

The Special Meeting and Workshop of the City Council of the City of Panama City Beach, Florida, and Planning Board, held on June 27, 2019.

ROLL
MAYOR MIKE THOMAS

COUNCILORS:
PAUL CASTO
PHIL CHESTER
GEOFF MCCONNELL
HECTOR SOLIS

CITY MANAGER:
MARIO GISBERT
CITY CLERK:
MARY JAN BOSSERT
CITY ATTORNEYS
AMY E. MYERS/COLE DAVIS

Mayor Thomas called the Special Meeting to order at 11:30 a.m. with Councilman Casto, Councilman Chester, Councilman McConnell, Councilman Solis, and the City Manager, City Clerk, and City Attorneys present. The Planning Board members in attendance were Chair Mark Sheldon, Mr. Mark Caron, Mr. Patrick Hodges, Mr. Jason Morehouse, Mr. David Scruggs, and Mr. Josh Wakstein. Staff included Mr. Mel Leonard.

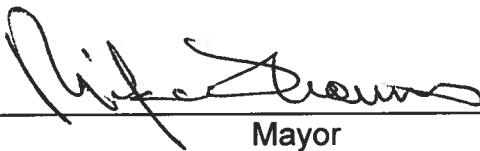
Mr. Leonard explained the focus of the Planning Board is the comprehensive plan and the board just wrapped up Chapter 3. Chair Sheldon stated what is being discussed today are items that consistently came up on their agenda.

1. **Schools on the Beach.** Chairman Sheldon inquired if there were any plans for more schools on the beach. He explained Arnold High School will be at capacity in three years and commented that temporary structures are not a great solution. There are more houses being developed on the island, these developments will bring more children to the school system. Mayor Thomas commented a school can be placed anywhere and he would like to see a charter school on the island. Discussion ensued.
2. **Guesthouses/Live Workspaces/Land Condos.** The board discussed the density on the beach. Chairman Sheldon explained they discussed looking at new types of housing such as guesthouses, live workspaces, and different style structures to maximize the density. Councilman Chester commented a disadvantage would be that guesthouses would turn into short term rentals. Councilman McConnell agreed, he stated it will increase infrastructure issues; currently, the City is trying to mitigate the density issues. Mayor Thomas commented it needs to stay in commercially zoned areas. Councilman Solis commented residential needs to stay residential. Discussion ensued.
3. **Development Incentives.** Chairman Sheldon suggested having a development incentive for taking on delapidated properties and making them up to code. Councilman Solis commented the City has never had to entice anyone to come into the City, property is valuable here. Mr. Gisbert explained the City has no property tax and the impact fees are low compared to surrounding areas. Mr. Leonard explained some hotel redevelopments run into problems conforming to the current code. He suggested the City lessen the requirements or work with the developer for another solution, parking seems to be the main issue. Discussion ensued.
4. **Pylons on City Roads.** Chairman Sheldon commented the City made a great move using the pylons to close the median near TGI Fridays. He explained people cut others off at the right lane turning into Colony Club. He proposed to place pylons in the right turn lane into pier park and where Middle Beach meets Front Beach. Councilman Solis explained both roads are FDOT roads. Mr. Caron agreed about the issue to the hectic intersections. Discussion ensued.
5. **Cemeteries.** Chairman Sheldon asked what the Council is looking for on cemeteries. Mayor Thomas explained some churches are placing nests and crematories on the island, nothing needs to be done currently.

6. **Inflatable Amusements.** Chairman Sheldon commented there is no real ordinance or permit process to have inflatable amusements. The board suggests it fall through a special event permit. Chairman Sheldon suggested there should be a limit on the times they are in use and how many times a year they can be permitted. He suggested to have the inflatables above the erosion control line. Mr. Gisbert explained the permit should require them to have insurance. Discussion ensued.
7. **Multi-modal Trail Facilities.** Chairman Sheldon explained motorized vehicles are not allowed on Gayle's Trail at this point due to current ordinance. There is an opportunity to use a golf cart to go from Gayle's trails from east to west. Councilman McConnell commented he is against motorized vehicles on walking and running trails where there are children present. Councilman Chester commented he has not seen one person on the trail in the past week. Mayor Thomas suggested one side being for motorized vehicles and the other side being for runners and walkers. Some were opposed to the idea. Discussion ensued.
8. **Wrap up on Chapter 3 Discussion.** Chairman Sheldon explained everyone was given a rough draft of the requested changes for Chapter 3, the next chapter should be completed in two months. Councilman McConnell suggested looking at the Bay Parkway area. Councilman Solis commented we need to start looking at a plan for the trolley system. Mr. Caron explained the issue of squaring up the City was dropped and asked for direction from the Council. Mayor Thomas commented we need to square the City up, but at the level of the Council everyone had a different pulse. There was discussion on pop up parks. The majority wanted to see more pop up parks within the city. Discussion ensued.

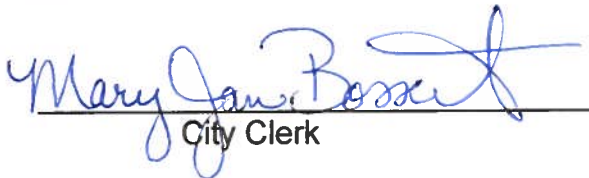
With nothing further, the meeting was adjourned at 12:24 p.m.

READ AND APPROVED this 25th of July, 2019.



Mayor

ATTEST:



City Clerk