

**BOARD OF ADJUSTMENT
DESTIN CITY HALL BOARDROOM
WEDNESDAY, JULY 11, 2019
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, July 11, 2019, at Destin City Hall Boardroom.

2. ROLL CALL:

Present:

Tom Weidenhamer
David Emerson
Jan Lipscomb
Kimberlee Vann Damme
Scott Fischer
James Staley

Members Absent

Casey Waterhouse

Staff Present:

Kim Montgomery, Deputy City Clerk
Lauren Witt, Planner
Samantha Brisolaro, Planner
Mr. Steve Bauman, City Attorney

3. APPROVAL OF MINUTES:

A. April 4, 2018

Board member Emerson moved to approve the minutes of the February 6, 2019 meeting as written. Board member Vann Damme provided the second to the motion and the passed 4-0, with new Board members Fischer and Staley abstaining due to not serving on the Board at the time of the meeting.

4. NEW BUSINESS:

A. 19-03-CU The applicant, Mary Rowlan of South Walton Realty, is requesting approval of a Conditional Use to provide short-term rentals in a multi-family structure located in the Crystal Beach Neighborhood (CBN) (Parcel #00-2S-22-0580-0004-0140).

The Deputy City Clerk swore in the following people who may provide evidence for the hearing.

- Mary Rowlan
- Samantha Brisolaro, Planner

Mr. Bauman asked if the applicant if she agrees to waive the reading of the Notice into the record. Ms. Rowlan stipulated that she does. Mr. Bauman then asked both the applicant and city staff if they agree to waiving the reading of the Application into the record for which both parties agreed. And finally, he asked if both parties agreed to waiving the staff report into the record. And again, both parties stipulated to agreeing to waive reading the staff report as

prepared as well as admitting it into the record as evidence.

Mr. Bauman proceeded to ask Ms. Rowlan if she had any objections or issues with the report as written by staff. Ms. Rowlan stipulated that she did not. He also asked if staff had any objection or rebuttal. With having none, the public portion of the meeting was opened.

Mr. Glen Patrick Stahly of 4554 John Avenue approached the podium to speak and was duly sworn in by the Deputy Clerk; prior to speaking. He spoke of his opposition to the large three-story homes that have been built in the immediate area for short term rentals and asked that if this request were granted, and the owner decided to later tear down the current building; would those type homes be able to built under the same pretenses and be grandfathered in on the property.

According to Mrs. Brisolara, they would not be grandfathered in as this Conditional Use request is for the current building on this lot.

Mr. Stahly then asked why the large three-story homes could be built. According to Mrs. Brisolara, those homes are single family dwellings and can be rented as short-term rental guidelines.

The Chair announced and accepted the staff report as evidence into the record with no objections and asked the Board members for comments or questions. With none, he stipulated that in accordance to the staff report, staff is recommending that the Board approve the Conditional Use for the building and asked the members for a motion.

Bandmember Emerson made the motion to approve the Conditional 19-03-CU, for the property mentioned at 75 Pompano Street.

The City Attorney asked Mr. Emerson to amend his motion to include the following, "Based on the recommendation and the report prepared by City Staff and the facts and matters set forth therein."

Board member Emerson amended his motion, to approve the Conditional 19-03-CU, for the property mentioned at 75 Pompano Street based on the recommendation and the report prepared by City Staff and the facts and matters set forth therein. Chairman Weidenhamer provided the second for discussion.

Board member Staley asked Ms. Rowlan for clarification regarding the parking requirements for the triplex.

According to Ms. Rowlan, there are three different sets of parking spaces available. Currently the owner lives in the middle unit with two parking spaces for her. The one unit is currently vacant but there are two spaces available and the other end until has a total of two spaces.

According to Mr. Stately, he is more confused and pointed out there seems to be a discrepancy in what staff says is available and what she just mentioned and asked again for clarification on how many parking spaces are available. Ms. Rowlan pointed out that there are three units in the duplex, and each has 2-spaces per unit.

Board member Fischer asked for clarification that the property owner has a total of 6-parking spaces and none of those are in the right-of-way. Ms. Rowlan acknowledged that is a correct statement.

The Chairman called for a vote and the motion passed with a unanimous vote of 6-0.

6. OTHER BUSINESS:

- Next Meeting: August 7, 2019 if there is an application submitted.
- New Members: The Chairman welcomed new members Scott Fischer and James Staley.

7. ADJOURNMENT:

There being no further business the meeting was adjourned at 7:00 p.m.

Adopted and approved this 2nd day of October 2019.

Tom Weidenhamer
Tom Weidenhamer, Chairman

Kim Montgomery
Kim Montgomery, Deputy City Clerk