



**MINUTES  
CITY OF PANAMA CITY  
CITY COMMISSION MEETING  
AUGUST 22, 2023  
8:00 A.M.**

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1. Opening Prayer with Father Thomas Kennell of St. John the Evangelist Catholic Church.
2. Pledge of Allegiance to the Flag.
3. Roll Call and Approval of Minutes for the August 8, 2023 Commission Meeting.

City Clerk Jan Smith called the roll with the following members present: Mayor Michael Rohan, Commissioners Janice Lucas, Brian Grainger, Josh Street and Jenna Haligas. Also present: Interim City Manager Brandy Waldron, City Attorney Nevin Zimmerman, and Assistant City Manager Jared Jones.

Commissioner Grainger moved to approve the minutes for the August 8, 2023 City Commission meeting as presented. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

4. Additions, Deletions and Modifications.

There were no Additions, Deletions or Modifications.

5. Mayor's Report

- 5.a. Captain Eric Stiffler, Fire Department, 25-year service recognition plaque.

Mayor Rohan presented Captain Eric Stiffler with a plaque recognizing him for 25-years of service with the City of Panama City Fire Department.

- 5.b. Recognition of the retirement of Alan Lee Birkbeck, Public Works Department, and 24-Years of service plaque.

Mayor Rohan presented Alan Lee Birkbeck with a retirement plaque and recognized him for 24-years of service.

- 5.c. Recognition of Code Enforcement Officer Ashley Agoff for Public Service of Excellence.

Mayor Rohan presented Code Enforcement Officer Ashley Agoff with an award for Public Service of Excellence.

- 5.d. Community Announcements.

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

## 6. Audience Participation

Tem Fontaine, 305 Bunkers Cove Rd., Panama City; Emanuel Hill, 508 E. 9<sup>th</sup> St., Panama City; Wayne Jones, 2750 Oak Hammock Dr., Panama City; Michelle Bryant, 803. E. 10<sup>th</sup> St., Panama City; James Bennett, 920 W. Beach Dr., Panama City; Hank Picken, 820 W. Beach Dr., Panama City; Brenda Lewis Williams, 1007 N. Center Ave., Panama City; Robert Stewart, 261 Everitt Ave., Panama City; Walter P Henry, 614 Maple Ave., Panama City; addressed the Commission.

Jonathan Hayes City of Panama City Public Works Director addressed the Commission and responded to questions from Public Participation.

## 7. City Attorney

- 7.a. Easement to Florida Power and Light Company for Lights on Promenade.

Commissioner Haligas moved to approve the Easement to Florida Power and Light Company for Lights on Promenade. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

- 7.b. Report on Title for Chapman Park.

City Attorney Nevin Zimmerman discussed the Title for Chapman Park.

Walter P Henry, 614 Maple Ave., addressed the Commission.

#### 7.c. Update on the sale of the Johnson Forfeiture Residential Properties.

City Attorney Nevin Zimmerman gave an update on the sale of the Johnson Forfeiture Residential Properties and requested two actions. The first to Ratify the contract with Mr. Barboza and the second to set a special meeting to hear the results of the auction.

Commissioner Lucas moved for approval to Ratify the purchase contract with Mr. Barboza. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

Commissioner Lucas moved for approval to call a special meeting August 25, 2023 at 8:00 a.m. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

#### 7.d. Update on City Manager Position.

City Attorney Nevin Zimmerman gave an update on the City Manager position applications and discussed a salary adjustment for the Interim City Manager.

Commissioner Grainger moved for approval to close the applications at close of business Friday August 25, 2023.

Commissioner Grainger modified his motion to close applications on close of business August 31, 2023. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

Commissioner Grainger made a motion that each commissioner and the mayor should submit up to five applicant selections to city staff by September 6, 2023. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

Brenda Lewis Williams, 1007 N. Center Ave., Panama City; Michelle Bryant, 803 E 10<sup>th</sup> St., Panama City; addressed the Commission.

City Attorney Nevin Zimmerman discussed the salary adjustment for the interim City Manager.

Commissioner Haligas made a motion to approve the salary adjustment of 150,000.00 for the Interim City Manager Brandy Waldron. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

## 8. City Clerk

- 8.a. Consideration of approval of Budget Amendment Resolution No. 20230822.1 to record loan proceeds, cost of issuance and pay-off of Hurricane Revenue Recovery Note 2023A.

Commissioner Grainger moved to approve Budget Amendment Resolution No. 20230822.1 to record loan proceeds, cost of issuance and pay-off of Hurricane Revenue Recovery Note 2023A. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

The Resolution was read by title only as shown below:

### RESOLUTION NO. 20230822.1

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2022-2023 BUDGET TO RECORD LOAN PROCEEDS, COST OF ISSUANCE, AND PAY-OFF OF HRR NOTE 2023A.

## 9. Unfinished Business

- 9.a. Final reading of Ordinance 3161.1 is a voluntary annexation of approximately 0.344 acres of property located at 143 Queens Circle.

Mayor Rohan announced items 9.a. to 9.i. are a public hearing.

Blake Reese, 143 Queens Cir., Panama City addressed the Commission.

Commissioner Street made a motion to defer items 9.a., 9.b., and 9.c. to the next meeting on September 12, 2023. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

- 9.b. Final reading of Ordinance 3161.2 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 143 Queens Circle.

This item was continued.

- 9.c. Final reading of Ordinance 3161.3 amending the Zoning Map of the City to reflect a zoning designation of Residential-1 for the property located at 143 Queens Circle.

This item was continued.

- 9.d. Final reading of Ordinance 3162.1 is a voluntary annexation of approximately 8.167 acres of property located at 3106 W. 27<sup>th</sup> Street.

City Attorney Nevin Zimmerman announced the public hearing.

Commissioner Street moved for approval of final reading of Ordinance 3162.1 a voluntary annexation of approximately 8.167 acres of property located at 3106 W. 27<sup>th</sup> Street. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

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

ORDINANCE NO. 3162.1

AN ORDINANCE OF THE CITY APPROVING THE VOLUNTARY ANNEXATION OF 8.167 ACRES OF UNINCORPORATED PROPERTY LOCATED AT 3106 W 27TH STREET, (PARCEL ID 26791-000-000), INTO THE CITY, AS FURTHER DEFINED HEREINAFTER, AMENDING THE WARDS AND BOUNDARIES OF THE CITY TO INCLUDE SAID LAND AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.e. Final reading of Ordinance 3162.2 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 3106 W. 27<sup>th</sup> Street.

Mayor Rohan announced the public hearing.

Commissioner Street moved for approval of final reading of Ordinance 3162.2 amending the Future Land Use Map of the City to reflect a land use designation of Residential for a property located at 3106 W. 27<sup>th</sup> Street. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

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

ORDINANCE NO. 3162.2

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF

RESIDENTIAL FOR A PARCEL OF PROPERTY LOCATED AT 3106 W 27TH STREET, (PARCEL ID 26791-000-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.f. Final reading of Ordinance 3162.3 amending the Zoning Map of the City to reflect a zoning designation of Residential-1 for the property located at 3106 W. 27<sup>th</sup> Street.

City Attorney Nevin Zimmerman continued the public hearing.

Commissioner Lucas moved for approval of final reading of Ordinance 3162.3 amending the Zoning Map of the City to reflect a zoning designation of Residential-1 for the property located at 3106 W. 27<sup>th</sup> Street. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

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

ORDINANCE NO. 3162.3

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 3106 W 27TH STREET, (PARCEL ID 26791-000-000), PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 8.167 ACRES, RESIDENTIAL-1, R-1, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.g. Final reading of Ordinance 3163.1 is a voluntary annexation of approximately 0.545 acres of property located at 3128 W. 23<sup>rd</sup> Court.

Mayor Rohan announced the public hearing.

Nancy Chamberlain, 2310 Bayview Ave., Panama City addressed the Commission.

Commissioner Street made a motion to approve item 9.g.

Commissioner Street withdrew his motion and made a motion to continue item 9.g., 9.h., and 9.i. to the next commission meeting.

Nancy Chamberlain, 2310 Bayview Ave., Panama City addressed the Commission.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

- 9.h. Final reading of Ordinance 3163.2 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for a property located at 3128 W. 23<sup>rd</sup> Court.

This item is continued.

- 9.i. Final reading of Ordinance 3163.3 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2 for the property located at 3128 W. 23<sup>rd</sup> Court.

This item is continued.

- 9.j. Final reading of Ordinance 3165.1 amending the Future Land Use Map of the City to reflect a land use designation of mixed use for a property located at 1200 Martin Luther King Jr. Boulevard.

City Attorney Nevin Zimmerman announced the public hearing.

Commissioner Lucas moved for approval of final reading of Ordinance 3165.1 amending the Future Land Use Map of the City to reflect a land use designation of mixed use for a property located at 1200 Martin Luther King Jr. Boulevard.

David Smith, 1070 E. Caroline Blvd., Panama City addressed the Commission.

On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

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

ORDINANCE NO. 3165.1

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 1200 MARTIN LUTHER KING JR BOULEVARD, (PARCEL ID 17421-000-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.k. Final reading of Ordinance 3165.2 amending the Zoning Map of the City to reflect a zoning designation of Mixed Use-2 for the property located at 1200 Martin Luther King Jr. Boulevard.

Mayor Rohan announced the public hearing.

Commissioner Lucas moved for approval of final reading of Ordinance 3165.2 amending the Zoning Map of the City to reflect a zoning designation of Mixed Use-2 for the property located at 1200 Martin Luther King Jr. Boulevard. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted “YEA”. “NAYS” – none. The City Clerk certified the motion passed by a 5-0 vote.

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

ORDINANCE NO. 3165.2

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 1200 MARTIN LUTHER KING JR BOULEVARD, (PARCEL ID 26787-000-000), PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.179 ACRES, MIXED USE-2, MU-2, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 9.I. Second reading and public hearing of Ordinance 3171 requesting to amend the Unified Land Development Code of the City of Panama City; amending Sec. 104-66 and 105-4 concerning the defined areas of the Gateway Overlay District and Gateway Overlay design standards for fences; amending Sec. 104-38 of the Unified Land Development Code concerning additional requirements related to permissible uses and the exterior building facades visible from main corridors within the General Commercial-2, GC-2 zoning district.

Mayor Rohan announced the public hearing.

David Smith, 1070 E. Caroline Blvd., Panama City addressed the Commission.

Michael Fuller Development Services Director addressed the Commission and answered questions

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

ORDINANCE NO. 3171

AN ORDINANCE OF THE CITY COMMISSION OF PANAMA CITY, FLORIDA, AMENDING SECTIONS 104-66 AND 105-4 OF THE UNIFIED LAND DEVELOPMENT CODE CONCERNING THE DEFINED AREAS OF THE GATEWAY OVERLAY DISTRICT AND GATEWAY OVERLAY DESIGN STANDARDS FOR FENCES AND



WALLS; AND AMENDING SECTIONS 104-38 CONCERNING ADDITIONAL REQUIREMENTS RELATED TO PERMISSABLE USES AND THE EXTERIOR OF BUILDING FACADES VISIBLE FROM MAIN CORRIDORS WITHIN THE GENERAL COMMERCIAL-2 ZONING DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor Rohan announced a break at 10:41 a.m.

The meeting was reconvened at 10:52 a.m.

#### 10. Consent Agenda

Tem Fontaine, 305 Bunkers Cove Rd., Panama City addressed the Commission.

- 10.a. Consideration of approval of a Lease for Gulf Coast Utility Contractors to use a portion of 1322 Calabria Road, known as Venetian Sunset Park, as a laydown yard for the SRF Area F-2 project.
- 10.b. Consideration of approval of a Lease for Florida Power and Light Company to use 1400 Beck Avenue as a laydown yard for the St. Andrews Lamppost Lights Project.
- 10.c. Consideration of ratification of a Lease for Gulf Coast Utility Contractors to use 1300 Beck Avenue and 1306 Beck Avenue as a laydown yard for the SRF Area D-11 project.
- 10.d. Consideration of approval for the Interim City Manager to execute the lease between the City of Panama City and Great Lakes Dredge Company for temporary laydown storage at St. Andrews Marina.
- 10.e. Consideration to Ratify the Sea Byrd Marine/Harbour Village Lease dated August 4, 2023.
- 10.f. Consideration for approval of the Task Order from Panhandle Engineering for the HMGP Lift Station and Sewer Hardening Project in the amount of \$188,272.33.

- 10.g. Consideration for approval to enter into a lease-purchase agreement with Motorola Solutions for the purchase of 25 emergency radios for the Panama City Police Department over a five-year period, the total amount will be \$112,837.90.

Commissioner Grainger moved for approval of the consent agenda as presented. On a roll call vote, Commissioners Janice Lucas, Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – none. The City Clerk certified the motion passed by a 5-0 vote.

## 11. City Manager

### 11.a. Staff Update

Interim City Manager Brandy Waldron discussed increased access around Bay High School.

Interim City Manager Brandy Waldron discussed an update on Joe Moody Harris Park.

Brenda Lewis Williams, 1007 Center Ave., Panama City addressed the Commission.

Assistant City Manager Jared Jones discussed evening Commission Meetings.

Commissioner Lucas made a motion to start a trial period of an evening meeting on the 2<sup>nd</sup> Tuesday of the month in October and November at 4:30 p.m. On a roll call vote, Commissioners Janice Lucas and Brian Grainger voted "YEA". "NAYS" – Commissioners Josh Street, Jenna Haligas and Mayor Michael Rohan. The City Clerk certified the motion failed by a 2-3 vote.

Commissioner Haligas moved for approval to place Audience Participation for City Business at the beginning of the commission meeting agenda and placing an additional Audience Participation at the end of each commission meeting for topics that are not on the agenda and also implementing the use of information cards. On a roll call vote, Commissioners Brian Grainger, Josh Street, Jenna Haligas and Mayor Michael Rohan voted "YEA". "NAYS" – Commission Janice Lucas. The City Clerk certified the motion passed by a 4-1 vote.

City Attorney Nevin Zimmerman announced he will give a report at the next meeting about the relationship between St. Joe and City of Panama City as it relates to the Marina.

## 12. Adjournment.

There being no further business the meeting adjourned at 11:30 a.m.