

**LOCAL PLANNING AGENCY
MEETING MINUTES
FEBRUARY 3, 2022 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, February 3, 2022, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Karen Hudson
Marcie Bell
Todd Buhr

Members Absent

Corey Ledbetter
Jason Klosterman

Staff Members Present

Kim Montgomery City Clerk
Steve O'Connor Principal Planner
Daniel Butler Senior Planner
Tunazzina Alam Planner
Sae More Planner
Louis Zunguze CD Director
Kim Kopp Land Use Attorney

3. APPROVAL OF MINUTES:

December 2, 2021

Motion by Agency member Ledbetter, seconded by Agency member Manley to approve the December 2, 2021, minutes as written. The motion passed 5-0.

4. OLD BUSINESS:

➤ Proposed Language for Articles 1 & 2

Mr. O'Connor provided the members with a recap of what took place at their last meeting and how there are two slight changes made to the staff report.

- Major subdivision should be an LPA, a recommendation to City Council for final decision, which must have a Public Hearing for public comment.
- Council's final decision on Final Plats, which have already been previously approved, can be a consent agenda item or it can be pulled off for discussion and public hearing at a Council Meeting.

He further explained staff needs a formal recommendation to forward to City Council to direct staff to have the consultant, 3TP move forward with the final draft of Articles 1 & 2.

Agency member Buhr asked about the approval process for Deviations to existing Development Orders. According to the Land Use Attorney (LUA), all Deviations go before City Council for approval.

Regarding Planned Unit Developments (PUD), Agency member Buhr spoke of concern for the language "creative process."

Agency member Bell agreed that the language should be amended to remove "creative process."

The LUA explained further that because the whole purpose of a PUD district is to have minimum requirements, flexibility is intended. Adding that if they prefer to not have flexibility in the Zoning District, they could recommend taking out the PUD, or they can increase the minimum requirements. Emphasizing that they can always do more, but not less with a PUD.

Agency member Bell made the motion to recommend the removal of the sentence, "The PUD process should be a creative process." With Agency member Buhr providing the second. The motion passed with a 5-0 vote.

Regarding Development Order extensions, Agency member Buhr spoke of the need for additional language for best practices for who could approve Development Order extensions.

Mr. O'Connor explained that currently, outside of when the Governor declares an emergency for extensions, the Development Order extension is at the Director's level.

Motion by Agency member Buhr to add language for staff to research best practices for approval authorities for Development Order Extensions. With Agency member Bell providing the second. After a brief discussion, a roll call vote of 5-0 was taken and the motion passed unanimously.

Motion by Chairman Wood to accept all the recommendations, to include the changes discussed in #1, #4, #5, and #6 and to direct staff to proceed to draft an ordinance codifying the referenced updates of Articles 1 & 2. Agency member Hudson provided the second.

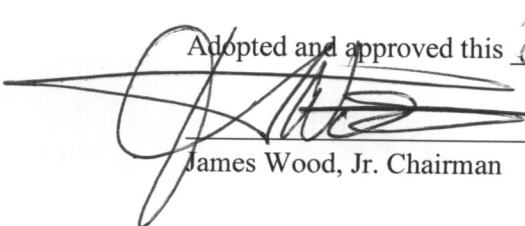
The Chairman opened the hearing to the public for comment, with no one being present, he closed the public portion and called for the vote. **The motion passed 5-0.**

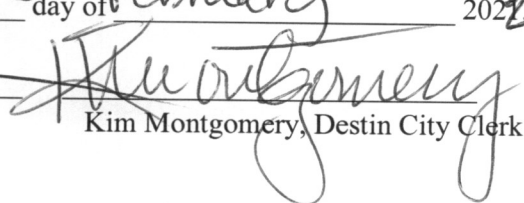
Agency member Buhr asked if this is the final time they will be reviewing these. The LUA explained the process of reviewing the chapters, taking them to Council for direction to the consultant, and then once everything has been incorporated into the new LDC, it then will come back before the LPA for a final recommendation to City Council.

5. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:15 p.m.

Adopted and approved this 24th day of February, 2022


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk