



City of
Panama City Beach

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

MINUTES of the July 27, 2023, Regular Meeting 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.

Vice Mayor Paul Casto called the July 27, 2023, regular meeting to order at 9:00 a.m.

ROLL CALL

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

A quorum was present with four 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.

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilman Michael Jarman led the invocation and the pledge. Vice Mayor Casto provided community announcements.

MINUTES

Vice Mayor Casto called for approval of the July 13, 2023, regular meeting minutes. Councilman Jarman so moved. Councilman Chester seconded the motion. The July 13th regular meeting minutes were unanimously approved by a roll call vote (4-0).

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

APPROVAL OF AGENDA

Vice Mayor Casto called for approval and/or changes to the agenda. Hearing and seeing none, Councilman Jarman moved to approve the agenda. Councilman Chester seconded the motion. All were unanimously in favor of approval of the agenda, as presented, by a roll call vote (4-0).

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

Mayor
Mark Sheldon

Vice Mayor
Paul Casto

Ward 2
Phil Chester

Ward 3
Mary Coburn

Ward 4
Michael Jarman

City Manager
Drew Whitman

PRESENTATIONS

On behalf of the entire Council, Councilman Jarman presented Officer Kevin Watson with a 5-year service award.

*Vice Mayor Casto invited CRA Assistant Program Manager Scott Passmore to the podium to present the Second Quarter CRA Update (copy of presentation **attached**).

PUBLIC COMMENTS - NON-AGENDA BUSINESS (LIMITED TO THREE MINUTES)

Vice Mayor Casto opened the floor to non-agenda business public comments, limited to three minutes each.

Nancy Viejo, 117 Seaclusion Drive - Ms. Viejo expressed concern with some of the provisions in Ordinance No. 1625. Ms. Viejo inquired if the ordinance was in response to what was going on in the Seaclusion area or was it just for emergency situations. Ms. Viejo further expressed concern with the City having the ability to turn off utilities. Ms. Viejo stated there was trust in the current City Manager, however, legal documents don't reference "trust." Ms. Viejo recommended adding an "abuse of power clause" before Council passes the ordinance.

Richard McMahon, 404 Albatross Street, Bid-A-Wee - Mr. McMahon provided the **attached** handout relating to the previous CRA Plan and the current CRA Plan. Mr. McMahon discussed sidewalks, landscaping plan, and street parking. Mr. McMahon noted on page 2 he provided reasons why Council should consider changing the current CRA Plan.

Bill Tetterer, 172 Crane Street, Bid-A-Wee - Mr. Tetterer expressed concern that CRA Segment 4.2 would reduce the amount of parking in the Bid-A-Wee area. Mr. Tetterer stated the 2021 document on page 21 originally called for an increase in parking. Mr. Tetterer expressed concern that residents who live in Bid-A-Wee, near Back Beach Road, would no longer be able to park on Front Beach Road for a visit to the beach. Mr. Tetterer further expressed concern with: (1) the area becoming "an attractive nuisance"; (2) installation of 2 new lanes and two new traffic lights; (3) sidewalks that measure 18 feet, a 50% increase.

Maria Thompson, 157 Seaclusion Circle - Ms. Thompson expressed concern that the CRA Plan was originally created 20 years ago, and recommended that it be revisited, including a new traffic study and long-range plan. Ms. Thompson stated the CRA Advisory Committee recommended having the Plan revised, however, Council declined. Ms. Thompson expressed concern that she would not be able to enter the Bid-A-Wee neighborhood because of the new condos on Front Beach Road and the roads under construction.

Thomas Mulkerin, 170 Crane Street, Bid-A-Wee - Mr. Mulkerin expressed concern that the CRA Plan was out of date. Mr. Mulkerin stated the tram was misrepresented, as it was really just a bus. Mr. Mulkerin expressed concern with the installation of the medians because medians will cause drivers and larger vehicles to do U-turns in neighborhoods and/or in people's driveways.

John Latham - Mr. Latham spoke in opposition to Ordinance No. 1625 and stated he thought that it was unconstitutional. Mr. Latham expressed opposition to Resolution No 23-196, nuisance abatement, because in his opinion it was the assessment of a tax and the weaponization of Code Enforcement. Mr. Latham stated many people address grievances in emails and he would like his emails returned and answered.

Don Rice, 502 Petrel Street, Bid-A-Wee - Mr. Rice expressed confusion that he was told he could not install a metal roof nor a fence in the front yard, however, on Bid-A-Wee Lane you are required to have a metal roof and a fence in your front yard. Mr. Rice explained he purchased a second property in 2014 to construct a home. Mr. Rice stated he built a home based on approved drawings from Building and Planning;

however, he was in the middle of construction, had 7 inspections, then was shut down because he did not follow the Code for proper setbacks. Mr. Rice added he proceeded to construction based on approved drawings, waterlines were installed, and concrete poured. Mr. Rice stated he followed the rules and it had cost him \$10,000.

