

**MINUTES OF THE
PARKS & RECREATION COMMITTEE
MEETING DESTIN CITY HALL BOARDROOM
OCTOBER 26, 2021 MEETING - 4:00 PM**

1. CALL TO ORDER:

Chairwoman Trammell called the meeting to order at 4:00 p.m. on Tuesday, October 26, 2021, in the Destin City Hall Annex Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Sandy Trammell
Nikki Johnson
Matthew Sweetser
Danielle Piper
Brian Liesveld
Leslie Schmidt

Member Absent

Barbara Telford

Staff Present

Kim Montgomery City Clerk
Lisa Firth Recreation Director
Steven O'Connor
Daniel Butler

3. APPROVAL OF MINUTES:

No minutes were approved at this meeting as they were never loaded in the packet.

5. OLD BUSINESS:

A) Work Plans/Annual Report

The members briefly discussed finalizing their work plan items and their goals and measurable outcomes to accomplish them.

Committee member Piper moved to accept the committee's work plan item of Beautifying City of Destin Parks with Committee member Johnson providing the second.

Committee member Sweetser asked if there is an ordinance against murals in the city. According to the Chairwoman, no, it's for certain types of signage. According to Committee member Piper, she has spoken with staff and there is an ordinance that is being worked on to allow murals. Noting she does not know how long it will take to get it finalized.

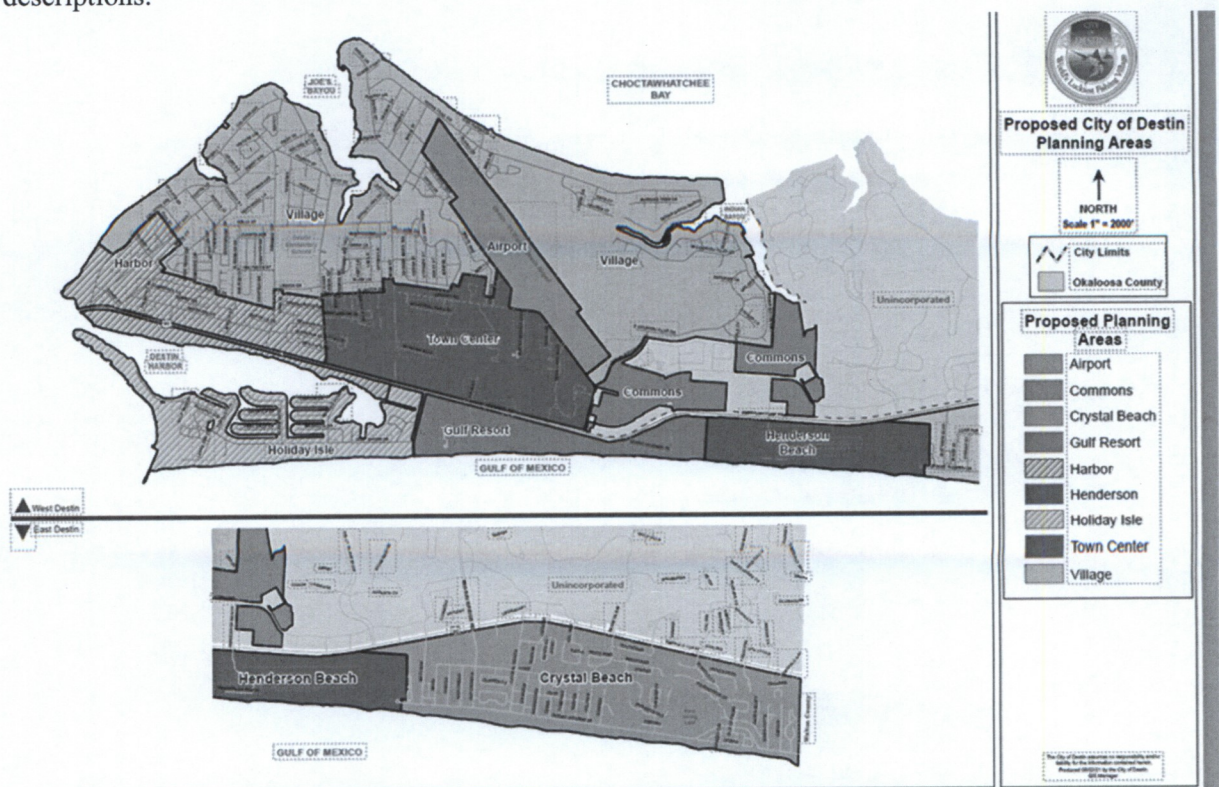
The motion passed with a 5-0 vote.

6. NEW BUSINESS:

➤ Planning Areas and Planning Area Intent Statements

According to Mr. O'Connor, 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 order to bring both the Zoning Map and the FLUM into alignment with each other. 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.

