April 18, 2019 Local Planning Agency Meeting

THURSDAY, APRIL 18, 2019
5:30 PM
Core Value of the Month - <INSERT>
Please turn off all Cell Phones and like devices prior to the start of the meeting.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

A. LPA Minutes 3-21-2019

DIRECTOR'S REPORT

FDOT 3R Hwy 98 Project Update – Brad Brenner, Volkert Engineering - Michelle Hill, ABC Communications
City of Destin Road and Restriping Projects Update – Michael Burgess, Public Services Director
Future Land Use Map/Zoning Map Alignment Update – Planning Staff

A. FDOT 3R Highway 98 Project Update - Brad Brenner, Volkert Engineering - Michelle Hill, ABC Communications
B. City of Destin Road and Restriping Projects Update - Michael Burgess, Public Services Director
C. Future Land Use Map/Zoning Map Alignment Update - Planning Staff

NEXT MEETING DATE May 16,2019

ADJOURNMENT

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based. "Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's Office 850.837.4242 at least 48 hours in advance".

MINUTES
LOCAL PLANNING AGENCY
THURSDAY, MARCH 21, 2019 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency meeting to order on Thursday, March 21, 2019 at 5:30 p.m., in the Destin City Hall Boardroom.

2. ROLL CALL:

Members Present	***Staff***
James T. Wood, Jr.	Rey Bailey, City Clerk
Darryl Shelton	Louis Zunguze, Community Dev. Director
Don David	Lauren Witt, Planner
Corey Ledbetter	Samantha Brisolara, Planner
Jason Klosterman	Dawn McDonald, Planner
Andrew McDowell	Noell Bell, Building Official
	Joey Forgione, Code Compliance Manager
	Michael Burgess, Public Services Director
	Webb Warren, Deputy City Manager
	Kimberly Kopp, Land Use Attorney
	Kyle Bauman, City Attorney Associate

3. APPROVAL OF MINUTES

A. January 17, 2019

Motion by Agency member Shelton, seconded by Agency member McDowell, to approve minutes of the January 17, 2019 meeting, as amended, passed 6-0.

4. NEW BUSINESS

The City Attorney announced they will hold a quasi-judicial hearing on the following two ordinances – Ordinance 19-02-LC and Ordinance 19-03-PC – simultaneously.

A. A public hearing regarding Ordinance 19-02-LC relating to a change to the Zoning Map, which changes a parcel of land from Recreation (REC) to Low Density Residential - Village (LDR-V).

DRAFT

The City Attorney read proposed Ordinance 19-02-LC by title.

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 75.08 ACRES OF THE SOUTHWEST PORTION OF PARCEL NUMBER 00-2S-22-0000-0046-0000, DESTIN, FLORIDA FROM RECREATION (REC) TO LOW DENSITY RESIDENTIAL-VILLAGE (LDR-V); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

B. A public hearing regarding Ordinance 19-03-PC relating to a change to the Future Land Use Map, which changes a parcel of land from Recreation (REC) to Low Density Residential (LDR).

The City Attorney read proposed Ordinance 19-03-PC by title.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING COMPREHENSIVE PLAN: 2020; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR THE ADOPTION OF A LARGE SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM RECREATION (REC) TO LOW DENSITY RESIDENTIAL (LDR); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The City Attorney sworn in the following individuals for testimony:

Curtis Gwin, applicant
Robert Lee, applicant
Louis Zunguze, Community Dev. Director
Lauren Witt, Planner
Samantha Brisolara, Planner
Dawn McDonald, Planner

DRAFT

Noell Bell, Building Official
Joey Forgione, Code Compliance Manager

Ms. Lauren Witt, City Planner, explained the basis of staff's procedural requirements for the review process of this request in regards to compatibility, and staff recommends approval of the ordinance.

Mr. Curtis Gwin, applicant, explained that the property was purchased in the late 70's and developed into what it is today. He explained the additional 9-hole course was installed in 1991, with the intention to eventually develop that area as well. However, the 9-hole course was later closed with the pressure from additional golf course competition in the area. He spoke of how the decision to develop the area was still a desire and now, they need to have the acreage rezoned to Low Density Residential from Recreation. He also explained how the property was originally zoned Medium Density Residential and it is unknown how the property was rezoned to Recreation; adding that it is a privately owned property and Recreation designation is generally for publicly owned property. He also stated that the property owners were unaware of the Recreation zoning designation until the City purchased a portion of the property for the installation of the round-a-bout. He briefly spoke of their desire to get an ingress and egress onto Commons Drive.

Mr. Bob Lee, applicant, stated that he has known about the Recreation zoning designation since 2007 when the agreement was made with then City Manager, Greg Kisela for the purchase of land for the round-a-bout on Commons Drive. He also knew they would eventually need to have the property rezoned appropriately. He further stated he would be willing to work with the City and the County Airport to come to an agreement with the development.

The City Attorney asked the applicant if they want the document they presented to be entered into the record. Mr. Gwinn agreed. Chairman Wood accepted the documents into the record.

At this time, the City Attorney asked if any members of the public wishes to provide testimony relating to this subject.

The City Attorney sworn in the following individuals for testimony:

Ken Ibold, Okaloosa County Airport Planner
Tracy Stage, Okaloosa County Airport Director
Chad Rogers, Okaloosa County Airport Project & General Aviation Mgr.

DRAFT

Mr. Ken Ibold spoke of how compatibility of residential properties and the airport is addressed in both the City's Comprehensive Plan as well as the FAA regulations. He noted there are 36 proposed lots in the development that are within the orange noise zone which are considered not compatible with airport use.

At this point, Agency member David pointed out that the LPA's responsibility is only to make a recommendation to Council for the adoption of the ordinance; adding that the presentation by the airport personnel should be presented at the next level.

Chairman Wood asked if the airport is recommending that they not approve this request.

According to Mr. Ibold, they are recommending that the incompatibility of certain parts of the proposed parcel with the airport be taken into consideration; adding if they are to be developed within the established zones B & C, as depicted in the exhibits that have been presented, then proper steps needs to be taken to protect any future purchaser of those properties.

Mr. Tracy Stage, Airport Director, explained that the last thing they want to happen is for the development to proceed and then City Council is left with dealing with constant noise complaints and incompatible land uses; which could go on for years. They felt they needed to bring up the areas that they are concerned about with regards to compatibility and they have submitted a number of items that can be taken into consideration by Council if this development is to move forward; such as providing avigation easements to the individuals that may own properties in those areas.

Mr. Zunguze stated that they are fully aware of the airport's concerns and have made that information available to the Agency members in their packet prior to this meeting.

The Chairman opened a public hearing to receive comments for or against the proposed ordinance. Having none, the Chairman closed the public hearing.

Agency member Klosterman moved to find Ordinances 19-02-LC and 19-03-PC consistent with the City's Comprehensive Plan and to recommend approval of Ordinances 19-02-LC and 19-03-PC to the City Council. Agency member David provided a second to the motion, which passes 6-0.

C. A public hearing regarding Ordinance 18-15-LC relating to the use of wheeled vehicles on public and private areas of the beach, which amends Section 11.08.02 of the Land

DRAFT

Development Code.

The City Attorney read proposed Ordinance 18-15-LC by title.

> **AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO THE USE OF WHEELED VEHICLES ON PUBLIC AND PRIVATE AREAS OF THE BEACH; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AN AMENDMENT TO LAND DEVELOPMENT CODE SECTION 11.08.02, AND CREATING SUBSECTIONS C(i) THROUGH C(v); PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Ms. Samantha Brisolara, City Planner, explained the purpose of the ordinance which is to strictly prohibit wheeled vehicles on the beach whether the property is public or private with the exceptions of certain permitted vehicles that will require a sticker displayed on the window shield.

Agency member Ledbetter asked if this has become an issue adding that he was under the impression that vehicles were not allowed on the beaches. According to the Land Use Attorney (LUA) the language was not clear in the Code in regards to private and public beaches so, the intent is to clarify that point, as well as adding additional language for the permitting process to allow certain vehicles beach access.

The Chairman opened a public hearing to receive comments for or against the proposed ordinance.

Ms. Marcie Bell stated that she is a part of the Sea Turtle Alliance and that they have been known to nest on the East Pass beaches, as a nest was identified and hatched in October of 2015; which was an endangered Loggerhead species.

Having no further comments from the public, the Chairman closed the public hearing.

Agency member Shelton moved to recommend approval of Ordinance 18-15-LC to the City Council with Agency member Klosterman providing the second. Motion passed 6-0.

DRAFT

D. A public hearing regarding Ordinance 18-30-LC relating to commercial activity in residential areas, which amends Articles 3, 7, and 9 of the Land Development Code.

The City Attorney read proposed Ordinance 18-30-LC by title.

> **AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO COMMERCIAL ACTIVITY IN RESIDENTIAL AREAS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; CREATING DEFINITIONS FOR COMMERCIAL USES, COMMERCIAL SPECIAL EVENTS, AND COMMERCIAL SPECIAL EVENT VENUES; PROVIDING FOR AMENDMENTS TO ARTICLES 3, 7, AND 9 OF THE LAND DEVELOPMENT CODE; AMENDING TABLE 7-2, TABLE OF ALLOWABLE USES IN ZONING DISTRICTS TO PROHIBIT COMMERCIAL SPECIAL EVENT VENUES IN ALL RESIDENTIAL DISTRICTS; LIMITING THE NUMBER OF SPECIAL EVENTS PERMITTED AT RESIDENCES ANNUALLY IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Ms. Samantha Brisolara, City Planner, explained the purpose of the ordinance is to clarify special events and where they are allowed in certain areas of the city. She explained how two or more events in areas of the city where they are not allowed constitutes a commercial venue.

The LUA explained that this ordinance has been before them several times and is back again because they needed to close a loophole discovered in the language for the commercial events. Therefore, the additional language now restricts the number of events to just five (5) a year for noncommercial events at a property.

Agency member Klosterman asked what qualifies as a special event. The LUA, directed the members to Section E of the ordinance that identifies what special events are defined as.

Mr. Zunguze clarified the city is not trying to prevent a homeowner from having a family wedding or a family reunion at their home, its purpose is to prevent a property from having multiple events for financial gain.

The Chairman opened the hearing to the public.

DRAFT

Ms. Marcie Bell referred staff to Commercial/Special Events on page three (3) of the ordinance, Item A/B. Asked if it is considered A and B *or* A or B.

The LUA explained holding two or more events constitutes a Prima Facie meaning that there is evidence that there are commercial events taking place. Adding that the Code Compliance staff knows and can tell the difference between family or commercial venue and can then proceed to cite the owner once deemed commercial.

Ms. Bell spoke of property exchanges and suggested language be added to include this particular circumstance as a reference in order to avoid a loophole for those type of uses; since there are several websites that advertise home swaps in Destin city limits.

The LUA advised that in-kind guests be added to the Commercial Uses definition as well as the Commercial Special Event definition and also advised the members when the motion is made, that language be included in the motion about "in-kind exchanges."

Mr. Guy Tadlock spoke of his concern about property owners getting around the no advertising rule by having the wedding planner advertise their locations for large weddings. And stated that the vendors are the ones that cause the problems; setting up for the weddings and then breaking down afterwards, which sometimes can be late into the evening.

Agency member Shelton moved to recommend approval of Ordinance 18-30-LC and to include a language about in-kind home exchanges as discussed; Agency member McDowell provided the second and the motion passed 6-0.

E. A public hearing regarding Ordinance 19-04-LC, relating to pay-to-park facilities, which creates Section 8.10.00, of the Land Development Code.

The City Attorney ready proposed Ordinance 19-04-LC by title.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA PROHIBITING PAY-TO-PARK FACILITIES FROM COLLECTING FEES AT ENTRANCE TO FACILITY; PROHIBITING BACKUP OF VEHICLES ONTO CITY, STATE AND FEDERAL HIGHWAYS, ROADS AND STREETS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CREATION OF LAND DEVELOPMENT CODE SECTION 8.10.00; PROVIDING FOR CIVIL AND CRIMINAL PENALTIES; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND

DRAFT

PROVIDING FOR AN EFFECTIVE DATE.

Ms. Samantha Brisolara, City Planner, explained the purpose of the ordinance is to prevent paid to park facilities from collecting at the front of the properties to prevent traffic pooling onto highways that can cause safety concerns and congestion. Adding that there are civil and criminal penalties for noncompliance.

The LUA added that this requires the fees to be collected at the exit or once they're already in the parking spot.

The Chairman opened the hearing to the public. With no one coming forward, he closed the public portion of the hearing and turned it over to the members for discussion.

Agency member McDowell asked if this ordinance would apply to sporting events held and spoke of how sometimes the traffic gets backed up on Commons Drive from sport tournaments nearby.

Mr. Zunguze explained that this ordinance addresses commercial properties that collect fees for parking on their premises.

The LUA added that the purpose of this ordinance is intended for a pay-to-park facilities and not sporting events.

There was a discussion regarding certain special events that take place at certain times of the year that charge for parking, typically at the entrance of the property.

The LUA advised adding language to include all events that charge for parking have to collect at the exit.

Agency member McDowell made the motion to recommend approval of Ordinance 19-04-LC, to include a language for anyone that collects money for parking would be covered under this ordinance with the exception of those organization's events that are specially permitted by the City of Destin. Agency member David providing the second and the motion passed 6-0.

F. A public hearing regarding Ordinance 19-05-LC, relating to preserving the historic Destin Harbor area, which amends Article 7 of the Land Development Code.

The City Attorney ready proposed Ordinance 19-05-LC by title.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO

DRAFT

PRESERVING THE HISTORIC DESTIN HARBOR AREA WITHIN THE CITY OF DESTIN; AMENDING ARTICLE 7 OF THE LAND DEVELOPMENT CODE, "LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS" TO CREATE A HARBOR DISTRICT OVERLAY; PROVIDING FOR PURPOSE AND INTENT; ESTABLISHING PRINCIPLE, CONDITIONAL, AND ACCESSORY USES IN THE HARBOR DISTRICT OVERLAY; AMENDING TABLE 7-2 "TABLE OF ALLOWABLE USES"; ESTABLISHING A PROCESS FOR DESIGNATION OF STRUCTURES AND SITES SIGNIFICANT TO THE HISTORY OF THE DESTIN HARBOR; ESTABLISHING CRITERIA FOR DESIGNATION OF STRUCTURES AND SITES SIGNIFICANT TO THE HISTORY OF THE DESTIN HARBOR; ESTABLISHING A CERTIFICATE OF APPROPRIATENESS; AUTHORIZING CODE WAIVERS; PROVIDING FOR APPEALS; PROVIDING FOR PENALTIES; 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.

Mrs. Witt explained the ordinance will create a Harbor District overlay in order to preserve the historically significant aspects of the harbor area and also to increase redevelopment for architecturally and historically significant area in the harbor area of Destin. She explained further that any location on the harbor that would like the designation could apply for the process outlined in the ordinance. She also explained the ordinance includes a waiver process to apply for necessary code waivers that may come into play in order to redevelop certain properties for commercial use; which could include setbacks, but could not include anything that would interfere with public health and safety. Additionally, there is an appeal process included in the ordinance.

The LUA stated she will be adding additional language before it goes to Council to clarify that that the conditional use only applies to for anyone that is applying for the historic certificate of appropriateness.

The Chairman opened the hearing to the public. Mr. Guy Tadlock asked for clarification that this would not include any areas over the water and would not apply to any residential areas.

The LUA clarified that if there is a location on the water that has a historic structure and is within the district, then it could fall under this ordinance but, it would have to go through the review process to see if it meets the criteria.

With no other comments, the Chairman closed the public portion of the hearing and turned it over to the members for discussion.

Agency member Klosterman pointed out that he is a second generation fisherman and

DRAFT

grew up on the docks in the harbor. He pointed out that most of the historic properties have been replaced with newer structures and asked what qualifies as historic architecture and what the goal of this ordinance is.

According to Mr. Zunguze, there are still some historical structures out there and this ordinance will protect those; if they want to apply for the designation.

Agency member McDowell moved that the LPA find Ordinance 19-05-LC to be consistent with the Comprehensive Plan, and recommend that the City Council approve Ordinance 19-05-LC, with Agency member Shelton providing the second. The motion passed with a roll call vote of 6-0.

G. A public hearing regarding Ordinance 19-06-LC, relating to establishing the Calhoun Mixed Use-Village Zoning District, which amends Article 7 of the Land Development Code.

The City Attorney read proposed Ordinance 19-06-LC by title.

> **AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA ESTABLISHING THE CALHOUN MIXED USE-VILLAGE ZONING DISTRICT; AMENDING ARTICLE 7 OF THE LAND DEVELOPMENT CODE "LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS"; AMENDING TABLE 7-2 "TABLE OF ALLOWABLE USES"; AMENDING TABLE 7-3: "SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICTS"; PROVIDING FOR; 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.**

Ms. Dawn McDonald, planner explained Council directed staff to create a new zoning category to be compatible and consistent with the Calhoun Mixed Use Village Future Land Use Map category. She explained what the new category will allow in regards to multifamily and single family uses as well as all the nonresidential uses established for all Calhoun Mixed Use Village categories in the Comprehensive Plan. As well as the densities and setback requirements.

The Chairman opened the hearing to the public. With no one coming forward to speak, he closed the hearing and asked the members for comment or a motion.

Agency member Shelton moved that the LPA recommend that the City Council approve Ordinance 19-07-LC with Agency member McDowell providing

DRAFT

the second. A roll call vote of 6-0 was taken and the motion passed.

H. A public hearing regarding Ordinance 19-07-LC, relating to the Town Center Mixed Use Zoning District, which amends Article 7 of the Land Development Code.

The City Attorney read proposed Ordinance 19-07-LC by title.

> **AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING THE TOWN CENTER MIXED USE ZONING DISTRICT; AMENDING ARTICLE 7 OF THE LAND DEVELOPMENT CODE "LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS"; AMENDING TABLE 7-2 "TABLE OF ALLOWABLE USES"; AMENDING TABLE 7-3: "SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICTS"; PROVIDING FOR; 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.**

Ms. Dawn McDonald, City Planner explained to the members that this ordinance came about by direction from Council and explained what all it amends in regards to the existing TCMU zoning district and how it encourages a true mixed use category and amends the LDC to approve and provide for increased buffering and setbacks for nearby residential developments that abut mixed use developments. As well as providing planning criteria for conditional use to ensure that developments and redevelopments are compatible with the surrounding uses and will not adversely impact land use activities in their immediate vicinity.

Mr. Zunguze explained that there will be future amendments to this ordinance that will be brought back before them for recommendation at a later date.

The Chairman opened the hearing to the public.

Mrs. Teresa Hebert encouraged the LPA members to approve this ordinance as she feels it needed and would encourage new startup businesses in the general area where the old cinema is located in the Town Center CRA.

With no further comment form the public to speak, the Chairman closed the public portion of the hearing and asked the members for comment or a motion.

Agency member McDowell moved for the LPA to recommend City Council

DRAFT

approve Ordinance 19-07-LC with Agency member Shelton providing the second. A roll call vote of 6-0 was taken and the motion passed.

5. DIRECTOR'S REPORT

- Future Land Use Map/Zoning Map Alignment

Mr. Zunguze briefly explained to the members the necessary work that will be coming before them in the upcoming months to update the Comprehensive Plan and the Land Development Code.

6. APPOINTMENT OF VICE-CHAIRMAN FOR THE LOCAL PLANNING AGENCY.

Motion by Agency member McDowell, seconded by Chairman Wood, to appoint Agency member Shelton as the Vice-Chairman of the committee passed 6-0.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 7:30 p.m.

Adopted and approved this _____ day of _____ 2019.

_____ _____

James T. Wood, Jr., Chairman Rey Bailey, City Clerk

DRAFT

US 98 IMPROVEMENT PROJECT

ANTICIPATED COMPLETION: LATE 2019 | **CONSTRUCTION COST:** $4.6 million | **FPID:** 220236-2-62-01

STAY INFORMED

The Florida Department of Transportation (FDOT) is resurfacing a 2.9-mile segment of U.S. 98, between the East Pass (Marler) Bridge and Airport Road in Destin. The $4.6 million project also includes adding bicycle lanes, sidewalk enhancements, access management improvements, Americans with Disabilities Act (ADA) upgrades, and new signage and pavement markings.

TRAFFIC IMPACTS

- Lane closures are allowed between 9 p.m. and 5:30 a.m. Sunday through Thursday.
- Two lanes of traffic in each direction are maintained at all other times.
- Drivers, property owners, and/or tenants may experience brief, intermittent access restrictions while driveways are replaced.

GENERAL INQUIRIES | info@myus98.com

Ian Satter
FDOT District Three Public Information Director
Toll-free Tele: (888) 638-0250, extension 1205
E-mail: ian.satter@dot.state.fl.us

Bill Timpner
FDOT Construction Project Manager
Tele: (850) 836-5796
Email: william.timpner@dot.state.fl.us

Facebook.com/myus98destin

Twitter.com/MyFDOT_NWFL

@myus98destin

www.nwflroads.com

for text alerts, text MYUS98 to 313131

ITEM # _____

COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA ITEM

LPA MEETING DATE: April 18, 2019
TYPE OF AGENDA ITEM: Staff Report and Recommendation

TO: Local Planning Agency

THRU: City Land Use Attorney/Kimberly Kopp
Community Development Director, Louis Zunguze

FROM: Planner, Lauren Witt
Planner, Dawn McDonald

DATE: March 28, 2019

SUBJECT: Comprehensive Plan – FLUM and Zoning Map Alignment – Update

---

ISSUE: The City Council has directed the Community Development Staff to address the existing discrepancies between the Zoning Map and the Future Land Use Map for the City of Destin, as outlined in Comprehensive Plan Objective 1-2.1. These discrepancies are grouped into 15 primary areas, covering 484 parcels of land.

Future Land Use Element Objective 1-3.6. of the City's Comprehensive Plan requires that the City ensure consistency between the City's land uses, structures, and rezonings, consistent with the City's Future Land Use Map. More specifically, Future Land Use Element Policy 1-3.6.4 requires the City to continually review properties within the the City and to ensure appropriate Future Land Use and Zoning Map categories that are consistent and that reflect the City's vision.

BACKGROUND: The City has recently (March 2016) approved changes to the Future Land Use Map of the City's Comprehensive Plan. However, the Zoning Map of the City's Land Development Code was not updated to reflect these changes. Additionally, there are two properties in the City which received development orders, while having an incompatible zoning district.

REQUEST: The City Council has directed staff to identify and address the inconsistencies, and also update the Land Development Code. To address these inconsistencies, Staff identified 16 areas requiring Zoning Map amendments. To that end, staff will be preparing for review by the LPA fourteen administrative Zoning Map changes are proposed at this time. The remaining two will be changed after receiving direction from the City Council.

DISCUSSION: To be consistent with the Future Land Use Map, the City proposes the following administrative Zoning Map amendments:

Map Location	Future Land Use Designation	Current Zoning Category	Proposed Zoning Designation	Nature of Conflict
1. Captain Leonard Destin Park	Recreation (REC)	Calhoun Mixed Use (CMU)	Recreation (REC)	DO 17-06 was issued 08/25/17 for Park – Zoning Designation was not changed
2. Old Destin area Between Calhoun Ave. and Sibert Ave.	Calhoun Mixed Use – Village (CMU-V)	Residential Office, & Institutional-General Development (ROI-GD)	Calhoun Mixed Use –Village (CMU-V)	FLUM change adopted with Comp. Plan 2020
3. 303 & 305 Harbor Blvd.	North Harbor Mixed Use (NHMU)	Institutional (INST)	North Harbor Mixed Use (NHMU)	FLUM change adopted with Comp. Plan 2020
4. Parcels south of Azalea Dr., east of Melvin St.	Residential, Office, & Institutional (ROI)	Medium Density Residential-Village (MDR-V)	Residential, Office, & Institutional[1]	FLUM change adopted with Comp. Plan 2020
5. Parcels between Azalea and Sea Hills Dr., west of Benning Dr.	Residential, Office, & Institutional (ROI)	Medium Density Residential-Village (MDR-V)	Residential, Office, & Institutional[1]	FLUM change adopted with Comp. Plan 2020
6. DWU Property at Azalea Dr. and Benning Dr.	Residential, Office, & Institutional (ROI)	Institutional (INST)	Residential, Office, & Institutional[1]	FLUM change adopted with Comp. Plan 2020
8. Destin Post Office	Town Center Mixed Use (TCMU)	Institutional (INST)	Town Center Mixed Use (TCMU)	FLUM change adopted with Comp. Plan 2020
9. Parcel south of Industrial Park Rd.	Industrial (IN)	Town Center Mixed Use (TCMU)	Industrial (IN)	FLUM change adopted with Comp. Plan 2020
10. Parcels south of 98 Palms Blvd. and north of Hwy 98 E	Town Center Mixed Use (TCMU)	Commercial General (CG)	Town Center Mixed Use (TCMU)	FLUM change adopted with Comp. Plan 2020
11. Gulf Terrace Condominiums	Town Center Mixed Use (TCMU)	Residential Office, & Institutional-General Development (ROI-GD)	Town Center Mixed Use (TCMU)	FLUM change adopted with Comp. Plan 2020
12. Rezmer Office Building	Town Center Mixed Use	Commercial General (CG)	Town Center Mixed Use	FLUM change adopted with

Map Location	Future Land Use Designation	Current Zoning Category	Proposed Zoning Designation	Nature of Conflict
	(TCMU)		(TCMU)	Comp. Plan 2020
13. Destin Water Users	Town Center Mixed Use (TCMU)	Institutional (INST)	Town Center Mixed Use (TCMU)	FLUM change adopted with Comp. Plan 2020
14. Parcel located south of the Intersection of Scenic Hwy 98 and Hutchinson St.	Crystal Beach Resort (CBR)	Crystal Beach Neighborhood (CBN)	Crystal Beach Resort (CBR)	FLUM change adopted with Comp. Plan 2020
Zoning Correction: Sibert Avenue Public Parking Lot	Residential, Office, Institutional (ROI)	Residential Office, & Institutional-General Development (ROI-GD)	Institutional (INST)	DO 18-15 was issued for parking lot, zoning designation was not changed

1. The specific Residential, Office, and Institutional classification (General Development, Tourist Development, Village Residential, or Crystal Beach Residential) still needs to be assigned by City Council.

A. Link to Strategic Goals /Objectives: Enhance Quality of Life.

B. Effect on Budget (EOB): There is not any anticipated effect on the budget.

C. Level of Service (LOS): The City of Destin shall not incur any expense or revenue as a result of this Ordinance.

COMPREHENSIVE PLAN CONSISTENCY: Proposed Ordinance No. 19-09-LC is consistent with Future Land Use Element Objective 1-3.6: Prevent Inconsistent Land Use.; Future Land Use Element Policy 1-3.6.1: Managing Future Land Use; and Future Land Use Element Policy 1-3.6.4: Identification of Land Use and Zoning Inconsistencies.

CONCLUSION: Staff will be bringing 14 administrative zoning map amendments to the LPA in May, 2019, for review and recommendation to City Council.