

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MAY 15, 2019 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, May 15, 2019 at the Destin City Hall Boardroom.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Justin Woodard
Delores Morrell

Staff Present

Kim Montgomery Deputy City Clerk
Samantha Brisolara
Louis Zunguze, CD Director
Joe Bodi, Engineering Assistant

3. APPROVAL OF MINUTES: April 17, 2019

This item was pulled by the Chairman to have the clerk review the motion regarding the Annual Report and Work Plan as in the minutes, there was no vote recorded so, he asked the clerk to review that portion, make any necessary corrections and bring it back to their next meeting for approval.

Motion by Chairman Wernet, seconded by Committee member Morrell to pull the approval of the April 17, 2019 meeting minutes until the next meeting passed 4-0.

4. OLD BUSINESS:

➤ **2018 Annual Report | 2019 Work Plans**

The Chairman pointed out that they did not make any formal action to forward the Annual Report and Work Plans to the CRA Board for their approval and asked the members for a motion.

Motion to approve the 2018 Annual Report and 2019 Work Plans and forward to the CRA Board for their consideration was made by Committee member Sandstead with Committee member Morrell providing the second. The motion passed 4-0.

Mr. Zunguze asked the Chairman if he preferred to make the presentation of the Annual Report and Work Plans to the CRA Board or would he prefer that it just be forwarded to them by staff. After a brief discussion amongst the members regarding how it's always been handled, **Committee member Woodard made the motion to have Chairman Wernet present both the Annual Report and Work Plans to the CRA Board and ask for the initial funding for the Linear Park be budgeted to keep this project moving forward with Committee member Morrell providing the second. The motion passed 4-0.**

➤ **Mobile Vending Ordinance**

Mr. Zunguze explained that staff, in reviewing the Mobile Vending Ordinance, discovered several

issues that need to be addressed and they are asking for the committee's input on their proposed changes to the ordinance.

Mrs. Brisolara provided the members with a brief overview of the current requirements for obtaining a license to operate a Mobile Vendor set forth in Chapter 13, Article 9 of Section 13-160 of the Code of Ordinance; which sets the policy for permits as well as staff's recommendations to improve the process.

- ❖ Ordinance 17-15-CC sets the process and requirements for permits in regarding location and enforcement.
- Mobile Vendor is defined by someone selling either food, beverages, flowers, or other merchandise and/or services from a vehicle and has two categories:
 - Long Term - more than 72-hrs and only allowed in the South Harbor Mixed Use Zone and Calhoun Mixed Use Zoning District.
 - Short Term, only allowed in the South Harbor Mixed Use, Calhoun Mixed Use, North Harbor Mixed Use, Commercial Trades & Services, Industrial, Institutional, Residential Office, Institutional Development, and in Town Center Mixed Use Zoning Districts.
 - Noting this does not include Mobile Caters which is someone engaged in a business transporting in motor vehicles food, beverages, or service equipment to residential/businesses and industrial establishments pursuant to prearranged schedules.
- ❖ Ordinance 17-16-LC Amends the LDC to establish review standards for Mobile Vending
- Permits to ensure the following:
 - Proper Location in Zoning Districts
 - Property Size
 - Number of Mobile Vendors on Property
 - Parking Impacts
 - Utility Connections
 - For Private Long-Term Operations:
 - Amount of Water Frontage
 - Number of Current Mobile Vendors
- Two Categories within Mobile Vending are:
 - Public Mobile Vendors – Operate on Public Property
 - Maximum Space Requirements 420-square foot per site and a maximum size of 10' wide x 40' long. A maximum height of 15-foot with a special event permit.
- Private Mobile Vendors - Operate on Privately Owned Property
 - Required to maintain access for vehicles and pedestrians on site
 - Minimum half acre lot
 - No more than 5-mobile vendors may operate on the parcel
 - For Mobile Vendors in the South Harbor Mixed Use and Calhoun Mixed Use Zones – No More than 1-Mobile Vendor per 100-Linear Foot of Waterfrontage
 - Meet all parking requirements for the Vendor Vehicle and employee parking

- Access to permitted Commercial Restrooms within 300-foot of the Mobile Vendor
 - Long Term Use – 72-hrs or more
 - Short Term Use – 72-hrs or less
- Legal Operation Requirements:
 - Business Tax Receipt (BTR)
 - Mobile Vendor Permit
 - All Applicable State Licenses for the type of business
- Planning Review Requirements
 - Site Plan with Mobile Vendor Application to Verify the following:
 - Appropriate Zoning
 - Location on the property
 - Meets setbacks
 - Location of other vendors on property, if applicable
 - Location of garbage
 - Location of restrooms
- Building Division
 - Contacts applicant after review to confirm or deny application
 - Issues Mobile Vendor License or explains why denied
- Ordinance Issues/Solutions
 - No definition of Mobile Vendor in the LDC
 - Revise Article 7.21.00 to clarify the definition and address all types
 - No Special Events Guidelines or Process for Public or Private Vendors
 - Revise the LDC to include Special Events Regulation & Associated Criteria
 - Applicable Site Plan Requirements
 - Revise the Mobile Vendor Application to list requirements to establish the review guidelines and requirements
 - Establish Administrative Review Fees
 - Establish a Special Events Permit Application and review fees

Motion by Committee member Woodard to support staff to move forward with the amendments to the Mobile Vending Review Process as presented by staff with Committee member Sandstead providing the second. A roll call vote of 3-1 was taken and the motion passed with Committee member Morrell dissenting.

5. COMMITTEE MEMBER COMMENTS:

- Chairman Wernet thanked staff for their hard work and the agenda packets.

6. DIRECTOR'S REPORT:

Mr. Zunguze briefly spoke of the rezoning of a parcel of land located in the Town Center next to the Winn Dixie; which as a result, enables the acquisition of necessary right of way for the Linear Park and roadway and asked Mr. Bodi to explain further the public benefit of this development.

Joe Bodi Engineering Assistant explained that the development for the Vintage Apartments requires the property owner to give the city 100-feet of right-of-way (ROW) as well as making necessary improvements to the ROW for the road that will connect to 98 Palms to Main Street and Palm Street will connect to Highway 98. Enabling the people that live in that area a shorter access to those immediate areas of the city without having to get on to Main Street or Airport Road. He spoke that there is a short area of land that is owned by Destin Water Users that will also need to be obtained. As well as an additional area that would be obtained later to tie into Mattie M. Kelly which, once obtained will connect that area to Airport Road. He explained that there is a possible application to be submitted soon that will enable the city to be able to complete the entire grid system.

- **Alignment of the Comprehensive Plan & Land Development Code**

Mr. Zunguze explained to the members that staff has discovered 468 parcels in the city that need to be rezoned in order to bring both the Zoning Map and the Future Land Use Map into compliance with one another. He spoke of how remarkable it is that out of that many properties, only three will be considered nonconforming.

Mrs. Brisolara briefly explained to the member the changes and showed them the locations on the zoning map as well as the three locations that are nonconforming.

7. VISITOR COMMENTS: None

ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:35 PM.

Adopted and approved 17th day of July 2019.

Lockwood Wernet
Lockwood Wernet, Chairman

Kim Montgomery
Kim Montgomery, Deputy City Clerk