



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, SEPTEMBER 1, 2022
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. July 28, 2022**
 - B. August 4, 2022**
- 4. NEW BUSINESS**
 - A. Proposed Conditional Use 22-32-CU – Calhoun Estates by the Bay**
- 5. DIRECTOR'S REPORT**
- 6. NEXT MEETING DATE: September 22, 2022**
- 7. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)

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 28, 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 28, 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
Todd Buhr

Members Absent

Jason Klosterman

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner

3. APPROVAL OF MINUTES:

July 7, 2022

Motion by Agency member Bell, seconded by Agency member Hudson to approve the July 7, 2022, minutes as written. The motion passed 4-0.

4. NEW BUSINESS:

A. Comprehensive Plan Chapter 5: Conservation Element and Chapter & 6: Coastal Management Elements Discussion and/or Possible Recommendation

Mr. O'Connor presented Chapter 5: Conservation Element policies to the members.

- 1. Policy 5-1.5.3: Reduce the Number of Septic Tanks** – This is being implemented and any new development in the city must connect to sewer service and any existing septic systems are required to as well when the system fails. Staff recommends this stay in place.

The LPA members agreed with the statement.

- 2. Policy 5-1.12.3: Develop Response Procedures for the Discovery of Artifacts during Construction** – Mr. O'Connor explained this is being maintained through 11.06-01 and staff recommends that it be kept and maintained in the Comprehensive Plan.

The Agency members agreed with staff's recommendation to maintain this policy.

3. Policy 5-1.13.1: Incorporate Innovative Techniques in the LDC – Staff has implemented this through the 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.

Regarding excessive tree removal, Agency member Buhr questioned if the subject is actually covered in the LDC.

Mr. O'Connor explained it is, when someone wants to clear a lot, they have to provide a tree survey for all trees on the property, regardless of size. He further explained that any trees that are between 12" and 24" are considered protected trees and anything over 24" is considered preserved trees. Protected trees must be replaced and preserved trees cannot be removed, unless they are within the footprint of the development, then they can be removed but have to be replaced. Additionally, any tree that is to be removed on any property requires a clearing permit.

There was a discussion regarding the need to have better defined language for clearing underbrush and removing a tree or multiple trees from private property, to provide clarity. Additionally, it was suggested for staff find out what other municipalities in the surrounding areas have as their language in their code. The members also discussed and agreed that additional language should be added to better explain why planting trees in the right-of-way is discouraged.

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.

According to Mr. O'Connor, staff feels that more could be done on the enforcement side and therefore, this will be addressed within the new citation authority that will be created through the rewrite of the LDC.

- 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.

According to Mr. O'Connor, this policy requires a recommended direction from the LPA to City Council, explaining 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. They set the standards for HUD, DOT, DOE, etc. Additionally, these are the minimum standards that many communities look to and staff's recommendation is: 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. Therefore, staff is inquiring, does the LPA want to make a recommendation in line with the GOA's recommendation or propose an alternative recommendation(s)?

Agency member Buhr suggested that staff look at the Comprehensive Plans out of Rockville, FL and Sabastian, FL where they added information about green buildings and neighborhood design to amplify their policy in their Comp Plan and flowed to their LDC. He spoke of how the statement about encouraging land use patterns above is generally used in all Comp Plans and feels that staff should investigate to find some additional best practices language to make Destin's better.

Agency member Hudson spoke of her neighbor having to replace their siding and insulation asked if there is a way in the code to specify and enforce the R value for insulation in new construction. According to Mr. O'Connor, that is enforced through the Florida Building Code and the Building Division at the time of permitting to bring them up to the current codes.

There was a brief discussion regarding the best management practices for reducing heat islands from asphalt and Agency member Bell spoke of an article she had read about the use of gray or white pavement and she would email it to Mr. O'Connor.

- 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 gray 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.

The members discussed at length whether to make this a requirement across the board for all zones or keep it as an encouragement for just the three zones originally mentioned. In the end, the decision was to encourage this for all zones.

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 gray 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.

This was discussed with Policy 4 above. Mr. O'Connor informed the members that as part of the incentive for use of xeriscaping, an applicant can get a 2% reduction in their Open Space Requirements if they design their landscaping with xeriscaping plants native to the local area, such as the use of Live Oaks in the tree requirements.

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

The members agreed with this policy for now but Chairman Wood stated that he may want to discuss this subject further at the LDC rewrite level.

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.

The members agreed with the statement and provided no additional comments.

Motion by Agency member Ledbetter to recommend City Council approval suggestions of policies for Chapter 5 and 6 of the city's adopted Comprehensive Plan as discussed, with Agency member Hudson providing the second. The motion passed 5-0.

There was a brief discussion about when the items of concern will be addressed. Mr. O'Connor explained that he will not be bringing these two chapters back for additional discussion. He will just incorporate all the items discussed prior to bringing them before Council. However, when the entire Comprehensive Plan language is ready in its draft form for their review, as a whole, it will be brought before them for a recommendation to Council. After that, staff will begin the work on the Land Development Code rewrite.

Agency member Bell spoke of the White Sands Ordinance and how she is concerned that the LDC should have stricter guidelines and how its enforced. According to Mr. O'Connor, it will be addressed in the LDC rewrite, specifically in the Conservation Element.

A roll call vote of 5-0 was taken and the motion passed.

B. Comprehensive Plan Chapter 8: Intergovernmental Coordination Element Discussion and/or Possible Recommendation

Partially Implemented Policies & Objectives:

Mr. O'Connor briefly explained to the Agency members that at their May 26th meeting they

passed a motion to recommend all language from the Comp Plan Policies pertaining to time frames for implementation “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.

Chairman Wood stated that he has already spoken with the Community Development Director about the above clause, *“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.”* Specifically, because this has never been handled like this in the past and he feels the statement should be removed.

Mr. O'Connor agreed he would have it removed.

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.

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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.

The agreement was to maintain what is described but include all schools impacting the city for data sharing.

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.

In discussions on this topic from the members the agreement was for Mr. O'Connor to add language that the LPA recommends developing a study and it be reviewed and updated on an annual basis.

Chairman Wood also pointed out that TDC needs to be changed to TDD.

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. Therefore, staff recommends it be removed because of redundancy.

Motion by Agency member Bell, seconded by Agency member Ledbetter to recommend City Council's approval of the suggestions for the policies in Chapter 8 of the city's adopted Comprehensive Plan as presented and discussed. The motion with a passed 5-0 vote.

Chairman Wood opened the hearing for anyone in the public to speak. With no one being present, he closed the public portion of the hearing.

5. OLD BUSINESS: None

6. DIRECTOR'S REPORT: None

ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 7:05 p.m.

Adopted and approved this _____ day of _____ 2022.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

**LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 4, 2022 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Vice Chairman Ledbetter called the Local Planning Agency Meeting to order on Thursday, August 4, 2022, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Corey Ledbetter
Karen Hudson
Marcie Bell
Todd Buhr

Members Absent

James T. Wood, Jr.
Jason Klosterman

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner

3. NEW BUSINESS:

A. Comprehensive Plan Chapter 11 Discussion

Mr. O'Connor explained this chapter is about public school facilities.

Policies & Objectives that need further guidance for implementation

1. Policy 11-1.1.2: Evaluate Inter-local Agreement. The School Board, Okaloosa County and the municipalities of Cinco Bayou, Crestview, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso, the City entered into an Inter-local Agreement for Public School Facility Planning for the City of Destin, Florida between Okaloosa County, all legislative bodies of the municipalities, as was required by Section 1013.33, Florida Statutes.

The Interlocal Agreement includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive Plan amendments, rezoning and long-term residential and long-term residential mixed-use development approvals;
7. Education Plant Survey and Five-Year District Facilities Work Plan that includes the Capital Facilities Plan (Work Plan);
8. Co-location and shared use;

9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate fair share mitigation;

10. Oversight process; and

11. Resolution of disputes. The appropriateness of the adopted Inter-local Agreement and the following provisions required by the Inter-local Agreement shall be evaluated within the current regulatory context, prior to the next Evaluation and Appraisal Report (EAR).

Staff Comment: Staff recommends this policy be maintained in the Comprehensive Plan and continue to work with the Okaloosa County School Board with the Interlocal Agreement that was established per Florida State Statutes.

Mr. O'Connor explained that when it comes time to implement language into the LDC, and the consultants and staff agree it should be implemented, they will do so, and that new language will be brought before them for discussion and input.

The Agency members agreed with the policy.

2. Policy 11-1.5.1: Concurrency Standards. Student Generation Rates:

Consistent with the Inter-local Agreement, City staff, working with the School Board staff, will develop and apply student generation multipliers for long-term residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be reviewed at least every two years and changed, as necessary. These changes shall be adopted into the City Comprehensive Plan.

Staff Comment: The Okaloosa County School District receives all their growth projection information from the State Demographer's Office, the same source the city receives growth projection information from. If Staff worked with the school district to develop growth projections, we would be doing so redundantly and using information that is readily available. Staff recommends this policy be removed from the Comprehensive Plan.

There was a lengthy discussion amongst the members regarding private schools, charter schools and public schools and the various impacts they have on the city.

Mr. O'Connor explained that the information comes from the Census algorithm for what the growth rate will be, and those changes for the growth projections comes from the Demographers Office at the State level to the School Board. Additionally, there is nothing from the staff's standpoint that they need to look at student growth projections. Because the city is more concerned about the development in the city.

Agency member Buhr asked if there is a chance to get with the Demographers Office to discuss

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the amount of people that are in the area on a transient nature, to include into those numbers. Especially when there is the same amount of different people in houses every week and those people are impacting the infrastructure weekly.

Mr. O'Connor stated that he can certainly contact the Demographer's office and inquire and provide them with what he learns. He then asked the members what they have determined with this policy, should it be kept, updated or removed. Additionally, staff recommends that Chapter 8 and Chapter 11 be merged. If the LPA recommends this change, and is approved by Council, staff will analyze and identify any redundant policies and mark for review by both the LPA and City Council at a later date. The Agency members agreed with merging the two into one chapter.

Agency member Hudson made the recommended motion for the Local Planning Agency to recommend City Council's approval of the suggestions for the policies of Chapter 11 of the city's adopted Comprehensive Plan, as presented and discussed, with Agency member Bell providing the second.

Agency member Buhr suggested for when staff brings them Chapter 11, to ensure that there is clear language that specifies the schools that are referenced are public schools only.

Vice Chairman Ledbetter opened the hearing to the public, with no one being present, he closed the public portion of the meeting and called for a vote. **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 6:10 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: September 1, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: August 25, 2022

SUBJECT: Proposed Conditional Use 22-32-CU – Calhoun Estates by the Bay

I. BACKGROUND: David Smith of Innerlight Engineering Corp., on behalf of Johnny Boswell, is requesting a Conditional Use (22-32-CU) approval for the use of a 37 short-term residential, detached single-family dwellings to be located at several parcels that front either Calhoun Avenue or Sibert Avenue. The existing site is 5.21 acres. The associated Parcel IDs are the following: 00-2S-22-0310-000D-072G; 00-2S-22-0310-000D-072E; 00-2S-22-0310-000D-0050; 00-2S-22-0310-000D-005A; 00-2S-22-0310-000D-0060; 00-2S-22-0310-000D-0070; 00-2S-22-0310-000D-0080; 00-2S-22-0310-000D-0090

II. DISCUSSION: The proposed site is in the **Calhoun Avenue Mixed Use - Village (CMU-V)** Zoning District. The proposed use of short-term rental residential detached single-family dwellings is conditional in the **Calhoun Avenue Mixed Use - Village (CMU-V)** zoning district. This is a review of the conditional use *ONLY*. The Planned Unit Development (PUD) Major Development Order and Major Subdivision is currently being reviewed by the Technical Review Committee (TRC) for full compliance with the **City LDC and Comprehensive Plan**. City Council will consider and make their determination on the project at the required public hearings once approved by the TRC. The following includes a review and analysis of the proposed use based on the **Future Land Use Element** of the **Comprehensive Plan** and criteria for conditional uses outlined in the **Land Development Code**.

A. COMPREHENSIVE PLAN POLICY ELEMENTS:

As outlined in the City's **Comprehensive Plan (Policy 1-2.4.3)**, the **Calhoun Avenue Mixed Use - Village (CMU-V)** zoning district is envisioned as:

a walkable, medium-scale resort-mixed use area. It also provides a transition between the South Harbor Mixed Use area and U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north. The City shall encourage pedestrian connectivity, east-west vehicular connectivity, and parks or open space for all proposed development in this area. Redevelopment of this area is intended to provide a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities. This area also permits appropriately scaled institutional uses.

The proposed use of short-term single-family detached dwellings is in line with the intent of the CMU-V Future Land Use Designation.

B. LAND DEVELOPMENT CODE/ZONING ELEMENTS:

The following includes a review and analysis of the proposed conditional use based on the criteria outlined in **Section 7.12.10 of the Land Development Code**.

C. CONDITIONAL USE ELEMENTS:

The proposed short-term residential development is a Conditional Use in CMU-V, as per **LDC Section 7.12.06, Table 7-2**. In accordance with **LDC Section 7.12.10**, the applicant provided a conditional use request based upon the following:

1. Characteristic of Use
2. On and Offsite Improvement Needs
3. On-site Amenities
4. Criteria for Conditional Use

Criteria for Conditional Use, per Article 7.12.10.C, Land Development Code:

1. LAND USE COMPATIBILITY

Staff Comments: The proposed use is a Conditional Use within **Table 7-2, Article 7** of the **Land Development Code (LDC)**.

Scale and Intensity: Short-term residential detached single-family dwellings are listed as a Conditional Use in the **Calhoun Avenue Mixed Use - Village (CMU-V)** zoning district. The project is proposed on a 5.21-acre site. As stated previously, per the **City's Comprehensive Plan Policy 1-2.4.3: Mixed Use (MU)**, the primary intent of any mixed-use designated area is to allow an intense mixture of residential and commercial activity. Residential uses shall include long-term and short-term residential uses. Additionally, as per **Comprehensive Plan Policy 1-2.4.3.2**, the area shall redevelop as a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and

other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities as shall be defined in the *LDC*. As proposed, the project would have a density of ± 7.1 units/acre. The maximum density allowed in this zoning district is 9 units/acre.

Offsite Impacts: There are no anticipated off-site impacts. As proposed, the conditional use meets the intent of **CMU-V zoning district** and is of sufficient size to accommodate all required landscaping and buffering needed to mitigate negative impacts, such as lighting, noise, pollution, etc.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Staff Comments: The proposed project complies with the dimensional requirements in *Table 7-3, Article 7.12.08* of the *Land Development Code*.

Size: The proposed project is a 37-unit subdivision of short-term residential, detached single-family dwellings on a 5.21-acre ($\pm 226,947$ SF) site. This equates to a proposed density of ± 7.1 units/acre. As previously stated, the maximum density allowed in this zoning district is 9 units/acre. The subject property is large enough in size to accommodate all required facilities and design requirements related to a single-family subdivision.

Access and Internal Circulation: Vehicular access to the properties will be provided by a two-way drive from the Calhoun Avenue public Right-of-Way (ROW) and the Sibert Avenue public ROW, which link to internal streets within the development. The project shall comply with the design standards per *Article 8.04.00, Access Management, Land Development Code*. Additionally, the applicant is proposing an internal sidewalk network throughout the development and connecting to the public sidewalk, allowing convenient circulation within the project.

Urban Design Enhancement: The project is to be located on several vacant lots. Currently, the project is proposing to provide a pool amenity for the residents, as well as providing street trees along both the public ROW, as well as the internal development. Per *LDC 8.06.10, Table 8-6, Number of Vehicle and Bicycle Parking Spaces Required*, each property will be required, and is proposed, to provide one parking space per bedroom, to comply with the requirements of *Article 8.06.00, Vehicle and Parking Standards, Land Development Code*. The site is of sufficient size to provide the necessary screening, buffers, sidewalks, landscaping, setbacks, and open space as required by the LDC.

3. PROPER USE OF MITIGATIVE TECHNIQUES

Staff Comments: As proposed, the project complies with the stormwater management requirements per *Article 10.03.02, Stormwater Management, Land Development Code*.

However, other mitigative techniques should be required to address potential impacts of the proposed development including noise, light, parking, and trash. This will be addressed in the major development order phase. The development is also proposing a hammerhead (dead-end street) adjacent to Sibert Avenue. The lack of visibility within the development will discourage nonresidents from cutting through the development;

therefore, increasing the safety of the surrounding area.

HAZARDOUS WASTE

Staff Comments: No hazardous waste is anticipated to be generated. The project is required to provide sediment, erosion, and pollution control measures in accordance with *Article 11.09.00, Illicit Discharge Detection and Elimination, Land Development Code*.

4. OVER PROLIFERATION OF USE

Staff Comments: Short-term residential detached single-family dwelling units are a Conditional Use in the **CMU-V zoning district**. Staff estimates that currently, there are no more than three (3) parcels that house short-term residential detached single-family dwellings throughout the City within the **CMU-V zoning district**; therefore, the proposed use is compatible with the surrounding uses, without an over proliferation of short-term single family detached dwellings.

5. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Staff Comments: As proposed, the conditional use application meets the land development standards and regulations outlined in the Land Development Code and the policies and objectives of the Comprehensive Plan.

6. PUBLIC COMMENT:

None received to date.

A. Link to Strategic Goals / Objectives: Economic Development and Revitalization

B. Effect on Budget (EOB): There is no anticipated impact on the budget.

C. Level of Service (LOS): There will be a minimal impact on the Level of Service in the area of the Calhoun and Sibert Avenue corridors. According to the Traffic Impact Analysis submitted, dated July 25, 2022, the proposed project is anticipated to generate 37 PM peak hour trips.

D. Legislative Sponsor:

III. CONCLUSION: The applicant is requesting a Conditional Use (22-32-CU) approval for the construction of a 37-unit short-term residential detached single-family subdivision and the related site infrastructure. The proposed use is a Conditional Use in the **CMU-V** zoning district, per *Article 7.12.00, Land Development Code*.

The project is consistent with the following:

1. Comprehensive Plan *Policy 1-2: Future Land Use Element*.
2. Comprehensive Plan *Policy 12-4.1.8: Multi-Modal Transportation District*.
3. Land Development standards outlined in *Article 7, Land Development Code*.

As the proposed development satisfies all of the above-mentioned criteria required of a conditional use request, Staff recommends the Local Planning Agency recommend City Council approval of the proposed **Conditional Use, 22-32-CU**, pending the issuance and approval of the subject Planned Unit Development/Major Development Order, Major Subdivision, and all applicable City and State permits.

IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend City Council approve Conditional Use

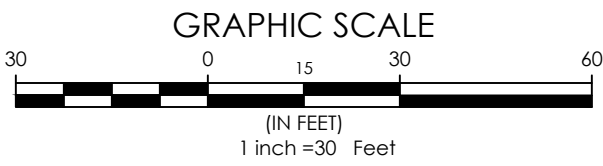
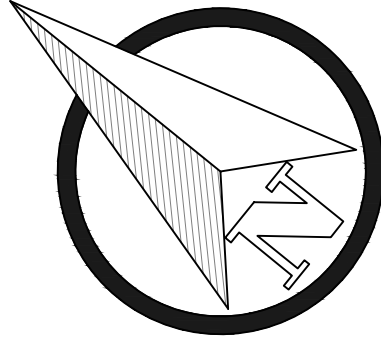
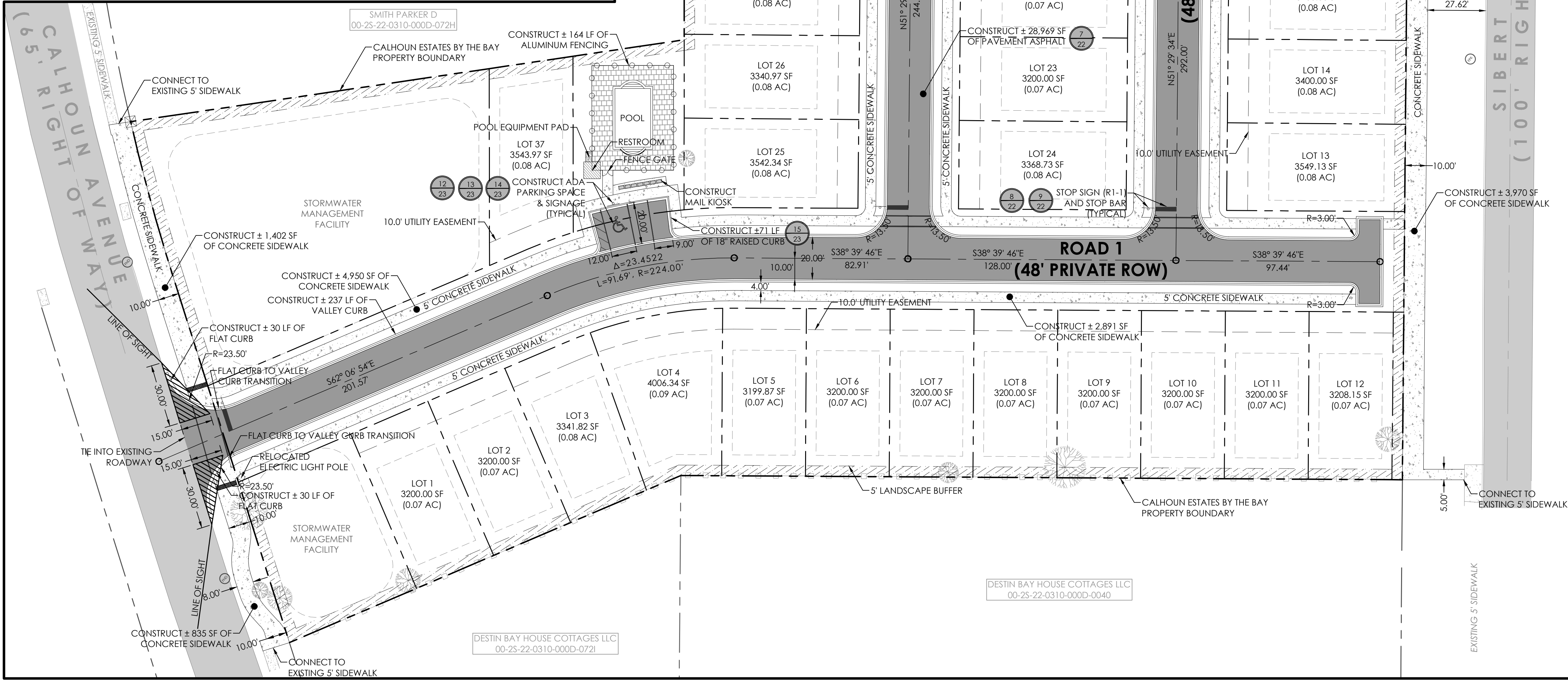
22-32-CU with the condition that the applicant include mitigative techniques to address potential impacts of the development including noise, light, parking, and trash.

Attachments:

1. a. Draft Site Plan
2. b. Boundary Survey
3. c. Agent Affidavit
4. d. Warranty Deed
5. e. Traffic Analysis

C:\DROPOX\IEC\PROJECTS\CALHOUN AVE.3\ENGINEERING\1.CDS\2.SHEETS\C400-SITE GEOMETRY PLAN.DWG, ColeMartelli, 7/25/2022 2:51:37 PM

