MINUTES
LOCAL PLANNING AGENCY WORKSHOP
DECEMBER 12, 2019 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Workshop meeting to order on Thursday, December 12, 2019 at 5:30 p.m., in the Destin City Hall Boardroom; followed by the Pledge of Allegiance.

2. ROLL CALL:

Members Present	***Member Absent***	***Staff Members Present***
James T. Wood, Jr.	Corey Ledbetter	Kim Montgomery, Deputy City Clerk
Darryl Shelton		Lauren Witt, Planning Manager
Don David		Traci Goodhart, Planner
Jason Klosterman		Kyle Bauman, City Attorney
Kevin Schmidt		Kimberly Kopp, Land Use Attorney

3. APPROVAL OF MINUTES:

A. November 21, 2019

Agency member Klosterman moved for approval of minutes of November 21, 2019 meeting as corrected; seconded by Agency member Shelton. Motion passed 5-0.

4. NEW BUSINESS:

- **Evaluation and Appraisal Report (EAR)**

Mrs. Witt explained that part of the State requirements for Comprehensive Plan Compliance each community in the State is required to submit an EAR plan every seven years and the city is currently undertaking that process. She added that at this time, their review will be on the Coastal Element only and their input will be incorporated into the next submission. This will come before them at their January meeting for a public hearing and a recommendation to City Council.

Mrs. Goodhart provided the members with staff's proposed schedule for the review and pursuant to the requirements of Chapter 163.3191, F.S – Evaluation and Appraisal of Comprehensive Plan, The City of Destin is required to amend the Coastal Management Element, per requirements of Section 163.3178, F.S, to include:

- An Evaluation and Appraisal of the current Coastal Management policies
- A review of the current Coastal Management Element per new Florida Statutes
- Proposed new City policies based on state mandates (163.3178,F.S.)

TIMELINE:

- February 14, 2019 – City submitted Letter of Notification to the State Department of Economic Opportunity
- September – December 2019 – City Staff commenced review of current Coastal Management Element
- December 12, 2019 – Coastal Management Element Workshop with LPA
- January 9, 2020 – Evaluation and Appraisal documents brought before LPA for recommendation
- January 21, 2020 – Staff to present LPA recommendations to City Council for consideration (First Reading)
- February 19, 2020 – Proposed update sent to the State Department of Economic Opportunity (DEO)
- Second Reading TBD - pending State review (60 days) will be determined.

OBJECTIVE 6-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS.

Policy 6-1.1.1: Conserve through Land Acquisitions.

- The City shall annually evaluate opportunities to acquire coastal lands and wetlands through state and/or federal conservation land acquisition grant programs.
- City acquired 3.9-acre Cemex plant to expand the Joe's Bayou Recreational Area
- City partnered with the Trust for Public Land, acquiring 3.42-acre bayfront parcel for Captain Leonard Destin Park
- Ongoing partnership with the FDEP for Norriego Point Park Improvements and Restoration

OBJECTIVE 6-1.3: PROTECT AND ENHANCE COASTAL SHORELINES.

Policy 6-1.3.4: Support Revegetation Programs.

- The City provides funding to the Choctawhatchee Basin Alliance (CBA) to support coastal vegetation propagation, planting and related educational programs.
- The City has also taken remedial action to stabilize the coastal dune system and restore coastal vegetative habitat found along Norriego Point.

Policy 6-1.3.5: Support Beach Re-nourishment Programs.

- The City has a U.S. Army Corp of Engineers (USACE) dredging permit that has been used to re-nourish beachfront.
- The City partners with the Okaloosa County Tourist Development Council (TDC), providing a portion of the City's bed tax revenue for beach re-nourishment projects.

OBJECTIVE 6-1.3: PROTECT AND ENHANCE COASTAL SHORELINES.

Policy 6-1.3.4: Support Revegetation Programs.

- The City provides funding to the Choctawhatchee Basin Alliance (CBA) to support coastal vegetation propagation, planting and related educational programs.

- The City has also taken remedial action to stabilize the coastal dune system and restore coastal vegetative habitat found along Norriego Point.

Policy 6-1.3.5: Support Beach Re-nourishment Programs.

- The City has a U.S. Army Corp of Engineers (USACE) dredging permit that has been used to re-nourish beachfront.
- The City partners with the Okaloosa County Tourist Development Council (TDC), providing a portion of the City's bed tax revenue for beach re-nourishment projects.

OBJECTIVE 6-1.4: PRIORITIZE SHORELINE USES AND PROVIDE PUBLIC ACCESS TO SHORELINE.

Policy 6-1.4.4: Implement Beach Access Point (Level of Service Standards)

- Trust for Public Land purchased the 3.42-acre property at 101 Calhoun Avenue with Natural Resource Damage Assessment (NRDA) early restoration funds with a vision to create more public space and provide public access to the shoreline.
- Recent rezoning of waterfront property in Bay Estates, to Recreational provides additional public access to the Choctawhatchee Bay shoreline areas. The City recently purchased a 3.9-acre waterfront parcel to expand the existing Joe's Bayou Recreational Area.

OBJECTIVE 6-1.4: PRIORITIZE SHORELINE USES AND PROVIDE PUBLIC ACCESS TO SHORELINE.

Policy 6-1.4.4.5: Coordinate with TDC and Board of County Commissioners

- The City of Destin is investing $2 million dollars towards its public beach initiative. This is a top priority for the city to sustain our long-term economic vitality and deliver upon our beach brand.
- TDC has secured $6.5 million towards the public beach initiative.
- Several appraisals have been secured for beachfront properties within the City's Crystal Beach area.

OBJECTIVE 6-1.5: LAND USE CONTROLS AND CONSTRUCTION STANDARDS FOR PROTECTING THE NATURAL SHORELINE AND THE BEACH/DUNE SYSTEM.

Policy 6-1.5.6: Enforce Federal Emergency Management Agency (FEMA) Construction Standards.

- The City of Destin's Floodplain Management Standards now exceed the minimums of the National Flood Insurance Program (NFIP).
- City standards require new homes be elevated at least one-foot above the crown of the highest adjacent road.
- A two-foot free board requirement was adopted by City Council in 2018, that established height requirements for proposed structures in low-lying areas.

OBJECTIVE 6-1.6: MITIGATE HAZARDS IN THE COASTAL HIGH HAZARD AREAS (CHHA)

Policy 6-1.6.5: Coastal Population Densities and Hurricane Evacuation.

- City's Land Development Code (Article 2.27.00; 13.00.00, LDC) includes administrative procedures for intergovernmental review of developments proposed within the City limit, to ensure consistency with the Okaloosa County Hurricane Evacuation Plan.
- City's Future Land Use Map and LDC encourage low population densities in coastal high hazard areas.

Policy 6-1.6.6: Hurricane Evacuation and Roadway Improvements.

- City of Destin is a participating member of the Okaloosa-Walton Transportation Planning Organization (OWTPO), to address among other transportation concerns, enhanced evacuation, and roadway improvements.
- Highway 98 is currently being widened to accommodate additional travel lanes.

OBJECTIVE 6-1.7: LIMIT PUBLIC SUBSIDY OF DEVELOPMENT IN THE CHHA

Policy 6-1.7.1:Existing Infrastructure in the Coastal High Hazard Area (CHHA).

- There are no City infrastructure facilities located in the CHHA.
- City maintains a list of Critical Facilities under its National Flood Insurance Program (NFIP) and Community Rating System (CRS) programs.
- The City's critical facilities list was last updated in 2018, to include; schools, public safety buildings, municipal, and healthcare facilities.

OBJECTIVE 6-1.9: COORDINATE HURRICANE EVACUATIONS

Policy 6-1.9.1: Utilize Emergency Management Plans.

- Updated Policy per FS 163.3178(2)(d) - State Mandated Update

Policy 6-1.9.6: Improve Hurricane Evacuation Time.

- The City is in the process of redesigning the alternative east-west corridor (Cross Town Connector) to be consistent with land use densities identified in the City's Future Land Use Map (FLUM).
- The proposed route will serve as an alternate roadway to reduce congestion along Highway 98 in the event of a mandatory evacuation.

Policy 6-1.9.7: Evaluate Hurricane Evacuation Clearance Times.

- Annually, the City conducts a Transportation Concurrency Analysis and Report
- The report details levels of service for various collector streets and roads within the City limits to better manage traffic within in the City and inform evacuation clearance times.

OBJECTIVE 6-1.11: MAINTAIN ACCESS TO PUBLIC BEACH AND SHORELINE.

Policy 6-1.11.4: Enhance Waterfront Access.

- The City has developed cost comparative metrics for several potential beach property acquisitions.
- The City has dedicated RESTORE Act funding to renovate existing park infrastructure and to purchase bayfront property for the Captain Leonard Destin Park.
- The City's proposed rezoning of waterfront property in Bay Estates, to Recreational will provide additional public access to bay shoreline areas.

- The City of Destin continues to work with the FDEP, utilizing RESTORE Act funding in the stabilization and future development of recreational opportunities in the Norriego Point Recreational Area.

OBJECTIVE 6-1.14: MAINTAIN INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA.

Policy 6-1.14.1: Intergovernmental Coordination for the Coastal Area

- The City of Destin and Okaloosa County have an Interlocal Agreement, effective July 2002.
- The City continues to coordinate all development and resource conservation measures impacting the Gulf or Choctawhatchee Bay with local, state, and federal agencies, as necessary.
- Any development proposed near environmentally sensitive lands or State jurisdictional areas is required to have the necessary state and federal permitting, in addition to meeting City land development requirements.
- The City continues to coordinate with other public agencies having jurisdiction in the management of potentially impacted natural resources.

OBJECTIVE 6-1.15: CONTINUE EVALUATION OF COASTAL MANAGEMENT ELEMENT EFFECTIVENESS

Policy 6-1.15.4: Monitor Achievement of Coastal Management Goals

- The City's coastal management goals, objectives, and policies are supported in the City Land Development Code and Comprehensive Plan (Article 11, LDC; Chapter 6, Comprehensive Plan).
- The Coastal Management Element outlines the planning process to identify coastal management issues, through required intergovernmental coordination at the local, state, and federal level.
- The City continues to monitor the achievement of the coastal management objectives through land use changes, density classification, and flood plain management.

Regarding to 6-1.14.1, Item 5; where it talks about the Interlocal Agreement effective July 2002, the Chairman questioned if they were getting all the required information from the County for unincorporated portions of Destin; for traffic concurrency. According to Mrs. Witt, the city does receive project from the County for traffic tracking purposes. The Chairman stated the reason he questions that is because he went to the site of the construction next to Joe's Crab Shack because no one seemed to know what was being constructed. Mrs. Witt stated that she will reach out to them.

Agency member Shelton spoke of how he's heard that Panama City is using flood maps that have not been officially approved by FEMA and why the city is not considering using them as well; as there seems to be a lot of confusion with builders and property owners. According to Mrs. Witt, she is aware that the Building Official is closely tracking the status of the FEMA Flood Maps and she will reach out to her with their concerns.

State Mandate Update:

Pursuant to the requirements of Chapter 163.3191, F.S – Evaluation and Appraisal of Comprehensive Plan

The City of Destin is required to amend the Coastal Management Element, per requirements of Section 163.3178, F.S, to include:

- An Evaluation and Appraisal of the current Coastal Management policies
- A review of the current Coastal Management Element per new Florida Statutes
- Proposed City policies based on state mandates (163.3178,F.S.)

F.S. 163.3178(2)(g) - Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in section 342.07, Florida Statutes

The City continues to preserve recreational and commercial waterfronts through land acquisitions. In addition, water-dependent and water-related uses are established in Article 11.05.00, Marina Siting, LDC. Staff recommends adding a new objective and policy to the Coastal Management Element per 163.3178, F.S.

- **New Objective:** The City shall encourage shoreline development of those land uses which are dependent on or related to access to the water.
- **New Policy:** The City shall preserve recreational and commercial waterfronts through proper land use planning, the public acquisition of land for parks and open space and shall continue to provide the siting of water dependent and water-related uses through the zoning guidelines of appropriate land use districts.

F.S. 163.3177(6)(g)10 - Sets forth an option for the local government to develop an adaptation action area designation for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.
The City has established guidelines for floodplain management in Article 11.04.00, LDC. Staff recommends adding a new objective and policy to the Coastal Management Element per 163.3178, F.S.

- **New Objective:** The City shall designate as necessary, an adaptation action area for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and are potentially vulnerable to the impacts of rising sea level.
- **New Policy**: The City will identify areas for which land elevations are below, at or near mean high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.

F.S. 163.3178(2)(d) - Assigns the State Division of Emergency Management the responsibility of ensuring the preparation of updated regional hurricane evacuation plans.
Current Policy 6-1.9.1: Utilize Emergency Management Plans. Through the City's emergency management department, the City shall manage its local emergency plan and utilize the recommendations provided in the latest revision of the Okaloosa County Emergency Management Plan (CEMP). The Northwest Florida Hurricane Evacuation Study (July 1999) should also be consulted where information is still current.
Revised Policy: The State Division of Emergency Management will be responsible for preparing regional hurricane evacuation plans. In the event of a natural disaster, the City shall respond to the instruction and guidance of the Okaloosa County Emergency Management office. The City

shall also periodically review the hurricane evacuation plan and will update and revise such plans based upon data from the Statewide Regional Evacuation Study for northwest Florida.

F.S. 163.3177(6)(g) - Modifies the objectives of the coastal management element and includes a new requirement for preserving historic and archeological resources.

Current Policy 6-1.12.2: Performance Standards for Protecting Sites of Historic or Archaeological Significance.

The LDC shall include provisions to address adverse impacts to historic or archaeological sites of significance created by development or redevelopment of the site.

Revised Policy: The City shall continue to support efforts to identify historic or archeological sites and register them with the proper agencies. The City LDC shall establish historic overlay districts, guidelines, and requirements, as necessary, to establish controls for safe construction practices and for retaining the character of development within said districts.

F.S. 163.3178(2)(f) - Adds requirements for the redevelopment component of the Coastal Management Element.

Current Policy 6-1.10.1: Recovery Operations and Post-Disaster Redevelopment.

Expanded Policy:

1. In order to reduce flood risk from, or associated with, high-tide events, storm surge, flash floods, stormwater runoff, and the impacts related to sea-level rise, the City will continue to promote the use of the development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code and the Land Development Regulations.
2. The City shall continue to ensure development and redevelopment utilize the best available data on minimum floor elevation, including FEMA flood zones.
3. The City shall, through implementation of all Land Development Regulations, continue to ensure that all new buildings or structures meet, or exceed, the flood resistant construction requirements of the Florida Building Code and Federal Flood Plain Management regulations including flood proofing and storm surge.
4. Participate in the National Flood Insurance Program in conformance with Public Law 92-288 and the Community Rating System Program.

The Chairman opened the public for comments, with no one speaking up; he closed the public and turned the discussion over to the members. With no further comments, Mrs. Witt spoke of the assistance she received from all the city departments for their input on the EAR. And reiterated that this will be brought back before them at their January 9th Special Meeting in a more formal format for their review and recommendation to Council. She also provided the members with what will be coming before them in the next three meetings in January in order for staff achieve their necessary deadlines.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:10 p.m.

Adopted and approved this 14th day of January 2020.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk