

**REGULAR MEETING
DESTIN CITY COUNCIL
AUGUST 19, 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 John Stephens
Councilmember Kevin Schmidt
Councilmember Dewey Destin

Destin City Staff

Interim City Manager Larry Jones
IT Director Andy Peters
Library Circulation Desk Supervisor Kitty Kapps
Public Works Director Michael Burgess
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
Finance Director Krystal Strickland
Public Information Director Tamara Young
Parks & Recreation Director Lisa Firth

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM. Pastor David J. Butler of the Faith Assembly Christian Church gave the invocation, which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Agenda item 4F – *STR Condominium Registration* – has been taken from the table and back for council consideration.

Motion by Councilmember Hebert, seconded by Councilmember Stephens, to approve the agenda, as amended, passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

- 1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / PUBLIC PRESENTATIONS / ANNOUNCEMENTS**
- 2. PUBLIC COMMENTS**

Mr. Ken Wampler, residing at 4320 Commons, expressed concern over the proposed fee for condominium owners, arguing it would be unfair as condo owners already manage noise,

trash, parking, and security issues through their associations. He emphasized that while the city needs to generate more revenue, targeting condo owners without providing additional services seems unjust. He suggested that any fee should apply broadly, including hotels, motels, vacation rentals, and timeshares. Additionally, he questioned whether imposing this fee was the best approach to address rising public safety costs and worried about the city building "big government" unnecessarily. He urged the council to consider more equitable solutions for funding public services.

Ms. Tiffany Edwards, a Walton County resident with properties in the city, also raised concerns about the proposed short-term rental and condo registration fee. She emphasized the importance of fairness and noted that hotels, although exempt by state law from short-term rental fees, still contribute to the tourism impact on public safety services. She recommended reconsidering the allocation of the fee, cautioning against spending large sums on compliance software. She shared insights from discussions with data companies, urging the council to verify the accuracy of rental listing data before proceeding with any decision.

Mr. Jim Wood, a Destin resident, briefly addressed the council to thank them for including items in the consent agenda that support the Destin Seafood Festival. He noted the festival would take place from September 27-29 and expressed appreciation for the continued use of local parks and parking lots for the event.

3. CONSENT AGENDA

- A. 40th Annual Christmas Parade
- B. Additional Staff Parking at Destin Public Library, authorization to issue Purchase Order
- C. 2024 Destin Seafood Festival Shuttle Stop Request/Parking Lots
- D. Approval of minutes of July 29, 2024, Special City Council Meeting

Motion by Councilmember Hebert, seconded by Councilmember Destin, to approve Consent Agenda items 3A through 3D passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

4. CITY MANAGER REPORTS

- A. Approval of Purchase - New Permitting and Licensing System (MGO)

The Interim City Manager introduced the item requesting approval for a new permitting and licensing system, "My Government Online," to replace the existing Tyler EnerGov component. He stated that the new system is expected to be more cost-effective and better serve both citizens and staff. The city staff recommended approval of the request, and a representative from My Government Online was available remotely to answer questions.

Councilmember Stephens raised a concern about potential office closures during the transition, referencing past software changes that led to Friday closures for training. The city's IT Director assured that no such closures were anticipated.

Councilmember Geile moved to approve the adoption of My Government Online (MGO) and authorize the City Manager to execute the agreement with SCPDC at a monthly fee as set forth in the draft agreement. Councilmember Hebert seconded the motion, which passes 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

B. Approval of Purchase - New Accounting System (Aclarian)

The Interim City Manager asked the council to approve a new accounting system as the city transitions away from the Tyler Munis software. The recommended replacement is a financial and budgeting software from Aclarian. Staff reviewed several alternatives and determined that Aclarian’s system would meet the city’s current and future financial management needs. The proposal is for a three-year contract with Aclarian.

Motion by Councilmember Stephens, seconded by Councilmember Hebert, to direct the City Manager to proceed to enter into a three-year contract with Aclarian for the provision of Financial and Budgeting Module services, passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

C. Consultant Support Services - Community Development and City Manager Office

The Interim City Manager introduces this item which involves a request for approval to issue a Request for Qualifications (RFQ). He noted that the purpose of the RFQ is to secure consulting services to support various city projects, including planning, rate analysis, grant pursuits, and the implementation of the Community Redevelopment Agency (CRA) Master Plan, the Mobility Plan, and other council-prioritized capital projects.

Additionally, the request seeks to include grant assistance to help the city’s Capital Improvement Plan by researching nationwide grant opportunities and providing grant writing services. The city’s current agreement for these services has expired or is expiring, necessitating this action. The proposal is for a master agreement (or agreements) with one or more firms. Specific projects will be brought back to the council for approval, ensuring there is no cost involved unless task orders are formally approved by the council. Staff recommended approval to move forward with issuing the RFQs.

Councilmember Hebert moved to direct staff to prepare an RFQ for planning, rate and grant consulting support services and bring that back to the council for review and approval at a future meeting; seconded by Councilmember Destin. Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

D. City staff work schedule for Joe’s Bayou

The Interim City Manager presented this item which addressed the staffing and operation of Joe’s Bayou boat ramp. The city currently has three part-time positions budgeted for this role, but only one is filled, creating challenges in covering all required hours. The sole staff member works Friday through Monday, from 6:00 a.m. to 3:00 p.m. Parks and Recreation covers other

days and holidays, but concerns were raised about the lack of coverage in the late afternoons when unauthorized use of the ramp has been reported.

There were concerns about rogue operators who take advantage of the unattended ramp after 3 p.m. It was suggested that Parks staff monitor the ramp between 3 and 6 p.m., especially on weekends.

Councilmember Geile provided insights based on personal experience, noting that Parks staff on site are often ignored by those violating regulations. He expressed that without enforcement authority, Parks staff could not control the situation effectively. He suggested stronger authority or assistance from law enforcement.

Councilmember Destin supported the idea of installing live cameras at the ramp, proposing that video surveillance could help document infractions and assist law enforcement.

Councilmember Destin made a motion to direct the City Manager to investigate the cost of installing a video camera at Joe's Bayou to gather evidence of illegal activities that law enforcement personnel can use to pursue violators of the law; seconded by Councilmember Hebert. Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

Councilmember Schmidt shared concerns about the staffing gap and supported exploring ways to staff the ramp after 3 p.m., suggesting possible pay increases or rethinking the role to make it more appealing for recruits. He also emphasized the need to start planning for better staffing for the next season.

Councilmember Stephens added that during peak summer periods, it may be beneficial to have code compliance officers present during morning hours to monitor frequent users of the ramp. He suggested this measure to identify patterns of misuse.

The council discussed alternative enforcement options, including hiring off-duty deputies to monitor the ramp during peak times. There was a proposal to investigate whether Sheriff's Posse members, who volunteer for event security, could assist, but a representative from the Sheriff's Department clarified that they lack arrest authority.

Councilmember Schmidt moved to direct the City Manager to collaborate with Human Resources, the Parks & Recreation, Code Compliance, and the Sheriff's departments to ensure that the Joe's Bayou attendant positions are fully staffed, providing complete coverage in preparation for the next season. Councilmember Stephens provided a second to the motion, which passes 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

E. Morgan Sports Center Playground

The Interim City Manager presented the Morgan Sports Center playground project. He noted that the council previously approved using the Omnia Game Time contract for playground equipment, with two requirements: confirming the final contract amount and presenting information on other local governments using the contract. He stated that the updated contract amount is \$696,042, which is \$222,000 less than the initial estimate. Nearby jurisdictions,

including Fort Walton Beach, Crestview, Niceville, and Walton County, have also utilized this contract.

Motion by Councilmember Hebert, seconded by Councilmember Destin, to contract with GameTime through a piggybacking off the OMNIA contract #104851-01-06 passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

F. Short Term Rental-(STR) registration and possible STR Condominium registration

The meeting continued with a discussion about the registration requirements for short-term rental properties in the city, focusing on condominiums. This item had been tabled in the last meeting but was reinstated with the current agenda. Discussions, led by Code Compliance Director Troy Williams, examined how to integrate condominiums into the city’s short-term rental registration program, including discussing potential fee structures.

Director Williams began by explaining the current system that applies to single and multifamily homes and presented options for extending these requirements to condominium rentals. He highlighted the strain that short-term rentals place on public resources such as code compliance, public safety, and beach lifeguard services. Notably, there are approximately 7,400 condominiums in the city, with an estimated 4,700 participating in short-term rentals. He suggested that applying a uniform fee based on square footage, such as \$0.30 per square foot, could be an equitable way to distribute the cost of these services.

Councilmember Hebert spoke to the broader impact of short-term rentals, emphasizing the financial strain on public resources due to the influx of visitors. She highlighted a steep increase in city expenses, particularly in contracts with the Okaloosa Sheriff’s Office and beach safety services. She stressed that the proposed fees aim to offset these rising costs and are not about penalizing businesses but rather addressing the needs arising from the significant seasonal population increase.

Councilmember Geile supported the square footage fee structure as a fair way to standardize fees across properties of varying sizes, noting that it aligns well with the revenue generated by larger units.

Councilmember Schmidt questioned whether the proposed fees would adequately cover the additional public safety costs, such as those for beach lifeguards and police services. Finance Director Krystal Strickland confirmed that the projected revenue from these fees would only partially cover these costs, contributing approximately 60%.

Councilmember Destin and Councilmember King both raised concerns about the fee complexity. Councilmember Destin suggested a simpler flat fee approach, arguing that this would be more straightforward and easier for property owners to comply with, while Councilmember King questioned the necessity of an increase in fees, asking for clarity on how the proposed rates were calculated.

Tabled motion from the August 12th Special City Council Meeting:

Councilmember Bagby moved to set a short-term rental registration condominium fee of \$300 annually and direct staff to bring back a draft ordinance; seconded by Councilmember Schmidt.

Councilmember Geile offered a substitute motion to require short-term condominium rentals, hotels and timeshares, to be included in the city's rental registration program and establish an additional level of registration fee of thirty cents per square footage of such rentals, which will be set forth in the city's fee resolution. Motion seconded by Councilmember Hebert.

Councilmember Destin proposed an amendment to the substitute motion requiring that these properties be subject to the same fee rates as those currently outlined in the city code for short-term rentals. Motion seconded by Councilmember Hebert and passed 4-2 (Council members Schmidt, Hebert, Destin, and Geile voted "yes"; Council members Stephens and King voted "no"; Councilmember Bagby was absent from the meeting)

Vote on the substitute motion, as amended, passed 4-3 (Council members Destin, Hebert, and Schmidt voted "yes"; Council members Stephens, Geile, and King voted "no"; Mayor Wagner cast a tie-breaking vote of "yes").

Councilmember Schmidt moved to direct staff to return with proposals for software that can be used to oversee the short-term rental programs; seconded by Councilmember Stephens. Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

G. Code Compliance Work Schedule

The Interim City Manager addressed the work schedule for the Code Compliance Department, which is currently 50% staffed, limiting the availability of evening hours. There were concerns about staffing constraints and operational needs. Discussion focused on whether to maintain the current daytime-focused schedule or to shift some coverage to evenings, acknowledging that this would reduce daytime availability.

According to the Code Compliance Director Williams, the Code Compliance Department has eight total staff members, including the director and an administrative assistant, leaving limited personnel for field operations. Due to staffing shortages, three officers are tasked with morning and afternoon crossing guard duties, which further limits the department's ability to extend service hours. Director Williams reiterated that they had already reduced hours to adapt to staffing limitations.

Councilmember Hebert moved that Code Compliance Department keeps their revised schedule with a return to expended hours in 2025; seconded by Councilmember Geile.

Councilmember Stephens proposed a substitute motion requesting that staff return with a more comprehensive scheduling proposal to be implemented until the department is fully staffed; seconded by Councilmember Geile.

The Interim City Manager confirmed that currently, the department does not have anyone on duty after 5 p.m. but is exploring options such as supplemental pay to incentivize on-call coverage.

The council discussed various staffing options, including potential increased pay or temporary reallocation of resources, and requested a comprehensive plan that addresses coverage during short-staffed periods.

Director Williams confirmed that Code Compliance is in the process of hiring new officers, with two interviews conducted recently. He assured the council that any staffing adjustments would remain within the existing budget constraints.

Councilmember Destin emphasized that if code compliance is reduced at night, it is vital to ensure the public is not informed about specific times when officers won't be on duty.

Councilmember Kevin Schmidt stressed the importance of maintaining a nighttime presence for Code Compliance, citing the risk to public safety if evening coverage is entirely dropped.

Motion passed 4-2 (Council members King, Hebert, Geile, and Stephens voted "yes"; Council members Destin and Schmidt voted "no"; Councilmember Bagby was absent from the meeting).

The council revisited the role of Code Compliance officers as crossing guard. Councilmember Stephens proposed involving the local school in managing crossing guard duties, potentially engaging parents or school staff to help fill gaps.

Several members of the council provided support for the recommendation acknowledging the community impact of reduced crossing guard availability and considering alternative solutions.

Councilmember Stephens made a motion, seconded by Councilmember Hebert, to direct the City Manager to engage with Destin Elementary School to assist in providing crossing guard duties. The assistance could involve implementing a volunteer parent program until the city is fully staffed. Motion passed 5-1 (Council members Schmidt, King, Hebert, Geile, and Stephens voted "yes"; Councilmember Destin voted "no"; Councilmember Bagby was absent from the meeting).

H. Norriego Point Park Update

The Interim City Manager presented an update on the Norriego Point Park project, managed by the Florida Department of Environmental Protection. He noted that phase three of the recreational improvements is set to begin on September 5th, with RJ Gorman awarded the construction contract. The project is estimated to take nine months to complete. To ensure safety, the Gulf Shore Drive Extension will be closed and used as a secure staging area. The contractor

requested to keep the entire park closed for the project's duration, citing safety and liability concerns.

The Interim City Manager noted that after reviewing the construction and staging plans, staff agreed with this approach, recommending the full park closure to avoid safety risks.

Councilmember Hebert moved to direct the City Manager to work with staff and the City Attorney to close Norriego Point Park throughout the duration of the construction improvements; seconded by Councilmember Stephens.

Councilmember Destin expressed concern over closing the inlet channel areas that are frequently used and house lifeguard towers. He proposed to have staff collaborate with the contractor to explore options for keeping these areas open.

Councilmember Schmidt supported Councilmember Destin's recommendation, but proposing an update by April 1st to monitor project progress and assess if adjustments are necessary.

Councilmember Destin made a substitute motion to direct the City Manager to work with staff, the City Attorney, FDEP, and RJ Gorman Marine Construction, LLC to leave the Gulf/Inlet side of the park open throughout the duration of the construction improvements providing a status update to the council on a quarterly basis; seconded by Councilmember Stephens. Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

I. Capital Project Status - Informational Only

Councilmember Schmidt moved to approve an internal transfer of \$119,000 from the Renewal and Replacement 572 fund, designated for Parks and Recreation, to the Morgan Sports Center batting cage facility. The motion was seconded by Councilmember Stephens

Councilmember Schmidt highlighted that there were remaining funds after budget allocations to other major projects, and this internal transfer would allow Parks & Recreation Department to complete a desired improvement at the Morgan Sports Center.

The Finance Director provided clarification on the Renewal and Replacement fund, explaining that it is a general fund dedicated to Parks and Recreation. The transfer is allowable within these funds and would utilize available resources. She further noted that essential projects for the following year, such as HVAC replacements, window replacements, community center upgrades, and LED light installations, are sufficiently funded.

The Parks and Recreation Director Lisa Firth supported the proposal, emphasizing the need for an upgraded batting cage at Morgan Sports Center. She detailed that the current facility is outdated, and that the new installation would be similar to one recently added at Threadgill Park, which was initially intended for Morgan Sports Center. She stressed that this would be a beneficial addition to serve the community's children and align with the city's improvement goals.

Councilmember Destin sought clarification on whether the project would complete the entire batting cage facility. Ms. Firth responded that this transfer would facilitate a substantial upgrade but might not cover the complete facility immediately. However, it would significantly enhance recreational facilities and serve the needs of the community effectively.

Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

- J. Operations Financial Report - Informational Only
- K. TDC Monthly Report - Informational Only
- L. Draft minutes of Standing Boards and Committees - Informational Only
- M. Attendance Report - Volunteer Committees / Boards - Informational Only
- N. Announcements:

1. Primary Elections voting occurs on Tuesday, August 21st. Voting locations are City Hall, Community Center, and United Methodist Church.
2. City Council Workshop on LDC Rewrite scheduled for Monday, August 26th, at 5:30 PM.
3. City facilities will be closed on Monday, September 2nd, in observance of the Labor Day Holiday.
4. City’s Open House is scheduled for Wednesday, October 23rd. It will be held at the Destin Community Center, from 11:30 AM to 1:00 PM.
5. The Christmas Parade is scheduled for Saturday, December 14th.

5. PUBLIC HEARINGS

- A. Second 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 second 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.

Motion by Councilmember Hebert, seconded by Councilmember King, to adopt proposed Ordinance 24-06-LC passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted “yes”; Councilmember Bagby was absent from the meeting).

- B. Second 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 second 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.

Councilmember Schmidt inquired about the notification process for nearby property owners regarding the proposed zoning and land use amendment. The Community Development Director clarified that notification was indeed sent to all property owners within a 300-foot radius once the application was deemed sufficient. The notification process also included a public notice posted on the property, legal ads in local newspapers, and a photographic record of the signage, ensuring thorough community awareness.

Councilmember Schmidt further sought clarification on the project's details, specifically its purpose and requirements. The Director explained that the developers, who own an adjacent parcel were seeking this amendment to support a future development project requiring additional parking. The land use amendment and rezoning would enable the property to be incorporated into this development. Additionally, the Director mentioned that although the developers were not present to provide direct responses, they are planning a wedding venue and will return for further review as part of the major development order amendment process.

Motion by Councilmember Hebert, seconded by Councilmember Stephens, to adopt proposed Ordinance 24-07-PC passed 5-1 (Council members King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Schmidt voted "no"; Councilmember Bagby was absent from the meeting).

- C. Second 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 second 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 Hebert, seconded by Councilmember Stephens, to adopt proposed Ordinance 24-08-LC passed 5-1 (Council members King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Schmidt voted "no"; Councilmember Bagby was absent from the meeting).

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

A. Councilmember Stephens

B. Councilmember Geile

1) Projects Status/Updates

Councilmember Geile highlighted that detailed updates on the capital projects are available to the public through the city's website by navigating to the regular council meeting agenda packet. The latest report, dated August 13, 2024, includes the status of all projects currently underway in Destin.

Next, Councilmember Geile provided an update on the ongoing discussions about the interlocal agreement with Destin High School. He emphasized the complexity of the request, as it encompasses multiple sports and has broader implications for local recreational resources. He noted that the school's attorney had submitted a revised draft, and a meeting was scheduled for the following day to review proposed changes. The revisions focus on access to local

recreational fields for various sports, including baseball, softball, and soccer. He also pointed out the delicate nature of providing equal access to city resources among multiple schools in and near Destin. He highlighted that Destin High School is the only high school within the city limits, and other schools have expressed interest in similar agreements, which may lead to increased requests and complications.

The City Attorney added that Destin Water Users had also received a copy of the agreement for their feedback, as they are stakeholders due to their connection with park facilities.

Councilmember Schmidt raised concerns about the potential need for a firm timeline or ultimatum for the high school's compliance. He noted that presenting the unreviewed draft directly to the council might have caused significant confusion or concern.

C. Councilmember Destin

Councilmember Dewey Destin initiated a discussion about the chain-link fence under construction around Harbor One, expressing dissatisfaction with its appearance and receiving negative public feedback. He suggested options that maintain safety without compromising the area's visual appeal.

Councilmember Destin made a motion to suspend the construction of the chain-link fence on the One Harbor property and to direct staff to present alternative options, such as signage or fences similar to those at Morgan Sports Center, or other alternatives that are more aesthetically pleasing than a chain-link fence. Councilmember Stephens provided a second to the motion.

Councilmember Hebert raised questions about the financial implications. She specifically inquired about the feasibility of refunding the \$25,000 already committed to the project.

The City's Public Works Director responded, explaining that materials had already been purchased and significant labor expended. He noted that while construction could be halted, costs related to the partial completion would need to be settled with the contractor. He detailed that, thus far, fencing posts had been installed along the northern boundary by neighboring condominiums and the water's edge, with additional adjustments made to minimize visual impact.

Councilmember King expressed concern over the sudden shift in council sentiment, questioning the abandonment of initial safety motivations for the fence. He reiterated the importance of securing the seawall area to prevent trip and fall hazards.

Councilmember Destin replied, suggesting that less obtrusive fencing or signage could address safety without requiring an unsightly chain-link fence. He referenced other areas, such as the Jetties, which remain unfenced despite posing greater risks. He reiterated his preference for an alternative fencing solution that would not obstruct views or create an undesirable atmosphere.

Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

D. Councilmember Bagby

E. Councilmember Hebert

Councilmember Hebert moved to schedule the city's annual Christmas Party on the second Saturday of December, coinciding with the city's Christmas Parade, beginning in 2025 and continuing in future years; seconded by Councilmember Schmidt. Motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

Next, Councilmember Hebert raised concerns regarding ongoing code violations by renters, especially those with absentee landlords. She highlighted a specific case of a property on Main Street, owned by an individual residing in Virginia, where repeated violations have occurred. She expressed frustration over the strain on city resources caused by these continuous issues. She suggested exploring whether stricter regulations, similar to those applied to short-term rentals, could be implemented for long-term rentals. Specifically, she proposed possibly revoking rental authorizations for properties with multiple violations.

Councilmember Hebert moved to direct the City Attorney to draft an ordinance for future discussion and action, aimed at penalizing long-term property owners whose tenants repeatedly violate city codes. Motion was seconded by Councilmember Schmidt

The City Attorney confirmed that implementing a system akin to the one for short-term rentals could be possible.

Councilmember Destin addressed the issue of landlords and renters ignoring code enforcement fines, noting that fines alone are often ineffective. He pointed out that the city has the option to pursue legal action in Circuit Court to compel compliance through a court order. He emphasized that such legal actions, while more severe, could be necessary for landlords who consistently disregard fines. He acknowledged that this approach would incur additional litigation costs but could potentially include sanctions like jail time for non-compliance.

Further discussion highlighted that in cases where fines accumulate on a property, the council may have to make decisions regarding lien reductions, particularly if the property changes hands or if the owner is deceased. The City Attorney clarified that the council has the authority to reduce liens in certain cases, and that previous instances of taking matters to court have been rare but are within the council's discretion if deemed appropriate.

The motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

F. Councilmember King

G. Councilmember Schmidt

Councilmember Schmidt requested that staff research whether the city has the authority to take any action regarding the reported jet ski racing in the bayou, including the possibility of reporting the activity to the appropriate authorities.

1) Morgan Sports Center / Dalton Threadgill Park Update/Plan

Councilmember Schmidt provided the following slide presentation:

Parks/Facilities

- Destin Community Center
- Destin Sports Complex
- Morgan Sports Center
- Buck Destin Park/Facility
- Dalton Threadgill Park
- ...and more....

Destin Community Center

- Originally built in 1991 (the current one)
 - Population of Destin approximately 8,104...now nearly 14,000
- Full roof replacement in 2014
- Gym floor replaced
- New bleachers added



DCC continued...

- Current FY 25 Plan - Approximately \$750k project for roof repair, window repair, stucco repair, front entry awning, and more...
- FY 26 Plan – TBD based on SRS Findings



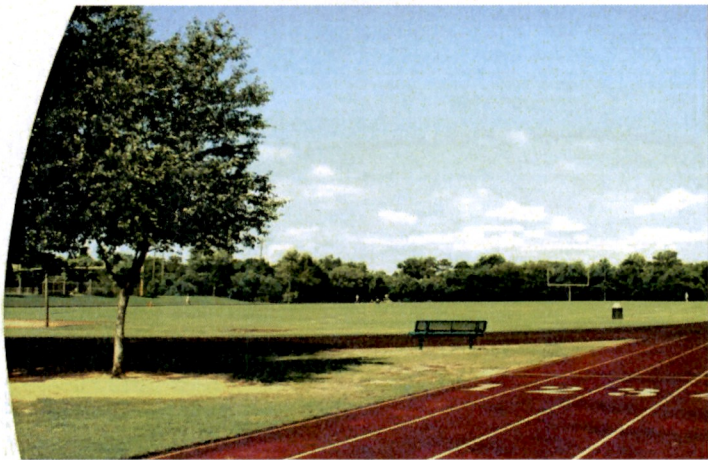
Destin Sports Complex

- Also known as Destin Elementary Fields
- Owned by Okaloosa School District
- Rubber track, 2x football/soccer field, baseball field, softball field



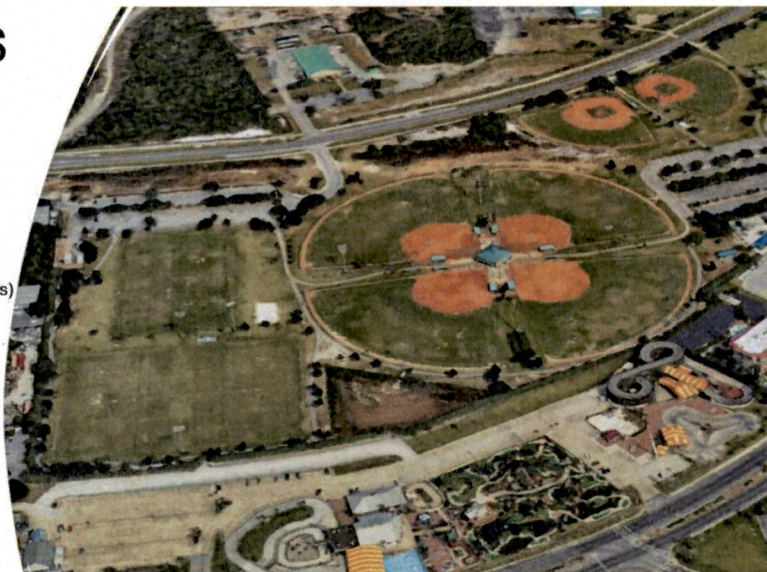
DSC continued...

- Lost 1 baseball field
- Softball field no longer has lights
- Current FY 25 Plan –
 - Regular maintenance
 - Review Inter-Local Agreement with OCSD



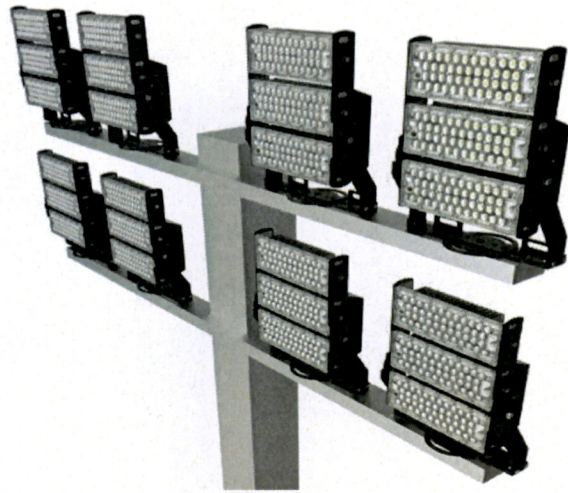
Morgan Sports Center

- Built in 2000
- 26.7 Acres owned by Destin Water Users Inc
 - 4 large baseball/softball fields (dirt/grass)
 - 3 soccer fields (grass)
 - Childrens playground
 - Sand Volleyball court
 - Concession stand
- 11.95 Acres owned by City of Destin
 - 2 small softball/baseball fields (dirt/grass)



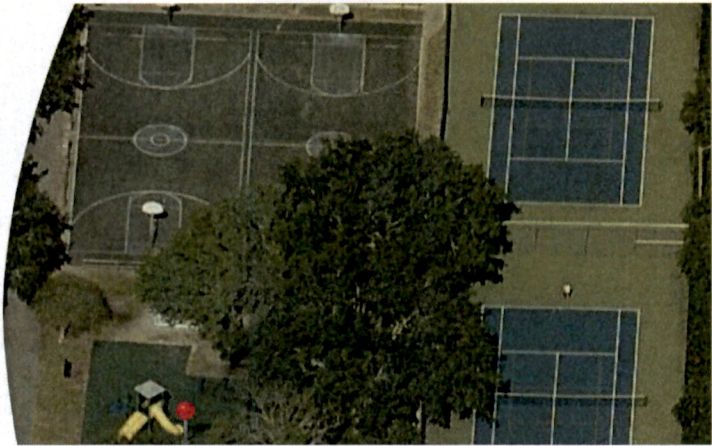
MSC continued...

- Current FY 25 Plan
 - ALL field lights to be upgraded to LED...\$1.3M
 - New children's playground...\$750k



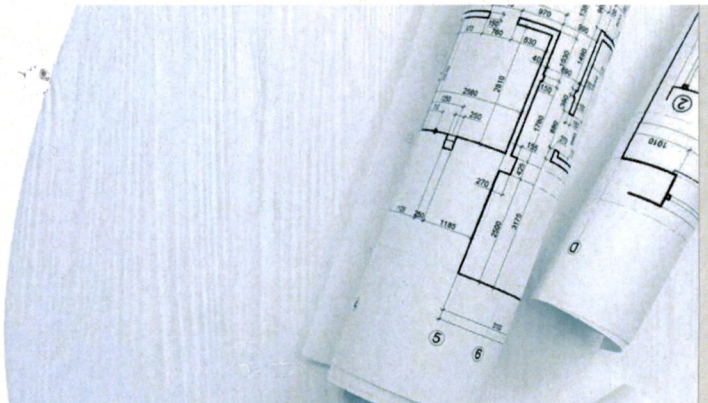
Buck Destin Park

- 2 Tennis courts
- 2 outdoor basketball courts
- Childrens playground
- Indoor meeting facility (small parties/gatherings)



BDP continued...

- Current FY 25 Plan
 - New bathroom to be installed to allow visitors to the park to use



Dalton Threadgill Park

- 3.18 Acres owned by City of Destin
 - 1 medium baseball field (dirt/grass)
 - 1 small baseball/softball field (dirt/grass)
 - 1 tee-ball field (dirt/grass)
 - Covered batting cage (4 stalls)
 - Concession stand, bathrooms
- Leased to Destin Little League, Inc. for 7 months out of the year



DTP continued...

Current FY 25 Plan – regular maintenance



Planning for the future...

- | | |
|---|---|
| <ul style="list-style-type: none"> • FY25 - Morgans <ul style="list-style-type: none"> • Lights/Playground/2 Turf Infields • FY26 – Morgans <ul style="list-style-type: none"> • Bathroom/Field House/Storage • Sunshades over bleachers • Overhead safety netting • FY25 – Community Center <ul style="list-style-type: none"> • Roof repair/windows/stucco | <ul style="list-style-type: none"> • FY25 – Threadgill Park <ul style="list-style-type: none"> • Property boundaries • Site stormwater management plan • FY26 – Threadgill Park <ul style="list-style-type: none"> • Survey/Study to modify parking • 2 turf infields (\$100k donation from Destin Little League) |
|---|---|

Councilmember Schmidt moved to direct the City Manager to collaborate with staff in determining whether any of the necessary actions highlighted during his presentation regarding park facilities, which have not been previously addressed, can be incorporated into the 2025 budget. Motion seconded by Councilmember Hebert.

Councilmembers Schmidt discussed the ongoing budget process and the potential for adjusting budget priorities before the final approval. He noted the importance of clarity as the

council is preparing for the state-mandated budget hearing and inquired about the flexibility in making further adjustments before the budget's first reading on September 5th.

Councilmember Destin emphasized that the budget remains a "living, breathing, changing document" until it is formally approved. He clarified that while specific priorities might not have been comprehensively outlined, the council has already made some modifications to the budget, particularly in areas like vehicle acquisitions and the community center. He expressed his openness to considering additional adjustments if needed, as long as they could be feasibly incorporated into the fiscal year 2025 budget.

Both council members acknowledged the importance of adhering to state mandates while also ensuring that potential changes or considerations are realistically evaluated by staff, and that staff could review and provide feedback on the feasibility of incorporating any suggested changes into the budget before the formal voting process.

The motion passed 6-0 (Council members Schmidt, King, Hebert, Destin, Geile, and Stephens voted "yes"; Councilmember Bagby was absent from the meeting).

H. Mayor Wagner

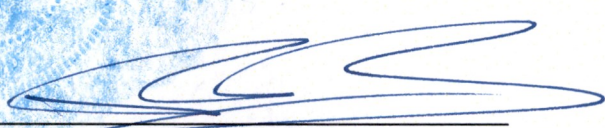
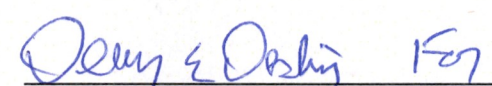
I. City Attorney

7. PUBLIC COMMENTS

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 8:25 PM.

ATTEST:


Rey Bailey, City Clerk
Bobby Wagner, Mayor