



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JUNE 23, 2022
5:30 PM
DESTIN CITY HALL BOARD ROOM**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. May 26, 2022 Minutes**
- 4. NEW BUSINESS**
 - A. Comprehensive Plan Chapter 3: Housing Element & Chapter 4 Public Facilities Element Recommendation**
- 5. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)
- 6. NEXT MEETING DATE: July 7, 2022**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

**LOCAL PLANNING AGENCY
MEETING MINUTES
MAY 26, 2022 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, May 26, 2022, 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.
Karen Hudson
Marcie Bell
Todd Buhr
Corey Ledbetter

Members Absent

Jason Klosterman

Staff Members Present

Kim Montgomery City Clerk
Daniel Butler Senior Planner
Joe Bodi Engineering Asst. II
Kimberly Kopp City Land Use Attorney (LUA)

3. APPROVAL OF MINUTES:

April 28, 2022

Motion by Agency member Bell, seconded by Agency member Ledbetter to approve the April 28, 2022, minutes as written. The motion passed 5-0.

4. NEW BUSINESS:

A. Comprehensive Plan Chapter 3: Housing Element & Chapter 4 Public Facilities Element Discussion

➤ **Policy 3-1.3.10: Register Rental Units. The City shall achieve registration of a minimum of 90% of all rental units within one year of adoption of this Plan.**

According to Mr. O'Connor, the items to review are either implemented or partially implemented, as identified by 3TP and staff. Additionally, there's only one in Chapter 3 for registering rental units, that says the city shall get a minimum of 90% of all rental units registered in the system. Additionally, the city is currently implementing those through the current short-term rental program and long-term rentals also require registration. However, that process is not as stringent of a policy as the short-term rentals are.

There was a discussion on how staff is able keep on top of the online rentals. The LUA spoke of a staff member in the Code Compliance Dept. that part of his duties is to scour those websites to search any that are being advertised but not in the system. Also citizen complaints calling in the locations into Code Compliance help as well.

Agency member Buhr spoke of how he feels there should be language added in regards to achieving a goal each year towards 100%.

Motion by Agency member Buhr that in addition to removing the one year clause, staff change 90% goal to 95% with Agency member Bell providing the second. The motion passed 5-0.

➤ **Policy 4-1.1.3/4-2.1.3: Share GIS Information. Within one year of adoption of this Plan establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant Destin Water Users and City infrastructure locations.**

Motion by Agency member Bell, seconded by Agency member Hudson to recommend City Council adopt staff's suggestions to establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant Destin Water Users and City infrastructure locations.

Agency member Buhr made the substitute motion to accept all the provisions throughout with the one year clause.

Mr. O'Connor informed the members if the intent is just to remove the one year clause though out, then he could go ahead and do that and just not bring them forward for their consideration.

Chairman Wood suggested that they vote on the initial motion then Agency member Buhr could bring his suggestions up for comment.

The amended motion died for lack of a second. **The original motion passed 5-0.**

Agency member Buhr made the motion that as they are going forward if the suggestions are specifically for one year that they agree to approve removing the one year for all updating purposes of the Comprehensive Plan. Agency member Hudson provided the second.

Chairman Wood asked staff if the ones they will be considering all have the one year clause. According to Mr. O'Connor, if there are any that have more than one year, he will bring those for their consideration. **With no more discussion the Chairman called for the vote and the motion passed 5-0.**

➤ **Objective 4-3.1: Manage the sand and gravel aquifer recharge conditions**

According to Mr. O'Connor, staff recommends the objective to manage the natural ground water sand and gravel aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. To continue to coordinate with Okaloosa County, the Florida DEP, and the Northwest Florida Water Management District in maintaining sand and gravel aquifer recharge area functions. Additionally, within one year from the adoption of the Comprehensive Plan, the City shall

adopt in the LDC regulations that established criteria for managing sand and gravel aquifer recharge.

Motion by Agency member Bell, seconded by Chairman Wood to accept staff's recommendations to keep Objective 4-3.1 in the Comprehensive Plan. The motion passed 5-0.

➤ **Policy 4-3.1.1: Coordinate with Outside Agencies.**

Mr. O'Connor spoke of how this policy is already in place and staff recommends continuing with maintaining that coordination with Okaloosa County, FDEP and the NFWF Management Districts in order to maintaining sand and gravel aquifer recharge area functions.

Agency member Bell pointed out that the language states within one year of adopting the Comprehensive Plan and if its included in what they discussed earlier or does it need a new motion? According to Mr. O'Connor, there is more to this policy and staff recommends to maintain the coordination efforts.

Motion by Agency member Bell to accept staff's recommendation and to remove the one year coordination clause to keep the coordination moving forward.

According to Mr. O'Connor the motion that Agency member Buhr made earlier would cover it.

Agency member Bell pointed out that the removal of the one year was not in staff's recommendation for this particular policy. **Agency member Ledbetter seconded the motion. A roll call vote of 5-0 was taken and the motion passed.**

➤ **Policy 4-5.2.2: Request Annual Status of Recycling Programs.**

According to Mr. O'Connor staff recommends that in this policy is already accomplished yearly through the review and renewal of the city's franchise agreements. Therefore, staff recommends that this requirement be removed from the Comprehensive Plan as it is a requirement already of each franchise agreement.

Agency member Bell asked if the franchise agreements have an expiration date or do they just keep continuing until they're renewed or replaced by a new franchise if the previous company no longer exists.

According to Mr. O'Connor, the agreements do specify when they end, similar to a contract.

Motion by Agency member Bell to accept staff's recommendation to remove policy 4-5.2.2 from the Comprehensive Plan for the requirement of the franchise agreement for the annual status of the recycling programs. Agency member Hudson provided the second. The motion passed 5-0.

➤ **Policy 4-6.3.6: Review Library Impact Fees.**

According to Mr. O'Connor this policy is currently being worked on through the current Impact Fee Study. Adding that this study includes all the impact fees currently being collected, and not just the Library Impact Fees, and staff recommends keeping this policy in the Comprehensive Plan.

Motion by Agency member Bell to accept staff's recommendation to to keep Policy 4-6.3.6, Review of Library Impact Fees, with Agency member Hudson providing the second. The motion passed 5-0.

Chairman Wood asked if they were going to have a chance to review the Impact Fee Study. According to Mr. O'Connor, he feels that they would. Adding there is an update on the status of the study that will be presented to Council.

Agency member Bell spoke of a new rental concept that is taking place on the Air BNB sites where people are putting their homes up for rent, per se, to have someone come in and stay with the homeowner's pets while the homeowners are on vacation. The person staying in the home has full access to the home and the area while taking care of the pets. She also spoke of another type rental where it's a long term rental that turns around and rents it out short term during season.

According to Mr. O'Connor for the pet circumstance, without further detail, he is having a hard time connecting dog sitting with short term rental.

The LUA added that the enforcement side of it is, is there noise, parking violations, is there trash building up, those are the issues that can be enforced, regardless of the rental registration concerns. Additionally, she and staff will look into the whole issue and spoke of how now is a good time to look into these issues while the LDC is being rewritten and staff will discuss with the consultant to figure out how they need to addressed.

5. OLD BUSINESS: None.

6. DIRECTOR'S REPORT: None

ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:40 p.m.

Adopted and approved this _____ day of _____ 2022.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 23, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: June 14, 2022

SUBJECT: Comprehensive Plan Chapter 3: Housing Element & Chapter 4 Public Facilities
Element Recommendation

I. BACKGROUND: Over the past three (3) years, the City has diligently and judiciously undertaken the task of updating and aligning the City's Comprehensive Plan with the Future Land Use Map and the Zoning Map. That task is now complete. The City now needs to update and align the City's Land Development Code (LDC) with the recent changes to the Comprehensive Plan. In order to ensure that the Articles updated in the LDC are consistent with the Comprehensive Plan, a review of the Comprehensive Plan goals, objectives, and policies was necessary.

The initial review was to establish what goals, policies, and objectives have been implemented, in progress of being implemented, and ones that have not been implemented through the LDC. Staff then conducted an internal review of the identified policies and has provided our recommendation. Staff is now seeking a discussion and review by the LPA to review these goals, policies, and objectives to see if they need to be updated, maintained, or removed.

Staff will bring these to the LPA on a Chapter by Chapter basis based on the number of goals, policies, and objectives that require review.

II. DISCUSSION: Comprehensive Plan Chapter 3: Housing Element

- 1. Policy 3-1.3.10: Register Rental Units.** The City shall achieve registration of a minimum of 90% 95% of all rental units within one year of adoption of this

Plan.

LPA Recommendation: This has been implemented through the City's current Short-term Rental registration program. It will continue to be implemented through Code **Compliance's** registration program and enforcement efforts. The LPA recommends keeping this policy, updating the percentage from 90% to 95% and removing the language "within one year of adoption of this Plan."

Comprehensive Plan Chapter 4: Public Facilities Element

1. Policy 4-1.1.3/4-2.1.3: Share GIS Information. Within one year of adoption of this Plan establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant DWU and City infrastructure locations.

LPA Recommendation: This is currently being implemented with coordination between the City's GIS Manager and Destin Water Users (DWU) Staff. The LPA recommends keeping these two policies in the Comprehensive Plan.

2. Objective 4-3.1: Manage the sand and gravel aquifer recharge conditions. Manage the natural ground water sand and gravel aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. The City shall coordinate with Okaloosa County, the Florida Dept. of Environmental Protection (FDEP), and the Northwest Florida Water Management District (NFWFMD) in maintaining sand and gravel aquifer recharge area functions. Within one year from the adoption of the Comprehensive Plan, the City shall adopt in the LDC regulations that established criteria for managing sand and gravel aquifer recharge.

LPA Recommendation: Implemented through LDC Section 10.03.00 *Stormwater Management* and 10.05.00 *Natural groundwater aquifer recharge/sand-and gravel aquifer*. The LPA recommends keeping this objective in the Comprehensive Plan.

3. Policy 4-3.1.1: Coordinate with Outside Agencies. The City shall coordinate with Okaloosa County, FDEP and the NFWFMD in maintaining sand and gravel aquifer recharge area functions. Within one year from the adoption of the Comprehensive Plan, the City shall adopt in the LDC, regulations that establish criteria for managing sand and gravel aquifer recharge.

LPA Recommendation: Implemented through LDC Section 10.03.00 *Stormwater Management* and 10.05.00 *Natural groundwater aquifer recharge/sand-and gravel aquifer*. The LPA recommends keeping this policy in the Comprehensive Plan.

4. Policy 4-5.2.2: Request Annual Status of Recycling Programs. By March 1st of

each year, the City shall request information from the County utility providers and/or private franchised solid waste collection companies regarding the status of recycling programs in the City.

LPA Recommendation: This is accomplished through the review and renewal of the City's Franchise agreement with the solid waste company. The LPA recommends this to be removed from the Comprehensive Plan as it is a requirement of the franchise agreement.

Partially Implemented Policies & Objectives

1. **Policy 4-6.3.6: Review Library Impact Fees.** The City shall review the existing library impact fee ordinance every two years in order to adjust the library impact fees on new development to better reflect the full capital cost of increased library demand.

LPA Recommendation: This policy is currently being worked on through the current Impact Fee Update Study. This study includes all the impact fees currently being collected, not only the library Impact Fees. The LPA recommends keeping this policy in the Comprehensive Plan.

A. Link to Strategic Goals / Objectives:

- #2. A green and sustainable environment
- #4. Enhanced quality of life and safety for families
- #5. Economic development and revitalization

B. Effect on Budget (EOB): No effect on the budget and any changes that affect the LDC will be covered under the approved LDC Rewrite Project Budget.

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures.

D. Legislative Sponsor:

III. CONCLUSION: The LPA discussed **Chapter 3: Housing Element & Chapter 4: Public Facilities Element** of the currently adopted Comprehensive Plan at the regularly scheduled May 26, 2022 meeting. The staff is seeking a formal recommendation to City Council for review of the LPA's recommendations for the policies discussed in this Staff Report and whether they are to be kept, updated, or removed.

IV. RECOMMENDED MOTION:

I move that the LPA recommend City Council approval of the suggestions for the policies for Chapter 3 & 4 of the City's adopted Comprehensive Plan.

Attachments:

1. Comp Plan Chapter 3
2. Comp Plan Chapter 4

CHAPTER 3: - HOUSING ELEMENT

Editor's note— Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 3 in its entirety to read as herein set out. Former chapter 3, pertained to similar subject matter. See Table of Amendments for complete derivation.

(Florida Statute 163.3177(6)(f)1)

Introduction. "Quality residential choices with easy mobility" is part of the City's 2027 Strategic Vision. "Quality development and revitalization" is a 2017 strategic goal. The Housing Element supplements the Goals, Objectives, and Policies of the Future Land Use Element by focusing on ways to improve the quality, quantity, and affordability of housing in the City of Destin (City) to meet needs of the residents.

The major topics of this element include:

- **Maintaining and Enhancing Housing and Neighborhood Quality.** This goal, and related objectives and policies, focus on a variety of quality of life issues, including exterior aesthetics, occupancy limitations, and maintaining neighborhood integrity.
- **Preserving housing for the City's permanent population,** essential for maintaining civic vitality.
- **Allocation of Adequate Land for Necessary Housing.** This goal, and related objectives and policies, emphasize the need for adequate quantities of housing for people employed within the city limits, along with the need for housing for the City's permanent population to assure a sustainable civic vitality for the City.
- **Making Housing Affordable for City Workers.** This goal, and related objectives and policies, provide the framework for significantly enhancing the affordability of housing for City workers, recognizing the below-average wages and above-average market prices of housing and rents in the City compared with those in the metropolitan statistical area.
- **Assuring Housing/Job Accessibility.** This goal, and related objectives and policies promote practical multi-modal access linkages between home and workplace within the City.
- **Monitoring status of housing and effectiveness of housing programs.**

GOAL 3-1: PROVIDE FOR QUALITY RESIDENTIAL ENVIRONMENT.

OBJECTIVE 3-1.1: PROVIDE ADEQUATE AND AFFORDABLE HOUSING FOR CURRENT AND FUTURE POPULATIONS.

Policy 3-1.1.1: Develop Programs for Affordable Housing. The City shall develop programs and strategies to achieve adequate, quality, affordable and safe housing for current and future populations by maintaining a sufficient ratio of affordable housing each year for year-

round residents and for workers supporting the local economy.

Policy 3-1.1.2: Assess Affordable Housing Needs. The City shall use data and analysis from the Shimberg Center for Affordable Housing (at the University of Florida), and/or other professionally accepted resources, to determine affordable housing needs for moderate, low and very low income households.

Policy 3-1.1.3: Assist Affordable Housing Provisions. The City shall assist in the provision of affordable housing for moderate, low, and very low income household groups through the following activities to improve affordable housing supply on a county and region basis at a level that will provide:

- A. **Coordination with State Departments.** The City shall coordinate siting and permitting activities impacting group home facilities with the State Departments of Health and Children and Family Services.
- B. **Coordination with Regional Agencies.** The City shall participate in the West Florida Regional Planning Council or other local affordable housing committees, as needed.
- C. **Coordination with Appropriate Agencies.** Where appropriate, the City shall coordinate planning efforts with the Fort Walton Beach Housing Authority as well as appropriate Federal and State agencies.

Policy 3-1.1.4: Support Public Involvement in Housing Production. The City shall support the involvement of county, regional, state, and federal agencies in housing production, where appropriate. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices. The City shall continue to enforce its Fair Housing Ordinance (No. 299).

Policy 3-1.1.5: Use Public Subsidies. The use of federal, state, and county housing subsidy programs is recognized as a means to provide housing opportunities for very-low, low, and moderate-income persons and families, where appropriate.

Policy 3-1.1.6: Provide Technical Assistance, Information, and Referral Services. The City shall provide technical assistance, information, and referral services to the private sector in order to maintain housing production sufficient to meet the projected housing market demand for permanent (year-round) residents.

Policy 3-1.1.7: Address Barriers to Affordable Housing within the Land Development Regulations. All amendments to the City's Land Development Code (LDC) shall be reviewed to ensure that proposed regulatory techniques and review procedures do not create barriers to

the construction of affordable housing. The LDC shall include provisions that allow the construction and location of zero-lot line developments, cluster housing townhouses, apartment units, and similar housing types.

Policy 3-1.1.8: Preserve Available Housing for Year-Round Residents. Housing supply shall be preserved for year-round residents by managing location and number of short-term rental housing units. To protect stable neighborhoods and maintain an adequate housing supply for year-round residents, the Future Land Use Element (FLUE) and LDC shall direct short-term rental housing to designated areas on the Future Land Use Map (FLUM).

Policy 3-1.1.9: Offer Density Bonuses to Promote Affordable Housing. Density bonuses shall continue to be offered within the LDC as an incentive to construct affordable housing for very low to moderate income households. The City shall evaluate the current density bonus program to determine its effectiveness and whether alternative programs or modifications to the current program are necessary.

Policy 3-1.1.10: Maintain a Streamlined Development Review Process. The LDC shall be reviewed annually to maintain a streamlined development review and permitting process for affordable housing developments and redevelopment serving year-round residents, in order to minimize costs and delays which unnecessarily raise the cost of housing.

Policy 3-1.1.11: Maintain Affordable Housing Needs Assessment. The City shall maintain its affordable housing needs assessment. This assessment shall take into account the affordable housing opportunities in the local area within reasonable commuting distances to recognize the limited land available and the higher cost of housing within the City limits.

Policy 3-1.1.12: Consider an Interlocal Agreement for Affordable Housing. Explore the feasibility of the creation of an interlocal agreement with Okaloosa County, other local governments, or appropriate regional agency to assist in meeting the affordable housing needs of the City.

Policy 3-1.1.13: Incentivize Housing for Lower Wage Workers and Year-Round Residents. The City shall develop a market sensitive affordable housing incentive program for the North Harbor Mixed Use (NHMU) area to meet the needs of the local low wage work force that generally cannot achieve access to the housing market.

OBJECTIVE 3-1.2: ELIMINATE BLIGHTING INFLUENCES.

Policy 3-1.2.1: Eliminate Substandard Housing. The City shall continue to eliminate substandard housing conditions and blight influences, and improve structural and aesthetic housing through the implementation of the policies in this section.

Policy 3-1.2.2: Enforce Building Codes and Zoning Regulations. The City shall continue to ensure that new housing construction as well as remodeling or rehabilitation of existing residences, conforms to local building requirements and the Standard Building Code. The City shall strictly enforce its zoning regulations, building codes, and ordinances to assure compliance as well as to protect and preserve the structural integrity and aesthetics of the City's housing stock.

Policy 3-1.2.3: Maintain Accurate Housing Records. The City shall identify substandard housing units and maintain a record of such units. The City shall contact owners of substandard housing units to communicate necessary corrective actions and inform owners of available federal, state, and local housing assistance programs.

Policy 3-1.2.4: Require Housing Demolition and Rehabilitation. The City shall require demolition or rehabilitation of unsound housing that poses a threat to the safety and welfare of the community. Demolition or rehabilitation shall follow practices consistent with the Unsafe Building Code and the Standard Building Code, as applicable.

Policy 3-1.2.5: Regulate Live-aboards. The City shall continue to properly regulate residency in live-aboard vessels and related water activities within Destin Harbor.

Policy 3-1.2.6: Provide Safe Housing Environments. The City shall continue to require all new residential development to install street and parking lights pursuant to land development regulations.

Policy 3-1.2.7: Require Landscape and Open Space. Landscaping and open space shall be designed, installed and maintained within residential development consistent with standards set forth within the LDC.

OBJECTIVE 3-1.3: PROVIDE LAND USES FOR ADEQUATE HOUSING SITES.

Policy 3-1.3.1: Support adequate housing sites. The City shall support adequate housing sites for all residents of Destin, including very low, low, and moderate income housing, as well as manufactured housing.

Policy 3-1.3.2: Coordinate Among Housing Production Participants. The City shall continue to use methods for increasing the production of low and moderate priced housing through improving coordination among participants involved in housing production, including the private and nonprofit sectors.

Policy 3-1.3.3: Select Sites for Affordable Housing for Very Low, Low, and Moderate Income Households. The City shall continue to promote access to a broad range of housing opportunities with a full complement of public services through cooperation and coordination

with the private sector, Okaloosa County, and the West Florida Regional Planning Council. Sites for affordable housing for very low, low, and moderate income households shall have access to the following facilities, services, and/or activity centers:

- A. Serviced by potable water and wastewater systems.
- B. Accessible to employment centers and shopping centers, which accommodate stores offering household goods and services needed on a frequent and recurring basis.
- C. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan).
- D. Accessible to public parks, recreation areas, and/or open space systems.
- E. Located on sites having adequate surface water management and solid waste collection and disposal.

Policy 3-1.3.4: Provide for the Inclusion of Diverse Housing Types. The City shall continue to include land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, that shall allow for the development of single family, duplex, and multi-family housing units.

Policy 3-1.3.5: Develop Public/Private Partnerships. City staff shall assist in developing local government partnerships with the private sector to assure that sites designated for affordable housing are adequately served by needed services. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources.

Policy 3-1.3.6: Comply with State Criteria for Coastal Areas. Building codes for the City shall be consistent with State mandated criteria governing location and construction in coastal areas.

Policy 3-1.3.7: Provide Appropriate Locations for Manufactured Housing. Mobile homes shall be prohibited within storm-surge areas of the City and within FEMA 100-year flood areas. Manufactured housing, which does not meet the Federal Highway Administration (FHWA) definition of mobile home, shall be constructed consistent with Florida Standard Building Code, and where applicable within the City, FEMA constructions standards.

Policy 3-1.3.8: Ensure Adequate Sites for Year-Round Residents. Adequate residential land shall be preserved for year-round residents by managing location and number of short-term rental units. The Future Land Use Element and LDC shall prohibit short-term rentals within designated areas; provided, however, that adequate sites are provided on the Future Land Use Map and Official Zoning Map to allow short-term rentals that are necessary to support the City's tourism industry.

Policy 3-1.3.9: Provide for Available Diversity in Housing Type and Tenure. Adequate land shall be designated on the Future Land Use Map for multiple family residential developments that provide housing for year-round residents. The Future Land Use Element and the LDC shall prohibit short-term rentals within some multiple family residential zoning districts to assure adequate housing is made available for year-round residents and workers. Adequate multiple family sites must also allow for short-term rentals that support the City's tourism industry.

Policy 3-1.3.10: Register Rental Units. The City shall achieve registration of a minimum of 90% of all rental units within one year of adoption of this Plan.

Policy 3-1.3.11: Enhance Public Knowledge of Rental Registration. Substantially enhance public knowledge of the existence and purpose of the rental registration program through additional publicity, advertising, mailings and any other available means that may increase awareness and compliance. Enhance information on the City's website, in the City's newsletters, and in utility bills in coordination with Destin Water Users. The City shall also exercise periodic announcements at City Council meetings, and, during registration periods, issue press releases and place advertisements in local newspapers.

Policy 3-1.3.12: Allow Residential Uses within Mixed Use Development. Housing shall be allowed to occur with complementary commercial and office development when placed within zoning categories for mixed use development. The LDC shall provide standards and criteria for mixed use developments that assure compatibility between residential and non-residential land uses.

OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES.

Policy 3-1.4.1: Promote Housing Opportunities. The City shall promote housing opportunities to meet the special housing needs of the elderly, dependent children, the physically and mentally handicapped, and the developmentally disabled.

Policy 3-1.4.2: Allow Foster Care Facilities. The City shall continue to allow foster care homes licensed by the Department of Children and Families in all residential districts.

Policy 3-1.4.3: Allow Community Residential Homes. Community residential homes shall be allowed in residential zoning districts providing they meet criteria established in the Land Development Code (LDC) and in the entirety of Chapter 419, Florida Statutes. In addition, such facilities shall be regulated to manage their location and intensity, including impacts on infrastructure, and to encourage development on sites accessible to public and private services generally required by their residents. The location of community residential facilities

shall be dispersed throughout the regional housing market to serve special housing needs, disabilities, or handicaps. The facilities shall foster nondiscrimination and shall provide residential alternatives to institutionalization. Community residential homes are subject to the performance standards provided in the LDC.

Policy 3-1.4.4: Allow Housing for the Elderly. Housing alternatives specially designed for the elderly, including but not limited to adult care living facilities and nursing homes, shall be allowed within any Future Land Use Map designation that accommodates mixed use development or multi-family residential. However, property owners or development applicants for such uses must demonstrate at the time of site plan or development approval that the site and development is:

- A. Serviced by potable water and wastewater systems.
- B. Accessible to commercial centers, which accommodate stores offering household goods and services needed on a frequent and recurring basis.
- C. Located on a paved street accessible to a major street.
- D. Accessible to public parks, recreation areas, and/or open space systems.
- E. Located on sites having adequate surface water management and solid waste collection and disposal.
- F. Not located within a storm-surge area or area within the 100-year floodplain.

The LDC shall also allow nursing home and similar adult care facilities within appropriate zoning categories.

OBJECTIVE 3-1.5: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK.

Policy 3-1.5.1: Conserve Housing Stock. The useful life of existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities. In addition, the City shall promote the preservation and protection of housing resources identified as historically significant.

Policy 3-1.5.2: Conservation and Rehabilitation of Existing Housing. The City shall continue to promote the conservation and rehabilitation of existing housing as a means to maintain or improve residential conditions and reduce the waste of valuable resources.

Policy 3-1.5.3: Maintain Active Code Enforcement. The City shall maintain an active code enforcement program to identify housing accommodations and nonresidential structures that fail to comply with the minimum specification governing building construction, electrical

facilities, water and wastewater systems, construction, fire protection, flood prevention, and housing. Where structures fail to meet minimum standard specifications, the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

Policy 3-1.5.4: Minimize Potential Blighting Influences. The City shall avoid potential blighting influences within residential areas through land use planning. Where unavoidable, adverse impacts of land use transition shall be minimized through performance criteria requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.

Policy 3-1.5.5: Supportive Facilities and Services for Quality Residential Neighborhoods. The City shall continue to ensure that sufficient systems for delivery of public facilities and services supportive to a quality residential environment are in place or have been planned, designed and implemented to support development. Such facilities include potable water, wastewater, transportation, and drainage. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this policy.

Policy 3-1.5.6: Identify and Preserve Historically Significant Housing. The City shall preserve historically significant resources as listed on the Florida Master Site File to the greatest extent possible. Until the City adopts historic preservation regulations, any development or redevelopment of any designated historic resources shall be governed by Chapter 267, FS, and the U.S. Secretary of the Interior's Guidelines for Rehabilitation for historic structures.

Policy 3-1.5.7: Historical Housing Assessment and Survey. The City, shall conduct a comprehensive professional survey identifying and analyzing potential architectural and historical sites and structures in Destin. Prior to conducting the survey, the City Council shall approve criteria determining locally significant historical or architectural structures. The criteria shall be used to identify housing units with historical and/or architectural significance. The survey shall primarily focus on structures and properties that are at least 40 years old, represent locally significant architecture, or have a local historical value. Any such structures or sites identified in the survey shall be added to the City's list of locally significant historical resources.

Policy 3-1.5.8: Implement Principles and Standards. The City shall amend its LDC to establish principles, standards techniques, and strategies to guide the conservation, rehabilitation, and demolition of housing units.

Policy 3-1.5.9: Ensure Compatibility of New Development. Destin shall continue to ensure compatibility of proposed development with adjacent and surrounding residential uses. The City shall not permit any development that is inconsistent, in terms of residential unit type, lot sizes, housing size, tenure status (i.e., short-term rentals) and setbacks, with that allowed by the Comprehensive Plan or LDC.

Policy 3-1.5.10: Collect Data for Residential Neighborhoods. The City shall collect data from no fewer than five distinct residential neighborhoods for the purpose of establishing a benchmark for neighborhood and housing quality.

Policy 3-1.5.11: Create Evaluation Criteria. The City shall create evaluation criteria for neighborhood and housing quality surveys that are comprised of a minimum of the following factors:

- A. Neighborhood quality.
 - 1. Public facilities.
 - 2. Street condition.
 - 3. Adequacy of street lighting.
 - 4. Sidewalk condition.
 - 5. Public landscaping condition.
 - 6. Swale condition.
- B. Private property and maintenance responsibilities.
 - 1. Mailboxes.
 - 2. Swale maintenance.
 - 3. Landscape maintenance.
 - 4. Trash and debris
 - 5. Outdoor storage of vehicles or other large objects in yard areas.
- C. House maintenance (exterior only as viewed from the street).
 - 1. Paint/siding.
 - 2. Windows intact.
 - 3. Doors intact.
 - 4. Roof condition.
 - 5. Driveway/walkway condition.

Policy 3-1.5.12: Conduct Surveys. The neighborhood and housing survey shall be conducted from the public right-of-way and for the purpose of focusing code enforcement efforts where needed to encourage neighborhood and housing maintenance in such a manner as to uphold

property values and quality of life in City neighborhoods.

Policy 3-1.5.13: Create a Permanent Population Map. A "permanent population" map shall be created and shall be based on the areas designated by the existing plans and regulations that already limit housing occupancy to permanent residents as opposed to transient residents (less than six months).

Policy 3-1.5.14: Prevent Encroachment on Residential Character. The permanent residential character of areas designated for permanent populations shall not be encroached upon, reduced, or infringed in any manner. No Comprehensive Plan or LDC amendment shall be approved that allows short-term or transient occupancy in areas designated for permanent occupancy. The areas designated for permanent occupancy may be increased in area, but may not be reduced in area.

OBJECTIVE 3-1.6: ALTERNATIVE SOLUTIONS TO IMPROVE ACCESS TO AFFORDABLE HOUSING.

Policy 3-1.6.1: The City shall provide for exchange of information related to job training, job creation, and economic solutions in an effort to improve access to affordable housing.

Policy 3-1.6.2: Provide information on programs of Other Agencies. The City will provide to residents and individuals employed in Destin access to information about County-wide programs to aid in job training, day-care facilities, English language courses, and high school equivalency (GED) which are currently provided by the following agencies:

- A. Florida Department of Children and Families.
- B. Okaloosa-Walton Community College.
- C. Okaloosa County Public Schools.
- D. Workforce Development Board of Okaloosa and Walton County, Inc.

OBJECTIVE 3-1.7: RELOCATION HOUSING.

Policy 3-1.7.1: Destin shall apply uniform and equitable treatment of persons and businesses displaced by City programs, consistent with § 421.55, FS.

Policy 3-1.7.2: Provide Alternative Housing Sites for Displaced Structures and Residents. The City shall continue to enforce its Displacement and Relocation Ordinance. The City shall assist any person who is required to move from any real property as a direct result of the City's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City shall assess the degree of displacement that may occur. The City shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions.

OBJECTIVE 3-1.8: EVALUATION OF HOUSING ELEMENT EFFECTIVENESS.

Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

Policy 3-1.8.2: Schedule, Budget, and Implementing Programmed Activities. The timely scheduling, programming, budgeting, and implementing of housing programs identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.

Policy 3-1.8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

Policy 3-1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the City's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems, issues and corrective actions.

OBJECTIVE 3-1.9: COORDINATE HOUSING TYPE AND LOCATION WITH TRANSPORTATION PROGRAMS.

Policy 3-1.9.1: Coordinate Land Use with Transportation Planning. Land use and transportation planning shall be coordinated to assure that affordable housing, higher density housing, and housing for special groups are accessible to current and future public transportation programs or transit systems.

Policy 3-1.9.2: Proximity to Transportation Programs and Systems. The development of affordable housing, housing for special groups, and higher density residential development shall be encouraged along or near arterial and collector roads where future transit systems can more efficiently provide service. The City shall study incentive programs to promote the location of these types of developments.

Policy 3-1.9.3: Transportation Programs. The City shall make available information and brochures regarding any transportation programs available to the elderly, disabled, or transportation-disadvantaged by Okaloosa County, the Okaloosa-Walton Transportation Planning Organization, or the West Florida Regional Planning Council.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

(Reference FS 163.3177(6)(c))

Introduction. The Public Facilities Element provides direction for the implementation, maintenance and needed improvements to the several types of public facilities that serve the City of Destin's (City's) population, whether they are publicly or semi-publicly owned and operated.

The Sub-elements of the Public Facilities Element include:

- Potable water withdrawal, treatment, distribution, and conservation.
- Wastewater collection, treatment, and reuse.
- Natural Groundwater Aquifer Recharge.
- Stormwater and Flood Management Services.
- Solid Waste Collection, Disposal, and Recycling.
- Public Library.

GOAL 4-1: POTABLE WATER THE CITY SHALL ENSURE THE AVAILABILITY OF A SAFE POTABLE WATER SUPPLY WITH SUFFICIENT QUANTITY AND QUALITY TO SERVE THE CITY'S CURRENT AND PROJECTED NEEDS.

OBJECTIVE 4-1.1: COORDINATE AND COOPERATE WITH DESTIN WATER USERS (DWU) AS THE CITY PROVIDER.

Policy 4-1.1.1: Coordinate and Cooperate with DWU. The City staff and elected officials will maintain relationships with DWU. This shall be accomplished through a variety of means including but not limited to the establishment of meeting dates and agendas or other mechanisms relating to efficient and effective provision of potable water to the City.

Policy 4-1.1.2: Exchange Essential and Beneficial Information. Promote the exchange of information between the City and DWU, including but not limited to proposed land use plan amendments, proposed zoning map and text amendments, capital improvement plans, master water system plan revisions, status of pending groundwater withdrawal permits, and any needs relevant to both the City and DWU.

Policy 4-1.1.3: Share GIS Information. Within one year of adoption of this Plan establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant DWU and City infrastructure locations.

Policy 4-1.1.4: Periodically review the DWU capital improvements reports which identify the planned improvements to correct facility deficiencies, the replacement of obsolete or worn-out facilities and the maximization of the use of existing facilities so as to discourage urban sprawl.

