

2/28/2023 - Minutes

1. Opening Prayer with Pastor Adam Cabana of Church of the Nazarene.
2. Pledge of Allegiance to the Flag.
3. Roll Call and Approval of Minutes for the February 14, 2023 Commission Meeting.

City Clerk Jan Smith called the roll with the following members present: Mayor Greg Brudnicki, Commissioners Josh Street, Jenna Haligas, and Billy Rader. Member absent: Commissioner Kenneth E. Brown. Also present: City Manager Mark McQueen, City Attorney Nevin Zimmerman, Assistant City Manager Jared Jones, and Assistant City Manager Brandy Waldron.

Commissioner Rader moved for approval of the minutes for the February 14, 2023 City Commission Meeting as presented. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote

4. Additions, Deletions and Modifications.

There were no Additions, Deletions or Modifications.

5. Mayor's Report

Mayor Brudnicki announced a Happy Birthday to Commissioner Billy Rader and Nevin Zimmerman lead the Birthday song.

- 5.a. Recognition of the retirement of Becky Barnes, Budget Analyst City Manager's office, and 28-Years of service plaque.

Mayor Brudnicki presented Becky Barnes, City of Panama City's Budget Analyst, with a retirement plaque and recognized her for 28 years of service.

- 5.b. Notice of vacancy on the Board of Architects.

Mayor Brudnicki announced one vacancy on the Board of Architects and the opportunity to apply for the Board.

- 5.c. Community Announcements.

Mayor Brudnicki read the City of Panama City Community Announcements during a video slide presentation.

6. Audience Participation

Derrick Thomas, 1100 W. 10th St., Panama City; Philip Ceeley, 1026 W. 8th St., Panama City; Michelle

Bryant, 803 E. 10th St., Panama City; addressed the Commission.

7. City Attorney

7.a. Agreement to transfer Neighborhood Stabilization Program from Bay County to Panama City.

Commissioner Rader moved for approval of Agreement to transfer Neighborhood Stabilization Program from Bay County to Panama City. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

7.b. Approval of Purchase Contracts for 1606 and 1608 E. 6th Court.

Commissioner Rader moved for approval of Purchase Contracts for 1606 and 1608 E. 6th Court. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

8. Unfinished Business

8.a. Final reading of Ordinance 3137.1 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for a property located at 954 Magnolia Avenue.

City Manager Mark McQueen announced the public hearing.

Commissioner Rader moved for approval of final reading of Ordinance 3137.1 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for a property located at 954 Magnolia Avenue. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3137.1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF MIXED USE FOR A PARCEL OF PROPERTY LOCATED AT 954 MAGNOLIA AVENUE, (PARCEL ID 17828-000-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

8.b. Final reading of Ordinance 3137.2 amending the Zoning Map of the City to reflect a zoning designation of Mixed Use-3 for the property located at 954 Magnolia Avenue.

Mayor Brudnicki continued the public hearing.

Commissioner Rader moved for approval of final reading of Ordinance 3137.2 amending the Zoning Map of the City to reflect a zoning designation of Mixed Use-3 for the property located at 954 Magnolia Avenue. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3137.2

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 954 MAGNOLIA AVENUE, (PARCEL ID 17828-000-000), PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.338 ACRES, MIXED USE-3, MU-3, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.c. Final reading of Ordinance 3138.1 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for a property located at 2517 E 1st Plaza.

City Manager Mark McQueen continued the public hearing.

Commissioner Haligas made a motion to deny the final reading of Ordinance 3138.1 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for a property located at 2517 E. 1st Plaza. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

- 8.d. Final reading of Ordinance 3138.2 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2, GC-2 for the property located at 2517 E 1st Plaza.

This item was not discussed due to denial of item 8c.

- 8.e. Final reading of Ordinance 3139 amending Sec. 102-4, Amendments to the comprehensive plan/zoning changes, of the Unified Land Development Code.

Mayor Brudnicki announced the public hearing.

Commissioner Rader moved for approval of final reading of Ordinance 3139 amending Sec. 102-4, Amendments to the comprehensive plan/zoning changes, of the Unified Land Development Code. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

The Ordinance was read as a final reading by the title only as shown below:

ORDINANCE NO. 3139

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF PANAMA CITY; AMENDING SECTION 102-41 OF THE CODE CONCERNING THE COMPREHENSIVE PLAN AMENDMENT AND ZONING CHANGE APPLICATION PROCESS BY PROVIDING FOR A LIMITATION ON THE NUMBER OF REQUESTS AN APPLICANT CAN MAKE ON THE SAME PROPERTY IN A TWELVE (12) MONTH PERIOD; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

9. Consent Agenda

- 9.a. House of Henry St. Patrick's Day Festival March 17th and 18th, 11 a.m.-11 p.m. on Harrison Ave from 4th St to 5th St. This event is organized by House of Henry Restaurant.

- 9.b. Bay County Chamber Block Party March 30th, 5 p.m.-7 p.m. at 235 W. 5th St. This event is organized by the Bay County Chamber of Commerce.
- 9.c. Cove Easter Egg Hunt on April 1st, 11:30 a.m.-2 p.m. at Cove Lane Park. This event is organized by Cove Events Committee.
- 9.d. History Class Birthday Bash Carnival April 23, 2023 from 1 p.m.-4 p.m. on Park Ave between Luverne Ave & 3rd St. This event is organized by The History Class Brewing Company.
- 9.e. Roux Doux Music Experience Year 2 on May 13th 12 p.m.-9:30 p.m. at Destination Panama City, 101 W Beach Dr. This event is organized by HMX Productions.
- 9.f. Consideration for increase of \$12,885.05 to purchase exercise equipment from KOMPAN for Harvey D. Mathis Park.
- 9.g. Consideration of approval of Task Order to Metric Engineering in the amount of \$33,900.00 to develop an Environmental Review Record for Project Harrison Avenue Streetscape Improvement.
- 9.h. Consideration of approval of Task Order to Metric Engineering in the amount of \$33,990.00 to develop an Environmental Review Record for Project RESTORE Area AO.
- 9.i. Consideration of approval of Task Order to Metric Engineering in the amount of \$33,990.00 to develop an Environmental Review Record for Project RESTORE Glenwood.
- 9.j. Consideration of approval of Task Order to Metric Engineering in the amount of \$47,030.00 to develop an Environmental Review Record for Project STORM.

Commissioner Street moved for approval of the consent agenda as presented. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

10. City Manager

- 10.a. Consideration of approval of Budget Amendment Resolution No. 20230228.2 to budget for fiscal year 2022 funds in fiscal year 2023.

Commissioner Street moved for approval of Budget Amendment Resolution No. 20230228.2 to budget for fiscal year 2022 funds in fiscal year 2023. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20230228.2

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2022-2023 BUDGET TO BUDGET FOR FISCAL YEAR 2022 FUNDS IN FISCAL YEAR 2023.

- 10.b. Consideration to award PC22-052 to Royal American Construction for the Cherry Street Improvements Phase 2 project in the amount of \$5,270,662.02, with a 5% contingency, for a not to exceed amount of \$5,534,195.12.

Walter Henry, 614 Maple Ave, Panama City; addressed the Commission.

Commissioner Haligas moved for approval to award PC22-052 to Royal American Construction for the Cherry Street Improvements Phase 2 project in the amount of \$5,270,662.02, with a 5% contingency, for a not to exceed amount of \$5,534,195.12. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

- 10.c. Consideration of authorizing negotiations resulting in the assignment of the St. Andrews School lease to Panama City Community Development Council.

Commissioner Street moved for approval of authorizing negotiations resulting in the assignment of the St. Andrews School lease to Panama City Community Development Council. On a roll call vote, Commissioners Josh Street, Jenna Haligas, Billy Rader and Mayor Greg Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 4-0 vote.

11. City Manager - First Readings

- 11.a. First Reading of Ordinance No. 3142 regarding community residences and recovery communities.

City Manager Mark McQueen announced the public hearing.

The Ordinance was read as a first reading by title only as shown below:

ORDINANCE NO. 3142

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PANAMA CITY, FLORIDA, AMENDING THE CITY'S UNIFIED LAND DEVELOPMENT CODE, CHAPTER 102, "ADMINISTRATION PROCESS," BY ENACTING A NEW SECTION 102-40, "CONDITIONAL USE PERMITTING"; AMENDING CHAPTER 103, "REVIEW AUTHORITY", TO PROVIDE FOR CONDITIONAL USE PERMITTING; AMENDING CHAPTER 104, "ZONING DISTRICTS", PROVIDING FOR FAMILY COMMUNITY RESIDENCES AS OF RIGHT IN CERTAIN ZONING DISTRICTS, TRANSITIONAL COMMUNITY RESIDENCES AS OF RIGHT IN CERTAIN ZONING DISTRICTS ALLOWING MULTI-FAMILY USES, AND RECOVERY COMMUNITIES AS OF RIGHT IN CERTAIN ZONING DISTRICTS ALLOWING MULTI-FAMILY USES, PROVIDING FOR CONDITIONAL USE PERMITTING IN CERTAIN ZONING DISTRICTS FOR FAMILY COMMUNITY RESIDENCES, TRANSITIONAL COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES; AMENDING CHAPTER 108, "PARKING AND LOADING", TO PROVIDE PARKING REQUIREMENTS FOR FAMILY COMMUNITY RESIDENCES AND RECOVERY COMMUNITIES; AMENDING CHAPTER 110, "SUPPLEMENTAL STANDARDS", PROVIDING FOR SITING, OCCUPANCY, CERTIFICATION, AND OTHER STANDARDS FOR FAMILY COMMUNITY RESIDENCES, TRANSITIONAL COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES; AMENDING CHAPTER 114, "NONCONFORMITIES", PROVIDING STANDARDS FOR FAMILY COMMUNITY RESIDENCES, TRANSITIONAL COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE; AMENDING CHAPTER 116, "DEFINITIONS", REDEFINING FAMILY AND OTHER TERMS PERTAINING TO FAMILY COMMUNITY RESIDENCES AND RECOVERY COMMUNITIES; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

12. Adjournment.

There being no further business the meeting adjourned at 8:53 a.m.