



City of
Panama City Beach

City Hall
17007 PCB Parkway
PCB, FL 32413
www.pcbfl.gov

MINUTES of the April 27, 2023, 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 April 27, 2023, special meeting to order at 8:00 a.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.

Mayor Sheldon explained Council held a workshop last October to review the Frank Brown Park Master Plan. Mayor Sheldon added the purpose of today's workshop was to provide specific directions to Staff regarding amenities and the location of those amenities discussed at that workshop. Mayor Sheldon turned the floor over to Manager Whitman and Assistant Manager White.

DISCUSSION / ACTION ITEM, TO CONSIDER IMPROVEMENTS AND AMENITIES IN THE FRANK BROWN PARK MASTER PLAN.

Assistant Manager White explained after that workshop, GMC prepared a revised Frank Brown Park Master Plan that incorporated Council's comments, suggestions, and general directions. Ms. White further explained that one of Council's directions was to straighten out the FBP connector road between Mandy Lane and North Pier Park Drive to allow for the placement of amenities such as a skate park, basketball courts, etc. in the general area directly south of the Miracle League Field and South Complex. Assistant Manager White reported further that Staff had been looking at the placement of a pavilion and additional restroom, which would require additional utility work and coordinated plans for the movement of the roadway. Ms. White briefly reviewed each concept slide contained in the agenda packet.

Discussion regarding the proposed restrooms near Miracle Field and the benefits of adding a grinder pump and a sewer line now, and adding a regional lift station in the future, took place.

Assistant Manager White reported the FBP connector road design plans were 30% complete, however, GMC needed further direction to be able to complete the design.

Mayor Sheldon thanked Ms. White and noted that Chris O’Brien, from the TDC, and Ted Schoppe, Chair of the Parks & Rec Board, were in attendance today.

Mayor Sheldon offered his support for more parking on the northwest side, on the skate park side, with the basketball courts on the south side. Mayor Sheldon stated in his opinion the basketball courts needed to be north/south facing because of the sun rising and setting. Mayor Sheldon offered his support for paved and striped parking and noted that the south side parking lot was very rarely used, for whatever reason. Mayor Sheldon invited Director Joyner to the podium.

Director Joyner concurred with Mayor Sheldon that north/south facing basketball courts made sense, as well as covered. Director Joyner concurred that people do not use the south spot to park. Director Joyner recommended that room for bleachers and fencing be considered as well.

Mayor Sheldon asked Councilmembers if they disagreed with the need to redo the pavilion, the addition of the restrooms, room for four (4) basketball courts reoriented north/south facing and the retention of the parking lot to serve the basketball courts. Hearing and seeing no objections.

Vice Mayor Casto recommended Councilmembers not be short sided with respect to adding enough pickleball courts and/or having room to expand more pickleball courts. Discussion regarding restroom facilities for pickleball users took place. Vice Mayor Casto noted the City may have room to the west, after D-Bats comes back with what they are using/not using, so perhaps additional pickleball courts could be added down there as well. Further discussion regarding parking for pickleball users, the location of pickleball courts, and the noise associated with the game of pickleball took place. Further discussion regarding adding 10 to 12 pickleball courts behind the Parks building, near facilities/restrooms took place. Further discussion regarding moving the pavilion took place. Director Joyner reminded everyone that there were three (3) temporary indoor pickleball courts.

Mayor Sheldon asked Councilmembers if they were in agreement with finding room for 10 pickleball courts, behind the Parks building, with extra parking at the skate park, basketball north/south facing and organized parking. Hearing and seeing no objections.

Manager Whitman asked for a motion on the stormwater improvements.

Motion #1

Mayor Sheldon called for a motion from Council on the restroom, with the grinder station, with the pavilion for Miracle Field, and with parking below the north/south facing basketball courts. Vice Mayor Casto so moved. Councilman Jarman seconded the motion. Mayor Sheldon asked the Clerk to call the roll. All were unanimously in favor of the motion as presented by a (5-0) roll call vote.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

Mayor Sheldon referred to “**Concept A / Concept B – Road Formalization & Parking**” slide. Further discussion regarding the pros and cons of both concepts, parking, and connecting the walking trail took place.

Director Younce noted there appeared to be more impervious areas being proposed and she recommended that she talk with the City’s consultant, next in rotation, about where the stormwater would go. Councilmembers concurred and noted that adding at least half the parking shown on the slide would still be a victory.

Motion #2

Mayor Sheldon called for a motion from Council in favor of Concept A (Road Formalization & Parking slide) based on what the City can get after a stormwater report was issued. Councilman Jarman so moved. Councilman Chester seconded the motion. Mayor Sheldon asked the Clerk to call the roll. All were unanimously in favor of the motion as presented by a (5-0) roll call vote.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

Assistant Manager White reported a swale may need to be installed to handle the stormwater from the Parks building. Mayor Sheldon noted Council would like Staff to get as many pickleball courts installed, as possible, after the stormwater issues were addressed, and if moving the walking trail was needed Council understood. Councilmembers concurred.

Assistant Manager White asked Council if they would like the basketball courts, pickleball courts and skate park lit. **Council members were all in agreement that the basketball and pickleball courts and skate park should be lit.** Discussion regarding safety issues and park use being the busiest in the evening took place.

Mayor Sheldon recommended that Council discuss, at the next budget workshop, the need to cover courts, etc. Discussion regarding sunshades and not having a Parks Master Plan took place. Mayor Sheldon noted the amenities discussed today will take the City to the next level and make the Park more inclusive. Vice Mayor Casto concurred and added the new basketball and pickleball courts, the skate park, parking, and the new restrooms will be a big win for the City. Discussion regarding the placement of the future BMX track took place.

Assistant Manager White asked for confirmation on the order of march; the road the skate park, the basketball courts, the restroom – all of the front amenities will be done first and at the same time Director Younce works on the task for stormwater master planning and design. Assistant Manager White explained the safe room was currently going through architectural design, with FEMA approvals, etc. Ms. White recommended, after the stormwater answers come back, then the pickleball courts and fitting in as much as Staff can behind the Park building would be next. Mayor Sheldon concurred and added that it should all be going on at the same time. Vice Mayor Casto confirmed that two new restrooms were being installed. Mayor Sheldon and Manager Whitman stated yes.

Mayor Sheldon noted one thing Council should talk about was the northern portion; looking to relocate the maintenance yard. Director Joyner explained Staff talked about that and felt like we could keep the existing yard and just renovate it. Assistant Manager White discussed the area to the north of the yard being a conservation and preservation area. Assistant Manager White recommended Staff get the next firm up in the rotation, which happened to be GMC, to redesign the existing footprint of the yard. Director Joyner explained the restricted footprint/space was a challenge because when you add more amenities you need more equipment to maintain the additional amenities.

Vice Mayor Casto inquired about the budget. Ms. White discussed recreation impact fees, the various pots of money, and maximizing all of the different sources of money. Discussion regarding construction expenses and the maintenance yard improvements being in the current Rec & Parks budget took place. Assistant Manager White noted that if the \$70,000 for the lake was not a priority, Staff could rework that. Director Joyner concurred that, while the lake was a nice amenity, it was not highly used.

Mayor Sheldon noted a motion for the pickleball courts was still needed. Councilman Jarman recommended a motion for lighting as well.

Motion #3

Mayor Sheldon called for a motion from Council in favor of adding 10 pickleball courts (or as many as possible after the stormwater report) and adding lighting to the basketball and pickleball courts and the skate park. Vice Mayor Casto so moved. Councilman Jarman seconded the motion. Mayor Sheldon asked the Clerk to call the roll. All were unanimously in favor of the motion as presented by a (5-0) roll call vote.


Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

Councilman Chester recommended the maintenance of these amenities was important and Council needed to make sure everything could be taken care of. Mayor Sheldon concurred. Vice Mayor Casto inquired as to how much was budgeted for the maintenance yard. Director Joyner reported \$250,000. Discussion regarding keeping some of the existing, larger, pole barns in the back, not keeping the smaller pole barns in the front, bringing the mechanic inside to work on equipment, and eliminating the trailers, etc. took place. Director Joyner stated she still needed to find clay and sand storage, but Staff would work on that. Councilmembers thanked Director Joyner and noted she and her Staff were doing a great job.

Mayor Sheldon called for additional discussion. Hearing and seeing none, Mayor Sheldon thanked everyone for participating in the Parks & Recreation Workshop.

With nothing further, Mayor Sheldon adjourned the special meeting by unanimous consent at 8:46 a.m.

READ AND APPROVED this 17th day of May, 2023.



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 ("CRA") 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.