

**MINUTES
SPECIAL WORKSHOP
DESTIN CITY COUNCIL
JUNE 28, 2022
ANNEX COUNCIL CHAMBERS
5:30 PM**

The Council of the City of Destin met in special session with the following members and staff present:

Destin City Council

Mayor Gary Jarvis (Arrived: 5:45 PM)
Councilmember Jim Bagby
Councilmember Bobby Wagner

Councilmember Rodney Braden
Councilmember Terésa Hebert
Councilmember Kevin Schmidt

City of Destin Staff

City Manager Lance Johnson
City Clerk Rey Bailey
Public Works Director Michael Burgess
Finance Director Krystal Strickland
Community Development Director Louis Zunguze
Land Use Attorney Kimberly Kopp

Deputy City Manager Webb Warren
Principal Planner Steve O'Connor
Parks/Recreation Director Lisa Firth
Engineering Assistant Joe Bodi
City Attorney Kyle Bauman

CALL TO ORDER

Mayor Gary Jarvis called the meeting to order at 5:30 PM.

WORKSHOP

A. Comprehensive Plan Policies – Updates, Recommendations, and Discussion

The Community Development Director Louis Zunguze provided the opening remarks and explained the purpose of tonight's workshop. He stated that over the past three years, the city has diligently and judiciously undertaken the task of updating and aligning its comprehensive plan with the Future Land Use Map and the Zoning Map, and that task is now complete. The city now needs to update and align its land development code (LDC) with the recent changes to the comprehensive plan. To ensure that the articles updated in the LDC are consistent with the comprehensive plan, a review of the comprehensive plan goals, objectives, and policies was necessary. The initial review was to establish what goals, policies, and objectives have been implemented, in progress of being implemented, and ones that have not been implemented through the LDC. Staff has conducted an internal review of the identified policies and provided recommendations to the Local Planning Agency (LPA). The LPA reviewed these policies and provided a recommendation to the council. Staff is now seeking a discussion and review by the council of these goals, policies and objectives to determine whether policy is complete based on the following categories recommended by the LPA:

- Implemented
- Partially Implemented
- In-progress
- Will be implemented through the LDC rewrite.

B. Draft Land Development Code Article 1 – Discussion

The city's Principal Planner Steve O'Connor reviewed the following chapters of the comprehensive plan.

Comprehensive Plan Chapter 1: Future Land Use Element

Implemented Policies & Objectives

1. Policy 1-1.1.1.(b). Other Architectural Features. Within one year from Plan adoption, the LDC shall be amended to specify appropriate standards for architectural details which may regulate the use of materials and colors, the minimum frequency of detail elements, and the use of rooflines appropriate to a given architectural style. Buildings shall be designed to be pedestrian-oriented to encourage travel on foot within and between sites.

- **LPA Comment and Recommendation:** This has been implemented through LDC Section 7.09.03. Design Review Requirements. This policy should be continued and further implemented with the LDC update.

2. Policy 1-1.1.1(2). Design Criteria for Sites. Within one year from Plan Adoption, the LDC shall be amended to enhance site design criteria that promote multimodal connectivity, maximize functional open space, and promote harmony with existing structures. The following are design standards that shall be applicable to all development, with the exception of industrial uses, and single-family and duplex residences, that front on a street in the Mixed-Use Districts.

- a. **Building Siting.** Buildings shall be sited in order to maximize functional open space and, meet LDC design standards to provide frontage on existing and proposed public and publicly accessible streets.

- **LPA Comment and Recommendation:** This has been implemented through LDC Section 7.09.03. Design Review Requirements. This policy should be continued and further implemented with the LDC update.

- b. **Location of Off-Street Parking.** Following are design standards that shall be applicable to all off-street parking.

- i. **Surface Parking Lots.** Surface parking lots should be located at the side or rear of the principal structure whenever feasible. If parking lots about the right-of-way, vegetative screens consisting of trees and shrubs shall be constructed to create a visual buffer.

ii. **Parking Structures.** Where feasible, parking structures shall be located towards the interior of the lot. Parking structures that face the street shall comply with design criteria in the LDC.

- **LPA Comment and Recommendation:** This has been implemented through LDC Section 8.09.03(A)(2)(c) - *Parking Structures* and 8.09.03(A)(4) - *Multimodal Transportation District Design Standards, On-site Parking* (only in Old Destin MMTD). This policy should be continued and further implemented with the LDC update.

c. **Pedestrian Walkways and Linkages.** All new development shall be designed with pedestrian sidewalks that provide safe and convenient pedestrian movement that is separated from drives, traffic aisles, and other areas of vehicular traffic. A logical pedestrian sidewalk network shall be provided throughout the development and shall interconnect all buildings including dwelling units and nonresidential uses, common open space, transit stops and sensitive area tracts and connect with the public sidewalk system.

- **LPA Comment and Recommendation:** This has been implemented through LDC Sections 8.09.03(A)(6), 8.09.03(B)(4) *Multimodal Transportation District Design Standards, Pedestrian Network* (both Old Destin and Crystal Beach) and 8.05.03 *Sidewalk specifications*. This policy should be continued and further implemented with the LDC update

d. **Bikeways.** Bikeways shall be required on collectors and arterials. Bikeways shall be a minimum of five feet wide and may use asphalt paving.

- **LPA Comment and Recommendation:** This has been implemented through LDC Section 8.03.00 Design standards for new and reconstructed roads and streets (Table 8-1) Allows for 4' wide bikeway on collectors without on-street parking. This policy should be continued and further implemented with the LDC update.

e. **Supplemental Setback and Buffering Requirements from Single-Family, Duplex, or Townhome Uses.** The LDC shall maintain supplemental setback and buffering requirements, in relation to building height, for projects located in the NHMU, HIMU, CG, HDR, BRMU and TCMU designations that abut single-family, duplex or townhome uses.

- **LPA Comment and Recommendation:** This has been Implemented through LDC Section 7.09.03. - *Design Review Requirements*. This policy should be continued and further implemented with the LDC update.

3. Policy 1-3.6.3: Noncomplying Structures and Nonconforming Uses. Within one year from Plan adoption, the City shall adopt an ordinance within the LDC which prohibits development that intensifies a nonconforming use or increases or exacerbates the intensities of a non-complying feature of building or structure. Standards shall continue to require that plans for alterations to non-complying structures incorporate improvements to bring the subject structure

into compliance to the greatest reasonable and practical extent. In no case shall any existing non-compliance be increased or exacerbated.

- **LPA Comment and Recommendation:** This has been implemented through LDC Section 7.13.00 – *Nonconforming Structures and Uses*. This policy should be continued and further implemented with the LDC update.

DISCUSSIONS:

Referencing above Policy 1-3.6.3: *Noncomplying Structures and Nonconforming Uses*, Councilmember Bagby noted that tightening the language and how they communicate with developers, property owners, and citizens is great. The main problem they have had in this area has always been enforcement, which he plans to focus on during this process.

Mr. O'Connor noted that as part of the LDC rewrite, they are recommending a citation authority section that takes all the various enforcement action that are currently authorized, adding new ones, and putting them into one section.

Partially Implemented Policies & Objectives

1. Policy 1-1.1.1(a). Building Massing and Scale. Buildings shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale and variations in rooflines and fenestration (i.e., character and interrelationships of facade design components including windows, dormers, doors, and roof design). Within one year from Plan adoption, the LDC shall be amended to specify: i) the maximum length of facades, measured horizontally; ii) the minimum height above which a building shall step back farther from the street or other public realm; iii) the minimum distance between buildings of a given height; and iv) appropriate proportions for building façade elements. PUD submittals shall demonstrate the impact of the project on access to light, impact on airflow dynamics, as well as other visual impacts that may be deleterious to adjacent properties, motorists, pedestrians, or segments of the population.

- **LPA Comment and Recommendation:** Implemented through LDC Sections 7.09.03. Design Review Requirements, 7.12.08. Dimensional Requirements. However, No LDC language currently exists regarding PUD requirements. Staff recommends the PUD language be removed from this policy. This policy should be continued and further implemented with the LDC update.

2. Policy 1-1.2.2: Prevent Deterioration and Enhance the Appearance of Residential Areas. Prior to the next EAR, the LDC shall be amended to include standards for exterior building maintenance, maintenance of landscaping, and limitations on storage of vehicles and other items in yard areas.

- **LPA Comment and Recommendation:** No code language exists in the LDC related to exterior building maintenance. The LDC rewrite should include language to enforce exterior maintenance of residential structures.

- **LPA Comment and Recommendation:** Implemented through 12.04.06 – *Landscaping Maintenance and Use* standards, **only applies** to development which receives a development order. Currently, there is no landscaping maintenance requirement for properties that do not have a Development Order. The LDC rewrite should include language to enforce landscaping on **residential** lots and development.
- **LPA Comment and Recommendation:** Storage of vehicles is regulated through LDC Section 9.05.00 – *Conserve Residential Neighborhoods*, however it allows storage in the side yard. This does not prevent storage of **all** vehicles. The LDC rewrite should include language to enforce storage of all vehicles and vessels on **residential** lots and development specifically concerning screening including within the side yard.

3. Policy 1-3.2.5: Mixed Use Developments. Within one year from Plan adoption, the LDC shall be amended to include provisions intended to implement Comprehensive Plan mixed use goals, objectives and policies. The LDC shall implement programs directed at advancing the mixed-use development provisions within the Comprehensive Plan and illustrated on the FLUM. The provisions shall, at a minimum, contain:

- a. LDC provisions governing total floor area ratio, lot coverage requirements, height variations, setbacks, elevations, rooflines, and other design features shall be designed to implement Policies addressing land use transition, compatibility, and consistency with goals, objectives, and Policies of the Comprehensive Plan. Design criteria shall also be included in the LDC to assist in implementing these Plan initiatives.
 - **LPA Comment and Recommendation:** This has been implemented through LDC Sections 7.09.03. - *Design Review Requirements* and 7.12.08. - *Dimensional Requirements*. In addition, Ord 21-08-LC help further implement this. This policy should be continued and further implemented with the LDC update.
- b. Planned Unit Developments (PUD) shall be designed to provide innovative design. The city will develop a revised and more robust PUD ordinance to guide the development of mixed-use projects and larger sites that require more sensitive planning and quality place-making.
 - **LPA Comment and Recommendation:** No PUD ordinance was adopted/implemented. However, the PUD process is being evaluated through the LDC update project. This policy should be continued and further implemented with the LDC update.

4. Policy 1-3.4.2: Enhance Waterfront Access. Harbor and Gulf access is a treasure to be enjoyed by all citizens of Destin. Access can be provided directly through boat ramps, docks, and piers. Access can also be provided visually through walkways, control of exotic vegetation, open space, scenic easements, and breezeways. Within one year from Plan adoption, the City shall amend the LDC to include procedures and substantive provisions that protect and ensure public

access to the Harbor area, especially the waterfront and planned Harbor boardwalk. Within one year following Plan adoption, the City shall develop incentive programs to provide additional pedestrian access to the Harbor boardwalk.

- **LPA Comment and Recommendation:** This policy has been implemented through LDC Section 8.09.03.A(9) - Multimodal Transportation Design Standards, Harbor Connections & 8.09.03.B - Crystal Beach MMTD sub-area. However, no incentive program has been developed but we did develop parking lots in the Harbor District. We also purchased lots in CB at Crystal Shores, so this has been partially implemented. This policy should be continued and further implemented with the LDC update.

5. Policy 1-3.5.6: Encouraging Infill Development. The City shall use its fiscal resources to encourage infill, including such actions as the installation of sewer line expansion, reuse line expansion, under grounding utilities, and similar actions. Within one year from Plan adoption, additional incentives programs shall be adopted as part of the amended LDC to encourage the reuse and improvement of marginal structures or redevelopment of land within the Town Center and Harbor CRAs.

- **LPA Comment and Recommendation:** Infill is encouraged via zones not financially. Several public projects have taken place in the CRA districts, however there are no additional incentive programs in the LDC. This policy should be continued and further implemented with the LDC update.

In-Progress Policies & Objectives

1. Policy 1-1.7.3: Underground Utilities. Prior to the next EAR, the City shall identify and prioritize areas for implementing programs to dismantle above ground utility facilities and burying the same underground in a manner coordinated with economic development opportunities. The City shall coordinate with Gulf Power to develop a cost feasible plan for undergrounding in the areas that the City has determined to be the highest priorities.

- **LPA Comment and Recommendation:** Utility Undergrounding underway so the policy is complete execution is not. However, all references to Gulf Power need to change to “local energy provider.” This policy should be continued and further implemented with the LDC update.

DISCUSSIONS:

With regards to the above policy Councilmember Bagby pointed out that all references to “Gulf Power” needs to be changed to “Florida Power and Lights (FPL)”

Mr. O'Connor noted that staff would essentially substitute “utility” for any references to Gulf Power or Florida Power and Light.

Policies & Objectives to be implemented through the LDC Update

1. Policy 1-1.3.3: Major Mixed Use and Resort Planning Areas. Within one year from Plan adoption, the LDC shall include special design criteria to achieve the identity, form, and function established for these areas as stated below and in Section 1-2 of this Comprehensive Plan. Major commercial and mixed-use activity centers are described below:

- a. Harbor Planning Area
- b. Town Center Planning Area
- c. Crystal Beach Planning Area
- d. Holiday Isle Planning Area
- e. Gulf Resort Planning Area

- **LPA Comment and Recommendation:** This policy is currently being implemented through Ordinance 22-02-PC. This policy should be continued and further implemented with the LDC update.

DISCUSSIONS:

Councilmember Bagby pointed out that the above list did not include the Village Planning Area and Indian Bayou Planning Area.

Mr. O'Conner noted that they currently do not have a Village Planning Area and Indian Bayou Planning Area; and that they are working on establishing those planning areas through Ordinance 22-02-PC. He added that for the proposed planning areas, the entire city is broken up into 8 different planning areas and every property is included.

2. Policy 1-1.6.1: Coordinated Land Use Planning. The City shall ensure that all proposed land development is located and designed with appropriate consideration for soil and topographic conditions. The City shall ensure that all new development is consistent with performance criteria governing resource conservation, public facilities, concurrency management, and level of service standards before a development order is issued. In addition, within one year from Plan adoption, the LDC shall be updated to ensure that newly proposed land use criteria, including, but not limited to, density, intensity, design, and other characteristics of the development, are consistent with the character of the surrounding area, can be accommodated on the site without adversely impacting natural features of the site or the surrounding environment, meet concurrency requirements, and are consistent with the Comprehensive Plan and LDC.

- **LPA Comment and Recommendation:** This policy is currently being implemented through Ordinance 22-02-PC and the LDC Update.

3. Policy 1-2.6.1: Airport(A). Within one year from Plan adoption, Destin shall coordinate land use issues impacting the airport with the Federal Aviation Administration (FAA) and Okaloosa County, as appropriate, in order to accomplish the following objectives:

- a. Foster use of Destin-Fort Walton Beach Airport in a manner that contributes to the development of the City's economic base through selective pursuit of industry consistent with Policy 1-1.3.3.

- b. Promote safe operation of aircraft through:
 - i. Efficient use of airspace in relation to the surrounding land use within the Airport environs (i.e., within the noise contours and clear zone).
 - ii. Promote fire safety to protect surrounding land uses, especially nearby residential neighborhoods.
 - iii. Ensure that airport improvements accommodate operationally compatible aircraft and do not cause increased safety risks due to resultant expansion of noise contours and flight patterns inconsistent with established and projected land use patterns, or increased risk of accidents.
 - iv. Ensure that new development within noise zones includes sound insulation consistent with best management practices for noise attenuation as may be established by the FAA or the Standard Building Code.
- c. Achieve compatible Airport and industrial development by adoption of an Airport Master Plan that ensures compatibility of Airport uses with surrounding land use, through:
 - i. Proper control of land uses that protects airport operations, avoids encroachment into environmentally sensitive areas, and ensures compatibility with nearby residential land uses, and reduces noise impacts outside the Airport property.
 - ii. Preservation of the ecologically unique terrestrial wetlands on the property and perimeter buffer areas around the entire Airport property.
 - iii. Promotion of aviation activity compatible with community needs and characteristics.
 - **LPA Comment and Recommendation:** This was implemented through LDC Section 7.15.00 – Airport and aircraft zoning regulations. However, this will need to be revised and further implemented through the LDC update.

DISCUSSIONS:

Councilmember Bagby asked whether the above policy refers to the Destin Executive Airport or the Destin-Fort Walton Beach Airport located near Eglin Air Force Base.

Mr. O'Connor noted that the language refers to the airport located across the bay.

Policies and Objectives Recommended for Removal

1. Policy 1-1.1.6: Site Plan Review. The site plan review process is necessary to enforce the policies of this plan and the standards in the LDC. The process shall be designed to allow staff to interact efficiently and collaboratively with applicants. Within one year of plan adoption, site plan review process documents shall be amended to provide checklists containing all design requirements and standards contained in those LDC provisions that implement Objective 1-1.1 and policies of this Plan applicable to review of site plan and development order applications. This shall include processes for reviewing compliance with enhanced landscaping and architectural standards. A pre-application meeting with city staff and a preliminary concept plan review shall be required for any new construction other than a single-family home on an existing

lot in order to ensure applicants are able to receive feedback in a timely manner. The LDC may give staff the option to combine these steps for projects below certain size thresholds.

- **LPA Comment and Recommendation:** Article 17 of the Land Development Code contains development checklists; however, the documents were modified by the city in 2019, and now the checklist documents and Land Development Code checklists are inconsistent. It is recommended the city maintains the development checklists as City documents independent of the LDC. Therefore, as part of the LDC Update Staff recommends removing Article 17 and maintaining the checklists outside the LDC.

DISCUSSION:

The mayor asked where in the process would changes be made to require different types of signage or plant different type of trees in a commercial and/or residential area.

According to Mr. O'Connor, the specificity (i.e., specific tree species) will be in the design manual. In this case, they identify right-of-way trees or which trees are appropriate in the rights-of-way in the LDC. If certain types of species are no longer appropriate for the rights-of-way for any reason, for instance, if they were planted 25 years ago and now the rooting system is destroying the street, then they amend the LDC to change it. Another example is that the required width of sidewalk to be placed in certain areas of town are outlined in the design manual. He continued that signage is a bit more complicated as they are dealing with several actual constitutional rights with signage; not just the ability for someone to speak, but also people's right to receive information. He would recommend keeping sign regulations in the LDC. However, if they are talking about specific materiality for signage, it will be in the design manual.

The Land Use Attorney noted that when they get to the chapter that currently contains the signs regulations, they will discuss that as well as the design manual related to the chapter at the same time. This is when the council can provide their input. She also pointed out that nothing is formally changed outside of a regularly scheduled council meeting. Staff's plan is to take two chapters at a time to the council. The council will see every chapter in a workshop session, and then the regulation will be approved at a regular council meeting.

The mayor inquired as to the estimated timeline to rewrite the LDC.

The Community Development Director Louis Zunguze stated that his estimated completion time for the actual ordinance is January 2023 depending on the action by the Local Planning Agency and the council.

Councilmember Bagby asked how detailed they plan to go into the regulation and how they propose to differentiate what is allowed in one district and not in other districts.

According to Mr. O'Connor, staff's approach is that the design manual would utilize the planning area intent statements to guide the design; adding it would be by planning area and not necessarily by zoning district standards. When it comes to roadways, it would depend on whether it is a collector road, feeder road, residential road, or major collector road. He added

that at this time, staff has not gotten that detailed in the design manual. To this point, they have identified various elements in the LDC which they recommend being included into the design manual, such as materiality and standards for width.

