



**AGENDA
LOCAL PLANNING AGENCY
TUESDAY, SEPTEMBER 5, 2023
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. Minutes- August 3, 2023**
- 4. NEW BUSINESS**
 - A. Lamar Advertising - Presentation
(Request from Lamar to be placed on agenda)**
- 5. DIRECTOR'S REPORT**
- 6. NEXT MEETING DATE: September 21, 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)

**LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 3, 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, August 3, 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
Christopher Willis Planner
Rachael Hoag Planner
Louis Zunguze, Community Development Dir.
Kimberly Kopp, City/LUA Attorney

3. APPROVAL OF MINUTES:

Motion by Agency member Bell, seconded by Agency member Hudson to approve the minutes of the July 6, 2023 meeting, as written.

4. NEW BUSINESS:

➤ **Conditional Use - (LU-001154-2023) – Calhoun Harbor Townhome Development**

Mr. O'Connor briefly explained the request is for a 54 Unit Long Term Rental Development on 5.2 acres that will include a pocket park for public use. The Conditional Use requirements have been met, except for #5, Over Proliferation of Use noting that there are 10 vacant lots in the zone and this development would encompass 8 of those. The Major Development review is still under way by staff and once it is reviewed by the TRC, it will go forward to Council for final approval.

Mr. Tatum, representative for the applicant explained the request is for 10.4 development units per acre and the requests for single family attached units could primarily be for first time home buyers that work in the harbor district and would be able to walk to work. He added that his development would be providing what is in the details of this zoning district.

Agency member Bell asked staff when this zoning district was created. According to Ms. Kopp, she believes it was in 2019. Agency member Bell then asked if approved, would the project be deed restricted to never allow for short term rentals.

According to Mr. Tatum, if the project is approved without short term status, a change of use would have to come back to this board to seek approval first.

Motion by Agency member Bell to approve the Conditional Use request (LU-001154-2023) – Calhoun Harbor Townhomes, with Agency member Ledbetter providing the second.

In discussion, Agency member Bell stated that she by far prefers this townhouse use than a three or four story motel/hotel type building. She also stated that she feels that its important to take in consideration that there is not anything in the city that is affordable and feels everyone needs to work together to try to get those in the community.

Agency member Purut agreed that something does need to be done and questioned if there is a percentage that can be set aside for that.

Ms. Kopp informed the member that they will be reviewing an ordinance coming up at their next meeting for that very subject.

With no further discussion, Chairman Wood called for the vote and the motion passed 5-0.

➤ **Ordinance 23-10-LC - Luxury Motor Home Resorts as a Conditional Use in TCMU**

Ms. Kopp informed the members that Ordinance 23-10-LC is an ordinance that would amend the Land Development Code to allow an RV Park as a Conditional Use in the Town Center Mixed Use Zoning District. Noting that Luxury Motor Homes are already allowed in other zoning districts of the Code as a Conditional Use. Additionally, the language will allow for this board and Council to authorize certain waivers of the criteria and add additional conditions, as appropriate, for potential projects that may come in and, the requirement also stipulates that the property must be a minimum of 10 acres.

Committee member Bell spoke of being in favor of this use for a property that fronts Highway 98 and feels that it would be a benefit to the city.

Committee member Purut stated that he was not in favor of the ordinance or the potential use in the city and cannot support this ordinance.

Agency member Bell made the recommended motion that City Council approve Ordinance 23-10-LC, with Agency member Ledbetter providing the second. The motion passed with a 4-1 vote with Agency member Purut casting the dissenting vote.

5. DIRECTORS REPORT:

Mr. Zunguze informed the members that staff is still working through the LDC rewrite with Chapters 1-3 now being available. Chapter 4 should be brought before them next month to start reviewing.

6. ADJOURNMENT:

Having no further discussion at the meeting adjourned at 5:50 p.m.

Adopted and approved this _____ day of _____ 2023.

James Wood, Jr. Chairman

Kim Montgomery, Destin 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

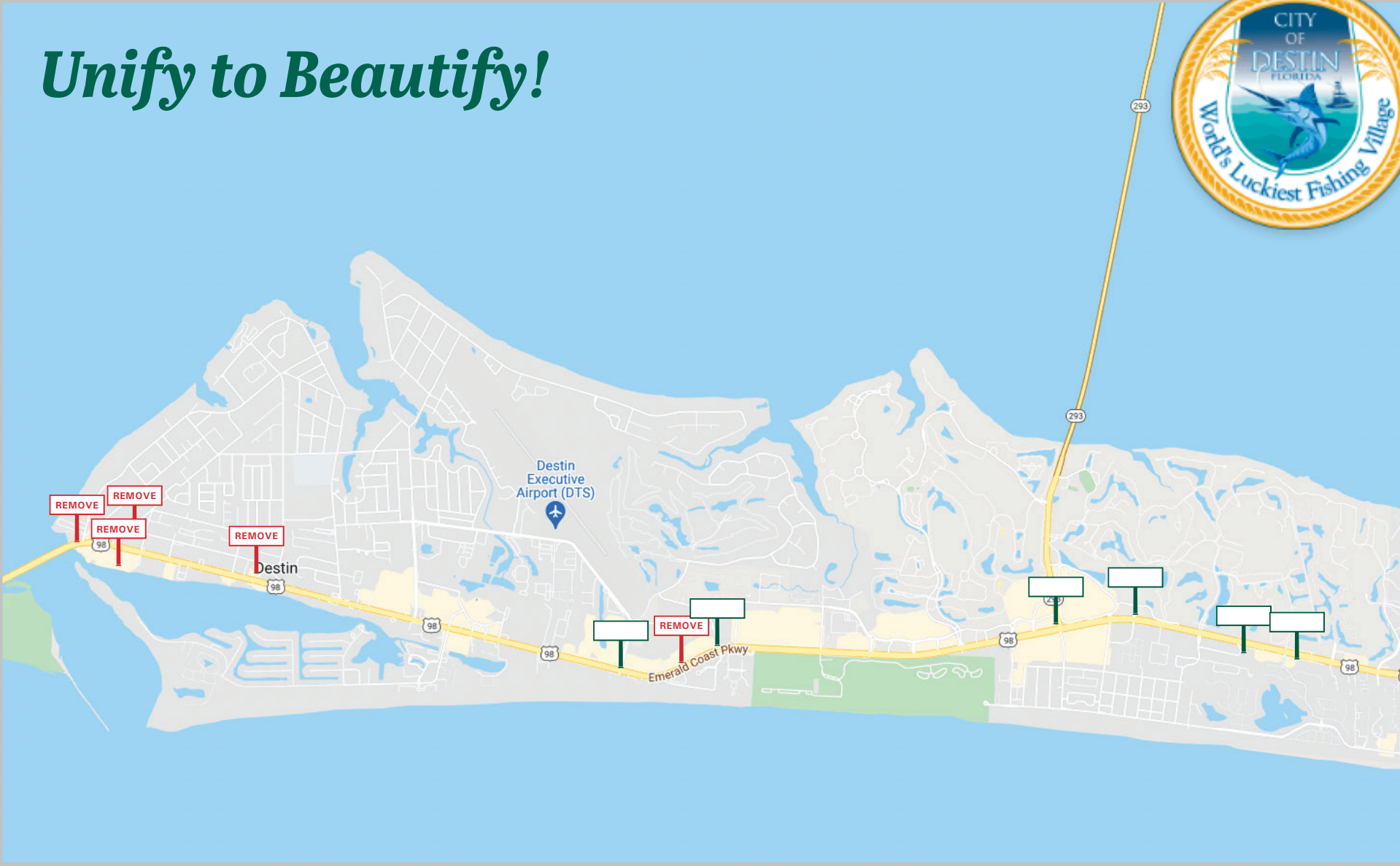
As another benefit of partnership, Lamar will provide the City with one digital spot on each of the remaining six (6) billboard structures. The spot may be used to advertise upcoming events, safety and weather conditions, storm prep and evacuation routes, or anything the City desires to communicate to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

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