Policy 4-1.1.5: Cooperate and Coordinate with DWU in Implementation of Water Projects. The City shall cooperate and coordinate as much as is feasible, with DWU in its implementation of the potable water projects listed in their Capital Improvements Program.

OBJECTIVE 4-1.2: ESTABLISH LEVELS OF SERVICE STANDARDS TO PROJECT NEEDS AND MONITOR CONCURRENCY.

Policy 4-1.2.1: Include Levels of Service (LOS) Standards within Land Development Code (LDC). The City shall include LOS standards within its LDC.

Policy 4-1.2.2: Potable Water Level of Service Standard. The level of service standards for potable water within the City shall be 294 gallons per household per day on an average annual basis. The level of service standard for potable water for non-residential uses shall be 166 per 1,000 square feet.

OBJECTIVE 4-1.3: CONSERVE POTABLE WATER RESOURCES. Continually conserve potable water resources.

Policy 4-1.3.1: Participate in and Cooperate with Water Conservation Programs. Continue to participate in and cooperate with DWU, the Regional Utility Authority (RUA) and the Northwest Florida Water Management District (NFWFMD) for water supply planning in accordance with their Resource Management Plan.

Policy 4-1.3.2: Support Use of Reclaimed Water. The City shall continue its practice of encouraging and using reclaimed water for irrigation in public rights-of-way, on private properties and by large bulk water users.

Policy 4-1.3.3: Use Low-Water Equipment. The City shall continue to enforce its water saving devices regulations and shall include said regulations within the LDC.

Policy 4-1.3.4: Cooperate with NFWFMD. An area of water resources concern has been established by the NFWFMD to protect the area's water resources from depletion, saltwater intrusion or man-induced contamination, or from any other activity which may substantially affect the quality or quantity of the area's water resources. Within such area, the NFWFMD has established lower permit thresholds, management (maximum) and minimum levels, and stipulates any limiting conditions as necessary to monitor, manage, and control the use of water. The City shall cooperate with the NFWFMD in its enforcement of regulations regarding the area of water resources concern within the City.

Policy 4-1.3.5: Encourage the Use of Xeriscaping and Water Conserving Irrigation Methods. The City shall continue to provide LDC incentives for using native species, xeriscaping, and water conserving irrigation methods.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 4-2: WASTEWATER. THE CITY SHALL COOPERATE WITH DWU TO ENSURE THAT A SAFE WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEM WITH SUFFICIENT QUANTITY AND QUALITY TO SERVE THE CITY.

OBJECTIVE 4-2.1: COORDINATE AND COOPERATE WITH DWU AS CITY PROVIDER. Recognize Destin Water Users as the primary provider of sanitary sewer and reclaimed water service to the residents and businesses of the City.

Policy 4-2.1.1: Coordinate and Cooperate with DWU. The City staff and elected officials will maintain relationships with DWU relating to efficient and effective provision of sanitary sewer service to the City.

Policy 4-2.1.2: Exchange Essential and Beneficial Information. Promote the exchange of information between the City and DWU, including but not limited to proposed land use plan amendments, proposed zoning map and text amendments, capital improvement plans, master sanitary sewer system plan revisions, status of pending groundwater withdrawal permits, and any needs for assistance relevant to both the City and DWU.

Policy 4-2.1.3: Share GIS Information. Prior to the next Evaluation and Appraisal Review (EAR) establish a cooperative arrangement to develop and share geographic information system data that can be jointly used to identify relevant DWU and City infrastructure locations.

Policy 4-2.1.4: Assist DWU in the Provision of Capital Improvements. The City shall assist, as appropriate, DWU in its implementation of the sanitary sewer projects listed in their Capital Improvements Program.

Policy 4-2.2.2: Level of Service Capacity. The LOS standard for sanitary sewer usage shall be 90% of the capacity of the wastewater treatment plant operated by DWU.

Policy 4-2.2.3: Sanitary Sewer Level of Service Standard. The level of service standard for sanitary sewer within the City shall be 255 gallons per residential unit per day (average daily demand) for both collection and treatment, and 80% of the potable water usage for non-residential uses.

Policy 4-2.2.4: Elimination of Septic Tanks. The City will require that all septic tank users connect to the central sewer system within one year of sewer availability, in accordance with Article 10.01.00, Sanitary Sewer, Section E of the City's LDC.

Policy 4-2.2.5: Prohibit Package Treatment Plants. The City will prohibit package wastewater treatment plants.

OBJECTIVE 4-2.3: Odor Mitigation. Urge DWU to identify sources of odor and take actions to minimize odors generated by the wastewater treatment plant.

Policy 4-2.3.1: Define the Odor Problem. Assist DWU in understanding the nature, duration, extent, and climatological or other circumstances related to the highest incidences of objectionable odors in the immediate vicinity of the wastewater treatment plant and its impact on the quality of life of residents in that area.

Policy 4-2.3.2: Monitor corrective measures. The City will encourage DWU to develop a work program to reduce odor generation and will monitor the implementation of such work program.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 4-3: NATURAL GROUNDWATER RECHARGE AREAS. PROTECT THE RECHARGE AREA OF THE SAND AND GRAVEL AQUIFER.

OBJECTIVE 4-3.1: MANAGE THE SAND AND GRAVEL AQUIFER RECHARGE CONDITIONS. Manage the natural ground water sand and gravel aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. The City shall coordinate with Okaloosa County, FDEP, and the NFWFMD in maintaining sand and gravel aquifer recharge area functions. Within one year from the adoption of the Comprehensive Plan, the City shall adopt in the LDC regulations that established criteria for managing sand and gravel aquifer recharge.

Policy 4-3.1.1: Coordinate with Outside Agencies. The City shall coordinate with Okaloosa County, FDEP and the NFWFMD in maintaining sand and gravel aquifer recharge area functions. Within one year from the adoption of the Comprehensive Plan, the City shall adopt in the LDC, regulations that establish criteria for managing sand and gravel aquifer recharge.

Policy 4-3.1.2: Improve Groundwater Recharge. During the site plan review process, the City shall manage improved groundwater recharge by requiring all new construction projects to consider providing:

- A. Greater pervious open and green space as well as reducing impervious surfaces.
- B. French drains, slab-covered trenches or drainage wells, and limit overflows.

The City shall:

- A. Require enforcement of the drainage level of service standard, including water quality criteria as well as criteria for managing surface aquifer recharge.
- B. Allow treated overland flow discharge to surface waters only when no other practical or effective method of stormwater discharge is possible.
- C. Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control for grit and grease is provided.

Policy 4-3.1.3: Maintain Compliance with Stormwater Disposal Methods. Continue to comply with FDEP and the City's LDC environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.

Policy 4-3.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies. Ensure coordination of watershed management plans and policies, with appropriate local, regional, state and federal agencies. These agencies shall include but are not limited to Okaloosa County, NFWFMD, Northwest Florida Regional Planning Council, FDEP, the Agricultural Extension Service, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other appropriate agencies.

On a continuing basis the City shall further protect groundwater from point and nonpoint pollution sources by assisting the State and the NFWFMD in managing water quality by preventing the discharge of inadequately treated wastewater and poor quality stormwater into public water bodies. The scheduled stormwater management plan shall recommend specific capital improvements and regulatory measures required to enhance water quality management.

Policy 4-3.1.5: Conserve Potable Water Supply. To comply with potable water conservation policies of the NFWFMD, and achieve a reduction in the current rates of water consumption, land development regulations shall incorporate the following performance standards:

- A. Potable water supplies may not be used to meet irrigation needs where non-potable alternative sources of irrigation water are available.
- B. Water-saving plumbing fixtures shall be used in all new development.
- C. Reduce the demand for irrigation water (which in turn often places greater demand upon potable water sources), through the incorporation of xeriscaping.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 4-4: DRAINAGE. PROVIDE A DRAINAGE PROGRAM WHICH WILL REDUCE STORMWATER POLLUTION AND PROVIDE REASONABLE PROTECTION FROM FLOOD DAMAGE.

Objective 4-4.1: Improve Water Quality. The City shall improve water quality occurring in runoff by eliminating fifty percent (50%) of the total suspended solids (TSS) and twenty-five percent 25% of nutrients (total nitrate, total phosphorus) (based on 1987 levels) from the Harbor by 2020. Water quality in the Bay, the Gulf, the Bayous, and lakes shall be monitored and appropriate actions taken based on monitoring results.

Policy 4-4.1.1: Program Surface Water Quality. The City shall program stormwater management improvements as part of its local street improvements program; work through the NFWFMD and Florida Department of Transportation (FDOT) to properly operate and maintain cyclonic treatment structures for Harbor Boulevard outfalls; review public projects performed within all drainage basins for compliance with the City ordinance; prepare a drainage study of all drainage basins that will include recommended water quality improvements, estimated construction costs, and capital improvements program.

Policy 4-4.1.2: Evaluate Surface Water Quality. The City will continue to monitor water quality and provide continuous cooperation and communication with FDOT and Florida Department of Environmental Protection (FDEP) regarding maintenance needed (when such maintenance is the responsibility of the FDEP or FDOT), continue considerations of alternative design schemes outfalls associated with the State drainage system, and other activities designed to reduce or eliminate pollutants, litter and debris from reaching Destin Harbor and other water bodies through the outfalls. The studies contemplated herein may be accomplished pursuant to the study performed pursuant to Policy 4-4.2.6.

OBJECTIVE 4-4.2: OPTIMIZE EXISTING STORMWATER CAPABILITIES. Correct existing facility deficiencies and maximize their use.

Policy 4-4.2.1: Stormwater Level of Service Standard. The City's stormwater LOS shall reflect recent trends in water quantity and quality in Florida including the following LOS requirements:

- A. The post-development runoff rate shall not exceed the predevelopment runoff rate for a 100-year storm event, up to and including an event with a 24-hour duration.
- B. Roadway secondary conveyance infrastructure designed for 10-year/24-hour storm event.
- C. Roadway cross-drains on collector/arterial roadways designed for 50-year/24-hour storm event; on local/collector roadways designed for 25-year/24-hour storm event.
- D. Parking conveyance infrastructure designed for 5-year/24-hour storm event.
- E. Finished floor (not final slab) elevations one foot above 100-year flood elevation (revised).
- F. Increase abatement of pollutant loading through implementation of the Florida Department of Environmental Protection's and the Northwest Florida Water Management District's Environmental Resource Permitting requirements.

Policy 4-4.2.2: Inspect Facilities. The City shall continue its periodic inspection program of stormwater control and treatment structures to ensure proper functioning and continue to enforce the maintenance and operation of such structures previously permitted by the City.

Policy 4-4.2.3: Maintain Facilities Per LOS Standards. The City shall continue its practice of correcting localized drainage problems so that LOS standards are maintained including street sweeping as appropriate per Conservation Element Policy 5-1.5.10: Initiate a Street Sweeping Program.

Policy 4-4.2.4: Roadway Drainage Facilities. The City shall require the use of swale drainage on roadways (existing or new) to the maximum extent possible. Perforated pipe shall be used in situations where piping is necessary. The swales shall be designed to be dry within 72 hours following a 25-year/24-hour storm event and shall provide retention of the first inch of runoff and comply with Ch. 62-25 FAC.

Policy 4-4.2.5: Stormwater Design to be Included with LDC. The LDC shall include land use regulations that require site specific development plans to protect natural drainage features and incorporate such features into the site planning and development process. The LDC may include exemptions to the stormwater standards for limited additions to existing single-family or duplex residential uses, and may designate other special substantive and procedural standards for achieving compliance with the stormwater level of service standards for single-family or duplex residential uses. The LDC may include exemptions to the stormwater standards for limited additions to multi-family and non-residential uses.

Policy 4-4.2.6: Continue to Implement the Findings of the Citywide Drainage Study and Monitor the Effectiveness of the Improvements.

OBJECTIVE 4-4.3: COMPLY WITH NPDES. Permit existing facilities to meet the United States Environmental Protection Agency's Nonpoint Discharge Elimination System (NPDES) Phase II requirements.

Policy 4-4.3.1: Meet NPDES Requirements. Provide all required submittals to the NPDES Phase II permitting authority, the FDEP, by all required submittal dates.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 4-5: SOLID WASTE SERVICES. MAINTAIN AN ENVIRONMENTALLY SAFE, EFFICIENT AND COST EFFECTIVE SYSTEM FOR THE COLLECTION, TRANSFER AND DISPOSAL OF SOLID WASTE.

OBJECTIVE 4-5.1: OPTIMIZE COLLECTION PLANS TO BEST MEET THE NEEDS OF USERS. Correct existing facility deficiencies, coordinate the increase in capacity of facilities to meet future needs, and maximize the use of existing facilities.

Policy 4-5.1.1: Enforce Mandatory Collection. The City shall continue to enforce mandatory garbage collection to ensure all solid waste generated within the City is properly collected.

Policy 4-5.1.2: Transport Solid Waste. The City, through its franchisee, shall transport solid waste collected within the City to the disposal facilities provided by its franchisee. These facilities include transfer stations and landfills.

Policy 4-5.1.3: Cooperate with Regional Utility Authority and Local Governments. Continue to cooperate with the Regional Utility Authority (RUA) and other units of local government in efforts to develop technologically sound, cost effective and long-term solid waste disposal solutions.

Policy 4-5.1.4: Maintain Level of Service Standards. A LOS standard of five (5) pounds of solid waste per capita per day for residential uses shall be used for concurrency purposes. For non-residential uses, 6.5 pounds per 1,000 square feet shall be used.

Policy 4-5.1.5: Adapt Collection Plans to User Needs. In the City's franchise agreement, continue to provide the option of smaller waste bins and/or less frequent pickups at less cost to the senior citizen, retiree, or empty nest populations of the City.

Policy 4-5.1.6: Seek Collection Economies of Scale. Enter into discussions with neighboring governmental jurisdictions such as Okaloosa County or Fort Walton Beach to discuss the potential benefits of unified bidding processes and franchise agreement to achieve the same or improved service at lower cost.

OBJECTIVE 4-5.2: RECYCLING. The City shall actively pursue all recycling options.

Policy 4-5.2.1: Participate in Recycling Programs. The City shall participate in the Okaloosa County recycling program or require the City's franchised collector to achieve equivalent recycling efforts so that a reduction in the solid waste stream going to landfills or the transfer station is achieved.

Policy 4-5.2.2: Request Annual Status of Recycling Programs. By March 1st of each year, the City shall request information from the County utility providers and/or private franchised solid waste collection companies regarding the status of recycling programs in the City.

Policy 4-5.2.3: Double Recycling Rate. The City shall comply with state standards pertaining to the percentage of the City's waste stream that is recycled.

Policy 4-5.2.3: Measure Objectives for Recycling. Consider measures including but not limited to substituting one of the two weekly garbage pickups with a recycling pickup and replacing the existing 18 gallon recycling bin with a 65 or 96 gallon recycling cart.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 4-6: LIBRARY SERVICES. PROVIDE ACCESSIBLE, AMPLE, QUALITY, PROFESSIONAL INFORMATION SERVICES AND EDUCATIONAL AND RECREATIONAL MATERIALS TO THE COMMUNITY.

OBJECTIVE 4-6.1: IMPLEMENTATION OF LIBRARY SERVICES. All public activities concerning the provision of library services in the City shall be consistent with the goals, objectives, and policies of the City of Destin's Comprehensive Plan.

Policy 4-6.1.1: Provide Programs of Service. The library system shall provide the following programs of service: Circulation, Reference, Children's, and Educational.

Policy 4-6.1.2: Evaluate Programs of Service. The library system shall annually evaluate the services provided and determine if the balance of library programs is appropriate to the needs of the community or if they need to be updated/changed to meet the current needs.

Policy 4-6.1.3: Provide Equal Access to Library Facilities, Resources, and Services. The library system shall pursue the means to allow for the provision of equitable access to all library facilities (current and proposed), resources, and services within the community.

OBJECTIVE 4-6.2: LIBRARY COLLECTION. The library system shall adopt a level of service, consistent with the Florida Library Association's Standards, in order to provide the community with a collection of library materials that will serve their information, educational, and recreational needs.

Policy 4-6.2.1: Provide Holdings. In accordance with the Florida Library Association's Standards, provide four holdings per capita to reach the comprehensive service standard.

Policy 4-6.2.2: Provide Periodicals. In accordance with the Florida Library Association's Standards, provide five periodical and newspaper subscriptions per 1,000 population of the city to reach the basic service standard.

Policy 4-6.2.3: Annually Review of all Library Materials. The library will annually upgrade its collection through an extensive re-evaluation of all print and non-print (videotapes, compact disc and digital video discs) library materials, removing outdated, overly worn, and unused items that do not have lasting value.

Policy 4-6.2.4: Provide Access to Information. The library will develop electronic information resources, including an automated catalog connected to the Okaloosa County Public Library Cooperative, and convenient internet access for the public. It shall also monitor automation applications in the library community and make adequate provisions to include in its annual budget requests for automation equipment and related items necessary for public access to these services.

Policy 4-6.2.5: Provide Expanded Access to Information thru Participation in Consortia or Networks. Participate in local (Okaloosa County Public Library Cooperative), regional (Panhandle Library Access Network), statewide (State Library of Florida), and national (OCLC Online Computer Library Center) consortia or networks to enhance access to information and achieve economies of scale by sharing resources.

Policy 4-6.2.6: Preserve Important Documents Relating to the City's History. The Library System shall be the main repository for cataloging and preserving City Historical documents in original, digital and microform formats.

Policy 4-6.2.7: Share Historical Documents with Historic Preservation Entities. While there may be various entities such as the Destin Fishing and History Museum that become a repository for a significant number of historical items, release of historical library documents should not occur until an acceptable plan for disposition and safekeeping is assured.

OBJECTIVE 4-6.3: LEVEL OF SERVICE FOR STAFF, FACILITIES, AND FUNDING. The library system shall adopt level of service standards to provide: a library staff that is sufficient in number and range of expertise to provide access to the library collection and to other information resources; for effective housing of the library collection and access to that collection; and sufficient funding for facilities, equipment, staff and collection acquisition.

Policy 4-6.3.1: Provide Adequate Staff Levels. In accordance with the International City Manager's Association in their publication Local Public Library Administration, the library shall maintain the library staff at a minimum of one full time equivalent per every 2,500 of permanent population in the service area.

Policy 4-6.3.2: Provide Improved Access to Library Facilities and Services. Continue to evaluate the feasibility of providing a satellite library facility in a rented or purchased store of office front in the vicinity of Crystal Beach to serve the population in the east side of the City and to reduce library-destined vehicle trips to the west side of the City.

Policy 4-6.3.3: Provide adequate library space, collection, and staffing. Strive, on an on-going basis to meet the "essential" (minimum) standards of the Florida Library Association.

Policy 4-6.3.4: Provide Adequate Revenue Stream. The library shall consider and evaluate all revenue sources available to provide funding for operating expenses and capital improvements.

Policy 4-6.3.5: Obtain Federal and State Grants. The City shall continue its efforts to obtain federal and state grants to help fund library facilities, equipment, staff and collection.

Policy 4-6.3.6: Review Library Impact Fees. The City shall review the existing library impact fee ordinance every two years in order to adjust the library impact fees on new development to better reflect the full capital cost of increased library demand.

Policy 4-6.3.7: Stimulate Private Funding for Library Services. The City shall continue to provide assistance and guidance to the Friends Guild of the Destin Library, Inc. in their ongoing efforts to stimulate public support for the library through private funding.

Policy 4-6.3.8: Explore the Use of Volunteers. The City shall explore the use of volunteers in an effort to provide enhanced services to the public (e.g. computer classes for specific software applications).

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

SUB-ELEMENT 4-1: WATER SUPPLY WORK PLAN.

SECTION 1: INTRODUCTION. DWU provides Potable Water, Reclaim Water, and Waste Water services for customers within the municipal limits of the City and for unincorporated Okaloosa County south of Choctawhatchee Bay. These services are provided and billed directly to the customers. DWU projects a level of service capacity that meets or exceeds the City needs at build-out.

SECTION 2: WATER SUPPLY PROJECTIONS. The 2012 Regional Water Supply Plan update prepared by the NFWFMD projects that City's demand for potable water will increase by 3.69 million gallons per day (mgd), over a twenty year period from the 2010 rate of consumption of 5.75 mgd to 9.44 mgd by 2030. (Appendix "A," Data Inventory & Analysis)

The 2007 DWU Master Plan for Water, Waste-water, and Reclaimed Water prepared by Baskerville-Donovan, Inc., September 2007 (Appendix "B," Data Inventory & Analysis) projects an annual average daily flow of 4.26 mgd in 2010 increasing to 6.08 mgd by 2030 representing an overall twenty year increase in the rate of consumption at 1.82 mgd. The 2007 Master Plan projects population build-out in the City to occur in 2036 with an average annual daily flow rate of 6.48 mgd and a maximum daily flow rate of 9.89 mgd.

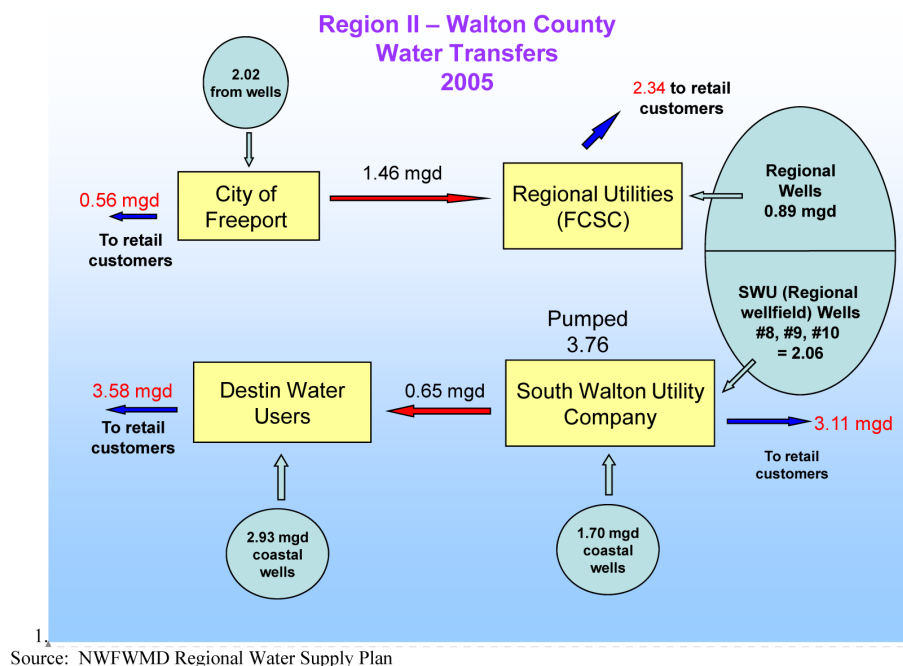
A capital improvement project now underway in partnership with the South Walton Utility Company (SWU) includes increasing the number of wells, chlorination facilities and ground storage transmission lines. Once completed these improvements are expected to increase the water supply by 9 mgd. That in combination with continued limited use of existing coastal wells will provide a total available pumping capacity of 13.73 mgd, well above the demand projected at build-out, although the permitted consumption rates will need to be adjusted.

SECTION 3: TRADITIONAL WATER RESOURCES ASSESSMENT. The traditional source for Region II is local groundwater withdrawal from the Floridan and/or Sand-and-Gravel aquifers. For the coastal areas, these traditional sources are insufficient to meet future needs. Historic and existing groundwater withdrawals from the Floridan Aquifer have caused a significant depression in the potentiometric surface of the aquifer, inducing saltwater intrusion within the aquifer's potable zone. Prior to 2000 RWSP implementation and the results of the solute transport model, there were gaps in the knowledge base regarding the likely location and movement of saltwater in the subsurface. These gaps limited the understanding of the risk that current and projected pumpage pose to the viability of the aquifer as a continued water supply.

Based on the sustainability model results, it appears that a moderate but reduced degree of groundwater pumpage can be sustained in the coastal area. However, additional future water supplies must be obtained from alternative inland groundwater and surface water sources. The extent to which current water demands are met from alternative sources (i.e., relocated from coastal to inland) will determine how well aquifer levels in the coastal area recover or remain stable. (Source: NFWMD Regional Water Supply Plan.)

The Floridan Aquifer supplies all drinking water required by DWU. DWU operates five coastal wells. These wells are currently under mandated cutbacks. Additional water supply capacity is provided by a remote well-field developed jointly with the South Walton Utility Company, Inc. (SWUC). Details of this arrangement are illustrated in Figure 1. These inland wells also tap into the Floridan aquifer. The combination of coastal and inland wells provides the capacity needed to supply the needs of the City's build-out population. DWU and SWUC recently completed a desalinization study that shows that method of water supply is very feasible. This particular study updated a similar study completed in 1997 and shows a definite decline in cost of the water and also firmly established the feasibility for the future. DWU has three elevated storage tanks and one ground storage tank. Together with standby power at the wells, capability to handle all peak hour and fire flow demands is available. (Source: DWU internet site.)

SECTION 4: ALTERNATIVE WATER SOURCES. DWU in partnership with the SWUC is making significant progress in replacing coastal withdrawals from the Floridan Aquifer in the area south of Choctawhatchee Bay with alternative inland supply wells. The Rock Hill well-field was developed as part of the 2000 RWSP implementation and is currently producing more than 6.5 mgd for coastal Walton County. (Source: DWU internet site.)



SECTION 5: WATER CONSERVATION AND REUSE PROGRAMS. The overall water conservation goal of DWU is to prevent and reduce wasteful use of the water resource. Water Conservation: DWU has implemented a customer fee schedule (see Table "1") which contains increasingly stronger disincentives as water consumption increases. DWU uses custom software for its customer information system and billing systems. Bills are computed and mailed monthly. Beginning in 2008, DWU will commence two billing cycles. Residential meters were all converted

to radio read beginning in 2007. Currently all meters 2" and up are tested annually for accuracy. Beginning in 2008, DWU will implement a residential meter testing and replacement program. A recent study of DWU small meters shows an annual "loss" exceeding 4% of our produced water. (Source: DWU internet site.)

DWU maintains several education and assistance programs for water users. Conducting water audits is the focus on condominiums and motels constructed more than 15 years ago, prior to the Low Flow Fixtures Act of 1992. Managers and maintenance personnel are given information on water conservation and are provided with water conservation kits. These kits include water saving showerheads, leak detector tablets for toilets, sink swivel nozzles, and toilet tank banks. Individual home audits are also conducted and similar assistance is provided along with information on xeriscape landscaping. Other outreach programs include education for restaurant managers, adopting a fourth grade class each year and talks to different civic groups. The overall impact of these programs has not been calculated.

Water reuse is a legislative priority of the Water Protection and Sustainability Program and Florida's overall water resources policy. Reuse has been an important component of the FDEP and the NFWFMD water management strategy since the 1980s and has resulted in offsetting demand for potable-quality water as well as better disposal of treated wastewater (i.e., eliminating surface water discharges of treated effluent). Golf course and landscape irrigation is the predominant use of reclaimed water treated to public-access standards; nearly all golf courses in Region II use reclaimed water. Retrofitting existing residential areas for additional reuse for landscape and yard irrigation tends to be cost-prohibitive, but as new developments are planned and as redevelopment activities occur, increased use of reclaimed water will be pursued. (Source: NFWFMD Regional Water Supply Plan.)

Table 1. Rates Schedule - Destin Water Users, Inc. (Source: DWU Internet Site)

The following water rate schedule is effective February 2012. Rates are broken into classes of residential, commercial, motel, condominium, restaurant, and yard meters. A monthly base charge is applied to all active accounts. Additional charges are applied for each additional 1,000 gallons of water consumed thereafter.

Water

Base Facility Charges	
Residential and Yard	\$8.74 per unit
Commercial, Restaurant, Hydrant, Pool	\$15.26 per unit
Motel	\$ 6.12 per unit
Condominium	\$ 7.87 per unit

Volumetric Charges

Residential Class		
	Block (Gallons)	Rate per 1,000 gallons
	0—5,000	\$1.88
	5,001—10,000	\$2.09
	10,001—15,000	\$2.61
	15,001—50,000	\$3.14
	Above 50,000	\$4.18
Condo Class		
	Block	
	(Gallons per unit)	Rate per 1,000 gallons
	0—4,500	\$1.88
	4,501—9,000	\$2.09
	9,001—13,500	\$2.61
	13,501—45,000	\$3.14
	Above 45,000	\$3.76
Commercial, Restaurant, Motel, and Pool Class		
	All flow (per 1,000 gallons)	\$2.51
Yard and Hydrant Meters		
	All flow (per 1,000 gallons)	\$4.49

DWU Reclaimed Water Operation:

The majority of all wastewater returned to the DWU wastewater reclamation facility is treated and sent back out for beneficial reuse. Most of this reclaimed water is reused for landscape irrigation with a significant amount being used each day for in-plant operations. The DWU reclaimed water operation began in 1985, making it one of the most mature operations in Florida.

In 2009, DWU was permitted for testing of an Aquifer Storage and Recovery (ASR) Program in the lower portion of the Surficial Aquifer. The system consists of seven wells for storage of reclaimed water that will be available to offset irrigation demands. Testing indicates the ASR system will successfully provide 2.125 Mgal annual average daily flow capacity of reuse to the area.

George French Water Reclamation Facility (WRF)

- Design Capacity at 200 mg/l BOD is 6 mgd.
- Treatment Process includes mechanical treatment with rotating screens, grit separation, and equalization basin.
- Biological Treatment via 4-1 mgd and 1-2 mgd oxidation ditches followed by clarification. Secondary disinfection with chlorine contact chambers.
- Secondary effluent is then further treated to produce reclaimed water by flocculation, filtration, and high level disinfection with chlorine contact chambers.
- Secondary effluent disposal to rapid infiltration basins. Reclaimed water is reused for landscape irrigation of City right-of-ways, shopping centers, condominium complexes, golf courses, parks, individual residences, and plant wash-down and grounds irrigation.
- Wet weather storage is provided by three ground storage tanks with 6.6 mg capacity.
- Bio-solids disposal is by land application.

SECTION 6: IMPLEMENTATION FORECAST. Alternative water supply projects needed to maintain the City's potable water supplies are included in the NFWFMD Regional Water Supply Plan. The NFWFMD is using Water Protection and Sustainability Program (WPSPTF) revenues and matching local revenues to fund the improvements.

Alternative Water Supply - Capital Improvement Projects:

Within the limits of the Rock Hill well-field, located between Freeport and DeFuniak Springs, additional capacity is planned to accommodate increased demand related to growth that is based on a build-out condition in the area. This additional capacity will be achieved through the installation of additional wells, chlorination facilities, ground storage, land acquisition, and transmission lines. Because the next series of wells may be located further to the east, the NFWFMD and area utilities are evaluating options for expanding the well-field and facilities. This will serve to accommodate additional demands, reduce pumping and reliance on water supplies in the coastal area, and provide redundancy in the regional water supply and distribution system.

Capacity Improvement Project - Rock Hill Well-field Expansion.

Responsible Entity - South Walton Utility Co., Regional Utilities.

Project Description - Expansion of the Rock Hill Wellfield with storage and conveyance systems.

Estimated Quantity - 15.0 Mgal/d (currently producing 3.6 Mgal/d for coastal Walton County).

Funding Sources

WPSPTF	NWFWMD	DWU/SWU	Total Funding
\$6,000,000	\$1,000,000	\$11,042,750	\$47,088,331

Water Supplier:	Destin Water Users
PWS No.:	FEDP 1460202
Design Capacity:	9,648,000 million gallons per day
No. of Residents served:	7,315
No. of Condo units served:	6,880
No. of Motel units served:	1,494
No. of Businesses served:	1,114
No. of Restaurants served:	92
Avg. consumption:	3,900,000 gallons per day
Peak consumption:	6,160,000 gallons
Annual avg. wastewater flow:	2,776,000
Consumptive Use:	CPU Permit #19830102
Issued 10-26-06	
Expires 11-01-2012	
Permitted capacity:	ADR 2800
MDR	4600
MMR	1.21E +08

SECTION 7: COORDINATION WITH DWU. The City has adopted policies within its Comprehensive Plan 2020 to ensure coordination and cooperation with DWU. The City will not approve any new development without a letter from DWU stating that potable water capacity is available and will be reserved for the development. This letter must be signed by a professional engineer employed by and representing DWU. Specific details of the letters contents are listed on page 12 of Appendix D. The City has also provided DWU with the required land use and parcel information needed for DWU to prepare supply projections.

SECTION 8: GOALS, OBJECTIVES, AND POLICIES. The goals, objectives and policies needed to implement this work plan and water supply concurrency requirements have been adopted previously and are listed below.

Chapter 1, Future Land Use

Objective 1-3.1: Concurrency Management

Chapter 4, Public Facilities

Goal 4-1: Safe Potable Water Supply

Goal 4-3: Protect Natural Groundwater Recharge Areas

Chapter 5, Conservation Element

Objective 5-1.2: Protection of Potable Water Resources

Objective 5-1.4: Protection of Natural Resources

Chapter 8, Intergovernmental Coordination

Objective 8-1.1: Intergovernmental Coordination Activities

Policy 8-1.1.3: Potable Water, Wastewater, Reclaimed Water and Water Conservation Issues.

Policy 8-1.1.13 Implementing Inter-governmental Coordination

Objective 8-1.2: Manage and Coordinate Future Land Use Decisions.

Objective 8-1.3: Intergovernmental coordination of Infrastructure and LOS Standards

Chapter 9, Capital Improvements

Objective 9-1.5 Concurrency Management

Policy 9-1.5.4 Policy 9-1.5.5

Policy 9-1.5.8

Policy 9-1.5.10

(End of Sub-element)

