



City of
Panama City Beach

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MINUTES of the **May 23, 2024** 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.

Mayor Stuart Tetterer called the May 23, 2024 meeting to order at 9:00 a.m.

ROLL CALL

**COUNCILMAN ETHAN REGISTER
COUNCILMAN PAUL CASTO
VICE MAYOR MICHAEL JARMAN
COUNCILMEMBER MARY COBURN
MAYOR STUART TETTERER**

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.

INVOCATION AND PLEDGE OF ALLEGIANCE

Dr. Steven Taylor from Emerald Coast Fellowship Church led the invocation. Vice Mayor Michael Jarman led the Pledge of Allegiance.

COMMUNITY ANNOUNCEMENTS

Mayor Tetterer presented community announcements.

APPROVAL OF MEETING MINUTES

Mayor Tetterer called for approval of the May 9, 2024 regular meeting minutes. **Vice Mayor Jarman so moved. Councilman Casto seconded the motion. The May 9 meeting minutes were unanimously approved by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

APPROVAL OF AGENDA

Mayor Tetterer called for approval, additions and/or deletions to the agenda. The following three changes were proposed:

1. Vice Mayor Jarman recommended adding a discussion item regarding impact fees to the end of the agenda;
2. Manager Whitman recommended moving Item #10, "Discussion / Action Item, Board Appointments" to the June 13 council meeting; after the call for applications/resumes for the Airport Board; and

3. Mayor Tette mer recommended moving Item #9, "Discussion / Action Item, Council Direction on Construction of a Skatepark at Frank Brown Park" up to Item #1 on the regular agenda.

Mayor Tette mer called for additional changes. Hearing and seeing none, **Councilman Register moved to approve the agenda, as amended. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of the agenda as amended by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

PRESENTATIONS

On behalf of City Council, Vice Mayor Jarman presented Mr. Christopher Fritz with the City's Utilities Department with a 5 Years of Service Award.

Mayor Tette mer invited Chief Ray Morgan to the podium to present a short update on **"Tornado Sirens and Community Alerting"** (copy attached).

Mayor Tette mer called for comments from Council.

Councilman Casto inquired as to how many other cities in Florida have these sirens. Chief Morgan reported not many, he spoke with the Chief in the City of Oviedo, they have an older system. Councilman Casto commented that AlertBay seems to be new technology and offered his support. Further discussion regarding new technology versus the old siren technology took place.

Mayor Tette mer commented that phones can become the single point of failure and spoke in favor of weather radios.

Councilman Register discussed these sirens being an alert for outdoor use. Chief Morgan concurred.

Vice Mayor Jarman noted his support for weather radios and recommended Council direct staff to research that further. Mayor Tette mer concurred with the Vice Mayor and recommended **staff look for grants for weather radios and place information on the City's website about weather radios and AlertBay. Councilmembers concurred.**

Vice Mayor Jarman inquired if Council wanted to plan for subsidizing weather radios as well as putting funding in place for educational programs. Mayor Tette mer noted he hoped that grants would become available. Vice Mayor Jarman asked Chief Morgan if he would do some research and bring back funding and grant information to Council. **Council members decided to have staff research funding weather radios and educational programs with grants only at this time.**

Councilmember Coburn recommended staff place instructions for setting up AlertBay on phones and place those instructions on the City's website as well as how to program weather radios.

* Mayor Tette mer invited Assistant CRA Program Manager Scott Passmore to the podium to present the **"CRA Quarterly Update"** (copy attached).

Councilmember Coburn inquired if the green turn arrows heading west on Back Beach Road at Route 79, if one change be changed into a solid green light while under construction. Mr. Passmore noted he would take a look into it and see if they could make some improvements and coordinate with FDOT.

Mayor Tetterer inquired if there were any public meetings planned for Segment 4.3. Mr. Passmore reported no, not at this time, they had done extensive outreach however he would like to wait until the Plans are at 90%. Mr. Passmore reported further that they had met with and done coordination with a lot of the business owners in the corridor, and they would continue to do outreach.

Vice Mayor Jarman inquired if the City was able to continue its easterly track while the weir was being constructed. Mr. Passmore stated yes and briefly detailed the work with the box culvert. Councilman Casto inquired as to how much of the weir could be drawn down to help. Mr. Passmore reported the weir could be managed as it needs to and described how the weir was managed and dropped. Mr. Passmore reported the Lake could be fine-toothed every day in any way.

Mayor Tetterer commented that it may be worth having a meeting before the 90% Plans are ready. Mr. Passmore reported that he would rather have enough detail with the property acquisition to tell the public what was needed. Further discussion regarding when to hold a public meeting took place. Councilman Register commented that he would like for Mr. Passmore to get to the point where he felt comfortable before holding a public meeting. Further discussion regarding the proper time to have a public meeting took place. Mr. Passmore noted that he would make the commitment to hold a public meeting prior to the 90% Plans, after he gets the project to a level where he felt comfortable, and that he would have more information next week. Councilmembers concurred.

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

At 9:50 a.m. Mayor Tetterer opened the floor to non-agenda business public comments, limited to three minutes each. Mayor Tetterer noted that Council would take comments about the skatepark after this public comment period.

1. Bill Caravello, Bid-A-Wee Beach – Mr. Caravello commented that the City Manager and Legal should sit up on the dais so he could hear them better. Mr. Caravello commented that he was not in favor of making Alf Coleman Road four lanes.
2. Mary, Castile Ave. – Ms. Mary commented that she felt that the south Arnold Road construction had been a disaster for the business owners. Ms. Mary inquired if there would be or had been any monetary compensation for the business owners. Ms. Mary commented that she was dissatisfied that Mayor was not voted in to serve on the TDC.
3. Rex Reid, Dolphin Lane – Mr. Reid commented that he felt that Council needed to listen to the people with respect to making appointments to boards.
4. Don Rice - Mr. Rice made comments with respect to the Community Development Plan and the CRA. Mr. Rice discussed improving pedestrian movement, parking, and traffic flow. Mr. Rice further commented on restrictions on the way funds were being spent and shuttle ridership.
5. Scott Heilmann, 137 Johnson Bayou Drive – Mr. Heilmann commented on increased government interventions. Mr. Heilmann commented that he was not in favor of the proposed changes to limit the number of special events. Mr. Heilmann asked Council to support the CRA and prove that they are for the residents and not as an individual council member.
6. Molly Allen, Lullwater Lake resident – Ms. Allen commented on the email she sent to Council and others with 10 questions regarding testing Lullwater Lake. Ms. Allen commented that she would like Council to answer the questions. Ms. Allen reviewed the 10 questions.
7. JC Elmore, owner of The Beach Wagon – Ms. Elmore noted that she was here to address Ordinance 1644 regarding beach chair delivery. Mayor Tetterer invited Ms. Elmore to please come up during that discussion on the regular agenda.

8. Ms. Sandra, the Colony Club Estates – Ms. Sandra commented that she was concerned about the runoff water in yards and driveways. Ms. Sandra commented that she felt that traffic lights on Back Beach Road should stay greener longer on the side streets. Ms. Sandra further commented that she was concerned about the special tax on restaurant bills and that residents should be able to park for free at the County Pier. Ms. Sandra commented that she felt that the construction on Back Beach Road should be done at night. Ms. Sandra ask that Council and the City Manager work with the Mayor for the residents.
9. Michelle Carter, resident of Panama City – Ms. Carter commented on hurricanes and the Outfall being the biggest threats to the Beach in her opinion. Ms. Carter discussed 2024 hurricane predictions. Ms. Carter commented that she was not in favor of tornado sirens because they were too expensive, and she did not think they were effective to reach inside households.
10. Captain Gary Wayne Beck, 2601 Beech Street – Mr. Beck commented on his name being forged on documents, someone trying to take his home and his inventions, child abuse, serial rapist, and his civil rights being violated. Mayor Tetteimer asked Mr. Beck to focus on City business.
11. Alfie Martin – Mr. Martin commented that he felt that the City needed to start controlling the noise in the City for a more peaceful City. Mr. Martin recommended the City bring someone in to work on the sound system in the Council Chamber. Mr. Martin asked Council to get to work on creating an Arts Council to promote the City.
12. Aaron Adkins, 8551 PCB Parkway -Mr. Adkins spoke in favor of tornado sirens and experiencing a tornado in Oklahoma.
13. Peter Fischetti, 308 Tarpon Street, Mr. Fischetti commented on applying for the vacant seat on the Planning Board. Mr. Fischetti commented on the importance of the Planning Board. Mr. Fischetti discussed being contacted by the Mayor about the vacancy. Mr. Fischetti commented that he hoped that Council would fulfill its responsibility of putting the best person on boards the next time around.
14. Garrison Creamer – Mr. Creamer commented on Garrison’s Law, a law named after him. Mr. Creamer commented that his primary focus was to save lives. Mr. Creamer further commented that the current boogie boarding law was a joke and discussed boggy boarding during double red flags events.

Mayor Tetteimer called for further public comments. Hearing and seeing none, Mayor Tetteimer closed the public comment period at 10:28 a.m.

CONSENT AGENDA

Mayor Tetteimer asked Clerk Fasone to read the Consent Agenda.

RESOLUTION NO. 24-131, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF ONE SUBMERSIBLE PUMP FOR LIFT STATION #128 FROM AAG ELECTRIC MOTORS & PUMPS, INC. IN THE TOTAL AMOUNT OF \$28,862.00.

RESOLUTION NO. 24-132, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH DESIGN PLASTIC SYSTEMS, INC. FOR THE PURCHASE OF TWO SODIUM ALUMINATE TANKS FOR THE CITY’S WASTEWATER TREATMENT FACILITY IN THE AMOUNT OF \$96,278.00.

RESOLUTION NO. 24-133, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF THREE (3) CLUB CAR CARRYALL 300 GAS GOLF CARTS IN THE AMOUNT OF \$36,210.07 FROM JERRY PATE TURF & IRRIGATION, INC.; AND AGREEING TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SOURCEWELL CONTRACT #122220-CCR GOVERNING THAT PURCHASE.

REVISION OF THE MASTER AUDIT LIST TO REMOVE OBSOLETE ITEMS. These items are to be removed from the Master Audit List. Staff recommends approval. By approval of this matter in the Consent Agenda, the

City Council makes a finding of surplus for these items and approves their removal from the Master Audit List and authorizes disposal in any lawful manner.

Mayor Tette mer noted the Consent Agenda was available to Council. **Councilmember Coburn moved to approve the Consent Agenda. Vice Mayor Jarman seconded the motion. All were unanimously in favor of approval of the Consent Agenda by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

REGULAR AGENDA- DISCUSSION/ACTION ITEMS

ITEM 1. DISCUSSION / ACTION ITEM, COUNCIL DIRECTION ON CONSTRUCTION OF A SKATEPARK AT FRANK BROWN PARK.

Mayor Tette mer invited Director Cheryl Joyner to the podium. Director Joyner presented the **attached** PowerPoint presentation regarding Frank Brown Park’s Master Plan. Director Joyner noted that the Skatepark was included in the 5-year Plan and approved by Council. Director Joyner reported that additional pickleball courts were planned for next year. Director Joyner asked Council for direction.

Mayor Tette mer called for comments from Council. Mayor Tette mer confirmed that additional work at Site 3 would need to be completed for restrooms and water. Director Joyner concurred.

Vice Mayor Jarman noted he did not know how Council got into an either-or debate about the skatepark or pickleball courts. Vice Mayor Jarman informed those attending about the new pickleball facility being built, with tourist funds, off Chip Seal Parkway at the Publix Sports Park. Vice Mayor Jarman described the proposed facility and tentative timeline.

Mayor Tette mer invited public comments. Mayor Tette mer noted that there were a decent number of people attending this evening so please keep comments to 3 minutes each and have new and unique comments, if the same had already been stated.

1. Brian Reetz, President of the Panhandle Pickleball Club, 105 Bid-A-Wee Court – Mr. Reetz commented that it was great to hear the new about additional pickleball courts being built at Publix Sports Center. Mr. Reetz commented further that he was not here to nix the skatepark. Mr. Reetz discussed the Pickleball Club membership. Mr. Reetz commented on the courts at Frank Bown Park and the Lyndell Center. Mr. Reetz commented that the sport was growing, and they need more courts soon. Mr. Reetz spoke in favor of additional pickleball courts.
2. Molly Allen, Lullwater Lake resident – Ms. Allen commented that she used to own a skate shop in her former career. Ms. Allen spoke in support of building a Skate Park.
3. James Frost, 32 Park Place and Pickleball Board Member – Mr. Frost commented on the need for Pickleball structure and education on how to play the game. Mr. Frost spoke in favor of the skatepark and additional pickleball courts.
4. Joseph (inaudible), Bay County resident - Mr. Joseph read a quality-of-life statement. Mr. Joseph spoke in support of a skatepark. Mr. Joseph commented that the rendering council had made was beautiful and he was upset by the comment made tonight that pickleball would be more beneficial.
5. Nancy Viejo, 117 Seaclusion Drive – Ms. Viejo inquired if there would be a fee for residents to use the pickleball courts. Ms. Viejo spoke in favor of additional pickleball courts.

6. Robin – Ms. Robin commented that she read an email or post that one of the Councilmembers made about the either-or so the skatepark community didn't know that a skatepark was still on the table tonight. Ms. Robin spoke in favor of the skatepark and asked Council to reach out to the City of Pensacola about its skatepark.
7. Captain Gary Wayne Beck, 2601 Beech Street – Captain Beck spoke in favor of building a skatepark. Mr. Beck commented on his name being forged on documents, someone trying to take his home, his inventions, child abuse, and a serial rapist. Mayor Tettemer asked Mr. Beck to focus on City business. Mr. Beck became agitated, was called out of order several times, and then asked to leave.
8. Patrick (inaudible) - Mr. Patrick discussed the membership of the pickleball club. Mr. Patrick spoke in favor of both the skatepark and additional pickleball courts, with the pickleball courts being built first.
9. (Inaudible), Half Acre Lane - The gentleman discussed the benefits of a skatepark and the difficulties of growing up in a community without proper amenities. The gentleman spoke in favor of building a skatepark.

Mayor Tettemer noted Council would take comments from two more people from either side.

10. Michelle Carter, Panama City resident – Ms. Carter commented that she does not see a YMCA on the Beach nor a lighthouse and recommended both would be great additions. Mayor Tettemer noted that Council was taking comments at this time on building a skatepark and/or pickleball courts.
11. Gavin (inaudible), Breakfast Point resident - Mr. Gavin provided a **handout** detailing Google trends on skateboarding and pickleball. Mr. Gavin spoke in favor of additional pickleball courts and requested prioritization of pickleball courts over the skatepark.
12. David Hayes – Mr. Hayes spoke in favor of the skatepark and discussed the benefits of skateboarding. Mr. Hayes spoke in favor of building both a skatepark and additional pickleball courts.
13. Judd Manual, 319 College Ave, PC, FL – Mr. Manual commented that the Skateboard community had been waiting for decades to be legitimized. Mr. Manual asked Council to take that into consideration.
14. Peggy (inaudible), live on Front Beach Road - Ms. Peggy commented on the either-or confusion.

Mayor Tettemer closed the public comment period at 11:05 a.m.

Mayor Tettemer asked those in favor of building a skatepark to please raise their hands. Mayor Tettemer asked those in favor of building additional pickleball courts to please raise their hands. [There was a larger number of hands raised in favor of a skatepark.] Mayor Tettemer noted it was not an either-or, Council was here to hear discussion. Mayor Tettemer discussed receiving about 200 emails for the skate park, not all from PCB residents. Mayor Tettemer discussed receiving emails from the Pickleball community as well. Mayor Tettemer reported that Council was working on adding additional courts in the budget. Mayor Tettemer explained why he posed the question “who wanted a skatepark in the community” and wanting to hearing community discussion. Mayor Tettemer thanked everyone for their participation today. Mayor Tettemer noted he was fine with going forward with a skatepark and Council would try to find funds for additional pickleball courts. Mayor Tettemer called for comments from Council.

Vice Mayor Jarman inquired if the timeframe for additional pickleball courts from 3-6 months. Director Joyner reported the courts were included in the 5-year plan and will be coming to Council at budget time. Vice Mayor Jarman inquired if the RFP could be moved up so Council could jump on it during the budget workshop. Councilman Casto concurred. Manager Whitman reported staff could work on the RFP and work on the stormwater at the same time. Vice Mayor Jarman reported that would be his preference.

Councilman Casto asked for confirmation that Site 2 would be the site for the skatepark. Director Joyner stated yes. Councilman Casto asked for confirmation that Site 3 was the open field and would be best for the pickleball courts after the City does more with the drainage. Director Joyner stated yes. Vice Mayor Jarman recommended the RFP to include lighting and shade structure. Councilmembers concurred. Further discussion regarding Site 3 providing the best option for future growth took place.

Councilmember Coburn inquired as to the timeline of the stormwater management plan for the Park. Manager Whitman recommended that he ask the consultant to focus in on Site 3 right now, instead of doing the entire Park. Councilmembers concurred.

Councilman Casto noted he was in favor of building both a skatepark and additional pickleball courts. Councilman asked for confirmation that the skatepark would be designed for beginners. Director Joyner reported that the firm selected by the evaluation committee; its first task will be community involvement and staff involvement for design. Councilmember Coburn confirmed that the rendering Council is seeing today may not be what is built. Director Joyner concurred. Further discussion about the skatepark to be built, being a beginner park, outreach and education, and the skatepark budget being \$1.4 million took place. **Councilmembers concurred that they were in favor of a beginner skatepark being built.**

Mayor Tetteimer asked Manager Whitman to address the public comments from earlier and then recommended that Council take a 5-minute recess.

Attorney Davis asked Council for a motion to approve the design and construction contract for the skatepark. **Vice Mayor Jarman moved to go forward with the design contract and to get an early start with the RFP for the pickleball courts on Site 3. Councilman Casto seconded the motion. All were unanimously in favor of the motion by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tetteimer	Aye

Mayor Tetteimer thanked everyone for their comments.

Manager Whitman reported: 1) with respect to Bill Caravello's comments, yes, the City lifted Alf Coleman from Front Beach to Back Beach Road to get it out of the flood zone; 2) with respect to Mary's comments, no, the City has no plans to subsidizes those businesses that were impacted by the construction, the City placed signage during the construction phase so people could still get to their businesses and he have no comment about the TDC appointment since those were done on the dais; 3) with respect to Mr. Reid's comments, the appointments were done on the dais; 4) with respect to Mr. Rice's comments, there wasn't a question, the City continues to work on the CRA mobility; 5) with respect Scott's comments, the traffic light timing was turned over to the contractors; 6) with respect to Ms. Allen's comments, he would answer the majority of her questions after the meeting, if she could wait around until after the meeting; 7) with respect to Ms. Elmore, she did not have a question, just comments; 8) with respect to Ms. Sandra's questions, he would get with the Stormwater Department and he would address that with her after the meeting, the traffic lights were being controlled by the contractors on Back Beach right now, Council will make a decision on the CRA red lanes, he has directed Legal to address the fees at the restaurants and he would bring back to Council a plan of action, the City has no control over the County charging a fee at the County Pier, and lastly the TDC gives money to these special events; 9) with respect to Ms. Carter, she did not have a question; 10) with respect to Captain Beck, he cannot help him with his asteroid defense system and he has referred him to Sherriff's Office several times; 11) with respect to Alfie's comments, the noise ordinance is complaint drive, he recommends that he please call the Police Department as the City has 10

certified sound readers, with respect to the Arts Council, we are all for that we just need more people to step up, and the sound system in the chamber would be addressed; 12) with respect to Mr. Adkins, he made a statement and did not have any questions; 13) with respect to Mr. Fischetti's comments, the decision was made on the dais; and 14) with respect to Mr. Garrison's comments, he was unfamiliar with the law he was referring to, and the City was required now to do a business impact statement for every ordinance passed.

Mayor Tettemer recessed the meeting for a brief break at 11:21 a.m.

Mayor Tettemer called the meeting back to order at 11:32 a.m.

Mayor Tettemer noted that Council would handle Item #7, the McKim & Creed Task Order, as Item #2 so Director Schaeffer could make it to the airport in time for his flight.

ITEM 2. RESOLUTION NO. 24-134, APPROVING A TASK ORDER WITH MCKIM & CREED, INC. FOR AN ASSET MANAGEMENT PLAN FOR THE CITY'S WASTEWATER COLLECTION AND TRANSMISSION SYSTEM.

Mayor Tettemer introduced Attorney Davis. Attorney Davis read Resolution No. 24-134 by title only. Mayor Tettemer invited Director Schaeffer to comment.

Director Shaeffer thanked Council. Director Shaeffer explained, as mentioned at the last meeting, this resolution would approve a task order for the sister project he mentioned at the last meeting.

Mayor Tettemer called for public comments. Hearing and seeing none, Mayor Tettemer called for comments from Council.

Councilman Casto discussed the lifespan the pipes and commented that some pipes were in worse shape than others, so the City was basically looking to be proactive with this management plan. Director Shaeffer concurred.

Councilmember Coburn moved to approve Resolution 24-134. Vice Mayor Jarman seconded the motion. All were unanimously in favor of approval of Resolution No. 24-134 by a (5-0) roll call vote.

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tettemer	Aye

ITEM 3. ORDINANCE NO. 1642, CORRECTING AN ERROR IN THE CITY'S CODE RELATING TO NOISE AND THE IMPOUNDMENT OF VEHICLES, SECOND READING / PUBLIC HEARING.

Mayor Tettemer introduced Attorney Davis. Attorney Davis read Ordinance No. 1642 by title only. Mayor Tettemer invited Attorney Davis to comment. Attorney Davis reported this was the second reading of Ordinance 1642 that corrects the one letter change we talked about at the last meeting. Attorney Davis reported the error, a typo, had been in the ordinance since it was first adopted.

Mayor Tettemer opened the public hearing by calling for comments from the public.

1. Charles Nelson, 221 Summer Breeze Road – Mr. Nelson thanked Council and the Police Department for addressing this issue.

Mayor Tette mer called for further public comments. Hearing and seeing none, Mayor Tette mer closed the public comment period.

Mayor Tette mer called for comments from Council. **Vice Mayor Jarman moved to approve Ordinance No. 1642. Councilman Register seconded the motion. All were unanimously in favor of approval of Ordinance No. 1642 by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

ITEM 3. ORDINANCE NO. 1643, AMENDING CHAPTER 2 OF THE CITY’S CODE RELATED TO OFF DUTY EMPLOYMENT, SECOND READING / PUBLIC HEARING.

Mayor Tette mer introduced Attorney Davis. Attorney Davis read Ordinance No. 1643 by title only. Mayor Tette mer invited Attorney Davis to comment. Attorney Davis reported this was the second reading of the Ordinance Council saw at the last meeting making the Code consistent the recent off-duty employment amendments.

Mayor Tette mer opened the public hearing by calling for public comments. Hearing and seeing none, Mayor Tette mer closed the public hearing.

Mayor Tette mer called for comments from Council. **Councilmember Coburn moved to approve Ordinance No 1643. Councilman Register seconded the motion. All were unanimously in favor of approval of Ordinance No. 1643 by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

ITEM 5. ORDINANCE NO. 1644, AMENDING THE CITY’S CODE RELATED TO BEACH CHAIR DELIVERY SERVICES, FIRST READING.

Mayor Tette mer introduced Attorney Davis. Attorney Davis read Ordinance No. 1644 by title only. Mayor Tette mer invited Attorney Davis to comment. Attorney Davis reported at the request of the beach vendor community, the proposed amendments to Chapter 7 were housekeeping and lessons learned after the first year the amendments were in place. Mr. Davis explained the changes were intended to ease the requirements for obtaining the upland owner’s permission, require that delivery chairs be labeled with the vendor's information, and implement strict penalties for fraudulently obtaining a permit.

Mayor Tette mer opened the public hearing by calling for public comments.

1. Tracy Elmore, Beach Wagon – Ms. Elmore described her business and noted that she delivers beach chairs directly to residents/rental units and asked for clarification that the intent of the ordinance is for the sandy beach only and would not impact her business.

Attorney Davis reported that this ordinance would not regulate Ms. Elmore’s business at all as this regulates beach chair delivery to the sandy beach, not rental units. Mr. Davis added that Ms. Elmore does not engage in beach commerce. Vice Mayor Jarman concurred and added that Council’s jurisdiction does not intend to the units.

Mayor Tette mer called for further public comment. Hearing and seeing none, Mayor Tette mer closed the public hearing.

Mayor Tette mer called for further comments from Council. **Councilman Casto moved to approve Ordinance No 1644. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of Ordinance No. 1644 by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

ITEM 6. LARGE CONDITIONAL USE REQUEST LOCATED ON 8.12 ACRES AT BEACH PARK TRAIL, PUBLIC HEARING / QUASI JUDICIAL HEARING.

Mayor Tette mer announced this is a hearing to consider approval of a Large Conditional Use Application from Xpress Materials, LLC, section 5.06.01 of the City’s Land Development Code. This is a quasi-judicial hearing governed by the City’s Land Development Code. This hearing is based on the recommendation of the Planning Board’s approval. Members of the Council have been provided with a copy of that Order for our review.

Mayor Tette mer asked the Clerk Fasone to call for Jennings Disclosures:

Vice Mayor Jarman	Nothing to report.
Councilmember Coburn	Been by the property and was at the Planning Commission when approved.
Councilman Register	Been by the property and was on the Planning Commission when approved.
Councilman Casto	Know where the property is located.
Mayor Tette mer	Nothing to report.
	Been by the property.

Mayor Tette mer invited Director Leonard to the podium to deliver the staff report. Director Leonard described the large conditional use request and noted the Planning Board recommended approval of the request at its April 10, 2024 meeting.

Mayor Tette mer asked Clerk Fasone to swear in anyone needing to testify. Ms. Fasone administered the Oath to those who identified themselves as possible speakers.

Mayor Tette mer invited comments from Attorney Davis. Mr. Davis reported the Legal Department had reviewed the Plat and it met all of the City’s requirements and Florida statutes.

Mayor Tette mer invited comments from the Applicant.

1. Jim with Heidt Design – Jim noted Heidt Design was the engineer of record on the project and he was here to speak for the Applicant. Jim quickly ran through the PowerPoint that was also presented at the Planning Board meeting. Jim noted he agreed with staff's recommendations and asked for Council's support.

Mayor Tette mer opened the public hearing. Hearing and seeing none, Mayor Tette mer closed the public hearing. Mayor Tette mer called for rebuttal. Hearing and seeing none. Mayor Tette mer called for closing arguments. Hearing and seeing none.

Mayor Tette mer called for final comments from Council. Hearing and seeing nothing further, **Vice Mayor Jarman moved to approve the large conditional use. Councilman Register seconded the motion. All were unanimously in favor of the motion by a (5-0) roll call vote.**

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tette mer	Aye

Attorney Davis reported he would prepare an Order based on Council's decision today for the Mayor to sign.

ITEM 7. ORDINANCE NO. 1645, SMALL SCALE FUTURE LAND USE MAP AMENDMENT LOCATED AT 206 N. ARNOLD ROAD, FIRST READING, PUBLIC HEARING / QUASI JUDICIAL HEARING.

Attorney Davis read Ordinance 1645 by title only. Mayor Tette mer noted this is a hearing to consider denial of a Small-Scale Future Land Use Map Amendment Request from the Sara Bonakdar, section 10.07.00 of the City's Land Development Code. This is a quasi-judicial hearing governed by the City's Land Development Code. This hearing is based on the recommendation of the Planning Board's denial. Members of the Council have been provided with a copy of that Order for our review.

Mayor Tette mer asked Clerk Fasone to swear in anyone needing to testify. Ms. Fasone administered the Oath to those who identified themselves as possible speakers.

Mayor Tette mer invited Director Leonard to the podium. Mr. Leonard reported that the notice requirements were met for this hearing.

Mayor Tette mer asked the Clerk Fasone to call for Jennings Disclosures:

Vice Mayor Jarman	Nothing to disclose.
Councilman Casto	Reported this is where he has a conflict and needed to recuse himself. (Form 8B filed with the City Clerk)
Councilmember Coburn	Spoke with the Applicant about two years ago about the same time she purchased the property and was at the Planning Commission and met her representative there.
Councilman Register	Was on the Planning Commission when this was presented.
Mayor Tette mer	Been by the property, nothing to report.

Attorney Davis asked Councilmember Coburn if during her Ex-partied communications did she promise her vote to anyone. Councilmember Coburn stated no. Attorney Davis asked Councilmember Coburn if she was able to make a decision based on the evidence she hears today. Councilmember Coburn stated yes.

Mayor Tetteimer invited Director Leonard to the podium. Director Leonard reported that the Planning Board recommended denial by a 4-3 vote at its April 10, 2024 meeting basically because it would be spot zoning. Director Leonard reviewed the request and discussed the differences between commercial low intensity and SF residential zoning. Director Leonard briefly discussed the meaning of spot zoning.

Mayor Tetteimer called for comments from the Applicant.

1. Sara Bonakdar, the Applicant – Having been previously sworn in, Ms. Bonakdar reported she had owned the property for 3 years now and she could not find an actual use for it even though she had tried to do a beauty salon and she was unable to sell it. Ms. Bonakdar asked Council to take that into consideration.

Mayor Tetteimer called for comments from any effected party.

1. Christine McLaughlin, 250 Escanaba Ave – Having been previously sworn in, Ms. McLaughlin reported that she was the property owner contiguous to the property. Ms. McLaughlin inquired as to what would be able to go into the properties next to this property if approved and would they be able to be commercial as well.

Mayor Tetteimer opened the public hearing. Hearing and seeing none, Mayor Tetteimer closed the public hearing. Mayor Tetteimer called for rebuttal. Hearing and seeing none. Mayor Tetteimer called for closing arguments. Hearing and seeing none.

Director Leonard noted that the City did not have an application so he could not speak to what might happen to the corner property, but he would say that the corner would probably never be anything other than residential.

Mayor Tetteimer closed the evidentiary portion of the hearing. Attorney Davis asked to add to evidence all of the evidence in Council's agenda packet and Director Leonard's PowerPoint.

Mayor Tetteimer called for closing arguments by Staff and then the Applicant.

1. Director Leonard reported staff wrote a staff report in favor of the zoning request, that staff did not feel like it was spot zoning. Director Leonard reported staff received a letter in support that the Planning Board did not have the benefit of considering. Mayor Tetteimer inquired if Council could consider that letter. Attorney Davis reported that he had not seen the letter, however if it was here, yes, it could be considered. Director Leonard read the letter into the record received from the property owner at 204 North Arnold; the owner was in full support of the request.
2. Sara Bonakdar, the Applicant, asked Council to consider that she just wanted to have a perfect use of the property.

Mayor Tetteimer called Council discussion.

Vice Mayor Jarman noted that he would prefer all three properties to go in at once. Councilman Register concurred, that he would like all three to go in at one time. Discussion regarding the CL designation, spot zoning, the zoning map, and what businesses could go in as CL zoning took place.

Attorney Davis reminded Council that this vote was only for the future land use map, just to change the designation from single family to tourist.

Mayor Tetteimer called for final comments from Council. Hearing and seeing nothing further, **Vice Mayor Jarman moved to deny the amendment. Councilman Register seconded the motion. The motion to deny passed by a 3-Aye, 1-No and 1-Abstention.**

Vice Mayor Jarman	Aye
Councilmember Coburn	No
Councilman Register	Aye
Councilman Casto	Abstained. (Form 8B filed with the City Clerk)
Mayor Tetteimer	Aye

ITEM 8. ORDINANCE NO. 1646, REZONING REQUEST FOR PROPERTY LOCATED AT 206 N. ARNOLD ROAD, FIRST READING, PUBLIC HEARING / QUASI JUDICIAL HEARING.

Attorney Davis read Ordinance 1646 by title only. Mayor Tetteimer noted this is a hearing to consider denial of a Rezoning Request from the Sara Bonakdar, section 10.07.00 of the City's Land Development Code. This is a quasi-judicial hearing governed by the City's Land Development Code. This hearing is based on the recommendation of the Planning Board's denial. Members of the Council have been provided with a copy of that Order for our review.

Attorney Davis reported that by denying the previous ordinance Council's hands were somewhat tied, however, he would ask that Council hold the hearing and enter into evidence all of the testimony in the previous hearing and his recommendation would be to deny based on the previous denial.

Mayor Tetteimer asked Clerk Fasone to swear in anyone needing to testify. Ms. Fasone administered the Oath to those who identified themselves as possible speakers.

Mayor Tetteimer asked the Clerk Fasone to call for Jennings Disclosures:

Vice Mayor Jarman	Nothing to report.
Councilmember Coburn	Same as before.
Councilman Register	Same as before.
Councilman Casto	Abstained. (Form 8B filed with the City Clerk)
Mayor Tetteimer	Same as before.

Mayor Tetteimer invited Director Leonard to the podium. Director Leonard reported that the Planning Board recommended denial with a vote of 4-3 at its April 10, 2024 meeting basically for the same reasons as just presented in the previous hearing.

Mayor Tetteimer invited comments from the Applicant.

1. Sara Bonakdar, the Applicant, asked Council to consider that the property sits on a 4-lane highway, it was not safe to live there, and she just wanted to have a perfect use of the property.

Mayor Tette mer called for comments from any effected party.

1. Christine McLaughlin, 250 Escanaba Ave – Ms. McLaughlin noted the house on the corner was of bigger concern to her now, she would prefer for it to stay residential, that she had lived there since 1986 and love her neighborhood. Ms. McLaughlin stated she had the same concerns as previously stated and asked Council to please take her concerns into consideration.

Mayor Tette mer called for public comment.

1. Nancy Veijo – Ms. Veijo inquired as to what was down the street and noted this was not far from her husband’s business.

Manager Whitman reported the hospital was down the street.

Mayor Tette mer called for rebuttal. Hearing and seeing none. Mayor Tette mer called for closing arguments from Staff and the Applicant.

1. Director Leonard noted that staff was in favor of this based on the reasons already indicated.
2. Sara Bonakdar, the Applicant, asked Council what would they do if this was their property, that she just could not use the property.

Attorney Davis reported that because Council chose to have this property remain as single family residential a rezoning to commercial would be inconsistent and a rezoning would violate the statue.

Councilman Register noted that he would love to see all three parcels come in at once as that would make more sense and be beneficial. Mayor Tette mer concurred.

Councilmember Coburn discussed the possibility of higher property taxes being levied if zoned commercial.

Mayor Tette mer called for further comments from Council. Hearing and seeing none, **Councilman Register moved to deny the request and to support the Planning Board’s decision. Vice Mayor Jarman seconded the motion. The motion to deny passed by 3-Aye, with 1-No and 1-Abstention.**

Vice Mayor Jarman	Aye
Councilmember Coburn	No
Councilman Register	Aye
Councilman Casto	Abstained (Form 8B filed with the City Clerk)
Mayor Tette mer	Aye

ITEM 9. RESOLUTION NO. 24-135, AUTHORIZING A BUDGET AMENDMENT TO APPROPRIATE ADDITIONAL FUNDS FOR A PART-TIME ADMINISTRATIVE SUPPORT SPECIALIST FOR THE CITY COUNCIL AND CITY CLERK.

Mayor Tette mer introduced Attorney Davis. Attorney Davis read Resolution No. 24-135 by title only. Mayor Tette mer invited Manager Whitman to comment.

Manager Whitman noted he was available to answer any questions. Manager Whitman reported this position would assist Council to help with scheduling, etc. and would be supervised by the City Clerk.

Mayor Tetterer called for public comments. Hearing and seeing none.

Mayor Tetterer called for comments from Council. Mayor Tetterer noted in order to serve the residents more efficiently it would be very helpful to Ms. Fasone to have someone help with scheduling, etc. Vice Mayor Jarman and Councilman Register concurred.

Councilman Casto moved to approve Resolution 24-135. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of Resolution No. 24-135 by a (5-0) roll call vote.

Vice Mayor Jarman	Aye
Councilmember Coburn	Aye
Councilman Register	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

ITEM 11. DISCUSSION ITEM, BOARD APPOINTMENTS. – *moved to the June 13 council meeting.*

Added to the Agenda **ITEM 11. DISCUSSION ITEM, IMPACT FEES** - Vice Mayor Jarman noted that municipal impact fees had not been changed since 2018. **Vice Mayor Jarman recommended that Council direct staff to go ahead and spin up the professional evaluation on the City's impact fees. All Councilmember were in support.** Assistant Manager White reported that Council did update the utility impact fees in 2020. Mayor Tetterer inquired if all of the fees were fixed and/or if there was any way the fees could be indexed. Attorney Davis reported the fees could not be indexed, that the statute heavily regulates how fees can be assessed and changed.

CITY MANAGER REPORT –Manager Whitman wished everyone a happy Memorial Day and thanked all who serve and had served in the armed forces.

CITY ATTORNEY REPORT – Attorney Davis reported for a long time now Marco Polo Pizza had been issued violations by the City for trespassing on private property and, with direction from the City Manager, his office filed an injunction complaint to comply with the City's ordinance. Attorney Davis further reported that he would keep Council up to date on the case.

COUNCIL COMMENTS – Mayor Tetterer called for comments from Council.

Vice Mayor Jarman reported the TDC had done naming rights at its indoor facility and perhaps the City could look at naming rights for the skatepark and pickleball courts.

Councilman Register reported he was excited to have the skatepark and the RFP for the pickleball courts move forward. Councilman Register thanked everyone for coming out and speaking tonight.

Councilmember Coburn discussed the surtaxes popping up on receipts lately. Councilmember Coburn suggested that the taxes needed to be clearly posted on hostess stands, table tents, menus, etc. Councilmember Coburn recommended that Council send out a letter to the restaurants, etc. in the City asking them to explain what was going on and remind residents that they do have a choice in paying them

or not. Vice Mayor Jarman concurred and noted that it's not a tax levied by the City or any governmental entity.

Mayor Tetterer thanked everyone for their robust discussion and emails. Mayor Tetterer noted he wished to clarify that he was not anti-CRA and the red lanes, that so long as the CRA funds were used for infrastructure improvements he was fine with that. Mayor Tetterer asked everyone to take a moment to honor those who gave sacrifices this Memorial Day.

Attorney Davis inquired if Council was directing him to write the letter requested by Councilmember Coburn. All Council members concurred.

With nothing further, Mayor Tetterer adjourned the meeting by unanimous consent at 12:38 p.m.

READ AND APPROVED this 13th day of June, 2024.



Stuart Tetterer, 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 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.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Casto, Paul	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Panama City Beach City Council
MAILING ADDRESS 204A Bonita Circle	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Panama City Beach	COUNTY Bay
DATE ON WHICH VOTE OCCURRED May 23, 2024	NAME OF POLITICAL SUBDIVISION: City of Panama City Beach MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Paul Casto, hereby disclose that on May 23, 20 24 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, Kaylyn Campbell ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Ordinance 1646 approving a rezoning from single family residential to commercial low intensity on property located at 206 North Arnold Road, Panama City Beach, Florida. My daughter, Kaylyn Casto, was formerly the real estate listing agent for the property and would potentially receive the listing again, should it be listed for sale again. My vote could affect the value of the real property and thus my daughter's commission on the potential sale. To prevent even the appearance of any impropriety based on the potential special loss or gain to my relative, I recused myself.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5-28-24

Date Filed

Paul R Casto

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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CITY Panama City Beach	COUNTY Bay
DATE ON WHICH VOTE OCCURRED May 23, 2024	NAME OF POLITICAL SUBDIVISION: City of Panama City Beach
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* * * * *

ELECTED OFFICERS:

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* * * * *

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APPOINTED OFFICERS (continued)

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- inured to my special private gain or loss;
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- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Ordinance 1645 approving a small-scale comprehensive plan amendment from single family to tourist on property located at 206 North Arnold Road, Panama City Beach, Florida. My daughter, Kaylyn Casto, was formerly the real estate listing agent for the property and would potentially receive the listing again, should it be listed for sale again. My vote could affect the value of the real property and thus my daughter's commission on the potential sale. To prevent even the appearance of any impropriety based on the potential special loss or gain to my relative, I recused myself.

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5-28-24

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Paul R Casto

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Skatepark / Pickleball Discussion



History / Background

The Frank Brown Master Plan was updated in 2022 to include future development for the park. The plan included:

- Saferoom Community Center,
- Realigning the Connector Road,
- Performing a stormwater study
- Stormwater improvements
- Adding a skatepark,
- Relocating the basketball courts,
- Adding pickleball to where the existing basketball courts are located
- The replacement and addition of new restrooms to serve pickleball and tennis.



The stormwater study is underway to allow for better understanding of how much more impervious infrastructure the park can handle.

This plan will allow for more informed planning of these additional amenities and may affect where amenities will be able to be placed.



Each of the items identified have been included in the Parks Department's 5-year CIP Plan



The Skatepark was planned for FY2024. The site location and initial budget was approved by previous Council and steps have been taken to begin design and ultimately for construction on the site located by the Miracle League field.

Construction for Pickleball Courts was planned for 2025 and only preliminary steps have been taken on its plan, awaiting stormwater results.

Parks and Recreation Capital Project Plan

Project Description	FY 2024	FY 2025
FBP Community Center w Safe Room – Design complete. In review with FEMA	XX	
FBP Connector Road – Construction 90% complete.	XX	
FBP Stormwater Plan and Improvements – Study underway.	XX	XX
Miracle League Restroom & Pavilion – Design complete, under review.	XX	
Skatepark – RFP advertised. Design build firm selected.	XX	
4-New Basketball Courts – Awaiting storm water results for final location.	XX	
New Restroom & Pavilion Pickleball – To combine with overall pickleball court project.		XX
10 New Pickleball Courts – Awaiting storm water results for final location.		XX

Cost Comparisons of Amenities

COST COMPARISONS

Element	Skatepark	Pickleball
Base cost: Surface & Elements	\$1,000,000	\$500,000
Additional Elements Shade, Lighting, Landscaping	\$3-400,000	\$4-600,000
Total costs	\$1.3-1.4 Mil	\$.9 – 1.1 Mil
Budgeted	Up to \$1.4 Mil Depending on Council's Approval	\$850,000 from CIP Plan

Potential Court Locations



Site 1



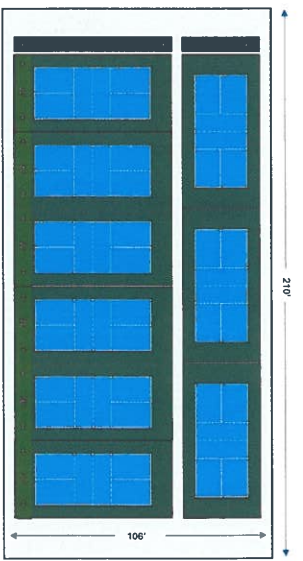
- Original Site identified for Pickleball
- Least Ready for construction
- Saferoom construction and stormwater plan need to be completed prior
- Lowest amount of square footage
- Will accommodate the fewest number of courts
- Stormwater requirements for this location is uncertain

Site 2

- Original Site identified for Skate Park
- Recent design was designed with this location in mind
- Most ready for construction
- Closest to Miracle League restroom and pavilion that is currently in design phase
- Can accommodate 9 pickleball courts
- Stormwater for this location has been accounted for



Potential Pickleball Layout for Existing 106' x 210' Paved Site
(9' 30" x 60" Courts Design)



Site 3

- Original Site identified for basketball court relocation
- Largest square footage, can accommodate the greatest number of pickleball courts or similar size skate park
- Proximity to hotel could cause issues with pickleball noise
- Further away from restrooms for large amount of users
- Stormwater for this location has not been accounted for



Observations / Next Steps

- **Site 1:** Will accommodate the least number of pickleball courts and smallest skate park.
 - **Site 2:** Most desirable for any amenity.
 - **Site 3:** Would accommodate any amenity. Unknown site conditions, needs further evaluation.
 - Skatepark RFP has been advertised, submissions received, and design firm selected.
 - A Pickleball RFP would need to be created, advertised and a firm selected for design and construction (3 to 6-month process).
- Budget exists for some level of improvements.
 - \$1,250,000 total CIP allocations for these projects.
 - Up to additional \$1,000,000 allocation for Skatepark project to be approved by council.
 - Additional funds will be needed to fully add both projects.
 - Ultimately Council's decision as to
 - which amenity goes where,
 - which one(s) are to be installed when,
 - and at what funding levels.

05/23/24 Council Meeting

Skateboarding
Search term

Pickleball
Search term

+ Add comparison

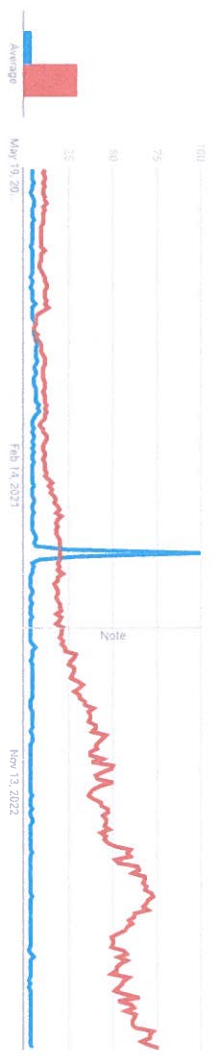
United States

Past 5 years

All categories

Web Search

Interest over time



Compared breakdown by subregion

Skateboarding Pickleball



Sort: Interest for Pickleball

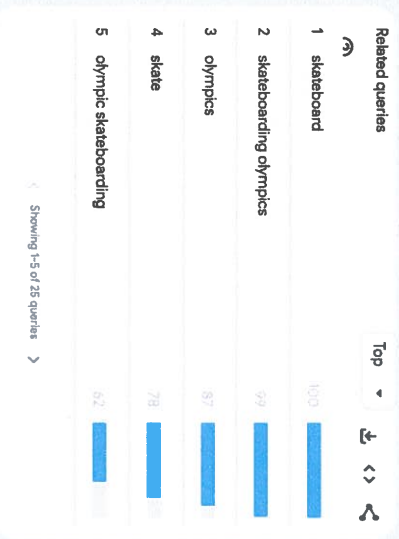
Subregion	Skateboarding	Pickleball
1 Utah	~5	~15
2 Arizona	~5	~15
3 Florida	~5	~15
4 South Carolina	~5	~15
5 Alabama	~5	~15

