



City of Panama City Planning Board

MINUTES

Monday, May 9, 2022

City of Panama City, City Hall
501 Harrison Avenue, Lower Level, Room 010
Panama City, FL 32401

4:00 p.m. Chairman Dubuque called the Planning Board meeting to order.

Roll Call by Rebecca Ando, Administrative Assistant, with the following members present:
Ray Dubuque, Chairman, James Barker, Doug Crosby, Christopher Stamps, Brian Neubauer.

Also in attendance: Planning Department Staff (Jiwan Haley, Senior Planner) and City Attorney, Nevin J. Zimmerman

Changes or Deletions: Request 5 – correct the existing zoning to Residential-1 (Bay County) instead of General Commercial-3 (Bay County); Request 6 – clarify that Airport Road, not Airport Drive, is the correct street.

Minutes to Approve: None

Announcements – Disclosures (as applicable)

Chairman Dubuque stated that variances are decided by the Planning Board and it is not necessary to go to the City Commission. He stated Zoning and Annexations on this agenda will be decided by the City Commission with 1st Reading June 14, 2022 and 2nd Reading/Final reading June 28, 2022. He also stated the Planning Board makes recommendations only. No disclosures were made.

Requests:

Request One – Case No. PB 22-43: Preliminary Plat Approval for Liberty Phase 2, ACCL/Bay Properties, Inc., Applicant/Owner

Senior Planner Jiwan Haley made the staff presentation. Staff recommended that the Planning Board recommend acceptance of the plat subject to revisions per the City Surveyor.

Public Participation: None

Board Action:

Motion to Recommend Acceptance of the Plat subject to revisions per the City Surveyor: Brian Neubauer
Seconded Motion: Doug Crosby

Motion Passed 5-0

Request Two – Case No. PB 22-44: Request to the City is to Grant a Variance from the Corner Setback Requirements. The Applicant is Requesting a Setback of 13 ft. Be Allowed Along Wilson Avenue from the Property Line Versus the Normal 20 ft. Required, 300 East 2nd Court, Charles Sweatt, Owner/Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommends that the application be approved because all five variance points have been met by the request.

Public Participation:

Jerry Pangus, 217 Wilson Ave.—In support of the variance

Laura Grimes, 229 Wilson Ave.—In support of the variance because they are rebuilding in the original footprint

Board Action:

Motion to approve: James Barker

Seconded Motion: Doug Crosby

Motion Passed 5-0

Request Three – Case No. PB 22-45: The Request to the City is to Grant a Variance from the Side Setback Requirements for a Carport Addition. The Applicant is Requesting a Setback of 3 Ft. Be Allowed from the Property Lines Versus the Normal 7 Ft. Required, 3418 W 15th Street, Craig And Kimberly Richards, Owners, Craig Richards, Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommends that the application be approved because the all five variance points have been met by the request.

Public Participation:

Jeff Lane, 1104 Clay Ave.—Adding a two-car carport which will not block view of the surrounding area

Board Action:

Motion to approve: Brian Neubauer

Seconded Motion: James Barker

Motion Passed 5-0

Request Four – Case No. PB 22-46: The Request to the City is to Grant a Variance from the Side Setback Requirements for a Duplex. The Applicant is Requesting a Setback of 7 Ft. Be Allowed from the Property Line Versus the Normal 12 Ft. Required, 1130 Mulberry Avenue, SS McNeil, LLC, Owner, and Sean McNeil, AMBR Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommends that the application be approved because the all five variance points have been met by the request.

Public Participation:

Kathryn Rowe, 1131 Oak Ave.—Stated she doesn't want the change because it would encroach onto her property on the backside. It was explained to her that it would not affect her because it's on the side of 1130 Mulberry Ave.

Vance Nowell, Jr., 2619 N Bonita Ave—Clarifying the variances on UR1 and UR2. This is zoned for MU-3.

Sean McNeil, Applicant, 475 Harrison Ave—confirmed the setback is on the south side.

Board Action:

Motion to approve: Christopher Stamps

Seconded Motion: Doug Crosby

Motion Passed 5-0

Request Five – Case No. PB 22-47: Request for Annexation, Land Use Change and Rezoning of 15 +/- Acres from General Commercial, C-3 (Bay County) to Urban Residential-2, UR-2 (Panama City), Parcel ID #: 13037-000-000, Carol S. Kneece Owner, Robbie Browning/Inletco, LLC, Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation:

Several emails had been received and have been added to the record.

Jennifer Conoley, 2311 Foxworth Dr.—Against; stated it should stay as single-family homes; cited traffic concerns.

C. Doug Brown, 2020 Frankford Point Rd.— Against; requested to add a petition into the record against the rezoning.

Kelly Davis, 2012 Frankford Point Rd.—Against

Shawn Smith, 2003 Frankford Point Rd.—Against, stated a 4-story high building is too high, cited concerns regarding more people moving in being too much, stated single family homes on quarter acre lots would be better and suggested the City convert land to a park.

Kathy Ashman, 3213 Astor Ave.—Against, questioned the staff report citing concern with changes to Urban Residential 2 with no other UR2 within 2 miles; noted this would allow 30 units per acre; questioned the findings that changing a 15 acre vacant property to 300 homes you could say there will be no impact on area.

Deanna Pederson, 2011 Frankford Point Ave. – Against; flooding issues and traffic concerns cited.

Robert Casey, 2202 W 33rd St—Against changing zones; stated this project is just for making money, not concerned about the citizens of Panama City.

Azkar Hussein, 2016 Frankford Point Rd.— Against; cited neighborhood privacy concerns; threatened to vote against the board.

Michelle Newsome, 1834 W 30th St.—Against; cited traffic concerns and flooding issues.

Carolyn Eney, 2103 Briawood Circle—Against; Cited traffic concerns; stated if

Frankford is widened, it will bring the road right to her front door and there will be no space for families with children.

Sheila Ray, 2315 Foxworth Dr.—Questioned the weight of the Planning Board with the City Commission in making decisions.

Robbie Browning, Applicant – Explained steps to address some of the issues brought up by the citizens:

- 1) Survey—blue line shows the highest point of 14 feet. Red lines show the water flow.
- 2) Site Plan—The pond is in the right place.
- 3) People living south of the site distance, porches will be facing south. 184 feet from the property line. Plans on planting trees to provide privacy. Providing a natural buffer.
- 4) When project is stabilized this will pay \$795,000/year to the City for taxes, \$2,716 per dwelling unit.
- 5) This is a market rate transaction, no subsidies. Property will be fenced and gated. Residents will need to make at least \$70,000 per year in order to afford a unit. Each unit will have a garage, access to pool, club.
- 6) Institute of Transportation of Engineers Handbook states the residences will generate 40% less trips per day than single family residences.
- 7) Arbor Trace, Eagles Landing, Waterstone at Jenks and The Lory of PC have zero availability.

C. Doug Brown, 2020 Frankford Point Rd.—Still concerned about the traffic.

William Harrison on behalf of Applicant, 101 Harrison Ave.—Addressing larger issues for the applicant. Regarding traffic concerns, he stated the roadway was transferred from the county to the city which \$700,000 will be paid to repair Frankford Ave. He stated improvements are in the plans to improve traffic as the area continues to grow and the city is looking at the process of making the improvements. Underground utilities are having improvements made already to handle the wastewater. Potable Water issues are being addressed now. There is capacity in the school district currently. City of PC has already put in provisions for Pedestrian walkways and outside areas for children to play and access. There is a conservation place along the waterfront. There is “out of town money” but this is an out of town investor which is needed. The City has codes already in place to protect the Citizens.

Kathy Ashman, 3213 Astor Ave. – cited concern about the site plan, garages do not show available on the site plan; asked if the plan could be changed or is it set; stated no buffer will be high enough to provide privacy to the current residents.

Carolyn Eney, 2103 Briawood Circle—questioned whether a study has been done for the students attending the local schools

William Johnson, 3320 Robinson Bayou Circle—Opposed to the development for the same reasons already expressed.

Bill Shirley, 2959 Frankford Ave—Expressed that there is no fence high enough to protect his privacy.

Board Action:

Motion to recommend for denial: James Barker

Seconded Motion: Doug Crosby

Motion Passed 5-0

Request Six – Case No. PB 22-48: Request for Annexation, Land Use Change and Rezoning of 1.50 +/- Acres from General Commercial, C3 (Bay County) to General Commercial-2, GC-2 (Panama City), 3715 Airport Dr., Paul F. Wilson, ETAL, Owner and Ali Hamid, Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation:

Tammy Spence, 3105 Miranda Ave. also speaking on behalf of Adam Padgett 1121 Bluestem St.—Stated that Adam has traffic concerns and has invested funds to provide a sanctuary for his family and young children, that he's against the change. She stated that she lives on the corner and the traffic will not allow her to let her children walk to school, that this is a family-oriented neighborhood and she is against building a gas station.

Kathy Ashmon, 3213 Astor Ave.—requested confirmation that only the rezoning has been asked for at this time and stated she is against adding a gas station.

Mickye Sheidler, 1208 Bluestem St.—Against due to traffic concerns, devaluation of her property, and the construction is horrendous.

Brian Knox, 1208 N Discovery Loop—Supports the change.

Richard Becker, 1201 Bluestem St.—Against, citing additional lights, noise, traffic, property values going down.

Beth Decker, 1709 Discovery Loop – Against, agrees with the previous comments, stated there are too many gas stations and noted possible safety issues for the residents surrounding the gas station being built.

Richard Becker, 1201 Bluestem St—Against, stated gas station will be working day and night, 7 days a week, too much.

Board Action:

Motion to recommend approval: Brian Neubauer

Seconded Motion: Christopher Stamps

Motion Passed 5-0

Request Seven – Case No. PB 22-49: Request for Land Use Change and Rezoning of 5 +/- Acres from Silviculture, S (Panama City) to Residential-1, R-1 (Panama City), 8310 Old Majette Tower Road, Jason Farris, Applicant and Jason and Lindsay Farris, Owner

Jiwuan Haley, Senior Planner, made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation: None

Board Action:

Motion to approve: Doug Crosby

Seconded Motion: James Barker

Motion Passed 5-0

Request Eight – Case No. PB 22-50: Request for Land Use Change and Rezoning of 0.11 +/- Acres from General Commercial-1, GC-1 (Panama City) to Residential-1, R-1 (Panama City), 713 E. 10th Court, Christiana L. Turner, Owner and Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation: None

Board Action:

Motion to recommend approval: Brian Neubauer

Seconded Motion: Doug Crosby

Motion Passed 5-0

Request Nine: Request for Land Use Change and Rezoning of 0.21 +/- Acres from General Commercial-1, GC-1 (Panama City) to Mixed Use-2, MU-2 (Panama City), 1503 Frankford Avenue, Sharon V. Griffin, Owner and Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation:

Icephine Jackson, 1513 Lincoln Ave.—Questioned why she got a notice. Her home is within 300 feet.

Sharon Griffin, Applicant via Zoom—Explained the history of the property, stated she inherited it and it has been in the family. Stated she would like to renovate the house to ensure it's residential, that she does not want it to be commercial, having to start a business.

Board Action:

Motion to recommend approval: Doug Crosby

Seconded Motion: James Barker

Motion Passed 5-0

Request Ten – Case No. PB 22-52: Request for Land Use Change and Rezoning of 1.06 +/- Acres from Mixed Use-2, MU-2, to Urban Residential-2, UR-2 (Panama City), 1604 Chestnut Avenue, Darrell White, Owner and Terrell Magee, Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation:

Denise Rowan, Attorney, 558 Harrison Ave., representing Terrell Magee, Applicant—explained the applicant wants to build 36 residential dwellings to preserve trees not destroyed during Hurricane Michael and to put solar panels on the top to help with energy efficiency. She stated landscape would be in the front with parking in the back and that the maximum allowed height of 120 feet will not be obtained.

Board Action:

Motion to recommend approval: Doug Crosby

Seconded Motion: Brian Neubauer

Motion Passed 5-0

Request Eleven – Case No. PB 22-53: Request for Land Use Change and Rezoning Of 0.53 +/- Acres from General Commercial-2, GC-2 (Panama City) to Urban Residential-2, UR-2 (Panama City), 2900 W. 16th Street, Terrell Magee, Owner and Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation: None

Board Action:

Motion to recommend approval: Doug Crosby

Seconded Motion: Brian Neubauer

Motion Passed 5-0

Request Twelve – Case No. PB 22-54: Request for Land Use Change and Rezoning of 0.59 +/- Acres from Residential-1, R-1 and General Commercial-1, GC-1 (Panama City) to Mixed Use-2, MU-2 (Panama City), 2913 E. 5th Court, FM Pros Inc. Owner and Alejandro Martin, Applicant

Senior Planner Jiwuan Haley made the staff presentation. Staff recommended that the application be recommended for approval.

Public Participation:

Alejandro Martin, Applicant via Zoom—explained his plans to build 5 apartment units instead of 2 houses.

Board Action:

Motion to recommend approval: James Barker

Seconded Motion: Brian Neubauer

Motion Passed 5-0

Audience Participation: None

6:02 p.m. The meeting adjourned.