

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD MEETING MINUTES  
May 10, 2023  
MINUTES TO THE REGULAR MEETING**

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

**ITEM NO. 3            Approval of the April 12, 2023, 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. Coleman. Ms. Deese called the roll.

Mr. Coleman	Yes	Mr. Morehouse	Yes	Mr. Houk	Yes
Mr. Register	Yes	Mr. Scruggs	Yes	Chairman Wakstein	Yes

**ITEM NO. 4            Public Comments – Non-Agenda Items**

There were no public comments.

**ITEM NO. 5            Proposed Changes to Stormwater Requirements**

**Mr. Leonard** introduced the agenda item as a few years prior, the Public Works Department supplied a response to stormwater concerns in older subdivisions by the Planning Board and the City Council. These older subdivisions were developed before stormwater requirements and do not have stormwater ponds or a Master Plan. As the neighborhoods continue to be developed it causes problems for the neighbors who were built at lower elevations. The City Manager has recently asked the Public Works Department to reevaluate the code. They suggested changes to the language on sub item E from “may” to “shall”. The stem wall construction will require less fill and grades won’t change as much. The City’s Building Official has concerns about landscapers or sprinkler companies coming in after the final inspection. Sometimes after work is completed the grade is changed and stormwater concerns arise. He asked if the Board thought that additional criteria or new procedures should be included.

**Chairman Wakstein** inquired if a stem wall would still be required if the natural topography kept the parcel elevated.

**Mr. Leonard** responded that this change would require the stem wall unless the natural topography of the lot kept it elevated.

**Mr. Morehouse** asked if the grade is considered as well, not just the stem wall.

**Mr. Leonard** replied yes and noted that the Public Works Department reviews grades.

There was Board discussion of different methods stem walls can be formed.

**Chairman Wakstein** inquired if the same thing can be achieved with piers and pilings.

**Mr. Leonard** answered that it would.

**Mr. Coleman** asked how many neighborhoods the code change will impact.

**Mr. Leonard** responded that the two Gulf Highlands, El Centro, Bahama Beach, and Bid-a-Wee would be affected by the proposed change.

**Mr. Coleman** inquired about homes that are demolished.

**Chairman Wakstein** responded that at 51% they are required to bring the property up to current code.

**Mr. Leonard** said he believes the difference in price was why the word “may” was in the code for so long and Public Works has seen enough issues that now they would like to make it required.

**Mr. Coleman** voiced concerns that the change of one word would add costs to a housing market that is becoming less affordable.

Mr. Register asked at what point the City comes back for an inspection of the landscaping.

Mr. Leonard responded that irrigation and landscaping is usually after the final home inspection.

Ms. Myers had two suggestions, the first is a landscaping and maintenance guarantee with a stem wall requirement. The second suggestion is a certification by a landscaper.

Mr. Leonard noted that he liked the second suggestion the best and without making additional changes to the Land Development Code

Mr. Coleman made a motion to accept the proposed change to stormwater requirements by changing the word "may" to "shall" and to incorporate a construction protocol acknowledgement of the grade requirement when finished with any landscaping, additions, and improvements. It was seconded by Mr. Register.

Mr. Coleman	Yes	Mr. Morehouse	Yes	Mr. Houk	Yes
Mr. Register	Yes	Mr. Scruggs	Yes	Chairman Wakstein	Yes

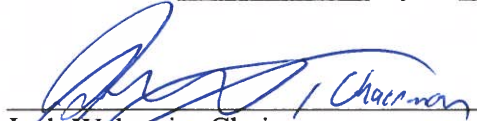
**ITEM NO. 6 Code Enforcement Update**


Mr. Smith provided an update for mid-March through mid-April. He highlighted coordination with the Police Department for enforcement of City Ordinances on the sandy beach as well as the division's participation in specialized training courses.

Chairman Wakstein asked if there were any comments from the Board. There were none.

The meeting adjourned at 1:22 p.m.

DATED this 14<sup>th</sup> day of June, 2023.

  
Josh Wakstein, Chairman

ATTEST:  
  
Melissa Deese, Secretary