Jack Arthur, 403 Dolphin Street – Mr. Arthur stated he was a Bay County resident for 30 years, a Civil Engineer, a Certified Planner, and understood Council’s point of view. Mr. Arthur recommended Council identify the problem with respect to the CRA, suggest an improvement that had a positive impact and leave conditions as good or better than found. Mr. Arthur expressed concern that the Plan was developed years ago and was being applied in an inappropriate manner. Mr. Arthur acknowledged that the Plan addressed the periodic traffic congestion, however, Bid-A-Wee access would be limited. Mr. Arthur recommended the City stop the Plan at its present point, address the conditions, and leave better than today.

Vice Mayor Casto called for additional public comments. Hearing and seeing none, Vice Mayor Casto closed the public comment period.

CONSENT AGENDA

1. **RESOLUTION NO. 23-199, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AMENDED TASK ORDER WITH PANHANDLE ENGINEERING, INC., FOR THE NORTH RICHARD JACKSON BOULEVARD AND PANAMA CITY BEACH PARKWAY INTERSECTION IMPROVEMENT PHASE 2 IN THE NET AMOUNT OF \$29,750.**
2. **RESOLUTION NO. 23-200, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE MASTER CONTRACT WITH WEBBER INFRASTRUCTURE MANAGEMENT, INC. FOR THE MAINTENANCE OF CERTAIN STATE RIGHT-OF-WAY BY THE CITY FOR \$59,772.58.**
3. **RESOLUTION NO. 23-201, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF A GENERAC MOBILE GENERATOR FOR THE UTILITIES DEPARTMENT FROM ENERGY SYSTEMS SOUTHEAST, LLC, IN THE AMOUNT OF \$41,671.00; AND AGREEING TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SOURCEWELL PURCHASING AGREEMENT GOVERNING THAT PURCHASE.**
4. **RESOLUTION NO. 23-202, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH FORERUNNER INDUSTRIES, INC. TO PROVIDE FLOODPLAIN MANAGEMENT SOFTWARE SERVICES IN THE INITIAL ANNUAL AMOUNT OF \$41,000.**

Vice Mayor Casto asked the Clerk to read the Consent Agenda. Vice Mayor Casto noted the Consent Agenda was available to Council. **Councilmember Coburn moved to approve the Consent Agenda. Councilman Jarman seconded the motion.** Vice Mayor Casto asked the Clerk to call the roll. **The Consent Agenda was unanimously approved by a (4-0) roll call vote.**

Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Vice Mayor Casto	Aye
Mayor Sheldon	<i>Excused</i>

REGULAR AGENDA- DISCUSSION/ACTION ITEMS

***ITEM 1. RESOLUTION NO. 23-203, AUTHORIZING FINAL PAYMENT FOR LAND ACQUIRED FOR THE FRONT BEACH ROAD SEGMENT 4.1 PROJECT.**

Vice Mayor Casto introduced City Attorney Cole Davis. Mr. Davis read Resolution No. 23-203 by title only. Vice Mayor Casto called for public comment. Hearing and seeing none, Vice Mayor Casto closed the public comment period. Vice Mayor Casto noted this item was open to Council discussion. Hearing and seeing none, **Councilman Chester moved to approve Resolution No. 23-203. Councilmember Coburn seconded the motion.** Vice Mayor Casto called for further discussion. Hearing and seeing none, Vice Mayor Casto asked the Clerk to call the roll. **Resolution No. 23-203 was adopted by a unanimous (4-0) roll call vote.**

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

CITY MANAGER REPORT – No report.

CITY ATTORNEY REPORT – No report.

COUNCIL COMMENTS – Vice Mayor Casto invited comments from Council.

Councilmember Coburn thanked those who attended today’s meeting.

Councilman Jarman also thanked everyone for attending today’s meeting. Councilman Jarman reported that he answers his emails. Councilman Jarman explained to Mr. Latham that his email did not have any questions to answer; it was all statements. Councilman Jarman commented that he would get Ms. Viejo’s questions answered.

Vice Mayor Casto commended the City’s First Responders and Lifeguards, as the City had a rough week in the Gulf with double red flag conditions. Vice Mayor Casto thanked the TDC and County Commissioner Clair Pease for the great idea of adding signage on the water’s edge during double red flag conditions. Vice Mayor Casto commented that the City had made great progress with respect to getting the word out about double red flag events and would continue to educate the public and visitors. Vice Mayor Casto asked residents and visitors to please listen to Lifeguards when they tell you the ocean is unsafe.

With nothing further, Vice Mayor Casto adjourned the meeting by unanimous consent at 9:43 a.m.

READ AND APPROVED this 8th day of August, 2023.


Paul Casto, Vice 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.

Front Beach Road Community Redevelopment Area (CRA) Second Quarter 2023 Update

City of Panama City Beach
July 27, 2023



SEGMENT 3

- At 55% project completion (June 2023)
- Roundabout is fully open to traffic
- Work continues on future northbound travel lanes for Arnold Road, including utility and stormwater construction
- Ongoing drainage and utility work on north side of Front Beach Road from roundabout to Lullwater Drive – traffic shift to new FBR lanes in fall 2023



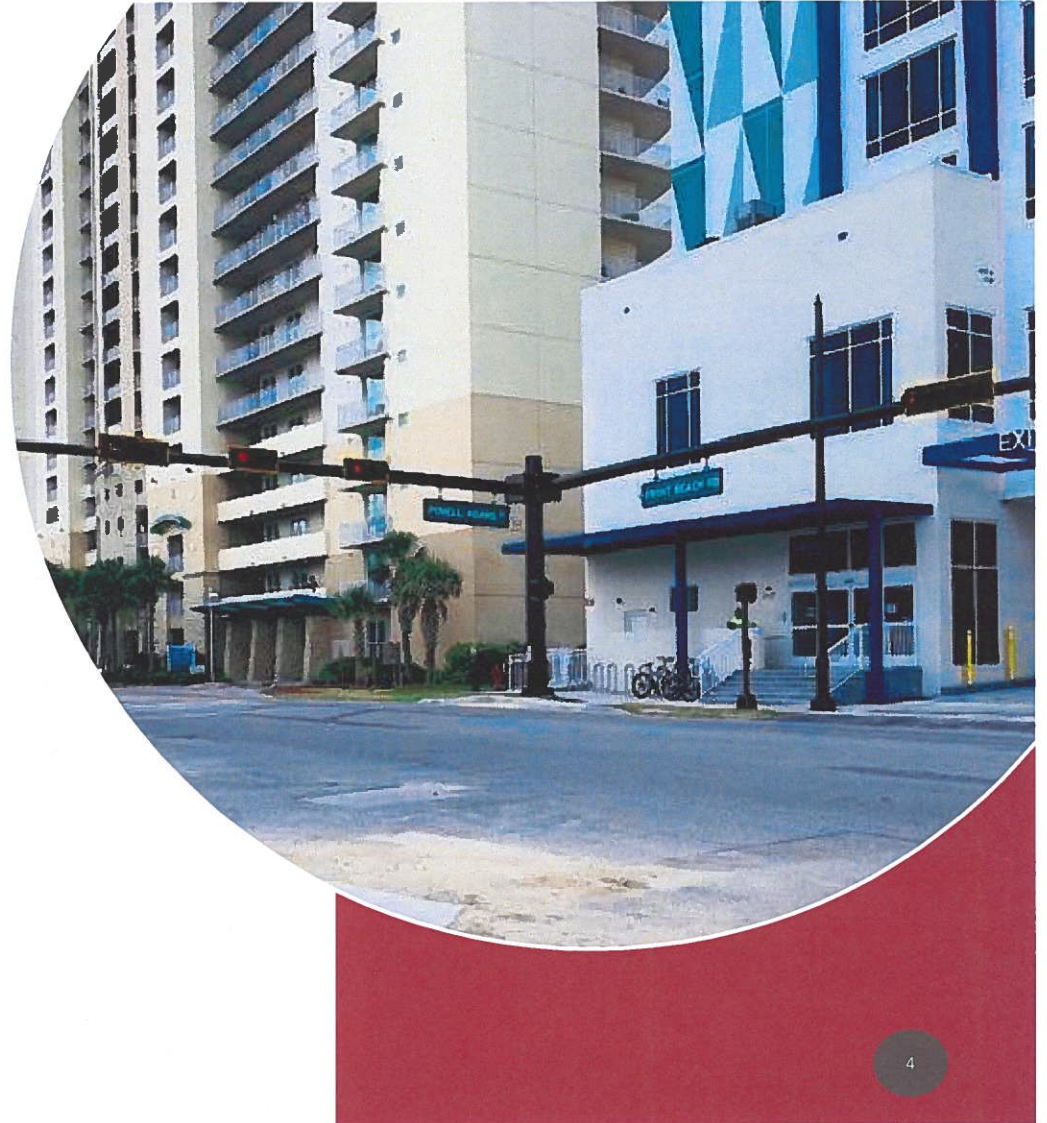
ALF COLEMAN ROAD



- Awarded on April 13, 2023, to Gulf Coast Utility Contractors, LLC for \$5.3 million low bid
- 100% Federal and State funding
 - FDOT Safety Funds
 - FDOT Highway Funds
 - FDEM Hazard Mitigation Funds
- NTP pending additional budget review by FEMA
- 289 calendar days for completion
- Projected completion Summer 2024
- Pre-construction public meeting held on July 20th, 2023

POWELL ADAMS

- Procured design services to update the plan sets for Phase II widening
- Phase II will be let as separate project from Segment 4.1
- Expect to start work on design in Fall 2023
- Project will be completed concurrent with Segment 4.1



SEGMENT 4.1

- Right of way acquisition 98% complete
- Working on FDEM approval to move to construction phase
- Right of way transfer from FDOT complete
- Advertise for bids in July 2023
- Construction start dependent on FDEM approval of revised budget



SEGMENT 4.2

- Team working toward 90% plans submittal in Fall 2023
- FP&L undergrounding plans and required power easements complete, started acquisition process
- Bid date is dependent on completion of right of way acquisition phase



SEGMENT 4.3

- Team working toward 90% plans submittal in Fall 2023
- FP&L is finalizing undergrounding plans and required power easement limits, coordinating with designers and City real estate acquisition team
- Bid date is dependent on completion of right of way acquisition phase

PARKING AND MOBILITY STUDY UPDATE

- Aerial photography obtained last week
- Business, visitor and resident surveys available soon for input, to be accepted through end of 2023
- Opportunity for public comments throughout the process
- Analysis and preparation of draft report in third and fourth quarters of 2023
- Draft report for public review by end of 2023

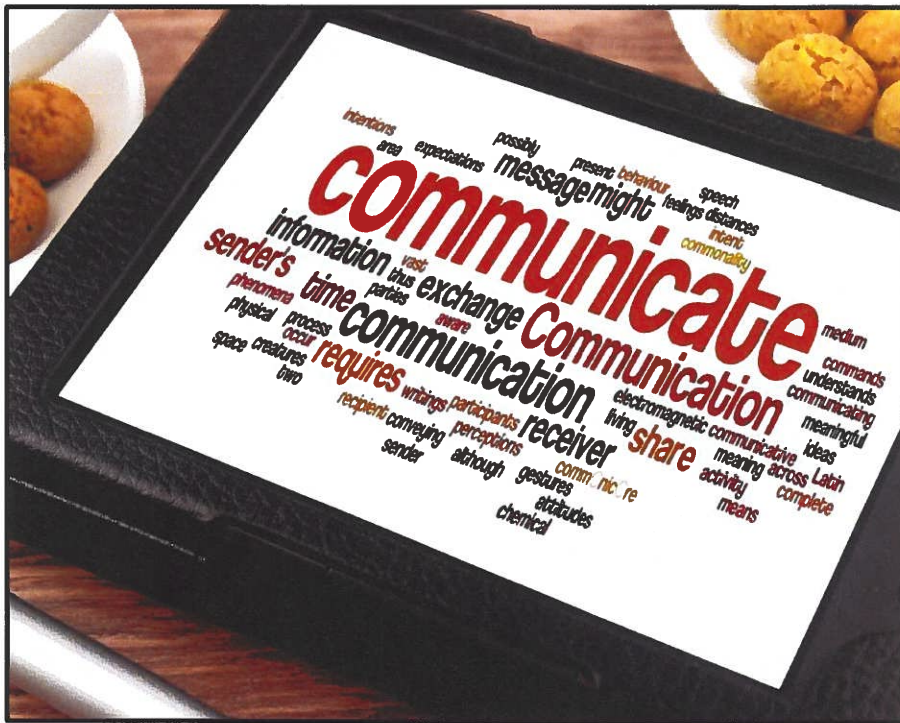


CHALLENGES TO CRA COMPLETION

- Utility company responses
 - Sending statutory notices to bring utility companies to the table for partnership
- Increases in construction costs due to inflation
- Construction fatigue
 - Community outreach to mitigate frustrations
- Inclement weather



COMMUNITY OUTREACH & COMMUNICATIONS



- Open communication with the public is top priority for the CRA
- Utilize a variety of communications platforms
- Debbie Ingram, Communications Director for City of Panama City Beach
- Donna Montgomery, Community Outreach Specialist for The Corradino Group
- Work together as a team to keep PCB residents updated, informed and safe



THANK YOU !

✉ CRA@PCBFL.GOV

🌐 WWW.PCBFL.GOV

