

**CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
June 12, 2024
MINUTES TO THE REGULAR MEETING**

The meeting was called to order by Chairman Wakstein at 1:00 p.m. and Ms. Deese was asked to call the roll. Members present were Mr. Painter, Mr. Coleman, Mr. Morehouse, Mr. Houk, Mr. Bishop, and Chairman Wakstein. Mr. Jones was absent. Mr. Painter led the Pledge of Allegiance.

ITEM NO. 3 Approval of the April 10, 2024, Planning Board Meeting Minutes

Chairman Wakstein asked if there were any comments or corrections to the meeting minutes. Mr. Coleman made a motion to approve. It was seconded by Mr. Painter. Ms. Deese called the roll.

Mr. Houk	Yes	Mr. Bishop	Yes	Mr. Painter	Yes
Mr. Coleman	Yes	Mr. Morehouse	Yes	Chairman Wakstein	Yes

ITEM NO. 4 Public Comments – Non-Agenda Items

There were no public comments.

ITEM NO. 5 Bay County Transportation Planning Organization- Project Priorities Presentation

Angela Bradley, Planner for the Emerald Coast Regional Council and staff to the Transportation Planning Organization (TPO) presented on funding, methodology, and implementation of the organization’s project priorities.

Leandra Meredith, Marketing & Outreach/ Title VI Coordinator Emerald Coast Regional Council discussed the organization’s interactive map, public outreach, virtual open house, and how to access the project priority list online.

ITEM NO. 6 Comprehensive Plan- Sanitary Sewer

Mr. Leonard presented the Sanitary Sewer Sub-Element of the Comprehensive Plan. The State of Florida requires government agencies to consider the feasibility of converting septic tanks to sanitary sewer. Wastewater Treatment Plant 1 is planned for a 1 million gallon upgrade and possible expansion of 8 million gallons for a total of 23 million gallons per day. Wastewater Treatment Plant 2 is planned to be constructed in the Commerce Park and will be designed to treat up to 8 million gallons per day.

Mr. Coleman asked if the land for Wastewater Treatment Plant 2 has been acquired and the benefit to expanding Wastewater Treatment Plant 1 versus having a new site.

Mr. Leonard responded that Wastewater Treatment Plant 1 may be less expensive since infrastructure is already in place. Wastewater Treatment Plant 2 is a backup for if development moves at a quicker pace than expected. It appears that Wastewater Treatment Plant 1 will be Phase 1 and Wastewater Treatment Plant 2 will be Phase 2.

Chairman Wakstein inquired if the reference to single family lots was for current platted lots or if potential lots are included.

Mr. Leonard responded that the reference is only for existing lots.

Mr. Bishop inquired if the report was based on the City’s total service area.

Mr. Leonard responded that the report was based on the City limits only.

Mr. Coleman asked how septic tanks are abandoned.

Mr. Leonard replied that the bottoms are knocked out, so they are no longer functional and then completely disconnected from the home.

Mr. Morehouse made a motion to approve the Sanitary Sewer Sub-Element of the Comprehensive Plan. It was seconded by Mr. Coleman.

Mr. Houk	Yes	Mr. Bishop	Yes	Mr. Painter	Yes
Mr. Coleman	Yes	Mr. Morehouse	Yes	Chairman Wakstein	Yes

ITEM NO. 7 Status Update: Variances, Conditional Uses, and Planned Unit Developments (PUDs)

Chairman Wakstein introduced the item and read aloud the portion of the Land Development Code that outlines the expiration of variances and conditional uses. He then asked for an update of the Kukla PUD since it was the first on the list provided in the agenda package.

Mr. Leonard stated the developers of the Kukla PUD have acted on the conditional use by applying for and receiving a development order. There were some stormwater issues they are working to resolve. Kukla is a County road and the County has reached out with an interest to transfer to the City. There are some legal agreements that are being drafted. PUDs have no development rights until they come before the Planning Board. To revoke the master plan, a hearing is required.

Chairman Wakstein noted that it does not appear that the variance for 13951 Panama City Beach has been acted on and asked if it is now void.

Mr. Leonard responded that if a conditional use or variance is not acted upon within a year, they would need to come back to the Board.

Chairman Wakstein stated his interpretation of “used and acted upon in a real and substantial way” is that it has been built or it hasn’t.

Mr. Davis said his interpretation is using the variance for the development process. If the Planning Board would like to tighten the language by ordinance he can bring something to the next meeting.

Chairman Wakstein asked which of the variance and conditional uses are still valid.

Mr. Leonard stated he would look at each of the conditional uses and variances to see if there is anything beyond the control of the applicant that has paused the use.

There was Board discussion as to the inaccessibility of 13951 Panama City Beach Parkway without a variance.

Mr. Painter asked for verbiage that protects from the ability to abuse a granted variance and as to whether it is impacted by an entity outside of City control.

Chairman Wakstein asked for additional information on the Dudley Branum PUD.

Mr. Leonard stated it is not in a Front Beach Overlay district and a portion has been rezoned to commercial district.

Chairman Wakstein inquired about the repercussions for not meeting the timelines for the PUDs.

Mr. Leonard said the City would send a letter to applicant, there would be a public hearing, the applicant would be given a chance to appear, and then Planning Board would make a decision.

Chairman Wakstein asked the Board if there were any PUDs that were not complete or substantially complete that may cause an issue with surrounding neighborhoods that have developed. None were noted by the Board. He directed staff to prepare a report of Large Site Development benchmarks for the next Board meeting.

ITEM NO. 8 Code Enforcement Update

Mr. Smith provided an update for mid-April through mid-May. Most of the Division's neighborhood enforcement efforts were in response to grass, detrimental conditions, and unpermitted events. Enforcement of City ordinances on the beach included dogs, double red, glass, and holes.

Mr. Smith clarified for **Mr. Coleman** that the fines listed as not collected in the monthly report is for the time reported not total to date.

The meeting adjourned at 1:37 p.m.

DATED this 21TH day of September, 2024.



Josh Wakstein, Chairman

ATTEST:



Melissa Deese, Secretary