

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
May 8, 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, Mr. Caron and Chairman Sheldon.

Reverend Mary Alice Mathison from Grace Episcopal Church gave the invocation and Mr. Caron led the Pledge of Allegiance.

Chairman Sheldon asked the board if there were any additions to the agenda, there were none.

ITEM NO. 4 Approval of the April 10, 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. Caron to approve the meeting minutes and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

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

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

Mr. Ed Benjamin, 202 South Wells Street asked the board to review this agenda item and define the specifics on the subject matter to which someone can speak at this time.

ITEM NO. 6 Ordinance 1490 – Small Cell Requirements

Ms. Myers introduced the item to the board and then announced the item is currently in discussion at the legislature requesting the discussion be continued to the next meeting. Chairman Sheldon asked for the item to be continued to the June meeting.

ITEM NO. 7 Proposed LDC Changes – Table 7.02.03.I Podium Requirements

Mr. Leonard introduced the discussion from the previous meeting commenting the reason for the change in the requirements is from the elimination of height incentives. He stated the podium standards allow for an architectural look instead of a straight box appearance. Mr. Leonard explained at what height the standards would apply from LDC Table 7.02.03.I Podium Standards. He stated the changes were only applied in FBO-2 and FBO-3.

Mr. Scruggs made a motion to accept the changes as recommended and it was seconded by Mr. Hodges. Ms. Chester was asked to call roll.

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

Ms. Chester commented the recommended changes would be forwarded to City Council.

ITEM NO. 8 Comprehensive Plan – Section 3 Recommended Changes

Mr. Silky commented Bay County had completed the updates on the map data and he would have the changes for a full review at the June meeting.

ITEM NO. 9 Discussion of Entertainment Districts

Chairman Sheldon opened the discussion by explaining this was something he was interested in exploring after the temporary closing of Pier Park Drive. He stated he had invited Chris Tilley, General Manager of Pier Park to the meeting, but was unavailable to get his thoughts on the recent road closure. Mr. Wakstein commented he had spoken with Mr. Tilley and Pier Park is not interested in seeing the road closures become permanent. Chairman Sheldon commented he thought entertainment districts would drive economic development and the board may need to review for other areas in the future. Discussion ensued. No motion was made from the board.

ITEM NO. 10 Discussion of Density Standards


Ms. Myers distributed information regarding "taking" of property. She gave examples of possibly how changing the density requirements would be considered "taking" of property. Discussion ensued from the board. Mr. Leonard commented the impact was not from year-round residents, but the City's tourism had increased from 4 million to 17 million.

ITEM NO. 11 Code Enforcement Update

Mr. Tindle presented the April Citation Report to the board. Mr. Wakstein asked about the Hombre Golf Course and possible issues due to the unmaintained areas. Mr. Tindle stated he was working closely with Mr. Roberts and the Homeowner's Association to keep the grass in the buffered areas maintained but that some areas will go back to their natural conditions.

The meeting was adjourned at 1:34 p.m.

DATED this 12 day of June, 2019



Mark Sheldon, Chairman

ATTEST:


Andrea Chester, Secretary