

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD MEETING MINUTES  
December 13, 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. Painter, Mr. Jones, Mr. Coleman, Mr. Morehouse, Mr. Houk, Mr. Register, and Chairman Wakstein. Mr. Morehouse led the Pledge of Allegiance.

**ITEM NO. 3            Approval of the November 8, 2023, Planning Board Meeting Minutes**

Chairman Wakstein asked if there were any comments or corrections to the meeting minutes. Mr. Coleman made a motion to approve. It was seconded by Mr. Houk. Ms. Deese called the roll.

Mr. Jones	Yes	Mr. Coleman	Yes	Mr. Morehouse	Yes
Mr. Houk	Yes	Mr. Register	Yes	Mr. Painter	Yes
Chairman Wakstein	Yes				

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

There were no public comments.

**Chairman Wakstein** and **Mr. Davis** had discussion and determined the presentation of agenda items five (5) and six (6) would be combined. There would be one hearing with two (2) votes, one for the Large Site Development request and the other for the Conditional Use request.

**ITEM NO. 5 & 6    The St. Joe Company, LLC and acting agent ARCO/ Murry are**  
**(AS PRESENTED)    requesting approval for a Large Site Development. The proposed plan is**  
**to develop an outdoor recreation and entertainment facility. The**  
**proposed development is approximately 11.3 acres of the property**  
**located at 15351 Panama City Beach Parkway (Parcel: 33750-010-000)**  
**and Hill Road (Parcel: 33750-020-000).**

**The St. Joe Company, LLC and acting agent ARCO/ Murry are**  
**requesting approval for a Large Conditional Use to operate as an**  
**amusement. The proposed development is approximately 11.3 acres of**  
**the property located at 15351 Panama City Beach Parkway (Parcel:**  
**33750-010-000) and Hill Road (Parcel: 33750-020-000)**

**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 all requirements of the application notices were satisfied and was asked to call Jennings Act.

Mr. Jones had nothing to disclose. Mr. Coleman drove by the property. Mr. Morehouse visited the property. Mr. Houk visited the property. Mr. Register visited the property. Mr. Painter spoke with a Summerwood resident regarding the L.C. Hilton Road extension. Chairman Wakstein spoke with City staff and legal department.

**Todd Waldo, Top Golf** presented a slide show and described the proposed facility. He noted a partnership with the St. Joe Company and said the location is the first phase of the mixed-use property. The building will face Powell Adams Road and the L.C. Hilton, Jr. Drive extension is contemplated as part of the first phase. This will be the first in the Florida Gulf Coast and the first of its kind in Florida with a mini golf, outdoor patio, and 72 hitting bays. Mr. Waldo said that the proposed facility would be similar to their facility in Mobile, Alabama. He gave a brief history of the Top Golf company, their national partnerships, and expected economic impact to the area. Mr. Waldo discussed the company's volunteer and community involvement. He described the building as having a dynamic feel built around golf, food, and beverage. The facility will cater to many social and corporate events. Lighting will not consist of stadium lights, all lighting will be contained within the tee line, and directed toward the outfield. In response to concerns voiced at the community meeting, he stated they would like to provide landscaping at the end of the outfield to provide a buffer and St. Joe also plans to keep the vegetation along Hills Road. He reviewed staff comments and has no concerns.

**Chairman Wakstein** asked if the applicant would like to present on any technical aspects of the application for the benefit of the public.

**Mr. Waldo** said the modifications were for net pole height and parking. If there are any questions from the Board a representative would go into more detail.

**Ms. Chester** stated she felt the applicant justified all modifications that were requested.

**Mr. Morehouse** inquired about the wind rating for the poles.

**Mr. Waldo** answered that the foundation will be 30'-40' deep and structural engineers will design to meet all codes and standards.

**Chairman Wakstein** read aloud the definition of an affected party.

**William Hastings, 121 Summerwood Drive** believes this is a great project and that it will be an asset to the community. He stated his concern is that alcoholic beverages are sold, and the facility will be open until 2 a.m. The bays will act as a megaphone directed toward Summerwood. There is no noise buffer shown and would like specific plans to abate noise. The L.C. Hilton, Jr. Drive extension will cause more traffic and congestion. He would like to see the extension held off until the Community Redevelopment Agency (CRA) has completed the enhancements along Hills Road.

**Bob Malouin, 206 Summerwood Drive** requested that the completion of the extension road onto Hills Road be delayed until the completion of the CRA.

**Jim Dinges, 125 Summerwood Drive** believes the project is good. He would like to hold off on the east side of the circle going to Hills Road until the four (4) lanes for the CRA have been built.

**Dak Davis, 92 Sandalwood Court** voiced concerns about traffic, lights, and noise.

**Chairman Wakstein** responded that the Board cannot consider traffic per state of Florida.

**Mr. Leonard** stated that traffic cannot put a development project on hold per Florida State Statute, the developer is required to pay the proportionate share impact on failing roadways. There are capacity constraints for sewer, water, and stormwater that can put a project on hold.

**Chairman Wakstein** asked for public comment at this time.

**Angel Shea, Community Association Manager for Aqua Resort** distributed a letter to each member of the Board and expressed excitement about the project. She said that she attended the proposed project community meeting. Ms. Shea requested that as part of the project that an ingress/egress easement be provided at the south end of the proposed pond and north of the existing Hyatt's surface parking lot to allow Aqua owners and guests to access Powell Adams Road directly. The improvements to Front Beach Road will include construction of a median that will block all left turn movement into and out of the Aqua parking deck.

**Dak Davis, 92 Sandalwood Court** asked if there was any documentation of what will happen to property value.

**Chairman Wakstein** responded that there is no way of knowing the project's impact on property value. He called for rebuttal by staff, affected party or the applicant. He then referred to one of the slides in the presentation that showed an apartment building at the end of the range area. He asked if there had been any conflicts with the residents of the apartment complex with regard to noise.

**Mr. Waldo** said the photo was from the Wichita, Kansas facility. They provided landscaping to create a buffer. St. Joe plans to leave vegetation along Hills Road. Acoustical studies have found that noise is contained within property. They are able to make adjustments to house speakers as well as lighting. They want to be good neighbors and have a long-term relationship with the residents.

**Ms. Chester** stated the requirement for an amusement in the Land Development Code is 1,000' from property used or zoned for residential and the tee bays are 1490'.

**William Hastings, 121 Summerwood Dr** stated the Board was assuming the next project will make noise abatement. The bays will act as a megaphone and activities will go on until 2 a.m.

**Chairman Wakstein** explained that this is all one parcel and a cut out for Top Golf. One day there will be something between Top Golf and the vegetative buffer will be part of the approval. If it is part of the approval it is required.

**Mr. Waldo** restated that St. Joe has committed to leaving the vegetative buffer along Hills Road and Top Golf has talked about adding some landscape buffering at the end of the outfield. A

photometric plan will be submitted for review. There have been acoustical studies conducted at various venues showing the noise is contained within the first 50 yards of the outfield.

**Bob Malouin, 206 Summerwood Drive** asked for clarification on why the traffic cannot be considered. He then asked if infrastructure can be considered.

**Chairman Wakstein** reiterated that the Board is not allowed to consider traffic. Power, water, and sewer can be considered if capacities cannot be met.

**Mr. Coleman** asked the applicant what the peak operational hours will be.

**Mr. Waldo** responded that peak hours will be weekday evenings and Friday and Saturday nights. A traffic impact study will be part of the development order submittal.

**Chairman Wakstein** asked Mr. Davis there is anything that would stop the connection to Hills Road or if they are entitled to the connection.

**Mr. Davis** said there is a development agreement previously approved by City Council for Pier Park East that entitles the connection. In that agreement St. Joe agreed to build all internal roads and infrastructure, this includes the connection of L.C. Hilton Jr. from Powell Adams to Hills Road.

**Mr. Painter** asked if the roundabout is the first phase.

**Mogan Hurst, Dewberry Engineering** said that the Pier Park East Development Plan direction has changed and will include the connection to Hills Road.

**Mr. Coleman** inquired if a traffic light is proposed.

**Mr. Waldo** responded that there is no signal referred to in their exhibit. The primary connection is to Powell Adams Road.

