



City of  
**Panama City Beach**

**PCB City Hall**  
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**MINUTES** of the **October 10, 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 Tettemer called the October 10, 2024 regular meeting to order at 6:00 p.m.**

**ROLL CALL**

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

**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**

Vice Mayor Michael Jarman led the invocation and the Pledge of Allegiance.

**COMMUNITY ANNOUNCEMENTS**

Mayor Tettemer presented community announcements.

**APPROVAL OF MEETING MINUTES**

Mayor Tettemer called for approval of the September 26, 2024 meeting minutes. Hearing and seeing no comments, **Councilman Casto moved to approve the September 26 minutes.** **Vice Mayor Jarman seconded the motion.** **All were unanimously in favor of approval of the meeting minutes by a (5-0) roll call vote.**

|                      |     |
|----------------------|-----|
| Vice Mayor Jarman    | Aye |
| Councilman Casto     | Aye |
| Councilmember Coburn | Aye |
| Councilman Register  | Aye |
| Mayor Tettemer       | Aye |

**APPROVAL OF AGENDA**

Mayor Tettemer called for approval, additions and/or deletions to the agenda. Hearing and seeing no changes, **Vice Mayor Jarman moved to approve the agenda as presented.** **Councilman Casto seconded the motion.** **All were unanimously in favor of the motion by a (5-0) roll call vote.**

|                      |     |
|----------------------|-----|
| Vice Mayor Jarman    | Aye |
| Councilman Casto     | Aye |
| Councilmember Coburn | Aye |
| Councilman Register  | Aye |
| Mayor Tettemer       | Aye |

## PRESENTATIONS

Mayor Tette mer invited Chief Talamantez to the podium to present the **Police Department Accreditation Award** to the City. Chief Talamantez talked about the amazing amount of work the Department and past Chiefs did to achieve the Accreditation. Chief Talamantez specifically recognized Lt. Boyer and Sgt. Poppelreiter for their in achieving the Accreditation. Chief Talamantez invited everyone to attend tomorrow's ceremony here at City Hall at noon.

Manager Whitman noted that it has taken years to get where they are today, and Chief Tal picked right up where he left off. Manager Whitman announced that the Council would like to present Chief Tal with an award. Vice Mayor Michael Jarman presented Chief Talamantez with a **Police Chief's Achievement Award**.

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

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

1. Scott Heilman – Mr. Heilman commented on free speech and hostilities against him. Mr. Heilman further commented that the Mayor was under investigation by the Ethics Commission for ethics violations. Mr. Heilman further commented that he felt that rights were being eroded and people should not be restricted from speaking during a council meeting.
2. Genice Hatcher - Mrs. Hatcher began to read a letter regarding golf cart parking on Oleander Drive. Mayor Tette mer asked Mrs. Hatcher to come back up during the public comment period at Item #4 on the regular agenda. Mrs. Hatcher echoed Mr. Heilman's comments regarding free speech during council meetings and further commented on the Mayor attempting to remove her from a previous meeting.
3. Mary Lemburg - Ms. Lemburg invited everyone to attend the Veterans Day Parade. Ms. Lemburg added that she had turned in the permit and had talked with Ms. Lynne about a Proclamation and the road closure. Ms. Lemburg thanked everyone for helping her group. Ms. Lemburg noted that they were looking for golf carts to give Veterans rides during the parade.
4. Gary Wayne Beck – Mr. Beck commented that his rights were being violated. Mr. Beck asked for answers to the 5-pages of written comments he submitted to Council at the September 26<sup>th</sup> meeting. Mr. Beck handed in another 2-pages of written comments.

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

Manager Whitman commented, concerning Ms. Lemburg's comments that the City supports the Veterans and always will. Manager Whitman added that the process had changed slightly, in that the City cannot do everyone's paperwork. Manager Whitman responded with respect to Mr. Beck's comments, that he had reviewed Mr. Beck's 5-pages of comments and there were two questions involving crimes, which the PCB Police Department took seriously, and DC Ramey contacted Mr. Beck to follow up. Manager Whitman added that he does not handle the Sheriff's schedule and reminded Council that Mr. Beck lives outside City limits, in Bay County. Manager Whitman added that the City investigates and enforces all laws within our borders.

Mayor Tette mer explained concerning Ms. Hatcher's comments about the possibility of being removed from a meeting, that she was shouting at that meeting and that the Council takes more public comment than they are obliged to.

**CONSENT AGENDA**

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

**RESOLUTION NO. 25-01, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, ADOPTING THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY'S CYBERSECURITY FRAMEWORK AS THE CYBERSECURITY STANDARD FOR THE CITY OF PANAMA CITY BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE.**

**RESOLUTION NO. 25-02, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF A VIRTRA 300 DE-ESCALATION SIMULATOR FROM VIRTRA, INC. IN THE TOTAL AMOUNT OF \$247,355.72.**

**RESOLUTION NO. 25-03, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A TASK ORDER WITH GEORGE & ASSOCIATES, CONSULTING ENGINEERS, INC. FOR DESIGN SERVICES FOR THE LYNDELL CENTER PARKING LOT REHABILITATION PROJECT IN THE TOTAL AMOUNT OF \$37,427.00 PLUS REIMBURSABLE EXPENSES.**

**RESOLUTION NO. 25-04, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, RELATED TO THE 26TH ANNUAL VISIT PANAMA CITY BEACH IRONMAN FLORIDA EVENT; CONSENTING TO THE TEMPORARY CLOSURE OF PORTIONS OF FRONT BEACH ROAD AND THOMAS DRIVE ON SATURDAY, NOVEMBER 2, 2024, FOR THE EVENT AS MORE PARTICULARLY SET FORTH IN THE BODY OF THE RESOLUTION.**

**RESOLUTION NO. 25-05, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE RENEWAL OF ANCILLARY INSURANCE COVERAGE AND SERVICES FROM HUMANA, INC., MINNESOTA LIFE, AND ALLSTATE INSURANCE COMPANY AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE RESOLUTION AND AUTHORIZING ADDITIONAL RENEWALS UNDER THE SAME TERMS AND CONDITIONS.**

**RESOLUTION NO. 25-06, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE RENEWAL OF STOP LOSS INSURANCE FROM ONE80 INTERMEDIARIES, INC. FOR AN ESTIMATED ANNUAL PREMIUM AMOUNT OF \$938,612.00.**

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

|                      |     |
|----------------------|-----|
| Vice Mayor Jarman    | Aye |
| Councilman Casto     | Aye |
| Councilmember Coburn | Aye |
| Councilman Register  | Aye |
| Mayor Tette mer      | Aye |

**REGULAR AGENDA- DISCUSSION/ACTION ITEMS**

**ITEM 1. ORDINANCE NO. 1652, AMENDING THE CITY'S CODE RELATED TO PERMITTING IN PUBLIC RIGHTS-OF-WAY; SECOND READING / PUBLIC HEARING.**

Mayor Tette mer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1652 by title only. Mr. Davis explained that this originated from Councilmember Coburn concerning companies drilling in rights of way ("ROW"). Mr. Davis explained further that the Ordinance would require any company working in a ROW within 500 feet of an adjacent property to notify the owner(s) by door hanger or other

form of written notification of the identity of the permittee, contact information, and estimated dates of work.

Mayor Tettemer opened the public hearing.

1. Sean W. McCready, 323 Johnson Bayou Drive— Mr. McCready commented that he has right-of-way issues, that he has been communicating with Mr. Whitman via email, and, that City inspectors had been out at the house. Mr. McCready spoke in favor of the Ordinance but recommended that more teeth be added for owner protections and to hold permittees accountable.

Mayor Tettemer called for additional comments. Hearing and seeing none, Mayor Tettemer closed the public hearing. Mayor Tettemer invited comments from Council.

Mayor Tettemer reported that the Council received copies of Mr. McCready’s email. Mayor Tettemer reported this Ordinance was a good first step. Mr. Davis concurred and noted he had been working with the City Manager on another ordinance, so there was more to come.

Vice Mayor Jarman concurred and explained that there were laws on the books to protect private owners and the Council and staff was working through the permitting process to make this have more teeth.

Councilmember Coburn asked Attorney Davis to comment on the City’s limitations relative to this and that this was the best course of action the Council could take at this time. Mr. Davis concurred and explained that yes, the City had limited authority to regulate utilities, which is why the Council will see more regulations concerning the permitting process, but this was a good first step.

**Vice Mayor Jarman moved to approve Ordinance No. 1652. Councilmember Coburn seconded the motion. All were unanimously in favor of approval of Ordinance No. 1652 by a (5-0) roll call vote.**

|                      |     |
|----------------------|-----|
| Vice Mayor Jarman    | Aye |
| Councilman Casto     | Aye |
| Councilmember Coburn | Aye |
| Councilman Register  | Aye |
| Mayor Tettemer       | Aye |

**ITEM 2. ORDINANCE NO. 1655, AMENDING CHAPTER 4 OF THE CITY’S CODE ESTABLISHING REQUIREMENTS FOR BEACH WEDDINGS AS SPECIAL EVENTS; FIRST READING.**

Mayor Tettemer invited Attorney Davis to comment. Attorney Davis read Ordinance No. 1655 by title only and summarized the proposed amendments.

Mayor Tettemer called for comments from Council.

Councilman Register inquired as to who came up with the 25 number as the starting point. Mr. Davis reported that while we were in discussions with the City Manager and staff, research was also done, and he had a meeting with a beach vendor. Councilman Register explained that he was against more red tape, however, he was interested in hearing more details.

Discussion regarding problems and/or issues on the beach that the City experiences with beach weddings. Discussion regarding spur-of-the-moment weddings and if submission of an email would be sufficient during the weekend. Manager Whitman reported yes, that would be sufficient for that small size. Further discussion regarding the existing process took place.

Mayor Tettemer opened the public hearing.

1. Brit at 13217 Oleander Drive - Brit commented that it was important to let people know that they cannot set up on a Beach Access to have a reception and that 10 pm should be long enough the last time they should be able to be on the beach with a wedding.

Mr. Davis reported this ordinance excludes receptions and does specifically address time limitations. Further discussion regarding a reception on the sandy beach being considered a special event and the special event process would then need to be followed took place.

2. Genice Hatcher –Mrs. Hatcher asked Council to take into consideration that people come to PCB to have weddings and to not discourage people from coming to the beach to get married. Mrs. Hatcher asked Council to not adopt so may restrictions to discourage people from coming here to celebrate and enjoy the beach.
3. Amanda Nicoles, Owner of Beach Beginnings Weddings - Ms. Nicoles thanked everyone who has helped her advance this ordinance. Ms. Nicoles talked about spontaneous small weddings. Ms. Nicoles asked if a spontaneous small wedding comes up on a Friday night, would the email be sufficient so she would not suffer any backlash. Manager Whitman recommended that she email Ronnie like she typically does and also cc him so he can forward the email to the appropriate staff. Ms. Nicoles recommended language be added to clarify that balloons and Chinese Lanterns were not permitted on the beach. Mr. Davis confirmed that that was part of the Ordinance, and neither were permitted.

Mayor Tettemer called for further public comment. Hearing and seeing none, Mayor Tettemer closed the public comment period.

Mayor Tettemer commented that this Ordinance reduces red tape and makes it easier to have small weddings on the beach. Mayor Tettemer asked Council if they were ok with the timing restrictions.

Councilman Register noted his only concern was the number 25 and inquired if that was the appropriate number or should it perhaps be 30 or 40 because some of the houses on the beach are very large so getting to 25 would be pretty easy. Council further discussed pros and cons of the Ordinance, parking, and arriving at the appropriate number.

Vice Mayor Jarman recommended that the Council ask Ms. Nicoles for advice. Ms. Nicoles reported that her average-sized wedding was 25 to 40 people. Further discussion regarding Section 4-26 (1)(c) regarding time restrictions took place. Ms. Nicoles reported that the only problem she sees with that would be when the sun sets in the winter. Council further discussed allowing for set-up time, sundown, and the correct wording in the ordinance took place.

**Council discussed and recommended the ordinance be amended to reflect that a small wedding would be 40 or less people, and the time restriction being 4 hours prior sunset, 1 hour after sunset, for a total 5-hour total window. Councilman Casto moved to approve Ordinance 1655, as amended. Councilman Register seconded the motion. The motion was approved by a (5-0) roll call vote.**

|                      |     |
|----------------------|-----|
| Vice Mayor Jarman    | Aye |
| Councilman Casto     | Aye |
| Councilmember Coburn | Aye |
| Councilman Register  | Aye |
| Mayor Tettemer       | Aye |



**ITEM 3. DISCUSSION / ACTION ITEM, APPOINTMENT TO THE PLANNING BOARD.**

Mayor Tetterer called for comments from Manager Whitman. Manager Whitman explained that the Planning Board has 3 seats which were up and currently held by Josh Wakstein, Matthew Jones, and Ryan Houk. Manager Whitman added that Planning Board Chair, Josh Wakstein, and member, Matthew Jones, expressed in writing to the City Clerk their willingness to serve a new 4-year term, however, Mr. Houk was moving off the Beach, so he would be unable to serve. Manager Whitman added that Ms. Lynne had provided ballots on the dais for Council. Manager Whitman recommended a motion to reappoint Mr. Wakstein and Mr. Jones to new terms.

**Vice Mayor Jarman moved to reappoint Josh Wakstein and Matthew Jones to the Planning Board. Councilmember Corburn seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

Mayor Tetterer called for public comment on the appointment to the Planning Board. Hearing and seeing none, Mayor Tetterer closed the public comment period.

Mayor Tetterer reported he had had the opportunity to speak with the 3 candidates who applied for the one vacant seat. Councilmembers further discussed the qualities needed to serve on the Planning Board. Mayor Tetterer noted that Mr. Liberty was his top preference, that Mr. Wittstruck would be a good addition, and that he felt that Ms. Greene would not reapply because she needed prior approval from her current employer.

Councilmembers completed their ballots and handed them to Clerk Fasone to tally. Ms. Fasone handed the tally to Mayor Tetterer. **Mayor Tetterer read the results and congratulated Mr. Wittstruck on being appointed to the Planning Board, with 3 votes in favor of his appointment.**

| Candidates       | Coburn | Register | Tetterer | Jarman | Casto |
|------------------|--------|----------|----------|--------|-------|
| Stacia J. Greene | X      |          |          |        |       |
| Ted Liberty      |        |          | X        |        |       |
| Grant Wittstruck |        | X        |          | X      | X     |

**\*ITEM 4. DISCUSSION / ACTION ITEM, GOLF CART PARKING ON OLEANDER DRIVE.**

Mayor Tetterer noted this would be the third time this item was discussed at Council. Manager Whitman provided background information on Item 4. Manager Whitman reminded Council that, the red lane as Council refers to it, the Corradino Group was doing a Task Order that would come back to Council since it was over his spending authority. Manager Whitman added that the Council asked that parking on Oleander Drive come back to the Council as Council needed more time on this item. Manager Whitman turned the floor back over to the Council and requested direction from Council.

Mayor Tetterer called for public comment on Item 4.

1. Genice Hatcher – Read a letter from Amanda Perry against parking on Oleander Drive. Ms. Hatcher asked the Council to take into consideration people on Oleander Drive who do not want parking on the top of Oleander and to please not allow parking on the top. Mrs. Hatcher asked that this not be passed just for the people at Bid-A-Wee.
2. Brit at 13217 Oleander Drive -Brit commented that he does not rent his house, that it was his place of residence. Brit added that he was directly next to Beach Access 48. Brit asked that Council not allow additional golf cart parking at Oleander. Brit asked that Council study the water flow and possible flooding on Oleander. Brit asked who made the decision that we are going to change lanes on the streets to accommodate golf carts and further noted that golf carts were now outlawed in Lubbock, TX.
3. Alfie Martin – Mr. Martin provided the Council with a letter. Mr. Martin asked who came up with the original idea for additional golf cart parking at Oleander. Mr. Martin commented that he thought that rental companies would be using the parking spots not residents and further discussed safety. Mr. Martin asked who came up with this idea of more golf cart parking at Oleander. Mr. Martin further commented on Gayton Beach’s fantastic shuttle. Mr. Martin stated that no one wants golf cart parking on Oleander Drive.
4. Madam at 13217 Oleander Drive – Madam read her statement into the read that she was against golf cart parking at Oleander.

Mayor Tetterer called for further public comment. Hearing and seeing none. Mayor Tetterer reminded Mrs. Hatcher that they had an extended discussion after the August 26 council meeting. Mayor Tetterer invited comments from Council.

Mayor Tetterer noted during the election almost everyone at Bahama Beach asked for more parking. Mayor Tetterer added that the Council should come up with a way to help those residents and stop the parking at accesses and further discussed future parking at Nick’s Pizza.

Vice Mayor Jarman discussed stormwater, possibly adding LSV parking at other city lots, and further noted he was awaiting more information. Vice Mayor Jarman added that he was against adding parking on Oleander Drive.

Councilman Register echoed Vice Mayor Jarman’s comments and noted that he was ready to put this bed tonight. Councilman Register thanked those who spoke tonight. Councilman Register stated he would like to move forward with no additional parking spaces on Oleander Drive as well as no parking on the top side of Oleander Drive and move forward with that parking lot, which would be a great amenity.

Councilmember Coburn inquired if the City would retain the existing golf cart parking there. Manager Whitman reported that shoulder parking was permitted as the City does not enforce the no parking there. Further discussion regarding shoulder parking all along Front Beach Road took place. Councilmember Coburn noted that she thought that the Council needed to balance the needs of all. Councilmember Coburn asked everyone to keep an open mind, work together, and provide a limited amount of golf cart parking to get them away from property owners’ buildings.

Council further discussed illegal parking, not taking away parking because it does not currently exist, the CRA existing plans, the proposed new parking lot, if a problem exists for drop-offs, dead-end roads, and the proposed sidewalk and crosswalks planned for in the existing plans.

Mayor Tetterer invited additional public comment.

1. Alfie Martin – Mr. Martin discussed Beach Access 50 existing parking, enforcing the law on the north side of the street, the proposed drop-off area in his opinion not being used, and golf cart rental companies using the parking spots.
2. Brit at 13217 Oleander Drive -Brit commented that in his opinion the drop-off area would not be used either, that Council should concentrate on the parking lot, which would be a good amenity.
3. Genice Hatcher– Mrs. Hatcher commented that at Beach Access 47 people were driving over sidewalks to park and asked for confirmation that it was illegal to drive over a sidewalk. Manager Whitman confirmed that it was illegal. Mrs. Hatcher discussed people parking at Beach Access 47 without restraints, backing into her fence and wall with total disregard. Mrs. Hatcher noted that there should be no parking allowed at Beach Access 47.

Mayor Tetterer closed the public comment period and commented that none of this was related to the Bid-A-Wee neighborhood. Mayor Tetterer asked Council if they were in favor of keeping the wall where it was.

Vice Mayor Jarman noted that he would like consensus on the drop-off area as well.

Councilman Casto recommended that Scott and Courtney do the engineering of the wall, not Council, and spoke in favor of the parking lot at Nick’s Pizza at Segment 4.3. Manager Whitman noted that Legal was working on purchasing the property now for the stormwater and parking lot. Councilman Casto recommended that the engineers tell the Council where to put the wall. Council invited CRA Manager Courtney Drummond to the podium. Mr. Drummond reported he would only use a retaining wall on Oleander Drive when it was necessary, and it would be kept as low as possible. Councilman Casto recommended that Council focus on moving forward with the parking lot at Nick’s Pizza and keep the retaining wall as is.

**Vice Mayor Jarman moved to keep the retaining wall where it is, not to do the parking on Oleander Drive, and focus on, at the appropriate time, the parking lot to accommodate LSV parking.**

Manager Whitman asked the Council to address the no parking on the south shoulder as well. Vice Mayor Jarman noted that personally, he was not willing to address that right now.

**Vice Mayor Jarman restated his motion: to keep the retaining wall where it is and to focus on the design of the parking lot at the intersection of Front Beach and Middle Beach. Councilman Register seconded the motion. The motion was approved by a (5-0) roll call vote.**

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

Vice Mayor Jarman asked the Council if they would like to get a consensus on a drop off. Councilmembers unanimously agreed to address that later as it was about 4 years out.

**CITY MANAGER REPORT** – Manager Whitman reported that with respect to the Civil Service Commission, Ms. Angie Chanel’s seat was up, and the Council had recently appointed her back in June of this year. Manager Whitman asked Council if they would like to reappoint for her a new full term and explained that a motion to reappoint Ms. Angie Chanel to the Commission would be appropriate at this time if Council so desired.



Councilmember Coburn moved to reappoint Ms. Angie Chanel to the Civil Service Commission for a new full term. Vice Mayor Jarman seconded the motion. The motion was approved by a (5-0) roll call vote.

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

Manager Whitman commended and thanked Chief Tal on attaining the accreditation. Manager Whitman asked residents to keep the Police and Fire Departments in their thoughts and prayers as they were assisting hurricane victims as well as our neighbors down south.

**CITY ATTORNEY REPORT** – Attorney Davis reported with respect to the ongoing litigation involving Marco Polo’s Pizza, the City sued the company for an injunction, they violated that injunction, and the City asked the court to find the company in contempt of court, the court did, the business retained counsel, counsel has confirmed that the business is now shut down.

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

Councilman Register congratulated Chief Tal and the team and Manager Whitman, who was the past Chief of Police, for making the accreditation happen.

Councilman Casto asked for prayers for the families who lost lives and property during the recent hurricane. Councilman Casto thanked Manager Whitman for sending Police and Fire support and further talked about setting up a task force after Hurricane Opal to assist folks affected by hurricanes.

Councilmember Coburn thanked Parks and Rec for putting on the Fall Festival and noted that it was very well attended. Councilmember Coburn also thanked those who attended the Skate Park meeting.

Vice Mayor Jarman echoed Councilman Casto’s sentiments about the recent disaster. Vice Mayor Jarman noted the PD accreditation reaffirms that the City has the best Police Department in the area.

Mayor Tetteimer echoed the Council’s sentiments and thanked the Police and Fire rescue teams. Mayor Tetteimer announced should anyone wish to donate to help with disaster relief please visit [Florida Disaster Fund.org](http://FloridaDisasterFund.org) and the organization was working with credit card companies to waive fees. Mayor Tetteimer asked the Lord to please lead us and guide us and announced the next Council meeting would take place on Thursday, October 24 at 9:00 a.m.

**With nothing further, Mayor Tetteimer adjourned the meeting by unanimous consent at 8:02 p.m.**

READ AND APPROVED this 24<sup>th</sup> day of October, 2024.

CITY OF PANAMA CITY BEACH, FLORIDA

  
Stuart Tetteimer, 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.

10/10/24  
Council Meeting

## Proposed Parking on Oleander Drive

From: Bahama Mama (panamacitybeach@yahoo.com)

To: stuart.tetteimer@pcbfl.gov; ethan.register@pcbfl.gov; mary.coburn@pcbfl.gov; michael.jarman@pcbfl.gov; paul.casto@pcbfl.gov

Date: Saturday, August 24, 2024 at 10:47 AM CDT

Dear Mr. Mayor and Council Members of Panama City Beach,

We live at 13407 Oleander Drive which is the first home as you come down the hill from Front Beach Road, directly adjacent to Beach Access 50 and Casa Loma Hotel. For the last year we have not rented our home as we have just completed a major remodel to make it our primary residence. After listening to the council meeting that took place last Tuesday, we are extremely concerned of the possibility of having our small residential street turned into a parking lot and congested roadway and to have the traffic and environmental safety of our small street destroyed.

As it stands now, Beach Access 50 already has 4 parking spaces which are used in large part by employees and tourists staying at Casa Loma since Casa Loma does not allow golf cart parking. We constantly have cars and golf carts making U-turns into our driveway and driving through our private parking area. Even though we have put up some portable poles and chains to try to avoid this, they have been constantly run over, crashed into and destroyed. We can only imagine what this will be like if more golf carts are able to park there. At the moment, there are "No Parking Allowed" signs on Oleander Drive on the north side directly across from the homes as it would be impossible to be able to pull out of our driveways if this were not the case. If this changes, we don't see how we will be able to get in or out while trying to avoid golf carts and their occupants which often total 6-8 people each along with all their beach gear.

We currently have a great rapport with the city workers who maintain the area as they know and sympathize that for last 12 years we have been helping to clean up the garbage between their clean ups on Beach Access 50 ourselves as well as the trash being thrown from cars and golf carts on the hill that separates Oleander Drive from Front Beach Road. We can only imagine what it will be like, when once people who do not live on the beach, mostly tourists in rental golf carts, that have no vested interest in keeping the area clean, are parking their golf carts in front of the homes blasting music, and perhaps inadvertently, creating more garbage. It is well known that the city does not enforce the current noise ordinances and that the rental golf carts blast their music up and down Front Beach Road and even on Oleander Drive when they race through it. We can only imagine what that will be like on Oleander Drive, a small, tunnel-like street, when we have more cement and golf carts coming and going blasting music, echoing through our homes.

Apart from this, and probably the most important issue is safety, ecology, and flooding. We see here in Panama City Beach and in other cities that the more trees and grassy green areas are eliminated and replaced with cement, the more flooding and detriment to the ecology and homes occurs, causing tremendous damage to the cities and homeowners as well as climate issues. Right now, the grass, sand, and dirt provide a natural filter for the rainfall which as we know can be torrential all at once here and cause flooding, but if Oleander Drive is turned into a parking lot, all of the homes will experience unprecedented flooding and possible structural issues. An environmental impact study must be done because even if a drainage system is put in place on Oleander Drive, this will not be enough to protect our homes as the homes are all lower than Oleander Drive and the water runs to the beach. Any drainage system will only direct the water and trash through the homes and to the gulf which the city does not seem to have a problem with polluting. If you want to do this, then the water should be routed to a sewer system to avoid any adverse environmental impact because the flooding and amount of all the additional garbage that all those golf carts will leave behind will be going into the gulf. And who will pay for all of this if not the CRA? Will there be yet another mandatory fee on top of the exorbitant taxes and fees those of us who are living by the beach are already paying to compensate for all residents of Panama City Beach and tourists alike? Because not too long ago, when we were concerned about what could happen with Oleander Drive, we were

told in a face-to-face on-site meeting with the CRA representative Scott Passmore and his assistant Donna Montgomery, that he would not discuss Oleander Drive because it was not in the CRA designated area and was not going to be touched. Oleander Drive is still not part of the CRA designated area but obviously there seems to be no problem with the city wanting to touch it in order to alleviate and compensate for the negative issues and impact that the CRA plan is creating in parts of the CRA designated area.

Oleander Drive is a mixture of full-time residents and rental homes. Our small street is already experiencing a lot of traffic with cars, rental golf carts, maintenance and utility trucks, emergency trucks, huge construction trucks, etc. There is no way that these vehicles will be able to safely navigate through Oleander Drive if there is golf cart parking on the north side. Even eight golf carts parked at each beach access will take up the whole street, creating traffic jams on the steep, hilly entrances and exits as well as having a tremendous additional negative impact environmentally and on safety as you will have people unloading all their gear, sometimes 6-8 people crammed in a golf cart getting in and out blocking the street and driveways. We understand that people who do not live near the beach as well as tourists would love to have parking on the beach and that is why you have public parking lots. We don't know of any other city that allows people to park on a small, residential street with private homes adjacent to the beach, including 30A, other than the permitted residents of that street or emergency services. We already have a huge parking lot at the County Pier and two across the street from it, and plenty of parking at Pier Park and many other beach accesses and areas along Front Beach Road all throughout the city which can also be widened to accommodate golf carts, as well as the strip owned by Nick's Pizza across from Beach Access 50 which is being taken in eminent domain to be partly used for both vehicle and golf cart parking. There is no point in destroying the environment and the safety of the residents and existing visitors who already use the beach accesses on Oleander Drive so the whole city can have some extra parking when there is plenty of parking already to be had and to be added to the public lots that already exist and those that are in the works under the CRA plan. The residents of Bahama Beach do not have so many golf carts to fill the parking that is being planned for Oleander Drive. Is this project being planned to be able to bring golf carts from other areas that will no longer have golf cart parking on Front Beach Road to accommodate their needs?

Obviously, this project has not been designed from one day to the next so once again a city project has been planned secretly without the input or knowledge of the residents and owners it will affect. You, the mayor and city council, also represent the residents of Oleander Drive and you have a duty to consult us as part of your research and study before you want to make changes that will affect the safety and enjoyment of our homes and community, not to jam it down our throats overnight as a surprise in a city council meeting. Apparently, there is still no real trust and communication between our representatives and we the community.

For the safety and common sense of all, please reconsider any possibility of parking on Oleander Drive as it will only have a negative impact and cause havoc for all. We encourage each of you personally to set up a face-to-face meeting with the owners of the homes on Oleander Drive.

Thank you,  
Alfredo and Donna Martin  
13407 Oleander Drive  
panamacitybeach@yahoo.com  
818-402-9242  
818-402-6346

10/10/24 Council Meeting

1. paid \$10,000 in taxes 2023  
tax ~~es~~ deed all taxes had  
to be paid then
2. 2024 said I did not pay taxes  
eight different stories  
eight different videos
3. Tax amount given to bankruptcy  
lawyer adding more money  
than from last tax statement  
given
4. added \$25,000 on amount that  
Judge said I owed in case  
regarding Forgery
5. creating multiples cases keeping  
information out of public eye  
regarding ~~for~~ Forgery



6. The Failure to investigate  
The serial child ~~per~~ rapist  
who called me again on the phone  
called officer Tiffany and no  
investigation

7. boy tells me ~~that~~ Bought my  
house For \$13,500 which never  
happened

8. Police officers pretending not  
to hear Facts Refusing to see  
evidence or interview  
witnesses or victims

9



October 10, 2024 City Council Meeting

Board Vacancy Tally

| Candidates       | Coburn | Register | Tetteimer | Jarman | Casto |
|------------------|--------|----------|-----------|--------|-------|
| Stacia J. Greene | ✓      |          |           |        |       |
| Ted Liberty      |        |          | ✓         |        |       |
| Grant Wittstruck |        | ✓        |           | ✓      | ✓     |

①  
①  
③ ✓

  
\_\_\_\_\_  
Lynne Fasone, City Clerk

Written Ballots. The Council may at the discretion of the Chair vote by written ballot, the results of which shall be announced by the City Clerk for each vote cast, including how each Councilmember voted.

If necessary, the Council will vote in successive rounds until one nominee receives a majority vote. For each round of voting, those candidates not receiving votes shall be eliminated from consideration.

Round 1

**October 10, 2024 City Council Meeting**  
**Planning Board Vacancy Ballot**

**Vote for one candidate:**  
(Alphabetical Order)

|                         |   |
|-------------------------|---|
| <b>Stacia J. Greene</b> |   |
| <b>Ted Liberty</b>      | / |
| <b>Grant Wittstruck</b> |   |

*Stuart Tetten*

\_\_\_\_\_  
Councilmember

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Round   1

October 10, 2024 City Council Meeting

Planning Board Vacancy Ballot

Vote for one candidate:

(Alphabetical Order)

|                  |   |
|------------------|---|
| Stacia J. Greene | X |
| Ted Liberty      |   |
| Grant Wittstruck |   |

*Coburn*

Councilmember

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October 10, 2024 City Council Meeting

Planning Board Vacancy Ballot

Vote for one candidate:

(Alphabetical Order)

|                  |   |
|------------------|---|
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| Ted Liberty      |   |
| Grant Wittstruck | X |

*Grant Wittstruck*

Councilmember

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Round \_\_\_\_\_

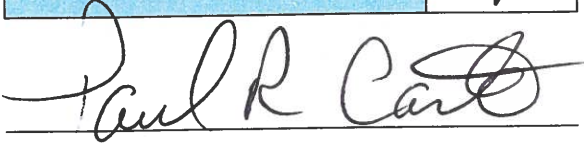
October 10, 2024 City Council Meeting

Planning Board Vacancy Ballot

Vote for one candidate:

(Alphabetical Order)

|                  |   |
|------------------|---|
| Stacia J. Greene |   |
| Ted Liberty      |   |
| Grant Wittstruck | ✓ |



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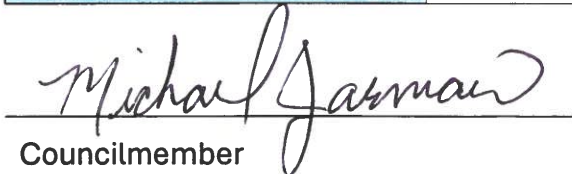
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Round |