



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, AUGUST 16, 2023
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) May 24, 2023 Minutes**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Lamar Advertising - Presentation
(Request from Lamar to be placed on agenda)**
 - B) Development Projects and City Projects Updates**
 - C) Proposed Ordinance 23-10-LC, amending Article 7 - Zoning and Regulatory Controls of the Land Development code; changing the list of permitted conditional and prohibited uses to include Luxury Motor Home Resorts as a Conditional Use in the Town Center Mixed Use (TCMU) zoning district; amending Table 7-2, Table of Allowable Uses; including conditions and criteria for approval.**
 - D) CRA Training- Sandy Trammell**
- 6. DIRECTORS REPORT- Linear Park**
- 7. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - B) Michelle Sandstead**
 - C) Delores Morrell- Code Compliance/Troy Williams**
 - D) Dorothy Robinson**
 - E) Nikki Johnson**
 - F) Joshua Cowsent**
- 8. PUBLIC COMMENTS**

9. NEXT MEETING DATE: September 20, 2023

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

DRAFT

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP MEETING
MAY 23, 2023 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, May 23, 2023, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

TC Members Present

Lockwood Wernet
Michele Sandstead
Delores Morrell
Dorothy Robinson
Joshua Cowsert
Nikki Johnson

Member Absent

Staff Present

Kim Montgomery Deputy Clerk
Steven O'Connor
Tamara Young PIO Manager
Ryan Scott City Engineer

3. MINUTES FOR APPROVAL:

➤ **March 15, 2023**

Motion to approve the March 15, 20203 minutes as corrected was made by Committee member Morrell with Committee member Sandstead providing the second. The motion passed with a unanimous vote of 6-0.

➤ **April 19, 2023**

Motion to approve the April 19, 20203 minutes as written was made by Committee member Morrell with Committee member Johnson providing the second. The motion passed with a unanimous vote of 6-0.

4. OLD BUSINESS: None

5. NEW BUSINESS:

Motion to move item 7A from the Director's Report up to the front in New Business was made by Committee member Johnson, seconded by Committee member Sandstead. The motion passed 6-0.

➤ **Holiday Decorations – Michael Burgess**

DRAFT

Mr. Burgess explained to the members that he has working with Committee member Sandstead, who is assisting him with the Christmas decorations for the Town Center District. He spoke of the 10-foot clearance requirements in the Code and how he will get with the Planning Department to see if he can get a short-term exception during the holidays. He also informed the members that he did get a temporary approval from Mr. Benard Johnson with Florida Power & Light to allow Christmas banners on the electrical poles in the district.

Ms. Tamara Young, PIO for the city spoke to the members about her past involvement with the Holidays in the town she used to live and how it was improved upon through the years and how she is willing to help them out in any way she can for the coming years.

Motion by Committee member Johnson to recommend the use of most of the Christmas fund to buy decorations for the poles along Main Street, with Committee member Sandstead providing the second. In discussion, Committee member Cowser asked if they needed to clearly define how far down the decorations would go. According to Mr. Burgess there are 39 poles that run from Main Street at Highway 98 to Airport Road. After a discussion on themes for Holiday Decorating Contests, the chairman announced that the motion is still on the floor that needs to be addressed as well as having Committee member Sandstead continuing to assist staff. **Committee member Johnson amended the motion to add, and to have Committee member Sandstead continue to assist staff with the design of the rope lights with the additional \$10k holiday lighting fund.** There was additional discussion regarding a showstopper piece at the entrance of the Town Center on Main Street and Hwy 98 to replace the old marlin decoration that has worn out and the cost of those. Mr. O'Connor suggested they not get so detailed in their discussion since they have already agreed to have Committee member Sandstead working with Mr. Burgess. **Committee member Johnson rescinded her motion on the floor.**

Motion by Chairman Wernet to recommend to the CRA for Committee member Sandstead work with Mr. Burgess to select decorations and to prioritize the entrance to the district with lights and rope lighting. With Committee member Cowser providing the second. Committee member Sandstead said that she would also like to see the banner poles with lights too. **The motion passed 6-0.**

A) Development Projects and City Projects Update - April 2023

Mr. O'Connor provided the members with the latest information on the developments in the city.

B) Community Redevelopment Areas Master Plans Update – 3TP Ventures

Mr. Callahan of 3TP Ventures spoke to the members on the information they gathered from previous discussions and prioritized how the committee wanted to spend the funds for the future of the district. They determined the following four categories and how they should be implemented into the plan update:

- Safety
- Connectivity
- Greenspaces
- Economic Development

Regarding the Financial Review, Mrs. Witt provided the members with the status of the Town Center and the future projects that will be funded. As well as the two past large projects accomplished in the district.

Revenue Encumbered			
Year Initiated/Beginning Principal Balance	Projects	Annual Payments (avg)	Completion
2006/\$12,000,000	Construction of Main Street and Legion Drive widening, Main Street utility undergrounding, Airport Road widening	\$710,724	2037
		\$291,786 (General Fund repayment)	2031
2023/\$1,275,000	Linear Park/98 Palms Extension	\$425,000	2025
2026/\$4,500,000	Utility Undergrounding	\$399,590	2037

Available Funds for Future Projects



\$11,282,158

Includes FY 2038



Priority Projects:

- Arts district/Placemaking
- Public gathering spaces/green spaces for locals
- Park system (recreation for all ages)
- Downtown revitalization
- Roadway Extensions (98 Palms Blvd, Palms St, Mattie Kelly Blvd.)

Finding of Necessity Report (1998)

Factors Contributing to Blight in the Town Center

- Defective or inadequate street layout
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements (stormwater facilities, roadways, streetscape, sidewalks, streetlighting and code enforcement)
- Faulty/inadequate street layout, parking, roadways, bridges or public transportation facilities incapable of handling the volume of traffic flow into or through the area

She explained how per Florida Statutes, projects financed with CRA Funds must be attributed to blight in the District in accordance to the four guidelines, and they do.

Key Projects and Blight Reduction

Defective or inadequate street layout

- Completion of the street network (98 Palms Blvd, Mattie Kelly Blvd, Palms St)
- Complete the Crosstown Connector
- U.S. 98 crossings/pedestrian safety and crash reductions

Unsanitary or unsafe conditions

- Walkability
- Linear Park/Park System

Deterioration of site or other improvements (stormwater facilities, roadways, streetscape, sidewalks, streetlighting and code enforcement)

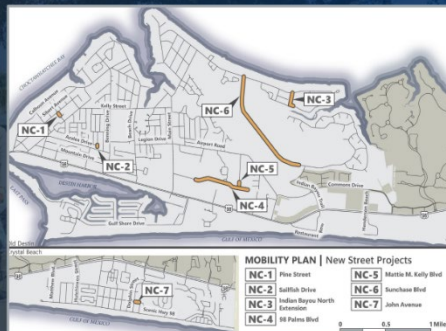
- Arts District/Creation of a downtown
- Public gathering and green spaces, park system, recreation for all ages
- Utility undergrounding
- Design/development standards within Town Center district

Faulty/inadequate street layout, parking, roadways, bridges or public transportation facilities incapable of handling the volume of traffic flow into or through the area

She explained that the Affordability was deemed for the following projects based on the availability of funds projected.

Completion of Street Network

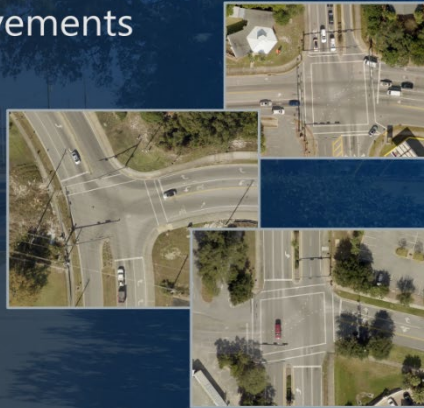
- 98 Palms Blvd Extension
- Mattie M. Kelly Blvd Connection
- Affordability: Medium





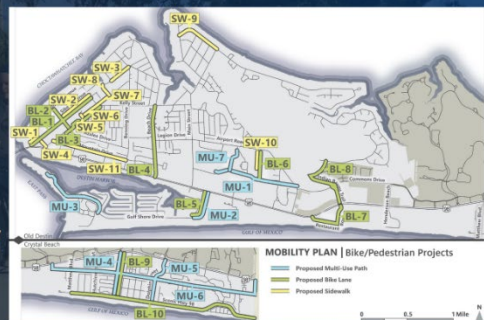
Intersection Improvements

- Near term (quick fixes)
 - Legion Dr./Airport Rd. at Main St.
 - Airport Rd. at Commons Dr.
 - Main St. at 98 Palms Blvd.
- Affordability: High

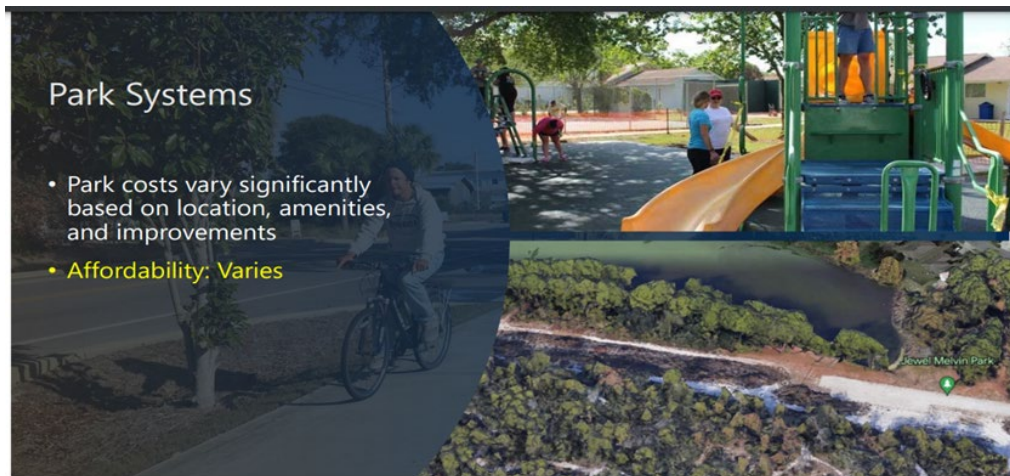
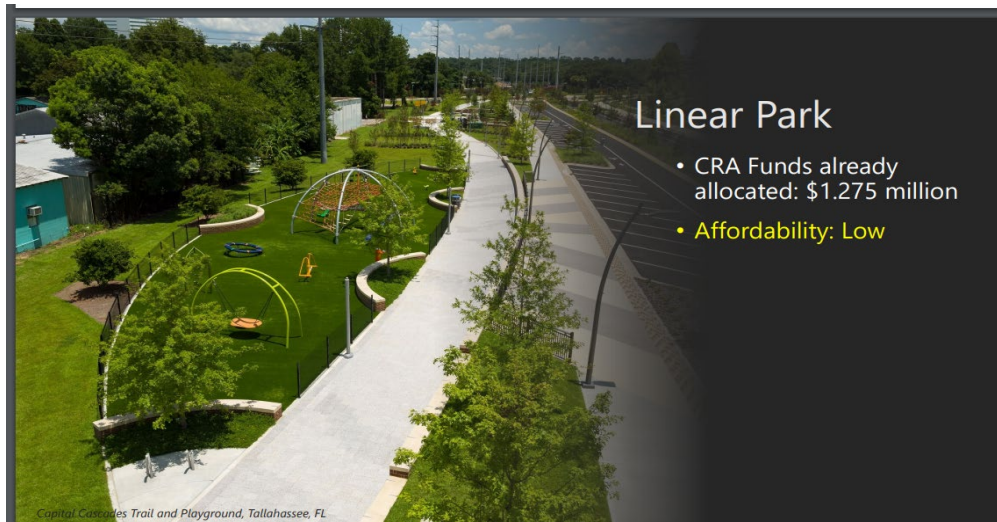


Pedestrian/Bicycle Safety Improvements

- Sidewalks
 - Mattie M. Kelly Blvd (Airport Rd to 98 Palms Blvd.)
 - Gulf Shore Dr/98 Palms Blvd
- Bike Facilities
 - Beach Dr, Mattie M. Kelly Blvd.
- Affordability: High



Mrs. Witt explained that there are already CRA funds allocated to the Linear Park project. However, it is relatively expensive and will take additional funds from the Town Center CRA to complete this project.



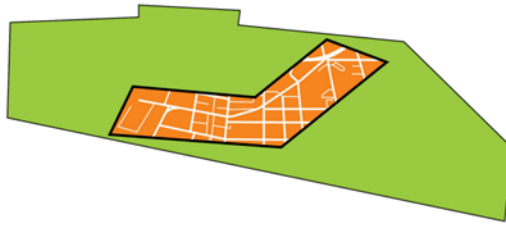
With increasing greenspaces being one of their goals, the affordability will vary depending on the cost associated with what type of park systems and amenities are chosen.



According to Mr. Callahan, the Town Center District for Destin has quite a lot more acreage, 500, than other cities in the State. They used Dunedin, Stuart, Fort Myers, and Madeira's downtown districts as examples of what their acreage are, that easily fits into Destin's district.

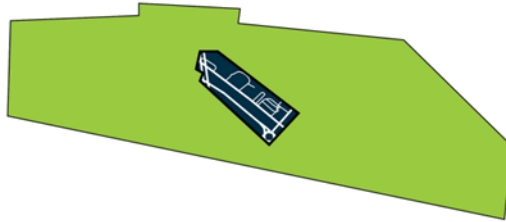


However, he pointed out that there is not a lot of walkable streets in Destin's Town Center District, in comparison to those cities.



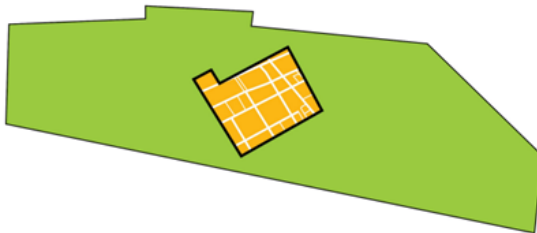
Downtown Dunedin

- Known for rich history and culture
- Approximately 104 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Downtown CRA working towards better connection between the waterfront and Main Street
- Walkable
- Restaurants, shops, entertainment, etc.



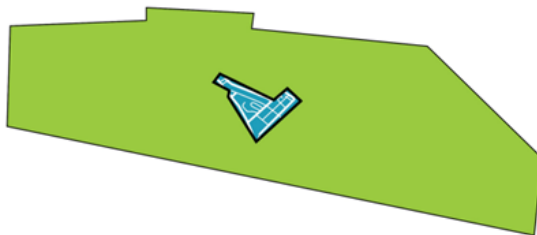
Downtown Stuart

- Known as the "Sailfish Capital of the World"
- Approximately 18 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Historical downtown
- Walkable
- Full of historic sites
- Restaurants, shops, entertainment, etc.



Downtown Fort Myers

- Known as the Fort Myers River District
- Approximately 36 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Culture and history-rich
- Walkable
- Waterfront neighborhoods
- Restaurants, shops, entertainment, etc.



Downtown Madeira Beach

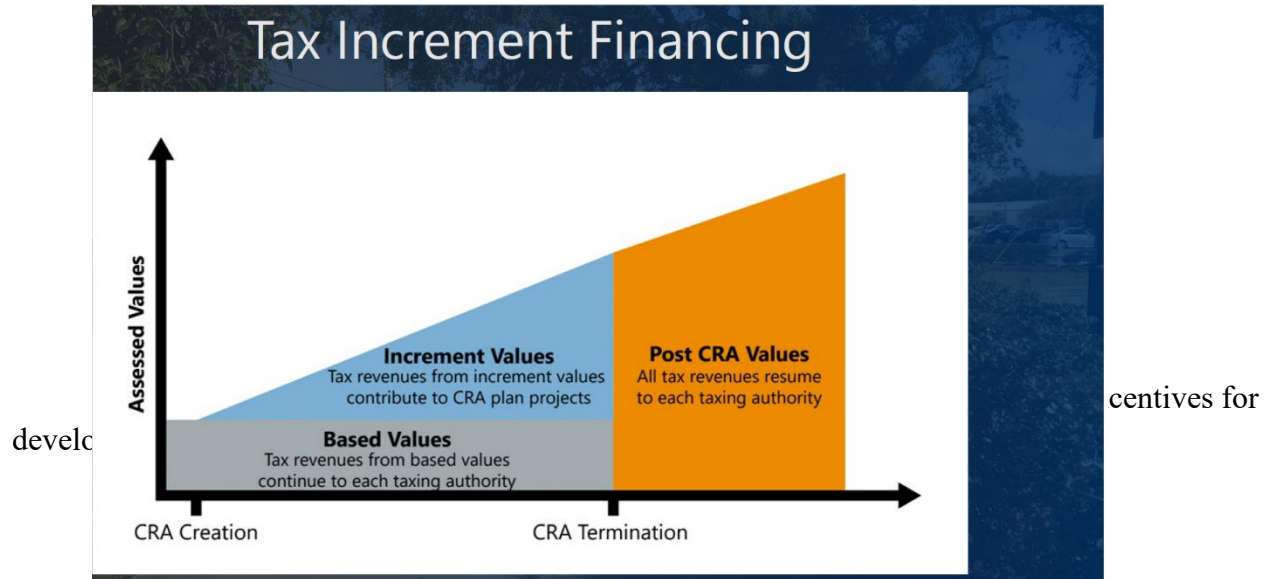
- Known for John's Pass Village and Boardwalk
- Approximately 13 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Fishing village/beach town
- Somewhat walkable
- Restaurants, shops, entertainment, etc.



All of the above are key functions for successful downtown explaining the Rule of 10 applies to 10 places food is present, 10 places to shop other than food, and 10 places that are open after 5PM in close proximity, in order to create vibrancy in the district.



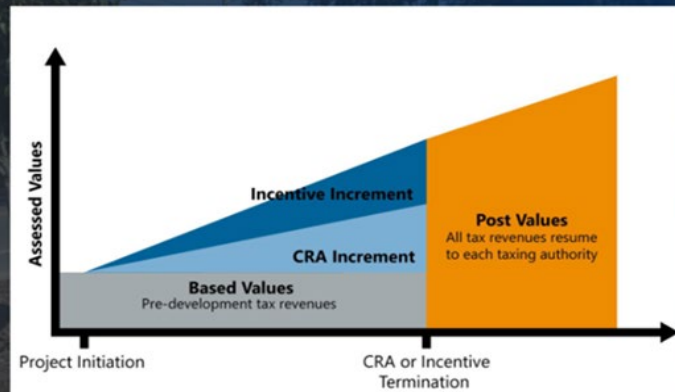
Mr. Whalen explained the 2-key functions to eliminate blight in a CRA Redevelopment District is Capital Improvement Projects, which the Town Center has done well in doing improving the street networks. The other is being involved in the participation of the development in the CRA Districts.



Tax Increment Financing Incentive

- Incentivizes private property owners to develop properties
 - In specific areas
 - With special design considerations
- Allows the City to participate and accelerate the implementation of a vision or plan
- Portion of the future TIF – new money
- Dependent on future value created by private investment
- Distribution of funds occurs annually upon completion of the project

Tax Increment Financing Incentive



College Town

Tallahassee Downtown CRA

- 72 residential units
- 44,000 sq. ft. retail space
- \$14.3 million taxable value increase
- \$2,382,045 CRA incentive
 - \$550,000 grant
 - \$1.8 million over 5-year TIF incentive



<https://fsucollegetown.net/>

Mirrorton

Lakeland Downtown CRA

- 305 residential units
- \$50 million taxable value increase
- \$1.76 million CRA incentive



<https://barclaygroup.com/project/mirrorton/>

West End at City Walk

Fort Myers Downtown CRA

- 318 residential units
- 22,000 sq. ft. amenity/commercial space
- 527 parking spaces
- \$64 million taxable value increase
- CRA incentive
 - \$5.5 million
 - 95% TIF
 - 10-year period



West End at City Walk

After

<https://www.fortmyerscra.com/>

Project Evaluation: Goals & Implementation Factors							
	Completion of Street Network	Crosstown Connector	Intersection Improvements	Sidewalk/ Bike Lane Improvements	Linear Park	Park System	Arts District/ Downtown
Improves Safety	High	Medium	High	High	Low	Low	Low
Improves Connectivity	High	Medium	Low	High	Medium	Low	Low
Improves Green Spaces	Low	Low	Low	Medium	High	High	Medium
Improves Economic Development	Medium	Low	Low	Medium	Low	Low	High
Constructability	Medium	Medium	High	High	Medium	Medium	Medium
Affordability	Medium	Medium	High	High	Low	Medium	Medium
Degree of Impact	High	Medium	Low	High	Medium	Low	High
Overall	High	Medium	Medium	High	Medium	Medium	Medium

Chairman Wernet questioned what they consider incentives to get people interested in redeveloping their areas. Mr. Whalen explained finding out where in the CRA the cities want the redevelopment to take place and then creating specific guidelines for the area and use those to impose on to the developers. If they are parks, parking, amenity incentives for design standards.

Mr. Callahan explained what they presented, is just an idea for the Town Center Redevelopment in order to help them with their goals they would like to see accomplished and any feedback they provide, can be implemented.

He then asked the members to individually ranked the projects in order to what they would like to see accomplished in the future to help provide the 3TP team an idea on how to utilize the CRA funds. Additionally, the next time they all meet again, the information will be combined and ranked, and, after that, they anticipate the Master Plan should be wrapped up in about 6-weeks or so. They will come back to them with it for their review and a recommendation to the CRA Board for adoption.

6. DIRECTOR'S REPORT:

- **Linear Park**

Mr. Scott explained that Council approved the design at their last meeting, however, it is over the original budget, and they will need a budget amendment at their next scheduled meeting. Once that is approved, staff will get the design company under contract. After that, there is quite a bit of redesign work to be done in the short period of time they have. Once its finalized, staff will be bringing it before this and other committees for input.

Committee member Sandstead asked if staff will be attempting to reduce the cost since it's well over budget and asked when that would be addressed. Also, if it would be coming from the Town Center budget. Mr. Scott explained he is not involved in that aspect of the project and cannot provide her the answer.

Chairman Wernet pointed out how since the roadway is no longer a part of the design, it should cost substantially less. According to Mr. Scott, the initial part of the project will be the most expensive and time consuming because of the elevation issues that will still have to be addressed, regardless if there is a road or not.

- **Design Standards**

Mr. O'Connor asked the members if they would like for staff to come back with specific design standards for the district.

The consensus was that the members agreed they do, and Mr. O'Connor stated staff would be bringing it before them and most likely that would be towards the end of the year or possibly next year, because of the fact that it will take some time for staff to develop them. Additionally, he asked the member to make sure and attend the upcoming meetings so they can all work cohesively to come up with designs they all agree on. He then provided examples of different items that they would be basing the design standards on, and will be implemented in the Design Manual, once written.

- **Member Comments**

Committee member Cowsert spoke of how there is not anything for teens to do and suggest this be something for the committee to work on for the future.

Committee member Robinson stated that she is looking forward to working on these initiatives.

Committee member Johnson stated that she is glad to see that the roadway will not be in the park.

Committee member Sandstead thanked the members for their confidence in her for the decorations.

Committee member Morrell asked if anything is being done about the illegal activity in the district. Mr. O'Connor explained the Code Compliance Director could not make the meeting and possibly, he will be able to attend their next one. He also mentioned that no action can be taken unless it is officially reported.

Chairman Wernet reminded the members when they receive emails from staff to please do not reply to all in their response.

7. PUBLIC COMMENT:

None

8. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 7:00 PM.

Adopted and approved _____ day of _____ 2022.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk



LAMAR

PARTNERING WITH THE CITY OF DESTIN

Unify to Beautify!

THE MISSION

Unify to Beautify! Lamar Advertising will partner with the City of Destin to help beautify the landscape by reducing the number of outdoor advertising structures AND upgrading the aesthetics of the remaining Lamar billboards.

THE PLAN

Lamar will reduce the number of Lamar billboards within the City limits by 45%! There are currently eleven (11) structures owned and operated by Lamar Advertising, from the Destin Bridge to just east of Gulfstarr Dr. Lamar is offering to permanently **REMOVE FIVE (5) BILLBOARD STRUCTURES** and upgrade the remaining six (6) to blend within the coastal landscape.

THE AESTHETICS

The Lamar Art Department has created a unique billboard design consistent with the City of Destin's coastal vernacular architectural design theme. The remaining six (6) billboard structures will be rebuilt with this one-of-a-kind architecture, providing unity with the coastal community theme.

The billboard faces will also be upgraded from the dated look of the "old fashioned" billboards to the more contemporary and efficient LED digital billboard faces. The digital components will be regulated and controlled to meet all industry standards and State regulations with no scrolling, flashing, or blinking graphics.

THE POWERLINES

Lamar Advertising will, at our expense, install underground power to all six of the remaining billboard structures, thus contributing to the City's long-term underground powerline project.

THE ADDED PARTNERSHIP BENEFIT

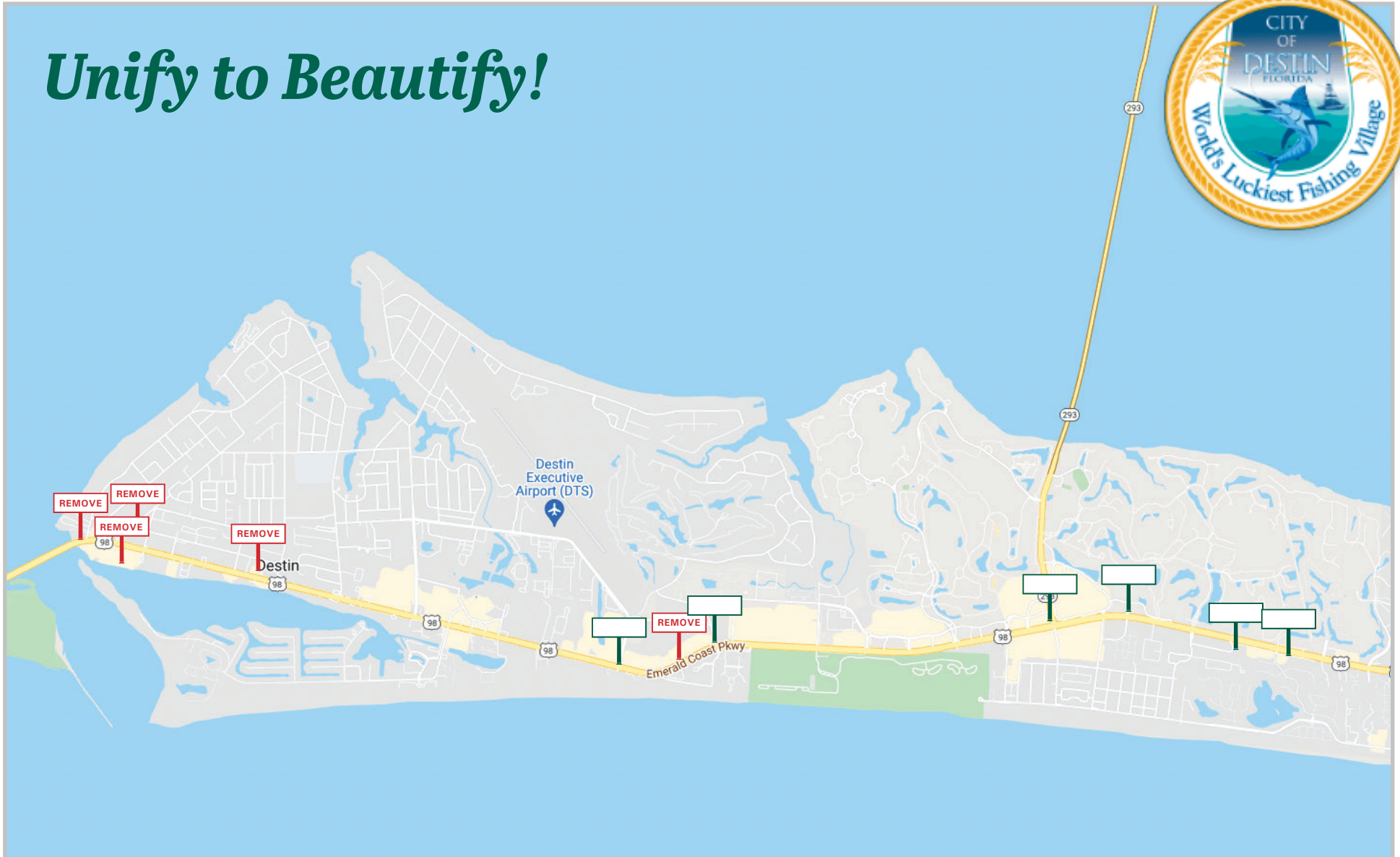
As another benefit of partnership, Lamar will provide the City with one digital spot on each of the remaining six (6) billboard structures. The spot may be used to advertise upcoming events, safety and weather conditions, storm prep and evacuation routes, or anything the City desires to communicate to the community.

The digital display will allow the City to upload and schedule new messages in real time. In the case of an emergency situation that affects the community, a digital board will allow the City to get a message to the public faster than any other media.



PARTNERING WITH THE CITY OF DESTIN

Unify to Beautify!



-----Original Message-----

From: Scott Remington <sremington@clarkpartington.com>

Sent: Thursday, May 11, 2023 12:09 PM

To: Kimberly Kopp <kkopp@romanokopplaw.com>; Louis Zunguze <lzunguze@cityofdestin.com>

Cc: Scott Remington <sremington@clarkpartington.com>

Subject: Lamar Sign Request

Kim & Louis:

I hope this message finds you both well and good. I am following up on the Lamar Proposal. Attached is a clean copy of the proposal.

On behalf of Lamar can I request that we be placed on the Regular Council Meeting scheduled for June 5 or June 20, 2023? We would like to get a date set as soon as practical that allows staff and council time to consider the request and allows Lamar to plan accordingly.

If I need to direct this request to another person, please let me know.

Thank you again for all your assistance with this matter.

Warmest personal regards,

Scott

Scott A. Remington

Warmest personal regards,

SAR

Scott A. Remington

Clark Partington

sremington@clarkpartington.com

Direct-850-432-2399

Cell-850-384-4364

www.clarkpartington.com

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 16, 2023

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 5.B.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, City Attorney
Steve O'Connor, Principal Planner

DATE: August 9, 2023

SUBJECT: Development Projects and City Projects Updates

I. BACKGROUND: This report includes updates on the Development Projects in the Town Center Community Redevelopment area and active City Projects. Provided is the list of projects which are approved and under review process.

II. DISCUSSION: Below are the development and City projects within the Town Center CRA.

1. Development Projects:

New Development Projects

- None

Projects Under Review

- **Destin Villas Project ID: 22-59-SP (DEV-000878-2022)**

Project Location: 1035 US Highway 98 E., Parcel: ID: 00-2S-22-0000-0024-001C

Scope: The proposed project consists of a Major Deviation to a Major Development Order. The scope includes the construction of a 64-unit boutique hotel.

Status: Under Review - Staff sent a Corrections Report to the applicant on August 1, 2023, and is awaiting resubmittal.

Completed Projects

- None

2. City Projects:

- Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Road to Marler Bridge.

Status:*Postponed until further notice*

The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.

- Linear Park

Status: In concept phase

A conceptual linear park is being proposed along the Florida Power and Light (FPL) easement corridor.

- Airport Road/Industrial Park Road Median Improvements

Status: In concept phase

There is a conceptual design to improve median between Airport Rd and Industrial Park.

As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Town Center CRA at their monthly meetings.

A. Link to Strategic Goals / Objectives: n/a

B. Effect on Budget (EOB): n/a

C. Level of Service (LOS): n/a

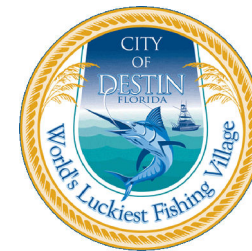
D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: None- Informational Item Only

Attachments:

1. City Projects July 2023
2. Development Projects July 2023



City Projects July 2023

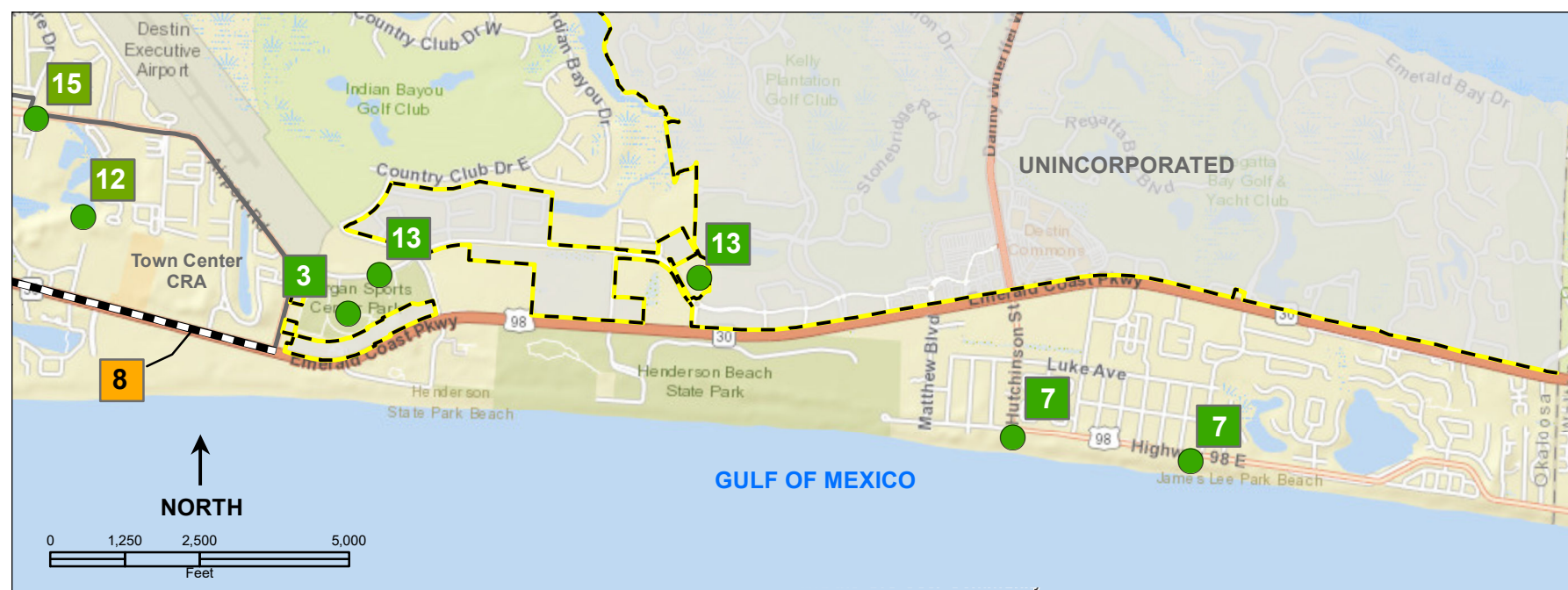
LEGEND

- Under Design/Permitting
- Other Projects
- Under Construction
- (PD&E) Study Hwy. 98
Airport Rd. to Marler Bridge
- City Limit Line



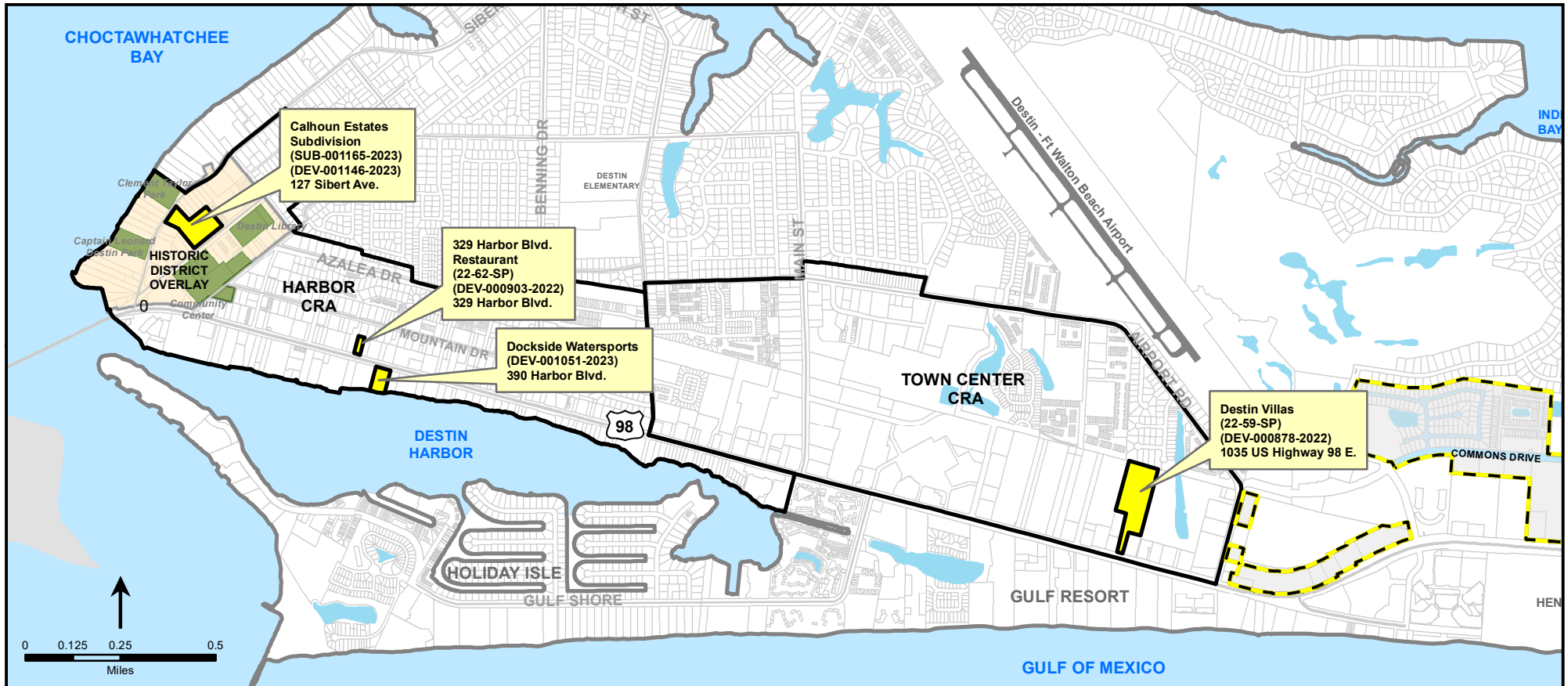
▲ West Destin

▼ East Destin



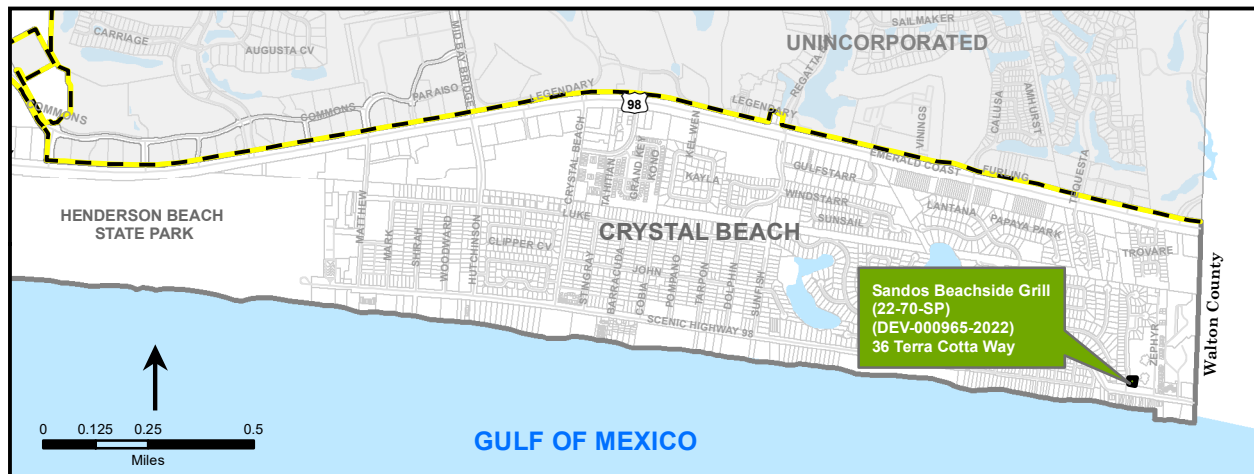
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom and Maintenance Facility Expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 98 at Stahlman Ave Signalization Project.
7. Crystal Beach Parking lot additions.
8. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge.
9. Hwy 98 Project Development and Environmental (PD&E) Study Marler Bridge – Marler Bridge and approaches.
10. Mattie M. Kelly Park (FDEP).
11. CTC Linear Park.
12. Linear Park.
13. Pickleball.
14. Norriego Point Park/Gulf Shore Drive Extension.
15. Airport Road/Industrial Park Road Median Improvements.
16. Utility Undergrounding (Marler Bridge to Airport Road).

July 2023 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

- City Limit Line
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: August 16, 2023

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 5.C.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, City Attorney
Steve O'Connor, Principal Planner

DATE: August 8, 2023

SUBJECT: Proposed Ordinance 23-10-LC, amending Article 7 - Zoning and Regulatory Controls of the Land Development code; changing the list of permitted conditional and prohibited uses to include Luxury Motor Home Resorts as a Conditional Use in the Town Center Mixed Use (TCMU) zoning district; amending Table 7-2, Table of Allowable Uses; including conditions and criteria for approval.

I. BACKGROUND: On July 17, 2023, the City Council directed that staff and legal prepare an ordinance establishing RV parks as a conditional use in the Town Center Mixed Use (TCMU). The Land Development Code (LDC) already contains special design criteria for such parks, and the proposed ordinance modifies the criteria to allow for certain waivers or additional criteria/conditions to be placed upon use. Further, the proposed ordinance establishes the use, formerly referred to by Code as Luxury Motor Home Resorts, as a conditional use in the Town Center Mixed Use (TCMU) Zoning District. At the August 7, 2023 City Council meeting, Council approved Ordinance on first reading and advertise for second reading at the August 21, 2023 City Council meeting.

II. DISCUSSION: SECTION 3. 7.09.00. – SPECIAL DESIGN CRITERIA

10. *Luxury motor home resorts.* Luxury motor home resorts shall conform to the following special design criteria requirements except in cases where the City Council determines the public health, safety and welfare is adequately protected and expressly approved as part of a conditional use per LDC Article 2, Section 2.09. City Council may impose other appropriate conditions upon a development in lieu of, or in addition to, those expressly set forth in this section 7.09.02.B.(10), as applicable. Luxury motor home resorts shall conform to the following requirements unless otherwise expressly approved by the City Council as part of a conditional use approval, as applicable:

- a. **Type of allowed motor homes:** Only Class A and C motor homes, that are at least 26 feet in length, are allowed except that other recreational vehicles, including Class B, fifth wheels, and other recreational trailers are permitted provided they are in good working order, remain mobile, and are not tied down, skirted, or attached.
- b. **Minimum parcel size:** Ten acres. This criteria shall not be waived by the City Council.
- c. **Minimum size of motor home lot:** If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width. This criteria shall not be waived by the City Council.
- d. **Size of motor home pads:** All motor home pads shall be designed to accommodate motor homes of not less than 35 feet in length; 25 percent of all pads shall be designed to accommodate motor homes of not less than 40 feet in length.
- e. **Material used to construct motor home pads:** All motor home pads shall be constructed of concrete.
- f. **Motor home lot occupancy limitations:** Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.
- g. **Density:** For the purpose of calculating density, one motor home lot shall equal one dwelling unit. This criteria shall not be waived by the City Council.
- h. **Minimum setback from perimeter of parcel to motor home pad:** 35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan.
- i. **Minimum setback from the property line to any permanent structure:** 15 feet for structures up to 20 feet in height; add one foot of setback for each additional foot in height above 20 feet.
- j. **Buffers:** The following buffers are required for luxury motor home resorts:
- i. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.
 - ii. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet in height shall be erected adjacent to residential uses located outside of the Unified Development Plan.
 - iii. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of 12 feet at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.
 - iv. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped

buffers planted with materials in accordance with **Section 7.09.03.F.1.f.2.c.**

k. *Landscaping:* In addition to the required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet in height at the time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet or greater. Palms shall constitute not more than 50 percent of the total number of required trees.

l. *Parking:* There shall be a minimum of one automobile parking space per motor home pad and one additional parking space per every ten motor home lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than 100 feet from any residential use, may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.

m. *Noise:* Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.

n. *Noise mitigation:* A professional in noise mitigation analysis shall certify to the City at the time of development order application that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.

o. *Amenity area:* Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.

p. *Full time on-site management:* On-site live-in management is required and shall be available 24 hours a day, seven days a week.

q. *The following minimum infrastructure improvements shall be provided:* Paved access not less than 20 feet wide to every motor home lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.

r. *Deed restrictions:* Deed restrictions shall be equal to or more restrictive than the provisions of this ordinance.

s. *Additional criteria.* In order to protect public health, safety and welfare, the City Council may impose additional criteria, conditions, or restrictions on luxury motor home resorts in zoning districts where such uses are approved as a conditional use.

On August 3, 2023, the LPA reviewed the ordinance and its consistency with the following applicable Comprehensive Plan Policies and determined that the proposed Ordinance 23-10-LC is consistent:

Policy 1-1.3.3: Planning Areas. The Town Center Commons Planning Area intends to

be the City's and region's residential, cultural, institutional, and services center. The residents and employees of Destin should be able to conduct all their daily business here while also finding a place for relaxation and recreation. The Town Center Commons shall also afford residents and visitors alike the ability to attend events and activities that showcase the local arts, culture, and community values. To accomplish this, the Town Center Commons shall provide a range of uses from higher-density residential, to mixed-use development, and gathering places for residents and visitors, while also being pedestrian-scaled with accessible multi-modal corridors leading to the City's surrounding areas. In addition, the City shall collaborate with Okaloosa County to align future development in the areas directly adjacent to the City's jurisdiction.

Policy 1-2.4.3: Mixed Use (MU).Town Center Mixed Use (TCMU). The "TCMU" shall be a focal point for reinvestment in a community mixed use center anchored by the Main Street Corridor. Objective 1-3.3 and Policies 1-3.3.1 through 1-3.3.3 and 1-3.3.5 identify a planning and management framework for initiating new regulations and public investment strategies for the Town Center. Notwithstanding other provisions within this Plan, land within the Town Center shall not be allowed to include short-term residential uses unless the properties have direct or secondary access to Harbor Boulevard. Permitted uses are multi-family residential, high density single family (not less than 7 units per acre), retail, service, restaurant, office, commercial uses and civic uses. Locations where High Density Single Family Uses are not permitted shall be specified in the Town Center Master Redevelopment Plan. The following maximum development standards shall be applied to future development within the Town Center Mixed Use area:

TABLE 1-11: GENERAL DEVELOPMENT STANDARDS FOR "TCMU" DESIGNATED LAND

Use	Max. Height	Max Density (units/acres)	Max Floor Area Ratio
Single-Family Residential	35'/3 stories	Up to 9.00	N/A
Multi-Family Residential	50'/4 stories	Up to 24.00	N/A
All other permitted uses and mixes of uses as described in policy 1/2.4.3 subsection 1	75'/6 stories	N/A	1.5

- A. **Link to Strategic Goals / Objectives:** n/a
- B. **Effect on Budget (EOB):** n/a
- C. **Level of Service (LOS):** n/a
- D. **Legislative Sponsor:** City Council on July 17, 2023

III. CONCLUSION: The Local Planning Agency considered this item at their meeting on Thursday, August 3, 2023 and recommended City Council approve the Ordinance by a vote

of 4-1.

The City Council approved the Ordinance on First Reading, with a vote of 6-1, at their regular meeting on Monday August 7, 2023. As the Town Center CRA Advisory Committee, City Council requests your input and recommendation on the Proposed Ordinance.

IV. RECOMMENDED MOTION: I move the Town Center CRA Advisory Committee to recommend that City Council **approve** Ordinance 23-10-LC concerning the addition of the use of Luxury Motor Home Resorts as a Conditional Use in the Town Center Mixed Use zoning district.

or

I move the Town Center CRA Advisory Committee to recommend that City Council **approve with modifications**, Ordinance 23-10-LC concerning the addition of the use of Luxury Motor Home Resorts as a Conditional Use in the Town Center Mixed Used zoning district.

or

I move the Town Center CRA Advisory Committee to recommend that City Council **deny** Ordinance 23-10-LC concerning the addition of the use of Luxury Motor Home Resorts as a Conditional Use in the Town Center Mixed Used zoning district.

Attachments:

1. Ordinance 23-10-LC

ORDINANCE NO. 23-10-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, ZONING AND REGULATORY CONTROLS , OF THE LAND DEVELOPMENT CODE; CHANGING THE LIST OF PERMITTED, CONDITIONAL AND PROHIBITED USES TO INCLUDE LUXURY MOTOR HOME RESORTS AS A CONDITIONAL USE IN THE TOWN CENTER MIXED USE (TCMU) ZONING DISTRICT; AMENDING TABLE 7-2, TABLE OF ALLOWABLE USES; INCLUDING CONDITIONS AND CRITERIA FOR APPROVAL; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the City Council desires to develop and maintain appropriate settings and environments for buildings, sites, and areas to enhance property values, promote the tourist trade and interest, and foster knowledge of the city's living heritage; and

WHEREAS, the purpose of the Town Center Mixed Use It is the intent of the TCMU zoning district to specifically not allow permanent or seasonal single-family residential uses;

WHEREAS, the City Council in providing for the health, safety and welfare of its citizens finds that the City should allow Recreational Vehicle Park Resorts in the Town Mixed Use zoning district as a conditional use where appropriate criteria and conditions for the use are met; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, a public hearing was conducted on August 3 2023, after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol * represents sections of the Land Development Code that have been skipped and remain unchanged.**

SECTION 3. 7.09.00. – SPECIAL DESIGN CRITERIA

10. *Luxury motor home resorts.* Luxury motor home resorts shall conform to the following special design criteria requirements except in cases where the City Council determines the public health, safety and welfare is adequately protected and expressly approved as part of a conditional use per LDC Article 2, Section 2.09. City Council may impose other appropriate conditions upon a development in lieu of, or in addition to, those expressly set forth in this section 7.09.02.B.(10), as applicable. Luxury motor home resorts shall conform to the following requirements unless otherwise expressly approved by the City Council as part of a conditional use approval, as applicable:

a. *Type of allowed motor homes:* Only Class A and C motor homes, that are at least 26 feet in length, are allowed except that other recreational vehicles, including Class B, fifth wheels, and other recreational trailers are permitted provided they are in good working order, remain mobile, and are not tied down, skirted, or attached.

b. *Minimum parcel size:* Ten acres. This criteria shall not be waived by the City Council.

c. *Minimum size of motor home lot:* If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width. This criteria shall not be waived by the City Council.

d. *Size of motor home pads:* All motor home pads shall be designed to accommodate motor homes of not less than 35 feet in length; 25 percent of all pads shall be designed to accommodate motor homes of not less than 40 feet in length.

e. *Material used to construct motor home pads:* All motor home pads shall be constructed of concrete.

f. *Motor home lot occupancy limitations:* Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.

g. *Density:* For the purpose of calculating density, one motor home lot shall equal one dwelling unit. This criteria shall not be waived by the City Council.

h. *Minimum setback from perimeter of parcel to motor home pad:* 35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan.

i. *Minimum setback from the property line to any permanent structure:* 15 feet for structures up to 20 feet in height; add one foot of setback for each additional foot in height above 20 feet.

j. *Buffers:* The following buffers are required for luxury motor home resorts:

1. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.

2. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet in height shall be erected adjacent to residential uses located outside of the Unified Development Plan.

3. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of 12 feet at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.

4. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.

k. *Landscaping:* In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet or greater. Palms shall constitute not more than 50 percent of the total number of required trees.

l. *Parking:* There shall be a minimum of one automobile parking space per motor home pad and one additional parking space per every ten motor home lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than 100 feet from any residential use, may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.

m. *Noise:* Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.

n. *Noise mitigation:* A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.

o. *Amenity area:* Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.

p. *Full time on site management:* On-site live-in management is required and shall be available 24 hours a day seven days a week.

q. *The following minimum infrastructure improvements shall be provided:* Paved access not less than 20 feet wide to every motor home lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.

r. *Deed restrictions:* Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.

s. *Additional criteria.* In order to protect the public health, safety and welfare, the City Council may impose additional criteria, conditions, or restrictions on luxury motor home resorts in zoning districts where such uses are approved as a conditional use.

SECTION 4. AMENDMENT TO TABLE 7-2 “TABLE OF ALLOWABLE USES”

Table 7-2: Table of Allowable Uses contains all of the allowed uses within the City and in what zoning districts those uses are allowed. Uses not listed as permitted, conditional, or accessory uses in Table 7-2 are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted in the zoning designation in question, shall be considered as a permitted use.

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
Permanent or long-term residential uses																		
Single-family detached dwelling	P	P	P	P	P	P	P	P	P				P	P	P		P	P
Multi-family attached dwelling					P	P	P	C	P	C			C		P	C	P	C
Mobile home dwelling	C																	
Mobile home development							C											
Guest house ⁽¹⁾	P				P	P	P	P				P	C		P			C
Accessory dwelling	P				P	P	P	P				P	C		P			C
Custodian or night-watchman dwelling											P							
Single room occupancy housing	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P
Seasonal or short-term residential uses																		C
Single-family detached dwelling			P			P	P	P	P			P		P	P		P	
Luxury motor home resort																<u>C</u>		
Multi-family attached dwelling						P	P	C	P	P		P			P	C	P	C
Other residential uses																		
Community residential home, small (1—6)	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	C
Community residential home, large (7—14)					P	C	C	C	C				C		C		C	C
Family day care home	P	P	P	P	P	P	P	P	P				P	P	P		P	C

North American Industrial Classification System Use Designations

SECTION 4. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

**ADOPTED THIS ____ DAY OF _____,
2023.**

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading: _____

Second Reading: _____



COMMITTEE ORIENTATION

CITY OF DESTIN

Training Objectives

- Code of Ethics
- Government in the Sunshine
- Robert Rules of Order (Parliamentary Procedure)
- Calendar of Annual Activities – Committee Calendar
- Understanding committees' roles, responsibilities, and guidelines.
- Committee Handbook with Standard Rules for All Committees
- Understanding Framework for Formulating Annual Workplans

CODE OF ETHICS

- ❑ Represent the interest of all citizens represented by the City of Destin
- ❑ Not use the City Council or service on the committee for personal advantage or individual advantage of friends
- ❑ Approach all committee issues with an open mind, prepared to make best decision for the whole city
- ❑ Do nothing to violate trust of those who appointed or those served
- ❑ Focus effort on the mission of the committee and not personal goals
- ❑ Never exercise authority as a committee member except when acting in a meeting with a full committee, or as delegated by the City Council.
- ❑ Support and promote committee decisions once consensus is reached.

Government in the Sunshine

- Meetings must be open to the public
- Reasonable notice of meetings must be given
- Minutes of the meeting must be taken
- Applicable to any gathering, whether formal or casual, or any means (e-mail, telephone, etc.) of two or more members of the same board or committee to discuss some matter on which foreseeable action will be taken by the public board or council.

Roberts' Rules of Order

Parliamentary Procedure

- Parliamentary Procedure – It is a set of rules for conduct at meetings that allows everyone to be heard and to make decisions without confusion.
- Members express themselves in the form of a motion.
 - ❖ Motions are made and seconded prior to discussion.
 - ❖ Stick to the agenda and the discussion topic at hand.
 - ❖ Motions must be carried by a majority
 - ❖ Approved motions are the committee's guide to their work objectives and focus



Roberts' Rules of Order

Parliamentary Procedure

1. Stick to the agenda and the discussion topic at hand.
2. Motions are made and seconded prior to discussion.
3. Motions must be carried by a majority.
4. Approved motions are the committee's guide to their work objectives and focus.

Committee Calendar

- **February/March:** Committees prepare annual report and workplan.
- **April:** Annual reports and workplans submitted to council for approval.
- **December (even-numbered years following council elections):** Council selects new committee members
- **December (following council elections) -** Committees elect new chairs and vice chairs

Committee Roles

Committee Chair

- ☐ Conducts meeting in accordance with *Roberts' Rules of Order*
- ☐ Keeps committee on track/on agenda
- ☐ Calls or cancels meetings
- ☐ Sets agenda
- ☐ Guides work addressed through committee's workplan
- ☐ Represents committee at City Council to present committee recommendations, annual report and annual workplan

Staff Liaison

- ☐ Contacts committee members when necessary
- ☐ Publishes agenda
- ☐ Assist in preparing final reports, work plans, recommendations developed and endorsed through a motion and majority approval
- ☐ Inform Clerk's Office of vacancies, changes to committee
- ☐ Flow of information to appointed officials
- ☐ Update/Provide copy of committee handbook to new members

Role of Committee Members

- Plan, implement, and measure the progress of its work plan and objectives
- Work through formal motions and consensus to develop and advance their plans
- Do the research, contact outside sources as needed, plan for speakers, etc. ,write draft reports and recommendations



Annual Workplans

Organizational Objective

Strategic Objective from Strategic Plan

Or

Objective from Comprehensive Plan

Or

Council Directive



Annual Workplans

What do you want to accomplish?

What is the end product you expect to see?

How do you know if you are successful?

How can you measure that success?

Is this a one-year project or multi-year?



Annual Workplans

List individual steps to accomplish the objective

What resources will you need to accomplish each task?

Determine a timeline for completion of each task

Annual Workplans

Stakeholders

List *internal* stakeholders (those within the organization that have a vested interest in this objective)

Examples: City Council, Recreation Department

List *external* stakeholders (those in the community that have a vested interest in this objective)

*Examples: pre-school children and their parents,
home owners*

Annual Workplans

COMMITTEE MOTION

- Chairs or Vice-chairs will sign and present annual reports and annual work plans to Council *as representatives of their committee*
- *Prior to submittal, all work plans and reports must be approved by majority of the committee after a formal motion*



Questions?