There was a brief discussion regarding RV parks and how they fit in certain zoning districts of The Village as well as grandfathering in the ones that are already in place. A discussion regarding multimodal aspects for different types of transportation use also took place and Mr. O'Connor explained how staff is working towards creating a Design Manual and removing them from the LDC and implement them into the Design Manual.

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.

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.

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.

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.

There was a discussion about how the term Town Center Commons was implemented.

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 agreed to the language.

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 provided additional feedback and the statement was adjusted with that feedback and ultimately, they were good with the final statement. He also informed the members that staff will go back and refine what was discussed here as well as the input received from other boards and committee members and once they've gotten all that input and it's been incorporated, staff will take it back to the LPA for additional discussion and a recommendation to City Council for their consideration.

Chairwoman Trammell stated that she feels the Airport Committee should be revived to discuss issues that come up. Mr. O'Connor replied that is why the statement, *"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."*

➤ **Wayfinding Master Plan & Planning Area Project Update – Daniel Butler**

- Goal/Objectives of the Wayfinding Program
- Wayfinding Map & Concept Signage
- Planning Areas
- Discussion
- Next Steps

Goals & Objectives:

- Define a Sense of Place
- Highlight Destinations
- Enhance the City's Economic Brand
- Traffic Control & Parking Identification
- Consistency & Sense of Organization

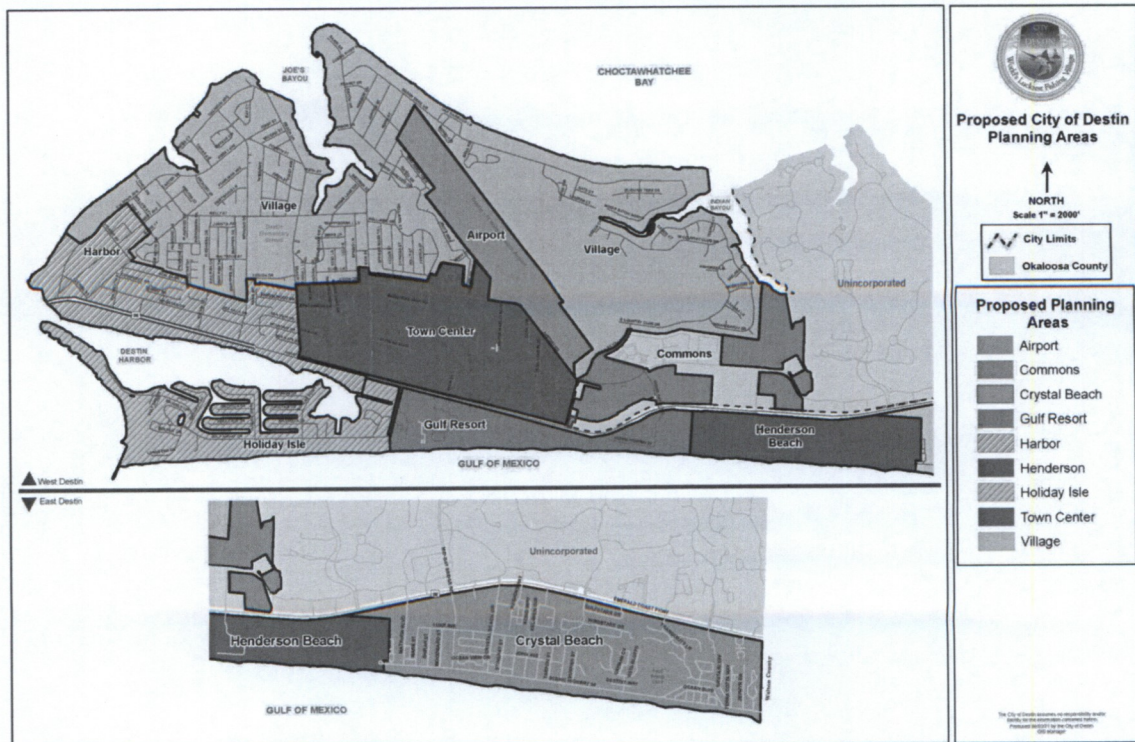


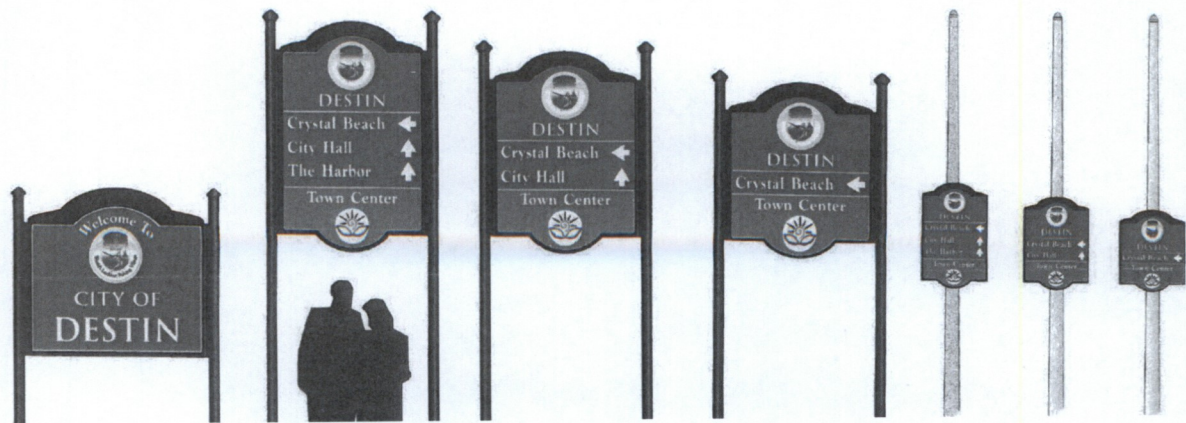
The Chairwoman suggest that the anchor for the village be changed to something else that is more relatable to that part of the city, such as an Oak. And, she would like to see the street signs numbered at the major intersections in the City to help visitors find their way around better.

Components of a Wayfinding Master Plan

- **Gateway and Area Identification**
 - Gateways and area signage alert travelers that they have arrived in the city or neighborhood

- **Vehicular Wayfinding**
 - Direct Visitors to areas of interest from major transportation arteries
- **Street Identity**
 - Identifies popular locations by using support signs, public art, and banners
- **Pedestrian Wayfinding**
 - Navigate people who are walking to different places within the city.
- **Information Kiosks**
 - Provides notices, maps, and event information to residents and visitors.





FDOT Programs Available for Hwy 98

- Community Wayfinding Signs
- Community Aesthetic Features
- Gateway Signage

Current FLUM v. Planning Areas

- Current FLUM not conducive to compatibility or appropriate growth patterns
 - Acts like a zoning map rather than a vision
 - Stifles growth, and creates a sense of “negotiated” development
- Planning Areas
 - Captures the unique characteristics of an area
 - Helps focus planning efforts and drive policy
 - Ensures change is compatible or acceptable

Committee member Sweetser asked who exactly are we putting these signs out for? According to Mr. Butler, they are for residents, tourists, and business owners. Committee member Sweetser stated he feels that this is more marketed to tourists and this town is not Disney World.

Mr. O'Connor added that they are for everyone. But when the city swells to 100K+, they need to be moved to the points of interest they want to get to in the city.

There was a general consensus by the members that they don't want tourists to start wandering to the residential areas any more than they already do and when presented to City Council, for staff explain to them that there was a consensus is to not to put out signage for the Village planning areas.

According to Committee member Piper, she agrees that the sign for Clement Taylor Park needs updating but she does not want any directional signage on Hwy 98 informing the public of it's the location.

7. COMMITTEE MEMBER/STAFF COMMENTS:

- **Chairwoman Trammell** – Informed the members that everyone needs to sign their Code of Ethics statement. She also spoke of Council member Schmidt's injury at Dalton Threadgill Park and what can be done to ensure something like that never happens again.

According to Mrs. Firth, it happened at a time when there was a lot of rain that caused washouts.

And lastly, the Chairwoman wants to have additional conversation when they meet again in January about the Harbor Lane sidewalk to the water and the platform and stairs that was not included in the budget.

➤ **Staff Comments:**

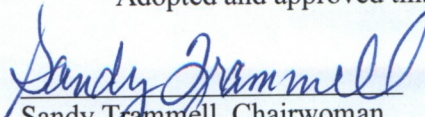
Mrs. Firth explained that the Clement Taylor Park is still delayed because the funds were reallocated by the Federal Government for Covid Relief. Adding that she is looking into getting funds for just the bathrooms to be redone. She then suggested that the committee adopt the park to ensure improvements. She also spoke of how the sign was originally made by the Hines and would like to have it saved and refurbished.

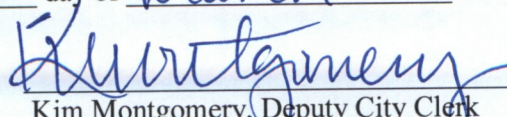
- **Public Comment:** None
- **Next meeting:** January 25, 2022

ADJOURNMENT:

Having no further discussions, the meeting adjourned at 6:50 PM.

Adopted and approved this 22nd day of March 2022.


Sandy Trammell, Chairwoman


Kim Montgomery, Deputy City Clerk