**Chairman Wakstein** asked if there was further rebuttal by staff, affected party, or the applicant. There was none. He closed the evidentiary portion of the hearing. The applications, community meeting minutes, and documents submitted by Aqua Resort were added to the record. He called for closing arguments by staff, affected party, or the applicant at this time. There were none. He opened Board deliberation.

**Mr. Morehouse** thought the project was well designed and in a good location.

**Mr. Houk** noted he previously visited several establishments and did not notice a noise problem.

**Mr. Register** said he thought a secondary vegetative buffer should be required for the residents. Board discussion ensued and it was determined the landscaping already exists along Hills Road.

**Mr. Coleman** brought up for discussion 5.06.02.D, the requirement for an amusement to have a masonry or wooden wall fence.

**Chairman Wakstein** responded that the purpose of the fence requirement for an amusement park is to keep the public out of dangerous areas.

**Mr. Jones** stated that he thought the 30' x 50' screens would provide some type of noise disruption. He then asked if the vegetative buffer at Hills Road was part of the development plan.

**Chairman Wakstein** stated that it will be there at least until future development happens. When developed, that development will create a buffer. He asked if there was a recommendation for the Large Conditional Use request.

Mr. Morehouse made a motion to approve the Conditional Use request as presented. It was seconded by Mr. Coleman.

Mr. Jones	Yes	Mr. Coleman	Yes	Mr. Morehouse	Yes
Mr. Houk	Yes	Mr. Register	Yes	Mr. Painter	Yes
Chairman Wakstein	Yes				

**Chairman Wakstein** asked if there was a recommendation for the Large Site Development request.

Mr. Morehouse made a motion to approve the Large Site Development request as presented. It was seconded by Mr. Coleman.

Mr. Jones	Yes	Mr. Coleman	Yes	Mr. Morehouse	Yes
Mr. Houk	Yes	Mr. Register	Yes	Mr. Painter	Yes
Chairman Wakstein	Yes				

**ITEM NO. 7 Proposed changes to the Land Development Code, section 10.03.04 Published Notice**

**Mr. Davis** explained that the City has been using a public website to publish notices for about a year. This follows the change in statute to allow for updating to the digital era by making the digital notice the controlling notice, while still allowing for publication in the newspaper. The change will update the notice requirements in the Land Development Code.

**Chairman Wakstein** asked if there were any questions, there were none.

Mr. Houk made a motion to approve the proposed change to Land Development Code, section 10.03.04 Published Notice. It was seconded by Mr. Coleman.

Mr. Jones	Yes	Mr. Coleman	Yes	Mr. Morehouse	Yes
Mr. Houk	Yes	Mr. Register	Yes	Mr. Painter	Yes
Chairman Wakstein	Yes				

**ITEM NO. 8 Proposed changes to the Land Development Code, section 1.04.02 Division of Land**

**Mr. Davis** explained that currently the Land Development Code requires a plat to be completed after a parcel is subdivided twice. This change would remove the platting requirement if the subdivision was made due to involuntary acquisition of property.

Mr. Register made a motion to approve the proposed change to Land Development Code, section 1.04.02 Division of Land. It was seconded by Mr. Morehouse.

Mr. Jones	Yes	Mr. Coleman	Yes	Mr. Morehouse	Yes
Mr. Houk	Yes	Mr. Register	Yes	Mr. Painter	Yes
Chairman Wakstein	Yes				

**ITEM NO. 9 Code Enforcement Update**

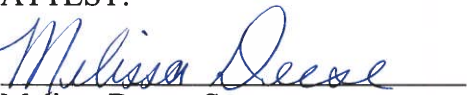
**Mr. Smith** provided an update from mid-October through mid-November. Most of the Division’s efforts were in the areas of tall grass and dogs on the beach. A code officer has been certified as an ATV course instructor and one (1) additional code officer has been added to the team. They assisted with injured birds on the beach and the Paws in the Park event at the Conservation Park.

**Mr. Coleman** thanked Mr. Smith and the Code Enforcement team.

The meeting adjourned at 2:10 p.m.

DATED this 14<sup>th</sup> day of February, 2024.

  
Josh Wakstein, Chairman

ATTEST:  
  
Melissa Deese, Secretary