Skateboarding Pickleball

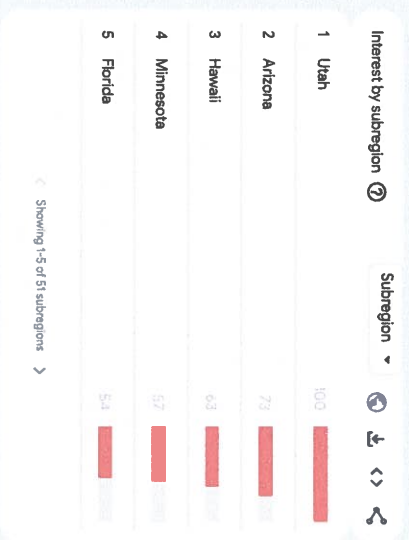
United States, Past 5 years



Skateboarding



Pickleball



Skateboarding

Search term

Pickleball

Search term

+ Add comparison

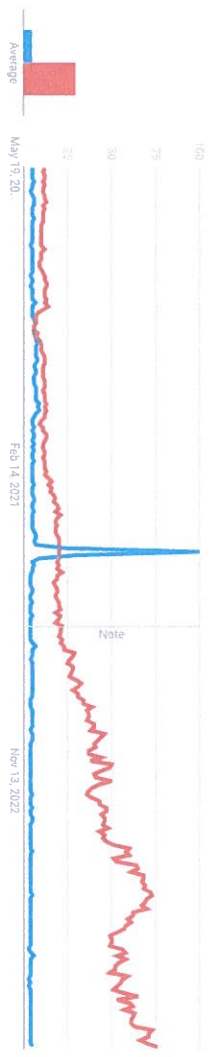
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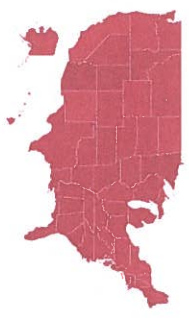
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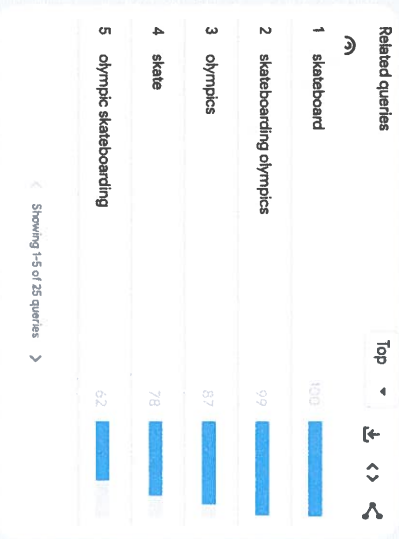
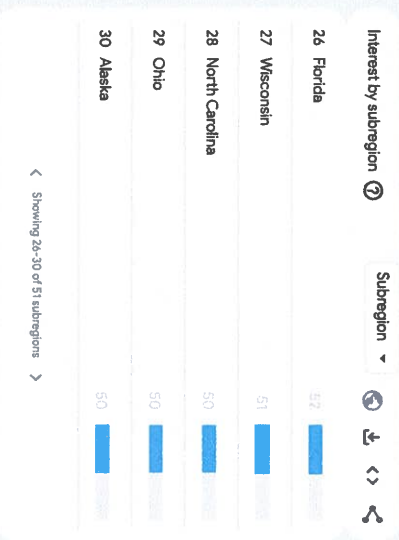
Sort: Interest for Pickleball

Subregion	Skateboarding	Pickleball
1 Utah	Low	High
2 Arizona	Low	High
3 Florida	Low	High
4 South Carolina	Low	High
5 Alabama	Low	High

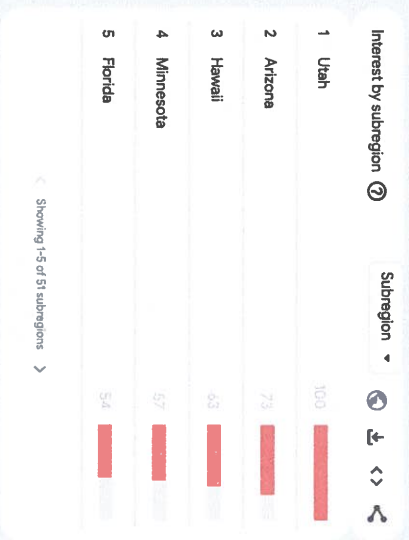
Skateboarding Pickleball

United States, Past 5 years

Skateboarding



Pickleball



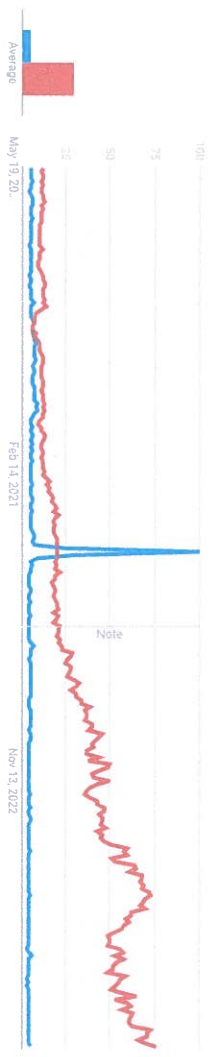
Skateboarding
Search term

Pickleball
Search term

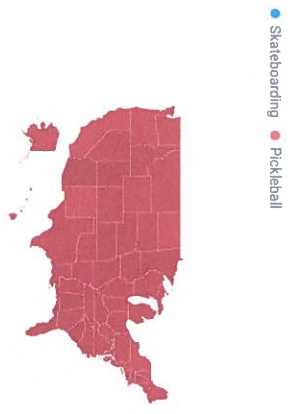
+ Add comparison

- United States
- Past 5 years
- All categories
- Web Search

Interest over time



Compared breakdown by subregion



- Skateboarding
- Pickleball

Sort: Interest for Pickleball

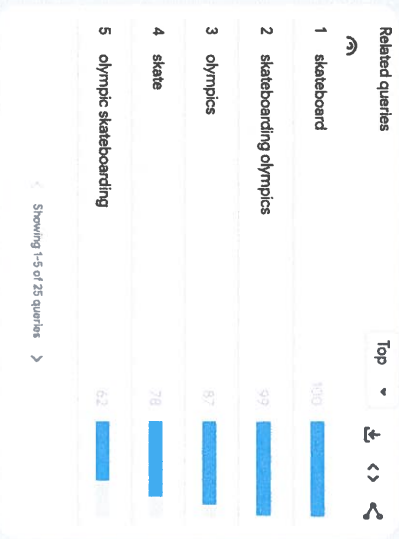
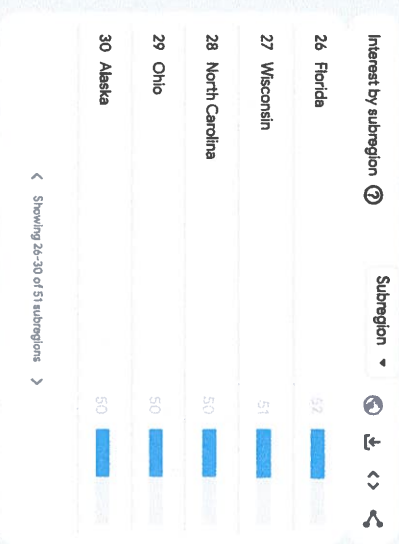
Subregion	Skateboarding	Pickleball
1 Utah	Low	High
2 Arizona	Low	High
3 Florida	Low	High
4 South Carolina	Low	High
5 Alabama	Low	High

- Skateboarding
- Pickleball

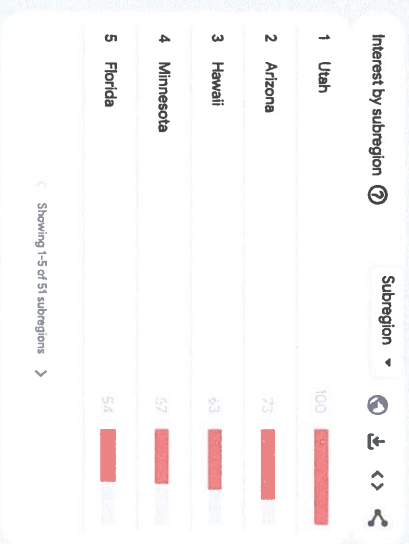
United States, Past 5 years



Skateboarding



Pickleball



Skateboarding

Search term

Pickleball

Search term

+ Add comparison

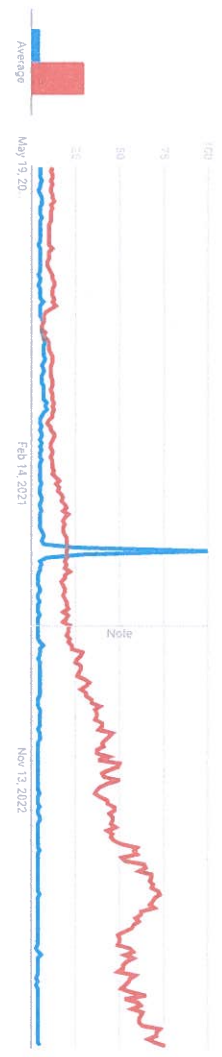
United States

Past 5 years

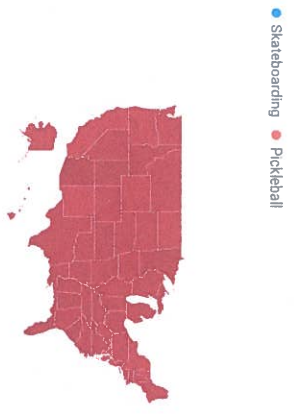
All categories

Web Search

Interest over time



Compared breakdown by subregion



Skateboarding Pickleball

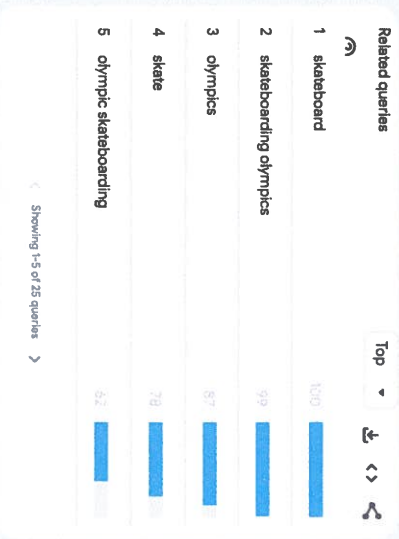
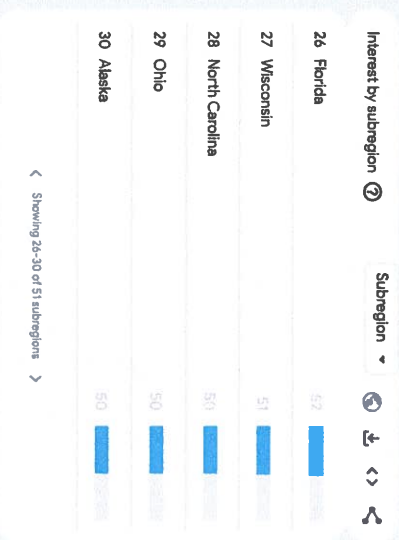
Sort: Interest for Pickleball

Subregion	Skateboarding	Pickleball
1 Utah	~10	~10
2 Arizona	~10	~15
3 Florida	~10	~20
4 South Carolina	~10	~25
5 Alabama	~10	~30

Skateboarding Pickleball

United States, Past 5 years

Skateboarding



Pickleball



Skateboarding

Search term

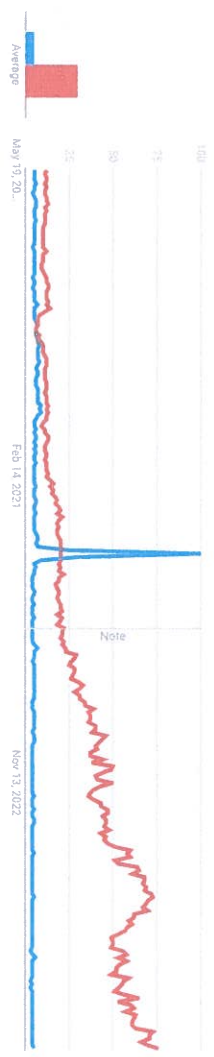
Pickleball

Search term

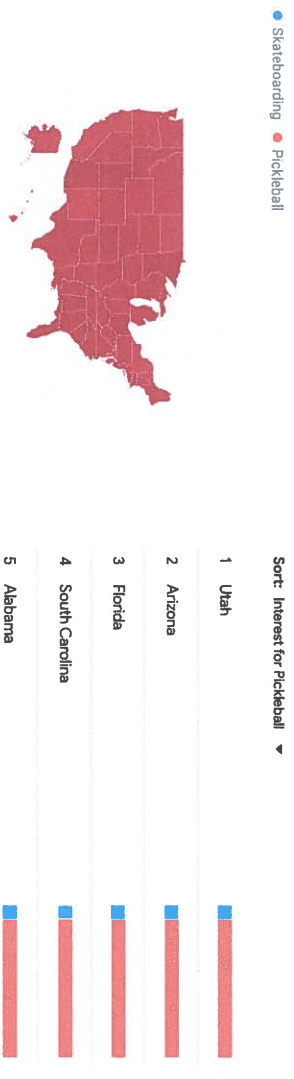
+ Add comparison

- United States
- Past 5 years
- All categories
- Web Search

Interest over time



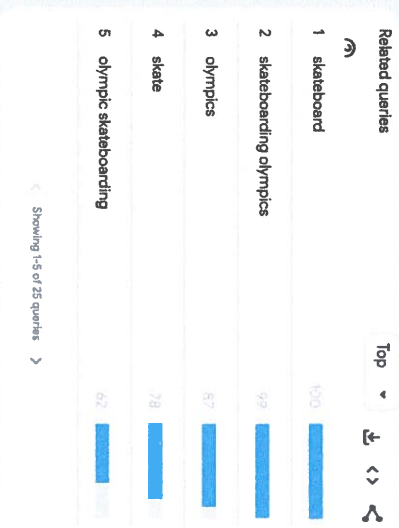
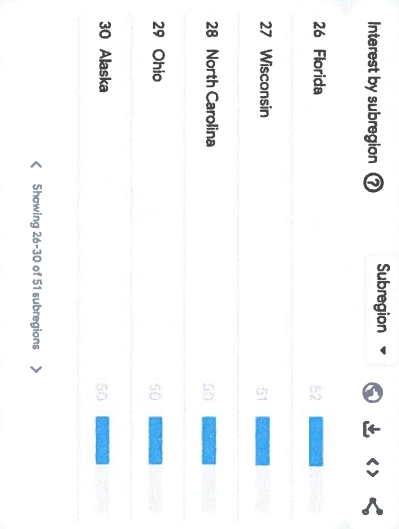
Compared breakdown by subregion



Skateboarding Pickleball

United States, Past 5 years

Skateboarding



Pickleball



05/23/24 Council Meeting

Please see attached:

Letter in support of 206 N Arnold Rd. rezoning request being considered on May 9, 2024

Sara Bonakdar

04/22/2024

Dear Councilman, Council members, Mayor, & Vice Mayor of Panama City Beach:

I, Jeraldine Tinkler, am the current owner of 204 N Arnold Rd. Panama City Beach, FL 32413. I am writing you today regarding my next door neighbor's (206 N Arnold Rd. Panama City Beach, FL 32413) current request to rezone their property from residential to commercial-low intensity. I am in full support of this request due to the ever-increasing traffic flow on Hwy 79 and the current zoning categories of the other properties along this corridor.

Thank you.

Jeraldine Tinkler

(706) 575-2216
(706) 327-2262

Jeraldine Tinkler

dotloop verified
04/24/24 4:49 PM CDT
ZHSB-3UA2-S9Z0-PN11