



## City of Panama City Planning Board

# MINUTES

**Monday, December 8, 2025**  
**City of Panama City, City Hall**  
**501 Harrison Avenue, Lower Level, Room 010**  
**Panama City, FL 32401**

1. **4:00 p.m. Chair Neubauer called the Planning Board meeting to order.**

**Roll Call by Amanda Encinias with following members present:** Brian Neubauer, Chair, James Barker, Aaron Rich, and Christopher Stamps.

**Also in attendance:** Planning Department Staff (Michael Fuller, Development Services Director, Jiwuan Haley, Planning Manager, Savannah Brown, Senior Planner, Nick Cain, Planner I, and Amanda Encinias, Planning Tech II) and Nevin J. Zimmerman, City Attorney.

2. **Changes / Deletions to Agenda:** Director Fuller recommended item 6b be tabled to a later meeting.
3. **Announcements – Disclosures (as applicable):** All Planning Board members were either contacted or spoke with a member of the community regarding item 6b.
4. **Approval of Minutes: November 10, 2025 minutes**

**Board Action:**

**Motion to approve:** James Barker  
**Seconded Motion:** Christopher Stamps  
**Motion Passed 4-0**

5. **Quasi-judicial Proceedings:** Chair Neubauer described the procedures for public hearings as shown on the agenda. City Attorney Zimmerman swore in members of the public who would be providing evidence in quasi-judicial hearings as a group.

6. **Requests:**

**6.a. Case Number:** CPC-PLN-2026-0095

**Application Type:** Variance

**Request:** Requesting a variance from the side setback regulations established by 104-36.3 - Neighborhood Residential Zoning District of the City of Panama City Unified Land Development Code (ULDC).

**Owner:** DONALD DAVIS, ETAL

**Applicant:** Pazetta McCray

**Address/Location:** 1013 E 7<sup>TH</sup> COURT (Parcel ID #: 16628-000-000)

**Acreage (+/-):** 0.257

**Planning Board Public Hearing Date:** December 8, 2025

**City Commission Public Hearing Date (s):** N/A

Planning Manager Haley made the staff presentation. Chair Neubauer invited the applicant and the public to speak.

**Applicant:** Pazetta Davis McCray, sworn in, further explained the request.

**Public Participation:** Shirley Robinson presented with general questions regarding lot splits and infrastructure. Planning Manager Haley responded to Ms. Robinson's concerns.

**Board Action:**

**Motion Approve:** Aaron Rich

**Seconded Motion:** James Barker

**Motion Passed 4-0**

6.b. **Case Number:** CPC-PLN-2026-0176

**Application Type:** Major Development

**Request:** Any development activity that is not subject to less than minor or minor development review must request major development approval.

**Owner:** ST. ANDREW BAY YACHT CLUB

**Applicant:** Robert Carroll

**Address/Location:** 218 BUNKERS COVE ROAD (Parcel ID #: 20895-000-000)

**Acreage (+/-):** 2.324

**Planning Board Public Hearing Date:** December 8, 2025

**City Commission Public Hearing Date (s):** N/A

Planner Brown made the staff presentation. Chair Neubauer invited the applicant and the public to speak.

**Applicant:** Michael Wynn spoke on behalf of the St. Andrew's Bay Yacht Club. He believes it is in the best interest of all to continue the meeting to a later date.

**Public Participation:** Meredith Bush, 314 S. Baylen Street, Pensacola, FL, counsel for resident, Harvey Hollingsworth, spoke to motion to continue as well as other pleadings and a memorandum. She is requesting a continuance for a minimum of 60 days.

Douglas Sale, 316 Bunker's Cove Road, not sworn in, voiced his concern and recommended this item be taken to a special magistrate.

Mr. Wynn expressed that he has no objection to the 60-day continuance and recommended engaging with David Theriaque to assist with the review/analysis.

Attorney Zimmerman stated intentions to research into the use of a special magistrate, and report back at the January Planning Board Meeting.

**Board Action:**

**Motion to Continue to February 9, 2026 meeting:** Aaron Rich

**Seconded Motion:** Christopher Stamps

**Motion Passed 4-0**

7. Non-Action Item(s)

8. **Audience Participation:** None.

9. 4:32 p.m. The meeting adjourned.