



**AGENDA
LOCA PLANNING AGENCY
THURSDAY, SEPTEMBER 26, 2019
5:30 PM
DESTIN CITY HALL BOARDROOM**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
 - A. A public hearing regarding Ordinance No. 19-23-LC relating to changes to the Zoning Map, which changes the zoning district of sixteen (16) to match the land use designations assigned in the Future Land Use Map of the Comprehensive Plan. The proposed Ordinance title is as follows:
ORDINANCE NO. 19-23-LC**

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 DESIGNATIONS OF THE PARCELS DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO RESIDENTIAL, OFFICE AND INSTITUTIONAL-VILLAGE RESIDENTIAL (ROI-VR); 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 No. 19-29-LC relating to changes to the Zoning Map, which changes the zoning of one parcel from multiple zoning districts (Recreation, Institutional, and Residential, Office, Institutional – General Development) to Institutional (INST). The proposed Ordinance title is as follows:
ORDINANCE NO. 19-29-LC**

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 THE PROPERTY DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM MULTIPLE ZONING DISTRICTS TO ONE ZONING DISTRICT; SPECIFICALLY, FROM INSTITUTIONAL (INST), RESIDENTIAL, OFFICE AND INSTITUTIONAL-GENERAL DEVELOPMENT (ROI-GD), AND RECREATIONAL (REC) TO INSTITUTIONAL (INST), ONLY; 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.

- C. A public hearing regarding Ordinance No. 19-24-LC relating to changes to the Zoning Map, which changes the zoning of multiple parcels from Residential, Office, Institutional – General Development (ROI-GD) to Residential, Office Institutional – Village Residential (ROI-VR). The proposed Ordinance title is as follows:
ORDINANCE NO. 19-24-LC**

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 DESIGNATIONS OF THE PARCELS DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM RESIDENTIAL, OFFICE AND INSTITUTIONAL-GENERAL DEVELOPMENT (ROI-GD) TO RESIDENTIAL, OFFICE AND INSTITUTIONAL-VILLAGE RESIDENTIAL (ROI-VR); 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.

- D. A public hearing regarding Ordinance No. 19-26-LC relating to changes to the Zoning Map, which changes the zoning of one parcel from Institutional (INST) and Commercial General (CG) to entirely Institutional (INST). The proposed Ordinance title is as follows: ORDINANCE NO. 19-26-LC**

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 DESIGNATIONS OF THE PARCEL DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM INSTITUTIONAL (INST) AND COMMERCIAL GENERAL (C-G) TO INSTITUTIONAL (INST), ONLY; 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.

- E. A public hearing regarding Ordinance No. 19-27-LC relating to changes to the Zoning Map, which changes the zoning of multiple parcels from Commercial General (CG) to Town Center Mixed Use (TCMU), to match the future land use designation assigned in the Comprehensive Plan. The proposed Ordinance title is as follows: ORDINANCE NO. 19-27-LC**

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 DESIGNATIONS OF THE PARCELS DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM COMMERCIAL GENERAL (C-G) TO TOWN CENTER MIXED USE (TCMU); 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.

- F. A public hearing regarding Ordinance No. 19-14-LC relating to the establishment of parking requirements for outdoor dining and/or seating areas. The proposed Ordinance title is as follows:
ORDINANCE NO. 19-14-LC

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA
AMENDING THE LAND DEVELOPMENT CODE TO ESTABLISH
MINIMUM PARKING REQUIREMENTS FOR ALL OUTDOOR
DINING AND SEATING AREAS IN THE CITY OF DESTIN;
CREATING DEFINITIONS FOR OUTDOOR DINING AND
SEATING AREAS; PROVIDING FOR AMENDMENTS
TO ARTICLES 3, 7, AND 8 OF THE LAND DEVELOPMENT
CODE; PROVIDING FOR AUTHORITY; PROVIDING FOR
FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO
THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTING
PROVISIONS; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

***CONTINUED TO LPA MEETING ON OCTOBER 17, 2019 AT 5:30
PM***

- G. A public hearing regarding Ordinance No. 19-16-LC relating to the establishment of a “Change of Use” process which regulates changes of previously approved land uses. The proposed Ordinance title is as follows:
ORDINANCE NO. 19-16-LC

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA
ESTABLISHING A PROCESS FOR REGULATING AND
REVIEWING CHANGES OF PREVIOUSLY APPROVED LAND
USES IN THE CITY OF DESTIN; PROVIDING FOR
AMENDMENTS TO ARTICLE 2 (“ADMINISTRATION”) OF THE
LAND DEVELOPMENT CODE; DEFINING “CHANGE OF USE”;
PROVIDING FOR AMENDMENTS TO ARTICLE 3
“DEFINITIONS” OF THE LAND DEVELOPMENT
CODE; 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.**

- H. A public hearing regarding Ordinance No. 19-19-LC relating to the process of development application review. The proposed Ordinance title is as follows:**

ORDINANCE NO. 19-19-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO THE PROCESS FOR DEVELOPMENT APPLICATION REVIEW; PROVIDING FOR AMENDMENTS TO ARTICLE 2 (“ADMINISTRATION”) OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AMENDMENTS TO ARTICLE 7 “LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS”) OF THE LAND DEVELOPMENT CODE; MODIFYING THE TECHNICAL REVIEW COMMITTEE PROCESS; AMENDING NOTICE REQUIREMENTS FOR DEVELOPMENT APPLICATIONS; AMENDING THE CONDITIONAL USE PROCESS; AMENDING THE THRESHOLDS FOR MAJOR DEVELOPMENT ORDER REVIEW; 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.

- I. A public hearing regarding Ordinance No. 19-28-LC relating to the consolidation of the Residential, Office, Institutional – General Development (ROI-GD) and Residential, Office, Institutional – Village Residential (ROI-VR) zoning districts. The proposed Ordinance title is as follows:**

ORDINANCE NO. 19-28-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 7 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE RESIDENTIAL, OFFICE AND INSTITUTIONAL-GENERAL DEVELOPMENT ZONING DISTRICT (ROI-GD) AND CONSOLIDATE IT WITH THE RESIDENTIAL, OFFICE AND INSTITUTIONAL-VILLAGE RESIDENTIAL ZONING DISTRICT (ROI-VR); 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.

- J. A public hearing regarding Ordinance No. 19-25-LC amending Article 7 of the Land Development Code to establish conditional uses in the Commercial General (CG) zoning district. The proposed Ordinance title is as follows:**

ORDINANCE NO. 19-25-LC

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA
AMENDING THE COMMERCIAL GENERAL (C-G) 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”; ESTABLISHING CONDITIONAL USES IN THE
COMMERCIAL GENERAL (C-G) ZONING DISTRICT;
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.**

- 5. DIRECTOR'S REPORT**
 - A. Meeting Material Distribution**
- 6. NEXT MEETING DATE: TBD**
 - A. October 17, 2019**
- 7. ADJOURNMENT**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)