

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD MEETING MINUTES  
February 13, 2019  
MINUTES TO THE REGULAR MEETING**

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

**Dr. Steven Taylor from Emerald Coast Fellowship gave the invocation and Vice-Chairman Wakstein led the Pledge of Allegiance.**

**ITEM NO. 4            Approval of the January 9, 2019 Planning Board Meeting Minutes**

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

Mr. Turner	Yes	Mr. Hodges	Yes
Mr. Caron	Yes	Vice-Chairman Wakstein	Yes
Mr. Morehouse	Yes		

Vice-Chairman Wakstein asked if an item could be added to the agenda regarding a conditional use for a healthcare facility. The board agreed to add the item for discussion.

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

Mr. Benjamin, 202 S. Wells Street provided handouts to each member depicting a map of the Highway 79 corridor area and the different heights along the corridor. He asked if the board would consider discussing changing the heights to a lower height than what is currently allowed in the CH zones, sixty-five (65) feet along the corridor. Mr. Benjamin expressed his concern for future developments in this area moving forward.

Vice-Chairman Wakstein suggested an item of discussion be added to the March agenda.

**ITEM NO. 6            Ordinance 1489 – Amending Abatement Code to Address Hazardous Trees - Continued**

Ms. Myers continued the conversation from the last meeting regarding the radius distance addressing hazardous trees. She explained she had discussed the distance with Fire Inspectors Captain David Jordan and Lieutenant Sean Leglieter and the State's Best Practice indicates thirty (30) feet around a residential property. Ms. Myers shared at the moment the City Council does not have an appetite to move the ordinance forward, commenting we would be the first community to take on an ordinance of this nature. Discussion ensued. Mr. Caron asked if the distance should be changed to match the State's practice of thirty (30) feet. Mr. Hodges commented Letter (i) addresses how the determination can be made from the Fire Inspector, the board agreed.

Mr. Hodges made a motion to approve Ordinance 1489 as presented and it was seconded by Mr. Caron. Ms. Chester was asked to call roll.

Mr. Turner	Yes	Mr. Hodges	Yes
Mr. Caron	Yes	Vice-Chairman Wakstein	Yes
Mr. Morehouse	Yes		

Ms. Chester commented Ordinance 1489 is recommended to City Council for approval.

**ITEM NO. 7            Comprehensive Plan – Section 2 – Recommended Changes**

Mr. Silky presented his recommended changes to the board and explained how he had derived at the population and projections for the City. Discussion ensued regarding the population data noted in the report.

Mr. Hodges made a motion to approve the submitted draft changes and it was seconded by Mr. Morehouse. Ms. Chester was asked to call roll.

Mr. Turner            Yes  
Mr. Caron            Yes  
Mr. Morehouse        Yes

Mr. Hodges            Yes  
Vice-Chairman Wakstein    Yes

**ITEM NO. 8            Bay-Walton Sector Plan – Detailed Specific Area Plan (DSAP)  
Information**

Vice-Chairman Wakstein commented this was information requested by Mr. Scruggs and due to his absence asked the item and information move to the March meeting, all board members agreed.

**ITEM NO. 9            Code Enforcement Update**

Mr. Tindle reported his department had been busy with abandoned material pick-up. Mr. Caron asked for the date of the last scheduled pick-up for hurricane debris, Mr. Tindle commented it was December 31. Discussion ensued regarding areas located in Bay County and Mr. Tindle explained his department was working closely with the county to ensure all debris is being removed promptly.

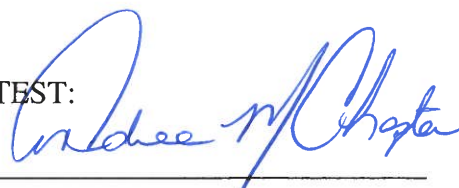
**ITEM NO. 10           Conditional Use for Healthcare Facility – Added Item**

Vice-Chairman Wakstein introduced the request for the board to consider conditional use standards for a future hospital in the city limits. He stated there had been rumor of a site consideration at the Hombre Golf Course, which would leave those neighbors open for limited protection. Mr. Silky commented staff could look at standards for increased buffering, fences and distances to neighborhoods. Board discussion on the importance of having such a facility in this area, but all were interested in standards for a future facility. Staff will work on standards and present at the March meeting for board consideration.

The meeting was adjourned at 1:49 p.m.

DATED this 13 day of March, 2019

  
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Mark Sheldon, Chairman

ATTEST:  
  
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Andrea Chester, Secretary