Comprehensive Plan Chapter 2: Transportation Element

Implemented Policies & Objectives

1. Policy 2-1.7.2: Study Hurricane Evacuation Carrying Capacity. Within two years of Plan adoption, the City shall conduct a study to identify the carrying capacity of all evacuation routes within the City. Based on the findings of the carrying capacity study, the City shall identify transportation improvement needs, hurricane preparedness actions, or land use controls to assure timely evacuation of the entire City prior to hurricane landfall. As evacuation routes are also used by residents and visitors within Walton County and Okaloosa County, the City shall request participation from Walton County and Okaloosa County in the preparation of a carrying capacity study for Harbor Boulevard/US Highway 98 East/Emerald Coast Parkway and other evacuation routes leading from coastal areas to the mainland.

- **LPA Recommendation:** Policy 2-1.7.2 has been completed as of January 2022 with updates to the City's 2021 Disaster Preparedness Plan and the County's 2021 Local Mitigation Strategy.

However, the LPA recommends a revisit of the entire Objective 2-1.7 – Monitor and Enhance Evacuation Capacity, to ensure there is need and requirement of the Comprehensive Plan being met by this objective and if it is better severed in another document, such as the Emergency Operating Plan.

DISCUSSIONS:

Referencing the above policy, Councilmember Bagby asked when their Hurricane Evacuation Master Plan was updated because their population continues to grow. Not only do they need to evacuate Destin residents, but also half of South Walton residents, from Sandestin heading west. They do not have the capacity to evacuate the entire area during a major storm event.

Public Works Director Michael Burgess, the city's emergency management coordinator, noted that the Local Mitigation Strategy for Okaloosa County includes an evacuation plan, which was updated in 2021. The evacuation routes are actually included in the printed copies of their Hurricane Guide. This information is also shared on the city's Facebook page as well as the city's website. He further noted that the approved evacuation route for Destin are all to the east, with the exception of the Mid-Bay Bridge.

Councilmember Bagby noted that his main concern is getting all the people off the island during a major storm. He believes the county's mitigation strategy is flawed as they do not have the capacity they need to have; and that they should bring this up with the county and state.

Partially Implemented Policies & Objectives

1. Policy 2-1.3.14: Promote Water Taxi/Shuttle Service. Prior to the next EAR, the City shall adopt a process to accept private and public contributions toward the provision of space for water taxi/shuttle docking facilities and multimodal connections to water taxi/shuttle locations, in order to promote water taxi/shuttle service in the City.

- **LPA Recommendation:** Implemented through LDC Section 8.09.03(A)(9)(d) – *Multimodal Transportation Design Standards, Water Taxi Stop* (Requirement for water taxi spot and amenities in SHMU). This policy should be carried over and further implemented through the LDC update. In addition, the intent and title need to be reviewed and a new comprehensive program should be looked at in totality.

2. Policy 2-1.3.17: Prioritize Community Parking Over On-site Parking. The City shall continue to prioritize community parking over on-site parking through the City's parking regulations contained within the Land Development Code.

- **LPA Recommendation:** This policy is partially implemented through 8.06.12. - *Reduction of the required number of vehicle parking spaces* and also the construction of the parking lots on Zerbe Street. This policy should be carried over and further implemented through the LDC update by developing more comprehensive parking regulations that prioritize multi-use or shared lots and public parking lots.

Policies & Objectives to be implemented through the LDC Update

1. Policy 2-1.3.12: Expand and Enhance Transit Coverage and Service. The City shall continue to coordinate with Okaloosa County and seek to identify additional financial support for Okaloosa County Transit to maintain and enhance service, and to meet adopted transit level of service standards.

- **LPA Recommendation:** This policy should be carried over and should be implemented through the LDC update.

Comprehensive Plan Chapter 3: Housing Element

Implemented Policies & Objectives

1. Policy 3-1.3.10: Register Rental Units. The City shall achieve registration of a minimum of 95% of all rental units within one year of adoption of this Plan.

- **LPA Recommendation:** This has been implemented through the City's current Short-term Rental registration program. It will continue to be implemented through Code Compliance's registration program and enforcement efforts. The LPA recommends keeping this policy, updating the percentage from 90% to 95% and removing the language "within one year of adoption of this Plan."

DISCUSSIONS:

Councilmember Bagby stated that their goal ought to be 100%. He stated that one of the things Walton County has done and which he agrees with is doing the local collection. He added that if they have the local collection, they could track who are following the rules and who are in violations.

Comprehensive Plan Chapter 4: Public Facilities Element

Implemented Policies & Objectives

1. 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 DWU and City infrastructure locations.

- **LPA Recommendation:** This is currently being implemented with coordination between the City's GIS Manager and Destin Water Users (DWU) Staff. The LPA recommends keeping these two policies in the Comprehensive Plan.

2. Objective 4-3.1: Manage the sand and gravel aquifer recharge conditions. 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. The City shall coordinate with Okaloosa County, the Florida Dept. of Environmental Protection (FDEP), and the Northwest Florida Water Management District (NFWFMD) in maintaining sand and gravel aquifer recharge area functions. 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.

- **LPA Recommendation:** Implemented through LDC Section 10.03.00 *Stormwater Management* and 10.05.00 *Natural groundwater aquifer recharge/sand-and gravel aquifer*. The LPA recommends keeping this objective in the Comprehensive Plan.

3. Policy 4-3.1.1: Coordinate with Outside Agencies. The City shall coordinate with Okaloosa County, FDEP and the NFWFMD in maintaining sand and gravel aquifer recharge area functions. Within one year from the adoption of the Comprehensive Plan, the City shall adopt in the LDC, regulations that establish criteria for managing sand and gravel aquifer recharge.

- **LPA Recommendation:** Implemented through LDC Section 10.03.00 *Stormwater Management* and 10.05.00 *Natural groundwater aquifer*

recharge/sand-and gravel aquifer. The LPA recommends keeping this policy in the Comprehensive Plan.

4. Policy 4-5.2.2: Request Annual Status of Recycling Programs. By March 1st of each year, the City shall request information from the County utility providers and/or private franchised solid waste collection companies regarding the status of recycling programs in the City.

- **LPA Recommendation:** This is accomplished through the review and renewal of the City's Franchise agreement with the solid waste company. The LPA recommends this to be removed from the Comprehensive Plan as it is a requirement of the franchise agreement.

Partially Implemented Policies & Objectives

1. Policy 4-6.3.6: Review Library Impact Fees. The City shall review the existing library impact fee ordinance every two years in order to adjust the library impact fees on new development to better reflect the full capital cost of increased library demand.

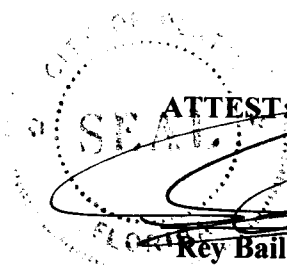
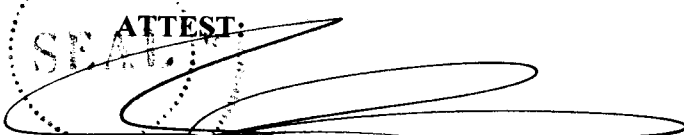
- **LPA Recommendation:** This policy is currently being worked on through the current Impact Fee Update Study. This study includes all the impact fees currently being collected, not only the library Impact Fees. The LPA recommends keeping this policy in the Comprehensive Plan.

Councilmember Bagby stated that council's main goal is to help staff be successful. Providing them a large document, such as the materials involved in this workshop session, and giving them only 28 hours to review it and be prepared for the meeting is not going to work. There just is not enough time to review the materials, prepare for discussion, and ask all the right questions. He added they need to have an entire weekend to study the materials and to be fully prepared as most members of the council are fully employed. He recommends postponing a meeting if the meeting materials are not ready for the City Manager's review and approval one week prior to the meeting.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 6:40 PM.


Gary Jarvis, Mayor


ATTEST:

Key Bailey, City Clerk