



City of  
**Panama City Beach**

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**MINUTES** of the **August 22, 2024** Regular Meeting of the City Council of the City of Panama City Beach, Florida, and when permitted or required by the subject matter, the Panama City Beach Community Redevelopment Agency.

**Mayor Stuart Tetterer called the August 22, 2024 regular meeting to order at 9:00 a.m.**

**ROLL CALL**

**COUNCILMAN PAUL CASTO**  
**COUNCILMEMBER MARY COBURN**  
**COUNCILMAN ETHAN REGISTER**  
**VICE MAYOR MICHAEL JARMAN**  
**MAYOR STUART TETTERER**

**A quorum was present with all five members of City Council.** Others present were City Manager Drew Whitman, Assistant City Manager Holly White, City Attorney Cole Davis, City Clerk Lynne Fasone, Directors, staff, and members of the public and press.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Stuart Tetterer led the invocation. Pastor Ramon Duvall from the Beachside Fellowship Church led the Pledge of Allegiance.

**COMMUNITY ANNOUNCEMENTS**

Mayor Tetterer presented community announcements.

Mayor Tetterer turned the floor over to City Manager Whitman. Manager Whitman introduced Shari Cooper, the City's new Communications Manager. Ms. Cooper thanked Council and talked briefly about her 20 years' experience in the communications field.

**APPROVAL OF MEETING MINUTES**

Approval of August 6 and August 8 meeting minutes moved to the September 12, 2024 meeting.

**APPROVAL OF AGENDA**

Mayor Tetterer called for approval, additions and/or deletions to the agenda. Mayor Tetterer recommended that approval of the August 6 and August 8 meeting minutes be moved to the September 12 meeting. **Councilman Casto moved to approve the agenda, as amended. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of the agenda, as amended by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

**PUBLIC COMMENTS - NON-AGENDA BUSINESS (LIMITED TO THREE MINUTES)**

Mayor Tetterer provided instructions and then opened the floor to non-agenda business public comments, limited to three minutes each.

1. Michael Steinkirchner – Mr. Steinkirchner commented that companies were marketing events without a special event permit, including Gulf Coast Jam which was selling tickets without a permit. Mr. Steinkirchner commented that those companies were in violation of the City's ordinance without a permit.
2. Scott Heilman – Mr. Heilman commented that Virginia Tech soccer recruitment camp recently held an event at Frank Brown Park. Mr. Heilman complimented the Parks Department stating that the fields were in great shape, however, he inquired if the university could have access to the better fields at the back of the Park next year. Mr. Heilman commented further that he thought that the special event ordinance as a whole was a bad idea and violated First Amendment rights. Mr. Heilman further commented on Breakfast Point's Halloween event being planned now that could be effected by the special event ordinance. Mr. Heilman recommended that Council should go down the less restrictive path.
3. Genice Hatcher - Mrs. Hatcher commented that we all live in a beautiful City with a new hospital and more people moving in and soon 500 new jobs. Ms. Hatcher thanked the Lord. Mrs. Hatcher recommended that Council review old laws. Mrs. Hatcher thanked the Code Enforcement Department, the City Manager and Councilman Ethan Register for trying to keep the city beautiful. Mrs. Hatcher reminded everyone that the 1% tax and tourism tax pays the city's bills. Mrs. Hatcher recommended that Council not waste its time on the little things, that God would take care of that. Mrs. Hatcher encouraged people to come and spend money in the city and that Council put up more Christmas lights and clean up the city.
4. Colleen Swab-Chapman, owner of CA & Outlaw Cycles. Ms. Swab-Chapman commented that Outlaw Cycles was grandfathered in after we lost our scooter rights. Ms. Swab-Chapman expressed concern with companies who are unlicensed renting golf carts to people renting vacation homes. Ms. Swab-Chapman provided handouts. Ms. Swab-Chapman commented that these companies/people are renting the carts as an amenity with the house, the carts are not being inspected, 15-year-olds are driving the carts, and the companies are not licensed to do business in the City. Ms. Swab-Chapman stated this goes against the city ordinance and asked Council to nip this in the bud.

Hearing and seeing no further comments, Mayor Tetterer closed that public comment period. Mayor Tetterer asked Manager Whitman to respond to the public comments.

Manager Whitman commented, with respect to Mr. Steinkirchner, he was correct that there are companies that go out and advertise their events before special event permits were issued, however, that was a business decision which he could not control. Manager Whitman reported, with respect to Mr. Heilman's comments, he would talk with Director Joyner about the fields, and he looks at Halloween as a community event so special event permits are not required; however, he would review that with Legal. Manager Whitman commented, with respect to Ms. Hatcher's comments those were to Council. Manager Whitman commented, with respect to Colleen's comments, he had worked with Colleen for some years now and he and Colleen keep in contact with each other. Manager Whitman added that Ms. Colleen was correct, and he and Legal are looking into the matter and he will be bringing something back to Council for consideration.

Mayor Tetterer invited comments from Council.

Councilman Casto asked Legal to comment on Colleen's comments. Attorney Davis reported that he has been made aware of the issue and right now, if it's an additional charge on the rental we treat that as illegal, if there is no fee we have not treated that as a violation of the ordinance. Attorney Davis noted that it will ultimately be a policy decision for the Council to consider and he can amend the ordinance to capture that if Council so directs. Councilman Casto noted he was in favor of revisiting the ordinance. Councilman Register concurred with Councilman Casto. Further discussion regarding how the golf carts are being brought into the city took place. Mayor Tette mer invited Chief Talamantez to comment.

Chief Talamantez reported that the Police Department had been working on this for a couple weeks now and working with the Code Enforcement Department. Chief Talamantez reported that they are finding that it is a combination of things and described various situations. Chief Talamantez added that his department was cracking down on golf carts in the roadway and agreed that the city should look into this further.

Mayor Tette mer asked Chief if there were tools that his department needed from Council. Chief Talamantez reported that they were working on identifying the owners on the front end, which had proved challenging. Chief Talamantez added that they were working on an educational component for owners of rentals. Discussion regarding LSVs needing to be registered took place. Attorney Davis confirmed that the City Code currently addresses LSVs, not golf carts.

**Mayor Tette mer recommended that this item be brought back to Council for consideration; that staff give Council a few options on how to address golf carts and LSVs. Councilmembers concurred.**

Councilman Registered thanked Mrs. Hatcher for being compassionate about beautifying the city. Further discussion about adding more Christmas lights took place. A brief discussion regarding first amendment rights with respect to special event permits, the permit approval process, and pop-up events took place.

Mayor Tette mer thanked everyone for the discussion.

#### **CONSENT AGENDA**

Mayor Tette mer asked Clerk Fasone to read the Consent Agenda.

**RESOLUTION NO. 24-168, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AMENDMENTS TO THE CITY'S PROCUREMENT MANUAL.**

**RESOLUTION NO. 24-169, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF ONE CLUB CAR CARRYALL 1700 FOR THE FIRE RESCUE DEPARTMENT FROM JEFFREY-ALLEN, INC. IN THE TOTAL AMOUNT OF \$27,617.40; AND AGREEING TO BE BOUND BY THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA DEPARTMENT OF MANAGEMENT SERVICES CONTRACT GOVERNING THAT PURCHASE.**

**RESOLUTION NO. 24-170, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF ONE 2024 CHEVROLET SILVERADO 1500 CREW CAB 4X4 FROM ALAN JAY AUTOMOTIVE MANAGEMENT, INC. D/B/A ALAN JAY FLEET SALES FOR THE PARKS AND RECREATION DEPARTMENT IN THE TOTAL AMOUNT OF \$50,121.00; AND AGREEING TO BE BOUND BY THE TERMS AND CONDITIONS OF THE CITY OF TALLAHASSEE CONTRACT GOVERNING THAT PURCHASE.**

Mayor Tetterer noted the Consent Agenda was available to Council. **Vice Mayor Jarman moved to approve the Consent Agenda. Councilman Register seconded the motion. All were unanimously in favor of approval of the Consent Agenda by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

#### **REGULAR AGENDA- DISCUSSION/ACTION ITEMS**

##### **ITEM 1. ORDINANCE NO. 1650 AMENDING SECTION 7-12 OF THE CITY'S CODE OF ORDINANCES RELATED TO FAILURE TO OBSERVE THE BEACH SAFETY FLAG WARNING SYSTEM, SECOND READING / PUBLIC HEARING.**

Mayor Tetterer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1650 by title only and summarized the purpose of the ordinance up for second reading and public hearing.

Mayor Tetterer opened the public hearing. Hearing and seeing no comments, Mayor Tetterer closed the public hearing. Mayor Tetterer invited comments from Council. **Vice Mayor Jarman moved to approve Ordinance No. 1650. Councilman Register seconded the motion. All were unanimously in favor of approval of Ordinance No. 1650 by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

##### **ITEM 2. ORDINANCE NO. 1651 AMENDING SECTION 7-3 OF THE CITY'S CHARTER RELATED TO THE CONDUCT OF MUNICIPAL ELECTIONS, PROPOSING A CHANGE FROM APRIL TO NOVEMBER FOR CITY ELECTIONS, FIRST READING / PUBLIC HEARING.**

Mayor Tetterer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1651 by title only. Mr. Davis reported Council requested that staff prepare an ordinance changing the date of municipal elections from April to November to coincide with state and federal elections. Mr. Davis added that this version, per Council's direction, addressed the lame duck session and meeting dates.

Mayor Tetterer invited comments from Council. Mayor Tetterer reported that he went back and forth on this one and, during the FLC conference last week, he had surveyed peers, and the results were a mixed bag. Mayor Tetterer expressed concerned about this ordinance extending his term by six months.

Vice Mayor Jarman noted his support and recommended everyone look at Destin and the other 106 cities that had their elections in November with respect to increased voter turnout. Vice Mayor Jarman noted that a November election would also give candidates more time to knock on doors.

Councilman Casto noted his support and added that he liked the idea of increased time for candidates, increased voter turnout and the approximately \$20,000 savings for the City.

Councilmember Coburn noted that she had also talked with peers during the FLC conference last week and did not like the idea of giving up control to the County and losing the City's place on the Canvassing Board.

Councilmember Coburn also added that she did not like the idea that the city's issues would appear at the bottom of a ticket, and she was opposed to changing the date to seat the Council.

Councilman Register noted that his position was unchanged. Councilman Register reported that he too talked with fellow peers at the FLC conference. Councilman Register offered his support noting he was in favor of saving the City money, thought it would be easier for candidates to get up and down the beach in November, was in favor of increased voter turnout, was not in favor of the lame duck meeting, and appreciated the Mayor for catching that.

Mayor Tette mer opened the public hearing. Hearing and seeing no comments, Mayor Tette mer closed the public hearing. Mayor Tette mer called for additional comments from Council. Hearing and seeing none, **Councilman Register moved to approve Ordinance 1651. Vice Mayor Jarman seconded the motion. The motion was approved by a (3-2) roll call vote.**

Councilmember Coburn	No
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tette mer	No

### **ITEM 3. RESOLUTION NO. 24-171, MODIFYING CITY COUNCIL PROCEDURES.**

Mayor Tette mer invited Attorney Davis to comment. Attorney Davis read Resolution No. 24-171 by title only. Attorney Davis explained this amendment reflected housekeeping items basically on how Council has been running over the past several months.

Mayor Tette mer invited comments from Council and recommended that Council talk through each change.

Councilmembers approved the amendments as presented with the following changes:

1. Regarding physical props, etc. Council agreed that it should be the Chairman's job to allow or disallow props, excluding paper handouts, to read: "Physical props, visual or demonstrative aids, easels, noisemakers, and other disruptive devices are prohibited unless authorized by the Chair."
2. Regarding cellphones, cameras, and video recording devices took place. Council agreed to remove "Audio/visual recording devices larger than a cellular phone and any associated equipment shall be restricted to an area of the City Council's chambers designated by the City Manager for use of such devices" from the draft presented.
3. Regarding appointments, add "at the discretion of the Council" to the end of the first sentence to read: "For all vacancies of any position appointed by the vote of the Council, the City Clerk shall advertise the vacancy on the City's designated website for at least two weeks at the discretion of the Council." Additionally, add "thirty days prior to the expiration of any appointed term" to the last sentence to read: "Thirty (30) days prior to the expiration of any appointed term, sitting members of any appointed board or committee shall inform the City Clerk, in writing, of their willingness to continue to serve on said board or committee."

Discussion regarding upcoming Planning Board appointments took place.

Mayor Tette mer called for public comments. Hearing and seeing no comments, Mayor Tette mer closed the public comment period. Mayor Tette mer called for additional comments from Council. Hearing and seeing none, **Vice Mayor Jarman moved to approve Resolution 24-171, as amended above. Councilman**



Casto seconded the motion. All were unanimously in favor of approval of Resolution No. 24-171, as amended above by a (5-0) roll call vote.

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

**ITEM 4. RESOLUTION NO. 24-172, APPROVING THE PURCHASE OF A TORO FIELD PRO 6040 WITH LASER GRADER PACKAGE FROM JERRY PATE TURF & IRRIGATION, INC., AND AUTHORIZING A BUDGET AMENDMENT.**

Mayor Tetterer invited Attorney Davis to comment. Mr. Davis read Resolution No. 24-172 by title only. Mayor Tetterer invited Director Joyner to the podium. Director Joyner recommended the purchase of this smaller unit so staff will be able to grade fields more frequently and efficiently. Director Joyner thanked the TDC for assisting with the funding of this piece of equipment.

Mayor Tetterer called for public comments. Hearing and seeing none, Mayor Tetterer invited comments from Council. **Councilmember Coburn moved to approve Resolution 24-172. Councilman Casto seconded the motion. All were unanimously in favor of approval of Resolution No. 24-172 by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetterer	Aye

**ITEM 5. RESOLUTION NO. 24-173, AMENDING VACATION RENTAL CERTIFICATE AND INSPECTION FEES.**

Mayor Tetterer invited Attorney Davis to comment. Mr. Davis read Resolution No. 24-173 by title only. Mayor Tetterer invited comments from Chief Morgan.

Chief Morgan reported the intent is to separate the inspection fees from the registration fees and amend the registration fee. Discussion regarding the proposed fee structure and the impact on those who have already paid a fee took place.

Vice Mayor Jarman requested that, if approved this go into effect after October 1 and recommended that Council listen to Staff on how best resolved the issue for those who have already paid. Councilman Jarman noted that he wanted to make sure people were not overpaying.

Councilman Register inquired if there was a way to save residents who live and invest here some money with respect to paying fees. Further discussion regarding that being a policy issue and staff looking at the financial consequences took place.

Further discussion took place regarding those homesteaded in the County perhaps receiving a discount on all rental properties on the renewal fee took place. Further discussion regarding the fee structure took place. Further discussion regarding the cost recovery method of the fees took place. Chief Morgan discussed the administrative lift of the program. Vice Mayor Jarman discussed how the \$150 fee was arrived at and recommended being one year into the program that the fee not be reduced too drastically.

Councilman Casto recommended leaving the fee at \$150 and then take another look at the fee structure next year. Councilmember Coburn inquired if the fees were factored into the current budget numbers. Chief Morgan stated yes. Discussion regarding this renewing every October 1<sup>st</sup> took place.

Mayor Tetteimer note he would be amenable, if this is passes at \$150, to returning \$100.00 to those who had already paid \$250. Councilmember Coburn concurred. Discussion regarding refunding fees being easier on the staff than crediting fees took place. Manager Whitman requested that a receipt be presented to staff if someone is requesting a refund.

Mayor Tetteimer noted that he was amenable to one refund, not every fee, for residents. Discussion regarding the refunding coming out of the general fund took place. Discussion regarding the benefits of additional software and the administrative overhead took place. Councilman Register noted that this could be revisited next year since the City was in the infancy stage of this program. Mayor Tetteimer concurred. Discussion regarding the new software being part of the ERP software took place.

**Mayor Tetteimer restated that Council appeared to be in agreement to refund \$100 to those who had already paid the \$250.00 renewal fee, with proof of receipt. Councilmembers concurred.**

Mayor Tetteimer called for public comments.

1. Michael Steinkirchner – Mr. Steinkirchner commented thanked Councilman Jarman, Mr. Davis and the Fire Department and commented that this would save the owners globally about a million dollars. Mr. Steinkirchner noted that one item not addressed is a change in a property management company would subject the owner to a full \$250 fee. Mr. Steinkirchner requested a reduction in the fee schedule when an owner changes a property management company.
2. Genice Hatcher – Mrs. Hatcher inquired if the City had an application form for spot short term rentals. Mayor Tetteimer stated that that was unrelated and not an agenda item. Mayor Tetteimer invited the public to contact Council anytime such as after the meeting or on the phone, etc.
3. Scott Heilman – Mr. Heilman commented that it seemed the purpose of government was to fix the problems created by the government. Mr. Heilman recommended that this be done only once at reinspection.

Mayor Tetteimer called for further public comments. Hearing and seeing none.

**Attorney Davis asked for clarification, as drafted this would take effect immediately, when would Council like these new fees / refund to go into effect. Councilmember concurred that it should be immediately.**

Councilman Register inquired about Mr. Steinkirchner’s comments with respect to the change in property management company, responsible party, etc. Attorney Davis reported that that was a policy decision for Council not contemplated in this draft. Council members recommended that staff gather options for Council to consider and address in the future.

Mayor Tetteimer called for additional comments from Council. Hearing and seeing none, **Vice Mayor Jarman moved to approve Resolution No. 24-173, as amended. Councilman Casto seconded the motion. All were unanimously in favor of approval of Resolution 24-173, as amended by a (5-0) roll call vote.**

Councilmember Coburn	Aye
Councilman Register	Aye
Vice Mayor Jarman	Aye
Councilman Casto	Aye
Mayor Tetteimer	Aye

**\*ITEM 6. DISCUSSION / ACTION ITEM, FRONT BEACH ROAD.**

Mayor Tetterer invited Mr. Passmore to the podium. Mr. Passmore presented the **attached** PowerPoint regarding Front Beach Road improvements regarding an LSV/bike lane concept.

Councilmembers weighed the pros and cons of the presentation.

Mayor Tetterer called for public comments.

1. Genice Hatcher – Mrs. Hatcher expressed concern and dissatisfaction. Mrs. Hatcher stated Mayor Tetterer ran his campaign on this LSV issue and he did not have the right to do this to the citizens. Mrs. Hatcher commented that Council cannot destroy peoples’ homes like this.
2. Scott Heilman - Mr. Heilman thanked Council for allowing Mrs. Hatcher to speak. Mr. Heilman commented further that the purpose of Front Beach Road is to move vehicles, parking should not be put on Front Beach Road, it should be used to traverse.
3. Michael Steinkirchner –Mr. Steinkirchner commented with respect to parking on Oleander, signage will be very important and recommended that Council restrict that parking to LSVs only. Mr. Steinkirchner inquired if the City could mandate the LSV lane to LSVs only and lastly recommended that enforcement be addressed in the traffic study.
4. Peter Fischetti – Mr. Fischetti noted his family had lived here for nine years. Mr. Fischetti commented that dividing the lane was a great idea in his opinion for a number of reasons and listed those reasons.

After much discussion, Councilmembers directed staff to :

1. **See what a traffic study would entail, scope, cost and time with the Florida Department of Transportation regarding an LSV/bike lane concept;**
2. **Do not slow the CRA down; and**
3. **Look at a concept with about 8 parking spots at each beach access and any additional details.**

**Councilmembers concurred.**

**CITY MANAGER REPORT** –Manager Whitman reported there were three Planning Board positions that would soon be vacant. Manager Whitman reported further that two current members expressed their desire to be reappointed, and one member would be moving outside the City limits. Manager Whitman recommended that that seat be advertised for 30 days and bring back the written statements from the two members who would like to be reappointed. Councilmembers concurred.

**CITY ATTORNEY REPORT** – Nothing further to report.

**COUNCIL COMMENTS** – Mayor Tetterer called for comments from Council.

Councilman Register thanked both of the City’s Chiefs and noted he was excited about college football.

Mayor Tetterer wished good luck to the Marlins football team as they take on the Bay High football team. Mayor Tetterer thanked those who voted this past Tuesday and wished the candidates who won congratulations. Mayor Tetterer thanked everyone for attending and God Bless.



With nothing further, Mayor Tettemer adjourned the meeting by unanimous consent at 11:36 a.m.

READ AND APPROVED this 12<sup>th</sup> day of September, 2024.

CITY OF PANAMA CITY BEACH, FLORIDA



Stuart Tettemer, Mayor

ATTEST:

  
Lynne Fasone, MMC, City Clerk

\* ACTION ITEMS NOTED WITH AN ASTERISK ARE TAKEN BOTH BY THE CITY COUNCIL AND THE PANAMA CITY BEACH REDEVELOPMENT AGENCY JOINTLY AND CONCURRENTLY. IN THE EVENT OF A CONFLICT BETWEEN THE FOREGOING MINUTES AND A VERBATIM TRANSCRIPT OF THESE MINUTES, THE FOREGOING MINUTES SHALL CONTROL.