



**AGENDA
HARBOR AND WATERWAYS BOARD MEETING
MONDAY, NOVEMBER 25, 2019
5:00 PM
DESTIN CITY HALL BOARDROOM**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - A) September 23, 2019**
- 3. PUBLIC COMMENTS**
- 4. NEW BUSINESS**
 - A) 3917 Indian Trail - After-the-fact permit**
 - B) Staff Presentations:**
 - Planning – Process, Application, and Marina Siting Review**
 - Code Compliance – Harbor Review**
- 5. OLD BUSINESS**
- 6. COMMITTEE MEMBER REPORTS**
- 7. DIRECTOR'S REPORT**
 - A) Civic Clerk Meeting Material Distribution**
- 8. NEXT MEETING DATE: TBD**
 - A) Proposed Next Meeting:**
 - January 27, 2019, 5:00 PM @ City Hall Boardroom**
- 9. 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)

**MINUTES
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL 5:00 P.M. – SEPTEMBER 23, 2019**

1. CALL TO ORDER:

Chairman Trammell called the Destin Harbor and Waterways Board meeting to order at approximately 5:00 p.m. on Monday, September 23, 2019 at Destin City Hall.

2. ROLL CALL:

Member Present:

Matt Trammell
Richard Hoey
Bill McKissick
Guy Tadlock
Quinten Selby

Staff:

Kim Montgomery, Deputy City Clerk
Traci Goodhart, Planner
Louis Zunguze, Community Development Dir.
Kyle Bauman, City Attorney

3. APPROVAL OF MINUTES:

➤ **August 26, 2019**

Board member Tadlock moved to approve of the August 26, 2019 minutes as corrected with Board member Selby providing the second.

Board member Hoey made a substitute motion to approve the August 26, 2019 minutes as corrected with Board member Selby providing the second. The motion passed 5-0.

4. PUBLIC COMMENT: None

5. NEW BUSINESS:

- **936 Bambi Drive, Shelby and Jennifer Smith - Proposed ±56 ft extension to include a boathouse and two (2) catwalks.**

Mrs. Goodheart explained the location of the project and Mr. Chuck Lobello being the contractor for the project. She explained further that the original plans for project would put it too far out into the bay since 156 linear feet is the furthest allowed per Code. Therefore, the project will have to be resubmitted to the FDEP for approval.

The Chairman asked why they are reviewing the project if the applicant still needs approval by the State for the project. He also mentioned how confusing it gets when there are two different sets of drawings that have different square footages on them with the wrong permit from the State.

Mrs. Goodhart explained that since less is going to be impacted, staff did not want to hold up the applicant for the Harbor Board's recommendation to City Council; which this won't go before them until the permits are obtained by the State and the ACOE.

There was a discussion regarding how the same issues have come before them in the past and how they feel that some clarification is needed.

The Chairman pointed out to the members that they have two options. They can make a motion to approve with the condition upon receiving the ACOE & FDEP permits or they can make the motion to request the project come back before the Board once the ACOE and FDEP permits are received.

Board member McKissick suggested they make the motion conditional since the applicant has been trying to get his project going for 6-months.

Board member Hoey pointed out that this request cannot go forward to City Council until unless all the conditions have been met and pointed out that the applicant's representative, Mr. Lobello should have known about the restrictions.

The Chairman questioned of the adjacent property owners have been notified and had a chance to voice any objections. According to Mr. Goodhart, they have been notified of the specifics of the request and when this meeting would take place.

Board member Tadlock made the motion to continue the approval until the applicant has received his ACOE & FDEP permits. The motion died for a lack of a second.

Board member McKissick made the motion to recommend City Council approve the request contingent upon the applicant providing the correct drawings, receiving his ACOE and FDEP permits and meeting all the conditions of the Code; with Board member Selby providing the second. The motion passed 3-2 with Board members Tadlock and Trammell dissenting.

- **2020 Work Plan - Goals and Objectives Discussion**

The Chairman reminded the members that he had asked them to come back with any recommendations they may have other than what board member Hoey presented at their last meeting for the Marina Siting Code. After that, the board and staff can review them at their next meeting and forward those recommendations to Council for their consideration.

The Chairman asked Mr. Zunguze what or if there is a timeline that they need to follow to get this accomplished. According to Mr. Zunguze identifying the issues is most critical at this point and later, staff will bring them back once they are at that point of reviewing and making recommendations to Council for changes and update to the Marina Siting Code.

According to the Chairman one of the changes he would like to see is where someone has an existing dock and they want to add just a simple lift and nothing else and it request meets code, there should be no need for the applicant to come before this Board. Also, consistent submittals and drawings with the correct dimensions is very important.

Board member Tadlock spoke of some issues he's encountered where the permits are board for board projects however when they go to inspect them; they are not necessarily within the same footprint. And agreed that is why he too feels that good drawings are so important.

Board member McKissick spoke of encountering situations where permits were not closed out for some of the projects and then when the property has been sold and going through the closing process those come up and hold the sale up. He feels a better checks and balance need to be put in place.

Board member Tadlock spoke of the canals on Holiday Isle and how their parallel dock requirements are a good process to consider for other areas of the city where there may be bodies of water; such as in Indian Bayou; similar to what the reviewed earlier.

6. OLD BUSINESS: None

7. MEMBER REPORTS:

Bandmember Tadlock asked at what point does a property owners dock become commercial. Noting that he has seen signs in residential neighborhoods advertising docks for rent. He mentioned that they see a little of this on Holiday Isle too, but not too much.

Mr. Zunguze explained that there is a change of use ordinance going before the Local Planning Agency at their next meeting that may clear up some of those issues. The Chairman suggested clear language being placed in the Code to help with those situations especially with the Crab Island businesses.

Bandmember Tadlock asked if there is any new information regarding the Capacity Study. According the Mr. Zunguze, the city is still waiting for the Federal funding to come in and should know more in a couple months.

The Chairman asked for a review from Code Department on what took place in the harbor this past summer. Mr. Zunguze agreed that he would have his staff make a presentation at their next meeting.

Board member McKissick asked for the status of Clement Taylor Park's seawall. According to the City Attorney, the city is waiting on funding from FEMA before the project can go out for bid and should be finished by the end of the year.

8. COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR'S REPORT:

➤ **Meeting Material Distribution**

Mrs. Goodhart explained that staff is in the process of trying to make the meeting materials easier to the members and how they prefer getting their information. The Chairman stated that he prefers getting it all digitally and getting the agenda and just the drawings at the meeting. Adding that he doesn't feel all the other materials are necessary or the binders.

9. MEETING DATES:

- **Next Meeting: TBD**

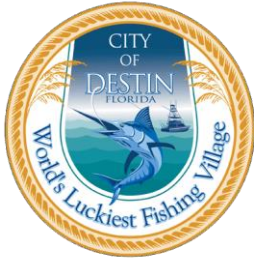
ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:10 p.m.

Adopted and approved this _____ day of _____ 2019.

Matt Trammell, Chairman

Kim Montgomery, Deputy City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA ITEM

HARBOR & WATERWAYS BOARD MEETING DATE: November 25, 2019

TYPE OF AGENDA ITEM: Staff Report and Recommendation

TO: Harbor & Waterways Board

THRU: Kyle Bauman, City Attorney
Louis Zunguze, Community Development Director
Lauren Witt, Principal Planner

FROM: Traci Goodhart, Planner

DATE: November 18, 2019

SUBJECT: Single-Family Residential Marine Construction Proposed at 3917 Indian Trail

BACKGROUND: The contractor has submitted an AFTER-THE-FACT permit for ±79 LF of dock, a boat slip with one (1) 3' x 32' catwalk, and boatlift. The dock does not exceed the maximum length (i.e., 147 ft.) established in *Article 11*.

REQUEST: The project, located on Choctawhatchee Bay, includes ±79 LF of dock, a (1) boathouse and (1) 3'x 32' catwalk. The total project footprint is ± 1000 sq. feet.

DISCUSSION: Per *Article 11.05.01.M., City of Destin Land Development Code*, the maximum length allowed for a dock located on Choctawhatchee Bay is equal to 1.5 times the width of the property at the mean high-water line, or 200 feet, whichever is less. The width of this property at the mean high-water line is approximately 98 feet. The proposed dock is 79 feet long.

The proposed dock also meets the requirements of *Article 11.05.01.S., City of Destin Land Development Code*, as it includes the required 25-foot riparian setback from the adjacent property lines.

Additionally, the proposal addresses the following City standards:

- A. Link to Strategic Goals /Objectives:** 1) Enhance Quality of Life. 2) Improve Public Use of Beach, Waterways and Harbor. 3) Enhance and Preserve Heritage and Environment.
- B. Effect on Budget (EOB):** There is not any anticipated effect on the budget. Additionally, there is no staff requirement for this project.

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: The proposed marine construction project is consistent with Coastal Management Element Goal 6-1, Coastal Management Element Objective 6-1.1, and Coastal Management Element Policy 6-1.1.3: Protect Coastal and Estuarine Environmental Quality and the Shoreline.

CONCLUSION: The contactor provided a Florida Department of Environmental Protection (FDEP), Self-Certification, File No. 0373409001EE. City staff reviewed the application and determined that the plans comply with City Codes and regulations. Specifically, the proposed dock complies with *Article 11.05.01.M., City of Destin Land Development Code*, and the Coastal Management Element of the City's Comprehensive Plan (*Coastal Management Element Policy 6-1.1.3*).

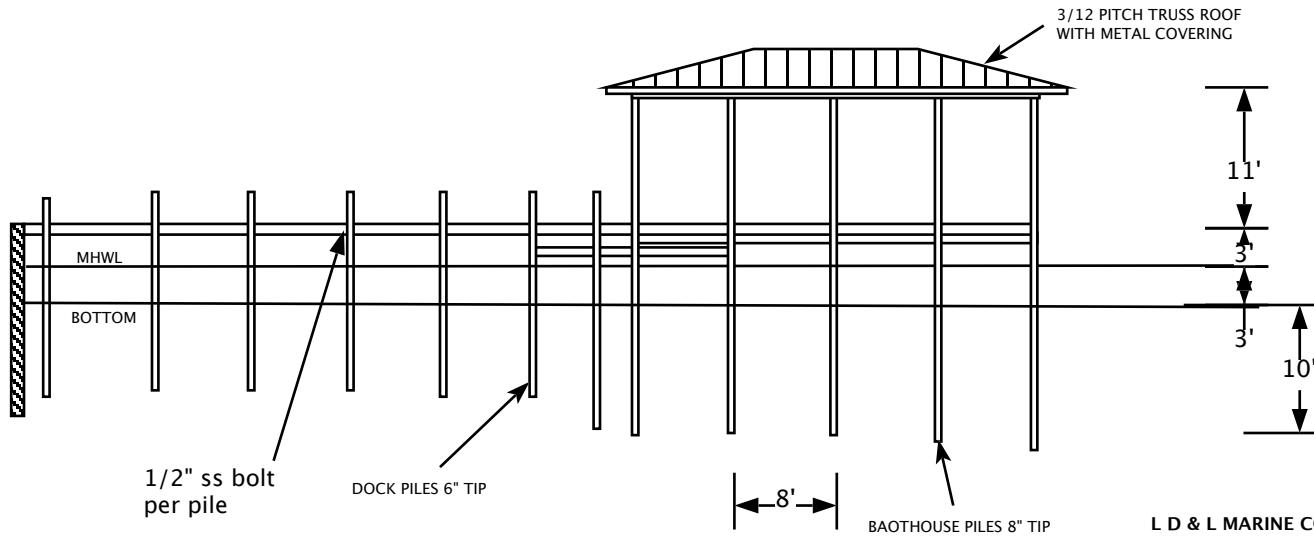
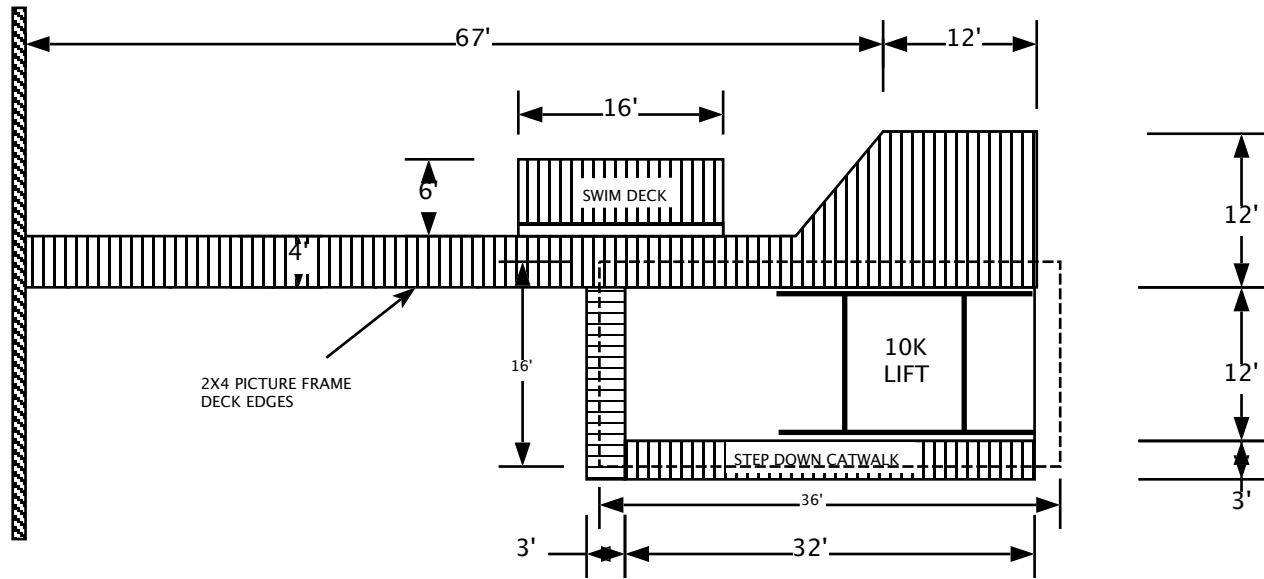
STAFF RECOMMENDATION: Staff recommends approval of a single-family marine construction project, ±79 LF of dock, (1) boathouse and (1) 3' x 32' catwalk, proposed at 3917 Indian Trail subject to the applicant meeting all applicable City permit requirements.

RECOMMENDED MOTION: I move that the Harbor & Waterways Board recommend City Council approval of a single-family marine construction project located at 3917 Indian Trail, ±79 LF of dock, (1) boathouse and (1) 3' x 32' catwalk subject to the applicant meeting all applicable City permit requirements.

Exhibits:

- A. Harbor & Waterways Board Application, dated October 21, 2019**
- B. Site plans for proposed project, dated October 21, 2019**
- C. Florida Department of Environmental Protection – Self-Certification, dated February 17, 2019.**

**BEARD
1,000 TOTAL SF.**



L D & L MARINE CONTRACTORS
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 MARY ESTHER, FL. 32569
 (Chuck LoBello) 585 3003 / chuckldl@cox.net
 (Clay Duhon) 585 5557 / c3d1@cox.net
 MARINE CONTRACTOR LIC. NO. 11071-0600564



raparian line

raparian line

37'

37'

LOK LIFT

BEARD
3917 INDIAN TRAIL

57 ft