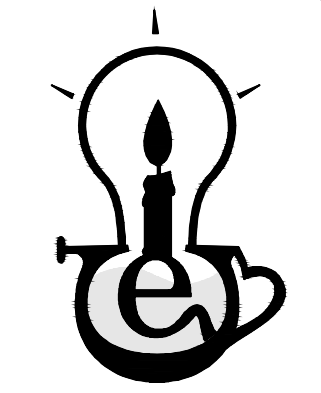
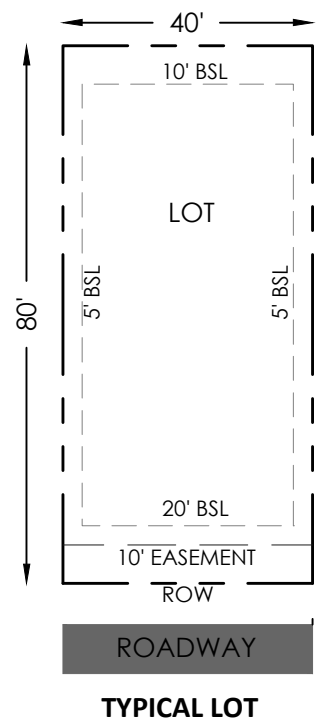
CALHOUN ESTATES BY THE BAY			
MUNICIPALITY:	CITY OF DESTIN, FLORIDA		
TAX PARCEL ID NUMBER:	00-25-22-0310-000D-0050, 005A, 0060, 0070, 0080, 0090, 072E, 072G		
ZONING:	CALHOUN MIXED USE - VILLAGE		
FUTURE LAND USE:	CALHOUN MIXED USE - VILLAGE		
LOCATION:	THE SITE IS SOUTHEAST OF CALHOUN AVENUE AND NORTHWEST OF SIBERT AVENUE		
SITE DESCRIPTION:	THE SITE IS CURRENTLY VACANT WITH NO IMPROVEMENTS		
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION		
ADJACENT FLUM CATEGORIES			
	NORTH	CALHOUN AVENUE / BAY ESTATES	
	SOUTH	SIBERT AVENUE / INSTITUTIONAL	
	EAST	SIBERT AVENUE / ROI-VR	
	WEST	CALHOUN AVENUE / CMU	
OVERALL SITE AREA:	5.21 Acres (226,748.18 SF)		
NUMBER OF LOTS:	37		
OPEN SPACE REQUIREMENT:	25% (56,687.05 SF) (1.3 AC)		
SIDEWALK (SF)	0.31 Acres (13,548.33 SF)		
OPEN SPACE PROVIDED:	2.21 Acres (96,442.34 SF)		
TOTAL OPEN SPACE PROVIDED**:	2.53 Acres (109,990.67 SF)		
TOTAL IMPERVIOUS SURFACE PROVIDED**:	2.68 Acres (116,757.51 SF)		
ARTICLE 7.12.08 (TABLE 7-3 - SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICT)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
MAXIMUM BLDG HEIGHT:	35 FT/3 STORIES	33FT/2 STORIES	YES
MAXIMUM DENSITY	9 Units/Ac	7.1 Units/Ac	YES
MINIMUM OPEN SPACE %:	25.00%	48.51%	YES
SETBACKS			
FRONT:	20 FT	20 FT	PER PUD
REAR:	10 FT	10 FT	PER PUD
SIDE (WEST):	7.5 FT	5'	PER PUD
SIDE (EAST):	7.5 FT	5'	PER PUD
MINIMUM LOT AREA:	50' X 100'	40' X 80'	PER PUD
ARTICLE 8.06.10 (TABLE 8-6 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
RESIDENTIAL (4 SPACES PER DU)	148 SPACES	148 SPACES	YES
POOL AMENITY		3 SPACES	
TOTAL VEHICLE PARKING	148 SPACES	151 SPACES	YES
** PER CHAPTER 13 (GLOSSARY) OF THE CITY OF DESTIN COMPREHENSIVE PLAN, THE DEFINITION OF OPEN SPACE IS "That portion of a site which includes pervious greenscape and impervious hardscape that is not occupied by any building coverage or vehicular-use areas." AND THE DEFINITION OF OPEN SPACE, IMPERVIOUS HARDSCAPE IS "That portion of a site which is impervious and enhances pedestrian access, public gathering spaces, recreation and similar uses in excess of the site performance standards required by the LDC."			

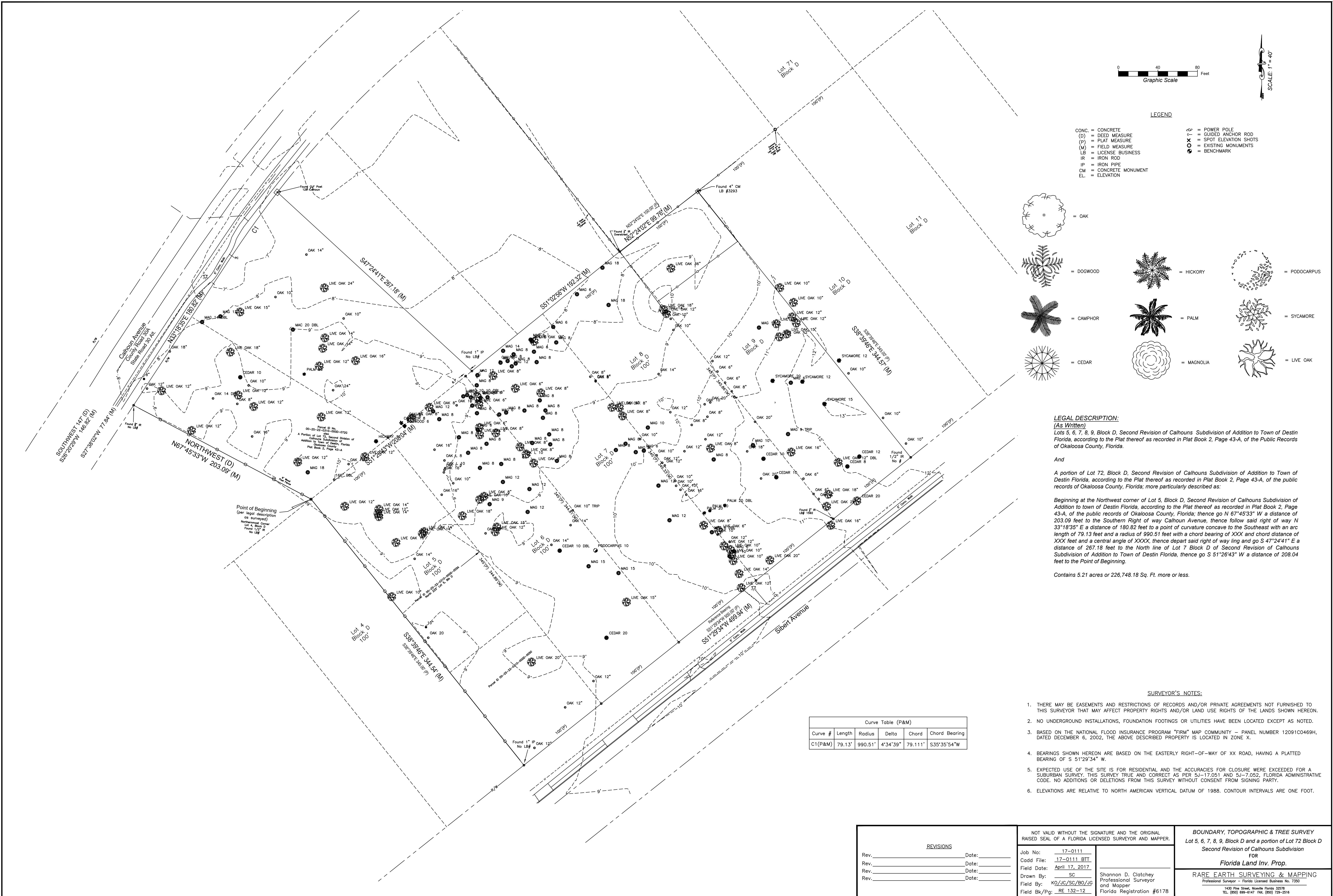


SITE GEOMETRY PLAN NOTES

1. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG OKALOOSA COUNTY RIGHT-OF-WAYS.
2. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE OKALOOSA COUNTY ENGINEER.
5. ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
6. NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
7. DISTANCES AND RADII, WHERE APPLICABLE, ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.
8. ALL ROADS ARE PRIVATE.
9. QUANTITIES SHOWN FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY QUANTITIES AS PART OF THE BID
10. MAXIMUM IMPERVIOUS AREA FOR EACH LOT SHALL NOT EXCEED 65%

TYPICAL LOT





LEGEND

CONC. = CONCRETE
(D) = DEED MEASURE
(P) = PLAT MEASURE
(M) = FIELD MEASURE
LB = LICENSE BUSINESS
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MONUMENT
EL. = ELEVATION

= POWER POLE
 = GUIDED ANCHOR ROD
 = SPOT ELEVATION SHOTS
 = EXISTING MONUMENTS
 = BENCHMARK

= OAK
 = DOGWOOD
 = CAMPHOR
 = CEDAR

= HICKORY
 = PALM
 = MAGNOLIA

= PODOCARPUS
 = SYCAMORE
 = LIVE OAK

LEGAL DESCRIPTION:
(As Written)
Lots 5, 6, 7, 8, 9, Block D, Second Revision of Calhouns Subdivision of Addition to Town of Destin Florida, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, of the Public Records of Okaloosa County, Florida.

And

A portion of Lot 72, Block D, Second Revision of Calhouns Subdivision of Addition to Town of Destin Florida, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, of the public records of Okaloosa County, Florida; more particularly described as:

Beginning at the Northwest corner of Lot 5, Block D, Second Revision of Calhouns Subdivision of Addition to town of Destin Florida, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, of the public records of Okaloosa County, Florida; thence go N 67°45'33" W a distance of 203.09 feet to the Southern Right of way Calhoun Avenue, thence follow said right of way N 33°18'35" E a distance of 180.82 feet to a point of curvature concave to the Southeast with an arc length of 79.13 feet and a radius of 990.51 feet with a chord bearing of XXX and chord distance of XXX feet and a central angle of XXXX, thence depart said right of way ling and go S 47°24'41" E a distance of 267.18 feet to the North line of Lot 7 Block D of Second Revision of Calhouns Subdivision of Addition to Town of Destin Florida, thence go S 51°26'43" W a distance of 208.04 feet to the Point of Beginning.

Contains 5.21 acres or 226,748.18 Sq. Ft. more or less.

Curve Table (P&M)				
Curve #	Length	Radius	Delta	Chord
C1(P&M)	79.13'	990.51'	4°34'39"	79.111'

SURVEYOR'S NOTES:

- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
- NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP COMMUNITY - PANEL NUMBER 12091C0469H, DATED DECEMBER 6, 2002, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF XX ROAD, HAVING A PLATTED BEARING OF S 51°29'34" W.
- EXPECTED USE OF THE SITE IS FOR RESIDENTIAL AND THE ACCURACIES FOR CLOSURE WERE EXCEEDED FOR A SUBURBAN SURVEY. THIS SURVEY TRUE AND CORRECT AS PER SJ-17.051 AND SJ-7.052, FLORIDA ADMINISTRATIVE CODE. NO ADDITIONS OR DELETIONS FROM THIS SURVEY WITHOUT CONSENT FROM SIGNING PARTY.
- ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOUR INTERVALS ARE ONE FOOT.

REVISIONS

Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No: 17-0111	Shannon D. Clatchey Professional Surveyor and Mapper Florida Registration #6178
Cadd File: 17-0111_BT	
Field Date: April 17, 2017	
Drawn By: SC	
Field By: KQ/JC/SC/BO/JG	
Field Bk/Pg: RE 132-12	

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
Lot 5, 6, 7, 8, 9, Block D and a portion of Lot 72 Block D
Second Revision of Calhouns Subdivision
FOR
Florida Land Inv. Prop.

RARE EARTH SURVEYING & MAPPING
Professional Surveyor - Florida Licensed Business No. 7350
1430 Five Street, Navarre Florida 32578
TEL (904) 896-6167 FAX (904) 726-2516

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, JOHNNY BOSWELL am
presently the ~~owner and/or leaseholder~~ ^{future buyer} at SEE LIST OF PARCEL ID'S ATTACHED, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint DAVID SMITH AND / OR JIM MARTELLI (INNERLIGHT ENGINEERING CORP.)
whose address is 11490 EMERALD COAST PKWY, SUITE E, County of WALTON, State of FLORIDA,
MIRAMAR BEACH, FL 32550
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: CALHOUN SUBDIVISION (CITY OF DESTIN APPLICATIONS)

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be
transacted in my name, and that all endorsements and instruments executed by the said attorney for the
purpose of caring out the foregoing powers shall contain my name, followed by that of my said attorney
and the designation "Attorney-in-Fact."

OWNER

Signature

JOHNNY BOSWELL

Printed Name

STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 21st day of Sept, 2020, by
(name of person acknowledging)

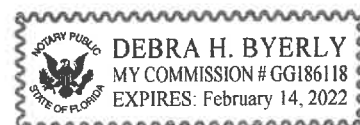
Johnny Boswell

Signature of Notary

Printed Name of Notary or Seal

Personally known ☒ OR Produced Identification ☐

Type of Identification Produced _____



CALHOUN AVENUE SUBDIVISION
CITY OF DESTIN

PARCEL ID #'S:

00-2S-22-0310-000D-0070

00-2S-22-0310-000D-072G

00-2S-22-0310-000D-072E

00-2S-22-0310-000D-0060

00-2S-22-0310-000D-005A

00-2S-22-0310-000D-0050

00-2S-22-0310-000D-0080

00-2S-22-0310-000D-0090

Prepared by and return to:

Matthews & Jones, LLP
4475 Legendary Drive
Destin, FL 32541
File Number: 20-0201
Parcel Identification No.: multiple
Documentary Stamps: \$16,765.--

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of December, 2020 between **Florida Land Investment Property, LLC**, a Georgia limited liability company, whose post office address is: P.O. Box 870667, Stone Mountain, Georgia 30087-0000, grantor*, and **Calhoun Estates Properties, Inc.**, a Florida corporation, whose post office address is: 12889 Emerald Coast Parkway, Miramar Beach, Florida 32550, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of **Ten Dollars & no cents (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okaloosa County, Florida, to-wit:

Parcel 1:

Lots 5, and 6, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 2:

Lot 7, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 3:

Lot 8, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 4:

Lot 9, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 5:

Commence at a concrete monument at the most Northeasterly corner of Lot 16, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, according to the plat thereof as recorded in Plat Book 2, Page 43-A, of the Public Records of Okaloosa County, Florida; thence go North 44°14'00" West along the Southerly right-of-way line of Forest Street, (60' r/w) a distance of 345.00 feet to a concrete monument; thence go South 45°46'00" West a distance of 993.08 feet to a concrete monument and the point of beginning; thence continue South 45°46'00" West a distance of 147.92 feet; thence go North 62°47'00" West a distance of 220.75 feet to a concrete monument and the Easterly right-of-way line of Calhoun Avenue (State Road No. 30-A, 66' r/w); thence go North 27°40'00" East along aforesaid right-of-way line a distance of 111.72 feet to point of curvature; thence continue along aforesaid right-of-way line along a curve to the right having a radius of 990.51 feet, an arc distance of 76.29 feet; thence go South 52°30'58" East a distance of 267.71 feet to the point of beginning. All lying and being in Lot 72, Block D, Second Revision of Calhouns Subdivision of Addition to Town of Destin, Okaloosa County, Florida.

Parcel 6:

Commencing at the SE corner of Lot 16, Block D, SECOND REVISION OF CALHOUN SUBDIVISION, go North 44°11' West 345.00 feet; thence South 45°46' West 1140.95 feet to the point of beginning; continue South 45°46' West 29 feet; thence South 20°57' West 21 feet; thence North 67°08' West 211.57 feet; thence North 30°17' East 73.5 feet; thence South 62°55' East 217.14 feet to the point of beginning. Being a part of Lot 72, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, according to the plat thereof as recorded in Plat Book 2, Page 43-A, of the Public Records of Okaloosa County, Florida.

Subject to the Permitted Encumbrances shown on Exhibit "A", attached hereto.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

WITNESS: [Signature]
 PRINT NAME: WILLIAM A. ARBOLD
 WITNESS: [Signature]
 PRINT NAME: JOHN R. MCINTYRE

FLORIDA LAND INVESTMENT PROPERTY, LLC, A
 GEORGIA LIMITED LIABILITY COMPANY

BY: [Signature]
 A. JERRY WRIGHT, MANAGER

STATE OF GEORGIA
 COUNTY OF Guinnell

I HEREBY CERTIFY that on this day, before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared A. Jerry Wright, as Manager of Florida Land Investment Property, LLC, a Georgia limited liability company, who is personally known to me or who has produced a Georgia driver's license as identification, to be the person described in and who executed the foregoing Warranty Deed and acknowledged before me that he signed same.

WITNESS my hand and official seal this 14 day of December, 2020.

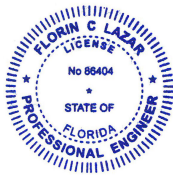
(SEAL)

[Signature]
 NOTARY PUBLIC
 My Commission Expires: 11-16-21

Exhibit "A"
 Permitted Encumbrances

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALHOUN'S SUBDIVISION, as recorded in Plat Book 2, Page(s) 43-A, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

JULY 25, 2022



Digitally signed by
Florin Lazar
DN: CN=Florin
Lazar, O=Innerlight
Engineering
Corporation,
OU=Project
Manager,
E=florin@ieceng.c
om, C=US
Date: 2022.07.25
16:28:01-05'00'

CALHOUN ESTATES BY THE BAY TRAFFIC ANALYSIS

PREPARED BY: INNERLIGHT ENGINEERING CORPORATION

FLORIN C. LAZAR, P.E.
FLORIDA REGISTRATION NO. 86404



CALHOUN ESTATES BY THE BAY
TRAFFIC ANALYSIS

PREPARED FOR:

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FLORIDA 32550

PREPARED BY:

INNERLIGHT ENGINEERING CORPORATION
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH, FLORIDA 32550

TRAFFIC ANALYSIS

1.0

INTRODUCTION.....

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1.1

Proposed Land Development Plan.....

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Study Area.....

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1.3

Existing PM Peak Hour Traffic Volume Conditions.....

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1.4

Estimate of Site Generated Traffic

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1.5

Project Trip Distribution And Assignment.....

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1.6

Conclusion.....

4

ATTACHMENTS

PM PEAK HOUR TRIP GENERATION TABLE.....

T1

PROJECT TRIP DISTRIBUTION MAP.....

T2

US HWY 98 PM PEAK HOUR TRIPS.....

T3

URBAN COLLECTOR ROADWAYS PM PEAK HOUR TRIPS.....

T4

1.0 INTRODUCTION

This report summarizes the transportation concurrency analysis conducted for the Calhoun Estates by the Bay project.

1.1 Proposed Land Development Plan

Calhoun Estates by the Bay is a development proposing 37 residential lots within the City of Destin (Okaloosa County), Florida. The propped development is located just north of US Highway 98 between Calhoun Avenue and Sibert Avenue. The property is identified by Okaloosa County Property Appraiser as parcels 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-072E, and 00-2S-22-0310-000D-072G.

Study Area

Project traffic was assigned onto concurrency roadway segments where project traffic is equivalent to 5% of the total. The study area is further described in the "Project Trip Distribution and Assignment" section of this report.

1.2 Existing PM Peak Hour Traffic Volume Conditions

Information regarding roadway characteristics such as adopted level of service (LOS) standards, service volumes, existing counts, and committed trips were obtained from the City of Destin Transportation Concurrency Management System.

1.3 Estimate of Site Generated Traffic

The site is approximately 5.21 acres and currently is vacant. The proposed project consists of 37 single family homes. To determine the number of proposed trips the project will generate, standard trip generation rates and equations from the Institute for Transportation Engineers (ITE) Trip Generation manual, Tenth Edition, were used. Please see attached **Exhibit T1, PM Peak Hour Trip Generation Table**.

1.4 Project Trip Distribution and Assignment

US Highway 98 is the closest roadway in the City of Destin Transportation Concurrency Management System. Project traffic from the proposed development was assigned onto the external roadway system based on knowledge of travel patterns in the area where project traffic is equivalent to 5% of the new trips generated by the project. Project traffic distribution is shown in attached **Exhibit T2, Project Trip Distribution Map**.

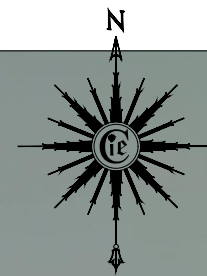
As required for transportation concurrency projects, project traffic was distributed onto roadway segments where project traffic is equivalent to 5% of the new trips generated by the project. As mentioned above US Highway 98 is the closest roadway in the City of Destin Transportation Concurrency Management System. Please see **Exhibit T3, US Hwy 98 PM Peak Hour Trips** and **Exhibit T4, Urban Collector Roadways PM Peak Hour Trips** for the estimated proposed trip distribution information for the PM peak hour trips.

1.5 Conclusion

This analysis is a Transportation Concurrency Analysis performed to assess the impact of the proposed Calhoun Estates by the Bay project. The development is estimated to generate 37 additional trips during the PM peak hour (24 entering and 13 exiting). This analysis illustrates the proposed development meets the standard for multimodal site design and mitigation, as outlined in the City of Destin, Land Development Code Section 8.09. This traffic analysis documents the trip generation and distribution of vehicle trips necessary for determining the mitigation requirement multiplier. The multiplier is utilized on the Multimodal Transportation Concurrency Evaluation Certificate which determines the overall success of the Multimodal Transportation District.

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Project Trip Generation																		
ITE Land Use		Size	Units	Rate per DU	PM	Directional Distribution				Internal Capture				Unadjusted		%	Adjusted	
					Pk Hr	Entering		Exiting		Entering		Exiting		External Trips		New	External Trips	
Code	Land Use Description				Trips	%	Trips	%	Trips	%	Trips	%	Trips	Enter	Exit	Trips	Enter	Exit
210	Single Family Detached	37	DU	1	37	64%	24	36%	13	0%	0	0%	0	24	13	100%	24	13
	TOTAL				37		24		13		0		0	24	13		24	13



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Destin Segment	U.S. Highway 98 East Links		Max Bi-directional Link Volume1	115% Max Bi-directional Link Volume3	Existing Background Bi-directional Volume2	Committed City Trips	Committed County Trips	Existing Background Volume Plus Committed Trips	Remaining Capacity Less Committed Trips	Tentative Project Trips	Calhoun Estates by the Bay	Remaining Capacity Less Committed & Tentative Trips3
	From	To										
A	East Pass Bridge	Stahlman Avenue	4,585	5,273	2,890	87	-	2,977	2,296	87	13	2,196
	Stahlman Avenue	Benning Drive	5,406	6,217	2,694	109	-	2,803	3,414	109	11	3,294
	Benning Drive	Beach Drive	5,569	6,404	3,072	123	-	3,195	3,209	127	6	3,076
	Beach Drive	Main Street	5,608	6,449	3,018	139	-	3,157	3,292	147	2	3,143

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Urban Collector Roadways	Bi-directional Capacity at Adopted LOS (D)	Existing Background Bi-directional Volume2	Remaining Capacity	Committed City Trips	Committed County Trips	Existing Plus Committed Trips	Remaining Capacity Less City Committed Trips	Tentative City Trips	Calhoun Estates by the Bay	Remaining Capacity Less City Tentative Trips
Airport Road between US Hwy 98 and Commons Drive	3,186	794	2,392	33	0	827	2,359	33	0	2,326
Airport Road between Commons Drive and Main Street	3,186	2,138	1,048	48	0	2,186	1,000	52	0	948
Azalea Drive between Stahlman Avenue and Benning Drive	972	409	563	6	0	415	557	6	0	551
Beach Drive between US Hwy 98 and Kelly Street	972	283	689	26	0	309	663	36	4	623
Benning Drive between US Hwy 98 and Kelly Street	972	278	694	19	0	297	675	20	5	650
Calhoun Avenue between US Hwy 98 and Kelly Street	972	226	746	48	0	274	698	48	4	646
Commons Drive between Airport Road and Indian Bayou Trail	1,458	1,663	-205	6	154	1,823	-365	10	0	-375
Commons Drive between Indian Bayou Trail and Diamond Cove*	1,458	1,318	140	2	154	1,474	-16	14	0	-30
Commons Drive between Diamond Cove and Henderson Beach Road*	1,458	1,389	69	2	154	1,545	-87	8	0	-95
Commons Drive between Henderson Beach Road and Triumph Drive*	1,531	1,364	167	0	154	1,518	13	6	0	7
Commons Drive between Triumph Drive and Kelly Plantation Drive*	1,531	1,411	120	0	154	1,565	-34	6	0	-40
Commons Drive between Kelly Plantation Drive and Matthew Boulevard*	1,166	553	613	2	156	711	455	8	0	447
Crystal Beach Drive between Scenic Hwy 98 and US Hwy 98	1,215	533	682	29	0	562	653	29	0	624
Gulf Shore Drive between US Hwy 98 and Curve	2,655	984	1,671	79	0	1,063	1,592	79	0	1,513
Henderson Beach Road between US Hwy 98 and Commons Drive	1,215	429	786	20	0	449	766	20	0	746
Hutchinson Street between US Hwy 98 and Scenic Hwy 98	972	873	99	12	0	885	87	12	0	75
Indian Bayou Trail between Commons Drive and Country Club Drive	1,215	193	1,022	0	0	193	1,022	0	0	1,022
Indian Bayou Trail between US Hwy 98 and Commons Drive	972	693	279	0	0	693	279	2	0	277
Kelly Street between Calhoun Avenue and Main Street	972	810	162	55	0	865	107	55	0	52
Legion Drive between Benning Drive and Beach Drive	972	443	529	15	0	458	514	15	0	499
Legion Drive between Beach Drive and Main Street	1,276	1,286	-10	35	0	1,321	-45	39	0	-84
Main Street between US Hwy 98 and 98 Palms Blvd.	3,186	550	2,636	89	0	639	2,547	93	0	2,454
Main Street between 98 Palms Blvd. and Airport Road	3,186	827	2,359	0	0	827	2,359	0	0	2,359
Main Street between Airport Road and Kelly Street	1,531	1,062	469	46	0	1,108	423	50	0	373
Matthew Boulevard between Scenic Hwy 98 and US Hwy 98	972	538	434	102	0	640	332	104	0	228
Mountain Drive between Stahlman Avenue and Benning Drive	972	92	880	2	0	94	878	2	0	876
Mountain Drive between Benning Drive and Beach Drive	972	553	419	0	0	553	419	0	0	419
Regatta Bay Boulevard between Scenic Hwy 98 and US Hwy 98	972	276	696	5	0	281	691	5	0	686
Restaurant Row between US Hwy 98 and Emerald Coast Parkway	972	324	648	54	0	378	594	56	0	538
Scenic Hwy 98 between and Restaurant Row and US Highway 98	972	263	709	91	0	354	618	91	0	527
Scenic Hwy 98 between Matthew Boulevard and Walton County Line	972	287	685	67	0	354	618	67	0	551
Sibert Avenue between Calhoun Avenue and Kelly Street	972	263	709	0	0	263	709	0	4	705
Stahlman Avenue between US Hwy 98 and Kelly Street	972	515	457	32	0	547	425	32	2	391



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