

**LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 4, 2022 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Vice Chairman Ledbetter called the Local Planning Agency Meeting to order on Thursday, August 4, 2022, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Corey Ledbetter
Karen Hudson
Marcie Bell
Todd Buhr

Members Absent

James T. Wood, Jr.
Jason Klosterman

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner

3. NEW BUSINESS:

A. Comprehensive Plan Chapter 11 Discussion

Mr. O'Connor explained this chapter is about public school facilities.

Policies & Objectives that need further guidance for implementation

1. **Policy 11-1.1.2: Evaluate Inter-local Agreement.** The School Board, Okaloosa County and the municipalities of Cinco Bayou, Crestview, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso, the City entered into an Inter-local Agreement for Public School Facility Planning for the City of Destin, Florida between Okaloosa County, all legislative bodies of the municipalities, as was required by Section 1013.33, Florida Statutes.

The Interlocal Agreement includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive Plan amendments, rezoning and long-term residential and long-term residential mixed-use development approvals;
7. Education Plant Survey and Five-Year District Facilities Work Plan that includes the Capital Facilities Plan (Work Plan);
8. Co-location and shared use;

9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate fair share mitigation;

10. Oversight process; and

11. Resolution of disputes. The appropriateness of the adopted Inter-local Agreement and the following provisions required by the Inter-local Agreement shall be evaluated within the current regulatory context, prior to the next Evaluation and Appraisal Report (EAR).

Staff Comment: Staff recommends this policy be maintained in the Comprehensive Plan and continue to work with the Okaloosa County School Board with the Interlocal Agreement that was established per Florida State Statutes.

Mr. O'Connor explained that when it comes time to implement language into the LDC, and the consultants and staff agree it should be implemented, they will do so, and that new language will be brought before them for discussion and input.

The Agency members agreed with the policy.

2. Policy 11-1.5.1: Concurrency Standards. Student Generation Rates:

Consistent with the Inter-local Agreement, City staff, working with the School Board staff, will develop and apply student generation multipliers for long-term residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be reviewed at least every two years and changed, as necessary. These changes shall be adopted into the City Comprehensive Plan.

Staff Comment: The Okaloosa County School District receives all their growth projection information from the State Demographer's Office, the same source the city receives growth projection information from. If Staff worked with the school district to develop growth projections, we would be doing so redundantly and using information that is readily available. Staff recommends this policy be removed from the Comprehensive Plan.

There was a lengthy discussion amongst the members regarding private schools, charter schools and public schools and the various impacts they have on the city.

Mr. O'Connor explained that the information comes from the Census algorithm for what the growth rate will be, and those changes for the growth projections comes from the Demographers Office at the State level to the School Board. Additionally, there is nothing from the staff's standpoint that they need to look at student growth projections. Because the city is more concerned about the development in the city.

Agency member Buhr asked if there is a chance to get with the Demographers Office to discuss

the amount of people that are in the area on a transient nature, to include into those numbers. Especially when there is the same amount of different people in houses every week and those people are impacting the infrastructure weekly.

Mr. O'Connor stated that he can certainly contact the Demographer's office and inquire and provide them with what he learns. He then asked the members what they have determined with this policy, should it be kept, updated or removed. Additionally, staff recommends that Chapter 8 and Chapter 11 be merged. If the LPA recommends this change, and is approved by Council, staff will analyze and identify any redundant policies and mark for review by both the LPA and City Council at a later date. The Agency members agreed with merging the two into one chapter.

Agency member Hudson made the recommended motion for the Local Planning Agency to recommend City Council's approval of the suggestions for the policies of Chapter 11 of the city's adopted Comprehensive Plan, as presented and discussed, with Agency member Bell providing the second.

Agency member Buhr suggested for when staff brings them Chapter 11, to ensure that there is clear language that specifies the schools that are referenced are public schools only.

Vice Chairman Ledbetter opened the hearing to the public, with no one being present, he closed the public portion of the meeting and called for a vote. **The motion passed 5-0.**

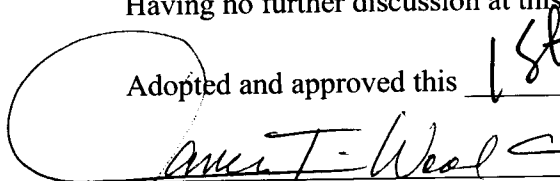
5. OLD BUSINESS: None

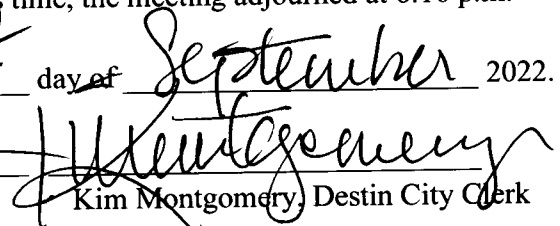
6. DIRECTOR'S REPORT: None

ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:10 p.m.

Adopted and approved this 1st day of September 2022.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk