

**MINUTES OF THE SPECIAL
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL, AUGUST 8, 2022 - 5:00 P.M.**

1. CALL TO ORDER:

Chairman Hoey called the Special Destin Harbor and Waterways Board meeting to order at approximately 5:00 p.m. on Monday, August 8, 2022, at Destin City Hall, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Member Present:

Richard Hoey
Guy Tadlock
John Stephens
Bill McKissick
Casey Jones
Jim Green

Members Absent

Harvey Hurst

Staff:

Kim Montgomery Deputy City Clerk
Steve O'Connor Principal Planner
Sae More Planner
Kyle Bauman City Attorney

3. APPROVAL OF MINUTES:

➤ **May 23, 2022**

Motion by Board member Jones, seconded by Board member Green to approve the May 23, 2022 minutes as written.

4. PUBLIC COMMENTS:

None

5. NEW BUSINESS:

A) Single-family Residential Marine Construction Proposed at 4145 Belcourt Drive (Parcel ID: 00-2S-22-4600-0000-0100).

Miss More explained the details of the request to the members.

Board member Jones made the motion to approve the marine construction request at 4145 Belcourt Drive subject to the applicant meeting all applicable city permit requirements, with Board member Green providing the second.

Board member McKissick asked if the existing dock that is present will be removed. Additionally, he asked if they are proposing to move it further inward to the waterway and away from riparian line. The applicant answered yes to both questions.

The Chairman called for the vote and the motion passed 6-0.

The applicant, Mr. John Loftis of Loftis Marine out of Pensacola, Florida thanked the staff and the Board members to accommodating them by having this special meeting to get their project request in process for final approval.

6. OLD BUSINESS:

➤ Discussions

Board member Tadlock inquired of staff if they are going to get a chance to review the Marina Siting Section of the Land Development Code.

According to Mr. O'Connor, when their suggestions went to the LPA, it was held up at that level with some concerns the LPA members addressed, then Covid hit and after that, the decision was made to have the entire LDC rewritten, and the Marina Siting will be a part of the entire rewrite. Therefore, this board will see the new article which will be a part of the Conservation Article. Additionally, this board will have heavy input on the draft of the new Marina Siting Regulations.

Board member McKissick spoke of how he had asked at their last meeting what the definition of a slip is and asked if they ever got that clarified. According to Mr. O'Connor, the definition per city code is a docking area for one vessel.

Vice Chairman Green stated the code defines a slip as a berthing place for one vessel, but the code doesn't restrict the slip to holding only one vessel. Additionally, the parking is what regulates how many vessels can have on the property.

Mr. O'Connor explained that he has discussed this topic with Mr. Zunguze and read the exact definition per the LDC for the members and into the record. In Article 3, "A slip is a parking, berthing, landing space for one boat at a dock or pier." Therefore, one parking space per boat or vessel.

Board member Green pointed out that the confusion comes in when there are more than one vessel docking in transient slips as well as at the end of the docks, and larger slips in the high season there will sometimes be 4 pontoon boats in them. Adding that when this code comes back to them for input is where they need to give it some teeth to regulate those issues.

The Chairman asked the individuals in the audience to add any comments.

Mr. John Loftis of Loftis Marine stated that the FDEP's code determines any boat other than a jet ski/wave runner is a vessel and 2 jet skis/wave runners can go into one slip. So, 2 jet skis is considered a slip and one is considered a slip and a half.

Mr. Tadlock referenced some past issues regarding a commercial project that came before them that was asking for more slips than what was depicted on the submitted drawings. Mr. O'Connor explained that the project he is referring to did submit the incorrect drawings and that project was pulled and at this time when the error was discovered, and at this time, it has not come back before this board for their review and recommendation.

Mr. Tadlock spoke of the definition of a transient slip and how they are not required to have a parking space, since a transient slip is considered a parking space. And in that respect, he asked for clarification if those type of slips cannot have a parasail boat docked. According to Mr. O'Connor that is correct, they cannot.

Mr. Tadlock also spoke of how he feels that dimensions and a final inspection should be included in the requirements of the Code. Stating that he has seen a lot of marine construction projects that are not built to what was approved and never got final inspections.

Mr. O'Connor explained that all marine construction projects are required to have a final inspection. He then spoke of the computer program, Energov that is now in place and explained how it is set up to notify staff that an inspection for the permit is required.

Chairman Hoey spoke of Certificate on Occupancies that are issued by the building dept. and asked if there is an error in the review process made by staff, would the owner have to remove the structure and build it to the specifications of the code.

Mr. O'Connor explained that any marine construction gets a Certificate of Completion, since you don't occupy a dock. Additionally, if there is an error made by staff, the project would be deemed a legal nonconforming structure and could stay in it's built state until the structure is damaged and has to be replaced.

Vice Chairman Green briefly spoke of the used oil drop off facility that he would like to see the city take on. He spoke of grant opportunities that the County can assist the city in obtaining. Additionally, he not brought this before the Council yet because of daily charters that he has been running all summer long.

Chairman Hoey asked him if there is any status on the Harbor Capacity Study. According to Vice Chairman Green the ACOE testing runs through Labor Day and once the data is compiled the Harbor Capacity Study Steering Committee's next scheduled meeting should be in November for them to review the results and make a recommendation to Council

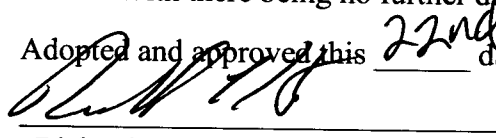
According to Mr. O'Connor, in the first week of counting vessels, 6,500 went in and out of the Harbor, which equals to about a vessel a minute in a twelve hour day.

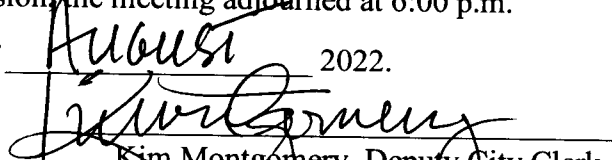
Lastly, Mr. O'Connor introduced the new planner, Christopher Willis to the Board members and explained that Mrs. Tunazzina Alam has moved to Iowa.

7. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:00 p.m.

Adopted and approved this 22nd day of August 2022.


Richard Hoey, Chairman


Kim Montgomery, Deputy City Clerk