

**MINUTES  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
JUNE 20, 2016  
ANNEX COUNCIL CHAMBERS  
5:30 PM**

The Community Redevelopment Agency met in a special session with the following members and staff present:

Destin Community Redevelopment Agency

Boardmember Chatham Morgan  
Boardmember Cyron Marler  
Boardmember Tuffy Dixon  
Boardmember Rodney Braden

Boardmember Parker Destin  
Boardmember Jim Foreman  
Boardmember Prebble Ramswell

City of Destin Staff

CRA Executive Director Carisse LeJeune  
CRA/Development Manager Steven Schmidt  
Public Information Manager Doug Rainer  
HR Manager Karen Jankowski  
Land Use Attorney Scott Shirley

City Clerk Rey Bailey  
IT Manager Webb Warren  
Finance Director Bragg Farmer  
City Attorney Jerry Miller

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

The City Attorney called the meeting to order at 5:30 p.m. on June 20, 2016 for the purpose of taking nominations for the CRA Board Chairperson.

**ELECTION OF CHAIR AND VICE-CHAIR**

**Boardmember Parker Destin was unanimously appointed as Chairman of the CRA Board (Board members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”).**

**Boardmember Ramswell was unanimously appointed as Vice-Chair of the CRA Board (Board members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”).**

**APPROVAL OF MINUTES**

1. Request approval of minutes of March 7, 2016 CRA Board meeting

**Motion by Boardmember Marler, seconded by Boardmember Dixon, to approve minutes of March 7, 2016 CRA Board meeting passed 7-0 (Board members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”).**

## **PUBLIC OPPORTUNITY TO SPEAK ON CRA BOARD PROPOSITIONS**

Ms. Leigh Moore, representing Howard Group, addressed the proposed ordinance defining the boundaries of South Harbor Festive Marketplace. She stated this issue first came up because of a concern about people carrying open containers of alcohol and pulling coolers behind them along the sidewalk alongside US Hwy 98. She continued this scene did not necessarily present a family-friendly image; and that it was also a safety concern because the sidewalk was next to a very busy high speed roadway. She added they believe the proposed change is a good one and it would keep the activity down toward the south harbor where it was initially intended.

### **NEW BUSINESS:**

#### **2. Harbor CRA Advisory Committee recommendations.**

At this time, Mr. Mike Buckingham, Chairman of the Harbor CRA Advisory Committee, came forward to present the committee's recommendations. He first addressed the committee's recommendation to take the necessary steps to secure Captain Royal Melvin Park and Plaza and not allow parking there during the ongoing negotiations between the City and the adjoining property owner. He stated that the vote was 4-0; and that he had to abstain from voting because he had some involvement with one of the property owners there at one time. He continued it was brought up during the discussion the pedestrian crosswalk was due for completion in May 2016, which would make it easier and safer for people to park on the south side of the road and then cross the street to the north side. They later learned the crosswalk would not be completed until mid-July this year.

Boardmember Ramswell requested an update on the estimated date of completion for the pedestrian crosswalks.

The Executive Director stated that FDOT expects to get all the pedestrian crossings installed by the end of July this year; adding that staff will verify this information.

Boardmember Ramswell asked if the committee still recommends shutting down parking on the park property given the information pedestrian crosswalks will not be completed until late July.

Mr. Buckingham stated since the committee's meeting occurred in May, he does not feel comfortable speaking for the committee on this issue; however, he would prefer waiting at least until the pedestrian crosswalk becomes operational before shutting down parking at the park property to make it safer for people to cross the road and avoid any liability on the part of the City.

Boardmember Ramswell suggests the committee meet and discuss this issue again since the target completion date for the pedestrian crosswalk has changed.

The Land Use Attorney suggests allowing the CRA Development Manager Steve Schmidt summarize the rest of the committee's recommendations since Mr. Buckingham did not have the benefit of having the agenda item.

Boardmember Ramswell stated that the chairman of each committee should receive a copy of the agenda packet for the CRA Board meeting or Council meeting so they can prepare in advance if they need to speak.

Mr. Schmidt explained they were late in sending a copy of the agenda to Mr. Buckingham as there was some confusion on whether or not he would actually make the presentation; adding that quite often either the staff or the City Manager is prepared to make the presentation.

Boardmember Morgan inquired as to the logic behind fencing off the northern end of the park and leaving the blacktop on the southern end opened.

Mr. Schmidt explained that some members of the committee believe the park has been used for overflow parking for too long and they wanted to stop the overflow parking while the issue was in mediation. He noted there was a 4-0 vote to recommend closing off the park but leaving the existing access open until the issue with the adjoining property owner had been adjudicated.

Boardmember Ramswell noted the minutes of the committee's meeting did not mention anything about putting up a fence.

According to Mr. Schmidt, the exact motion was to secure the park for pedestrian traffic only and allow the blacktop driveway to still be used until the project breaks ground; and not allow it to be used for overflow parking.

Boardmember Morgan asked for some clarifications regarding the blacktop driveway.

Mr. Schmidt stated it was for the existing driveway that leads to the parking down below; adding he did not hear specific recommendations for the lower lot. It was more geared toward the upper portion of the property.

**Boardmember Dixon moved to continue discussion of this item to a later date, and to consider the other three recommendations; seconded by Boardmember Ramswell. Motion passed 6-0 (Board members Morgan, Marler, Foreman, Dixon, Ramswell and Braden voted "yes"; Boardmember Destin abstained from voting).**

Boardmember Destin explained he abstained from voting on the motion because of his connection to the park issue.

The Land Use Attorney presented the Harbor CRA Advisory Committee's recommendation to place a 6-month moratorium on food truck and trailer vendor permits to allow the committee time to modify the criteria for permits, while still allowing processing of

special event requests. He explained that the City has had an issue with food trucks and other mobile vending type of services operating on the harbor. They have had some difficulty distinguishing between a kiosk, which is a semi-permanent structure, and a mobile vending service, which is on wheels and capable of being moved. Under the FEMA flood regulations, they are allowed to have the movable vending, but they are not allowed to have the kiosk below base flood elevation. He continued either there had been an actual confusion on what constitute a mobile vending unit versus what constitute a kiosk; or those who wanted to install the kiosk were pretending to be confused and claiming they think it is legal. He also stated they have a proliferation of potentially unlawful uses on the harbor. There is a new State rule that regulates mobile food vendors that requires those that do not have a full complement of support services within the self-contained unit to be moved to a commissary every day; while those with full complement of support services can remain on the location.

The Land Use Attorney also noted he has not had the opportunity to adequately evaluate the need for a moratorium under certain circumstances. He continued it is used quite often by local governments; and that this may be the area where they may have to use it simply because of the possibility of violating FEMA flood regulations. This would have implications on the City's participation in the federal flood insurance program as several thousand property owners in the City would not be able to obtain federal flood insurance. He suggests allowing him and staff to evaluate this issue more closely and bring it back for a recommendation.

Boardmember Marler noted there were some kiosks that were grandfathered in when they completed the boardwalk; and that a few years ago the City defined what is allowable and not allowable.

Mr. Schmidt stated that the City passed an ordinance for portable buildings; which clearly describes the difference between a kiosk and a portable building. He continued one of the biggest questions that have come up with regards to this issue was the definition of food trucks. The City is not as well versed on food trucks as they are with portable buildings or trailers; adding that food trucks have specific regulations with regards to storage tanks among other things.

Boardmember Foreman asked if these are licensed vehicles.

The Land Use Attorney replied they are required to have more than one license – a vehicle license, a license from the Division of Restaurants and with the Department of Business and Professional Regulations.

**Boardmember Marler moved to continue discussion of this item to a later date; seconded by Boardmember Foreman. Motion passed 7-0 (Board members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted "yes").**

Next, the Land Use Attorney presented the Harbor CRA Advisory Committee's recommendation for the Council to approve Ordinance 16-12-LC, the redefinition/clarification of the description of the boundary of the South Harbor Festive Marketplace. He stated that the Okaloosa County Sheriff's Department who does the open container law enforcement for the

City has had some difficulty with properly enforcing the open container standard on the harbor because they could not tell the exact festive marketplace boundary from the current ordinance.

According to Boardmember Ramswell, what she remembers from previous conversations about this issue was the Sheriff's Department was not empowered to make any arrests when people violate the open container standard. There was also a concern about people pulling coolers and drinking alcohol beverages while walking on the sidewalk along a very crowded and dangerous highway. She added it was not only an image issue but a safety issue. She also added the festive marketplace was originally designed to allow people to walk from one venue to another or to go to the harbor with an open container; and not while walking on the sidewalk and crossing Hwy 98. She recommends changing the language in the ordinance from the area south of the roadway to the area south of the right-of-way, which would then include the sidewalk.

The Land Use Attorney stated that the Sheriff's Department needs to know the exact boundary line and when a person is in violation of the law; adding they do not necessarily know the edge of the right-of-way in all instances as it may vary in some cases. The survey line would not necessarily coincide with the edge of the sidewalk or coincide perfectly with every structure or every piece of hardscape alongside the road.

Boardmember Dixon noted this meeting is only scheduled for 30 minutes, which is not nearly enough to discuss and consider all the items on the agenda. He recommends continuing all the items to a later date when they can have more time to make a decision and convening the City Council meeting which is scheduled next.

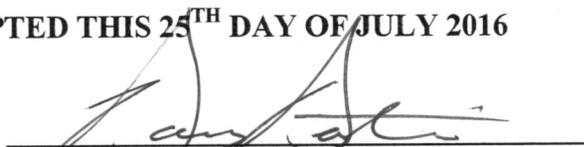
**After a brief discussion, Boardmember Dixon moved to schedule another CRA Board meeting and continue all discussion items to July 25, 2016 starting at 5:30 PM; seconded by Boardmember Foreman. Motion passed 7-0 (Board members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted "yes").**

**ADJOURNMENT:**

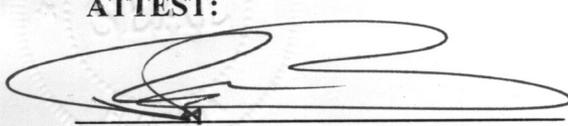
Having no further business at this time, the meeting was adjourned at 6:05 PM.

**ADOPTED THIS 25<sup>TH</sup> DAY OF JULY 2016**

**By:**

  
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**Parker Destin, Chairman**

**ATTEST:**

  
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**Rey Bailey, City Clerk**