

**MINUTES  
LOCAL PLANNING AGENCY  
THURSDAY, JUNE 2, 2016 - 5:30 P.M.  
DESTIN CITY HALL BOARDROOM**

**1. CALL TO ORDER:**

The City Attorney called the Local Planning Agency meeting to order on Thursday, June 2, 2016 at 5:30 p.m., in the Destin City Hall Boardroom.

**2. NOMINATION OF CHAIRMAN & VICE CHAIRMAN**

The City Attorney called for nomination for Chairman. Committee member McDowell nominated Agency member Wood for Chairman. The City Attorney called for any other nominations. With no one speaking up, the City Attorney closed the nominations for Chairman and asked for a vote. The motion passed with a vote of 6-0. Agency member Wood accepted the nomination. Agency member Jacobs was not present for the vote.

Chairman Wood called for nomination for Vice Chairman. Committee member McDowell nominated Agency member Menchel for Vice Chairman. Chairman Wood called for any other nominations. With no one speaking up, Chairman Wood closed the nominations for Vice Chairman and asked for a vote. The motion passed with a vote of 6-0. Agency member Menchel accepted the nomination. Agency member Jacobs was not present for the vote.

**3. ROLL CALL:**

**Members Present**

James T. Wood, Jr  
Steve Menchel  
Donald David  
Scott Jacobs  
Corey Ledbetter  
Travis Ralph  
Andrew McDowell

**Staff**

Kim Montgomery, Deputy City Clerk  
Ashley Grana, Planning Manager  
Hank Woollard, Planner  
Scott Shirley, Land Use Attorney  
Jerry Miller, City Attorney

**4. APPROVAL OF MINUTES: March 17, 2016**

**Motion by Agency member Ledbetter, seconded by Agency member Ralph to approve the minutes of the March 17, 2016 meeting minutes, passed unanimously with a 6-0 vote. Agency member Jacobs was not present for the vote.**

**\*\* Committee member Jacobs entered the meeting at 5:35 p.m.\*\***

**5. NEW BUSINESS:**

- A. A public hearing to review proposed Ordinance No. 16-13-LC which is an Ordinance that amends the City of Destin Land Development Code to allow land use "8131 Religious organizations" as a permitted use in the Commercial Trades and Services (CTS) zoning district. The proposed Ordinance title is as follows:

ORDINANCE NO. 16-13-LC

- A. AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO RELIGIOUS ORGANIZATIONS AS A PERMITTED USE WITHIN THE COMMERCIAL TRADES AND SERVICES ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE AMENDMENT OF LAND DEVELOPMENT CODE SECTION 7.12.06 ZONING DISTRICTS, TABLE 7-2: TABLE OF ALLOWABLE USES TO PROVIDE FOR RELIGIOUS ORGANIZATIONS AS AN ALLOWABLE USE WITHIN THE COMMERCIAL TRADES AND SERVICES ZONING DISTRICT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

The City Attorney read the ordinance by title into the record. The Land Use Attorney explained that this text amendment is to institute a policy to allow religious organization into the CTS zoning district and staff agrees that it is consistent with the Comprehensive Plan, adding that the applicant is present to provide any insight on the request.

The Chairman opened the hearing for the public to speak for or against the ordinance.

Eric Partin, Pastor for Shoreline Church explained that this request came about because they purchased the old NighTown bar and nightclub adding how this is good for the surrounding businesses and homes to no longer have a nonconforming nightclub to ever go into the location. He also explained how the days of denominational churches backed by finances of a big churches, coming in and purchasing large parcels a of land to build their church, are on their way out and the nondenominational churches, where they come in and take over a building that is already built, such as his churches, are on the rise. Adding that he feels that passing this ordinance is not only beneficial to them but to the City of Destin's future.

Chairman Wood opened the hearing for public comment, having no one come forward; he closed the public portion of the hearing and turned it over to the LPA members for comment or a motion.

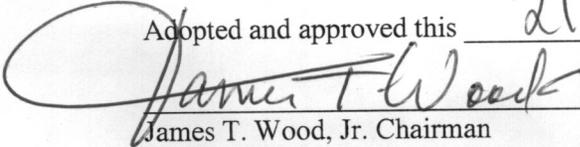
**On a motion by Agency member McDowell, seconded by Agency member Menchel, the members voted 7-0 to recommend City Council find the proposed Ordinance 16-13-LC is consistent with the Comprehensive Plan: 2020 and recommend City Council approve the proposal 16-13-LC on first reading.**

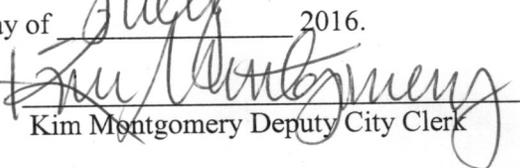
The Chairman asked staff if the LPA is invited and can attend the Comprehensive Plan workshop. According to the City Attorney, he advises the members to wait until it comes before them as an Agency to evaluate the actions and work by another level instead of contributing to and participating when there is a possibility that a Quasi-Judicial in nature they may have effected with Agency action at another level and then are an adjudicator at their level; which would then raise equal protection of due process.

6. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 5:45 p.m.

Adopted and approved this 21<sup>st</sup> day of July 2016.

  
James T. Wood, Jr. Chairman

  
Kim Montgomery Deputy City Clerk