

**LOCAL PLANNING AGENCY
MEETING MINUTES
OCTOBER 13, 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, October 13, 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
Corey Ledbetter
Todd Buhr

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner
Daniel Butler Senior Planner
Ryan Scott City Engineer
Kimberly Kopp, LUA - Zoom

Community Development Director Louis Zunguze provided the members with a brief outline of what all they have accomplished so far and what they still need to achieve. He noted that they are now halfway through the entire process and thanked the member for their hard work.

3. MINUTES FOR APPROVAL:

- **August 25, 2022**
- **September 1, 2022**

Motion by Agency member Bell, seconded by Agency member Ledbetter to approve both the minutes of the August 25, 2022 and September 1, 2022 meetings as written. The motion passed 5-0.

4. NEW BUSINESS:

A. Article 4- Mobile-Manufactured Homes

The LUA explained that they are limited to what can be done, due to legalities adding that when it comes to these type of uses, they have to be treated like any other single family residential home. Therefore, staff is recommending the following:

- Update the City's definition of mobile or manufactured homes to be consistent with the States definition
- Update all references to mobile or manufactured homes to reflect

mobile/manufactured homes to be consistent with the States nomenclature.

- Maintain the use table as is regarding where mobile/manufactured homes are allowed.

Motion by Agency member Bell, seconded by Agency member Ledbetter that the LPA forward a positive recommendation of the recommended changes and updates to the LDC as presented with the following:

- **Update the City's definition of mobile or manufactured homes to be consistent with the States definition**
- **Update all references to mobile or manufactured homes to reflect mobile/manufactured homes to be consistent with the States nomenclature.**
- **Maintain the use table as is regarding where mobile/manufactured homes are allowed.**

Prior to the vote on the motion, Chairman Wood opened the public portion of the meeting for comment. With no one coming forward to speak on this topic, he closed the public portion and called for a vote. **The motion passed unanimously 5-0.**

B. Zoning District Consolidation

Mr. Butler explained staff has been reviewing the uses and dimensional characteristics that define each zoning district. Then comparing the similarities and differences between residential, mixed use, commercial, institutional, industrial, and recreational districts. The purpose of the comparative analysis is to identify possible consolidation of zoning districts based on uses, character-defining elements, and a review of the quantity of parcels zoned in a particular district. Additionally, staff ensured that no rights would be taken away by combining similar districts.

Residential Districts

Low-Density Districts

- Bay Estates (BE)
- Low Density Residential - Holiday Isle (LDR-HI)
- Low Density Residential – Village (LDR-V) & Harbor (LDR-H) - ***Consolidate the two into one District with the reasoning being the analysis of the allowable uses between LDR-V, LDR-H, are the same in regard to minimum lot sizes and dimensional requirements.***

Agency member Buhr asked staff to explain why they feel the need to do this.

According to Mr. Zunguze, the whole point of this is there are too many zoning districts for this community and staff is looking for the commonalities in the districts and combine those found that have the same uses and densities and to minimize as many

inconsistencies as much as possible to not create any non-conforming uses.

Medium & High-Density Districts

- Medium-Density Residential - Village (MDR-V)
- Crystal Beach Neighborhood (CBN)
- Medium-Density Residential HI (MDR-HI) & High-Density Residential
- (HDR) - *Consolidate to one District since they have the same use requirements, both allow permanent and seasonal single family detached and multifamily detached, with the exception of the Mobile Home/Manufactured homes that has already been discussed earlier.*

Mixed-Use Districts

- Residential, Office, Institutional - Tourism Development (ROI-TD) & Crystal
- Beach Resort (CBR) - *Consolidate into one District, this is unique because ROI-TD does not allow for permanent single-family detached units. These would not be losing any rights and would be gaining rights or uses available to them.*

Mr. Butler spoke of how ROI designation needed to be addressed and the decision was to have it redesignated to Residential.

Agency member Buhr stated how to him, all of the ROI's are a problem and has suggestions on how to make them easier for everyone and how he would be glad to meet with staff to provide more input.

Chairman Wood spoke of how he prefers the idea of the Agency members working with staff prior to the meetings to work out those kind of issues that could get bogged down in a meetings, then staff could brief them with the results of those discussions at one of their next meetings.

- Residential, Office, Institutional - Crystal Beach Residential
- Residential, Office, Institutional - Village Residential
- Calhoun Mixed Use & Calhoun Mixed Use - Village - *Consolidate to one District*

Mr. Butler explained staff's recommendation for Calhoun Mixed Use & Calhoun Mixed Use - Village is to consolidate the two and have short term rentals as a conditional use rather than permitted, that way the use is not taken away and it would still come before them and Council for their consideration. There was a brief discussion on this topic regarding how many parcels there are and ultimately everyone agreed to staff's recommendation to combine the districts and make short term rental a Conditional Use.

- North Harbor Mixed Use
- South Harbor Mixed Use
- Town Center Mixed Use
- Gulf Resort Mixed Use
- Holiday Isle Mixed Use & Bay Resort Mixed Use - *Consolidate to one District - ideally these would be dissolved and become Commercial General and eliminate the Bay Resort Mixed Use designation.*

Commercial Districts

- Commercial Limited & Commercial General - *Consolidate to one District, this is one parcel located in a shopping center that has Piazzo Italian Restuarante.*
- Commercial Trades and Services

Other Zoning Districts

- Recreational
- Conservation
- Institutional
- Industrial
- Airport

In closing, Mr. Butler explained these are linked to almost all the strategic goals of the city and using staff's analysis, the zoning districts would be reduced from 28 to 22. Additionally, staff is not looking for a formal recommendation at this time, and these will be brought back to them in a staff report, once all the changes have been incorporated.

Agency member Bell spoke of how she would soon like to address the lands that were once designated Conservation in the city that were quietly changed.

Chairman Wood reminded the members that there is a design manual that will be coming before them and a lot of items of concern will be discussed then, that don't need to be discussed at the LDC level.

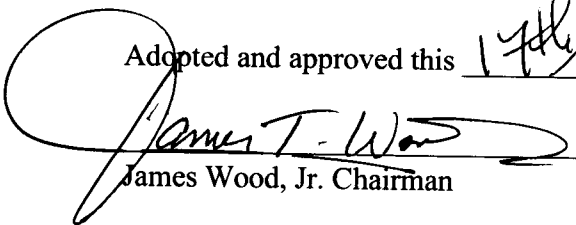
Agency member Bell stated that someone had asked her why there are Conditional Uses, why not just either allow the use or disallow them.

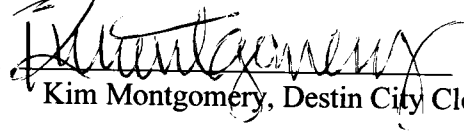
According to the LUA, from a legal standpoint, we do not have to have them, however, direction from Council was that they wanted to have them because they felt that certain uses didn't need to be prohibited all the time. Additionally, under certain conditions, they may be appropriate and is why they put some uses as conditional, which would enable them to review and determine if they would be appropriate or not.

5. **OLD BUSINESS: None**
6. **DIRECTOR'S REPORT: None**
7. **ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 6:30 p.m.

Adopted and approved this 17th day of November 2022.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk