

**LOCAL PLANNING AGENCY
MEETING MINUTES
SEPTEMBER 23, 2021 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, September 23, 2021, 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.
Darryl Shelton
Karen Hudson
Jason Klosterman
Corey Ledbetter

Members Absent

Marcie Bell

Staff Members Present

Kim Montgomery City Clerk
Steve O'Connor Senior Planner
Daniel Butler Planner
Traci Goodhart
Tunazzina Alam
Sae More
Louis Zunguze CD Director
Kim Kopp (remote)

3. APPROVAL OF MINUTES:

July 22, 2021

Motion by Agency member Shelton, seconded by Agency member Hudson to approve the July 22, 2021, minutes as written. The motion passed 4-0. Agency member Ledbetter was not present for the vote.

4. NEW BUSINESS:

A. Proposed Ordinances 21-19-LC

Mr. O'Connor read the ordinance by title into the record.

ORDINANCE NO. 21-19-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RELATING TO ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE; AMENDING CHAPTER 6, ARTICLE II "BUILDING CODE" OF THE CITY CODE OF ORDINANCES RELATING TO FLOOD ZONE REGULATIONS; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR A

**FISCAL IMPACT STATEMENT; PROVIDING FOR CONFLICTING PROVISIONS;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Ms. Goodhart, the Floodplain Manager for the city, explained the new flood maps put out by FEMA became effective in March 2021. Since, City Council directed staff to review the current flood ordinance and determine how to better modify it to improve design standards in flood zones. She spoke of how staff, in their review process, became aware that the AE and the VE Zones were being treated the same in the review process and realized there are no differences in the free board requirements. However, with the new FIRMS, they are seeing design standards being reduced on Holiday Isle. And the Comp Plan identifies Coastal A as being an area that is inundated by storm surge. So, per FEMA, staff has identified Coastal A, per the Comp Plan, only if identified in a Special Flood Hazard area, and allows for building towards the 2-foot free board and the minimum of the 200. So, those design standards stay the same as they previously were. This ordinance removes the technical requirements that identify the design standards in the Florida Building Code and the Comprehensive Plan and moves them over to the Land Development Code. And the next Ordinance, 21-19-LC, will amend the Land Development Code. Whereby taking those technical amendments from the Code of Ordinance to the LDC in Chapter 11.04, Flood Plain Management. Noting that the only difference is that the city still has the 2-foot free board design standard requirements in the V, high velocity zones and coastal A zones, which are most susceptible to storm surge. However, properties located in the AE zone may utilize engineered flood vents below design flood elevation.

The Chairman asked why the Coastal A zone is only in Holiday Isle and not all the way through Crystal Beach. According to Ms. Goodhart, Holiday Isle can potentially get impacted by flooding from both the harbor as well as the coast when water in the harbor begins to stack up from storm surge.

Agency member Shelton asked for clarification that the AE zone design standards will be the same as if it were in the VE zone? According to Ms. Goodhart, for V zones it would be measured at the bottom and for A zones it would be measured from the top of the slab. According to Agency member Shelton, they are already losing 2-feet on the cornice height and now this could potentially take away a third level on a house. According to Ms. Goodhart, when someone builds in a Special Flood Area it has to be measured from the 2-foot base height.

The Chairman opened the hearing to the public for comment.

Mr. Guy Tadlock spoke of how this could radically change the way homes can be built on Holiday Isle and feels this should have been workshopped prior to coming before this board for a recommendation. Such as the provision that states, "The use of fill for structural support is prohibited."

With no one else coming forward, the Chairman closed the public portion of the meeting and asked the Agency member for any additional comments.

In answer to Mr. Tadlock's concern, the Building Official, Noell Bell; stated the building standards for the Florida Association of Builders did not change. Other than the FEMA maps lowering the elevations. Adding that if someone is in a VE, they would have to lower the structure. And if they're

in an AE, they have to measure to the finish floor, which requires to maintain a 2-foot freeboard in the coastal A area. Additionally, structural fill has never been allowed in a V-zone and building on pilings is encouraged. Because that is what FEMA wants. Additionally minor nonstructural fill is allowed for grading purposes only, but you cannot raise the topography over and above the adjacent neighbors.

The Chairman moved that LPA recommend City Council approval of Ordinance 21-19-LC which died for a lack of a second.

Motion by Chairman Wood to recommend approval contingent on a Council Workshop being held at a date yet to be determined. Agency member Shelton provided the second. The motion passed 5-0.

ORDINANCE NO. 21-20-CC

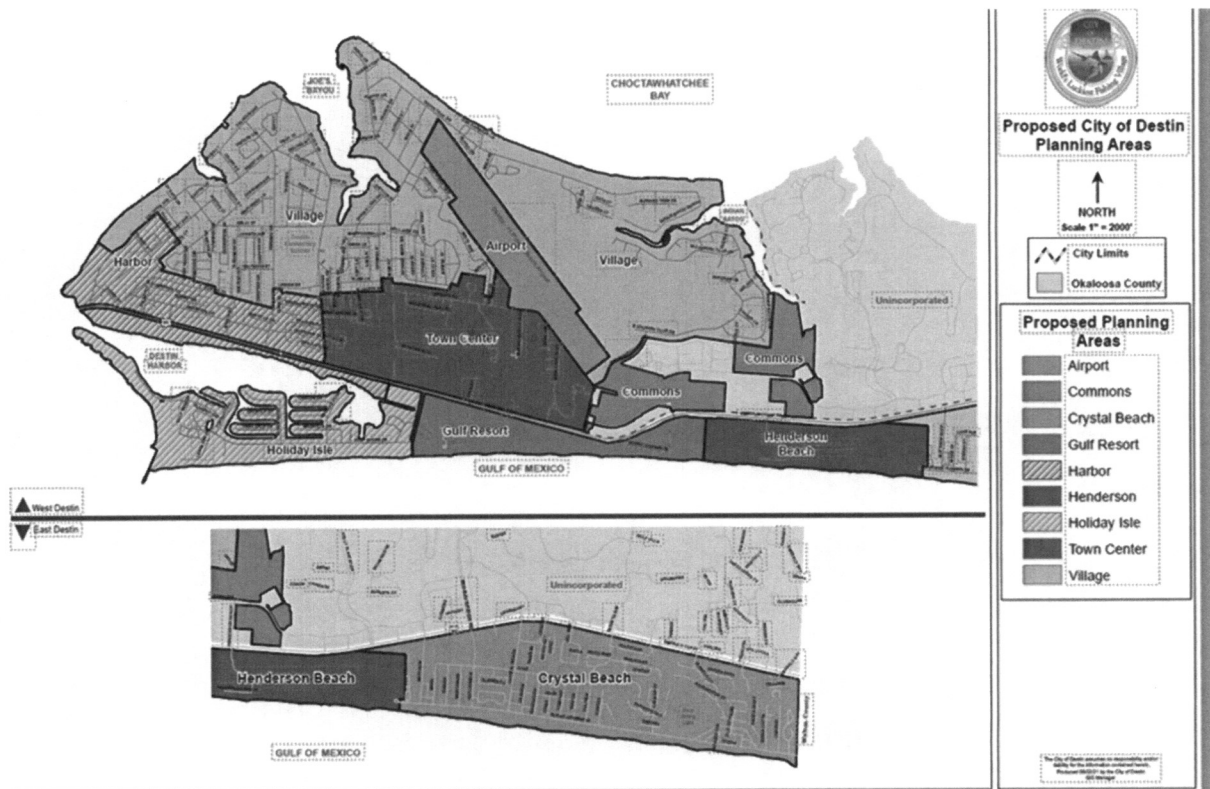
AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING LAND DEVELOPMENT CODE SECTION 11.04.00 FLOODPLAIN MANAGEMENT; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING DEFINITIONS; AMENDING SECTIONS RELATING TO FLOOD RESISTENT DEVELOPMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR A FISCAL IMPACT STATEMENT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Chairman opened the hearing to the public. With no one coming forward, he closed the public portion of the meeting and asked the members for any additional input or a motion. With none, **Chairman Wood moved to recommend approval of Ordinance 21-20-CC by City Council with Agency member Ledbetter providing the second. The motion passed 5-0.**

B. Planning Areas and Planning Area Intent Statements

According to Mr. Zunguze, as part of the more extensive Land Development Code (LDC) rewrite effort, staff began to evaluate the Comprehensive Plan, specifically evaluating the Future Land Use Map (FLUM) and its impacts on development with clear, manageable, and up-to- date policies. In addition, as part of this review, Staff embraced the concept of Planning Areas, rather than assigning specific future land use designations, which encompasses a much broader vision. This vision will help facilitate the development of thoughtful guiding policies for the various Planning Areas. And the effort was started in previous Comprehensive Plan Updates but was never finalized and the Planning Areas will focus on efforts to develop a broader vision for the Comprehensive Plan and FLUM, as well as help guide policies and decisions concerning growth within Destin. They will also allow for objective analysis for compatibility by area rather than specific lots. As part of this rewrite, staff is proposing eight (8) total planning areas across Destin. Each presents its own varying uniqueness, challenges, and opportunities.

Mr. O'Connor provided the members with the eight areas, as depicted on the map and their descriptions .



The Village

The Village Planning Area intends to primarily provide a low-density, healthy, safe, family friendly environment that promotes a high quality of life. The Village should be where residents and visitors enjoy the activities and amenities associated with living in Destin through a connected network of multi-modal streets and paths leading to destinations within and outside the Village. To accomplish this, the city shall; establish development standards such as appropriate dwelling density maximums based on current development patterns and needs of future growth, ensure an orderly transition from low-density uses to higher density residential uses, and limit commercial uses to maintain, improve, and protect the parks, beautiful white sand beaches, emerald-green waters, and other natural resources.

The Harbor

The Harbor Planning Area (the "Harbor") intends to support a festive marketplace that fits the city's moniker as the "World's luckiest fishing village." The appropriate commercial, mixed-uses, and long-term residential uses should support the Destin fishing and recreation industries to draw visitors and residents alike. Public pedestrian shoreline and harbor boardwalk access should be planned, encouraged, and developed to foster a free-flowing festive feel of the area that benefits all users of the North and South Harbor. Efforts to implement and grow a connected and safe multi-modal transportation network within and to the Harbor Planning area should continue through innovative transportation options and creative urban design.

Agency member Hudson asked staff to explain to her what Multimodal means. Mr. O'Connor explained that it's alternate methods of transportation than just vehicles with ways to structure the infrastructure so they are safe for all to travel

Holiday Isle

The Holiday Isle Planning Area intends to support and maintain a mix of short and long-term residential accommodations for residents and visitors alike, with low to high-density residential and mixed uses. The range of densities found in Holiday Isle presents a perfect opportunity for the city to cultivate and implement a safe and accessible multi-modal transportation system connected to the rest of Destin. Also, due to the unique water-based recreational opportunities of Holiday Isle, the city shall protect, preserve, and expand, when possible, existing natural and recreational resources.

Agency member Shelton spoke of how Holiday Isle is about 60% owner occupied and they do not want to end up like Crystal Beach being 90% tourist and feels that a statement should be added to reflect, "To Maintain Residential Character" for an intent statement.

Gulf Resort

The Gulf Resort Planning Area intends to be a world-class resort district with uses ranging from small condominium complexes to high-rise hotels and supporting dining, commercial and retail services. Development within the Gulf Resort area should provide residents and visitors the ability to come and experience everything Destin offers through a well-developed and connected multi-modal network without having to predominately rely on their personal automobile to get around. In addition, design standards should be developed to focus on providing a sense of place deserving of a renowned residential and resort destination. The city should also develop programs or incentives to increase public beaches and access in this area.

The Chairman questioned the use of the word high-rise hotels and spoke of how he feels a better term could be used. According to the LUA, she agreed that staff could word-smith it for a better term or mention the building height limitations that are now in the Charter will not change and will remain in effect.

Town Center Commons

The Town Center Commons Planning Area intends to be the city's and region's residential, cultural, institutional, and services center. The residents and employees of Destin should be able to conduct all their daily business here while also finding a place for relaxation and recreation. The Town Center Commons should also afford residents and visitors alike the ability to attend events and activities that showcase the local arts, culture, and community values. To accomplish this, the Town Center Commons should provide a range of uses from higher-density residential, to mixed-use development, and gathering places for residents and visitors, while also being pedestrian-scaled with accessible multi-modal corridors leading to the city's surrounding areas. In addition, the city should collaborate with Okaloosa County to align future development in the areas directly adjacent to the city's jurisdiction.

The Chairman spoke of how the Town Center still has not come to be what it was envisioned to become in the 17-years that he has been living in Destin.

Crystal Beach

As one of the main gateways into Destin, The Crystal Beach Planning Area intends to highlight all that Destin has to offer from a quality commercial corridor along Highway 98 through the family-friendly vacation destination and single-family neighborhoods to the White Sand Beaches of Crystal Beach. Given the inherent conflict between long-term residents and short-term visitors, the city should strive to balance the needs of these evolving and prevailing uses of Crystal Beach. Therefore, the city shall preserve and promote the single-family character of the established neighborhoods while providing the residents and visitors with access to amenities needed for everyday living. To accomplish this, the city should ensure the Crystal Beach area is supported by low-intensity mixed-use development at appropriate intersections of streets along Scenic Hwy 98, while keeping commercial development focused on properties directly adjacent to or accessible from Hwy 98 and protect the single-family non-short-term rental zones in the area. The city shall also develop and incentivize all efforts to expand public beach and access by encouraging low-intensity commercial and mixed-use development and redevelopment of single or multi-family units south of Scenic Hwy 98. Developing pedestrian scale multimodal infrastructure should also be a priority of the city to reduce the vehicle and pedestrian conflicts along the streets within Crystal Beach.

Henderson Beach

The Henderson Beach Planning area intends to preserve and highlight the natural ecosystem of the Emerald Coast while also protecting the largest public access beach in the Destin area. The city should make all efforts to maintain the ecosystem to mitigate the impact on the park. A partnership between Park Staff and the city should be fostered to help city Staff and the development community understand how encroachment affects the park and the species it supports. The partnership should focus on maintaining, expanding when possible, and protecting the flora and fauna of Destin's last undeveloped area.

Staff coordinated with the Florida Division of Recreation and Parks Staff to develop this statement.

Mr. O'Connor explained that even though this is a State Park, the park property was actually leased for 50-years and the lease is due to come up in about 12-years. He spoke of how this property is a jewel in the city that hopefully everyone would want to maintain and keep it. Additionally, Mr. O'Connor spoke of meeting with the State Park Manager who reviewed and signed off on it.

The Airport

The Airport Planning Area intends to provide and facilitate the continued use of General Aviation at the Destin Executive Airport at current and projected use levels while planning for future airport growth within its present boundaries. To accomplish this, The Airport Planning Area should align with the Destin Executive Airport's Airport Layout Plan as adopted and periodically updated. In addition, a collaborative program between airport, staff, city staff, the development community, and residents should be developed, encouraged, and maintained to mitigate encroachment issues from development upon the airport and aviation uses upon surrounding areas.

Mr. O'Connor explained that this portion was sent to the Airport Manager who did provide some feedback and the statement was adjusted with that feedback and ultimately they were good with the final statement.

The Chairman mentioned how he wants to make sure that staff gets this information out to the citizens so that proper input can be obtained. He also spoke of how there has been several planning presentations in the past that never were adopted. And as much as he likes these, he wants to make sure they don't just sit on a shelf in a book.

Agency member Ledbetter asked staff what the next steps were for this.

According to Mr. O'Connor, staff will first go back and refine what was discussed here tonight as well as getting input from other boards and committee members. They've obtained comments from the Harbor CRA-AC and their next committee would be the Town Center CRA-AC and Parks & Recreation. Then once they've gotten all that input and it's been incorporated, staff will bring it back to the LPA for any additional discussion and a recommendation to City Council for their consideration.

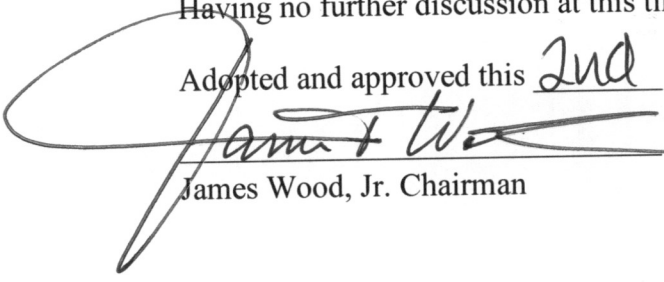
6. DIRECTORS REPORT:

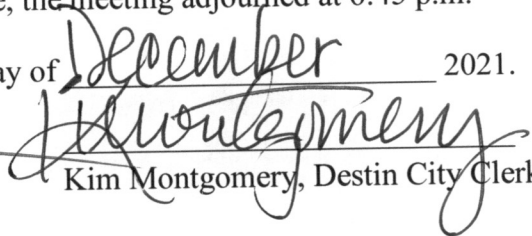
Mr. Zunguze informed the members that staff is also working on the Impact Fee Review and Mobility Plan that will be coming before them in the near future for their review and recommendation.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:45 p.m.

Adopted and approved this 2nd day of December 2021.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk