

**CITY OF PANAMA CITY BEACH
 PLANNING BOARD MEETING MINUTES
 December 11, 2019
 MINUTES TO THE REGULAR MEETING**

The meeting was called to order by Chairman Sheldon at 1:00 p.m. and Ms. Chester was asked to call the roll. Members present were Mr. Scruggs, Mr. Morehouse, Mr. Hodges, Mr. Turner, Mr. Wakstein and Chairman Sheldon. Mr. Caron was absent.

Chairman Sheldon gave the invocation and Mr. Turner led the Pledge of Allegiance.

Chairman Sheldon asked if there were any comments or additions to the agenda, no comment from the board members. Mr. Wakstein asked if there could be an item for discussion of Multi-Family Housing added to the agenda and it was approved as an addition.

ITEM NO. 4 Approval of the November 13, 2019 Planning Board Meeting Minutes

Chairman Sheldon asked if there were any comments or corrections to the meeting minutes. A motion was made by Mr. Hodges to approve the meeting minutes and it was seconded by Mr. Turner. Ms. Chester was asked to call roll.

Mr. Morehouse	Yes	Mr. Wakstein	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Mr. Turner	Yes	Chairman Sheldon	Yes

ITEM NO. 5 Public Comments – Agenda Items and Previous Agenda Items (Non-Public Hearings) Limited to Three Minutes

Mr. Tom Evans, 504 Lantana Street commented he wanted to speak about Item 8 on the agenda regarding the setback requirements for HVAC and pool pumps. He explained if these items were approved to encroach into the 5’ setback there could potentially be a safety and noise issue for the adjacent properties. He stated this was a concern for the established neighborhoods where new construction is occurring.

Mr. Todd DeMarchis, 504 West Gulf Court commented he was currently working with code enforcement regarding the right-of-way on his property. He explained he has a currently placed a barrier fence in the right-of-way to prevent automobiles driving through his front yard. He stated his property is located at the end of the cul-de-sac, which is a tight turnaround space. Chairman Sheldon thanked Mr. DeMarchis for his concerns and asked that he continue to work with code enforcement and Mr. Leonard.

ITEM NO. 6 Request for a Large-Scale Future Land Use Map Amendment to Tourist and a Zoning designation of CH (Commercial High Intensity) for approximately 30 acres located on Hill Road south of Highway 98. The Planning Board will hold a public hearing to consider the request.

Chairman Sheldon called for the Jennings Act disclosures from the board members.

Mr. Scruggs, nothing to disclose. Mr. Morehouse, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Wakstein, nothing to disclose. Chairman Sheldon, nothing to disclose.

Ray Greer, Stantech, Tallahassee, FL commented he was the representative on the project for St. Joe. He explained the request for the zoning change from multi-family to tourist was to allow for a mixture of residential and non-residential development on the site. Discussion ensued.

Chairman Sheldon opened the meeting up for public comment.

Amy Matson, 127 Summerwood Drive commented she and her neighbors in Summerwood are curious to know how this project will affect their neighborhood regarding traffic light, sidewalks and the side entrance into Summerwood. Ms. Matson asked if there were specifics that could be shared regarding the proposed development.

There were no other comments from the public and Chairman Sheldon closed the public portion of the discussion.

Mr. Greer explained the request to change to Commercial High Intensity would permit the mixture of uses on the property. He stated their plans were to have commercial throughout and to also

incorporate commercial use on bottom floors with residential on top. Mr. Greer commented they were currently still in the planning phase of the project and that it would be developed in stages. He stated St. Joe would plan to conduct meetings during the master plan planning process.

Mr. Hodges commented he thought it was important for St. Joe to include the neighborhoods in the planning stages to hear their concerns. Chairman Sheldon asked what staff's recommendation on the request was, Mr. Leonard commented staff was in favor of the request. Mr. Scruggs made a motion to approve the request and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

Mr. Morehouse	Yes	Mr. Wakstein	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Mr. Turner	Yes	Chairman Sheldon	Yes

Ms. Chester commented the request was recommended to City Council for approval.

ITEM NO. 7 Request for a Large-Scale Future Land Use Map Amendment to Mixed Use and a Zoning designation of PUD (Planned Unit Development) for approximately 81.9 acres located south of Power Line Road and West of Highway 79 N. Arnold Road. The Planning Board will hold a public hearing to consider the request.

Chairman Sheldon called for the Jennings Act disclosures from the board members.

Mr. Scruggs, nothing to disclose. Mr. Morehouse, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Wakstein, nothing to disclose. Chairman Sheldon, nothing to disclose.

Mr. Ray Greer, Stantech, Tallahassee, FL commented he was the representative on the project for St. Joe. He stated the request was to change the zoning from Single Family Residential to Planned Unit Development which would allow for a mixed use on the parcel. Mr. Greer commented they were in the early stage of planning. Discussion ensued.

Chairman Sheldon opened the meeting up for public comment and there was none. Mr. Silky commented staff supported the request. Mr. Turner made a motion to approve the request and it was seconded by Mr. Wakstein. Ms. Chester was asked to call roll.

Mr. Morehouse	Yes	Mr. Wakstein	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Mr. Turner	Yes	Chairman Sheldon	Yes

Ms. Chester commented the request was recommended to City Council for approval.

ITEM NO. 8 Recommended Changes to LDC – Setbacks for Air Conditioner and Heat Pump Locations and R-3 Rear Setback

Mr. Leonard provided the board with background information to explain from 1977 to 2012 these items were allowed within the 5' setbacks. He stated in 2012 the LDC allowed for regulations to be set where these were no longer allowed in the setbacks. He explained the established neighborhoods have all been built with these items within the setbacks, therefore with the continued development in the established neighborhoods this regulation had not been strictly enforced, but could be if there was a problem, such as what Mr. Evans had mentioned earlier. Mr. Scruggs commented he did see where safety could be a problem if there was not enough room between homes. Discussion ensued regarding safety and noise and the board was not comfortable in moving ahead with the request. Mr. Leonard commented staff could continue to review this matter and if in the future it needed to be addressed again it would be presented to the board again at that time.

Mr. Leonard explained the second item, R-3 rear setbacks listed in the LDC. He stated this was a scrivener error. He stated the corrected setback would reflect rear 15' in general and rear 25' adjacent to any zoned residential parcels. Mr. Wakstein made a motion to approve the changes as written and it was seconded by Mr. Turner. Ms. Chester was asked to call roll.

Mr. Morehouse	Yes	Mr. Wakstein	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Mr. Turner	Yes	Chairman Sheldon	Yes

ITEM NO. 9 Code Enforcement Update

Mr. Tindle provided an update to the board regarding the activities of his department.

ITEM NO. 10 Capital Improvement Schedule

Mr. Silky presented the updates to the board and commented this was a State requirement to reflect the items of service mention in the Comprehensive Plan. The board reviewed and Chairman Sheldon asked there be an additional column added reflecting the remaining balance for expenditures. Mr. Hodges made a motion to approve with the recommended change and it was seconded by Mr. Morehouse. Ms. Chester was asked to call roll.

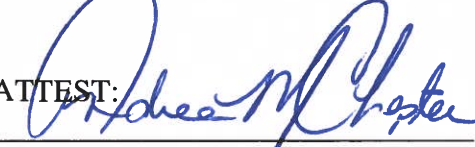
Mr. Morehouse	Yes	Mr. Wakstein	Yes
Mr. Hodges	Yes	Mr. Scruggs	Yes
Mr. Turner	Yes	Chairman Sheldon	Yes

The meeting was adjourned at 1:50 p.m.

DATED this 12 day of February, 2020



Mark Sheldon, Chairman

ATTEST: 

Andrea Chester, Secretary