REGULAR MEETING
DESTIN CITY COUNCIL
AUGUST 5, 2024
CITY HALL ANNEX COUNCIL CHAMBERS
6:00 PM

The Council of the City of Destin met in regular session with the following members and staff present:

Destin City Council

Mayor Bobby Wagner
Councilmember Torey Geile
Councilmember Johnny King
Councilmember Terésa Hebert
Councilmember Jim Bagby
Councilmember John Stephens
Councilmember Kevin Schmidt
Councilmember Dewey Destin

Destin City Staff

Acting City Manager Krystal Strickland
IT Director Andy Peters
HR Director Jamie Haynes
Community Development Director Tina Deater
Projects/Grants/Contract Manager Jeffrey Cozadd
City Attorney Kimberly Kopp
City Clerk Rey Bailey
City Engineer Ryan Scott
Code Compliance Director Troy Williams
Public Works Director Michael Burgess
Public Information Director Tamara Young

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM. Pastor Steve Farris of the First Baptist Church of Destin gave the invocation, which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Councilmember Hebert has requested that the discussion regarding the fencing of the bridge parcel at One Harbor be added to the agenda under her name.

Motion by Councilmember Hebert, seconded by Councilmember King, to approve the agenda, as amended, passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / PUBLIC PRESENTATIONS / ANNOUNCEMENTS

A. The following sports teams were given a special recognition for their outstanding achievements and dedications:

- Destin Little League Intermediate 50/70 Boys Baseball team, who achieved the titles of District Champion, Sectional Champion, State Champion, and Southeast Region Runner-Up.

- Destin Little League 10U Softball team, recognized as District Champion and Sectional Champion.

- DFSW 12U Softball team, also honored as District Champion and Sectional Champion.

- Destin Little League Machine Pitch Softball team, celebrated as District Champion.

2. PUBLIC COMMENTS

Mr. Jesse London, owner of a billboard at Fudpucker's in Destin; associated with Tier One, a local advertising company based in Navarre, spoke first. He noted that Tier One owns a single billboard in Destin, in contrast to Lamar Advertising's 17 billboards. He emphasized Tier One's local ties, providing affordable advertising options to Destin businesses, with over half of their clients being Destin-based. Tier One also actively participates in local events and community support. He voiced strong opposition to Lamar's proposal for installing 12 new digital billboards in Destin, arguing that it would result in Tier One's exit from the market, creating a Lamar monopoly. He claimed the proposal would transform Destin's aesthetic from a quaint fishing village to a highly commercialized landscape akin to Times Square. He argued that Lamar's plan would significantly increase billboard advertising and disrupt the community's character. He emphasized that the digital boards are more intrusive due to their brightness and visibility. He warned that allowing an increase in digital billboards would commercialize the landscape unnecessarily, infringing on the community's traditional aesthetic.

Ms. Tina Spicer, resident of Legion Drive, raised ongoing concerns about speeding on Legion Drive. She stated that prior petition for speed bumps was submitted but reportedly mishandled, resulting in no action. She cited recent dangerous incidents involving children and pets to highlight the urgent need for speed control measures on their street. She requested that the committee revisit the possibility of installing speed bumps to enhance safety.

Mr. Brian Otto echoed the previous speaker's concerns about traffic and emphasized the need for traffic calming measures as children return to school.

3. CONSENT AGENDA

A. Task Order- DAG Architects- Buck Destin Bathrooms
B. Approval of minutes of June 3, 2024, Regular City Council Meeting

Motion by Councilmember Hebert, seconded by Councilmember Stephens, to approve Consent Agenda items 3A and 3B passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

4. CITY MANAGER REPORTS

A. Presentation- Mike Carraway from Acentria to present findings from partially self-funded quotes and FL Blue renewal.

Mr, Mike Carraway presented information on the renewal of the group medical plan for city employees, following directions from the city council to gather quotes. The city explored options for both partially self-funded and fully insured plans, engaging with multiple carriers, including UnitedHealthcare, Aetna, and the Florida Municipal Insurance Trust (FMIT). All carriers declined to provide partially self-funded or level-funded proposals due to unfavorable market conditions, particularly with the FMIT, citing this year as unfavorable for considering such plans. With partially self-funded options unavailable, Acentria entered into negotiations with Florida Blue for the fully insured plan renewal. Initially, Florida Blue proposed a rate increase just below 20%. However, Acentria managed to negotiate down to an 8% increase for the traditional PPO plan and just under 10% for the high-deductible health plan. Mr. Carraway provided a historical overview of rate increases from 2021 to the present, noting that while 2021 saw a significant 33% increase under UnitedHealthcare, the average increase over the last few years has been maintained at around 8%. He highlighted that moving to a partially self-funded plan offers more control and transparency over long-term healthcare costs. However, to qualify, factors like claims history and demographics need to align favorably.

Mayor Wagner asked about incentives for employees to adopt healthier behaviors to potentially reduce claims and costs.

Mr. Carraway emphasized the importance of wellness programs, biometric screenings, and encouraging use of telemedicine as strategies to improve overall health and reduce future claims.

Councilmember Bagby asked whether other carriers offered competitive options and sought clarification on the league's options, which were only partially self-funded. He also inquired about how the city handles employee transitions to Medicare, with HR Director explaining that transitions are managed as life events without coverage gaps.

Councilmember Hebert inquired about communication with employees regarding wellness initiatives and if reminders are sent out.

The HR Director responded that the city has partnered with Better You Strides, a wellness platform, to engage employees. She noted they are still building awareness and participation in these programs. She confirmed that the city's wellness platform is relatively new, and they are working on increasing employee engagement and understanding of the benefits. She also clarified that Medicare transitions are treated as life events, similar to events like marriage or childbirth.

Motion by Councilmember Schmidt, seconded by Councilmember Bagby, to direct staff and Acentria to proceed with renewal for Florida Blue, Guardian, and Healthiest You passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

B. The Barrett School-Tri-Party Agreement

The City Engineer introduced the item, explaining that under an existing interlocal agreement between the City and the County, developments affecting both jurisdictions require shared review and approval. Barrett School, a STEM school for Pre-K through Grade 12, is prepared to open on August 19th, pending completion of required improvements related to traffic and parking. He highlighted that a traffic study is necessary, and the school must obtain the appropriate permits for any modifications suggested by the study.

Councilmember Destin asked about specific traffic issues mentioned in the agreement, particularly around pickup and drop-off times.

The City Engineer confirmed that the primary concern was the queuing of vehicles during peak times. The County requires designated spaces to prevent overflow onto Common's Drive, which could lead to significant congestion.

Councilmember Destin expressed reservations about the phrase "pursue solutions" in the agreement, noting it lacked a firm deadline and could lead to prolonged inaction.

The City Attorney clarified that while "pursue solutions" is less definitive, the overall deadline for completion of requirements, including traffic solutions, is November 30th. This deadline applies to items listed in Section 2 of the agreement, and failure to meet this date could result in non-approval by the City and County.

The attorney representing the Barrett School owners explained that the term "pursue" was intentionally used for flexibility until the traffic study is finalized and its recommendations reviewed. He reassured that the November 30th deadline applies strictly to all deliverables in Section 2, including overflow parking agreements.

Councilmember Stephens questioned the enforceability of requiring a law enforcement officer for traffic control and was reassured that the November 30th deadline ensures compliance with specific measures, including the presence of an officer.

Councilmember Bagby requested confirmation that the council would be updated if deadlines were not met, either through an extension or another mechanism, to ensure transparency and follow-up.

Councilmember Bagby moved to approve the Tri-Party Agreement as presented; seconded by Councilmember Hebert. Motion passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

C. Parks and Recreation FY 2024 Budget vs Actuals

The Council discussed the Parks and Recreation budget for FY 2024, with a focus on spending versus actual expenditures. The city's Grants/Project/Contract Manager Jeff Cozadd, stepping in for the Parks Director, provided an overview of the current budget and its allocations. Mr. Cozadd noted that the 2024 budget for Parks and Recreation, including capital and renewal projects, totals approximately $3.9 million. As of July 23, around $585,000 has been encumbered, with no budget amendments yet. Reasons for high unencumbered balance were for lack of sufficient funds to complete certain projects, delays due to non-responsible bids, and restrictions on some funds, whether by grants or statutes. Approximately $2.4 million remains available for either reallocating to other projects or carrying over to FY 2025. Approximately $2.4 million remains available for either reallocating to other projects or carrying over to FY 2025.

Councilmember Schmidt requested clarity on the application timing and planning for an upcoming grant. Mr. Cozadd explained that while the application is due in September, announcements are not expected until July, and projects must be part of the Capital Improvement Plan (CIP) to qualify.

Councilmember Bagby expressed concern over the lack of a clear plan. He noted:

- A pattern of rolled-over funds and unfinished projects.
- The need for a detailed spending plan that reflects accurate estimates rather than placeholder figures.
- Specific projects such as lighting, bathrooms, and community centers require detailed proposals.

He recommends moving this item to the August 12 special council meeting, where he expects a more comprehensive plan, including budget amendments if necessary.

Councilmember Schmidt echoed Councilmember Bagby's concerns, expressing his desire for a plan that addresses both immediate and future needs. He emphasized the importance of discussing priorities among council members before approving the reallocation of funds.

Councilmember Geile questioned whether the $2.4 million could be allocated toward other city needs, specifically stormwater projects, given the city's broader infrastructure issues.

The Finance Director confirmed that these funds are unrestricted and could indeed be used for other priorities.

Councilmember Hebert moved to include this agenda item with details for discussion at the August 12, 2024, Budget Special Council meeting; seconded by Councilmember Destin. Motion passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

D. Code Compliance Department Presentation

Code Compliance Director Troy Williams provided an overview of the Code Compliance Department's current status and shared data on last year's accomplishments, this year's goals, and proactive service calls through mid-July. He explained that he had sent the council an agenda packet with detailed statistics on department activities, which included a breakdown of calls and proactive cases. He also indicated that he was open to Council's questions on the information provided.

Director Williams noted that the department is currently operating at half capacity with 8 staff members out of a possible 16, which includes both full-time and part-time officers. He emphasized that this shortage limits their ability to provide comprehensive coverage across the city.

Councilmember Stephens inquired about FACE certification for officers. Director Williams explained that five of the current officers are certified and that training opportunities are limited due to few class offerings nearby.

Councilmember Hebert expressed concern about the impact of low staffing on follow-up for code cases. Director Williams cited several factors, including competition for higher wages in other cities and an overall challenge in retaining officers due to the demanding nature of the work and occasional lack of support from the public and council. He clarified that the department handles a broad range of duties, from short-term rental registrations and livery vessel checks to general code enforcement across the city. He acknowledged that the department's responsibilities in Destin are unique and extensive compared to similar departments in other cities.

Councilmember Bagby questioned whether some duties, such as handling registrations for various vendors and rentals, should fall under the Code Compliance Department. He suggested that these tasks might be better handled by administrative staff, freeing up code officers to focus solely on enforcement.

Councilmember Schmidt analyzed data showing that 64% of code cases are proactive, indicating that officers are initiating cases rather than responding to complaints. He expressed concerns that proactive cases might be skewing department priorities away from city residents' concerns.

Several council members discussed the need to prioritize residential areas over tourist zones, particularly those with issues related to short-term rentals and beach activities. Director Williams noted that the department's current priority is life safety issues and that proactive enforcement is largely shaped by visible code violations during routine patrols.

Councilmember Geile suggested that more focus be placed on addressing resident concerns in non-tourist areas. He pointed out that the balance between managing Destin's tourist demands and ensuring quality of life for residents should be carefully considered.

Councilmember Destin emphasized the importance of maintaining a good relationship between code officers and the public. He also discussed the need for council to express clear support for the Code Department and ensure officers feel protected and valued in their roles.

Director Williams expressed a preference for restructuring officer shifts to focus on day-time hours due to the staffing shortage, which he believes will enhance support among team members and optimize coverage during peak times. He also indicated that his department is working closely with HR to expedite hiring processes and fill vacant positions. He reiterated a need for ongoing training and potentially adjusting priorities to align with council goals once staffing levels stabilize.

Councilmember Bagby suggested the creation of a separate registration department, allowing code officers to focus more on enforcement. Director Williams was open to discussions on optimizing workflow and agreed that further conversations were needed to assess and potentially revise the department's duties.

Councilmember Destin highlighted that all feedback for Williams should be routed through the city manager to ensure clear and consistent communication. The council underscored the need for defined priorities for code enforcement, improved public understanding of code regulations, and further evaluation of departmental duties to maximize efficiency and effectiveness.

Director Williams welcomed council members to participate in "ride-along" with code officers to better understand the scope and challenges of their duties, emphasizing the department's commitment to transparency and responsiveness.

E. 2024 Debt Issuance RFQ Underwriters and Bank Loan

The city council discussed proposals to secure $25 million for city projects, deliberating between obtaining funds through underwriters for a bond issuance or pursuing a bank loan. This meeting focused on finalizing terms for Requests for Proposals (RFPs) from underwriters and banks and involved an in-depth discussion on amortization schedules, balloon payments, interest rate resets, and the flexibility in structuring loan terms.

The city's Finance Director Krystal Strickland reported that after Council's previous meeting, the RFQs were updated to inform banks of possible bond issuance via underwriters and an alternative option of a bank loan. It was established that the top three firms in both categories would be invited to present their proposals at the September 16, 2024, council meeting.

Mr. Jerry Ford, the financial consultant, explained the two primary options: A 15-year or 20-year amortization with a 10-year balloon payment. The loan would allow the city to renegotiate terms after 10 years, with the option to either renew with the same bank or explore other financing options.

Director Strickland noted that after council feedback, the initial five-year interest reset option was changed to a 10-year balloon payment, expected to attract more competitive offers.

Councilmember Schmidt moved to release the RFQ and the ITN as proposed on August 7, 2024; seconded by Councilmember Hebert.

Councilmember Schmidt emphasized the importance of balancing the amortization period with manageable debt service payments and noted that pushing for a 10–15-year amortization might limit bank participation, given the longer-term commitment required.

Councilmember Bagby advocated for flexibility in loan terms, suggesting that strict amortization requirements might dissuade banks from bidding. He emphasized structuring terms to maximize bank participation and ensuring that proposals allow for comparisons between different financing structures.

Mr. Ford suggested that maintaining a 15 to 20-year amortization schedule with a 10-year balloon payment was optimal. He indicated this approach would balance attracting competitive bids with ensuring cash flow needs.

Councilmember Destin offered a substitute motion to request for 10- and 15-years amortization schedules with a balloon payment at 10 years on the 15 year amortization; and bring back the revised RFQ at the August 12 special city council meeting; seconded by Councilmember Hebert. Motion passed 5-2 (Council members King, Hebert, Bagby, Destin, and Stephens voted "yes"; Council members Geile and Schmidt voted "no").

Director Strickland confirmed that the revised proposals, reflecting council's direction, would be presented at the next meeting, scheduled for October 1, 2024, aligning with potential budget discussions.

Councilmember Bagby requests staff provide a detailed plan for the allocation of funds that were identified in the 2023 budget, that were rolled over into 2024 budget, and that remained unspent for the Parks and Recreation Department.

F. Mobility Plan - Fee Discussion

This item focuses on the city's ongoing discussion regarding the Mobility Plan fee structure, with Allan Steinbeck of 3TP Ventures presenting options for determining the necessary impact fees for funding the Mobility Plan. This plan is crucial for long-term mobility improvements, with a total cost estimated at $150 million. The discussion outlined several funding scenarios, weighing the impact of including or excluding certain projects in the initial phases, such as large parking structures, and how these decisions would affect the ultimate fee structure and revenue generation.

The plan was initiated in 2021, with $150 million in needed projects identified, though funding the entire plan within a 20-year horizon may be challenging. Mr. Allan Steinbeck of 3TP Ventures presented that the current impact fee of $813 is significantly lower than recommended rates, and existing revenues are insufficient to cover the anticipated costs.

Fee Structure Options:

- **Option 1**: Based on the most critical Phase One projects, excluding large parking structures. This would mean setting fees approximately 7.6 times the current level.
- **Option 2**: Exclude the two major parking structures, reducing the overall project cost but increasing fees to cover other Phase One and Phase Two needs.
- **Option 3**: Exclude the funded projects and focus the fee calculation on new projects, which would still require substantial fee increases.
- **Option 4**: Base the fees on current Capital Improvement Program spending levels, aiming for around $2 million a year in generated revenue.

- **Option 5**: Simple increases of the current fee by a multiplier, such as doubling or quadrupling, but this would require a compliant fee study.

Councilmember Bagby supported Option 1, minus the parking garages, to prioritize road improvements over parking projects. He expressed concern about balancing development and affordability.

Councilmember Geile was in favor of Options 1 or 3, emphasizing the need to increase fees significantly while being cautious of economic impacts.

Councilmember Destin highlighted concerns about making housing unaffordable due to high fees, advocating a cautious approach toward raising fees.

Councilmember Schmidt moved to direct the City Manager to work with staff and 3TP Ventures to move forward with completing the draft mobility plan and associated fee schedule based upon Option 1, minus the parking garage value; seconded by Councilmember Hebert.

The Finance Director and City Engineer clarified that Option 1, with parking garages excluded, would still provide flexibility for future project funding while aligning with council priorities.

Motion passed 6-1 (Council members Schmidt, King, Hebert, Bagby, Geile, and Stephens voted "yes"; Councilmember Destin voted "no").

The consultant team will continue with technical calculations for the final fee study and bring a completed draft of the Mobility Plan and associated fee schedule for council review.

G. Tyler Technologies - Notice to Terminate/Not Renew Contract - For Informational Only

The Acting City Manager announces that the city's IT director has initiated the process to replace certain software systems, starting with the termination of Tyler Technologies' services. A certified letter has been sent to Tyler Technologies to inform them that the city will not renew their contract, which is set to expire in June 2025. This update was presented as an informational item to the council, as part of ongoing technology updates.

H. Interim City Manager Discussion

This item addressed the appointment of an interim city manager due to the current city manager's expected absence for an extended period. The city's HR Director initiated the discussion by presenting three options to the council. She had explored external candidates through the FCCMA network but encountered challenges in availability and housing. However, Mr. Larry Jones, a local candidate who was available immediately and could fulfill the interim role without relocation issues. The council also had the option to continue with Finance Director Krystal Strickland, the current acting city manager.

The City Attorney explained the temporary nature of the interim city manager contract. She noted that the contract would end when the current city manager was ready to return. She proposed standard provisions such as compensation and decision-making requirements involving HR and the city attorney to ensure consistent governance.

The council members discussed the advantages of a local candidate, especially for a short-term role. Some expressed concerns about the limitations posed by short-term housing for external candidates and advocated for a local appointment.

Councilmember Hebert made a motion to negotiate an Interim City Manager contract with Mr. Larry Jones and present it for council approval at the August 19th city council meeting; seconded by Councilmember Schmidt.

Mr. Larry Jones, who was present, addressed the council, expressing his willingness to assist the city during the current city manager's absence. He clarified that he was not seeking a permanent role and underscored the importance of clear expectations for his interim position. Councilmembers expressed gratitude for Jones' willingness to step into the role, emphasizing the importance of leadership continuity.

The motion passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

I. Announcements

1) Thank you to the Okaloosa County Sheriff s Department, Fire Department, and 18 other city partners, for coming out to the Big Truck event last weekend. It was well attended, and the Parks and Recreation Department did an amazing job organizing it.
2) City of Destin 40th Anniversary Celebration scheduled for this Saturday, August 10th, at Harbor Walk Village, from 5:30 PM to 8:45 PM. The drone show is scheduled to start at 8:15 PM on Norriego Point.
3) SRS Workshop scheduled for Tuesday, 5:30 PM, in the Annex Council Chambers. Council members are invited to attend.

5. PUBLIC HEARINGS

A. First reading of Ordinance 24-06-LC - Amending Article 7 - Zoning and Regulatory Controls - of the Land Development Code to modify conditions and criteria for approval for a Luxury Recreational Vehicle (RV) resorts (Formerly referred to as Luxury Motor Home Resorts).

The City Attorney read Ordinance 24-06-LC by title, and then presented it to the city council on first reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, ZONING AND REGULATORY CONTROLS, OF THE LAND DEVELOPMENT CODE TO MODIFY CONDITIONS AND CRITERIA FOR APPROVAL FOR LUXURY RECREATIONAL VEHICLE (RV) RESORTS (FORMERLY REFERRED TO AS LUXURY MOTOR HOME RESORTS); 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.

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none, the mayor closed the public hearing and turned the matter over to the city council for their discussion and consideration.

Councilmember Bagby moved to approve proposed Ordinance 24-06-LC on first reading with the following modifications:

Para F: Change the last sentence to read *No pad may be occupied by the same recreational vehicle or occupant for longer than 120 consecutive days and no longer than 180 days total in any one year.*

Para H: Change to read, *Minimum setback from perimeter of parcel to recreational pad: 35 feet next to residential uses; 25 feet nest to all other uses.*

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

Para 4: To read, *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*

The motion was seconded by Councilmember Hebert and passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

B. First reading of Ordinance 24-07-PC, amending the Comprehensive Plan, providing for the adoption of a small-scale amendment to the Comprehensive Plan Future Land Use Map to include a change in future land use designations of eight parcels of real property located north of Calhoun Avenue, as described and depicted in Exhibit "A", consisting of approximately 4.75 acres from Calhoun Mixed Use - Village (CMU-V) to Calhoun Mixed Use (CMU).

The City Attorney read Ordinance 24-07-PC by title, and then presented it to the city council on first reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF A SMALL SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE

LAND USE DESIGNATION OF EIGHT PARCELS OF REAL PROPERTY LOCATED NORTH OF CALHOUN AVENUE, AS DESCRIBED AND DEPICTED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 4.75 ACRES, FROM CALHOUN MIXED USE- VILLAGE (CMU-V) TO CALHOUN MIXED USE (CMU); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (PARCEL ID NUMBERS: 00-2S-22-0630-0000-1230; 00-2S-22-0630-0000-1240; 00-2S-22-0310-000D-072J; 00-2S-22-0310-000D-072I, 00-2S-22-0310-000D-0040; 00-2S-22-0310-000D-0030; 00-2S-22-0310-000D-0020; 00-2S-22-0310-000D-002A).

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none, the mayor closed the public hearing and turned the matter over to the city council for their discussion and consideration.

The primary discussion focused on a rezoning request for a 4.75-acre property intended to support parking for a new marina and wedding venue development. The applicant, represented by Attorney Stephen Tatum, along with various city council members, deliberated over the implications of rezoning from Calhoun Mixed Use - Village (CMU-V) to Calhoun Mixed Use (CMU). Key points and concerns raised by the council members included the environmental impact of the rezoning, the future use of the land, and the potential for increased development density.

Attorney Tatum clarified that the entire 4.75-acre property would not be converted into a parking lot. Instead, the rezoning was necessary to unify the zoning across several parcels associated with the development. He emphasized that existing residential structures on some parcels would remain intact, and that the zoning change was needed to allow a parking lot that would serve multiple facilities, including the cottages, wedding venue, and marina. He assured council members that the project was still in the early planning stages, with no finalized development plan or detailed construction approvals yet.

The City Attorney responded to questions regarding the Land Development Code (LDC) rewrite and its relationship to the proposed rezoning. She clarified that the LDC rewrite, which is still under consideration, does not directly affect the current rezoning request. Furthermore, she noted that the rewrite had initially proposed eliminating CMU zoning, but this aspect was reconsidered at a prior council meeting. She confirmed that standalone parking lots are not allowed under CMU-V zoning, making CMU rezoning essential for the development.

Councilmember Bagby expressed concerns about the environmental impact of the rezoning, particularly regarding the potential for tree removal to accommodate a parking lot. He questioned whether similar situations in the past had resulted in unwanted environmental degradation. He emphasized the importance of preserving the natural environment and raised doubts about whether the rezoning could lead to adverse effects on the surrounding area's ecology. He indicated his disagreement with the staff's findings, which claimed no immediate negative environmental impacts from the zoning change itself, noting that the zoning change could indirectly enable future development that harms the environment.

Councilmember Bagby also questioned why only part of the development was being rezoned to CMU instead of applying the same zoning to all parcels, including those across the street from the current property. He suggested that the zoning change felt piecemeal and emphasized the importance of considering comprehensive planning. Bagby voiced his disapproval of the rezoning, noting his concerns about the environmental impact, density, and potential future uses allowed under CMU zoning. He argued that the zoning change could facilitate undesirable developments like large parking lots that negatively impact the area's natural environment.

Motion by Councilmember Stephens, seconded by Councilmember King, to approve proposed Ordinance 24-08-LC on first reading passed 5-2 (Council members King, Hebert, Destin, Geile, and Stephens voted "yes"; Council members Schmidt and Bagby voted "no").

C. First reading of Ordinance 24-08-LC, amending the official Zoning Map as referenced in the Land Development Code, Section 7.12.01(A)2, Zoning Maps, to include a change in the zoning designation of eight parcels of real property located north of Calhoun Avenue, as described and depicted in Exhibit "A" consisting of approximately 4.75 acres, from Calhoun Mixed Use - Village (CMU-V) to Calhoun Mixed Use (CMU).

The City Attorney read Ordinance 24-08-LC by title, and then presented it to the city council on first reading.

> AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2, ZONING MAPS, TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF EIGHT PARCELS OF REAL PROPERTY LOCATED NORTH OF CALHOUN AVENUE, AS DESCRIBED AND DEPICTED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 4.75 ACRES, FROM CALHOUN MIXED USE- VILLAGE (CMU-V) TO CALHOUN MIXED USE (CMU); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENTS; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (PARCEL ID NUMBERS: 00-2S-22-0630-0000-1230; 00-2S-22-0630-0000-1240; 00-2S-22-0310-000D-072J; 00-2S-22-0310-000D-072I, 00-2S-22-0310-000D-0040; 00-2S-22-0310-000D-0030; 00-2S-22-0310-000D-0020; 00-2S-22-0310-000D-002A).

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none, the mayor closed the public hearing and turned the matter over to the city council for their discussion and consideration.

Motion by Councilmember Stephens, seconded by Councilmember King, to approve proposed Ordinance 24-08-LC on first reading passed 5-2 (Council members King, Hebert, Destin, Geile, and Stephens voted "yes"; Council members Schmidt and Bagby voted "no").

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, AND CITY ATTORNEY

A. Councilmember Stephens

Councilmember Stevens expressed gratitude to the Sheriff's Department for instituting foot patrols on the harbor docks, which he appreciates as a valuable addition to public safety.

B. Councilmember Geile
   1) Projects status/updates

Councilmember Geile provided an update on a project involving Destin High School and Morgan Sports Complex. He explained that meetings had taken place with the contractor and representatives from Destin High School and the Parks and Recreation crew. An interlocal agreement was presented for review by the City Attorney, and further updates were expected.

C. Councilmember Destin

Councilmember Destin proposed renewing a sister city program with a coastal town in France, which had been inactive for years. He received positive feedback and promised to look into the details to discuss with the acting city manager.

D. Councilmember Bagby

E. Councilmember Hebert
   1) One Harbor Fencing

There was a discussion regarding a chain link fence being installed near Harbor One. Councilmember Hebert voiced concerns about the impact of the fence on the area's aesthetic appeal and suggested using "tow-away" signs instead. During the discussion, a suggestion was made to place the fence closer to the hazardous area along the water's edge. There was also a proposal to replace the fence with a low brick wall or concrete poles that could still prevent illegal parking while maintaining the view.

Next, Councilmember Hebert requests the following topic be placed on the next council meeting agenda under her name: *Speed tables on Legion Drive, between Beach Drive and Benning Drive.*

Councilmember Bagby shared his reluctance towards speed bumps, except when justified by safety studies, particularly due to the upcoming changes with the cross-town connector. He encouraged exploring alternative traffic calming measures and expressed support for diverting traffic from Legion Drive and Mountain Drive as the new infrastructure is developed.

F. Councilmember King

G. Councilmember Schmidt

Councilmember Schmidt requests city staff work schedule for Joe s Bayou be provided to the council at the next council meeting.

H. Mayor Wagner

   1) Voting Delegate - 2024 FLC Annual Conference

Motion by Councilmember Hebert, seconded by Councilmember Bagby, to appoint Mayor Wagner as the voting delegate to the 2024 FLC Annual Conference passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

I. City Attorney

8. PUBLIC COMMENTS

Ms. Becky Pritchart, a Destin resident, expressed her support for speed tables or other traffic-calming measures, particularly in areas with high foot traffic, such as near schools. She emphasized that speeding is not the only factor that makes roads dangerous and suggested examining additional east-west routes. She expressed concerns that people would continue to use routes without speed bumps, undermining the intended traffic flow once the cross-town connector is completed.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 10:25 PM.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk