



City of  
**Panama City Beach**

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**MINUTES** of the **March 14, 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 Mark Sheldon called the March 14, 2024 meeting to order at 6:00 p.m.**

**ROLL CALL**

**MAYOR MARK SHELDON**  
**VICE MAYOR PAUL CASTO**  
**COUNCILMAN PHIL CHESTER**  
**COUNCILMEMBER MARY COBURN**  
**COUNCILMAN MICHAEL JARMAN**

**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, PLEDGE OF ALLEGIANCE AND COMMUNITY ANNOUNCEMENTS**

Pastor Ramon Duvall with Beachside Fellowship Church led the invocation. Vice Mayor Casto led the Pledge of Allegiance. Mayor Sheldon presented community announcements.

**APPROVAL OF MEETING MINUTES**

Mayor Sheldon called for approval of the February 22, 2024 regular meeting minutes. **Vice Mayor Casto so moved. Councilman Chester seconded the motion. The February 22 meeting minutes were unanimously approved by a (5-0) roll call vote.**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**APPROVAL OF AGENDA**

Mayor Sheldon called for approval, additions and/or deletions to the agenda. Manager Whitman recommended moving the Parkinson's Awareness Month Proclamation to the April 11 meeting agenda. Mayor Sheldon called for further changes. Hearing and seeing none, **Councilman Jarman moved to approve the agenda, as amended. Councilman Chester seconded the motion. All were unanimously in favor of approval of the agenda as amended by a (5-0) roll call vote.**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

## **PRESENTATIONS**

On behalf of City Council, Vice Mayor Casto presented a Proclamation to Finance Director Gibson recognizing Florida Government Finance Professionals Week.

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

Mayor Sheldon opened the floor to non-agenda business public comments, limited to three minutes each.

1. Cindy Ilgenfritz, PCB resident – Ms. Ilgenfritz expressed concern with the commercial lot behind her home being used by CW Roberts. Ms. Ilgenfritz thanked Council for their immediate help a month ago after residents expressed concerns about the same lot. Ms. Ilgenfritz noted, however, that CW Roberts was at it again and continues to dump dirt and has mountains of old blacktop and concrete. Ms. Ilgenfritz noted she would leave pictures. Ms. Ilgenfritz requested, on behalf of herself and El Centro neighborhood, help again with getting the site cleaned up. Ms. Ilgenfritz respectfully requested that Councilmembers visit the site.

Mayor Sheldon asked Manager Whitman to set up a meeting with CW Roberts. Manager Whitman concurred.

2. Molly Allen, Lullwater Lake resident – Ms. Allen invited everyone to attend the Spring Market, noting she would be attending on behalf of an organization monitoring coastal dune lakes. Ms. Allen concurred with Ms. Ilgenfritz' comments. Ms. Allen thanked the City staff member who operates the boom truck, and noted he does a great job, however, she felt that the truck was causing erosion on the side of the road. Ms. Allen inquired as to when Lullwater and El Centro roads were scheduled for improvements.
3. No name and/or address given– the gentleman concurred that the staff member who operates the boom crane was amazing. The gentleman told a story about a family who owned a home on the beach for years, subsequently sold the home, and now a new 3-story short-term rental home was on the property. The gentleman expressed concern that the home was now a “hardy board hotel” owned by a corporation, not a single-family residential home that does not meet the definition of a single-family residence. The gentleman respectfully requested Council stop issuing variances allowing “hardy board hotels” in residential neighborhoods until a solution for residents was worked out.
4. Sturt Tettermer, 300 Tarpon Street – Mr. Tettermer commented on the County charging for parking at the county Pier. Mr. Tettermer expressed concern with how the City would afford to pay for the upkeep of the new “red lanes” and new parking lots. Mr. Tettermer commented that he felt that the “red lanes” and parking lots would be maintained on taxpayer dimes and further commented on public transit. Mr. Tettermer asked Council to stop with the “red lanes.”

Mayor Sheldon called for further public comments. Hearing and seeing none, Mayor Sheldon closed the public comment portion of the agenda.

## **CONSENT AGENDA**

Mayor Sheldon asked Ms. Fasone to read the Consent Agenda.

**RESOLUTION NO. 24-93, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING RESOLUTION 24-20 TO SUBSTITUTE A REVISED LEGAL DESCRIPTION IN EXHIBIT A TO THAT RESOLUTION.**

**RESOLUTION NO. 24-98, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH WAYNE'S PEST CONTROL SERVICES, LLC FOR PEST CONTROL SERVICES FOR CITY FACILITIES IN THE ANNUAL AMOUNT OF \$6,180.00 AND TERMITE TREATMENT AT THE LYNDELL CENTER FOR AN INITIAL AMOUNT OF \$1,285.00 WITH ANNUAL RENEWALS IN THE AMOUNT OF \$315.00.**

**RESOLUTION NO. 24-99, A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING THE PURCHASE OF A TORO MH-400 TOP DRESSER AND A TORO SAND PRO 3040 INFIELD DRAG IN THE AMOUNTS OF \$36,529.38 AND \$26,412.00, RESPECTIVELY, FROM JERRY PATE TURF & IRRIGATION, INC.; AND AGREEING TO BE BOUND BY THE TERMS AND CONDITIONS OF THE CITY OF MESA, ARIZONA'S CONTRACT GOVERNING THAT PURCHASE.**

**REVISION OF THE MASTER AUDIT LIST TO REMOVE OBSOLETE ITEMS.**

These items are to be removed from the Master Audit List. Staff recommends approval. By approval of this matter on the Consent Agenda, the City Council makes a finding of surplus for these items and approves their removal from the Master Audit List and authorizes disposal in any lawful manner.

Mayor Sheldon noted the Consent Agenda was available to Council. **Councilmember Coburn moved to approve the Consent Agenda. Councilman Chester seconded the motion. All were unanimously in favor of approval of the consent agenda by a (5-0) roll call vote.**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**REGULAR AGENDA- DISCUSSION/ACTION ITEMS**

**ITEM 1. ORDINANCE NO. 1641, TEMPORARILY CLOSING A PORTION OF THE SANDY GULF BEACH, SECOND READING / PUBLIC HEARING.**

Mayor Sheldon introduced City Attorney Cole Davis. Mr. Davis read Ordinance 1641 by title only. Mayor Sheldon invited Chief Talamantez to the podium. The Chief reported the closure was consistent with what the City had done in the past to help curb unwanted behavior. Mr. Davis reported the ordinance would take effect at 10:00 pm tomorrow, March 15.

Mayor Sheldon opened the public hearing. Hearing and seeing none, Mayor Sheldon closed the public hearing. Mayor Sheldon noted this item was available to Council.

**Councilman Chester moved to approve Ordinance 1641. Councilman Jarman seconded the motion. Mayor Sheldon called for further discussion. Hearing and seeing none, Ordinance 1641 was unanimously adopted by a (5-0) roll call vote.**

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 2. RESOLUTION NO. 24-100, APPROVING AN AGREEMENT WITH THE BAY COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURCHASE OF LAND LOCATED AT 7300 MCELVEY ROAD IN THE AMOUNT OF \$920,000.00.**

Mayor Sheldon introduced City Attorney Cole Davis. Mr. Davis read Resolution 24-100 by title only. Mayor Sheldon called for public comments on Item #2. Hearing and seeing no comments, Mayor Sheldon closed the public comment period.

Mayor Sheldon invited Director Shaeffer to the podium. Director Shaeffer recommended purchasing an additional parcel of land to host two new large tanks, like the City currently has at West Bay, which would more than double the City's capacity of the McElvey Pump Station. Director Shaeffer thanked the County for graciously working with the City on this project. Director Shaeffer added that stored water was life blood for the City during interruptions of service, for example during Hurricane Michael. Director Shaeffer stated this was another important step to improve the resiliency in the City's water system.

Mayor Sheldon thanked Director Shaeffer and noted this would give the City another 14 million gallons of water. Mayor Sheldon thanked our partners at the County, Manager Whitman, and Attorney Davis for getting this project done.

Mayor Sheldon noted this item was available to Council. Councilmember Coburn inquired if the land was in the County. Director Shaeffer reported the land was in the County. Councilmember Coburn inquired if there were any plans to annex the land. Manager Whitman reported no, because no other land touches this land, so we were unable to annex.

**Vice Mayor Casto moved to approve Resolution 24-100. Councilmember Chester seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, Resolution No. 24-100 was unanimously adopted by a (5-0) roll call vote.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 3. RESOLUTION NO. 24-101, APPROVING AN AGREEMENT FOR THE FRONT BEACH ROAD AND THOMAS DRIVE ROADWAY LIGHTING REPAIR AND IMPROVEMENT PROJECT.**

Mayor Sheldon introduced City Attorney Cole Davis. Mr. Davis read Resolution 24-101 by title only. Mayor Sheldon called for public comments on Item #3. Hearing and seeing no comments, Mayor Sheldon closed the public comment period.

Mayor Sheldon invited Public Works Director Gobel-Canning to the podium. Director Gobel-Canning explained, as everyone knows Hurricane Michael did some damage, and since then the City had been applying for grants to make these upgrades and improvements. Director Gobel-Canning reported this construction project would be a 90-day project, once started. Discussion regarding the timeline took place. Mayor Sheldon thanked Director Gobel-Canning.

Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 24-101. Councilman Jarman seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, Resolution No. 24-101 was unanimously adopted by a (5-0) roll call vote.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 4. RESOLUTION NO. 24-102, APPROVING THE PURCHASE OF A KENWORTH TRACTOR SEMI TRUCK FROM A SOURCEWELL CONTRACT AND REPEALING RESOLUTION NO. 24-24.**

Mayor Sheldon introduced City Attorney Cole Davis. Mr. Davis read Resolution 24-102 by title only. Mayor Sheldon called for public comments on Item #4. Hearing and seeing no comments, Mayor Sheldon closed the public comment period.

Manager Whitman thanked Jeremiah Jagers for locating this new semi-truck for the City to purchase.

Mayor Sheldon noted this item was available to Council. **Councilman Chester moved to approve Resolution 24-102. Councilmember Coburn seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, Resolution No. 24-102 was unanimously adopted by a (5-0) roll call vote.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**ITEM 5. RESOLUTION NO. 24-103, APPROVING A CONTRACT CHANGE ORDER FOR THE FRANK BROWN PARK CONNECTOR ROAD PROJECT; AND ADDING TWENTY-FIVE (25) DAYS FOR PERFORMANCE OF THE WORK; AND AUTHORIZING A BUDGET AMENDMENT.**

Mayor Sheldon introduced City Attorney Cole Davis. Mr. Davis read Resolution 24-103 by title only. Mayor Sheldon called for public comments on Item #5. Hearing and seeing no comments, Mayor Sheldon closed the public comment period.

Mayor Sheldon invited Public Works Director Gobel-Canning to the podium. Director Gobel-Canning explained this authorizes a change order for the Frank Brown Park Connector Road Project. Director Gobel-Canning reported on discovering multiple utility conflicts, the City's Utility Department staff accomplishing some tasks in-house to save time and cost and adding ADA compliance to the project.

Mayor Sheldon noted this item was available to Council. Discussion regarding the timeline took place. **Vice Mayor Casto moved to approve Resolution 24-103. Councilman Jarman seconded the motion.** Mayor Sheldon called for further discussion. Hearing and seeing none, Resolution No. 24-103 was unanimously adopted by a (5-0) roll call vote.

Vice Mayor Casto	Aye
Councilman Jarman	Aye
Councilmember Coburn	Aye
Councilman Chester	Aye
Mayor Sheldon	Aye

**CITY MANAGER REPORT** –Manager Whitman reported six people expressed interest in the vacant Planning Board seat, however only four applicants had actually submitted resumes/applications. Manager Whitman reported additionally that Mayor Sheldon had tasked staff with possibly establishing a bulk pick-up program a few meetings ago. Manager Whitman reported Director Gobel-Canning and her staff did a great job creating a pilot program. Manager Whitman reported he was unsure of the costs of the new program at this point. Assistant City Manager White concurred and noted they would keep track of the costs. Manager Whitman invited Director Gobel-Canning to the podium to explain the program. Director Gobel-Canning briefly explained the new pilot program to be used through the See Click Fix App. Discussion regarding the timing of picking up a bulk item through the See Click Fix took place. Mayor Sheldon thanked Manager Whitman and staff.

**CITY ATTORNEY REPORT** – No report.


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

Councilman Jarman addressed questions presented during the public comment period: 1) the short-term rental ordinance has an occupancy clause/requirement, the City does not grant variances with respect to short-term rentals; 2) the Police Department should be called with respect to illegally parked vehicles; 3) with respect to the CRA “red lanes,” the intent is to locate a parking lot near a public beach access so beachgoers do not need to get on a transit system to go to the beach; 4) parking in a “red lane” would be hazardous; 5) Pier Park is considered a major hub, as such, transit will go into Pier Park; and 6) Council will address the El Centro problem. Councilman Jarman thanked the City’s Finance Department for being the most fiscally sound city in Bay County.

Mayor Sheldon concurred with Councilman Jarman and thanked the City’s Finance Department for being fiscally responsible. Mayor Sheldon clarified; the City has 500 free parking spaces at the City Pier, and they will remain free. Mayor Sheldon thanked Congressman Neal Dunn for assisting the City with securing a \$5 million grant award this week. Mayor Sheldon thanked Attorney Davis and City Manager Whitman for their hard work on securing the grant as well.

**With nothing further, Mayor Sheldon adjourned the meeting by unanimous consent at 6:36 p.m.**

**READ AND APPROVED** this 28<sup>th</sup> day of March, 2024.

  
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Mark Sheldon, Mayor  
City of Panama City Beach, Florida

ATTEST:

  
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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.