

**CITY OF PANAMA CITY BEACH
 PLANNING BOARD MEETING MINUTES
 November 8, 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. Jones, Mr. Coleman, Mr. Morehouse, Mr. Houk, and Chairman Wakstein. Mr. Register was absent. Mr. Morehouse led the Pledge of Allegiance.

ITEM NO. 3 Approval of the July 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, it was seconded by Mr. Coleman. Ms. Deese called the roll.

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|---------------|-----|-----------|-----|-------------------|-----|
| Mr. Scruggs | Yes | Mr. Jones | Yes | Mr. Coleman | Yes |
| Mr. Morehouse | Yes | Mr. Houk | Yes | Chairman Wakstein | Yes |

ITEM NO. 4 Public Comments – Non-Agenda Items

There were no public comments.

ITEM NO. 5 Election of Vice-Chairman

Chairman Wakstein asked if there were any nominations for Vice-Chairman. Mr. Morehouse nominated himself and it was seconded by Mr. Coleman.

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| Mr. Scruggs | Yes | Mr. Jones | Yes | Mr. Coleman | Yes |
| Mr. Morehouse | Yes | Mr. Houk | Yes | Chairman Wakstein | Yes |

ITEM NO. 6 Jack Prisby is requesting authorization of a variance from Land Development Code Table 4.02.02.A to reduce the required 20' front setback to a 16'6" front setback for a variance of 3'6". The property is located at 223 San Pablo Street.

Chairman Wakstein introduced the item and read aloud the proceedings for a quasi-judicial hearing. All participants identified as affected parties were sworn in for testimony. **Ms. Deese** acknowledged that all the requirements of the application notices were satisfied and was asked to call Jennings Act.

Mr. Scruggs had nothing to disclose. Mr. Jones had nothing to disclose. Mr. Coleman had nothing to disclose. Mr. Morehouse visited the property. Mr. Houk visited the property. Chairman Wakstein visited the property and spoke with City staff and legal department.

Mr. Jack Prisby, the applicant, presented his variance application. Mr. Prisby said he has been a permanent resident of Panama City Beach for 12 years. He described the proposed addition as an aluminum screened porch with a vestibule and referred to the plat and photographs provided with the application. He explained that intrusion into the setback area will be a 3'6" by 6'8" area on existing concrete.

Ms. Chester offered that staff had no objections to the request. She stated that the original build was in 1971, the addition will not infringe on any neighbors, and is similar to the Land Development Code allowance into setbacks for overhangs and architectural elements.

Chairman Wakstein asked the Board if there were any questions, there were none. He called for affected parties and public comment, there were none. He asked if staff or the applicant had any rebuttal or would like to offer closing remarks, there were none.

Chairman Wakstein opened board deliberation and added the application to the record.

Mr. Scruggs said he was moved by the portion of the application that mentioned prying eyes in the window. He stated that if the applicant feels this will help insulate him from this type of activity, he is all for it.

Chairman Wakstein stated his concern about finding positive on all eight (8) of the required findings. As he drove the neighborhood and looked at the GIS, he could not see what distinguished the property to create the hardship that is required for a variance.

Mr. Coleman said that it is his understanding there are surrounding homes that have similar type of enclosure.

Chairman Wakstein replied that item number three (3) relates to the physical topography of the lot and reiterated his concern.

Mr. Coleman stated that item number three (3) is challenging, but staff has no objections. He believes the Board can justify that there is a hardship for the applicant.

Mr. Scruggs made a motion to approve the variance request, it was seconded by Mr. Morehouse.

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|---------------|-----|-----------|-----|-------------------|-----|
| Mr. Scruggs | Yes | Mr. Jones | Yes | Mr. Coleman | Yes |
| Mr. Morehouse | Yes | Mr. Houk | Yes | Chairman Wakstein | No |

ITEM NO. 7 Code Enforcement Update

Mr. Smith provided an update for mid-September through mid-October. Most of the Division's efforts were in the areas of tall grass, detrimental conditions, and dogs on the beach. Code Officers attended a weeklong class, *Legal Aspects in Code Enforcement*.

Mr. Coleman questioned if more locals or visitors violated the dogs on the beach ordinance and if it is because they are unaware.

Mr. Smith responded that Code Officers focus on education and give the option to relocate to a dog friendly location after determining whether or not the violator is aware of the ordinance.


Chairman Wakstein announced that this was Mr. Scruggs' last meeting and thanked him for his wisdom and insight.

Mr. Scruggs said that he enjoyed Chairman Wakstein's leadership and his time on the Board.

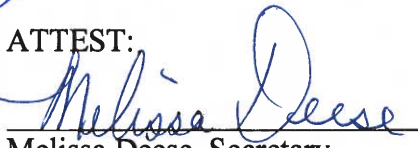
Chairman Wakstein asked if there were any comments from the Board. There were none.

The meeting adjourned at 1:18 p.m.

DATED this 13th day of December, 2023.



Josh Wakstein, Chairman

ATTEST:


Melissa Deese, Secretary