

**MINUTES
REGULAR MEETING
DESTIN CITY COUNCIL
JULY 5, 2016
CITY HALL ANNEX COUNCIL CHAMBERS
6:00 PM**

The Council of the City of Destin met in regular session with the following members and staff present:

Destin City Council

Mayor Scott Fischer	Councilmember Jim Foreman
Councilmember Chatham Morgan	Councilmember Tuffy Dixon
Councilmember Parker Destin	Councilmember Prebble Ramswell
Councilmember Cyron Marler	Councilmember Rodney Braden

Destin City Staff

Interim City Manager Carisse LeJeune	Deputy City Clerk Kim Montgomery
Public Information Manager Doug Rainer	Planning Manager Ashley Grana
Engineering Assistant Joe Bodi	City Planner Hank Woollard
Finance Director Bragg Farmer	HR Manager Karen Jankowski
Parks/Recreation Director Lance Johnson	Library Director Jurate Burns
IT Manager Webb Warren	City Attorney Jerry Miller
Land Use Attorney Scott Shirley	

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Scott Fischer called the meeting to order at 6:00 PM. Reverend Kim Canyon delivered the invocation; which was followed by the Pledge of Allegiance.

**SPECIAL PRESENTATIONS
APPROVAL OF MINUTES**

1. Proclamation – Maddox Hayles – Perfect (100%) score on the Florida Standards Assessment (FSA) Test

The Mayor presented Maddox Hayles with a proclamation recognizing his perfect score on the Florida Standards Assessment Test.

2. Gulf Power Tree Trimming Policy – Mr. Buck Lowry

Mr. Bernard Johnson, Mr. Buck Lowry, and Mr. Johnathan Gates took questions from Council regarding the large Sycamore trees removed as a result of the pump project being installed for Heritage Run Subdivision, and explained the perimeters that have to be cleared in regards to the safety standards.

Councilmember Dixon expressed his disappointment with the amount of trees that were removed for the project. He asked about the distance requirements from the powerlines.

According to Mr. Johnson, they consider 15-feet as the ideal distance.

Council member Dixon asked if they had to acquire a permit to remove the trees.

Mr. Johnson replied they were only required to obtain a permit for the project.

Councilmember Marler asked why Gulf Power could not have gone underground with this project and why they decided to leave one little tree standing.

According to Mr. Johnson, the cost involved in undergrounding was the main reason. He also explained they did not cut down the little tree because it was salvageable; adding they cut down some of the other smaller trees because they took so much of the branches they would have eventually weaken and die anyway.

Councilmember Morgan asked if Gulf Power is exempt from the City's Tree Ordinance; to which Mr. Johnson replied affirmatively.

Councilmember Ramswell asked how some cities are allowed to have low hanging branches while some are not allowed to have them.

According to Mr. Johnson, they most likely do not have powerlines in those areas; and if they do they probably restrict traffic to a certain size.

Councilmember Dixon noted the intersection of 4th Street and 1st Street look rough; and that he hopes to have this area grated off and cleaned up.

Mr. Johnson stated the work is not yet done at that intersection; adding there are more stump grounding to be done and more trees to be removed.

The Interim City Manager stated that staff will work with Gulf Power to make sure the entire area is put back to aesthetically pleasing condition once the work is done.

Councilmember Dixon asked that the City be notified beforehand before Gulf Power starts another project where they have to cut down trees.

Mr. Johnson explained their process involves either talking to every customer located on the street adjacent to the powerline or placing a door hanger on their doorknobs three days in advance of the project.

The Interim City Manager asked Gulf Power to notify the City Engineer beforehand as well so they could notify Council before the project is started.

Mr. Johnson stated they would notify the City for every maintenance work.

APPROVAL OF MINUTES

3. Approval of minutes of the May 9, 2016 special city council meeting

Motion by Councilmember Dixon, seconded by Councilmember Foreman, to approve the minutes of the May 9, 2016 regular city council meeting passed 7-0 with Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted "yes."

PUBLIC HEARINGS

4. Second reading of 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.

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 Ordinance 16-13-LC by title, and then presented it to the City Council on second reading.

According to the City Manager, there have not been any changes to the ordinance since the first reading on June 20, 2016.

Motion by Councilmember Morgan, seconded by Councilmember Destin, to adopt proposed Ordinance 16-13-LC on second reading and direct staff to forward it to the Municipal Code Corporation for incorporation into the City of Destin Land Development Code passed 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted "yes.")

PUBLIC OPPORTUNITY TO SPEAK ON COUNCIL PROPOSITIONS

CONSENT AGENDA*

5. Boat ramp dredging at Joe's Bayou Park

Councilmember Marler asked when the dredging for Joe's Bayou is scheduled to begin.

According to the City's Engineering Assistant Joe Bodi, they are scheduled to begin tomorrow, July 6th, once the equipment has been mobilized; adding the work is expected to be finished in four days.

Councilmember Dixon asked if there would be any interference at any of the other ramps.

According to Mr. Bodi, only ramp one will be dredged and they will minimize interference at any of the other ramps as much as possible.

6. Audit firm recommendation and engagement – FY 2016 audit

Motion by Councilmember Marler, seconded by Councilmember Ramswell, to approve Consent Agenda items #5 and #6, as printed above, passed 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”)

RESOLUTIONS

COMMITTEE REPORTS

SCHEDULED PRESENTATIONS FROM THE PUBLIC **

PROJECT REPORTS AND COMMENTS FROM MAYOR AND COUNCIL

7. Councilmember Morgan

Councilmember Morgan moved to set aside the order of the day to allow discussion and for Council to vote on a motion to create a tree ordinance for the City of Destin. Councilmember Ramswell provided a second to the motion, which passes 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”)

Councilmember Morgan noted that one of the Council’s top priorities during their Visioning Session was to have a stronger tree ordinance in place for the City. He then asked Ms. Leigh Moore with the Howard Group to speak on the subject.

Mrs. Leigh Moore explained that preserving every tree in the City is of a significant interest with the Howard Group. She stated that they, Councilmember Morgan and Mr. Alan French of Trees Destin, Inc. have all agreed some action needs to be taken to get a stronger ordinance in place. One that is enforceable with increased fines for illegal removal of trees of a certain caliper. They also need to have better definition in place for replacement of trees that have to be removed. She also stated that a lot of cities in the country have citizen boards that assist the staff in reviewing the process as well as bringing in ideas; adding the City’s Tree Board can play a big role in the process. She further stated they have collected some good examples of tree ordinances from the City of Charleston, South Carolina and Alpharetta, Georgia. She also recommends hiring Mr. William D. Branton, Esq. who is an Environmental Land Use expert and has worked with a lot of environmental organizations such as Scenic America and Scenic Florida and many other organizations in the country.

Councilmember Morgan, suggests having some sort of impact fee in place to be assessed on any trees of certain calipers that are cut down to offset about half of the costs for hiring Mr. Branton or someone with Mr. Branton’s expertise.

Councilmember Morgan moved to direct the City Manager to develop and send out a Request for Proposal (RFP) for a professional to help develop a stronger tree ordinance; seconded by Councilmember Dixon.

Councilmember Foreman stated that the City’s Tree Board should be included in writing the ordinance.

According to Councilmember Morgan, the members of this committee have no experience in writing a tree ordinance, and that he would prefer they hire a professional.

Councilmember Foreman stated that though he understands the urgency of the situation, they are required by ordinance to take this item before the Tree Board for their review and comments; adding it is also a matter of courtesy to the Board.

The Mayor asked the City Manager if staff has been made aware of this before tonight.

According to the Interim City Manager, the Environmental, Parks and Recreation Committee/Tree Board voted at their last meeting to creating a tree ordinance as their priority. They have planned to review an ordinance from the City of Tallahassee given to them by staff as well as the ordinances Ms. Moore had mentioned, and draft a tree ordinance as soon as possible. She also stated they have discussed the permitting process and ways to make rules more restrictive with harsher fines.

Councilmember Marler noted there are trees that are too close to a home and need to be removed for insurance purposes.

Council member Morgan stated they should not penalize someone that has to have a tree removed for insurance purposes; adding it is more of a reason why they should hire a professional to write the ordinance.

Councilmember Dixon agrees the Tree Board should be involved in the process.

Councilmember Morgan agrees with allowing the Tree Board to provide their input; however, he would like to expedite the process.

Councilmember Ramswell asked if they are hiring an expert to assist the committee in writing the ordinance.

Councilmember Morgan replied affirmatively; adding that the expert would take precedence over the committee if they disagree on certain issues.

The Mayor called for a vote on the motion, which passes 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted "yes").

8. Councilmember Destin
9. Councilmember Marler

Councilmember Marler acknowledged the Recreation Staff for the 4th of July Fireworks as well as the Parks and Recreation Director Lance Johnson for his handling the issue related to launching of kayaks at the Joe's Bayou Boat Ramp.

10. Councilmember Foreman

Councilmember Foreman suggests having either the City Manager or the Mayor to send a letter to the TDC requesting they provide some funding for emergency dredging so that it would be on the next TDC meeting agenda for support.

The Mayor stated he would have the letter drafted and sent to the TDC.

11. Councilmember Dixon
12. Councilmember Ramswell

Councilmember Ramswell inquired as to the status of the emergency dredging.

According to the Interim City Manager, the job is finished and that the equipment will be moved to Joe's Bayou boat ramp to start on that job.

Mr. Bodi noted that the dredge left the channel a few days ago and began staging at Joe's Bayou.

Councilmember Ramswell asked for an update on the tent frames that were left overnight at the beach accesses and parks.

According to the Recreation Director, staffs were directed to go out first thing in the morning to the beach parks and accesses to collect unattended and abandoned property and bring them to the Public Services Yard to be kept for a week. They will dispose any unclaimed items after a week.

13. Councilmember Braden

Councilmember Braden moved to relieve City Attorney Jerry Miller of his duties with the City and direct the City Manager to issue a Request for Proposal to fill that Councilmember Ramswell provided the second to the motion.

Councilmember Dixon stated though he thinks Mr. Miller is a good attorney and a good person, he does not like the way he communicates with the citizens.

According to Councilmember Marler, Mr. Miller has the experience and knows the City "inside and out" and therefore will not support the motion to dismiss him.

Councilmember Ramswell stated that although she appreciates the guidance Mr. Miller initially provided after she was elected, there had been some situations that were not properly handled, and that she has lost her confidence in him. She added they need to be able to trust their City Attorney and turn to them for advice and guidance.

Councilmember Foreman stated the Mr. Miller is a well-recognized and experience attorney, and that he feels the direction they are going will do more harm than good.

Having no further comments from the Council member, the Mayor called for a vote on the motion, which passes 5-2 (Council members Morgan, Destin, Dixon, Ramswell, and Braden voting “yes”; Council members Foreman and Marler voted “no”).

Mr. Miller noted the contract he has signed with the City provides a 30-day period on the action to terminate.

The Mayor asked Council member Braden if that was the intent of the motion, to which Councilmember replied affirmatively.

There was a brief discussion on how long it would take for the bid to go out to the point of having a new City Attorney on board.

The City Manager noted the process could take 45-60 days.

Councilmember Braden asked if Mr. Scott Shirley would be willing to serve both as the Land Use Attorney and the City Attorney until a new City Attorney is hired.

Mr. Shirley stated he would be willing to serve in both capacities; however, he would not be able to attend the August 1st meeting, which would be Mr. Miller’s last meeting.

Motion by Councilmember Braden, seconded by Councilmember Destin, have the Land Use Attorney Scott Shirley take on the role of the City Attorney between Mr. Jerry Miller’s departure and the hiring of a new City Attorney passed 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”),

14. Mayor Fischer
 - a. Enter into a contract with Interim City Manager, Carisse LeJeune

The Mayor explained that the contract is a standard contract and similar to the last two city manager’s contracts, as well as throughout the State of Florida. He also mentioned that they received salary input from the Florida League of Mayor for cities similar to the City of Destin that do not manage utilities and found that the proposed salary is within the range and the same of the previous two City Managers starting salaries for the City of Destin.

Councilmember Ramswell moved to approve Ms. Carisse LeJeune’s employment agreement as Destin City Manager; seconded by Councilmember Marler.

Councilmember Ramswell noted that in the surface, Ms. LeJeune will have a larger package than the former City Manager Greg Kisela; adding it was her understanding her benefit package is 37% less than Mr. Kisela’s package.

The Mayor explained that Mr. Kisela had a much larger percentage going into his retirement plan, which increases the size of his total package than the City Manager preceding him. Ms. LeJeune’s starting salary is higher than Mr. Kisela’s salary to compensate for it. He added that in terms of total dollars, the starting pays for the three City Managers are probably within 3 percent from each other.

The Mayor called for a vote on the motion, which passes 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted “yes”)

Mrs. LeJeune stated that she accepts the position.

STAFF REPORTS AND RECOMMENDATIONS

15. City Attorney comments
16. City Land Use Attorney comments
17. Near term actions to address current development issues identified during Comprehensive Plan: 2020 workshop on June 9, 2016

The City Manager explained these actions items being brought forward for Council’s consideration are a direct result of the Comprehensive Plan: 2020 Workshop facilitated by the Regional Planning Council on June 9, 2016. During the workshop, staff identified some immediate actions they could take to possibly relieve some of the issues that were brought up at the workshop. She continued that part of the plan is to bring someone in to assist staff in formulating the amendments to the Comprehensive Plan and the Land Development Code.

The Land Use Attorney provided a summary of some of the options to consider. He stated in addition to the items discussed during the workshop, they have recently noted the City currently has an alarming number of applications for large homes on interior lots; especially in the Crystal Beach area. This gives them a lot of concern about over-building and ending up with incompatible uses. He continued in order to control this situation, they are proposing certain amendments to the Code that are fairly simple and straightforward, and which they hope limit both the scale of the structure and significantly increase the amount of required parking spaces for short-term rentals. These are for new short term rentals where applications have not been filed. They will not apply to the applications that have already been filed with the City. Their recommendations are:

- To increase the parking requirements for single-family detached dwelling short-term rental unit with four or more bedrooms, to one additional space per bedroom. For instance, an 8-bedroom home will be required to have 8 parking spaces. Currently, the maximum space requirement for single-family detached is 3.5 spaces per dwelling unit
- To go to one space per bedroom for a multi-family attached short term rental unit. Currently the maximum requirement for multi-family attached with four or more bedrooms are 2.5 spaces per dwelling unit

Note: If the owner wishes to permit the dwelling under the non-short term rental standards, the City has a method by which they could get the owner to file a restrictive covenant which prevents the utilization of the dwelling for short-term rental

- To limit the maximum building height from 35 feet to 30 feet and increase the open space requirement from 25 to 30 percent

The Land Use Attorney also announced the City will be invoking the pending ordinance doctrine from *Smith v. City of Clearwater*, 383 S. 2d 681 (Fla. 2d DCA 1980); and declaring a

zoning in progress and announcing zoning changes mentioned above. The City will be holding back development review applications including building permits and zoning letters until such time that the ordinance is finished; and is either adopted or not adopted with finality so that they know that no action will be taken. Subsequent to that final action, all applications will be required to be reviewed in conformity with the new regulations. He further stated staff will also be looking to come up with a parking requirement for outdoor seating for commercial restaurants. Currently, there is no minimum parking requirement for outdoor seating. It may not be the same square foot per space that is required for indoor seating. He added that since it is not quite as firm for the purposes of pending ordinance doctrine, they would have to re-invoke that doctrine after they firm up the requirement for parking requirements for outdoor seating at restaurant.

At this time, the Mayor announced he will now allow public comments pertaining to this subject.

Mr. Guy Tadlock, a Destin resident, stated that the proposed open space and parking requirements Council is considering for Crystal Beach tonight should include the entire City; or at least Holiday Isle as they are experiencing a very similar situation.

Mr. Darryl Shelton, a Destin resident, noted that a permit has been approved today for a 7-bedroom house on Holiday Isle with no closets. He asked if this should even be considered a single-family home. He also noted there is a group of 7 houses within that same area that, according to the advertisements from the rental companies or on the VRBO websites, when fully occupied can accommodate more than 180 people. He added this group of houses was originally designed to accommodate probably 35-40 people. He urged Council to adopt a city-wide policy that would prevent this type of situation.

The Mayor suggests the proposed requirements discussed above include a larger area than just Crystal Beach; and for all beach area to be treated the same and not have different sets of rules for consistency and enforcement purposes.

Councilmember Dixon moved to direct staff to incorporate proposed standards into Land Development Code amendments via ordinance and present the proposed ordinance to the Local Planning Agency for review and recommendation; and to include Holiday Isle with the recommendations. Councilmember Marler provided a second to the motion.

Councilmember Morgan asked for clarifications with regards to covenant and restrictions clause for Crystal Beach.

According to the Land Use Attorney, if the dwelling is going to be a single-family long-term rental only, there will be a restrictive covenant that precludes short-term rentals on the dwelling.

Councilmember Morgan asked if the City will have the ability to enforce this code since they have previously discussed the City's lack of enforcement capability.

The Land Use Attorney stated it should be readily apparent if a recently permitted house is being offered for short term rental. They will be able to see that on the rental management listing on VRBO or AirBNB websites since staff routinely visits these sites to see what is being offered.

Councilmember Morgan stated he would not want to restrict parking for the properties that have yet to utilize the outdoor dining exemption without a viable solution. In fairness he would like to have something, such as a public-private partnership, in place so that if they decide to change the regulations they will have some options available for the property owner to move forward instead of shutting them down all together. He asked that they move forward with the Crystal Beach regulations on the short-term rentals only, and table the parking regulations for outdoor seating until probably the second meeting in August; adding he would present some options to Council.

Councilmember Dixon amended his motion to include a statement that the motion only addresses the short term rental homes south of Highway 98. Council member Destin provided a second to the amendment motion.

Council member Braden stated he was not aware the proposed ordinance could put people out of business; adding he was under the impression it could only affect future businesses.

Councilmember Morgan stated he was referring to businesses that have not opened. He stated they should not pass an ordinance without a viable option such as a public-private partnership where the owners can transfer concurrency from their property to the City parking lot. He also stated 95 percent of the properties have already taken advantage of the loopholes; and that out of fairness for the other 5 percent, he would like to offer a solution that could be mutually beneficial to the owners and the City.

Councilmember Foreman pointed out that satellite parking areas would be much easier than building a parking garage; adding they could be found locally and can be affordable with the impact fees.

Councilmember Marler spoke of a checkbox on every permit application for Holiday Isle and Crystal Beach asking the applicant to make sure they have checked with their homeowners association to make sure they were not violating any standards.

The Land Use Attorney clarified they do not enforce private restrictive covenants; and that the checkbox was merely to advise the applicant to check with their homeowners association to make sure they are in compliant with their standards.

Councilmember Marler asked staff to find out if the applicant that received a permit to build a 7-bedroom house with no closets on Holiday Isle has in fact checked with their homeowners association beforehand.

The Mayor asked if the proposed ordinance would apply to this 7-bedroom house.

The Land Use Attorney stated that it would not apply.

Councilmember Ramswell stated the 7-bedroom home with no closets should be considered an entertainment venue rather than a single-family residential home. She wants to know if the permit that was approved for this structure was for a single-family residential area.

The City Manager asked that staff be given some time to investigate this issue since they are not aware of such a home being built without closets; adding they will report their findings to Council after they look at the site plans.

The Mayor noted that the address is 3 Magnolia Drive. He asked if the permit application would be under review.

According to the Land Use Attorney, he would not be able to comment on this issue until after staff determines the status of the permit or application.

At this time, Mr. Tadlock asked and was given permission to provide more comments on this issue. He stated that for every permit application submitted to the homeowners association, the applicant pleads it is for family use only. No one ever admits it will eventually be used for short term rentals. He also stated that the height restrictions for Holiday Isle should remain at 40-feet, because to change that would make it very difficult for their planning area.

Councilmember Ramswell asked if they should go forward with the proposed ordinance knowing the height restriction stipulated in the ordinance is not consistent with Holiday Isle's covenant.

According to the Land Use Attorney, this item will come back to Council in ordinance form. They will have to work out a lot of different details when they include different areas of the City south of Hwy 98; one of which is to make sure it does not violate the existing protective covenant in Holiday Isle.

The City Manager added the ordinance will come back for two readings; but, mainly what this will do now is declare the Crystal Beach and Holiday Isle areas zoning in progress so that no new applications will be accepted.

The Mayor called for a vote on the motion, which passes 7-0 (Council members Morgan, Destin, Marler, Foreman, Dixon, Ramswell and Braden voted "yes")

Councilmember Dixon pointed out there should be a requirement in the Southern Building Code for homes to have closets.

The Land Use Attorney stated they will look into it and advise Council of their findings.

*****The following item was discussed before item #17*****

18. City Manager Comments

- a. Securing park property at Capt. Royal Melvin Heritage Park and Plaza

The City Manager stated that she was approached by a member of Council to bring forward a discussion regarding the Captain Royal Melvin Heritage Park. She noted the CRA Board discussed this item at their recent meeting.

According to Councilmember Dixon, this item was to be discussed at the July 25th CRA Board Meeting and asked why it was even included on tonight's agenda.

According to Councilmember Marler, he has received several complaints from citizens that a portion of the park property is being used as a parking lot. He also stated he would be agreeable to keeping the access road to the property open but blocking off the rest of it to any type of use until a conclusion of the land deal is decided.

Councilmember Foreman moved to establish a no parking area and a tow away zone in the area designated for Heritage Park until such time as the final arrangement is made for the use of the property. Council member Marler provided the second to the motion.

Councilmember Foreman stated this is an unfair use of the property and that he supports putting up a no parking signs and designating it a tow-away zone.

Mr. Chesser, Attorney for the Destin Fishing Fleet, noted that something needs to be done soon before the City has to pay back the \$2.3 million grant for the purchase of the property or lose the property entirely. He suggests putting up the signage and fencing to stop people from parking on the property.

Councilmember Braden asked Mr. Chesser if it is appropriate for an entity to place stipulations on a piece of property after they have given up their first right of refusal to purchase the property.

According to Mr. Chesser, they have the right to stipulate on how the property is to be used because of the agreement between the City and the Destin Fishing Fleet.

Councilmember Braden asked when the City will be able to start developing the property.

According to the Mayor, they are waiting to get the second round of grant funding before anything can be started; which could be sometime in October.

According to the Land Use Attorney, the driveway on the west side of the parcel will require some redesign and a reorientation of the walkway; adding that if the State approves the land exchange, the City can then go forward with the final design work for the park once the funding comes in.

According to Councilmember Ramswell, the property was bought for the public and until the City is able to break ground and start construction for the park, it should be left open for the public use.

Mr. Chesser noted that according to the grant agreement, the park is to be used as a park and not as a parking lot.

Councilmember Marler noted he seconded the motion with the understanding they are fencing off the area of the property adjacent to the area where people are parking and not the driveway that allows access to Mr. Destin's property.

Councilmember Dixon asked for a legal advice from the City Attorney on whether or not he should vote since his daughter works for the law firm that Mr. Chesser owns.

According to the City Attorney, he would not be able to provide any advice until he is aware of all the facts of the matter.

According to Mr. Chesser, Councilmember Dixon's daughter is a lawyer in his office.

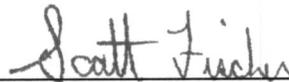
The Mayor called for a vote on the motion, which failed 2-3 (Council members Foreman and Marler voted "yes"; Council members Morgan, Ramswell and Braden voted "no"; Council members Dixon and Destin abstained from voting).

COMMENTS FROM THE AUDIENCE

Mr. George Alonzo, a Destin resident, stated he has been involved with architectural review process. He noted that the definition of a bedroom in Alabama and in Georgia includes a window and a closet. He also pointed out there are several houses in certain areas of Holiday Isle that have been remodeled that have changed closets into bedrooms. He added they need to reexamine the fact they do not have to approve any permit for remodeling inside the house.

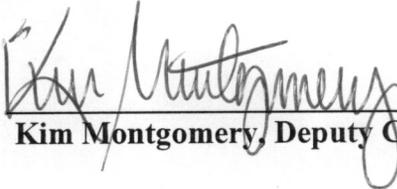
Having no further business at this time, the meeting was adjourned at 8:50 PM.

ADOPTED THIS 15th DAY OF AUGUST 2016
By:



Scott Fischer, Mayor

ATTEST:



Kim Montgomery, Deputy City Clerk