

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

Officer Chivera gave the invocation and Mr. Scruggs led the Pledge of Allegiance.

Chairman Sheldon asked if there were any comments or additions to the agenda, no comment from the board members. Chairman Sheldon stated he would like to have the following updates at the next meeting, a draft ordinance for parks and inflatables and Section 5 of the Comprehensive Plan.

ITEM NO. 4 Approval of the August 14, 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. Wakstein	Yes	Mr. Morehouse	Yes
Mr. Caron	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

Genese Hatcher, 601 Gardenia Street, asked who was responsible for the upkeep of the landscape located in the city right-of-way and Pier Park areas. She commented these areas needed attention and specifically the sago palms. Chairman Sheldon commented he would pass along the information to code enforcement.

ITEM NO. 6 Tapestry Park PUD Master Plan Modification. Kehl Investments LLC, Joan Land LLC and 100 Tapestry Park Land Trust are requesting approval to modify the approved PUD to decrease the density by combining 36 parcels to create 18 new parcels to build detached single-family structures rather than the original multi-family structures. The Planning Board will hold a public meeting to consider the request.

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

Mr. Caron, nothing to disclose. Mr. Morehouse, nothing to disclose. Mr. Hodges, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Scruggs, nothing to disclose. Mr. Wakstein, a resident of Tapestry Park. Chairman Sheldon stated he had nothing to disclose.

Brian Kehl, 22818 Ann Miller Road stated he was the representative of the group that was presenting the proposed modification request to the board. He explained there were thirty-six vacant approved lots for single family attached townhomes in the master plan of the PUD. He stated their request was to reduce the approved density in half by combining two lots and creating eighteen single-family detached homes. Mr. Kehl commented he had met with the president of the HOA and had agreed to the following setbacks; front 20 feet, rear 20 feet and each side 5 feet, noting the rear faces the street side and the front faces the park side. He stated the modification would also include for the park area to be completed, sidewalks trees added, lower density in the neighborhood and all guidelines of the HOA would be followed.

Mr. Turner asked if any additional entrances would be open with this request, Mr. Kehl commented additional entrances were tied to the commercial part of the PUD. Mr. Morehouse commented currently the homes facing the street side were the front sides of the homes and this build would not have the same look. Mr. Kehl commented the front of the proposed homes will face the park, but the rear side facing the street would also include a rear entrance and a façade of a front to have the curb appeal the same along the street side. Mr. Hodges asked if the plans had been approved by the architectural board of Tapestry Park, Mr. Kehl commented he had only met with the HOA president and that plans of homes had not yet been approved. Mr. Caron asked if a neighborhood board meeting had been held to discuss the request, Mr. Kehl commented no.

Discussion ensued. Chairman Sheldon commented the board members received emails regarding the request and confirmed they would be made part of the record. He opened the meeting up for public comment.

Greg Hudson, HOA Board President, 406 Geneva Avenue commented he had met with Mr. Kehl and agreed with the modification. He had advised a meeting to be set with the architectural board for a review and approval before building occurred. He commented a neighborhood board meeting had not occurred before today's meeting.

Dan Navin, 303 Coral Gables Street, commented he supported the modification request and looked forward to the enhancement of the green space.

Abby Holloran, 304 Coconut Grove Court, described the current look of the one townhome and stated the same buffer around the garages should be required. She commented she was not in favor of the homes facing the park and the look would lower property values in her opinion. Ms. Holloran stated the park was for the entire neighborhood, but it would appear it was only intended for the homes facing the park.

Mr. Wakstein commented the current approved plan allowed for more townhomes and the modification request was to reduce the density in the neighborhood. Discussion ensued regarding setbacks. Mr. Kehl commented he would agree to increasing the street side setback from 20 feet to 30 feet.

Todd Henry, 400 Liverpool Avenue, commented there had not been a public neighborhood meeting to discuss the modification request. He stated parking was an issue within the neighborhood and supports the decrease in density but stated there were still neighborhood concerns such as grass, communication and parking.

Chairman Sheldon commented the neighborhood concerns mentioned needed to be addressed with the HOA and were not a part of the board's decision making for the request. Mr. Scruggs made a motion to approve the modification request with the following setbacks; 30 feet rear/street, 20 feet front/park, and 5 feet side and it was seconded by Mr. Wakstein. Ms. Chester was asked to call roll.

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

ITEM NO. 7 Kelly Street PUD Master Plan Modification. Westfourth Partnership, LP is requesting approval to modify the approved PUD to decrease the density from 165 units to 102 units and relocating the retail sales and service to Panama City Beach Parkway and replace with residential. The Planning Board will hold a public meeting to consider the request.

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

Mr. Caron discussed with staff. Mr. Morehouse, nothing to disclose. Mr. Hodges, nothing to disclose. Mr. Turner, nothing to disclose. Mr. Scruggs, nothing to disclose. Mr. Wakstein, visited the property. Chairman Sheldon stated he had discussed with staff.

Mr. Robert Carroll, 17800 Panama City Beach Parkway and representative for the Westfourth Partnership. He provided an overview of the original plan which included 150 multi-family units with the height of 60 feet. He described the modification request in detail, which included the reduction of units to 102, reduction in height to 35 feet, commercial moved to the front of the development, and a reduction in traffic from the original master plan. Mr. Hodges asked what type of buffering between the current residents and the proposed multi-family development, Mr. Carroll replied it would meet the LDC of 26 feet of buffering along with a 6-foot solid-faced fence.

Chairman Sheldon commented the board members received emails regarding the request and confirmed they would be made part of the record. He opened the meeting up for public comment and stated questions from the public would be addressed by Mr. Carroll after public comment was concluded.

Greg Grugett, 21601 Palm Avenue asked if anyone from Commissioner Griffith's office was present, there was no one present. He asked if an environmental study would be done on the property, Mr. Silky explained yes this would be a part of the development order process. He asked if the following would be considered before and during the project; retention ponds, silk screening

during construction, safety precautions during construction, traffic study and sidewalks along Kelly Street and if so, how far would they extend on Kelly Street.

Andrew Poulis, 115 Sun Lane, commented he was a full-time resident and had an objection to the project.

Tim Parker, 110 Sun Lane, commented there was too much traffic and cut-through traffic in this area and that this development would add to the amount of cut-through traffic on Sun Lane. He asked if the properties would be used as short-term rentals and if so then this would add to the noise and traffic in the neighborhood. Mr. Parker commented this was a quiet neighborhood and single-family residential would be an approved use of the property, but not multi-family.

David Howard, 21905 Sunnyside Lane, commented about the property elevation higher than the surrounding neighbors and the impact this would have on the neighbors. He also commented vacation rentals would have an impact on the traffic in the area.

Barbara Bill, 21823 Marlin Avenue, a record of her email had been provided to the board members. Ms. Bill asked about the compatibility of this project to the neighborhood and was this following the city's comprehensive plan. She asked about the noise during and after construction, the length of build time until completion and the lighting issues for all homes along Marlin Avenue. She also commented there was currently not enough parking for beach access for the neighborhood and this development would add to the problem.

Allison Schmitz, 21624 Marlin Avenue, commented this development would be along the back of her property, which is single-family residential; therefore, she was concerned for the additional lighting into her backyard, noise and traffic. She stated another concern was for the safety of the children that walk along Kelly Street for bus pick-up. Ms. Schmitz stated this was an invasion of her personal privacy and felt this development would devalue the worth of her home.

Millard McCord, 21621 Sunset Avenue, commented she supported the reduction in the density, but asked for the beach access areas to be improved to support the additional residents. She also requested for the board to help with communication in order to help them stay informed.

Donna Monti, 21526 Palm Avenue, commented Kelly Street had partially been closed off from Highway 98 at one time and asked if this would be done again. She also stated the approved master plan of La Borgata was something the neighborhood had supported, an upscale community that would enhance the neighborhood. She asked if the same look and style would be a part of this development.

Mr. Carroll responded to the public questions; environmental study will be conducted during the development order process, all the drainage is located underground and self-contained, there will not be an outfall or a discharge of water from the development, there will be sidewalks around the entire development, there are 3 approved access points from Highway 98 and these will be used during the construction phase, construction screening is required and is part of the submitted construction plan, the units will be sold as individual units, two story with a maximum of 35 feet, the developer is ready to submit a development order as soon as possible, lighting will not go past property lines, beach access is not in the City's jurisdiction, an architectural review is not a part of the permitting process and Kelly Street and improvements, such as sidewalks are within Bay County's jurisdiction.

Discussion ensued. Mr. Silky commented walking trails were a part of the original master plan and would this development include the walking trails, Mr. Carroll responded there would be walking paths within the development. Mr. Hodges made a motion to approve the Kelly Street PUD modification request and it was seconded by Mr. Scruggs. Ms. Chester was asked to call roll.

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

ITEM NO. 8 Request Withdrawn by Applicant – No discussion.

No discussion or comments.

ITEM NO. 9 CRA Discussion – David Campbell

Mr. Campbell provided a status update on the overall CRA of completed projects and future projects and their projected dates of completion. He discussed the plans for the bicycle/tram lanes and explained it won't be fully utilized until it's completed, which at that time will encompass eight miles. The board thanked him for his work and the updated information.

ITEM NO. 10 Code Enforcement Update

Chairman Sheldon asked if dead trees that needed of trimming in Pier Park were a part of his area, Mr. Tindle replied yes, he would take care of the issue. The current citation report was discussed with the board. Chairman Sheldon asked if there was an update on liens being reported to the credit bureau, Mr. Tindle did not have an update at this time.

New Business: Mr. Hodges asked if staff could explore adding the requirement of a developer to hold neighborhood meetings before presenting the project to the board for action. He commented this is a requirement for Walton County application submissions and is a tool to keep the neighborhoods informed of upcoming projects.

The meeting was adjourned at 3:27 p.m.

DATED this 9 day of October, 2019



Mark Sheldon, Chairman

ATTEST: 

Andrea Chester, Secretary