

**LOCAL PLANNING AGENCY
MEETING MINUTES
DECEMBER 1, 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, December 1, 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
Kimberly Kopp, LUA

3. OLD BUSINESS:

A. Zoning District Consolidation

Mr. O'Connor explained this is a continuation of their previous conversation at last month's meeting for the zoning consolidations and conversations of CMU and CMU-V zoning districts. He reminded the members that there was an issue that was raised by Agency member Buhr when consolidating the two zoning districts and how on slide 29 of staff's presentation, a correction needed to be made to an error in the table of uses in the LDC. The issue that the board had, was that with the consolidation of the two zones in the way it was presented, it looked as if staff was increasing the use of short-term seasonal rentals into CMUV, which is not the case, because seasonal short-term residential uses in single family, detached dwellings, is already a Conditional Use in the CMU-V zoning district and is not an expansion of that use, that is controversial, north of Highway 98. Therefore, staff's recommendations of all the consolidation of the zoning districts to include CMU and CMU-V stands. Additionally, when staff brings back this consolidated zoning district, it will be to recommend that single family detached seasonal, short-term rentals as a Conditional Use not permitted use.

Agency member Buhr asked if this would still constitute a taking for the two vacant parcels in CMU.

According to Mr. O'Connor, it would not. They are just adding in a process that can be considered a limitation, but we're not taking that right away, its just a new process.

The LUA added that if the use was permitted but gets denied, then that is considered a take.

Chairman Wood made the motion for the Local Planning Agency forward a positive recommendation of the recommended zoning district consolidations as presented and with any changes recommended by the Local Planning Agency, which there were none. Agency member Bell provided the second, the motion passed 5-0.

5. DIRECTOR'S REPORT:

- The Harbor CRA Master Plan and the Town Center CRA Master Plan are being updated by staff and 3TP Consultants and currently, it is in the evaluation and analysis stage, going through State Statutes and the current plan, looking for deficiencies and identifying the gaps thereof. Also looking at the needs and various other studies that may or may not be required for those Master Plan Updates, with the goal of having them completed by the end of next year.

- Mobility Plan: The aim is to update the Transportation Impact Fees, to allow for application across the entire city and not just specific areas, and through the plan itself, identify appropriate corridors for multimodal transportation to allow for an expansion of the network in order to reduce the number of cars on the network by allowing better pedestrian, bicycle and other modes of transportation on appropriate infrastructure. The plan will also identify a proposed mobility fee to help update and improve the Transportation Impact Fees for when new developments is created. The plan for 3TP is to provide City Council with the update in January.

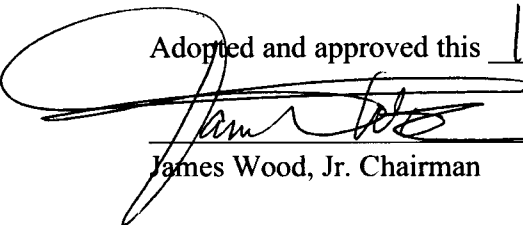
Agency member Buhr asked about the error and how that would be handled. According to Mr. O'Connor, that would have to done through the text amendment process.

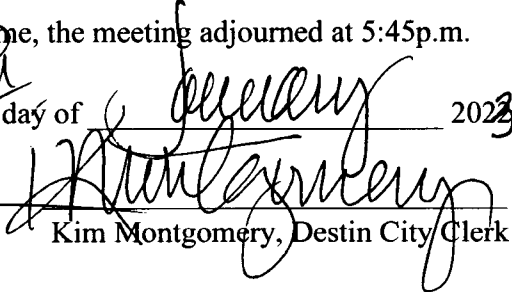
Agency member Bell spoke of how on the map for Holiday Isle, in reference to Conservation area in green on page 47, which is the State Lands portion. There is a narrow strip that runs from the jetty eastward to the property line behind Jetty East Condos, noting that all the sand that lies along the Gulf front is State Land and should be reflected as so in green on the map.

6. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 5:45p.m.

Adopted and approved this 19th day of January 2023


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk