

**LOCAL PLANNING AGENCY
MEETING MINUTES
FEBRUARY 6, 2025 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, February 6, 2025, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Todd Buhr
Jay Purut
Marcie Bell
Ken Wampler
Tammy Weidenhamer

Members Absent

Staff Members Present

Kimberly Montgomery Deputy City Clerk
Steve o'Connor Deputy CD Director
Daniel Butler Principal Planner
Jesse Hernandez Planner
Noelle Bell Building Official

Motion to change the order of the agenda to add election of Chairman & Vice Chairman was made by Agency member Bell with Chairman Wood providing the second. The motion passed 6-0.

3. APPROVAL OF MINUTES: None

5. NEW BUSINESS:

A. Community Redevelopment Areas Master Plans Recommendation

➤ Harbor CRA Master Plan:

Mr. o'Connor introduced the CRA Master Plans for the Harbor and Town Center, explaining the role of the LPA is to confirm the documents compliance with the comprehensive plan. He further explained how in the staff report, there is a list of Comprehensive Plan Policies, Goals and Objectives that the Master Plans either implement or help implement or needs to be addressed. Additionally, staff is asking the members for a recommendation to the Community Redevelopment Agency Board to adopt both the CRA Master Plans for the Harbor CRA and the Town Center CRA but asked for separate motions for each.

Motion by Agency member Buhr, seconded by Agency member Bell to recommend approval of the Harbor CRA Master Plan. Chairman Wood questioned why there is nothing

referring to any analysis for the replacement of the Marler Bridge in the Harbor Master Plan. Mr. o'Connor explained that the Harbor Master Plan's analysis and the study was concluded before the State started the public process for the Marler PD&E Study. Adding that's not to say that Marler Bridge won't affect this plan, or the plan can't affect the Marler Bridge, and if it's a greater impact than is anticipated, this can always be brought back for any necessary amendments.

Chairman Wood opened the floor for public comment, with no member of the public present, he closed the public portion of the hearing and called for the vote, **the motion passed with a vote of 6-0.**

➤ **Town Center CRA Master Plan:**

Mr. o'Connor explained how this is the same as for the Harbor Master Plan, and staff is presenting to them to confirm that the document is in compliance with the Comprehensive Plan and staff has provided them with those goals, objectives, and policies.

Motion by Agency member Bell, seconded by Agency member Wampler to recommend approval of the Town Center CRA Master Plan.

Mr. o'Connor explained to the members that the next step is for the Master Plans to go before the CRA Board, where these plans will be discussed and approved, which is expected to take place in early March. He also advised the members that if they had concerns or priorities to express, they could attend that CRA Board meeting to provide their input.

Chairman Wood opened the floor for public comment, with no member of the public present, he closed the public portion of the hearing and called for the vote. **The motion passed with a 6-0 vote.**

B. Property Maintenance Code Discussion

Mrs. Bell informed the members how chapters four through seven come directly from the Building Code and are nonnegotiable for any changes because there are standards set in the code that have to be met for new buildings.

Agency member Buhr spoke of the differences between essential health and safety regulations versus standards that address aesthetic upkeep, which he has concerns about staff grading properties based on maintenance, versus enforcing true safety hazards, and provided an example of how noxious weeds are an obvious neighborhood issue, versus lighting conditions inside homes, that to him, should be a personal choice. He also spoke of his concern that this ordinance is too overreaching, if applied to private residences.

Mrs. Noell Bell spoke of how this code is generally based on rental properties and short-term rentals that should have minimum safety lighting standards for the tenants and not

homeowners.

Mr. o'Connor explained The Florida building code can't pick and choose what it can and cannot apply to, it applies to all building codes, and either the city has them in there or not, and if they're not in there, then it can't apply to rentals and leases, and then, the Building Official can't do anything if there are issues that a tenant is experiencing. He additionally explained that they are not putting this code in place as a way for the Building Official to walk into every single residential or commercial building in this city and say, you don't meet what was previously approved, or you don't meet the building code, with an intent to shut them down. The intent behind this is so that if there is anyone who is renting a building and there's problem whether its water leak, or the lights are breaking, or the electricity isn't working, or the AC is broken, and the landlord refuses to do anything about it, the renter can call the Building Official to report the problem, a report is filed and she has state powers to require the landlord to fix it.

There was a lengthy and debatable discussion about whether city officials should be placed in a role of enforcing what in Agency members Buhr and Wampler feel should be private contractual matters between landlords and tenants, the Building Official stated that she would have staff send out the Unsafe Building and Abatement Code to read over and then they could, at a later meeting, come to a decision on what they would like to recommend to Council to be added and removed. As well as other issues such as landscaping maintenance at commercial properties in the city.

Mr. o'Connor provided the members with an update on the discussions that Council had regarding the last few chapters that was workshopped and their concerns.

Agency member Buhr thanked staff for the readability of the language being proposed in the draft Land Development Code.

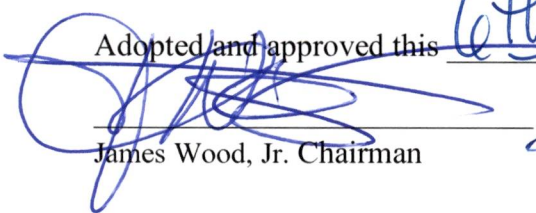
6. PUBLIC COMMENTS:

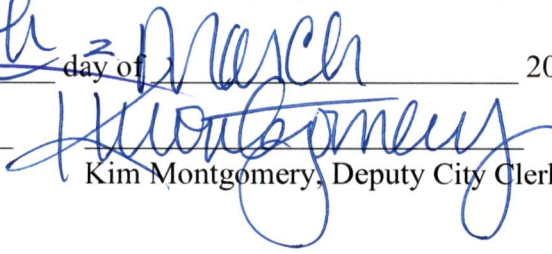
Chairman Wood opened the public for comment, but with no one present, he closed the public portion of the meeting.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 7:10 p.m.

Adopted and approved this 6th day of March 2025.


James Wood, Jr. Chairman


Kim Montgomery, Deputy City Clerk