

**MINUTES
LOCAL PLANNING AGENCY
OCTOBER 17, 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, October 17, 2019 at 5:30 p.m., in the Destin City Hall Boardroom; followed by the Pledge of Allegiance.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Darryl Shelton
Corey Ledbetter
Jason Klosterman
Don David

Member Absent

Kevin Schmidt

Staff Members Present

Kim Montgomery, Deputy City Clerk
Lauren Witt, Planning Manager
Samantha Brisolara, Planner
Kyle Bauman, City Attorney
Kimberly Kopp, Land Use Attorney

3. APPROVAL OF MINUTES:

A. September 26, 2019

Agency member Shelton moved for approval of minutes of September 26, 2019 meeting; seconded by Agency member Ledbetter. Motion passed 5-0. Agency member Schmidt was absent.

4. NEW BUSINESS:

- A. A public hearing regarding Ordinance No. 19-31-LC relating to changes to the Zoning Map, which changes the zoning district of one parcel to match the land use designation assigned in the Future Land Use Map of the Comprehensive Plan. The proposed Ordinance title is as follows:

The City Attorney read the ordinance by title into the record.

ORDINANCE NO. 19-31-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, INSTITUTIONAL-TOURIST DEVELOPMENT (ROI-TD) TO COMMERCIAL GENERAL (CG); 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.

According to the City Attorney, the ordinance is a quasi-judicial hearing and asked for those that would be providing testimony to please stand to be sworn in. The following were sworn in:

Trey Goodwin

Ken Metcalf

Mr. Goodwin, attorney for the property owner spoke of how they are in favor of the ordinance and they suggest the Agency members recommend its adoption to City Council. He provided Mr. Metcalf's resume for the record and suggested if there were any questions by the members; Mr. Metcalf may be able to provide insight. Chairman Wood accepted Mr. Metcalf's resume into the record.

Chairman Wood opened the public portion of the hearing. Having no one to approach the dais to speak, he proceeded to close the public portion of the hearing and asked the members if they had any questions, having none he called for the vote.

Agency member Shelton made the recommended motion to for City Council approve Ordinance 19-31-LC, with Agency member Ledbetter providing the second. A roll call vote of 5-0 was taken and the motion passed. Agency member Schmidt was absent.

- B. A public hearing regarding Ordinance No. 19-32-LC relating to changes to the Zoning Map, which changes the zoning of two (2) parcels from Institutional (INST) and Medium Density Residential-Village (MDR-V) to Residential, Office Institutional-Village Residential (ROI-VR). The proposed Ordinance title is as follows:

The City Attorney read the ordinance by title into the record.

ORDINANCE NO. 19-32-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 PROPERTIES DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM INSTITUTIONAL (INST) AND MEDIUM DENSITY RESIDENTIAL-VILLAGE (MDR-V) 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.

According to Planner Samantha Brisolara, the reason for the ordinance is to align the Future Land Use Map with the Zoning Map and combine the two zoning designations into the one and staff recommends approval.

Chairman Wood opened the public portion of the hearing.

Project Manager, Mr. Rob Hensel of Destin Water Users asked if the water tower presently located on the property would be grandfathered in.

According to Mrs. Witt, the use of water and sewer systems is considered a Conditional Use and is allowable.

Mrs. Kopp added that if there is ever a need for changes to be made to it, then Destin Water Users would potentially have to go through the Conditional Use process, but as it is, it's allowed.

With no one else coming forward to speak the Chairman proceeded to close the public portion for comment.

Motion by Chairman Wood to recommend City Council approve Ordinance 19-32-LC with Agency member Shelton providing the second. A roll call vote of 5-0 was taken and the motion passed. Agency member Schmidt was absent.

- C. A public hearing regarding Ordinance No. 19-33-LC relating to changes to the Zoning Map, which changes the zoning of one (1) parcel from Residential, Office, Institutional – General Development (ROI-GD) and Medium Density Residential- Village (MDR-V) to Residential, Office Institutional – Village Residential (ROI-VR). The proposed

Ordinance title is as follows:

The City Attorney read the ordinance by title into the record.

ORDINANCE NO. 19-33-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 PARCEL DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM RESIDENTIAL, OFFICE AND INSTITUTIONAL-GENERAL DEVELOPMENT (ROI-GD) AND MEDIUM DENSITY RESIDENTIAL- VILLAGE (MDR-V) 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.

According to Mrs. Brisolara, the property in question is the Sugar Loaf Apartments and is a split zoned property. This ordinance will bring the entire property into one zone.

Chairman Wood opened the public portion of the hearing. With no one coming forward to speak, Chairman Wood closed the public portion for comment.

Agency member Shelton made the recommended motion to for City Council approve Ordinance 19-33-LC, with Agency member David providing the second. A roll call vote of 5-0 was taken and the motion passed. Agency member Schmidt was absent.

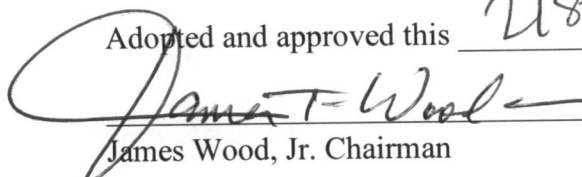
5. DIRECTOR'S REPORT: None

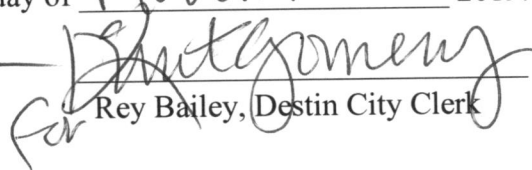
6. NEXT MEETING DATE: November 21, 2019 @ 5:30 p.m.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 5:15 p.m.

Adopted and approved this 21st day of November 2019.


James Wood, Jr. Chairman


for Rey Bailey, Destin City Clerk