

**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, 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 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:

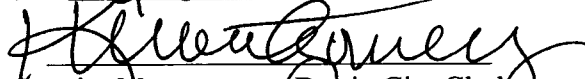
Mr. Zunguze informed the members that staff is still working through the LDC rewrite with Chapters 1-3 now being available. Chapter 4 should be brought before them next month to start reviewing.

6. ADJOURNMENT:

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

Adopted and approved this 5th day of September 2023.


James Wood, Jr. Chairman


Kim Montgomery Destin City Clerk

TODD Buhr
Co-Chair