

**LOCAL PLANNING AGENCY
MEETING MINUTES
JANUARY 21, 2021 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, January 21, 2021 at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Darryl Shelton
Jason Klosterman
Don David
Marcie Bell
Karen Drexler

Staff Members Present

Kim Montgomery, Deputy City Clerk
Traci Goodhart, Stormwater Specialist/Planner
Daniel Butler, Planner
Himangi Mutha, Planner
Don Smith, City Engineer
Kimberly Kopp, Land Use Attorney
Kyle Bauman, City Attorney

Mrs. Goodhart introduced the new planning staff members to everyone. And Chairman Wood introduced the two new LPA members to everyone as well.

3. CHAIRMAN/VICE CHAIRMAN NOMINATIONS:

Chairman:

Motion to nominate Jim Wood as Chairman was made by Agency member Shelton, with Agency member Bell providing the second. A roll call vote of 6-0 was taken and the motion passed.

Vice Chairman:

Motion to nominate Don David as Vice Chairman was made by Agency member Bell with Agency member Shelton providing the second. A roll call vote of 6-0 was taken and the motion passed.

4. Sunshine Law/Public Records Presentation – Kyle Bauman

The City Attorney presented the members with the City's Public Records Policy, Resolution 19-27 which was modeled after the City of Tallahassee's and adopted by Council. As well as a short Power Point Presentation and a Sunshine Law Handout and touched briefly on each important item. Noting that they all should be using their City of Destin email addresses for all city business. And explained how if they do get an email to their personal email account, to just forward it to their city email address so that it can be captured and searchable. He also covered social media comments and likes and how now that they are a public official, they are responsible to keep those Under the Sunshine as well.

5. APPROVAL OF MINUTES:

October 15, 2020

Motion by Agency member David, seconded by Agency member Shelton to approve the October 15, 2020 minutes as written. The motion passed 6-0.

NEW BUSINESS:

A. **Proposed Conditional Use 21-01-CU – Panda Express**

The City Attorney swore the following individuals for testimony:

- Nobert Kovacs
- Eric Houston
- Jeremy Beckett
- Cain Lester
- Traci Goodhart

Mrs. Goodhart explained the proposed project request location, being in the old Edwin Watts Golf Shop. The zoning district is Commercial General, and the request is compatible with the surrounding businesses. The applicant is proposing a fast-food restaurant with a drive-through and a 400-square foot outdoor patio and how the land use designation, in the zoning district, requires a conditional use application. And their role is to look at it from a Future Land Use Component as outlined in the Land Development Code.

Regarding the seven Conditional Use Requirements Mrs. Goodhart explained that the proposed project meets them all and explained each to the members.

- **Land Use Compatibility** – There are no off-site impacts anticipated with this project.
- **Sufficient Size** – The proposed project is 2,381 ft restaurant and a 400-square foot outdoor patio.
- **Proper Use of Mitigative Techniques** – The proposed project will have all the necessary screening, buffers, landscaping, and setbacks. It has an existing access off Emerald Coast Parkway, as required, and is providing cross-access to the property to the east for a safe alternative form of circulation of vehicles.
- **Hazardous Waste** – The project request does not produce any hazardous waste.
- **Over Proliferation of Uses** - This area of Destin is established commercial corridor with the nearest drive through be 1/3 of a mile to the east.

According to Mrs. Goodhart, with meeting all the requirements of the Conditional Use, staff feels the proposed restaurant is compatible with the surroundings and in compliance with applicable Laws and Ordinances. Staff recommends approval of the Conditional Use, noting that at this time, there is not an active Development Order (D.O.) Application because the applicant wanted to make sure that the

Conditional Use is first approved prior to submitting his D.O., which needs to be reflected in the motion for approval.

Chairman Wood opened the public portion of the hearing, with no one in attendance or attending virtually, the Chairman closed the public and asked the Agency members for any additional comments or a motion.

Motion by Agency member Klosterman, seconded by Agency member Shelton to recommend City Council approve Proposed Conditional Use 21-01-CU – Panda Express, pending submittal of their Development Order Application. A roll call vote of 6-0 was taken and the motion passed.

6. DIRECTOR'S REPORT:

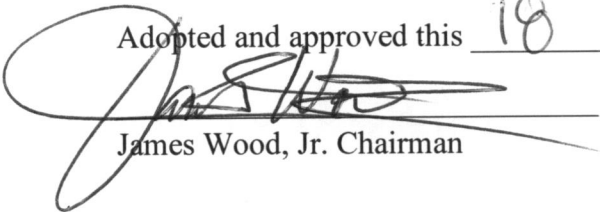
Mr. Zunguze informed the Agency members that the complete rewrite of the Land Development Code is upcoming. Additionally, there is a City Council Visioning Session scheduled for January 25, 2021 in this room at 8:30 a.m. and they are welcome to attend.

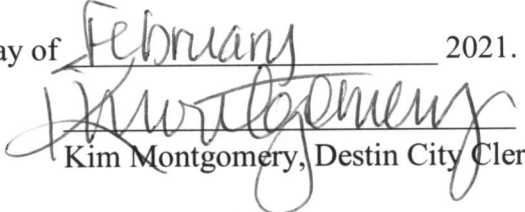
7. NEXT MEETING: February 18, 2020

8. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:15 p.m.

Adopted and approved this 18 day of February 2021.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk