

**LOCAL PLANNING AGENCY
MEETING MINUTES
NOVEMBER 17, 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, November 17, 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

3. MINUTES FOR APPROVAL:

- **September 22, 2022**
- **October 13, 2022**

Motion by Agency member Buhr, seconded by Agency member Hudson to approve both the minutes of the September 22, 2022 and the October 13, 2022 meetings as written. The motion passed 5-0.

4. NEW BUSINESS:

A. Ordinance 22-18-PC & 22-19-LC

The City Attorney read the title of the ordinances into the record. He then swore in staff, Lockwood Wernet and Monica Wallace with Destin Water Users (DWU).

Monica Wallace, Operations Manager explained DWU is requesting the rezoning of 24.98 acres they own located just east of the airport from Residential to Institutional for the purpose of reclaimed water disposal. Additionally, they have no intentions to build anything major on the property at this time but may install a storage tank and a pump station in the future, which would come through the Development Order process.

Chairman Wood opened the hearing to the public to speak.

Mrs. Karen Waterfield – 202 Mattie's Way in Kelly Plantation on behalf of Emanuel

Anglican Church spoke of how they are in the process of building a new building on their property and their only concern is that the acreage would not be turned into a sewer plant.

With no one else coming forward to speak, Chairman Wood closed the public portion of the hearing.

Motion by Agency member Ledbetter approve the proposed Ordinances 22-18-PC and 22-19-LC with Agency member Hudson providing the second, the motion passed 5-0.

B. Zoning District Consolidation

Mr. O'Connor explained this is a continuation of a previous conversation staff had back in October regarding zoning consolidation. Additionally, staff worked with Agency member Buhr to further discuss other areas for consolidation in Crystal Beach, and from those conversations, staff made some minor changes, as reflected. Additionally, the only other change is, staff is recommending a consolidation to bring the districts to 21 from 28. The following presentation was provided in the packet:

ZONING DISTRICTS Comparative Analysis

Community Development
Planning Division



Zoning Analysis: What and Why

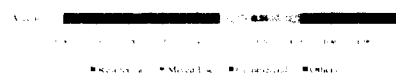
WHAT:

- Putting the existing zoning districts into concise and flexible districts.
- Categorizing the zoning districts with similar developments standards and land use in groups (if rationally possible).
- Aligning the zones to Planning Areas.



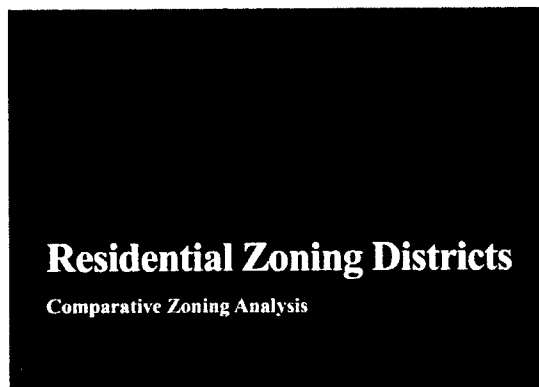
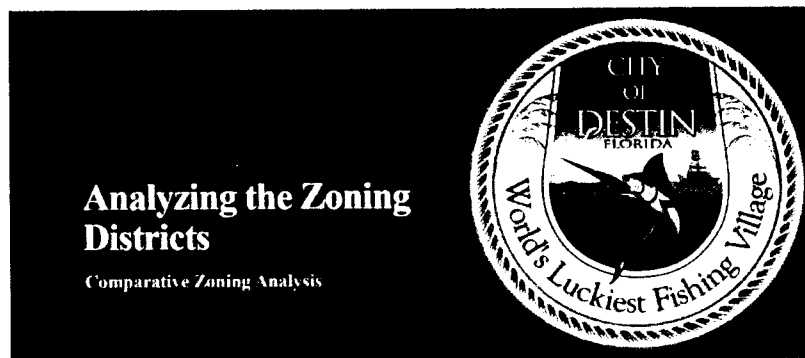
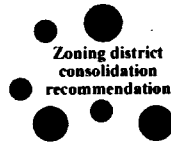
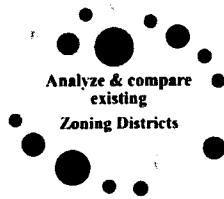
WHY:

- Land Development Code (1991) had 16 zoning districts.
- Currently, 28 zoning districts
- Several districts have redundant development standards and land uses.
- Current zoning structure is unnecessarily complex.





Zoning District Comparative Analysis: How





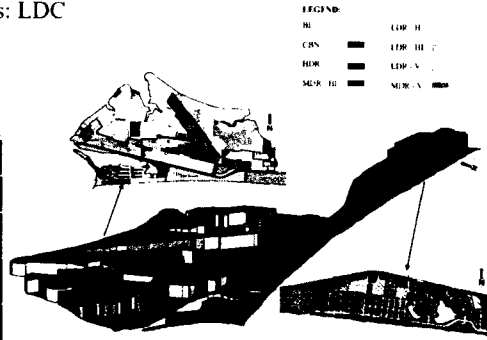
Zoning Analysis: Residential

Existing Residential Zoning Districts: LDC

Bay estate (BE)

Crystal Beach Neighborhood (CBN)

High Density Residential (HDR)
Low Density Residential - Village (LDR-V)
Low Density Residential - Harbor (LDR-H)
Low Density Residential - Holiday Isle (LDR-HI)
Medium Density Residential - Village (MDR-V)
Medium Density Residential - Holiday Isle (MDR-HI)



LEGEND	
BE	LDR-H
CBN	LDR-HI
HDR	LDR-V
MDR-HI	MDR-V



Zoning Analysis: LDR-V, LDR-H, and LDR-HI

INTENTS:

LDR-V

Allows **permanent single-family** detached residential dwelling units and prohibits STRs, commercial living accommodation and all non-residential uses.

LDR-H

Allows **permanent single-family** detached residential dwelling units and prohibits STRs, commercial living accommodation and all non-residential uses.

LDR-HI

Allows **permanent and seasonal (STR) single-family** detached residential dwelling units and strictly prohibits multi-family uses, commercial living accommodation and all non-residential uses.

BE

Allows **permanent single-family** detached residential dwelling units and strictly prohibits multi-family uses, seasonal single-family detached or multi-family attached residential dwelling units, commercial living accommodation and all non-residential uses.



Zoning Analysis: LDR-V, LDR-H, and LDR-HI

Allowable uses

	LDR-V	LDR-HI	LDR-H	BE
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Single room occupancy housing	P	P	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling		P		
Other residential uses				
Community residential home, small (1-6)	P	P	P	P
Family day care home	P	P	P	P
Distribution electric substation (16)	P	P	P	P
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A

Dimensions (feet)

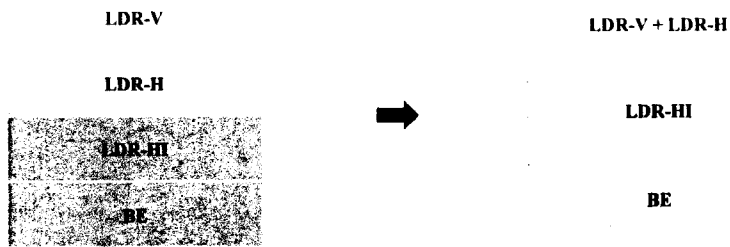
	LDR-V	LDR-HI	LDR-H	BE
Minimum Lot Area (sq.ft)	7500	7500	7500	15000
Width	70	70	70	80
Depth	100	100	100	150
Maximum Building Height	35/3 stories	30/3 stories	35/3 stories	35/3 stories
Setbacks				
Front	20	20	20	20
Side	7.5	7.5	7.5	10
Rear	10	10	10	10
Maximum Density (units per acre)	5.81	5.81	5.81	2.90
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A
Minimum Open Space (%)	25	30	25	25

Footnotes:



Zoning Analysis: Recommendations

RECOMMENDED LOW DENSITY RESIDENTIAL ZONING DISTRICTS :



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

INTENTS:



Only allows **permanent single-family detached and multi-family attached residential uses** and prohibits STRs, commercial living accommodation and all non-residential uses.

MDR-HI

Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses but prohibits commercial living accommodation and all non-residential uses.



Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses but prohibits commercial living accommodation and all non-residential uses.



Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses and very **limited non-residential** uses but prohibits commercial living accommodations.



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Allowable uses

	MDR-V	MDR-HI	HDR	CBN
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Multi-family attached dwelling	P	P	P	C
Mobile home development			C	
Guest house (1)	P	P	P	P
Accessory dwelling	P	P	P	P
Single room occupancy housing	P	P	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling		P	P	P
Multi-family attached dwelling		P	P	C
Other residential uses				
Community residential home, small (1-6)	P	P	P	P

Footnotes:

(1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and refer to Section 5.04.02.01.01.01.



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Allowable uses (cont'd)

	MDR-V	MDR-HI	HDR	CBN
Other residential uses				
Community residential home, small (1—6)	P	P	P	P
Community residential home, large (7—14)	P	C	C	C
Family day care home	P	P	P	P
Distribution electric substation (16)	P	P	P	P
Child day care services				C
Museums, historical sites, zoos, and parks (10)				P
Religious organizations				P
Uses and structures which are customarily necessary, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A

Footnotes:

(16) Refer to Section 22.01, 22.02, 22.03 for further information.

(10) Zoos are only allowed in the Industrial zoning districts.



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Dimensions (feet)

	MDR-V		MDR-HI		HDR		CBN		
Dwelling Units	1	2/more	1	2/more	1	2/more	1	2/more	non
Minimum Lot Area (sq.ft)	7500	None	7500	None	7500	None	7500	None	None
Width	70	None	70	None	70	None	70	None	None
Depth	100	None	100	None	100	None	100	None	None
Maximum Building Height	35 / 3	35 / 3	30 / 3	35 / 3	30 / 3	50 / 4	30 / 3	50 / 4	50 / 4
Setbacks									
Front	20	A/B	20	A/B	20	11	20	20	20
Side	7.5	A/B	7.5	A/B	7.5	11	7.5	A/B	A/B
Rear	10	A/B	10	A/B	10	11	10	A/B	A/B
Maximum Density (units per acre)	5.81	9.90	5.81	9.90	9.90	19.90	6.00	6.00	N/A
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.50
Minimum Open Space (%)	25	25	30	25	30	25	30	25	25



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

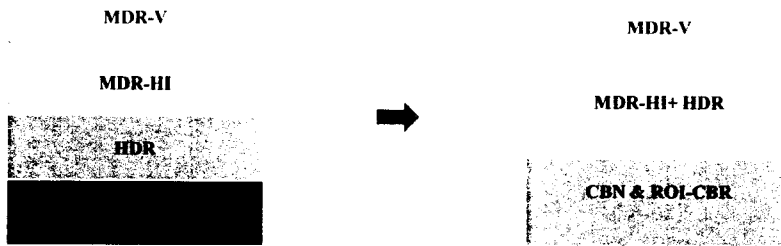
Footnotes:

- For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side, and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.
- For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary, then a ten-foot yard, maintained as open space, shall be provided. Within the Old Texas MMID, no minimum front setback is required.
- The following setbacks shall apply to developments proposed in the HDR, CMI, and HMI zoning districts.
 - Front setback.** For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 50 feet.
 - Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
 - Rear setback.** For lots fronting the harbor, zero feet. For lots fronting the Chinatown/Chinatown Bay, rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the Gulf, the rear setback will be established by DEP. For all lots that do not front the harbor, bay, or the Gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.



Zoning Analysis: Recommendations

RECOMMENDED OTHER RESIDENTIAL ZONING DISTRICTS:



Zoning Analysis: Recommendations

- Consolidate LDR-V and LDR-H
- Consolidate MDR-HI and HDR
- Consider childcare, neighborhood parks, religious uses as permitted or conditional uses within Residential zoning districts.



Child Care



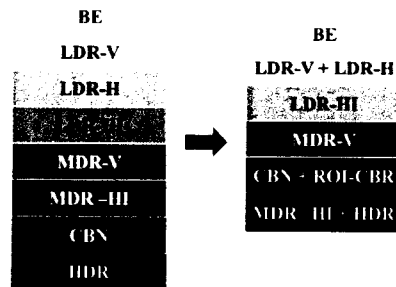
Neighborhood Parks



Religious Use

- Reconsider permitted and conditional usage in Residential zoning districts

RECOMMENDED RESIDENTIAL ZONING DISTRICTS:



Mixed-use Zoning Districts

Comparative Zoning Analysis



Zoning Analysis: Mixed Use

Mixed-Use:

Different compatible land uses located within a single structure or in the proximity to each other.



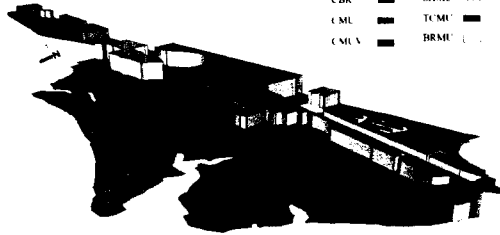
Live



Work



Leisure



LEGEND:

ROI-CBR	GRMU
ROI-TD	HIMU
ROI-VR	SHMU
CBR	SHMU
CMU	TCMU
CMU-V	BRMU



Zoning Analysis: Mixed Use

Existing Mixed-Use and other zoning districts:

Residential, Office, and Institutional -
Village Residential (ROI - VR)

Residential, Office, and Institutional -
Tourist Development (ROI - TD).

Residential, Office, and Institutional - Crystal
Beach Residential (ROI - CBR)

Town Center Mixed Use (TCMU)

Crystal Beach Resort (CBR)

Calhoun Mixed Use (CMU)

Calhoun Mixed Use - Village (CMU-V)

North Harbor Mixed Use (NHMU)

South Harbor Mixed Use (SHMU)

Gulf Resort Mixed Use (GRMU)

Holiday Isle Mixed Use (HIMU)

Bay Resort Mixed Use (BRMU)



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

INTENTS:



Intends to specifically **not allow**
permanent single-family detached or
multi-family attached residential dwelling
units.



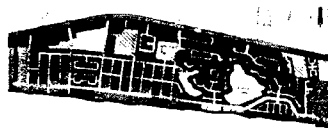
Intends to specifically **not allow seasonal**
single-family detached residential
dwelling units.



Intends to specifically allow **permanent**
or **seasonal** single-family detached
residential dwelling units. Single
occupancy. (Residential uses only)



Intends to allow both **permanent and**
short-term residential uses. Permits
limited non-residential uses.





Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses

	ROI-TD	ROI-VR	ROI-CBR	CBR
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Multi-family attached dwelling	C	C	P	P
Guest house (1)	P	C	P	P
Accessory dwelling	P	C	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling	P	P	P	P
Multi-family attached dwelling	P	P	P	P
Other residential uses				
Community residential home, large (7-14)	C	C	C	C
Family day care home	P	P	P	P

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and refer to Section 5-6-10 (2)(b)(3).



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Printing and related support activities	P	C	P	P
Clothing and clothing accessories stores	P	C	P	P
Book, periodical, and music stores	P ¹	C	P ¹	P ¹
Other general merchandise stores	P ¹	C	P ¹	P ¹
Florists	P ¹	C	P ¹	P ¹
Office supplies, stationery, and gift stores	P ¹	C	P ¹	P ¹
Printing and related support activities	P	C	P	P
Used merchandise stores	C ⁴	C	P	P
Thrift stores	C ⁴	C	P	P
Other miscellaneous store retailers	P ¹	C	P ¹	P ¹
Interurban and rural bus transportation	P	C	P	P
School and employee bus transportation	P	C	P	P

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and refer to Section 5-6-10 (2)(b)(3).

3. Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods.

4. Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach resort area.

8. Must meet minimum distance/separation requirements refer to the definition of the use in question in § 5-6-10 of the Land Development Code.



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Postal service	P	C	P	P
Couriers and messengers	P	C	P	P
Internet publishing and broadcasting	P	C	P	P
ISPs, search portals, and data processing	P	C	P	P
Other information services	P	C	P	P
Finance and insurance	P	C	P	P
Real Estate services	P	C	P	P
Consumer goods rental	P	C	P	P
Professional and technical services	P	C	P	P
Veterinary services	P	C	P	P
Management of companies and enterprises	P	C	P	P
Management of companies and enterprises	P	C	P	P

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Administrative and support services	P	C	P	P
Janitorial services	P	C	P	P
Waste management and remediation services	C	C	P	P
Elementary and secondary schools	P	C	P	P
Junior colleges	P	C	P	P
Colleges and universities	P	C	P	P
Business, computer and management training	P	C	P	P
Technical and trade schools	P	C	P	P
Other schools and instruction	P	C	P	P
Educational support services	P	C	P	P
Ambulatory health care services	P	C	P	P
Hospitals	P	C	P	P



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd) P

	ROI-TD	ROI-VR	ROI-CBR	CBR
Nursing care facilities	P	C		
Residential mental health facilities	C	C		
Community care facilities for the elderly		C		
Other residential care facilities		C		
Social assistance	P	C		
Child day care services	P	C		C
Performing arts and spectator sports		C		P
Museums, historical sites, zoos, and parks (10)	C	C		C
All other amusement and recreation industries	C	C		
Hotels and motels	P			P
Bed-and-breakfast inns	P			P
Other traveler accommodation, C.T.L.A. (12)	P			P

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Personal and laundry services	P	C		
Dry cleaning and laundry services	P	C		
Pet care (except veterinary) services	P	C		P
Membership associations and organizations	P	C		P
Religious organizations	P	C		P

Footnotes:

(10) Zoos are only allowed in the Industrial zoning district

(12) Commercial transient living accommodations



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Dimensions (feet)	ROI-TD		ROI-VR		ROI-CBR	CBR		
	1	2+	1	2+	1	1	2+	Non
Minimum Lot Area (sq. ft)	7,500	None	7,500	None	7,500	7,500	None	None
Width	70	None	70	None	70	70	None	None
Depth	100	None	100	None	100	100	None	None
Maximum Building Height	30 3 stories	30 3 stories	35 3 stories	35 3 stories	35 3 stories	30 3 stories	50 4 stories	50 4 stories
Setback								
Front	20	A B	20	A B	20	20	M	M
Side	7½	A B	7½	A B	7½	7½	M	M
Rear	10	A B	10	A B	10	10	M	M
Maximum Density (units per acre)	9.00	12.00	9.00	12.00	9.00	6.00	12.00	12.00
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Open Space (%)	30	25	25	25	25	30	25	25



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Footnotes:

A For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side, and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.

B For all structures two stories or less in height, the minimum front setback shall be 20 feet and no side or rear yards are required except where property line is contiguous with residential district boundary, then a ten-foot yard, maintained as open space, shall be provided. Within the Old District SMHD, no minimum front setback is required.

E For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.

M The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:

I Front setback

- For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.
- For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
- For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
- For those properties in the GRMU zoning district that have frontage on that portion of Section Highway 98 lying west of Henderson Beach State Park, 20 feet minimum to ten feet maximum.

II Side setbacks

Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.

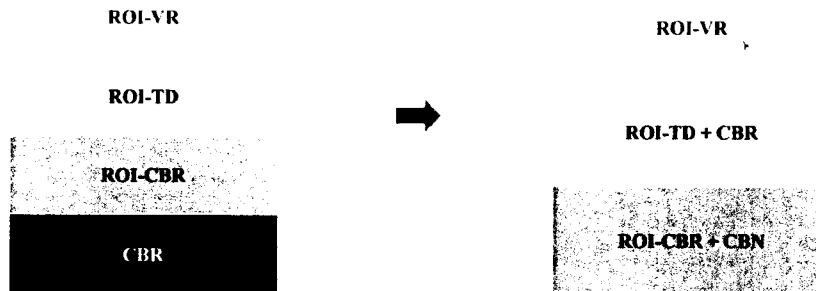
III Rear setback

For lots fronting the gulf, the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.



Zoning Analysis: Recommendations

RECOMMENDED MIXED USE ZONING DISTRICTS:



Zoning Analysis: CMU and CMU-V

INTENTS:

CMU

Intends to provide a transition between high intensity south harbor and the low intensity ROI. This area shall be developed, redeveloped and/or maintained with permanent or seasonal residential and non-residential uses to serve adjacent Old Destin area.



Intends to preserve the character of the nearby "Old Destin" area, and to provide a transition between high intensity south harbor and the low intensity residential areas. This area shall have permanent or seasonal medium to high density residential, and non-residential uses to serve adjacent Old Destin area.



Zoning Analysis: CMU and CMU-V

Allowable uses

	CMU	CMU-V
Permanent or long-term residential uses		
Multi-family attached dwelling	P	C
Guest house (1)		C
Accessory dwelling		C
Seasonal or short-term residential uses		C
Single-family detached dwelling	P	
Multi-family attached dwelling	P	C
Other residential uses		
Community residential home, small (1-6)	P	C
Family day care home	P	C
Distribution electric substation (16)	P	
Beer, wine, and liquor stores		P

Footnotes:

(1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and refer to Section 5.06.02(1)(b) for further information.

(16) Refer to Section 5.06.02(1)(b) for further information.



Zoning Analysis: CMU and CMU-V

Allowable uses (cont'd)

	CMU	CMU-V
Child day care services	P	C
Performing arts and spectator sports	P	C
Amusement arcades	C	P
Marinas	P	C
Fitness and recreational sports centers	P	C
Bowling centers	P	C
All other amusement and recreation industries	P	C
Hotels and motels	P	C
Bed-and-breakfast inns	P	C
Other traveler accommodation, C.T.L.A. (12)	P	C

Footnotes:

(12) Commercial transient living accommodations.

Allowable uses (cont'd)

	CMU	CMU-V
Health and personal care stores and medical marijuana treatment center dispensing facilities 20		P
Clothing and clothing accessories stores	P	
Other general merchandise stores	P	
Other miscellaneous store retailers	P	C
Urban transit systems	P	
Interurban and rural bus transportation	P	
Scenic and sightseeing transportation, land	P	C
Scenic and sightseeing transportation, water	P	C
Conference/convention center	P	C
Consumer goods rental	P	C
Other schools and instruction	P	C
Educational support services	P	C



Zoning Analysis: CMU and CMU-V

Dimensions (feet)

	CMU			CMU-V		
Dwelling Units	1	2+	Non	1	2+	Non
Minimum Lot Area (sq. ft.)	7,500	None	None	5,000	None	None
Width	70	None	None	50	None	None
Depth	100	None	None	100	None	None
Maximum Building Height	35-3 stories	50-4 stories	50-4 Stories F	35-3 stories	50-4 stories	F
Setback						
Front	20	H	H	20'	H	H
Side	7'±	H	H	7'±	H	H
Rear	10	H	H	10'	H	H
Maximum Density (units per acre)	6.00	12.00	N/A	9.00	12.00	N/A
Maximum Floor Area Ratio	N/A	N/A	.50	N/A	N/A	0.50
Minimum Open Space (%)	25	25	25	25	25	25



Zoning Analysis: CMU and CMU-V

Footnotes:

I. Office, neighborhood retail commercial goods and services, restaurant, and similar commercial uses have a maximum height of 35 feet two stories.

II. The following setbacks shall apply to developments proposed in the HDR, CMU, and HMC zoning districts:

- Front setback.** For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
- Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
- Rear setback.** For lots fronting the harbor, zero feet. For lots fronting the Choctawhatchee Bay, rear setback must meet the requirements set forth in section 11-01.10 Bay shoreline protection zone. For lots fronting the gulf, the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.



Zoning Analysis: SHMU and NHMU

INTENTS:

SHMU

Intends to encourage commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space"



Intends to allow permanent and seasonal single-family and multi-family attached / detached residential dwelling units commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; retail; service; restaurant; office; and similar commercial uses



Zoning Analysis: SHMU and NHMU

Allowable uses

	SHMU	NHMu
Automobile dealers		C
Kitchen cabinet stores		P
Grocery stores		P
Gasoline stations		P
Water transportation	P	
Amusement arcades	C	P
Marinas	P	
Automotive repair and maintenance		P
Boat and motorcycle repair		P
Parking lots and garages (public & private)		P
Religious organizations		P

Dimensions (feet)

	SHMU			NHMU		
Dwelling Units	1	2+	Non	1	2+	Non
Minimum Lot Area (sq. ft.)	7,500	None	None	7,500	None	None
Width	70	None	None	70	None	None
Depth	100	None	None	100	None	None
Maximum Building Height	40 ft. max	30.4 stories max	35.3 stories max	40 ft. max	50.4 stories max	35.3 stories max
Setbacks						
Front	20	N	N	20	K	K
Side	7½	N	N	7½	K	K
Rear	10	N	N	10	K	K
Maximum Density (units per acre)	9.00	24	N/A	9.00	24	N/A
Maximum Floor Area Ratio	N/A	N/A	0.60	N/A	N/A	0.60
Minimum Open Space (%)	30	25	25	25	25	25



Zoning Analysis: SHMU and NHMU

Footnotes:

G. Please refer to the footnotes 1 through 3 of Table 1-13, general development standards for "SHMU" designated land of Policy 1-2.4.3(3) of the comprehensive plan for information on maximum building height and measurement of building height.

A. The following setbacks shall apply to developments proposed in the SHMU zoning district:

- Front setback.** For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
- Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
- Rear setback.** Note: For lots that have a rear lot line on the harbor, a minimum setback of 15 feet shall apply in order to have enough space for the Harbor Boardwalk to be constructed when said boardwalk cannot be constructed over the Destin Harbor. Properties must still provide for the Harbor Boardwalk in accordance with Section 8.09.03(4)(b). For lots that have a rear lot line on Chas. Lowhaechee Bay, rear setback must meet the requirements set forth in Section 11.01.10. Bay shoreline protection zone. For all lots that do not have a rear lot line on the harbor or the Bay, but instead have a rear property line, Zero feet.



Zoning Analysis: GRMU, HIMU, and BRMU

INTENTS:



Intends to allow permanent and seasonal residential single-family detached and multi-family attached residential uses, commercial uses, commercial transient accommodations.



HIMU

Intends to allow permanent and seasonal residential single-family detached and multi-family attached residential uses, commercial uses, commercial transient accommodations.

BRMU

Intends to accommodate a mixture of residential, hotel, office, commercial and recreational uses.



Zoning Analysis: GRMU, HIMU, and BRMU

Allowable uses

	GRMU	HIMU	BRMU
Permanent or long-term residential uses			
Single-family detached dwelling	P	C	P
Single room occupancy housing	P	P	
Seasonal or short-term residential uses			
Luxury motor home resort	P		P
Other residential uses			
Community residential home, small (1–6)	P	C	C
Family day care home	P	C	C
Fish and seafood merchant wholesalers			P
Specialty food stores	P		P
Beer, wine, and liquor stores			P
Health and personal care stores and medical marijuana treatment center dispensing facilities 20			P

Allowable uses (cont'd)

	GRMU	HIMU	BRMU
Gasoline stations	P		P
Sporting goods and musical instrument stores	P		P
Water transportation		P	
Mini-warehouse and self-storage leasing	C		
Boat, vehicle, equipment, etc., storage leasing			P
Janitorial services	P	P	
Performing arts and spectator sports	P		P
Marinas		P	
Bowling centers	P		P
Dry cleaning and laundry services	P	P	



Zoning Analysis: GRMU, HIMU, and BRMU

Footnotes:

H. The following setbacks shall apply to developments proposed in the HIMU, GRMU, and BRMU zoning districts:

- Front setback.** For those properties that front U.S. Highway 95, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 95, 10 feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
- Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
- Rear setback.** For lots fronting the harbor, zero feet. For lots fronting the Chockmahatchee Bay, rear setback must meet the requirements set forth in section 21.01.00 Bay shoreline protection zone. For lots fronting the gulf, the rear setback will be established by DUEP. For all lots that do not front the harbor, bay or the gulf but do not have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.

M. The following setbacks shall apply to developments proposed in the CRR, BRMU, and GRMU zoning districts:

1. Front setback.

- For those properties located in the CRR and BRMU zoning districts, ten feet minimum and no maximum.
- For those properties in the GRMU zoning district that front U.S. Highway 95, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
- For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 95, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
- For those properties in the GRMU zoning district that have frontage on that portion of Section Highway 95 lying west of Hemlock Beach State Park, zero feet minimum to ten feet maximum.

H. Side setbacks. Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.

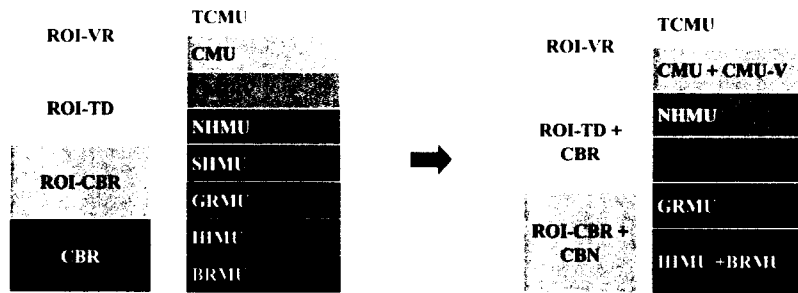
I. Rear setback. For lots fronting the gulf, the rear setback will be established by DUEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.

P. In the BRMU zoning district, the maximum height by right shall be 35 feet and three stories, excepting those properties that abut Emerald Coast Parkway, in which case height may be extended to a maximum of 50 feet and four stories.



Zoning Analysis: Mixed Use

RECOMMENDATIONS:



Commercial Zoning Districts

Comparative Zoning Analysis



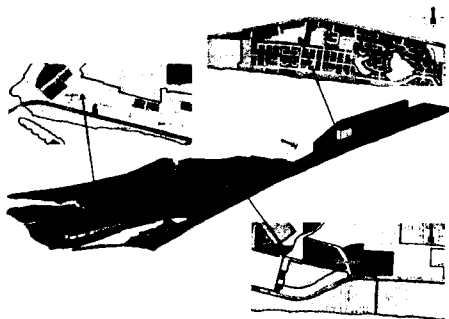
Zoning Analysis: Commercial

INTENTS:

● Allows to accommodate **general commercial needs** of the permanent and seasonal residents along Harbor Blvd Emerald Coast Pkwy

CTS Allows similar **commercial trades and services** that are more intense in nature than those uses allowed the CG zoning district but are less intense in nature than those uses allowed in the Industrial (IN) zoning district.

CL It is intended to **accommodate a mixture of short-term and long-term residential and commercial uses** of a lesser intensity than is allowed in the various mixed use zoning districts.





Zoning Analysis: CL, CG, and CTS

Allowable uses

	CL	CG	CTS
Permanent or long-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	C	
Single room occupancy housing	P		
Seasonal or short-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	P	
Other residential uses			
Community residential home, small (1–6)	P		
Community residential home, large (7–14)	C		
Family day care home	P		

Allowable uses

	CL	CG	CTS
Construction			
Residential and non-residential contractors			P
Specialty trade contractors			P
Manufacturing			
Printing and related support activities	P	P	P
Wholesale			P
Fish and seafood merchant wholesalers	P		P
Retail trade			
Auto parts, accessories, and tire stores		C	P
Parts and Accessories Dealer—Automotive/marine		C	P
Furniture and home furnishings stores	P	P	
Electronics and appliance stores	P	P	



Zoning Analysis: CL, CG, and CTS

Allowable uses

	CL	CG	CTS
Retail trade			
Furniture and home furnishings stores	P	P	
Electronics and appliance stores	P	P	
Kitchen cabinet stores		C	P
Food and beverage stores			
Grocery stores	P	C	
Specialty food stores	P	C	
Beer, wine, and liquor stores	P	C	
Health and personal care, medical marijuana	P	C	
Clothing stores	P	P	
Sporting goods and musical instrument stores	P	P	
Book, periodical and music stores	P	P	

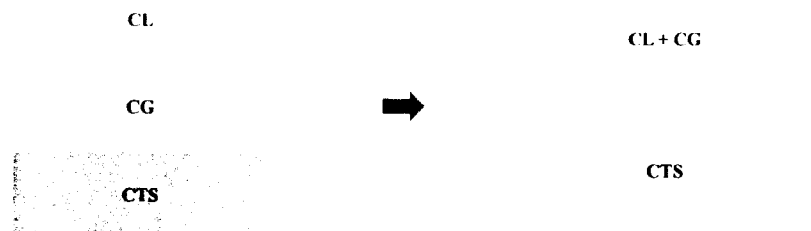
Allowable uses

	CL	CG	CTS
General merchandise stores			
Department stores	P	C	
Other general merchandise stores	P	P	
Miscellaneous store retailers			
Florist	P	P	
Office supplies, stationary, gift shop	P	C	
Transportation and warehousing			
Urban transit systems	P	C	P
Interurban and rural bus transportation	P	C	P
Information		P	P
Art, Entertainment, and Recreation	P	C	
Accommodation and Food Services	P	C	



Zoning Analysis: Recommendations

RECOMMENDED COMMERCIAL ZONING DISTRICTS:



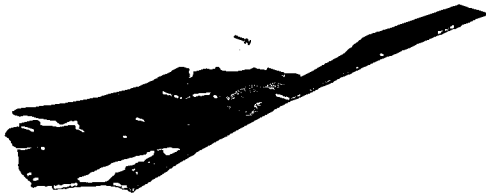


Other Zoning Districts

Comparative Zoning Analysis



Zoning Analysis: REC and CON



Allows **publicly and privately owned** property and facilities, to promote natural resource enhancement and open spaces around buildings.



Allows **publicly owned** property designated as natural and coastal resources to provide for long-term protection and preservation of environmentally sensitive natural resource systems.

Parks:

- Clement Taylor Park
- Captain Leonard Destin Park
- Captain Royal Melvin Park
- Dalton Threadgill Park
- Matie M Kelly Park
- Dewey Destin Park
- Henderson Beach State Park
- Harborview Park
- Indian Bayou Golf Club
- Morgan Sports Center Park
- June White Decker Park
- James Lee Park

Conservation Areas:

- TH1 parcel south-west of Destin Pointe
- Norriego Pointe

Neighborhood Parks:

- 605 Main St
- 810 Kell-Aire Ct
- 880 Kell-Aire Dr
- 1980 Cordgrass Ct
- 1950 Scenic Hwy 98
- 2966 Scenic Hwy 98



Zoning Analysis: REC and CON

INTENTS:



Allows **publicly and privately owned** property and facilities, to promote natural resource enhancement and open spaces around buildings.



Allows **publicly owned** property designated as natural and coastal resources to provide for long-term protection and preservation of environmentally sensitive natural resource systems.

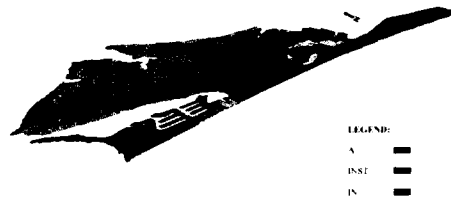




Zoning Analysis: Other Zoning Districts

INTENTS:

- IN** Intends to accommodate industrial and limited commercial developments. Does not allow permanent or seasonal residential uses.
- INST** Intends to accommodate public and semi-public facilities and services, promote natural resources and open space around building. Does not allow permanent or seasonal residential uses.
- A** Comprises Destin-Fort Walton Beach Airport. It intends to accommodate airport facilities. Does not allow permanent or seasonal residential uses.



Consolidating the Zoning Districts

Comparative Zoning Analysis



Zoning Analysis

RECOMMENDED ZONING DISTRICTS:

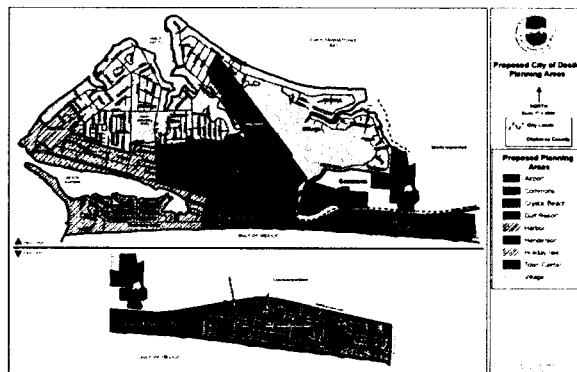
RECREATION	BE	CG + CL	TCMU
CONSERVATION	LDR-V + LDR-H	CIS	CMU + CMU-V
INST	LDR-HI	ROI-TD + CBR	GRMU
IN	MDR-V	ROI-VR	HIMU + BRMU
A	CBN + ROI-CBR		NHMU
	MDR-HI + HDR		SHMU

Aligning with the Planning Areas

Comparative Zoning Analysis



Zoning Analysis: Planning Areas



Village Planning Area

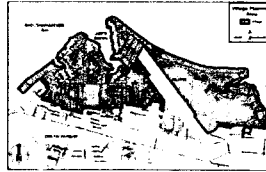
Comparative Zoning Analysis



Zoning Analysis: Village Planning Area

Village Planning Area Intent:

"Provide low-density, healthy, safe, family-friendly environment that promotes a high quality of life. Connected network of multi-modal streets. Dwelling density maximums. Encourage limited commercial uses that support the neighborhoods within the Village. Maintain, improve, and protect existing neighborhoods."



Recommended Consolidated Zoning Districts:

BE

**LDR-V+
LDR-H**

MDR-V

REC

INST



Holiday Isle Planning Area

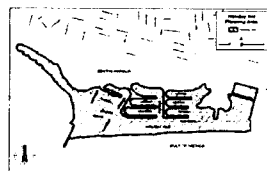
Comparative Zoning Analysis



Zoning Analysis: Holiday Isle Planning Area

Holiday Isle Planning Area Intent:

"Support and maintain a mix of residential accommodations for residents and visitors, with low density to high density residential and mixed uses. Safe and accessible Multi-modal transportation system. Protect, preserve, expand existing natural and recreational resources "



Recommended Consolidated Zoning Districts:

LDR-HI

GRMU

HIMU

**MDR-HI
+ HDR**

CON



Gulf Resort Planning Area

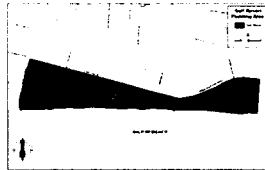
Comparative Zoning Analysis



Zoning Analysis: Gulf Resort Planning Area

Gulf Resort Planning Area Intent:

"Intends to be world-class resort district with uses ranging from small condominium complexes to resorts and supporting dining, commercial and retail services. Connected multi-modal network. Renowned Residential and Resort destination. Increase public beach and access."



Recommended Consolidated Zoning Districts:

GRMU

HIMU



Crystal Beach Planning Area

Comparative Zoning Analysis



Zoning Analysis: Crystal Beach Planning Area

Crystal Beach Planning Area Intent:

"Intends to highlight quality commercial corridor, family-friendly vacation destination and single-family neighborhoods. Preserve and promote single-family character while providing the residents and visitors access to amenities. Ensure low intensity mixed use development support at intersections while commercial development adjacent to or accessible from highway 98. Protect long-term single family residential. Expand public beach access by encouraging low-intensity commercial, mixed-use developments, redevelopments of single or multi-family south of Scenic highway 98. Multimodal infrastructure."



Recommended Consolidated Zoning Districts:

GRMU

HIMU
+BRMU



INST



Harbor Planning Area

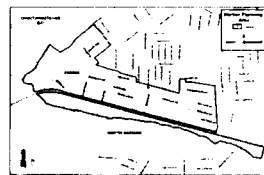
Comparative Zoning Analysis



Zoning Analysis: Harbor Planning Area

Harbor Planning Area Intent:

"Intends to support a marketplace implying to "World's luckiest fishing village". Appropriate commercial, mixed-use, residential uses supporting fishing and recreation industries, attract visitors. Plan public pedestrian shoreline and harbor boardwalk to promote and develop free flowing festive feel. Grow connected and safe multi-modal transportation network. Innovative transportation options and creative urban design."



Recommended Consolidated Zoning Districts:

BE

LDR-V

LDR-H



MDR-V

HDR



SHMU

CNU +
CNU-V



Town Center Commons Planning Area

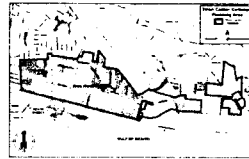
Comparative Zoning Analysis



Zoning Analysis: Town Center Commons Planning Area

Town Center Commons Planning Area Intent:

"Intends to be the city's residential, cultural, institutional, and service center. Center of business, relaxation and recreation. Afford residents and visitors ability to attend cultural events and activities showcasing the local arts, culture, and community value. Higher density residential, mixed-use development gathering places for residents and visitors. Pedestrian friendly and accessible multimodal corridors. City shall collaborate with Okaloosa County to align future development in areas directly adjacent to city's jurisdiction"

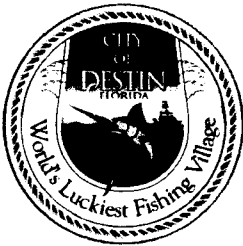


Recommended Consolidated Zoning Districts:



GRMU

TCMU



Henderson Planning Area

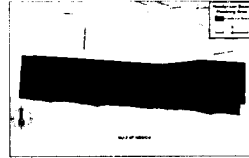
Comparative Zoning Analysis



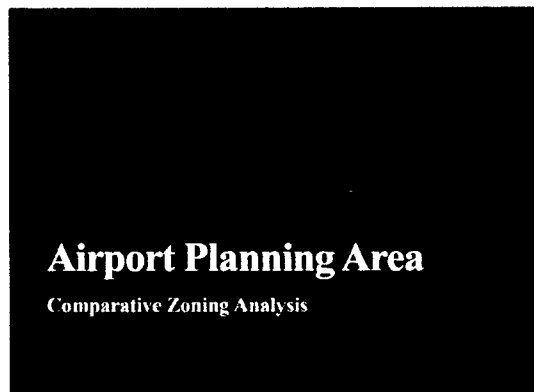
Zoning Analysis: Henderson Planning Area

Henderson Planning Area Intent:

"Intends to preserve and highlight natural ecosystem. To protect the largest public beach access. Mitigate external impacts on park. To protect flora and fauna. "



Recommended Consolidated Zoning Districts:



Zoning Analysis: Airport Planning Area

Airport Planning Area Intent:

"Intends to provide and facilitate the continued use of general aviation at the Destin Executive Airport at current and projected use levels while planning for the future airport growth with the existing boundaries. Mitigate encroachment issues from development upon the airport and aviation uses upon surrounding neighborhood and other areas"



Recommended Consolidated Zoning Districts:





Currently there are similar zoning districts per uses and dimensional requirements constituting to total of 28 Zoning Districts



The zoning districts are consolidated to 21 Zoning districts based on their similarities in the uses and dimensional requirements



Aligned the Consolidated Zoning Districts with the Planning Areas Intents

Conclusion



Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts

	CL	CG	CTS
Permanent or long-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	C	
Custodian or night-watchman dwelling			P
Single room occupancy housing	P		
Seasonal or short-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	P	
Other residential uses			
Community residential home, small (1—6)	P		
Community residential home, large (7—14)	C		
Family day care home	P		

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
236 Residential and non-residential contractors			P
237 Heavy and civil engineering contractors			P
238 Specialty trade contractors			P
Sector 42 Wholesale Trade		C	P
424460 Fish and seafood merchant wholesalers		P	P
4413 Auto parts, accessories, and tire stores		C	P
441310 Parts and Accessories Dealer—Automotive/marine		C	P
442 Furniture and home furnishings stores	P	P	
443 Electronics and appliance stores	P	P	
444 Building material and garden equip. and supply dealer		C	P
444190 Kitchen cabinet stores		C	P
4451 Grocery stores	P	C	



Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
4452 Specialty food stores	P	C	
4453 Beer, wine, and liquor stores	P	C	
446 Health and personal care stores and medical marijuana treatment center dispensing facilities 20	P	C	
447 Gasoline stations		C	
448 Clothing and clothing accessories stores	P	P	
4511 Sporting goods and musical instrument stores	P	P	
4512 Book, periodical, and music stores	P	P	
4521 Department stores	P	C	
4529 Other general merchandise stores	P	P	
4531 Florists	P	P	
4532 Office supplies, stationery, and gift stores	P	C	
4533 Used merchandise stores		C	

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
453310 Thrift stores		C	
4539 Other miscellaneous store retailers		C	
454 Non-store retailers			P
4851 Urban transit systems	P	C	P
4582 Interurban and rural bus transportation	P	C	P
4853 Taxi and limousine service			P
4854 School and employee bus transportation			P
4859 Other ground passenger transportation			P
48841 Motor vehicle towing		C	P
492 Couriers and messengers			P
493 Warehousing and storage		C	
4931 General warehousing and storage (9)		C	P
518 ISPs, search portals, and data processing	P	P	P



Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts
(cont'd)

	CL	CG	CTS
519 Other information services		P	P
522298 Pawn shops		C	
531120 Conference/convention center		C	
531120 Commercial special event venue		P	
531130 Mini-warehouse and self-storage leasing		C	P
531190 Boat, vehicle, equipment, etc., storage leasing		C	P
532 Rental and leasing services			
5321 Automotive equipment rental and leasing		C	P
5322 Consumer goods rental	P	C	P
5323 General rental centers		P	P
5324 Machinery and equipment rental and leasing		C	P
541 Professional and technical services	P	P	
541940 Veterinary services		C	

Allowable uses within the zoning districts
(cont'd)

	CL	CG	CTS
561730 Landscaping services		C	P
6115 Technical and trade schools			P
6116 Other schools and instruction		P	
6117 Educational support services		P	
621 Ambulatory health care services	P	C	P
6244 Child day care services	C	P	
711 Performing arts and spectator sports	P	C	
712 Museums, historical sites, zoos, and parks (10)	P		
713110 Amusement and theme parks		C	
541940 Veterinary services		C	
713120 Amusement arcades		C	
713940 Fitness and recreational sports centers		C	
713950 Bowling centers		C	



Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts
(cont'd)

	CL	CG	CTS
713990 Indoor Shooting Ranges			P
713990 All other amusement and recreation industries		C	
721110 Hotels and motels	P	C	
721191 Bed-and-breakfast inns	P	C	
721199 Other traveler accommodation, C.T.L.A. (12)	P	C	
7212 RV parks and recreational camps		C	
7213 Rooming and boarding houses	P	C	
722 Food services and drinking places	P	C	
722110 Full-service restaurants	P	C	
722111 Limited-service restaurants	P	C	
7224 Drinking places, alcoholic beverages	P	C	
811 Repair and maintenance		C	P
8111 Automotive repair and maintenance		C	P

Allowable uses within the zoning districts
(cont'd)

	CL	CG	CTS
811192 Car washes		C	P
81149 Other personal and household goods repair		P	P
811491 Boat and motorcycle repair		C	P
8122 Death care services			P
8123 Dry cleaning and laundry services	P	C	P
81233 Linen and uniform supply services		P	P
812910 Pet care (except veterinary) services		C	
813 Membership associations and organizations	P	P	
Tattoo parlors		C	

There was a discussion regarding the CMU and CMU-V districts in regards to short-term rentals ensuring that there would not be any take involved, where they are allowed and where they are considered a Conditional Use for approval. Mr. O'Connor explained to the members that since 2011 short-term rentals, if allowed in zoning districts, could never be changed to not be allowed once they are allowed.

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, with Agency member Ledbetter providing the second. During discussion, Agency member Buhr stated that he wanted to make sure he understands that part of the proposal is to combine CMU and CMU-V, Mr. O'Connor answering affirmatively.

Agency member Buhr pointed out that on page 29 of the presentation, in the current list of allowable uses, seasonal short-term is permitted under CMU and conditional under multifamily attached dwellings and noted that if the two are combined, would that not account for an expansion

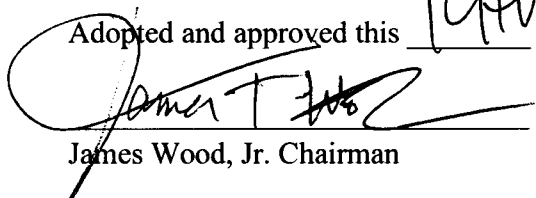
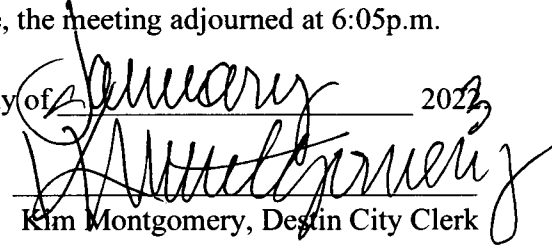
of short term rentals being allowed in what is now designated as CMU-V. Mr. O'Connor explained that there are only 7-lots in the CMU district that back up to the bay and only one of those has a residential use on it, the rest are commercial and the likelihood of that one having a single family short-term rental is in his opinion, is negatable. Agency member Buhr spoke of amending the current motion.

The City Attorney suggested for the Chairman to withdraw his motion, for which Chairman Wood withdrew his motion.

Motion by Agency member Buhr for staff to come back with a specific analysis on CMU and CMU-V focused on short term rental implications with Agency member Ledbetter providing the second. The motion passed 5-0.

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

Having no further discussion at this time, the meeting adjourned at 6:05p.m.

Adopted and approved this 14th day of January 2023

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Wood, James T. JR</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>LPA</i>
MAILING ADDRESS <i>3790 Misty Way</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>Destin FL 32541</i>	COUNTY <i>Okaloosa</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>11/16/22</i>		NAME OF POLITICAL SUBDIVISION <i>City of Destin</i>
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, James Wood, Jr., hereby disclose that on November 17, 20 22.

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, Dum Board Member;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

11/16/22

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.