

**LOCAL PLANNING AGENCY
MEETING MINUTES
MAY 26, 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, May 26, 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 (LUA)

3. APPROVAL OF MINUTES:

April 28, 2022

Motion by Agency member Bell, seconded by Agency member Ledbetter to approve the April 28, 2022, minutes as written. The motion passed 5-0.

4. NEW BUSINESS:

A. Comprehensive Plan Chapter 3: Housing Element & Chapter 4 Public Facilities Element Discussion

➤ **Policy 3-1.3.10: Register Rental Units. The City shall achieve registration of a minimum of 90% of all rental units within one year of adoption of this Plan.**

According to Mr. O'Connor, the items to review are either implemented or partially implemented, as identified by 3TP and staff. Additionally, there's only one in Chapter 3 for registering rental units, that says the city shall get a minimum of 90% of all rental units registered in the system. Additionally, the city is currently implementing those through the current short-term rental program and long-term rentals also require registration. However, that process is not as stringent of a policy as the short-term rentals are.

There was a discussion on how staff is able keep on top of the online rentals. The LUA spoke of a staff member in the Code Compliance Dept. that part of his duties is to scour those websites to search any that are being advertised but not in the system. Also citizen complaints calling in the locations into Code Compliance help as well.

Agency member Buhr spoke of how he feels there should be language added in regards to achieving a goal each year towards 100%.

Motion by Agency member Buhr that in addition to removing the one year clause, staff change 90% goal to 95% with Agency member Bell providing the second. The motion passed 5-0.

- **Policy 4-1.1.3/4-2.1.3: Share GIS Information. Within one year of adoption of this Plan establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant Destin Water Users and City infrastructure locations.**

Motion by Agency member Bell, seconded by Agency member Hudson to recommend City Council adopt staff's suggestions to establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant Destin Water Users and City infrastructure locations.

Agency member Buhr made the substitute motion to accept all the provisions throughout with the one year clause.

Mr. O'Connor informed the members if the intent is just to remove the one year clause though out, then he could go ahead and do that and just not bring them forward for their consideration.

Chairman Wood suggested that they vote on the initial motion then Agency member Buhr could bring his suggestions up for comment.

The amended motion died for lack of a second. **The original motion passed 5-0.**

Agency member Buhr made the motion that as they are going forward if the suggestions are specifically for one year that they agree to approve removing the one year for all updating purposes of the Comprehensive Plan. Agency member Hudson provided the second.

Chairman Wood asked staff if the ones they will be considering all have the one year clause. According to Mr. O'Connor, if there are any that have more than one year, he will bring those for their consideration. **With no more discussion the Chairman called for the vote and the motion passed 5-0.**

- **Objective 4-3.1: Manage the sand and gravel aquifer recharge conditions**

According to Mr. O'Connor, staff recommends the objective to manage the natural ground water sand and gravel aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. To continue to coordinate with Okaloosa County, the Florida DEP, and the Northwest Florida Water Management District in maintaining sand and gravel aquifer recharge area functions. Additionally, within one year from the adoption of the Comprehensive Plan, the City shall

adopt in the LDC regulations that established criteria for managing sand and gravel aquifer recharge.

Motion by Agency member Bell, seconded by Chairman Wood to accept staff's recommendations to keep Objective 4-3.1 in the Comprehensive Plan. The motion passed 5-0.

➤ **Policy 4-3.1.1: Coordinate with Outside Agencies.**

Mr. O'Connor spoke of how this policy is already in place and staff recommends continuing with maintaining that coordination with Okaloosa County, FDEP and the NFWF Management Districts in order to maintaining sand and gravel aquifer recharge area functions.

Agency member Bell pointed out that the language states within one year of adopting the Comprehensive Plan and if its included in what they discussed earlier or does it need a new motion? According to Mr. O'Connor, there is more to this policy and staff recommends to maintain the coordination efforts.

Motion by Agency member Bell to accept staff's recommendation and to remove the one year coordination clause to keep the coordination moving forward.

According to Mr. O'Connor the motion that Agency member Buhr made earlier would cover it.

Agency member Bell pointed out that the removal of the one year was not in staff's recommendation for this particular policy. **Agency member Ledbetter seconded the motion. A roll call vote of 5-0 was taken and the motion passed.**

➤ **Policy 4-5.2.2: Request Annual Status of Recycling Programs.**

According to Mr. O'Connor staff recommends that in this policy is already accomplished yearly through the review and renewal of the city's franchise agreements. Therefore, staff recommends that this requirement be removed from the Comprehensive Plan as it is a requirement already of each franchise agreement.

Agency member Bell asked if the franchise agreements have an expiration date or do they just keep continuing until they're renewed or replaced by a new franchise if the previous company no longer exists.

According to Mr. O'Connor, the agreements do specify when they end, similar to a contract.

Motion by Agency member Bell to accept staff's recommendation to remove policy 4-5.2.2 from the Comprehensive Plan for the requirement of the franchise agreement for the annual status of the recycling programs. Agency member Hudson provided the second. The motion passed 5-0.

➤ **Policy 4-6.3.6: Review Library Impact Fees.**

According to Mr. O'Connor this policy is currently being worked on through the current Impact Fee Study. Adding that this study includes all the impact fees currently being collected, and not just the Library Impact Fees, and staff recommends keeping this policy in the Comprehensive Plan.

Motion by Agency member Bell to accept staff's recommendation to to keep Policy 4-6.3.6, Review of Library Impact Fees, with Agency member Hudson providing the second. The motion passed 5-0.

Chairman Wood asked if they were going to have a chance to review the Impact Fee Study. According to Mr. O'Connor, he feels that they would. Adding there is an update on the status of the study that will be presented to Council.

Agency member Bell spoke of a new rental concept that is taking place on the Air BNB sites where people are putting their homes up for rent, per se, to have someone come in and stay with the homeowner's pets while the homeowners are on vacation. The person staying in the home has full access to the home and the area while taking care of the pets. She also spoke of another type rental where it's a long term rental that turns around and rents it out short term during season.

According to Mr. O'Connor for the pet circumstance, without further detail, he is having a hard time connecting dog sitting with short term rental.

The LUA added that the enforcement side of it is, is there noise, parking violations, is there trash building up, those are the issues that can be enforced, regardless of the rental registration concerns. Additionally, she and staff will look into the whole issue and spoke of how now is a good time to look into these issues while the LDC is being rewritten and staff will discuss with the consultant to figure out how they need to addressed.

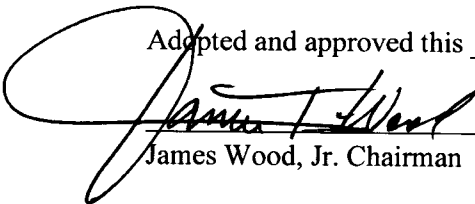
5. **OLD BUSINESS: None.**

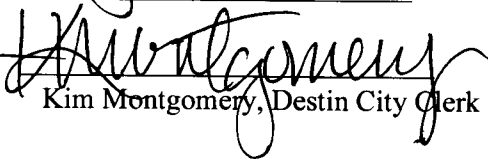
6. **DIRECTOR'S REPORT: None**

ADJOURNMENT:

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

Adopted and approved this 23rd day of June 2022.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk