

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
May 11, 2022
MINUTES TO THE REGULAR MEETING**

The meeting was called to order by Chairman Wakstein at 1:00 p.m. and Ms. Chester was asked to call the roll. Members present were Mr. Scruggs, Mr. Johns, Mr. Coleman, Mr. Morehouse, Ms. Simmons, Mr. Register and Chairman Wakstein. Mr. Johns led the Pledge of Allegiance.

ITEM NO. 3 Approval of the March 9, 2022, Planning Board Meeting Minutes

Chairman Wakstein asked if there were any comments or corrections to the meeting minutes. Mr. Scruggs made a motion to approve, and it was seconded by Mr. Johns. Ms. Chester called the roll.

Mr. Scruggs	Yes	Mr. Morehouse	Yes
Mr. Johns	Yes	Ms. Simmons	Yes
Mr. Coleman	Yes	Mr. Register	Yes
		Chairman Wakstein	Yes

ITEM NO. 4 Public Comments – Non-Agenda Items

There were no public comments.

ITEM NO. 5 Bay County School District/Acting Agent Robert Carroll is requesting approval for a Conditional Use request to place accessory uses associated with a school on a parcel zoned R-1c (Single Family Residential). The site is located on the northwest corner of Hutchison Boulevard and Beth Street. Parcel Number 34217-050-000.

Chairman Wakstein explained the procedures for the quasi-judicial hearing, asking Mr. Silky if all the notice requirements were met, and they were satisfied. Ms. Chester was asked to call Jennings Act.

Mr. Scruggs, nothing to disclose. Mr. Johns, nothing to disclose. Mr. Coleman, nothing to disclose. Mr. Morehouse, nothing to disclose. Ms. Simmons, nothing to disclose. Mr.

Register, nothing to disclose. Chairman Wakstein, nothing to disclose.

All persons who wish to give testimony were sworn in by Ms. Chester.

Mr. Carroll, 17800 Panama City Beach Parkway, Acting Agent for the applicant explained this parcel was needed for overflow parking for teachers and support staff. He stated the plan was for sixteen parking spaces and the required twenty (20) foot buffering to include a six (6) foot high wooden fence, and one (1) canopy tree every twenty (20) foot for the length of the property for buffering and retention basin. Mr. Carroll commented the retention basin is designed to be shallow and not to hold water, but to be dry 72 hours after a rain. He stated the parcel would not contain parking lot lights and would have the least amount of impact on the adjacent neighbors. Mr. Scruggs encouraged to increase the number of trees for more buffering.

Mr. Silky commented staff had no objections to the request. Chairman Wakstein called for any affected party to comment.

Mr. Stephen Alonso, 511 Beth Street commented he was concerned about the retention pond and requested the area be moved closer to Hutchison Boulevard and away from his property. He stated he understood and supported the need for the additional parking but was concerned for the safety of his grandchildren near the pond. He also commented it would create a feeding ground for insects by virtue of the presence of standing water near his home. Chairman Wakstein reminded Mr. Alonso there would be a vegetated buffer and a wooden fence between the parking parcel and his parcel. Mr. Alonso asked who would maintain the parcel and retention area, Mr. Carroll commented this was owned by Bay District Schools and they would be responsible.

Mr. Carroll rebuttal comments, the retention area would be a dry retention basin and explained this was engineered to be dry under most conditions and would only contain water during heavy rains which would drain quickly so that they safety and nuisance concerns were mitigated. Mr. Carroll also explained the placement of the driveway on this parcel was in alignment with access management.

Chairman Wakstein closed the meeting for public comment and opened the meeting for board discussion. Mr. Davis reminded the board their decision is based on the applicant meeting the standards applicable to the zoning district as outlined in the application. Ms. Simmons made a motion to grant the conditional use request as requested and it was seconded by Mr. Scruggs.

Ms. Chester was asked to call roll.

Mr. Scruggs	Yes	Mr. Morehouse	Yes
Mr. Johns	Yes	Ms. Simmons	Yes
Mr. Coleman	Yes	Mr. Register	Yes
		Chairman Wakstein	Yes

ITEM NO. 6 Continued Discussion of Chapter 7 – LDC 7.02.03 Front Beach Overlay District Standards G thru Q and Front Beach Overlay Map.

Mr. Leonard began by introducing Michael Lauer, consultant on the LDC and commented he would be joining the meeting via zoon to share insight regarding the Front Beach Overlay areas. Mr. Lauer shared a slide show explaining the purpose and vision for the City upon the completion of the CRA and the future redevelopment within the areas of the Front Beach Overlay. There were no questions or comments after the presentation. Chairman Wakstein continued the discussion of the LDC Sections G thru Q asking the following questions and commenting on housekeeping items to be addressed.

- Pg. 294 General Parking Requirements, Chairman Wakstein commented he would like to see better parking incentives within the FBO developments. He commented the options available, such as shared parking can be very difficult and expensive for a development. Discussion ensued. Mr. Leonard commented there had been a reduction in the required parking for commercial, 3.33 for retail, but the requirement had increased for short term rental due to the shortage of spaces for homes. No further comment to change the current parking requirements.
- Pg. 298 Beach Parking, Mr. Leonard explained this requirement of payment and the purpose of the collection for gulf front properties and the beach renourishment. Ms. Simmons asked an explanation to be added to this section to clearly identify the purpose of the fees.
- Pg. 300/301 The examples depicted in the pictures are not accurate.
- Pg. 306 The examples displayed in the “figures” need to be referenced in the text to identify the images.
- Front Beach Overlay map, specifically Laurel/Fernwood is not all captured in FBO, and Middle Beach area (Fire Station) is not captured in the FBO. Mr. Leonard will review.

Mr. Leonard commented he would follow-up with Mr. Lauer on the items discussed, the FBO map, and the scriveners errors submitted.


ITEM NO. 7 Code Enforcement Update

Mr. Tindle provided an overview of the violation summary report provided to the board.

Additional Item for Discussion. Mr. Leonard asked the board to consider having a future discussion regarding regulations for “peddle bicycle rentals.” He explained staff had received applications for bicycle rental shops and wanted to ensure there were regulations in place regarding the rental and return function of the business. Mr. Davis added the LDC currently does not have any regulations on the rentals specific to peddle bikes and encouraged the board to have a future discussion, the board agreed to discuss next month.

The meeting adjourned at 2:12 pm.

DATED this 13TH day of July, 2022.



Josh Wakstein, Chairman

ATTEST:



Andrea Chester, Secretary