

**LOCAL PLANNING AGENCY
MEETING MINUTES
APRIL 6, 2023 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, April 6, 2023, 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
Corey Ledbetter
Jay Purut
Marcie Bell

Members Absent

Todd Buhr

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner
Louis Zunguze, Community Development Dir.
Rachael Hoag, Planner
Ryan Scott, City Engineer

3. APPROVAL OF MINUTES:

None

5. NEW BUSINESS:

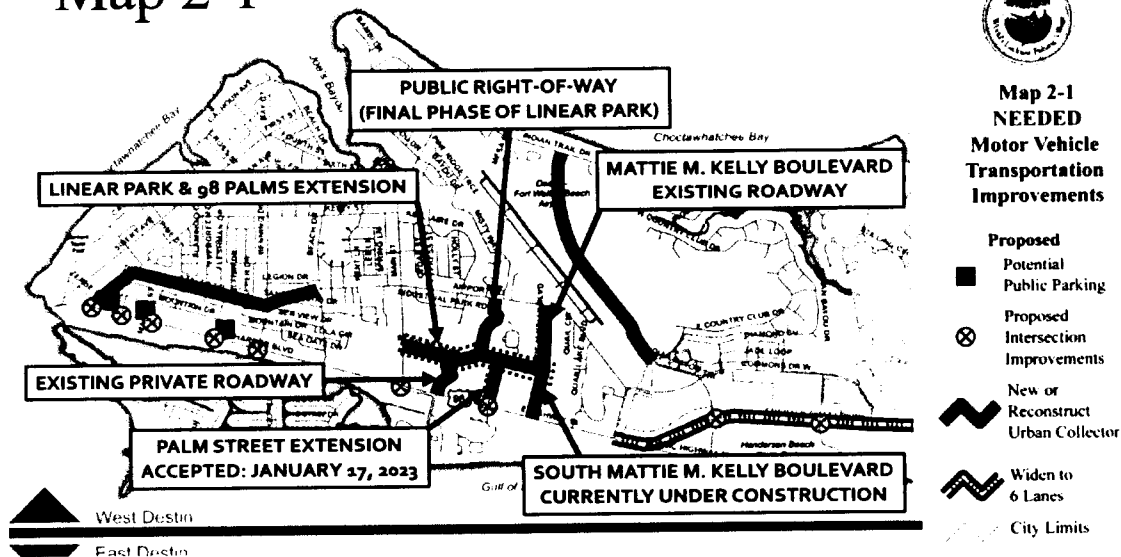
➤ **Linear Park and 98 Palms Extension Conceptual Design**

Mr. Scott explained to the members that in the 2020 Comprehensive Plan, Chapter Two, Transportation Element, the following policies were adopted by City Council.

- **Policy 2-1.1.1:** Pursue Additional Road Corridor Improvements
- **Policy 2-1.1.2:** Relieve Congestion
- **Policy 2-1.1.3:** Maintain New Road Corridor Alignments
- **Map 2-1:** NEEDED Motor Vehicle Transportation Improvements (Next Page)

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Map 2-1



Mr. Scott explained the following costly complications to overcome the project:

- Wetland Impacts
- Roadway Easement from DWU required
- Relocation of DWU infrastructure
- Drastic elevation changes (ADA compliant)
- Retaining walls will be required
- Fill, Fill, Fill
- Easements from private residents
- Impacts to FPL infrastructure
- Stormwater – StormTech type system similar to being used at CTC to pipe the water under the road
- Variances will be required

Mr. Scott explained with this will be a very expensive project he it would need to be built in phases, with the initial phase being the north/south connection of Mattie M. Kelly Blvd., phase two being the connection to Twin Lakes, phase three being the Twin Lakes to Palm Street connection and creating the north/south connections and phase four connecting to 98 Palms, and the final phase five making the connection to Airport Road on the east side.

Agency member Bell asked what width is needed for the road. Mr. Scott responded that the road would need 30 feet for the two 10-foot lanes and two 5-foot bike lanes and, there will not be any medians because it will be inside FP&L's easement so the city would need access to their transmission lines which would be one of the Variances needed.

➤ Mike Ironside – Twin Lakes HOA President

Mr. Ironside explained to the members that Twin Lakes subdivision was built with 85 homes on 13 acres between Big Kahuna's and Airport Road and the way it was platted, they were built very close and

have very short front yards and driveways, and as a result, the homeowners have to park their extra vehicles on the street. He encouraged everyone who has not been in the neighborhood to drive through there between 5-7 PM to see all kids playing in the street. However, with this proposed plan, the way it's designed, anyone would be able to drive right through their neighborhood, and that is what they do not want. He then spoke of how just a short distance over to Mattie M. Kelly Blvd., if connection was made there, people would be able to drive through that roadway and there would no impacts to any neighborhood housing, and that is what they are proposing, to keep the south end of Cordgrass Court closed to through and just drive by their neighborhood and not cut through it. He explained further that the HOA sent letters to each homeowner, emails were sent and posts were made on their Facebook page about the proposal and not one single homeowner spoke out for the opening of Cordgrass Ct. He also stated that they will agree to landscape and keep the Jewel Melvin Park up to the same standards of what the Linear Park would look like if the city did not open up Cordgrass Court to the proposed roadway and asked for their recommendation to Council to for the proposed roadway.

Agency member Bell suggested the possibility of putting up sound barrier walls for the last two homes. The City Engineer remarked that would be a very expensive venture.

Mr. Ironside stated those last two homes are the two owners that brought this proposed project up to the HOA and they have spoken out that they do not want the roadway going past their driveways.

Agency member Ledbetter spoke of the benefits of the roadways which would bring in streetlights and help prevent a lot of loitering that probably takes place in the park at dark.

Mr. Ironside stated that they actually have never had any issues from the homeless camp that used to be back there before the apartments were built.

Motion by Agency member Bell to recommend continuing the design as is, containing all components but to construct it in two phases. One being just the trail, and Phase II, for a later date, being potentially the road. Chairman Wood provided the second. The motion passed 4-1 with Ledbetter dissenting.

Agency Ledbetter asked where the easements that need to be obtained from the back yard of the residences are located. The City Attorney provided the members with a satellite view of the immediate area and pointed out the locations of where the easements are located for the potential sidewalk.

Chairman Wood stated that being on the Board of Directors for Destin Water Users, they have some concerns regarding the area where their utility lines would need to be relocated and the potential cost to do that, so it does not fall onto their customers.

Mr. Zunguze explained that everyone involved in the project will be working closely together on the project and its associated costs.

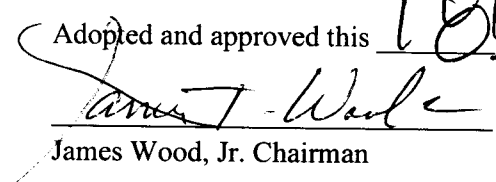
Motion by Agency member Hudson, seconded by Agency member Bell to recommend the elimination of the connection into Twin Lakes neighborhood. The motion passed 3-2 with Chairman

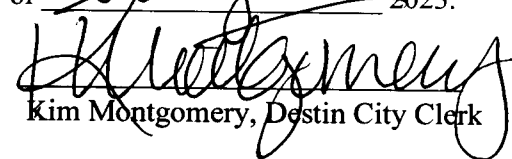
Wood and Agency member Purut dissenting.

5. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:45 p.m.

Adopted and approved this 18th day of May 2023.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk