



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JULY 28, 2022
6:00 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. July 7, 2022 Minutes**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. Comprehensive Plan Chapter 5: Conservation Element and Chapter 6: Coastal Management Elements Discussion and/or Possible Recommendation**
 - B. Comprehensive Plan Chapter 8: Intergovernmental Coordination Element Discussion and/or Possible Recommendation**
- 6. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)
- 7. NEXT MEETING DATE: August 4, 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
JULY 7, 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, July 7, 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
Corey Ledbetter

Members Absent

Jason Klosterman
Todd Buhr

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner
Daniel Butler, Senior Planner

3. APPROVAL OF MINUTES:

June 23, 2022

Motion by Agency member Ledbetter, seconded by Agency member Bell to approve the June 23, 2022, minutes as written. The motion passed 4-0.

4. NEW BUSINESS:

➤ **Conditional Use 22-25-CU, 1015 US Highway 98 East**

Mr. Butler explained the Conditional Use request is for an additional parking lot to be utilized by employees of the already approved Chick-Fil-A restaurant, located next door at 1021 Highway 98 East. The project meets the intent of both the Comprehensive Plan and the zoning district. Prior to approval of development, the project shall comply with all the land development standards and regulations outlined in the Comprehensive Plan and Land Development Code.

Agency member Bell made the motion that the Local Planning Agency recommends City Council's approval the Condition Use request by Chick-fil-A for an additional parking lot for employees located. Agency member Hudson provided the second. The motion passed 5-0.

5. OLD BUSINESS: None

6. DIRECTOR'S REPORT: None

ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 5:40 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: July 28, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Presentation
OUTLINE NUMBER: 5.A.

TO: Local Planning Agency

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

FROM: Steve O'Connor, Principal Planner

DATE: July 11, 2022

SUBJECT: Comprehensive Plan Chapter 5: Conservation Element and Chapter 6: Coastal Management Elements Discussion and/or Possible 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 of 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:

At the regularly scheduled LPA meeting on May 26, 2022, the LPA passed a motion to recommend deletion of all language from the Comprehensive Plan Policies pertaining to

time frames for implementation, i.e., “within one year of approval of this Comprehensive Plan...” or “within one year of the next Evaluation and Review (EAR)...” Therefore, any Objectives, Policies, or Goals with any such language, will be recommended for deletion.

Chapter 5

Implemented Policies & Objectives

1. Policy 5-1.5.3: Reduce the Number of Septic Tanks. Prior to the next EAR, the City shall coordinate with DWU to encourage the extension of sewer system lines to those developed areas of the City currently not served by central sewer. If such coordination efforts reveal that sewer system extensions are not financially feasible for DWU to extend the line, the City shall provide letters of support for any DWU application for potential grant funds administered by state or federal agencies that may be available to assist with the extension of these lines. In addition, the City shall seek options for requiring connection of existing septic users to central sewer systems; either through State Statutes requiring mandatory connection, working with the Destin Water Users on an incentive program, or other alternatives.

Staff Comment: Connection to the central sewer system is implemented through **LDC Section 10.01.00 – Sanitary Sewer**. Staff recommends keeping this policy in the Comprehensive Plan and replacing the specific reference to Destin Water Users with “sewer” or “waste” provider.

2. Policy 5-1.12.3: Develop Response Procedures for the Discovery of Artifacts during Construction. Prior to the next EAR, the City shall amend its LDC to include criteria and procedures that require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Staff Comment: Implemented through **LDC Section 11.06.01 – Conservation**. Staff recommends keeping this in the Comprehensive Plan.

3. Policy 5-1.13.1: Incorporate Innovative Techniques in the LDC. Prior to the next EAR, the City shall amend its LDC to incorporate land and water resource management techniques. The land and water resource management techniques shall have been successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply.

Staff Comment: Implemented through **LDC Section 10.03.00 – Stormwater Management, Section 11.09.03 – Erosion and sediment control plan, Section 12.02.00 – Active and Passive Facilities & 12.04.00 – Landscape Development**. Staff recommends this policy remain in the Comprehensive Plan. However, Staff recommends improving the language to incentivize tree canopy cover, and plant maturity, over total tree count.

To be Implemented Policies & Objectives

1. Policy 5-1.10.2: Enforce White Sand Ordinance. The City shall continue to enforce its Ordinance that regulates the removal of white sand as well as the use and type of fill material applied to new development sites. The White Sands Ordinance shall be incorporated into the articles of the LDC. Within one year from the effective date of the Comprehensive Plan, LDC shall be amended to include penalties, fines, and restoration plans for unauthorized impacts to White Sand.

Staff Comment: LDC Section 11.07.02. – *White Sands* establishes the White Sands zones. While the Policy has been implemented through this LDC section, more can be done on the enforcement and penalty side of the regulations. This will be addressed through the creation of the Citation Authority Section of the LDC within the LDC Rewrite Project. Staff recommends keeping this policy in the Comprehensive Plan.

2. Policy 5-1.13.3: Promote Energy Efficient Land Development. Prior to the next EAR, the City's amended LDC shall incorporate any needed refinements to promote energy efficient land development and recognize the relative energy dependency of commercial and industrial land uses. The City shall encourage land use patterns that by location, scale, and design, minimize long-term energy commitments to construction, operation, maintenance, and replacement. Finally, the City shall encourage natural resource conservation and utilization in ways that are consistent with sound energy management principles.

Staff Comment: This policy requires a recommended direction from the LPA to City Council. There are several different ways to implement this policy. According to the U.S. Government Accountability Office (GAO) the three main ways are, **(1) minimizing the amount of energy needed to heat and cool buildings; (2) reducing energy intensive infrastructure construction, such as highways and sewer and water lines; and (3) reducing automobile travel.** The policy specifically states “*The City shall encourage land use patterns that by location, scale, and design minimize long-term energy commitments to construction, operation, maintenance, and replacement*”, which when combined with the GAO’s recommendations, means to increase density where infrastructure exists. Does the LPA want to make a recommendation in line with the GOA’s recommendation or propose an alternative recommendation(s).

3. Policy 5-1.13.6: Xeriscape Public Areas. The City shall reduce irrigation needs of new and existing landscaped areas maintained by the City through the application of aggressive xeriscaping standards. Within one year of the adoption of this Plan, the City shall develop a 5-year xeriscaping program that prioritizes the location and measures to be taken to xeriscape existing landscaping of public lands.

Staff Comment: Currently Parks and Recreation and Public Works are working to replace irrigation sensors and other elements to reduce excessive water usage. Staff recommends keeping and maintaining this policy.

4. Policy 5-1.13.7: Encourage Xeriscaping in New Private Development. Private landscaping irrigation practices use significant amounts of public and privately acquired water from the aquifer. Encouraging or requiring xeriscaping practices on new landscaping installations would reduce future groundwater consumption. Prior to the next EAR, the City shall propose measures to apply xeriscaping standards to new private development.

Staff Comment: This policy has been implemented through the use of Grey Water for irrigation and by **LDC Sections 10.04.05.C** requiring rain sensors on all new irrigation systems and **12.04.03.d - *Supplemental standards required***, which incentivizes reduced water usage. Staff recommends keeping and maintaining this policy.

5. Policy 5-1.13.7: Encourage Xeriscaping in New Private Development. Private landscaping irrigation practices use significant amounts of public and privately acquired water from the aquifer. Encouraging or requiring xeriscaping practices on new landscaping installations would reduce future groundwater consumption. Prior to the next EAR, the City shall propose measures to apply xeriscaping standards to new private development.

Staff Comment: This policy has been implemented through the use of Grey Water for irrigation and by **LDC Sections 10.04.05.C** requiring rain sensors on all new irrigation systems and **12.04.03.d - *Supplemental standards required***, which incentivizes reduced water usage. Staff recommends keeping and maintaining this policy.

6. Policy 5-1.2.7: Require Automatic Rain Sensors. The City will require automatic rain sensors in all new irrigation systems installed in the City and will retrofit all existing municipal irrigation systems prior to the next EAR (estimated to be in 2019).

Staff Comment: This policy is being implemented through **LDC Sections 10.04.05.C** requiring rain sensors on all new irrigation systems and by the Parks & Recreation Department and Public Works Department by replacing, installing, and updating irrigation systems with rain sensors. Staff recommends keeping and maintaining this policy.

Chapter 6

Chapter 6 Implemented Policies & Objectives

1. **Policy 6-1.7.5: Adaption Action Area Designation.** By Fiscal Year 2022, the City will identify areas for which land elevations are below, at or near mean high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.

Staff Comment: This policy has been completed as of January 2022 with updates to the City's 2021 Disaster Preparedness Plan and the County's 2021 Local Mitigation Strategy. Staff Recommends continuing and broadening this policy to maintain and continue this effort, and not limit it to any particular year.

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:

This discussion is focused on **Chapter 5: Conservation Element** of the currently adopted Comprehensive Plan. Staff is seeking direction and guidance on if the current policies discussed in this Staff Report are to be either kept, updated, or removed.

IV. RECOMMENDED MOTION:

For discussion purposes only. Formal recommendation will be requested at the next LPA meeting. However, if the LPA wishes to make a motion for a formal recommendation, see the recommended motion below:

I move that the LPA recommend City Council approval of the suggestions for the policies for Chapter 5 of the City's adopted Comprehensive Plan as presented.

Attachments:

1. Comprehensive Plan Chapter 5

CHAPTER 5: - CONSERVATION ELEMENT

Editor's note— Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 5 in its entirety to read as herein set out. Former chapter 5, pertained to similar subject matter. See Table of Amendments for complete derivation.

(Reference 163.3177(6)(d), FS)

Introduction. The Conservation Element addresses the natural features located within the City of Destin (City), and the activities that impact those features. The considered features include air and water quality (stormwater, surface water, and wetlands), flora and fauna (both land and aquatic), soils, and conservation measures for all of these, waste disposal, and energy conservation.

This Element is supported by the Conservation Data, Inventory, and Analysis (DIA) required pursuant to § 163.3177(6)(d), FS. This Chapter (element) is based upon the data and analysis requirements pursuant to § 163.3177(6)(d), FS.

This element, as all others, is organized around a hierarchical series of topical Goals, Objectives, and Policies (GOPs). The Goals are broad and general, the objectives are specific and measurable, and policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

The major topics of this element include:

- Air quality and measures to improve it.
- Water resource management.
- Floodplain protection.
- Natural resource protection.
- Surface water quality and quantity.
- Wetlands protection and preservation.
- Native vegetation and marine habitat protection.
- Fishery, wildlife, and wildlife habitat protection.
- Mining of minerals and mineral excavation activities - prevention of potential adverse impacts.
- Soil protection.
- Waste disposal management.
- Archaeological and historic resource protection.
- Consideration of innovative concepts for resource and energy conservation.

- Evaluation of this element.

GOAL 5-1: CONSERVE, MANAGE, USE, AND PROTECT THE NATURAL AND ENVIRONMENTAL RESOURCES OF THE CITY; AND ENSURE CONTINUED RESOURCE AVAILABILITY AND ENVIRONMENTAL QUALITY.

OBJECTIVE 5-1.1: MAINTAIN AIR QUALITY. Destin shall meet or exceed state and federal air quality standards through the implementation of the following policies:

Policy 5-1.1.1: Support Air Quality Standards. The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

Policy 5-1.1.2: Combat Erosion and Generation of Airborne Dust Particles. To reduce negative effects dust particles contribute to air quality, construction activities or land clearing shall be conducted in a manner that minimizes time of soil exposure, minimizes area exposed, traps sediment on site, applies temporary ground cover, and uses other best management practices for soil erosion prevention. The City shall continue to enforce its "mitigation of construction activity" ordinance. Consider additional land clearing and development measures as may be necessary to further reduce the potential for windblown dust and particles. Such measures may include but are not limited to temporary ground covers, frequent wetting, and time limits for bare earth during development.

Policy 5-1.1.3: Ensure New or Expanded Uses do not Degrade Air Quality. Industrial, airport, and commercial land uses that will generate air pollutant emissions or odors at levels consistent with state and federal regulations shall be located where minimal impacts are placed on residential areas. Applicants for industrial, airport or commercial site plans or building permits shall be required to submit detailed information regarding any emissions or odors generated by the proposed uses, including potential maximum and average daily impacts to adjacent properties.

Policy 5-1.1.4: Reduce Vehicle Emissions Through Transportation and Land Use Planning. The Transportation Element addresses transportation alternatives to automobile use by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multimodal systems, including bus transit. New development and redevelopment within the Multimodal Transportation District or near pedestrian and transit corridors shall incorporate site plan design that enables efficient and convenient pedestrian movement between public sidewalks within rights-of-way and building entrance points.

Policy 5-1.1.5: Facilitate the Use of Alternative Fuel Vehicles. The City shall coordinate with Okaloosa Gas District to determine the feasibility of establishing a CNG refueling facility in the City and shall implement the use of alternative fuel vehicles in the City fleet to the extent that

the use of such vehicles is cost feasible.

Policy 5-1.1.6: Cooperate with FDEP. The City will continue to cooperate with the Florida Department of Environmental Protection (FDEP) to maintain minimum air quality levels established by the FDEP.

Policy 5-1.1.7: Prohibit Incinerators. Municipal solid waste incinerators, area wide incinerators, or incinerators to be operated for commercial purposes are prohibited from being located within the City. (This policy does not include small incinerators incidental to established business but does include a prohibition against the establishment of any business that may use its incinerator for commercial purposes.)

OBJECTIVE 5-1.2: PROTECT POTABLE WATER RESOURCES. Potable water resources shall be protected in sufficient quantity and quality to meet present and projected public safe water drinking needs for the City and to prevent adverse impact to ecosystems connected to groundwater resources, through the implementation of technical and management strategies to proactively prevent, or minimize, groundwater quality degradation.

Policy 5-1.2.1: Monitor Potable Water Supply. The City shall maintain on-going communication with Destin Water Users (DWU) and South Walton Utilities (SWU) regarding the availability of water capacity and water quality within the DWU and SWU systems to serve existing development and future connections within the City.

Policy 5-1.2.2: Protect Well Field Areas. The City shall ensure the protection of potable water supply wells near DWU well fields by restricting uses within a 300-foot radius surrounding each well field to those that do not handle hazardous materials of any type or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, F.A.C. The area enclosed within a 300-foot foot distance surrounding each DWU well is designated as a well field protection area.

Policy 5-1.2.3: Water Resource Caution Area and Water Conservation. The City is located within a designated Water Resource Caution Area. The City shall support efforts by the Northwest Florida Water Management District (NFWFMD), DWU, and SWU to identify alternative drinking water sources other than the Floridan Aquifer. The City shall also extend cooperation with the water utility companies regarding extension of water transmission mains to inland well fields.

Policy 5-1.2.4: Intergovernmental Coordination for Water Conservation. The City shall cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

Policy 5-1.2.5: Emergency Water Conservation. The City shall cooperate with DWU and Northwest Florida Water Management District to conserve water resources.

Policy 5-1.2.6: Encourage Low-Water Tolerant Landscaping. The Land Development Code (LDC) will continue to contain standards to require new development and redevelopment to use low-water tolerant plant and tree species to fulfill a minimum portion of required landscaping materials to promote regional goals to conserve groundwater. (See also Policy 3-1.13.7, Xeriscaping in new private development.)

Policy 5-1.2.7: Require Automatic Rain Sensors. The City will require automatic rain sensors in all new irrigation systems installed in the City and will retrofit all existing municipal irrigation systems prior to the next EAR (estimated to be in 2019).

Policy 5-1.2.8: Encourage Extension of Gray Water/Re-Use Lines. The City shall continue to coordinate with DWU to encourage the extension of gray water systems and re-use lines to those developed areas of the City currently not served by such system. If such coordination efforts reveal that extension of reuse lines is not financially feasible for DWU, the City shall investigate potential grant funds administered by state or federal agencies that may be available to assist with the extension of such systems.

OBJECTIVE 5-1.3: MAINTAIN FLOODPLAIN. The City shall protect the natural functions of the 100-year floodplain in order to protect and maintain its flood carrying and flood storage capacity and to minimize damage to property.

Policy 5-1.3.1: Enforce Policies to Maintain Floodplain. New development encroaching into the floodplain shall incorporate flood protection measures sufficient to protect against impact from 100-year storm events. The City's Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance Administration. The City shall continue to enforce surface water management and flood damage prevention regulations within its LDC.

Policy 5-1.3.2: Enforce FEMA Construction Standards. Construction within the City shall comply with FEMA construction standards. The City's codes and development regulations shall maintain consistency with FEMA construction standards.

OBJECTIVE 5-1.4: PROTECT NATURAL RESOURCES. The City shall conserve and protect the remaining natural resources in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation. All future development or redevelopment of land shall be consistent with the Comprehensive Plan and the LDC.

Policy 5-1.4.1: Designate Conservation Land Resources. The Future Land Use Map series delineates conservation land resources as environmentally fragile natural resources whose value warrants long-term preservation. Such areas may include coastal shoreline areas, upland

and wetland vegetative communities supporting endangered or threatened species and wetlands. All conservation land resources shall either remain undeveloped or shall undergo "restricted development". "Restricted development" shall be defined as those options allowed by the development rights and restrictions stipulated in the Comprehensive Plan and LDC.

Policy 5-1.4.2: Implement Environmental Policies. Policies in this Element for managing environmentally sensitive natural systems, including, but not limited to, the Destin Harbor, Choctawhatchee Bay, and Gulf of Mexico, and other environmentally sensitive resources shall be carried out through performance standards in the LDC. These and other natural resources identified on the FLUM series shall be protected and/or preserved pursuant to goals, objectives, and Policies established in this Element. In addition, the LDC shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. This LDC shall also provide for wetland preservation consistent with the requirements and regulations of the NFWFMD, FDEP, and the Corps of Engineers.

Policy 5-1.4.3: Continue Intergovernmental Coordination and Natural Resource Management. The City shall coordinate with the NFWFMD, the West Florida Regional Planning Council (WFRPC), Okaloosa County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

The methods for coordinating with other local government, state, federal, and private plans/programs for conservation of natural resources shall be incorporated into the City's planning process detailed in the LDC.

Policy 5-1.4.4: Regulate Development to Promote Natural Resource Conservation. The City shall use the best available technical criteria and information to maintain and update as needed the adopted Ordinances, pursuant to recommendations of the Northwest Florida Coast Resource Management Plan, relating to Water Saving Devices, Stormwater Management, White Sands Protection, Shoreline Protection, Flood Damage Prevention and Landscape Development. These ordinances shall continue to ensure that future development is compatible with the functioning and carry capacity of existing natural systems and resources conservation.

Policy 5-1.4.5: Require Site Plan Review. The City shall continue to require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. The City shall ensure that during the site plan review process it shall enforce qualitative and quantitative performance criteria consistent with the Comprehensive Plan policies governing the preservation of open space and vegetation.

Policy 5-1.4.6: Protect Flora and Fauna Having Special Status. Development activities shall not adversely impact wildlife and plants that are endangered, threatened, or species of special concern, as listed on the Federal or State inventory of designated "endangered or threatened" species, or "species of special concern." The City shall further protect wildlife and plants, including wildlife habitat, by promoting public acquisition and the dedication of conservation easements or reservations. Applicants for development proposed on undeveloped land must submit a field survey from a professional biologist, or other similar professional, evaluating presence of any listed species.

Policy 5-1.4.7: Manage Stormwater Runoff. Upon Plan adoption, the developer/owner of any site shall be responsible for managing onsite runoff unless the City has otherwise established or approved a stormwater master plan that serves multiple properties. All new development shall comply with adopted level of service standards for surface water management.

Policy 5-1.4.8: Enforce Land Development Regulations. The City shall continue to enforce land development regulations that protect and conserve the natural functions of existing vegetative communities, fauna, flora, soils, fisheries, floodplains, and other natural resources, and shall also continue to coordinate with state and federal environmental agencies regarding potential impact to natural resources under state or federal jurisdiction or purview.

Policy 5-1.4.9: Evaluate Opportunities for Land Acquisition. The City shall annually consider the availability of state and federal grant programs for the acquisition of conservation lands or shoreline areas. Within two years of Plan adoption, the City shall coordinate with the FDEP, the Florida Department of Community Affairs, or other appropriate state agencies regarding grant programs and state funds for acquisition of undeveloped land along shoreline areas.

Policy 5-1.4.10: Preserve Norriego Point as a Wildlife Sanctuary. The City shall continue its efforts to preserve and protect portions of Norriego Point which serve as a nesting area and habitat for several bird species.

Policy 5-1.4.11: Preserve the Norriego Point Land Mass. The City shall take all necessary measures to preserve and protect Norriego Point. The City shall accomplish this by a combination of measures including, but not limited to implementation of the most current restoration and management plans; and armoring subject to the provisions of the Land Development Code and DEP permitting.

Policy 5-1.4.12: Restrict Development in Beach/Dune Area. Notwithstanding the land use categories and Policies of the Plan, no development or development activity of any kind, except for dune walkovers and armoring as permitted by the Florida DEP, shall be allowed within any

area fifty feet (50') landward from the mean high water line along the Gulf of Mexico. Density may be transferred from this fifty foot (50') protection area, as well as from other natural resources areas (dunes and wetlands) on a one to one basis to the buildable portion of the site.

Policy 5-1.4.13: Protect Natural Resources. The LDC shall continue to contain provisions that promote the natural function of identified wetlands, lakes, bayous, bays, harbors, or the Gulf. To ensure protection of natural resources (beaches, dunes, wetlands and lakes) in the implementation of this element, principal structures shall be clustered away from natural resources. It is important to note that an approved dredge and fill permit will be required as a condition of a development order when the subject property is in close proximity to natural resources. The City's intent is not to prohibit density transfers. To facilitate the clustering of development away from natural resources, density transfers may be authorized on a one-to-one basis to the buildable portion of the site. However, there shall be no density transfer allowed or density credit given, for lakes or other open water bodies. The City may also protect natural areas through the variance of lot and setback requirements. All waterfront lots shall be required to maintain either a setback or a buffer from the mean high water line (MHWL) for principal structures.

OBJECTIVE 5-1.5: MAINTAIN AND IMPROVE SURFACE WATER QUALITY AND QUANTITY. The City shall assist in maintaining and improving the environmental health of the Choctawhatchee Bay and its bayous, the Gulf of Mexico, Destin Harbor, and local lakes. The City shall also assist in improving and preserving the ambient water quality of Class II waters (shellfish harvesting and propagation areas) in order to protect the economic and social well-being of the citizens of the City.

Policy 5-1.5.1: Water Quality, Surface Water Management, and Land Use. Stormwater facilities and site development shall be designed to prevent runoff from lowering water quality within Choctawhatchee Bay, Destin Harbor, the City's bayous, or the Gulf of Mexico below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C.

Policy 5-1.5.2: Enforce Connection to Central Sewer Systems and Limited Use of Septic Tanks. No development or redevelopment permits shall be issued for any properties proposed to be served by septic tanks or package plants if central sewer system lines are located adjacent to the property. When development proposals are submitted for areas where central sanitary sewer service lines are not available, the development shall not be approved unless the applicant has obtained a permit for the septic tank from the County Health Department of the Florida Department of Health. In addition, the proposed development must comply with all other relevant rules, regulations, laws or ordinances.

Policy 5-1.5.3: Reduce the Number of Septic Tanks. Prior to the next EAR, the City shall coordinate with DWU to encourage the extension of sewer systems lines to those developed areas of the City currently not served by central sewer. If such coordination efforts reveal that sewer system extensions are not financially feasible for DWU to extend the line, the City shall provide letters of support for any DWU application for potential grant funds administered by state or federal agencies that may be available to assist with the extension of these lines. In addition the City shall seek options for requiring connection of existing septic users to central sewer systems; either through State Statutes requiring mandatory connection, working with the Destin Water Users on an incentive program, or other alternatives.

Policy 5-1.5.4: Prohibit Septic Tanks within the Coastal High Hazard Area (CHHA). The City shall approve no projects requiring installation of septic tanks within the CHHA. In addition, the City shall allow no sanitary sewer or other infrastructure to be constructed within the FEMA V zone.

Policy 5-1.5.5: Reduce Soil Particulates and Silt Entering Choctawhatchee Bay, Bayous, and the Gulf Waters. Soil and silt material introduced to Choctawhatchee Bay, Harbor, and Gulf of Mexico through stormwater runoff shall be reduced through the following actions or requirements:

1. Soil erosion and sediment created by wind or rain shall be reduced at construction or land clearing sites through the implementation of soil erosion prevention techniques applying best management practices that retain soils onsite to the greatest extent practical.
2. Property owners shall maintain existing vegetation consistent with landscape plans approved by the City, including the revegetation of cleared land and the replacement of trees, plants and lawn grass, in order to reduce erosion resulting from exposed or disturbed soils affected by wind or rain.

Policy 5-1.5.6: Enforce the Bay Shoreline Protection Zone. The Bay Shoreline Protection Zone includes those properties along the waterfront of Choctawhatchee Bay, Marler Bayou, Joe's Bayou and Indian Bayou. For all lots platted or created after December 22, 1992, this area is defined as a 100-foot buffer that begins at the mean high-water line and extends landward 100 feet. For all lots platted or created prior December 22, 1992, this area is defined as a 50-foot buffer that begins at the mean high-water line and extends landward 50 feet. The buffer zone shall consist of preserved native vegetation, including canopy, understory, and ground cover. If there is no native vegetation on the site, a planted vegetative buffer shall be required upon development of the site. Principal habitable structures shall locate outside the Bay Shoreline Protection Zone. If the principal habitable structure cannot be situated outside the Bay Shoreline Protection Zone because of depth of lot depths, right-of-way easements, utility easements, or access easements, the maximum setback achievable shall be provided but shall

not be less than 50 feet for lots created after December 22, 1992 and 25 feet for lots created prior to December 22, 1992. Uses allowed within the Bay Shoreline Protection Zone shall be limited to conservation, water-dependent, water-related or accessory uses and structures.

Policy 5-1.5.7: Enforce the Gulf Shoreline Protection Zone. The Gulf Shoreline Protection Zone commences at the mean high-water line and runs to, and includes the primary dune system, which is defined according to Section 62B-33.002(17), F.A.C. The following activities shall be prohibited within the Gulf shoreline protection zone:

1. Construction of buildings and structures, except for permitted minor structures authorized by the FDEP; albeit the minimum setback for construction within properties fronting the Gulf of Mexico shall not be less than 50 feet from the line of mean high water;
2. Removal of existing vegetation, except as allowed pursuant to an approved FDEP permit;
3. Planting of new vegetation except for native, salt-resistant species suitable for beach and dune stabilization;
4. Installation of temporary or permanent coastal armoring, as such is defined in Rule 62B-33.002(5), Florida Administrative Code, unless a permit for such armoring has been issued by FDEP, and any other applicable Federal and local requirements have been satisfied, or unless such armoring is authorized by the City's adoption of an emergency resolution pursuant to § 161.085(3), FS, and any other applicable Federal, State and local requirements have been satisfied.

Policy 5-1.5.8: Ensure Stormwater Design Compatibility with Natural Systems. Stormwater retention/detention areas shall be designed and landscaped to appear as a natural water body. Any stormwater detention or retention areas located near any estuary or estuarine systems or other water bodies within the corporate limits of the City shall be designed so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation. The LDC shall include design criteria and landscape requirements for stormwater retention/detention facilities.

Policy 5-1.5.9: Improve Water Quality within Destin Harbor (Old East Pass). Water quality within Destin Harbor shall be improved through the following actions and programs:

1. As amended in the City's adopted stormwater master plan, needed improvements therein shall be incorporated into the City's Capital Improvements Program. When establishing priorities for improvements identified within this study, the City shall consider those improvements that eliminate or reduce discharge into Destin Harbor.
2. The City shall coordinate with FDEP and NFWFMD regarding state programs and/or grant funds that can be used to improve water circulation and to remove sediment within Destin Harbor.

3. The City shall continue to support FDEP water monitoring programs for Destin Harbor.
4. The FLUE and the LDC shall prohibit or regulate land use activities that will adversely impact water quality within Destin Harbor.
5. Pre- and post-development stormwater runoff rates should ensure that the volume, natural fluctuation, and water quality of receiving waters entering Destin Harbor maintains water quality standards established by the FDEP.

Policy 5-1.5.10: Initiate a Street Sweeping Program. Streets contain pollutants that make their way into the water bodies around the City. There is no program in place to clean the streets of these pollutants before they overburden existing filtration systems and enter the City's water bodies. Prior to the next EAR, the City shall evaluate the cost effectiveness of implementing a street sweeping program. This evaluation shall consider the cost differential with a storm drain cleaning program with and without a street sweeping program.

Policy 5-1.5.11: Support Water Quality Sampling. The City will continue to support improved programs for ongoing water quality sampling needs to be better organized and expanded to other parts of the City with the assistance of Destin Water Users, Choctawhatchee Bay Alliance, and the NFWFMD for the comprehensive water quality system to be implemented.

OBJECTIVE 5-1.6: PROTECT AND PRESERVE WETLANDS. Impacts to or destruction of wetlands shall be avoided to the greatest extent practical.

Policy 5-1.6.1: Define and Delineate Wetlands. The Florida Legislature preempts the authority of any water management district, state or regional agency, or local government to define wetlands or develop a delineation methodology to implement the definition and determines that the exclusive definition and delineation methodology for wetlands shall be that established pursuant to § 373.019(22) and § 373.421, FS.

Policy 5-1.6.2: Protect Wetlands. All wetlands meeting the definition provided in Policy 5-1.6.1 shall not be removed, altered, or destroyed unless demonstrated to the City that good-faith efforts have been made to avoid wetland impacts. To demonstrate good-faith effort to preserve wetlands, a property owner or development applicant must demonstrate in a written and illustrative report to the City that:

1. Development consistent with the Comprehensive Plan and Land Development Code has been clustered away from pre-development wetlands and onto upland areas of a same property but shall not exceed the maximum densities or intensities allowed for the site by the Comprehensive Plan and Land Development Code.
2. On-site open space and recreation requirements are located to maximize wetland preservation.
3. Upland buffers adjacent to remaining wetlands will be preserved under conservation

easements or tracts prior to issuance of a construction or land-clearing permit.

4. Access to developable upland areas cannot be obtained without removal or destruction of wetlands; or access through wetlands is necessary to avoid land use conflicts between residential and incompatible non-residential uses.
5. Alternative site design and location of buildings, parking, stormwater facilities, and impervious surfaces will create a threat to public health or safety, or create a greater potential threat to natural resources.
6. Wetland mitigation will occur within or adjacent to the City except if a mitigation site cannot be found that is acceptable to both the City Council and FDEP.

To demonstrate that good-faith efforts were taken to preserve wetlands, a written and illustrative wetland report must be prepared by appropriate licensed engineers, biologists, landscape architects, or other similar design or land planning experts to address subjects enumerated under paragraphs 1 through 6 above. No alteration, removal, or destruction of a wetland shall occur without City Council approval of the wetland report, and only after all other environmental permits required by the City or state, county or federal agencies have been issued.

Policy 5-1.6.3: Provide for Wetland Report Waiver. A wetland report, as referenced under Policy 5-1.6.1, may be waived by the City Council if the wetland area proposed to be removed, destroyed or altered is less than one-quarter acre, no mitigation will be required by the Florida Department of Environmental Protection — Northwest Office, and the wetland does not abut an existing residential area or residentially zoned land.

Policy 5-1.6.4: Provide for Wetland Mitigation. Where the City and FDEP approve the removal, alteration, or destruction of wetlands, mitigation shall occur consistent with Section 62-312, Florida Administrative Code. Prior to issuance of any land clearing or construction permit from the City, an applicant must submit to the City all environmental permits that are required by the State of Florida and the U.S. Corps of Engineers for wetland impacts.

Policy 5-1.6.5: Wetland Mitigation Sites. Where wetland mitigation is required by the FDEP, the mitigation site must occur within or adjacent to the City except when a site cannot be found that meets the approval of FDEP and the City.

Policy 5-1.6.6: Enforce Upland Buffers to Wetlands. The upland buffer is an area landward of a wetland delineation, which is described under Policy 5-1.61. For all development orders applicable to project sites containing or abutting a wetland, an upland buffer preserved as a natural upland community shall be placed adjacent to wetlands at an average width of twenty-five (25) feet with a minimum allowed width of fifteen (15) feet. Only conservation uses may occur within an upland buffer. If endangered or threatened species dependent upon both wetland and upland habitats are identified within a wetland or adjacent uplands, the upland

buffer shall encompass an upland area sufficient to accommodate the identified species. Site plan and subdivision plans shall not be approved by the City unless approval conditions require the upland buffers to be preserved within a conservation easement or tract prior to issuance of a construction or land clearing permit.

Policy 5-1.6.7: Provide for Dedication of Conservation Easements or Reservations.

Conservation easements or reservations shall be placed on all wetlands or other environmentally sensitive lands preserved as a condition or requirement of a development approval.

Policy 5-1.6.8: Managing and Regulating Wetlands. Any development encroachment into or filling of any wetland must be authorized by the FDEP and/or U.S. Army Corps of Engineers where such wetlands occur within the respective agencies jurisdiction. Burden is placed on the property owner to coordinate with such agencies to determine if their property lies within any jurisdictional wetlands. Wetlands shall be used for purposes that are compatible with their natural values and functions.

OBJECTIVE 5-1.7: PROTECT NATIVE VEGETATION AND MARINE HABITATS. The City shall protect and retain major vegetative communities, marine habitats, and endangered and threatened plant species. Vegetative communities include the beach and dune community and wetlands. Marine habitats include sea grass beds and other living marine resources.

Policy 5-1.7.1: Implement Protection of Vegetative Communities. Site design for development applications shall give priority to preserving areas with existing mature trees and native vegetation before replacing them with commercially-raised plants and trees. Open space requirements placed on site design shall be located in a manner that protects existing trees and native vegetation. The landscape standards and acceptable planting materials incorporated in the City's Land Development Code shall promote the use of native plant species and prohibit the planting of exotic plants known to create nuisances. All open space areas where existing trees and vegetation are not preserved shall be replanted predominantly with native trees and vegetation. Where vegetative communities and marine habitats cannot be preserved, a restoration plan shall be prepared and implemented to compensate for the loss of vegetation and to enhance stabilization of fragile slopes and/or shorelines impacted by development.

Policy 5-1.7.2: Preserve Native Plant Communities. New development shall preserve beach and shoreline vegetation, wetlands, and vegetative habits known to serve as nesting areas for endangered or threatened species, and shall conserve native plant communities containing "rare" or "endangered" species. Where reasonable use of property cannot occur without impacting such areas, the City will coordinate with the Florida Wildlife Conservation Commission regarding appropriate mitigation measures.

Policy 5-1.7.3: Remove Undesirable Exotic Vegetation. Owners or applicants for development or redevelopment must remove all nuisance and invasive exotic plant species from the site prior to the issuance of a certificate of occupancy.

Policy 5-1.7.4: Protect Sea Turtle Nesting Areas. Sea turtle nesting sites at shoreline areas shall be protected from development activities that may adversely affect hatchlings or the reproduction cycle. New development and redevelopment along coastal areas shall minimize impact of artificial light on adjacent beaches so not to cause disorientation in hatchlings. The City will work with state and federal agencies to protect habitat for nesting sea turtles.

Policy 5-1.7.5: Inspect Artificial Reef Materials. The City shall solicit an annual report from Okaloosa County with regard to the status of the existing artificial reef systems, materials utilization, and plans for the addition of new artificial reefs.

Policy 5-1.7.6: Promote New Artificial Reefs. The City shall continue identifying and applying for funding for the creation of new or expanded artificial reefs.

Policy 5-1.7.7: Support Marine Habitats. The City shall continue to support and sponsor the protection of marine habitats, natural reefs and the nesting area of sea birds along shoreline areas. The City will cooperate with state and federal agencies to promote the development and management of artificial reefs and beach renourishment projects that protect or provide suitable habitat for nesting shore birds and sea turtles.

Policy 5-1.7.8: Protection Bird Nesting Areas. In cooperation with the U.S. Fish and Wildlife Service and the FDEP, the City shall continue to erect snow fencing around bird nesting areas at any time such areas may be impacted by public activities and to sign such areas for public information.

OBJECTIVE 5-1.8: PROTECT FISHERIES, WILDLIFE, AND WILDLIFE HABITATS. The City shall protect seagrass beds, wetlands, shellfish propagation and harvesting areas; and habitats of endangered or threatened species from the adverse impacts of development by regulating the location, density, and intensity of those activities that cause the adverse impact.

Policy 5-1.8.1: Manage the Impacts of Development on Fisheries. The City shall coordinate with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the FDEP, and the NFWMD, as appropriate, in reviewing the implications of development proposals, including proposed subdivisions and site plan review petitions.

Such coordination shall be designed to identify potentially adverse impacts of proposed development on marine habitats, seagrass and fisheries as well as means to avoid or reduce such impacts.

Policy 5-1.8.2: Protect Wildlife and Wildlife Habitats. Prior to development or land clearing on property containing undisturbed vegetative communities, a survey shall be conducted to identify presence of any endangered, threatened, or species of special concern. The survey shall be conducted by a professional biologist or similar profession as part of the development review process. If such survey identifies the presence of classified wildlife or plant species, a mitigation plan shall be prepared and submitted to the Florida Wildlife Conservation Commission for its review. The City shall further protect wildlife and wildlife habitats by promoting public acquisition and the dedication of conservation easements or reservations. The City shall coordinate with public interest groups in distributing educational pamphlets designed to promote knowledge and awareness of endangered and threatened species.

Policy 5-1.8.3: Coordinate with Environmental Agencies. The City shall coordinate with Okaloosa County, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, Florida FDEP, Florida Wildlife and Fish Conservation Commission, NFWFMD, WFRPC, and the State in promoting protection of fisheries, wildlife, and wildlife habitats regarding as a result of development impacts. The City shall coordinate with the Florida Department of Agriculture, Aquaculture Division, regarding the promotion and protection of the shellfish harvesting and propagation areas within Choctawhatchee Bay.

Policy 5-1.8.4: Protect and Conserve Shellfish Propagation and Harvesting Areas. Marinas with in-water storage, wastewater treatment plants and outfall systems, and businesses classified as large quantity generators of hazardous waste, as defined by Florida Statutes, shall not be permitted in shorelines areas of Choctawhatchee Bay where adjacent waters are classified by the State Division of Aquaculture as approved or conditionally approved for shellfish harvesting.

OBJECTIVE 5-1.9: MINING AND EXCAVATION ADVERSE IMPACT PREVENTION. No mining activities shall be permitted within the City because the City is characterized by natural systems that would potentially receive irretrievable losses from the impacts of such operations and by the economic contributions that white sands provide for the local tourism industry.

Policy 5-1.9.1: Prohibit Mining Activities. Mining of minerals, including sand borrow pits, is prohibited within the City unless soil or mineral extraction and relocation is approved as part of a development permit issued by the City for construction supporting land uses that are consistent with the City's Future Land Use and Official Zoning Map. Any mineral or soil removal must be consistent with the City's White Sand Protection policies and ordinance. This Policy is not intended to prohibit the clearing of land or dredge and fill activity in conjunction with an approved development order or for the construction of a single-family or duplex residence.

OBJECTIVE 5-1.10: PROTECT SOILS. The City shall continually conserve and protect soils through the prevention of soil erosion and the unnecessary removal of indigenous white sands.

Policy 5-1.10.1: White Sand Protection Zone. White sand is a designated natural resource within the City that shall be protected for the purpose of preserving the unique and aesthetic environmental attributes it contributes to the Emerald Coast's renowned coastal beauty, and for its economic attributes to the local tourism economy. Where indigenous white sand is the predominant surface soil, construction activities and fill material used for new development or redevelopment shall not cause or have the potential to cause, through wind and water transport, any alteration to surface soil characteristics resulting from incompatible fill material or landscaping. Map 5-1 identifies the boundaries where White Sand shall be protected from potential adverse impacts generated by site development.

Policy 5-1.10.2: Enforce White Sand Ordinance. The City shall continue to enforce its White Sands Ordinance that regulates the removal of white sand as well as the use and type of fill material applied to new development sites. The White Sands Ordinance shall be incorporated into the articles of the LDC. Within one year from the effective date of the Comprehensive Plan, LDC shall be amended to include penalties, fines, and restoration plans for unauthorized impacts to White Sand.

Policy 5-1.10.3: Ensure Construction Activities are Consistent with Soil Types. Land uses and construction techniques shall be compatible with soil conditions specific to the site. Boring and soils test shall be conducted to demonstrate that suspect soils are suitable to accommodate proposed land uses and construction. Any modification to soils must comply with the City's White Sand Protection policies and ordinances.

OBJECTIVE 5-1.11: MANAGE WASTE DISPOSAL. Assure that generation, storage, transport, and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

Policy 5-1.11.1: Intergovernmental Coordination for Solid and Hazardous Waste. The City shall continue to coordinate with the Okaloosa County regarding countywide hazardous waste disposal programs.

Policy 5-1.11.2: Manage Hazardous Waste. Large quantity generators of hazardous waste, as defined by the US EPA, shall only be allowed within lands designated as Industrial within the Future Land Use Map. No small or large quantity generators of hazardous waste shall locate within a well field protection area.

Policy 5-1.11.3: Identify Hazardous Waste. The City shall continue its practice to require the identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice shall continue to be implemented through the issuance (or denial) of a business license based upon an adequately completed application form which contains hazardous materials information.

OBJECTIVE 5-1.12: PROTECT ARCHAEOLOGICAL AND HISTORIC RESOURCES. Appropriate measures shall be taken to prevent damage to archaeological and historical resources of local, regional, state, and federal significance.

Policy 5-1.12.1: Program Coordination for Archaeological and Historic Sites. The City shall coordinate with State and federal government to develop programs for implementing City, State, and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, using available public resources at the local, State, and Federal level as well as available private sector resources.

Policy 5-1.12.2: Prevent Adverse Impacts of Development on Historic or Archaeological Sites. Any archaeological site listed on the State Master File or any archaeological evidence discovered during construction or land clearing shall be protected and preserved until an evaluation by a professional archaeologist is conducted to determine the historical or archaeological significance of the finding. The City shall coordinate with the Division of Historical Resources, Department of State, for assistance regarding the significance of any archaeological evaluation. If the evaluation determines that a site represents a significant archeological or historical discovery, the City may require data recovery to be conducted by a professional archeologists or historian prior to any disturbance to the archaeological or historic site, require evaluation of site design for potential opportunities for preservation or the potential to leave the area undisturbed for future data recovery, or may require evaluation of site design to determine potential feasibility for preservation of the area. Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- A. Destruction or alteration of all or part of such site.
- B. Isolation from or significant alteration to its surrounding environment.
- C. Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting.
- D. Transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use.
- E. Vegetation removal shall not be permitted on a historic or archaeological site unless the vegetation to be removed is a part of a duly authorized scientific excavation, or is a part of an approved development plan.
- F. Other forms of neglect resulting in its deterioration.

Policy 5-1.12.3: Develop Response Procedures for the Discovery of Artifacts during Construction. Prior to the next EAR, the City shall amend its LDC to include criteria and procedures that require the cessation of land disturbing activities any time artifacts with

potential historical significance are revealed during construction activities on any site. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Policy 5-1.12.4: Survey Historical and Archaeological Sites. Prior to the next EAR, the City shall have completed a comprehensive professional survey identifying and analyzing potential architectural and historical sites and structures in the City. The survey shall be used to identify residential or nonresidential units with historical and/or architectural significance. The survey shall primarily focus on structures and properties that are at least 40 years old. Any such structures or sites identified in the survey shall be added to the City's list of locally significant historical resources.

Policy 5-1.12.5: Preserve Historic and Archaeological Resources. Prior to the next EAR, the City shall adopt land development regulations to preserve any identified historically significant or archaeological resources identified in the survey prepared under Policy 5-1.12.3. Until the City adopts historic and archaeological preservation regulations, any development or redevelopment of any designated historic resources shall be governed by the U.S. Secretary of the Interior's Guidelines for Rehabilitation for Historic Structures and any disturbance to an archaeological site protected consistent with Policy 5-1.12.2.

Policy 5-1.12.6: Historic Resources Report. The City shall prepare reports describing any developments that discovered, impacted, or removed any historic or archeological artifacts or sites within the City when such events occur. The Florida Department of State, Division of Historic Resources, has identified seventeen (17) sites within the City that have potential historic or archeological significance. Protection and/or preservation of these sites will be accomplished through the LDC. [Note: The Historic Resources Map 1-6, Comprehensive Plan Data Inventory and Analysis, does not reveal the location of archaeological sites due to their sensitivity to abuse.]

Policy 5-1.12.7: Preserve Old Destin Post Office Museum and other City Artifacts. The City shall continue to support and maintain the Destin fishing artifacts and the Old Destin Post Office Museum in an effort to preserve their historic significance.

OBJECTIVE 5-1.13: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS. The LDC shall incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the City's Comprehensive Plan.

Policy 5-1.13.1: Incorporate Innovative Techniques in the LDC. Prior to the next EAR, the City shall amend its LDC to incorporate land and water resource management techniques. The land and water resource management techniques shall have been successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply.

Policy 5-1.13.2: Coordinate Energy Management. The City shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy-related decisions with concerned federal, state, regional, and county agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy-related problems, issues, alternative techniques to resolve energy-related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy 5-1.13.3: Promote Energy Efficient Land Development. Prior to the next EAR, the City's amended LDC shall incorporate any needed refinements to promote energy efficient land development and recognize the relative energy dependency of commercial and industrial land uses. The City shall encourage land use patterns that by location, scale, and design minimize long-term energy commitments to construction, operation, maintenance, and replacement. Finally, the City shall encourage natural resource conservation and utilization in ways that are consistent with sound energy management principles.

Policy 5-1.13.4: Promote Energy Efficiency in Site Plans. Site plan criteria shall be adopted that require and/or provide incentives to developers to incorporate energy conservation measures in site layout and design. Promote practices that ensure that each form of energy is used to do work for which it is best suited. Recognize the energy services provided by natural features of the environment including landscape, sun and wind, and promote site development and resource management that complements or substitutes for energy-intensive technologies. The applicant must demonstrate to the City's satisfaction that the incentives requested shall be commensurate with the public benefits generated. Additionally, the City shall continue to promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools. The City shall continue to implement the Pathways Master Plan through the Capital Improvement Element.

Policy 5-1.13.5: Promote Energy Conservation in Building and Construction. Energy efficient construction shall be promoted through enforcement of the building and energy codes, through application of new and proven energy-efficient technology. The City shall promote attendance at

regional training workshops in energy efficiency in construction and foster cooperative relationships between building trades, design professionals, building officials, state, regional, and county agencies concerned with energy conservation. The City shall investigate the adoption of standards regarding energy conservation in building and construction, such as those standards encompassed in Leadership in Energy and Environmental Design (LEED). The City shall also coordinate with Gulf Power Company to evaluate the feasibility of converting city facilities to more energy efficient lighting.

Policy 5-1.13.6: Xeriscape Public Areas. The City shall reduce irrigation needs of new and existing landscaped areas maintained by the City through the application of aggressive xeriscaping standards. Within one year of the adoption of this Plan, the City shall develop a 5-year xeriscaping program that prioritizes the location and measures to be taken to xeriscape existing landscaping of public lands.

Policy 5-1.13.7: Encourage Xeriscaping in New Private Development. Private landscaping irrigation practices use significant amounts of public and privately acquired water from the aquifer. Encouraging or requiring xeriscaping practices on new landscaping installations would reduce future groundwater consumption. Prior to the next EAR, the City shall propose measures to apply xeriscaping standards to new private development.

Policy 5-1.13.8: Encourage Reuse Water for all New and Redevelopment Project Irrigation Systems. When reuse water is available, all new and redevelopment projects shall be encouraged use reuse water in the project irrigation systems.

OBJECTIVE 5-1.14: EVALUATE THE EFFECTIVENESS OF THE CONSERVATION ELEMENT. The City shall use the following policies as criteria in evaluating the effectiveness of the Conservation Element.

Policy 5-1.14.1: Review the Impact of Changing Conditions on Conservation Policy. The City shall monitor and evaluate significant changes in the characteristics of natural resources within the City. Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 5-1.14.2: Schedule, Budget, and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing conservation goals, objectives, and policies.

Policy 5-1.14.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy

and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

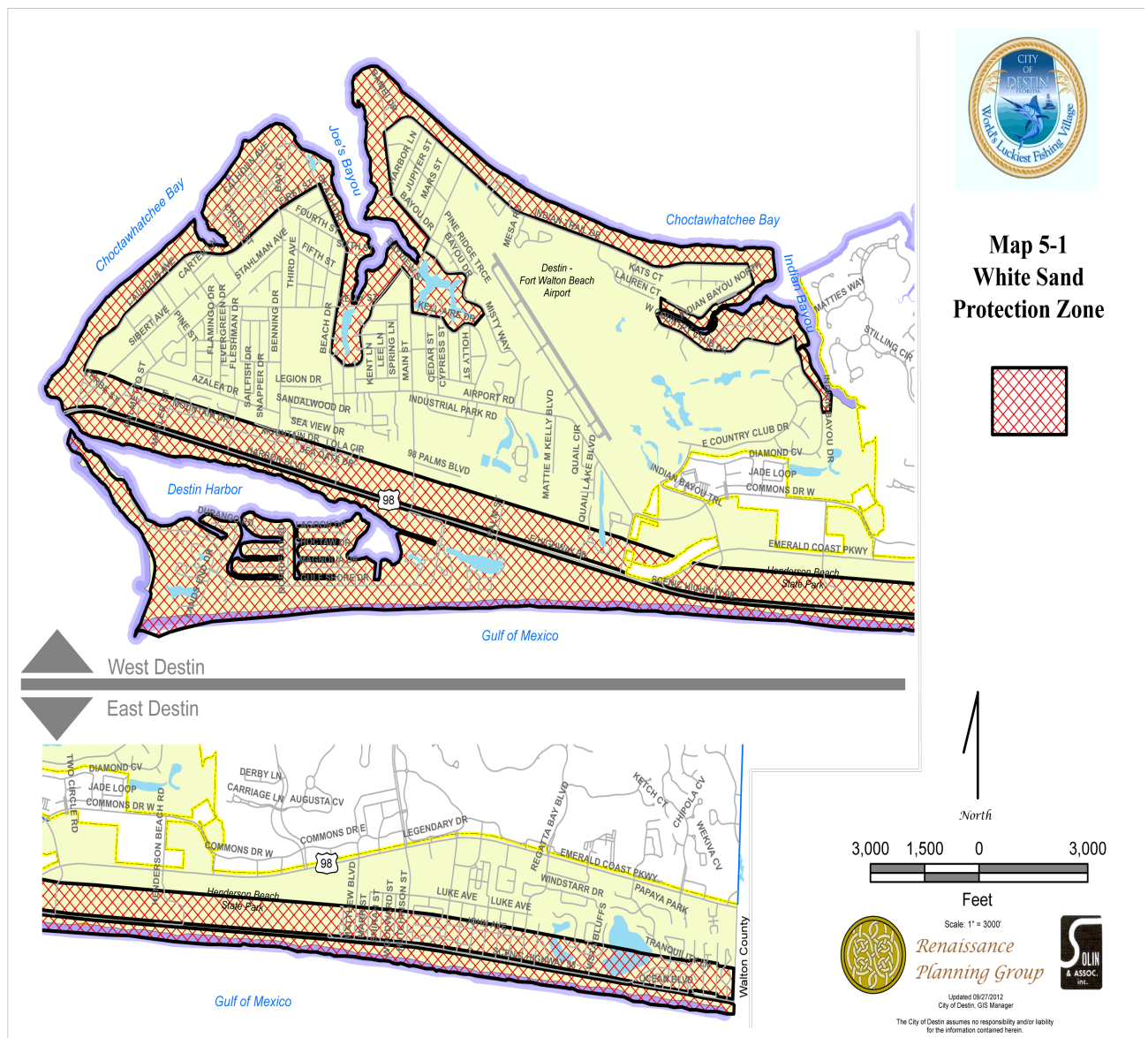
Policy 5-1.14.4: Achieve Effective Resolution of Conservation Goals, Objectives, and Policies.

The effectiveness of this Element shall be measured by the City's success in achieving conservation goals, objectives, and policies. The Conservation Element incorporates a systematic planning process to identify conservation problems and issues and implement corrective measures.

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

List of Maps:

Map 5-1: White Sand Protection Zone



(Ord. No. 07-14-PC, § 4(Exh. 1.J), 10-15-2007; Ord. No. 08-30-PC, § 3, 11-17-2008)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 28, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 5.B.

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: July 18, 2022

SUBJECT: Comprehensive Plan Chapter 8: Intergovernmental Coordination Element
Discussion and/or Possible 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 of 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: At the regularly scheduled LPA meeting on the May 26, 2022, the LPA passed a motion to recommend all language from the Comprehensive Plan Policies pertaining to time frames for implementation, i.e., “within one year of approval of this

Comprehensive Plan...” or “within one year of the next Evaluation and Review (EAR)...” Therefore, any Objectives, Policies, or Goals with any such language, will be recommended for deletion.

Partially Implemented Policies & Objectives

1.) Policy 8-1.2.4: Coordinate Transportation Improvements and Programs. The City shall coordinate all transportation improvements proposed by new development with the TPO, Florida Department of Transportation (FDOT), DEO, WFRPC, Okaloosa County, Walton County and other state and regional agencies concerned with assessing traffic impacts of proposed development. In addition, the City shall coordinate with the TPO, FDOT, and Okaloosa County Transit (OCT) to implement the City's long-range transportation plans as presented within the Transportation Element of this Comprehensive Plan. *Within two years of Plan adoption, the City shall request that the TPO evaluate its formula and criteria for establishing voting representation on the governing board to consider other factors beyond year-round population as the determinant for a community's representation.*

Staff Comment: This is partially implemented through the Technical Review Committee process with Development Order review. This will be further implemented through the Mobility Plan, which is currently being developed. Staff recommends keeping and maintain this policy.

2.) Policy 8-2.2.2: Share Data. On an annual basis, the Okaloosa County School Board shall provide information from their five-year Work Plan to determine the need for additional school facilities. The Okaloosa County School Board shall provide to the City, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Staff Comment: This policy is implemented through LDC Section 4.05.01 – *Establishment: Appointment* establishing the requirement of an ex-officio member who represents the Okaloosa County School Board. The scope of requirements for when this member attends is limited. **Section 13.00.01.A.2.a**, requiring a representative of the school board be a member concerning comprehensive planning that impacts development and Level of Service standards. Staff recommends the intent of this policy remain. However, the policy should be retooled to require the City to be more proactive and collaborative, and less demanding of the school board. For example “...the Okaloosa County School Board shall provide information...” should be reworded to “...the City shall request information from the Okaloosa School Board...”

Policies & Objectives that need further guidance for implementation

1.) Policy 8-1.1.12: Evaluate the Costs and Benefits of Tourism. Prior to the next Evaluation and Appraisal Review, the City shall initiate coordination with Okaloosa County

Board of County Commissioners, the Okaloosa County TDC, the Walton County Board of County Commissioners and the Florida Department of Economic Opportunity (DEO) to request participation with the City in a joint study to identify and quantify the costs and benefits associated with tourism in Destin, specifically, and the Emerald Coast in general. Such study will specify, compare and contrast the revenues generated by tourism with associated tourist population expenses borne by the City.

Staff Comment: The TDC has implemented a new financial tracking process to determine where tourist come from and where they spend their money. However, the impacts to the City, county, and regional infrastructures and services have not yet been evaluated. This policy should remain. Staff recommends this policy remain and to work cooperatively with the County, TDC and other interested parties to fund a study to assess impacts to the individual and shared infrastructure due to tourism.

Objectives or Policies recommended for removal

1.) Policy 8-3.1.1: Observe Evaluation Periods. All chapters of the Comprehensive Plan shall be evaluated and updated as necessary at least every five years. In addition to the general EAR, the Capital Improvements Element shall be reviewed on an annual basis.

Staff Comment: Staff recommends this policy be removed from the Comprehensive plan as this is already a State Requirement and the Capital Improvement Element is reviewed annually when the Capital Improvement Program and projects are reviewed.

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: This discussion is focused on **Chapter 8: Intergovernmental Coordination Element** of the currently adopted Comprehensive Plan. Staff is seeking direction and guidance on whether the current policies discussed in this Staff Report are to be either kept, updated, or removed.

IV. RECOMMENDED MOTION:

For discussion purposes only. Formal recommendation will be requested at the next LPA meeting. However, if the LPA wishes to make a motion for a formal recommendation, see recommended motion below

I move that the LPA recommend to City Council, approval of the suggestions for the policies for Chapter 8 of the City's adopted Comprehensive Plan as presented.

Attachments:

1. Chapter 8 Destin, FL Comprehensive Plan

CHAPTER 8: - INTERGOVERNMENTAL COORDINATION ELEMENT

Editor's note— Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 8 in its entirety to read as herein set out. Former chapter 8, pertained to similar subject matter. See Table of Amendments for complete derivation.

(Reference Section 163.3177(6)(h) FS)

Introduction. The Intergovernmental Coordination Element supplements all other elements of the Comprehensive Plan by focusing on ways to achieve greater efficiencies and synergies with other units of government. This Element is supported by the Intergovernmental Coordination Data, Inventory, and Analysis (DIA) required pursuant to § 163.3177(6)(h) FS.

This element, as all others, is organized around a hierarchical series of topical Goals, Objectives, and Policies. The Goals are broad and general, the objectives are specific and measurable, and policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

The major goals of this element include:

- Providing for Intergovernmental Coordination.
- Collaboration and coordination with the Okaloosa County School Board.
- Monitoring and Evaluation.

8-1: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.

This section stipulates goals, objectives, and implementing policies for the Intergovernmental Coordination Element pursuant to § 163.3177(6)(h), FS.

GOAL 8-1: PROVIDE FOR IMPROVED INTERGOVERNMENTAL COORDINATION. The City of Destin (City) shall undertake actions to establish governmental relationships to improve the coordination of public and private entities involved in all aspects of municipal responsibilities. These include, but are not limited to land development activities and growth management, environmental resource management, transportation, hazard and disaster mitigation and recovery, and the support services necessary to carry out these responsibilities. All intergovernmental coordination efforts are aimed at improving efficiencies, improving services, reducing costs, eliminating redundancies, sharing resources, and communicating needs and mutual interests.

OBJECTIVE 8-1.1: INITIATE AND MAINTAIN INTERGOVERNMENTAL COORDINATION ACTIVITIES.

The City shall initiate and maintain the intergovernmental coordination activities necessary and appropriate to achieve efficiencies in effectively providing governmental services for which it is responsible.

Policy 8-1.1.1: Ensure Effective Intergovernmental Coordination. The City Council shall be responsible for ensuring an effective intergovernmental coordination program for the City.

Policy 8-1.1.2: Participate in Regional Transportation Planning. The City Council shall actively participate and maintain voting memberships on the Okaloosa-Walton Transportation Planning Organization, the Northwest Florida Transportation Planning Organization, and the Florida-Alabama Transportation Planning Organization. City staff shall serve on the technical and advisory committees for the TPO. Regional transportation issues, including transit and programs for the transportation disadvantaged, shall be coordinated through the TPO. The City shall continue coordination with Okaloosa County and Walton County regarding transportation planning and improvements for county roads within the City as well as those outside the City that affect transportation and traffic circulation through and within the greater Destin area.

Policy 8-1.1.3: Coordinate with DWU and SWU regarding Potable Water, Wastewater, Reclaimed Water, and Water Conservation Issues. The City shall coordinate with Destin Water Users, Inc. (DWU) and South Walton Utilities (SWU) regarding expansion and maintenance of water, wastewater and reclaimed water systems, including available system capacities for future development; and shall also coordinate with DWU on city projects that may affect DWU infrastructure and services. The City shall continue to enforce its concurrency management procedures within the Land Development Code (LDC) to assure that applicants for development obtain a form or letter of approval from utility providers to indicate that water and wastewater capacity is available consistent with the City's adopted level of service (LOS) standards.

Coordination with DWU and SWU shall also address water conservation programs and the effectiveness of existing programs to reduce water consumption. Regarding regional issues affecting potable water resources and wastewater, the City shall continue coordination with the Walton/Okaloosa/Santa Rosa Regional Utility Authority (RUA) regarding future water supply and adequate solid waste effluent disposal sites to accommodate regional demands and needs.

Policy 8-1.1.4: Coordinate with Okaloosa and Walton Counties on Development and Growth Management Issues. The City shall coordinate with Okaloosa County and Walton County to mediate comprehensive planning, infrastructure, or other land use planning conflicts. If resolution cannot be accomplished in a timely manner with the adjacent government, the City shall pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction by participating in conflict resolution

forums sponsored by the West Florida Regional Planning Council (WFRPC). Technical issues related to annexation shall be coordinated with Okaloosa County and other public or private entities providing public services of mutual benefit to the City and County.

Policy 8-1.1.5: Require Findings in Development Review Process. Where impacts from development proposed in development applications or amendments to the City's official zoning or future land use map will transcend the City's boundaries, the applicants shall indicate the relationships of such proposed developments to the comprehensive plans of adjacent local governments.

Policy 8-1.1.6: Coordinate Land and Water Management. The LDC shall incorporate administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

Policy 8-1.1.7: Coordinate with the Okaloosa County School Board. The City shall coordinate with the Okaloosa County School Board to address school siting issues when new schools are proposed within the City or in an area near the City where the School will impact the City's residents. The City shall also coordinate major residential development projects with the School Board when anticipated new population use will impact student enrollment. Coordination shall continue to occur with the School Board regarding joint use of school recreation and athletic facilities for school-related and community use. Other issues that the City will coordinate with the School Board and request that the School Board to coordinate with the City include: expansion or closing of existing school sites; traffic circulation in and around school sites, including sidewalk facilities; acquisition of new sites; and use of School Board property and facilities by the City.

Policy 8-1.1.8: Coordinate with the Walton County School Board. The City shall coordinate with the Walton County School Board to address issues pertaining to new schools proposed near the City, transportation of Destin students who may attend Walton County schools, and transportation impacts that schools may place on roadways and sidewalks within the City.

Policy 8-1.1.9: Cooperate and Coordinate with the West Florida Regional Planning Council (WFRPC). The City shall cooperate with the WFRPC in the review of regional policies and standards that require coordination with local governments. The City shall coordinate with WFRPC in all matters of regional significance in which the WFRPC desires City input, including but not limited to, comprehensive plan review, intergovernmental coordination, and review of projects of regional significance.

Policy 8-1.1.10: Participate on the WFRPC. To maximize opportunities for improving intergovernmental coordination as well as to ensure representation of the City's interests and values, the City of Destin shall maintain a seat on the WFRPC.

Policy 8-1.1.11: Coordinate with the Okaloosa County Tourist Development Council (TDC). Coordination shall occur with the Okaloosa County TDC and the Okaloosa County Board of County Commissioners regarding infrastructure improvements and local government services demanded by seasonal population. The City shall submit requests to the Okaloosa County TDC to contribute funding, including annual budget earmarks, to cover costs for improvements, regular maintenance, and governmental services tourists need and desire. Issues that the City will coordinate with the TDC include, but are not limited to:

- A. Beach access points and facilities.
- B. Transit and bicycle facility improvements.
- C. Road and sidewalk improvements.
- D. Beach renourishment and restoration.
- E. Recreation and park improvements and land acquisition.
- F. Beach maintenance.
- G. Roadside landscape projects.
- H. Harbor boardwalk.
- I. Sports facilities.

Policy 8-1.1.12: Evaluate the Costs and Benefits of Tourism. Prior to the next Evaluation and Appraisal Review, the City shall initiate coordination with Okaloosa County Board of County Commissioners, the Okaloosa County TDC, the Walton County Board of County Commissioners and the Florida Department of Economic Opportunity (DEO) to request participation with the City in a joint study to identify and quantify the costs and benefits associated with tourism in Destin, specifically, and the Emerald Coast in general. Such study will specify, compare and contrast the revenues generated by tourism with associated tourist population expenses borne by the City.

Policy 8-1.1.13: Implement Intergovernmental Coordination. The City shall continue to require that development applications, as appropriate, be coordinated with relevant Okaloosa County and Walton County departments and agencies, Okaloosa County School Board, other special districts, the WFRPC, the Northwest Florida Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The City shall coordinate with the WFRPC in meeting regional policies contained in the Strategic Regional Policy Plan.

Policy 8-1.1.14: Seek Mutual Benefits from Economies of Scale. Evaluate the potential benefits consolidating the following operations and services with Okaloosa County and/or surrounding municipalities prior to the next Evaluation and Appraisal Review:

- A. Centralized purchasing,
- B. Unified employee health care plans, and
- C. Joint review and implementation of new technologies, such as but not limited to communications technologies, fiber optics infrastructure, radio communications, and information technologies.

Policy 8-1.1.15: Expand Recreational Opportunities via State Park. Maintain a continuing dialogue with the Manager of Henderson Beach State Park to explore shared recreational programs to enhance the utilization of the park while providing greater recreational opportunities for residents and visitors of Destin.

Policy 8-1.1.16: Preserve Airport Compatibility. Maintain a continuing dialogue with Okaloosa County concerning compatibility issues pertaining to the Destin/Fort Walton Beach Airport through the Airport Compatibility Advisory Committee (ACAC) or other coordination mechanism that may be established for that purpose.

Policy 8-1.1.17: Address Transportation Impacts. Maintain continuing dialogue with Okaloosa and Walton Counties concerning transportation impacts and needed improvements through the Inter-local Technical Review Committee (ITRC) or other coordination mechanism that may be established for that purpose.

OBJECTIVE 8-1.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. Land development activities, resource conservation, and infrastructure issues that transcend jurisdictional boundaries shall be managed to include timely coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map (FLUM) will be regulated in order to protect and/or conserve natural systems, including coastal resources, locally significant plant species, soil conditions, vegetative communities, natural habitats, and water bodies. Land use shall also be predicated on availability of manmade infrastructure and service systems required to support such activities.

Policy 8-1.2.1: Pursue Resolution of Development and Growth Management Issues. The City shall pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction. Issues of regional and state significance shall be coordinated where applicable with Okaloosa County, Walton County, WFRPC, the Northwest Florida Water Management District (NFWFMD), TPO, Florida Department of Environmental

Protection (FDEP), Mid-Bay Bridge Authority, Walton/Okaloosa/Santa Rosa Regional Utility Authority (RUA), the Federal Emergency Management Agency (FEMA), The U.S. Army Corps of Engineers (USACE), and/or other State and Federal agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

Impacts of development proposed in the Destin Comprehensive Plan on Okaloosa County, the region, and the State.

- A. Land development activities within Destin impacting unincorporated Okaloosa County.
- B. Land development activities within unincorporated Okaloosa County or Walton County impacting the City.
- C. Land development activities affected by obsolete or incorrect flood zone maps.
- D. Potential annexation issues.
- E. Area wide storm water management master plan, proposed improvements, and implementing programs.
- F. Solid waste disposal, including recycling.
- G. Strategies, including alternatives to road widening, for managing level of service impacts of new development and tourism on Harbor Boulevard/Emerald Coast Parkway within the City and unincorporated areas.
- H. LOS standards for infrastructure system impacting the City and adjacent areas.
- I. Manage development impacts on natural coastal resources, including protecting and enhancing water quality; protecting living marine resources; wetlands; sea grass protection; and preservation of other environmentally sensitive lands.
- J. Conservation of historic resources.
- K. Shoreline protection and beach restoration.
- L. Coordination of hurricane evacuation plans, evacuation center space allocations, and post disaster recovery management plans with Okaloosa County and Walton County.
- M. Coordination with the Okaloosa County School Board in implementing a system of joint school parks.

Policy 8-1.2.2: Participate on County Technical and Advisory Committees. The City shall participate in technical or advisory committees established by Okaloosa County or Walton County to coordinate Comprehensive Plans, infrastructure improvements, transportation plans, or other regional land planning government issues affecting the City of Destin.

Policy 8-1.2.3: Coordinate with Adjacent Jurisdictions. City of Destin shall require that development applications be coordinated with Okaloosa County consistent with procedures set forth in inter-local agreements established with Okaloosa County. The City shall also

coordinate development applications, as appropriate, with Walton County, the Okaloosa County School Board, other special districts, the WFRPC, the NFWFMD, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The City shall coordinate with the WFRPC in meeting regional policies contained in the Regional Plan for West Florida.

Policy 8-1.2.4: Coordinate Transportation Improvements and Programs. The City shall coordinate all transportation improvements proposed by new development with the TPO, Florida Department of Transportation (FDOT), DEO, WFRPC, Okaloosa County, Walton County and other state and regional agencies concerned with assessing traffic impacts of proposed development.

In addition, the City shall coordinate with the TPO, FDOT, and Okaloosa County Transit (OCT) to implement the City's long-range transportation plans as presented within the Transportation Element of this Comprehensive Plan. Within two years of Plan adoption, the City shall request that the TPO evaluate its formula and criteria for establishing voting representation on the governing board to consider other factors beyond year-round population as the determinant for a community's representation.

Policy 8-1.2.5: Coordinate Regional Tourist Population Impacts. The City shall coordinate with Okaloosa County Board of County Commissioners, the Okaloosa County TDC, Walton County and other appropriate agencies to reduce, mitigate, and offset the costs of negative impacts on the fragile coastal and natural resources, the Destin roadway network including Harbor Boulevard/Emerald Coast Parkway, and other public facilities resulting from the influx of tourists; and to restore and improve these resources and infrastructure when needed.

Policy 8-1.2.6: Implement Intergovernmental Coordination. The City shall continue coordination with Okaloosa County consistent with the Regional Activity Center settlement agreement of July 16, 2002 addressing joint review and notification of development applications. The City shall continue to coordinate with Okaloosa County regarding feasibility of establishing a multi-agency review committee or other effective method for intergovernmental coordination regarding the adjacent government's review of development applications whose impacts transcend jurisdictional boundaries. The multi-agency review process or other intergovernmental review process selected by the City and County shall be structured to timely inform public officials of impending development and/or impending public decisions that may impact the infrastructure and/or service delivery systems of a municipality or other public entity. The multi-agency review shall be advisory to the Destin City Council.

Policy 8-1.2.7: Accommodate Intergovernmental Coordination in LDC. The City shall enforce land development regulations that ensure land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with County, regional, and state agencies. Where development activities require permits or approvals from Okaloosa County, State or regional agencies, or utility companies, procedures within the LDC shall assure that no construction or land clearing activity occurs until other agency approvals and/or permits have been obtained.

Policy 8-1.2.8: Coordinate with Regional Potable Water Planning. The City shall continue participation with the RUA. The City shall coordinate its comprehensive planning activities with planning activities undertaken by the RUA regarding regional water supply and wastewater issues.

Policy 8-1.2.9: Coordinate with Okaloosa County and Eglin Air Force Base to Assure Compatible Land Uses with Eglin Operations. The City shall continue to participate with any committee or task force associated with the implementation of the recommendations of the Joint Land Use Study (JLUS) as well as agencies associated with Okaloosa County and Eglin Air Force Base involved in JLUS implementation. Additionally, the City shall continue to coordinate with Eglin Air Force Base through the Local Planning Agency of which Eglin shall continue to be an ex-officio member.

Policy 8-1.2.10: Coordination Procedures. The City shall transmit to the Eglin Air Force Base commanding officer information relating to proposed changes to comprehensive plans, plan amendments, and proposed changes to land development regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to Eglin Air Force Base. At the request of the commanding officer, the City shall also transmit to the commanding officer copies of applications for development orders requesting a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements within areas defined in the City's comprehensive plan as being in a zone of influence of Eglin Air Force Base. The City shall provide the military installation staff an opportunity to review and comment on the proposed changes. The commanding officer's comments, underlying studies, and reports are not binding on the City.

Policy 8-1.2.11: Coordination Response. The City shall take into consideration any comments provided by the commanding officer or his or her designee. The City shall forward a copy of any comments regarding comprehensive plan amendments to the state land planning agency.

Policy 8-1.2.12: Coordinate with Northwest Florida State College to Ensure its Programs Support the Needs of the City's Businesses and Residents; Economic Development Objectives.

Policy 8-1.2.13: Coordinate with the Destin Fire Control District on Development, Public Safety, and Other Matters of Mutual Interest.

OBJECTIVE 8-1.3: COORDINATE INTERGOVERNMENTAL INFRASTRUCTURE AND LOS

STANDARDS. Infrastructure improvements and level of service standards shall be coordinated with plans and programs of Okaloosa County, Walton County, DWU, SWU, RUA and all State, regional, or local agencies or other private entities having responsibility for the operation and maintenance of such facilities to avoid duplication of services, provide efficient provision of public facilities and services, promote effective use of public tax revenues, and guide development according to the City's Comprehensive Plan.

Policy 8-1.3.1: Maintain Systems for Coordinating Public and Private Development to Address Urban Sprawl. Performance standards shall be included within the LDC to ensure that the location, scale, timing, and design of development shall be coordinated with available capacities in public facilities and services to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Performance standards shall direct future development only to those areas where public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development.

Policy 8-1.3.2: Ensure Mutually Compatible LOS Standards and Concurrency Management. The City shall coordinate with FDOT, Okaloosa County, OCT, and regional or local entities having operational and maintenance responsibility for public facilities for which the LOS standards are being established to ensure mutually compatible standards. The City shall also coordinate LOS standards with DWU and SWU to determine whether DWU and SWU can obtain future system capacities to meet these standards.

The concurrency management system within the LDC shall include a process to assure that applicants for development evaluate all other government LOS standards applicable to that development project or development order application. This process shall be consistent with the Regional Activity Center (RAC) Settlement Agreement (July 16, 2002) where applicable.

Policy 8-1.3.3: Achieve Equitable LOS Standards for Facility and Service Delivery Systems. Coordination activities pursuant to the Objectives and Policies in this Element shall include consideration for equitable LOS standards for facility and service delivery systems consistent with the provisions of this plan.

Policy 8-1.3.4: Coordinate Capital Improvement Program. The City shall coordinate its annual capital improvements program with applicable TPO, County, State, regional, and local annual capital improvements programs and five-year capital improvement schedules to promote consistency with the Comprehensive Plan.

Policy 8-1.3.5: Coordinate Elimination of Septic Tank Use. The City shall coordinate with and support DWU and SWU regarding the connection of areas currently served by septic tank systems to the central sewage system and shall enforce the requirement that all new development and redevelopment connect to the sewer system.

OBJECTIVE 8-1.4: COORDINATE MULTI-JURISDICTIONAL ENVIRONMENTAL ISSUES.

Environmental protection regulations within the City's LDC shall be consistent with or more protective than State and NFWMD environmental regulations. The City shall coordinate environmental protection activities and programs established within the Comprehensive Plan with programs administered by State agencies, the NFWMD, and other environmental agencies to eliminate duplication of services, augment protection of natural resources, and promote efficient administration and enforcement of government services and resources.

Policy 8-1.4.1: Coordinate LDC with Rules, Regulations, and Policies of State Environmental Agencies. LDC procedures for addressing development impacts on wetlands, shellfish propagation and harvesting areas, upland habitats, or other coastal and natural resources under federal and/or state jurisdiction shall assure development impacts are coordinated with the rules, regulations, and policies of the State environmental agencies, including the FDEP, NFWMD, Florida Fish and Wildlife Conservation Commission, and U.S. Army Corp of Engineers. The procedures shall be based on timely coordination, exchange of information, and appropriate follow up by the City and all agencies having jurisdiction over the issue. The City shall adopt land development regulations that require the applicant to obtain jurisdictional determinations from all appropriate agencies and provide the City with the same prior to the issuance of development orders or building permits for all sites within the City. Appropriate agencies shall be defined as agencies having jurisdiction on matters surrounding preservation of natural and coastal resources and water quality, including, but not limited to, Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, FDEP, and U.S. Army Corp of Engineers.

Policy 8-1.4.2: Maintain Liaison with Permitting Agencies. The City shall establish and maintain formal liaison with County, State, and federal agencies that have permitting responsibility within the City of Destin.

Policy 8-1.4.3: Manage Water Quality, Lands Tidally Influenced, and Other Natural Resource Management Issues. To effectively manage development impacts on natural resources, the City shall coordinate with the NFWFMD, FDEP and the Choctawhatchee Basin Alliance in using the resources of the Surface Water Improvement (SWIM), the Save Our Rivers (SOR), and other State or regional programs.

Policy 8-1.4.4: Protect Shorelines. The City shall coordinate with the FDEP and other applicable State agencies, Okaloosa County, Walton County, and the U.S. Corps of Engineers regarding programs and activities to address shoreline protection, and beach restoration and renourishment, including the implementation of improvements and programs identified in the FDEP's Strategic Beach Management Plan for the Panhandle Gulf Coast Region.

Policy 8-1.4.5: Support Water Quality Initiatives in Choctawhatchee Bay, Destin Harbor, and the City's Bayous. The City shall continue to support the Choctawhatchee Basin Alliance activities that improve water quality within the Bay, Destin Harbor and the City's bayous. The City shall continue to coordinate with FDEP and the Basin Alliance regarding formation of a uniform water quality monitoring program to avoid duplication of water quality monitoring activities within the Bay and Harbor.

Policy 8-1.4.6: Seek Environmental Land Acquisition Through Established Programs. The City shall coordinate with the FDEP, FDCA, NFWFMD and other State agencies when it has identified environmentally sensitive lands that are suitable for public acquisition for preservation. The City shall continue coordination with State agencies regarding the availability of grant funds for the purchase of land for public beach access, recreation, or natural resource protection.

Policy 8-1.4.7: Protect Endangered and Threatened Species. The City shall coordinate with the Florida Fish and Wildlife Commission and the Florida Natural Areas Inventory when endangered or threatened species are identified within the City or when substantial evidence of their presence may occur. The City shall cooperate with such agencies regarding activities to protect endangered and threatened species and conserve wildlife habitats.

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

GOAL 8-2: COLLABORATE AND COORDINATE WITH THE OKALOOSA COUNTY SCHOOL BOARD TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES WHICH MEET THE NEEDS OF THE CITY'S EXISTING AND FUTURE POPULATION.

OBJECTIVE 8-2.1: ABIDE BY SCHOOLS INTER-LOCAL AGREEMENT. Pursuant to Fla. Stat. 163.3177, the City will abide by the terms of the current or subsequent inter-local agreement with the Okaloosa County School Board, municipalities and adjacent counties providing for close

coordination and evaluation of long-term residential and long-term residential mixed-use development proposals and to assure the obligations of the City are fulfilled including:

1. Participation on the staff working group meetings and school site selection committees;
2. Written agreements with the Okaloosa County School Board on school siting;
3. Annual joint workshops of elected officials addressing issues of mutual concern;
4. Coordination of growth projections and student enrollment;
5. Supporting the Oversight Committee on implementation of the inter-local agreement;
6. Participation in the dispute resolution process as necessary; and
7. Amendment to the Concurrency Management System and Land Development Code in consultation with the Okaloosa County School Board to ensure school concurrency is updated, and capital facilities remain financially feasible and up to date.

Policy 8-2.1.1: Observe General Provisions. General provisions to be observed through the inter-local agreement in order to advise the Okaloosa County School Board, adjacent counties, special taxing districts and municipalities of proposed long-term residential and long-term residential mixed-use developments which would impact their jurisdiction include:

- A. Provision for a feedback process/information exchange from the Okaloosa County Growth Management Department to the above entities and others on the Comprehensive Plan mailing list describing proposed long-term residential and long-term residential mixed-use developments impacts and school planning activities.
- B. Provision for a feedback process/information exchange so the above entities can inform the Okaloosa County Growth Management Department and the Local Planning Agency of any potential adverse impact(s) from proposed long-term residential and long-term residential mixed-use developments and/or conflicting planning activities.
- C. Provision for the district wide application of LOS standards.

OBJECTIVE 8-2.2: SUSTAIN INTERGOVERNMENTAL COORDINATION. The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public school facilities for planning and decision-making.

Policy 8-2.2.1: Review. On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and programs and their effects on the Comprehensive Plans developed school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 8-2.2.2: Share Data. On an annual basis, the Okaloosa County School Board shall provide information from their five-year Work Plan to determine the need for additional school facilities. The Okaloosa County School Board shall provide to the City, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy 8-2.2.3: Attend Coordination Meetings. In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Okaloosa County, the Okaloosa County Board of County Commissioners, the Okaloosa County School Board, and the municipalities of Cinco Bayou, Crestview, Destin, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- A. Coordinated submittal and review of the annual capital improvement program of City of Destin and the annual Work Plan and Educational Plant Survey of the Okaloosa County School Board.
- B. Use of a Site Selection Committee to coordinate review and assessment of new sites, significant renovations and potential closures of existing schools. They will consider proximity to urban residential development, land use compatibility, access management, coordinated siting of schools with parks for multi-functional use, proximity to airports, parking circulation and queuing of vehicles, environmental, archeological or historical constraints and the associated costs and expenditures of siting and developing schools with needed public infrastructure, site acquisition and development costs.
- C. Coordinated review of long-term residential planned developments or mixed use planned developments involving long-term residential development.
- D. Use of a unified database including population (forecasts of student population), land use and facilities.
- E. Use of a Staff Working Group (with representatives from each of the entities) that will meet at least twice annually as called by either the School Board or the City staff to review and coordinate School Level of Service standards and issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. In addition, the group will review population and enrollment projections and updates of comprehensive and work plans as part of annual review process to assure the maintenance of the adopted LOS and financial feasibility of the CIP and Work Plan.

GOAL 8-3: MONITOR AND EVALUATE. This section outlines the substantive components of Destin's monitoring program related to the Intergovernmental Coordination Element. The monitoring program will consist of periodic reviews of measurable objectives.

OBJECTIVE 8-3.1: FOLLOW PROCEDURES FOR MONITORING AND EVALUATION. The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires periodic review. This program, required under § 163.3177 FS, provides orderly procedures for monitoring, updating, and evaluating the plan and attendant evaluation and appraisal report (EAR) (§ 163.3191, FS). For the purpose of monitoring, evaluating, and appraising the implementation of the comprehensive plan a five-year program for monitoring, updating and evaluation shall be followed. The following policies are general procedures to be followed:

Policy 8-3.1.1: Observe Evaluation Periods. All chapters of the Comprehensive Plan shall be evaluated and updated as necessary at least every five years. In addition to the general EAR, the Capital Improvements Element shall be reviewed on an annual basis.

Policy 8-3.1.2: Encourage Citizen Participation. The public shall be encouraged to participate in the evaluation process by holding at least one workshop during the preparation of the EAR, at which public comments and recommendations regarding the Comprehensive Plan shall be received for consideration. Notice of such workshop shall be by advertisement at least one week prior to the date of such meeting. At least one advertised Public Hearing shall be held by the Local Planning Agency (LPA) prior to the LPA recommending the EAR to the City Council for their consideration, amendment, and adoption. The City Council shall, prior to adoption of the EAR, hold a minimum of two (2) advertised Public Hearings.

Policy 8-3.1.3: Maintain Data. Updating appropriate baseline data and measurable objectives to be accomplished for each five-year period of the plan, and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less frequently than every five years. However, capital improvement data should be reviewed and updated at semiannual and annual periods coincident with the City budget review process; population estimates should be updated annually; utility systems capacity shall be annually monitored. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.

Policy 8-3.1.4: Identify Plan Accomplishments. Identify accomplishments in the first five-year period, describing the degree to which the goals, objectives and policies have been successfully reached shall be identified and reported to the LPA and City Council.

Policy 8-3.1.5: Identify and Report Obstacles to the Plan. Obstacles or problems that prevent the City from achieving goals, objectives, or policies shall be identified and reported. New or modified goals, objectives, or policies necessary to correct the discovered obstacles or problems shall be proposed to the LPA and City Council. When amendment to the Comprehensive Plan is appropriate, the amendment process shall comply with procedures set forth in Chapter 163, Florida Statutes, and applicable section of the Florida Administrative Codes.

Policy 8-3.1.6: Continue Monitoring and Evaluation. A means to ensure continuous monitoring and evaluation of the plan during the five-year period shall be identified and reported.

OBJECTIVE 8-3.2: BIENNIAL ASSESSMENT. The City shall conduct a biennial assessment of the successes and shortcomings of its coordination efforts. The assessment shall include, as a minimum, the name of the responsible staff or City Council liaison, and a brief narrative of accomplishments and challenges associated with each of the following governmental agencies:

- A. Government agencies having planning and impact assessment duties affecting the City, including Okaloosa County and Walton County planning agencies and their Comprehensive Plans.
- B. Local government agencies and units providing services, but not having regulatory authority over the use of land, i.e., the chief executives of such agencies.
- C. The Okaloosa County School Board.
- D. Okaloosa-Walton Transportation Planning Organization (TPO).
- E. Destin Water Users, Inc. (DWU).
- F. South Walton Utilities (SWU).
- G. West Florida Regional Planning Council (WFRPC).
- H. Northwest Florida Water Management District (NFWMD).

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