

**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL, OCTOBER 24, 2024 - 5:30 P.M.**

1. CALL TO ORDER:

Chairman Green called the Destin Harbor and Waterways Board meeting to order at approximately 5:30 p.m. on Thursday, October 24, 2024, at Destin City Hall, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Member Present:

Jim Green
Bill McKissick
Richard Hoey
Guy Tadlock
Jerod Hayden

Members Absent

Casey Jones

Staff:

Kim Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Daniel Butler Senior Planner
Jesse Hernandez Planner
Ashley Dominguez Planner
Sherry Burney Planner

3. APPROVAL OF MINUTES:

➤ **June 27, 2024 Minutes**

Motion by Board member Hoey, seconded by Board member Tadlock, to approve the June 27, 2024 minutes as written. The motion passed 5-0.

4. OLD BUSINESS:

A) 503 Norriego Road, Residential Marine Construction, HWB-001463-2024

City Planner Ashley Dominguez provided the members of the Harbor & Waterways Board the background information on this request.

Board member McKissick moved to recommend City Council approve the request at 503 Norriego Road, Residential Marine Construction, HWB-001463-2024 for the removal of an existing boat lift and surrounding catwalk (totaling approximately 117 sq. ft.) and replacing that area with a newly constructed 3' x 36' (approximately 108 sq. ft.) straight catwalk, with the installation of five (5) new tie off piles.

Board member Tadlock provided the second for discussion. According to board member Tadlock, he is very familiar with the project dock and spoke of how the owner has purchased a larger boat so, the existing boat slip is being removed and moved over to the right side of the dock, and it will be larger to accommodate the new larger boat.

Board member Hoey questioned the applicant about the total square footage of the project noting that self-certifications are only allowed for projects that are under 1,000 square feet and how it looks to him to be a larger project.

The applicant representative, Scott Shakely stated that they are only removing the current boatlift and catwalk and relocating it boat lift to the other side of the original dock to accommodate the owner's larger boat and installing a lesser catwalk than the original one, and nothing more to the original dock.

Chairman Green noted for the record the applicant has to pass all the Federal and State procedures in order to get the required permits, and the onus is on staff to ensure those are obtained, not this board.

Board member Tadlock spoke up and pointed out that this dock was originally built in the late 70's and has been grandfathered in from FDEP and is greater than 1,000 sq. feet.

Mr. O'Connor, Deputy Community Development Director explained the proposed project, is in fact an existing nonconforming dock and the project is being rebuilt within the existing three piles but also, the project will be reducing the existing coverage. Therefore, as long as they are reducing the nonconformity, it is allowed.

Chairman Green spoke up and noted for the record that he added up the total square footage of the project, and it totaled 770 square feet.

Committee member Hoey stated for the record and to the applicant that he should make sure that everything is properly documented for the record in case there is ever a problem in the future with an adjacent property owner.

With no further discussion, **the motion passed with a 5-0 for approval.**

B) 526 Norriego Road, Residential Marine Construction, HWB-001441-2024

City Planner Ashley Dominguez provided the members of the Harbor & Waterways Board the background information on this request.

Motion by Board member Tadlock, seconded by Board member McKissick to recommend for the Harbor and Waterways Board to recommend City Council approval of the marine construction project proposed at 531 Norriego Road, for the replacement and partial expansion of an existing seawall, with a portion of the new seawall to be moved 8'9" waterward of the existing seawall, with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine**

Construction Permit application; and
2. All regulations of the City's Marina Siting LDC Section 11.05.00 shall be adhered to and followed at all times.

With no discussion by any of the Board members for this project request, **the motion passed with a unanimous vote of 5-0.**

C) 531 Norriego Road, Residential Marine Construction, HWB-001398-2024

Senior Planner, Daniel Butler explained the details of the request to the Board, adding that on the west side of the project, the applicant will be adding sand to the spoils in order to be able to tie the seawall to the one that is on the adjacent property.

Motion by Board member Hoey to recommend approval of the request at 531 Norriego Road, Residential Marine Construction project proposed at 531 Norriego Road, for the replacement and partial expansion of an existing seawall, with a portion of the new seawall to be moved 8'9" waterward of the existing seawall, with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City's Marina Siting LDC Section 11.05.00 shall be adhered to and followed at all times.**

In discussion, Board member Hoey asked for clarification if the owner is requesting to build the seawall upland above the Highwater Tide Line for the western side of the project. According to Mr. Butler, confirmed his question.

With no further discussion, the motion passed 5-0.

5. PUBLIC COMMENTS:

Mr. Shackley asked Board member Hoey why he have such issues with the second project when it does not have their state permits, was denied by HIA, but it was passed with no opposition.

Mr. O'Connor spoke up and informed Mr. Shackley that this board does not base their recommendations on projects that do not have their state permits, that is solely left up to staff when the permit for marine construction is pulled and it is in the review process.

6. DIRECTOR'S REPORT:

Mr. O'Connor informed the board that he recently got promoted to Deputy Community Development Director and therefore, he would not be attending so many meeting as in the past, he

further explained Mr. Butler would be attending them going forward until they have filled the position for Principal Planner, for which, Mr. Butler has applied for.

7. MEMBER COMMENTS:

Board member Tadlock asked for any updates on the operational information of the Harbor Pump. According to Mr. O'Connor, the annual report is currently being generated, which are done quarterly not monthly as requested by the Board. Therefore, staff will provide the Annual Report at their next meeting and then from there, it will be provided to them quarterly, or as soon after that they can get the information out.

Mr. O'Connor also informed the members that the Choctawhatchee Bay Alliance is in the process of attempting to get the Choctawhatchee Bay established as a Federal Estuary and how there is a particular type of native oyster to Choctawhatchee Bay that may help get that designation.

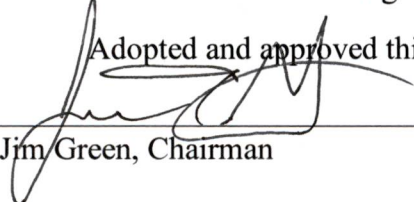
Board member Tadlock revisited the self-certification process regarding 503 Norriego Point and spoke of how in his initial review of the project, it did seem to be over 1,000 sq. feet, but what he looked at and based his review, it is basically a reconfiguration of the original boatlift.

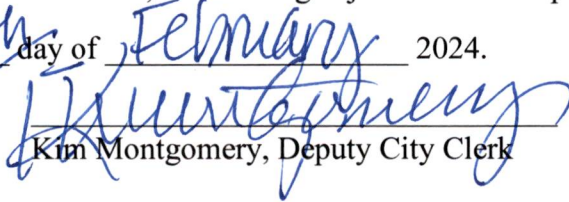
Mr. O'Connor added that once the applicant submits for their marine construction permit, as part of the review process, staff checks the total square footage and if it exceeds the 1,000 square feet, they contact the FDEP for confirmation that it does meet their definition for self-certification before going forward. Additionally, he recently checked into self-certification, it started in 1993, and this particular dock was built in 1983 and is part of the legal nonconforming group of docks in the city. Further, any legal nonconforming dock can be within the same developable area and can be the constructed the same as existing or less, but cannot be more.

8. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:50 p.m.

Adopted and approved this 27th day of February 2024.

 Jim Green, Chairman

 Kim Montgomery, Deputy City Clerk