



City of
Panama City Beach

City Hall
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PCB, FL 32413
www.pcbfl.gov

MINUTES of the October 11, 2022 Special Meeting / Parks & Recreation Workshop of the City Council of the City of Panama City Beach, Florida, and when permitted or required by the subject matter, the Panama City Beach Community Redevelopment Agency.

Mayor Mark Sheldon called the October 11, 2022 special meeting/ Parks & Recreation Workshop to order at 3:00 p.m.

ROLL CALL

**MAYOR MARK SHELDON
VICE MAYOR PAUL CASTO
COUNCILMAN PHIL CHESTER
COUNCILMEMBER MARY COBURN
COUNCILMAN MICHAEL JARMAN**

A quorum was present with all five members of City Council. Others present were City Manager Drew Whitman, Assistant City Manager Holly White, City Attorney Cole Davis, City Clerk Lynne Fasone, Directors, staff, and members of the public and press.

Councilman Phil Chester led the invocation and Pledge of Allegiance.

PARKS & RECREATION WORKSHOP

1. DISCUSSION / ACTION ITEM, PRELIMINARY CONCEPT FOR PARKS MASTER PLAN AND USE AND IMPROVEMENT OF FRANK BROWN PARK AND AARON BESSANT PARK.

Mayor Sheldon called for public comment on Item #1. Hearing and seeing no comments, Mayor Sheldon closed the public comment period.

Mayor Sheldon invited comment from Manager Whitman. Manager Whitman turned the floor over to Assistant City Manager White. Assistant Manager White reviewed GMC's charge, preliminary list of amenities and preliminary plan. Assistant Manager White began an overview of the PowerPoint slides included in the Council packet. Assistant Manager White reviewed the fixed elements at the Park and discussed possible programming of the remaining space to include Council's wishes.

Mayor Sheldon invited comment from Cheryl Joyner, Director of Parks & Recreation. Director Joyner introduced the City's new Assistant Parks & Recreation Director Nathan Fort.

Mayor Sheldon asked Director Joyner to review her department's priorities. Director Joyner reported the following:

1. Safe Room; indoor space a priority for indoor programing;
2. Additional basketball courts; the City currently has only one court;
3. The "Park Shop"; to provide cover for equipment, trailers, etc.;
4. New lights at the festival site;
5. Additional parking options;
6. Different placement of new pickleball court, she was not in favor of the suggested site;
7. Straighten out the festival road to gain acreage for a possible skate park.

Discussion regarding repurposing the basketball courts took place. Director Joyner reported the basketball court was highly used.

Director Joyner further recommended:

8. A handicap accessible restroom near the Miracle League field;
9. Demolishing the restroom next to the basketball court and building a new pavilion and restroom.

Discussion regarding straightening out the festival road and the acreage needed for the possible D-Bat project took place.

Director Joyner recommended:

10. Finding an alternative location for the BMX track;
11. Improving the fishing pond docks and deck;
12. Improvements at Aaron Bessant Park being a priority.

Discussion regarding resurfacing at Aaron Bessant Park took place. Discussion regarding the signalization and future route of Mandy Lane took place.

Director Joyner further recommended:

13. Cover/shade structure for the pickleball courts.

Discussion regarding the number of pickleball, basketball and tennis courts took place. Discussion regarding stormwater mitigation in this area took place. Discussion regarding the square footage of the new saferoom took place. Discussion regarding possibly eliminating the pavilion in front of the play area took place. Director Joyner reported the pavilion was highly used and constantly rented out. Further discussion regarding finding alternative locations for the pavilion and playground took place. Vice Mayor Casto reported the pavilion was almost 50 years old and recommending bidding the project out to see where the numbers come in.

Discussion regarding GMC reporting/making recommendations to Council. Manager Whitman reported GMC would come in after they received and reviewed Council's wish list.

Councilmember Coburn inquired about the timeline on the saferoom. Manager Whitman reported that it would take at least a year. Discussion regarding paying for the saferoom with COVID grant money took place and having about \$3.4 million dollars remaining to spend. Vice Mayor Casto recommended building a larger saferoom, than originally planned. Mayor Sheldon concurred. Councilman Jarman concurred. Manager Whitman recommended growing the saferoom by about 20%. Further discussion regarding placing the saferoom on the site so it could be expanded, and the costs associated took place. Assistant Manager White reported the City had funds allocated in the budget and 20% of the total cost could be funded with impact fees. Discussion regarding adding money into the existing budget to finish the interior

of the saferoom took place. Manager Whitman discussed the purpose of the saferoom and the limitations on finishing the interior space. Director Joyner discussed the challenges of running two basketball courts in that space at the same time. Director Joyner recommended one basketball court in the saferoom.

Councilman Jarman inquired if Councilmembers were all in agreement of:

- 1. Moving the road. Councilmembers stated yes.**
- 2. That the basketball courts get moved to that area and the skate park goes there (pointing on map). Councilmembers stated yes.**

Manager Whitman inquired if Councilmembers were in agreement of **growing the square footage of the saferoom by 20%. Councilmembers stated yes.**

Manager Whitman reported Assistant Manager White and Director Joyner did a site visit to Panama City's skate park. Director Joyner concurred and reported they visited the "Skate Spot" in Panama City. Director Joyner reported on how the Skate Spot was set-up, its location, that it did not have lights, and that it costs the City approximately \$230,000, two years ago. Director Joyner also reported the Sports Park was building a skate park at a cost of \$2.4 million. **Councilmembers agreed they would like to build a smaller skate park.** Mayor Sheldon recommended installing lights around the skate park and the basketball courts for safety. Director Joyner concurred. **Councilmembers agreed they were in favor of installing lights at the skate park and basketball courts.** Councilmembers discussed keeping the skate park and pickleball sites away from residential areas took place. Discussion regarding possible additional parking spots took place.

Mayor Sheldon inquired as to when Council would know more about the D-Bat project. Manager Whitman reported hopefully by the end of this month.

Vice Mayor Casto inquired about straightening the road from the pond back to the west, making room for pedestrians to walk, a possible sidewalk along the side of the roadway, and additional parking. Mayor Sheldon concurred with Vice Mayor Casto.

Manager Whitman inquired if **Councilmembers were in agreement with moving the BMX track to the one acre, the pink area on the map. Councilmembers stated yes and stated they were in favor of adding gravel for parking in that area as well.**

Mayor Sheldon discussed the addition of a walkway over the state highway with a sign that says, "Welcome to PCB." Vice Mayor Casto suggested perhaps the City could get help with funding from the TPO and/or the TDC. Mayor Sheldon concurred. Assistant Manager White reported GMC was looking at trail connectivity, however, the challenge with a walkway over the state highway was a fiscal one. Vice Mayor Casto asked the City Manager if he would bring the idea up with Secretary Gainer and speak with Commission Griffiths. Manager Whitman concurred.

Manager Whitman reported he was working with the TDC to improve Aaron Bessant Park, such as improving the Amphitheater, moving the Conex boxes, building a storage area for the TDC and the City to store Christmas decoration, improving the sidewalks and adding a nice fence for security purposes. Manager Whitman thanked the TDC for working with the City. Director Joyner thanked Mr. Sanders.

Manager Whitman asked Council if they were **in agreement with improving the docks and pavilion at the lake, near Aaron Bessant Park.** Director Joyner reported **the trail needed some work as well.** Assistant Director White reported **the funding could be accelerated to improve the trail.** Councilmembers were in

agreement of those projects, however, not a restroom at the pavilion by the lake as shown on the PowerPoint. Councilman Chester inquired as to how much work it would take to clear out the lake in order to use it. Director Jenkins reported not much. Discussion regarding adding only one dock, near the Veterans' Memorial took place. Director Joyner recommended adding the dock closer to the pavilion so it could remain accessible even when a special event was taking place. Councilmembers concurred.

Mayor Sheldon commented that it seemed like there was good direction based on today's conversation to get with the consultant, the team and AI, and have them draw these elements out. Manager Whitman concurred and thanked Council. Manager Whitman thanked Assistant Manager White and staff for working with GMC. Mayor Sheldon noted he wanted to keep the pavilion and kids' area, he thought that was important. Assistant Manager White reported that she would get with the consultant now that staff had direction as to where certain elements should go and look at the spatial requirements.

Mayor Sheldon called for further discussion. Vice Mayor Casto commented that some of the projects were years out, but he liked the good direction. Councilmember Coburn inquired about incorporating new signage for the Park. Manager Whitman recommended the City generate money by going out to bid to give a corporation naming rights, similar to what the TDC did for the Sports Complex. Manager Whitman recommended this be done sometime next year, after DOT comes through with road improvements. Further discussion regarding selling space on the sign took place.

With nothing further, Mayor Sheldon adjourned the meeting by unanimous consent at 4:11 p.m.

READ AND APPROVED this 27th day of October, 2022.



Mark Sheldon, Mayor
City of Panama City Beach, Florida

ATTEST:



Lynne Fasone, MMC
City Clerk

* ACTION ITEMS NOTED WITH AN ASTERISK ARE TAKEN BOTH BY THE CITY COUNCIL AND THE PANAMA CITY BEACH REDEVELOPMENT AGENCY JOINTLY AND CONCURRENTLY. IN THE EVENT OF A CONFLICT BETWEEN THE FOREGOING MINUTES AND A VERBATIM TRANSCRIPT OF THESE MINUTES, THE FOREGOING MINUTES SHALL CONTROL.