

**LOCAL PLANNING AGENCY
MEETING MINUTES
FEBRUARY 18, 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, February 18, 2021 at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

<u><i>Members Present</i></u>	<u><i>Members Absent</i></u>	<u><i>Staff Members Present</i></u>
James T. Wood, Jr.	Marcie Bell	Kim Montgomery, Deputy City Clerk
Darryl Shelton		Traci Goodhart, Stormwater Specialist/Planner
Jason Klosterman		Daniel Butler, Planner
Don David		Kimberly Kopp, Land Use Attorney
Karen Drexler		

3. APPROVAL OF MINUTES:

January 21, 2021

Motion by Agency member Shelton, seconded by Agency member David to approve the January 21, 2021 minutes as written. The motion passed 5-0.

NEW BUSINESS:

A. Ordinance 20-01-LC

The Land Use Attorney read the ordinance by title into the record.

ORDINANCE NO. 21-01-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, ZONING AND REGULATORY CONTROLS, OF THE LAND DEVELOPMENT CODE; PERMITTING RESIDENTIAL USES IN THE SOUTH HARBOR MIXED USE ZONING DISTRICT IN STRUCTURES PREDATING INCORPORATION OF THE CITY OF DESTIN (1984); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Butler explained to the members that Policy 1-2.4.3 of the Comprehensive Plan requires long-term residential uses in the South Harbor Mixed Use Zoning District to have a minimum of 4,500 sq. feet of publicly leasable commercial space. And this proposed ordinance would exempt structures built prior

to the City's incorporation from this specific requirement regarding the publicly leased full space. He also explained that due to the non-conforming nature of the structures, any structures built after 1984 shall be required to provide the 4,500 square feet of the publicly leasable space will cut down on non-conformities within this zoning district and not to create any more non-conformities. And Staff recommends adoption of ordinance 21-01-LC by City Council.

The Chairman opened the hearing to the public, with no one coming forward he closed the public portion of the hearing and called on the members for comments or a motion.

Agency member Shelton made the motion for the Local Planning Agency to recommend City Council's approval Ordinance 21-01-LC, with Agency member David providing the second. A roll call vote of 5-0 was taken and the motion passed.

B. ORDINANCE NO. 21-02-LC

The Land Use Attorney read the ordinance by title into the record.

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 LOW DENSITY RESIDENTIAL - VILLAGE (LDR-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. (Parcel ID Numbers: 00-2S-22-3091-000J-0200 & 00-2S-22-3091-000J-0190)

Mr. Butler explained to the Agency members that City Council directed staff to eliminate the inconsistencies between the Zoning Map and the Future Land Use Map adding the zoning designation between these two subject parcels are not consistent which currently, these parcels are zoned Low Density Residential Village. And the Future Land Use Map has these designated as Residential Office Institutional, which is for just commercial supportive uses. If approved, the zoning of these parcels would be consistent with the Future Land Use Map and staff recommends approval Ordinance 21-02-LC for these two parcels.

The Chairman opened the hearing to the public, with no one coming forward he closed the public portion of the hearing and called on the members for comment or a motion.

Chairman Wood asked staff if this was the last of the changes to correct the maps. According to Mr. Butler that is correct.

Agency member Shelton made the motion for the Local Planning Agency to recommend City Council's approval of Ordinance 21-02-LC, with Agency member Drexler providing the second. The

motion passed with a 5-0 vote for approval.

C. ORDINANCE NO. 20-16-LC

The Land Use Attorney read the ordinance by title into the record.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RELATING TO MOBILE VENDING; AMENDING ARTICLE 3, "DEFINITIONS"; AMENDING ARTICLE 7, "LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS" RELATING TO MOBILE VENDING REGULATIONS; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE, CONFLICTING PROVISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

According to Mrs. Goodhart, this ordinance better defines short-term, long-term and special events. And that both ordinances, this one and the next, have previously come before them and were approved at their level. However, when they went before the Harbor and Town Center CRA, at the Harbor CRA recommended removing the May through September timeframe seeing that Destin's season no longer has a definitive boundary.

The Chairman asked for clarification on what changes were made from the last time they reviewed and recommended this ordinance. According to Mrs. Goodhart, just the May to September timeframe for "seasonal" was omitted.

With no more comments, the Chairman opened the hearing to the public, with no one coming forward he closed the public portion of the hearing and called on the members for a motion.

Agency member Shelton made the motion for the Local Planning Agency to recommend City Council's approval proposed Ordinance 20-16-LC with the following changes, the definition between the Code of Ordinance and the Land Development Code are clarified and the length of the season from May to September is removed. Agency member Drexler providing the second. The motion passed with a 5-0 vote for approval.

The Land Use Attorney clarified for the member that this ordinance amends the Code of Ordinance and the previous ordinance amends the Land Development Code. She then read the ordinance by title into the record.

ORDINANCE NO. 20-17-CC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RELATING TO MOBILE VENDING; AMENDING CHAPTER 13, ARTICLE IX OF THE CODE OF ORDINANCES TO EXCLUDE "MOBILE FOOD DISPENSING VEHICLES" FROM PERMITTING REQUIREMENTS FOR MOBILE VENDORS, DUE TO PREEMPTION BY THE STATE PURSUANT TO SECTION 509.102, FLORIDA STATUTES (2020); PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND

AN EFFECTIVE DATE.

Mrs. Goodhart explained to the LPA members that this Ordinance is bringing the city in line with the Florida State Statute where instead of the Mobile Vendors submitting a Mobile Vending Permit Application, they will now submit a Mobile Vending Zoning Verification. Explaining further that is just for staff to make sure that the Mobile Vendor has the authority to operate on the property in which they are operating and, to make sure that they're in the correct zoning districts. And staff recommends approval of this ordinance.

Chairman Wood opened the hearing to the public, with no one coming forward he closed the public portion of the hearing and called on the members for comments or a motion.

Agency member David made the recommended motion for the Local Planning Agency to recommend approval of Ordinance 20-17-CC by City Council. With Agency member Shelton providing the second. A roll call vote of 5-0 was taken and the motion passed.

6. DIRECTOR'S REPORT:

A. Harbor Capacity Study Update

The Land Use Attorney explained that the City has received the funds from the Federal Government for the study and the study is about to commence next month. There will be a meeting of the steering committee on February 24th at 5:30 at that time the committee will be introduced to their role and their scope of the project. They will also be meeting with the representative from the Army Corps of Engineers, Meredith Ledart and will be reviewing surveys and getting acquainted with the project as a whole.

B. Land Development Code Update

The Land Use Attorney explained to the members that at their last meeting they had asked how the Land Development Code revisions would be coming to them and staff will be bringing the chapters in increments and not all of it at once.

The Chairman asked when the final adoption comes up would they be recommending it in its entirety? According to the Land Use Attorney, it may not need to be done that way and may also be in sections. Adding that the city is hiring 3TP as a consultant to assist with most of the rewrite as well as working with staff.

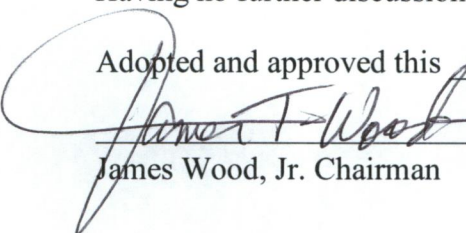
The Chairman also asked if they would be reviewing One Gulf project request in the next few months. According to the Land Use Attorney that should be coming before them soon.

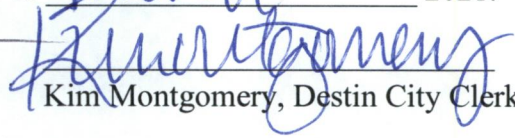
7. NEXT MEETING: March 18, 2020

8. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 5:50 p.m.

Adopted and approved this 10th day of March 2021.


James Wood, Jr. Chairman


Kim Montgomery, Destin City Clerk