

**LOCAL PLANNING AGENCY
MEETING MINUTES
APRIL 28, 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, April 28, 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
Corey Ledbetter

Members Absent

Jason Klosterman

Staff Members Present

Kim Montgomery City Clerk
Daniel Butler Senior Planner
Joe Bodi Engineering Asst. II
Kimberly Kopp City Land Use Attorney

3. APPROVAL OF MINUTES:

March 24, 2021

Motion by Agency member Bell, seconded by Agency member Buhr to approve the March 24, 2021, minutes as written. The motion passed 5-0.

4. NEW BUSINESS:

A. Formal recommendations to City Council for updates to the City of Destin's Adopted Comprehensive Plan Chapter 2: Transportation Element.

Mr. O'Connor briefly explained to the members that this chapter is comprised of their previous discussions and recommendation from when this was brought before them before and is now ready to go to City Council with a recommendation, unless they have any additional information to add.

The Chairman opened the hearing for comment, with no one coming forward, he closed the public and called for discussion or a motion.

Motion by Agency member Bell, seconded by Agency member Hudson to recommend City Council approval of the suggestions for the policies for Chapter 2 of the City's adopted Comprehensive Plan as presented by staff.

The Chairman verified with staff that the city is now encouraging the property owners to provide offsite parking for their businesses which in turn saves the taxpayers as well. Mr. O'Connor confirmed the statement.

Agency member Buhr added that it also encourages the property owners to come into compliance with the Code if they are grandfathered in as a nonconforming property.

With no further comment, the Chairman then called for a vote and the motions passed 5-0.

B. Formal recommendations to City Council on the language and direction of the Draft Article 3, for the new Land Development Code of the City of Destin.

Mr. O'Connor explained that this again is from previous discussions at a recent past meeting and it is now ready to go to Council with a recommendation, unless they have any further comments to add.

Chairman Wood opened the hearing for comment, with no one coming forward, he closed the public and called for discussion or a motion.

Motion by Agency member Ledbetter, seconded by Agency member Hudson to recommend the Local Planning Agency forward a positive recommendation to City Council to adopt the recommendations of the LPA on the Annotation for the Draft Article III.

Agency member Buhr asked if the intent of the uses would be discussed in a workshop type setting. According to Mr. O'Connor when it comes back to them, they should read the specific section, since it will be new, they can then discuss it in more detail, and staff will do the same at the City Council level. **Having no further discussion, the motion passed 5-0.**

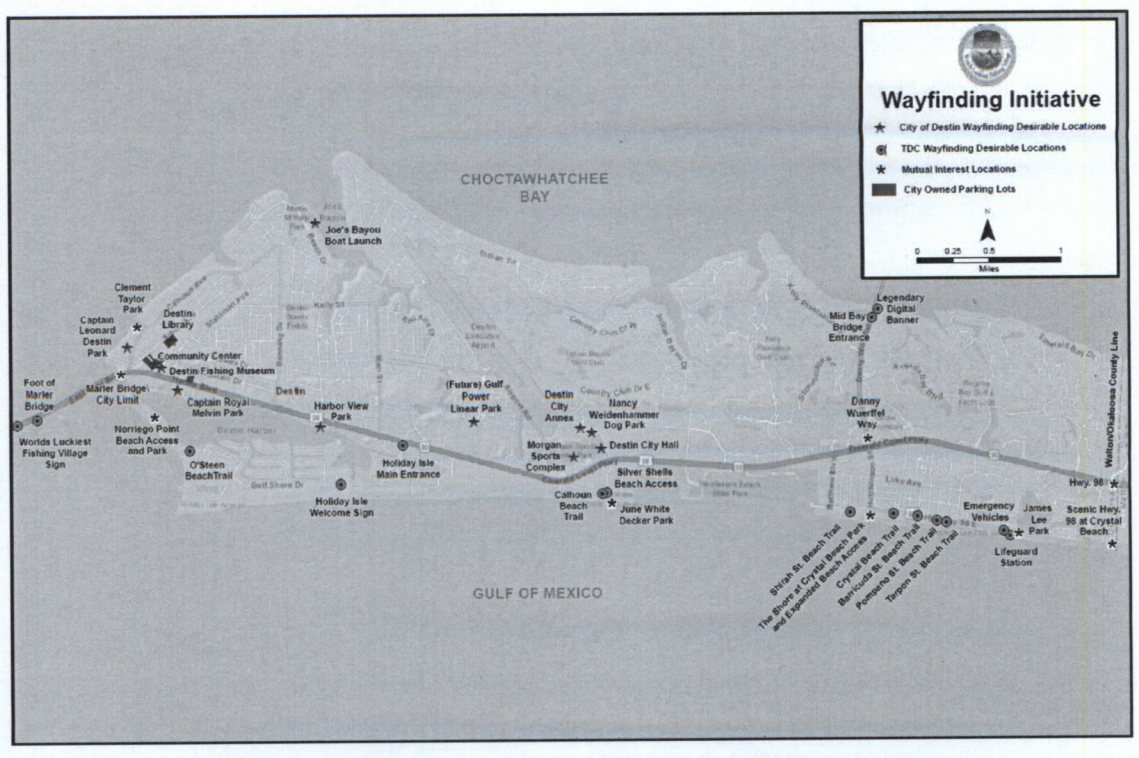
C. Formal recommendation to City Council for the City's Wayfinding Master Plan

Mr. Butler explained that this is one of Council's top priority objectives as part of their Vision 2035 and staff has proposed the creation and implementation of such Wayfinding Master Plan to create consistency and a brand for the city. The primary goal is to promote tourism and enhance visitor experience, while also enhancing urban design by achieving the following:

- Gateway & Area Identification
- Vehicular Wayfinding
- Street Identification
- Pedestrian Wayfinding and
- Informational Kiosks

Additionally, staff has partnered with Okaloosa County Tourist Development Council (TDC) who has provided staff with a map of locations they recommend being showcased.

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He further explained city parks were identified but the decision to not identify the ones located in the proposed Village Planning Area was made to keep the traffic congestion down as requested by several different committee members. The Joe's Bayou Boat Ramp area was included as well as other areas of significance was included such as all of the city public buildings and ones the TDC recommended which are:

- World's Luckiest Fishing Village Sign
- Foot of Marler Bridge
- O'Steen Beach Access
- Holiday Isle Welcome Sign
- Holiday Isle Main Entrance
- Calhoun Beach Trail
- Silver Shells Beach Access
- Shirah St. Beach Trail
- Crystal Beach Trail
- Barracuda St. Beach Trail
- Pompano St. Beach Trail
- Tarpon St. Beach Trail
- Emergency Vehicle Location
- Lifeguard Station Location

With all of these, they will improve mobility and connectivity, enhance the quality of life and safety for families, and will create an effective and efficient, as well as aesthetically pleasing infrastructure. He explained further the program already exists within the City's budget, as well as both

CRA budgets. City Staff is also working to partner with the Okaloosa County Tourism Development Council to find other funding sources. Therefore, with clear and consistent signage, Staff anticipates an increase in the LOS for directional wayfinding for locals and tourists to get around town. With the high priority of this project is to City Council, staff is seeking guidance from the Local Planning Agency (LPA) regarding proceeding forward with the Wayfinding Master Plan and the proposed sign locations. Once final recommendations are received from LPA, staff will then present this to City Council to seek a recommendation for final approval. Following City Council approval, Staff will then collaborate internally with the Finance Department and the City's Public Information Officer to execute the Wayfinding Program, which would include public notification and locating/budgeting expenses, and staff recommends the LPA's approval to move forward with the project.

Agency member Ledbetter asked about the public input for this. According to Mr. O'Connor, that is what this hearing is as well as when it's taken to City Council.

The Chairman opened the hearing to the public.

Ms. Nicki Noblin 501 Gulfshore Drive addressed the members asking what exactly is planned for the HIA signs. According to Mr. Butler, the signs designs have not been decided yet. Mr. O'Connor added that the plan would not affect private signage already in place.

Agency member Buhr questioned where the actual plan is. According to Mr. Butler, that has not been created. That currently they are just at the location phase of the project.

Agency member Bell asked why there are not any plans to have signs alerting the public where the ER, Fire Department, ER Vet Offices, etc. are part of the plan.

According to Mr. O'Connor those have never been considered at part of the plan. That this plan is more for tourists that come to the city and are not familiar with the city and this plan is to help them to find the harbor and beach areas and also to highlight the heritage of the city. Adding that they can always recommend further locations to be signed and ultimately that would be up to City Council to add them to the plan.

Agency member Bell also spoke of how she does not feel the need to have the Holiday Isle signs as recommended by the TDC.

Motion by Agency member Bell, seconded by Agency member Hudson to recommend City Council adopt the Wayfinding Master Plan with the Fire Department, ER Vet, ER, Post Office and removing the suggestion for the Holiday Isle Welcome Sign and adding a directory kiosk at the public parking lots.

There were discussions regarding whether or not to add the items that Agency member Bell's suggestions to add to the Wayfinding Master Plan the Fire Department, ER Vet, ER, Post Office to the plan.

Mr. O'Connor directed the members to the staff report where it states that the goals of the city's wayfinding plan is promote tourism and enhance visitor experience while also enhancing urban design. Additionally, he explained that staff can bring the rough draft version of the plan to them in their next meeting agenda packet. It was agreed by all members that they would like to see it prior to their next meeting.

The motion passed 4-1, with Agency member Buhr dissenting.

D. Formal recommendation to City Council on Ordinance 22-06-LC, adding the use of a Night Watchman or Custodian dwelling unit in the Industrial Zone.

Mr. O'Connor explained that staff received a building permit to allow this use in the Industrial Zone for a storage business to allow someone to live on the premises 24-7. Explaining further that this ordinance is coming before them basically as housekeeping purposes to make a recommendation to adopt the ordinance to clean up the noncompliance with the Comprehensive Plan. Additionally, this ordinance has already gone to City Council for first reading and Council sent it back to staff to create a maximum square footage for the dwelling unit, and 1,200 sq. feet was decided by staff and the Land Use Attorney.

The Chairman opened the hearing to the public for comment. With no one coming forward, he closed the public speaking portion of the meeting and turned the discussion over to the members to comment.

Agency member Ledbetter asked what triggered this and if there was activity already taking place. According to Mr. O'Connor, it was just based on the building permit that staff received for the request. Additionally, this is very common practice across the country.

Agency member Buhr stated that there are other zoning districts in the city where storage units are allowed and questioned of this use should just be standardized for all districts. According to Mr. O'Connor, a nightwatchman is not a permitted use in other zones and only allowed per Comprehensive Plan in the Industrial Zone, which includes CTS zone.

Agency member Bell asked how this can be prevented from turning into a short term rental. According to Mr. O'Connor, short term rental is a specific use within the land use table and that use is not allowed in the Industrial Zone and cannot be rented out.

Motion by Agency member Bell to recommend City Council adopt Ordinance 22-06-LC with Agency member Ledbetter providing the second.

Agency member Buhr offered an amendment to the motion to specify the nightwatchman and immediate family members.

Both Mr. O'Connor and the Land Use Attorney stated that is a problem to prove and do not recommend adding that language. Chairman Wood pointed out that if there is an issue that arises, it becomes a Code Enforcement issue to enforce. Agency member Buhr withdrew his amendment. **A roll**

call vote was taken, and the motion passed 5-0.

E. Formal recommendation to City Council on Ordinance 22-07-LC, clarifying the ratio of non-residential space required for development in the Town Center Mixed Use (TCMU) Zone.

Mr. O'Connor provided the members with the background for the ordinance and how it cleans up an ordinance that was adopted in 2019 by Council to include a non-residential component to the development for long-term residential uses in the Mixed Use Zoning Districts. Adding that this ordinance clears up any ambiguity by clearly stating the necessary ratio needed to get the approval for a project in regards to the percentages they have to provide based on the square footage of the total development and the access from Highway 98, Harbor Blvd. or Main Street.

The Chairman opened the hearing to the public, with no one coming forward to speak, he closed the public hearing and asked the Agency members for comment of a motion.

Agency member Bell asked if this type of development would be similar to the ones across from the Marler parking lot with the stores on the bottom and the residential units above.

According to Mr. O'Connor, it would be something like that, the intent is to have a mix of uses upon the development not necessarily specifically the building itself, but in the development in totality.

Agency member Bell made the recommended motion to recommend City Council adopt Ordinance 22-07-LC with Agency member Buhr providing the second. A roll call vote of 5-0 was taken and the motion passed.

F. 2022 Stormwater Master Plan Project List and Study Areas – Joe Bodi, Eng. Asst. II.

Mr. Bodi explained to the members that this has been brought before them previously, as well as being presented to all of the committees and advisory boards with no suggested changes. Staff is looking for a recommendation to City Council for the approval of the priorities list and study areas as presented. After that, staff will add these projects to the Capital Improvements program and then start requesting City Council to schedule these for construction.

Agency member Bell asked Mr. Bodi to read the criteria for how staff developed the priorities as out loud for the public.

According to Mr. Bodi they are, Public Safety, Health and Welfare. The next criterium would be water quality, hazard potential, economic impacts and jurisdictional compliance.

The Chairman opened the hearing to the public.

Ms. Nikki Noblin - 501 Gulf Shore Drive, wanted verification that Holiday Isle was being addressed noting they obviously do have a lot of problems with flooding. She specifically addressed the

townhome complexes on Durango who have paved over the permeable areas which is what is causing more issues with flooding. She mentioned several areas that have flooding issues because how all the permeable areas have been paved for parking.

According to Mr. Bodi, there is an upcoming Citywide Swale Initiative that he did not speak of that would take quite a bit of the green space within the right-of-way, it will continue to be green space, but it will be swelled out for storm water retention. However, it will only be in the right-of-way or in some other capacity regards of city properties to help alleviate the stormwater runoff. He did point out however, in respect to a lot of the older projects will literally not meet code if they were constructed prior to 1997 because, many of those were built in the late 70s, did not require any stormwater and there's not a whole lot the city can do to address those issues outside of the right-of-way. He explained the pilot program right will take place at 501 Gulf Shore Drive explaining how the project has begun and will continue throughout the city as funding is provided by Council. Reiterating that the city cannot do anything on private property or private streets.

Mr. O'Connor added that the concerns mentioned could be mitigated in the future if those older properties are ever redeveloped, they then would have to meet the new criteria of the new Article 3, Non-conformities requirements.

Agency member Buhr asked if by accomplishing any of the listed projects effects the city's CRS rating.

According to Mr. O'Connor, the CRS rating is based off the city's floodplain ordinances, not the stormwater management. Mr. Bodi added there is a potential to dovetail the two together and the city does have the potential to mitigate some of the repetitive loss.

There was a lengthy discussion regarding repetitive loss and the difference between building in the floodplain and getting stormwater to percolate out of an area where it's not wanted. Agency member Bell spoke of the continual sidewalk flooding problems on Holiday Isle. Mr. Bodi reiterated that the swale initiative project will help eliminate the problems because currently, there are almost none existing now.

Motion by Agency member Buhr, seconded by Agency member Bell to recommend City Council's approval of the 2022 Stormwater Master Plan Project List and Study Areas as presented by staff. The motion passed 5-0.

5. OLD BUSINESS:

None.

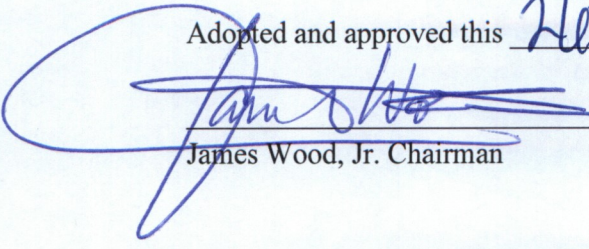
6. DIRECTOR'S REPORT:

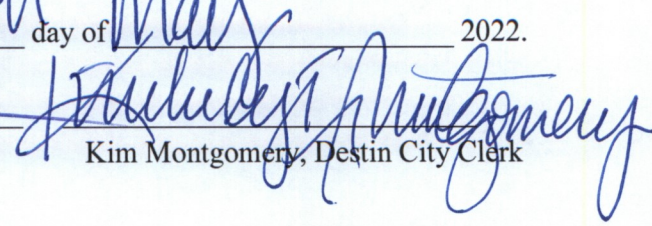
Mr. O'Connor explained that staff will be bringing Chapter 3 of the Comprehensive Plan Updates for their review and recommendation to City Council at their May 26, 2022 meeting. There was a brief discussion regarding the timeline of the upcoming chapters for the Comprehensive Plan and the Chapters for the Land Development Code.

ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:40 p.m.

Adopted and approved this 26th day of May 2022.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk