



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, NOVEMBER 17, 2022
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. October 13, 2022 Minutes**
 - B. September 22, 2022 Minutes**
- 4. NEW BUSINESS**
 - A. Proposed Ordinances 22-18-PC and 22-19-LC - Amending the Future Land Use Map (FLUM) and Rezoning located at 100 Indian Bayou Trail**
 - B. Zoning District Consolidation**
- 5. NEXT MEETING DATE: December 1, 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
OCTOBER 13, 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, October 13, 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

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner
Daniel Butler Senior Planner
Ryan Scott City Engineer
Kimberly Kopp, LUA - Zoom

Community Development Director Louis Zunguze provided the members with a brief outline of what all they have accomplished so far and what they still need to achieve. He noted that they are now halfway through the entire process and thanked the member for their hard work.

3. MINUTES FOR APPROVAL:

- **August 25, 2022**
- **September 1, 2022**

Motion by Agency member Bell, seconded by Agency member Ledbetter to approve both the minutes of the August 25, 2022 and September 1, 2022 meetings as written. The motion passed 5-0.

4. NEW BUSINESS:

A. Article 4- Mobile-Manufactured Homes

The LUA explained that they are limited to what can be done, due to legalities adding that when it comes to these type of uses, they have to be treated like any other single family residential home. Therefore, staff is recommending the following:

- Update the City's definition of mobile or manufactured homes to be consistent with the States definition
- Update all references to mobile or manufactured homes to reflect

mobile/manufactured homes to be consistent with the States nomenclature.

- Maintain the use table as is regarding where mobile/manufactured homes are allowed.

Motion by Agency member Bell, seconded by Agency member Ledbetter that the LPA forward a positive recommendation of the recommended changes and updates to the LDC as presented with the following:

- **Update the City's definition of mobile or manufactured homes to be consistent with the States definition**
- **Update all references to mobile or manufactured homes to reflect mobile/manufactured homes to be consistent with the States nomenclature.**
- **Maintain the use table as is regarding where mobile/manufactured homes are allowed.**

Prior to the vote on the motion, Chairman Wood opened the public portion of the meeting for comment. With no one coming forward to speak on this topic, he closed the public portion and called for a vote. **The motion passed unanimously 5-0.**

B. Zoning District Consolidation

Mr. Butler explained staff has been reviewing the uses and dimensional characteristics that define each zoning district. Then comparing the similarities and differences between residential, mixed use, commercial, institutional, industrial, and recreational districts. The purpose of the comparative analysis is to identify possible consolidation of zoning districts based on uses, character-defining elements, and a review of the quantity of parcels zoned in a particular district. Additionally, staff ensured that no rights would be taken away by combining similar districts.

Residential Districts

Low-Density Districts

- Bay Estates (BE)
- Low Density Residential - Holiday Isle (LDR-HI)
- Low Density Residential – Village (LDR-V) & Harbor (LDR-H) - ***Consolidate the two into one District with the reasoning being the analysis of the allowable uses between LDR-V, LDR-H, are the same in regard to minimum lot sizes and dimensional requirements.***

Agency member Buhr asked staff to explain why they feel the need to do this.

According to Mr. Zunguze, the whole point of this is there are too many zoning districts for this community and staff is looking for the commonalities in the districts and combine those found that have the same uses and densities and to minimize as many

inconsistencies as much as possible to not create any non-conforming uses.

Medium & High-Density Districts

- Medium-Density Residential - Village (MDR-V)
- Crystal Beach Neighborhood (CBN)
- Medium-Density Residential HI (MDR-HI) & High-Density Residential
- (HDR) - *Consolidate to one District since they have the same use requirements, both allow permanent and seasonal single family detached and multifamily detached, with the exception of the Mobile Home/Manufactured homes that has already been discussed earlier.*

Mixed-Use Districts

- Residential, Office, Institutional - Tourism Development (ROI-TD) & Crystal
- Beach Resort (CBR) - *Consolidate into one District, this is unique because ROI-TD does not allow for permanent single-family detached units. These would not be losing any rights and would be gaining rights or uses available to them.*

Mr. Butler spoke of how ROI designation needed to be addressed and the decision was to have it redesignated to Residential.

Agency member Buhr stated how to him, all of the ROI's are a problem and has suggestions on how to make them easier for everyone and how he would be glad to meet with staff to provide more input.

Chairman Wood spoke of how he prefers the idea of the Agency members working with staff prior to the meetings to work out those kind of issues that could get bogged down in a meetings, then staff could brief them with the results of those discussions at one of their next meetings.

- Residential, Office, Institutional - Crystal Beach Residential
- Residential, Office, Institutional - Village Residential
- Calhoun Mixed Use & Calhoun Mixed Use - Village - *Consolidate to one District*

Mr. Butler explained staff's recommendation for Calhoun Mixed Use & Calhoun Mixed Use - Village is to consolidate the two and have short term rentals as a conditional use rather than permitted, that way the use is not taken away and it would still come before them and Council for their consideration. There was a brief discussion on this topic regarding how many parcels there are and ultimately everyone agreed to staff's recommendation to combine the districts and make short term rental a Conditional Use.

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- North Harbor Mixed Use
- South Harbor Mixed Use
- Town Center Mixed Use
- Gulf Resort Mixed Use
- Holiday Isle Mixed Use & Bay Resort Mixed Use - ***Consolidate to one District - ideally these would be dissolved and become Commercial General and eliminate the Bay Resort Mixed Use designation.***

Commercial Districts

- Commercial Limited & Commercial General - ***Consolidate to one District, this is one parcel located in a shopping center that has Piazzo Italian Restuarante.***
- Commercial Trades and Services

Other Zoning Districts

- Recreational
- Conservation
- Institutional
- Industrial
- Airport

In closing, Mr. Butler explained these are linked to almost all the strategic goals of the city and using staff's analysis, the zoning districts would be reduced from 28 to 22. Additionally, staff is not looking for a formal recommendation at this time, and these will be brought back to them in a staff report, once all the changes have been incorporated.

Agency member Bell spoke of how she would soon like to address the lands that were once designated Conservation in the city that were quietly changed.

Chairman Wood reminded the members that there is a design manual that will be coming before them and a lot of items of concern will be discussed then, that don't need to be discussed at the LDC level.

Agency member Bell stated that someone had asked her why there are Conditional Uses, why not just either allow the use or disallow them.

According to the LUA, from a legal standpoint, we do not have to have them, however, direction from Council was that they wanted to have them because they felt that certain uses didn't need to be prohibited all the time. Additionally, under certain conditions, they may be appropriate and is why they put some uses as conditional, which would enable them to review and determine if they would be appropriate or not.

5. OLD BUSINESS: None

6. DIRECTOR'S REPORT: None

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:30 p.m.

Adopted and approved this _____ day of _____ 2022.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

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**LOCAL PLANNING AGENCY
MEETING MINUTES
SEPTEMBER 22, 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, September 22, 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

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner
Daniel Butler Senior Planner
Ryan Scott City Engineer
Kimberly Kopp, LUA

3. NEW BUSINESS:

A. Proposed Conditional Use 22-32-CU – Calhoun Estates by the Bay

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.

Mr. Butler explained the proposed project is to be located in the Calhoun Avenue Mixed Use – Village (CMU-V) Zoning District. Additionally, the proposed use of short-term rental residential detached single-family dwellings is conditional in the Calhoun Avenue Mixed Use - Village (CMUV) zoning district. This review of the conditional use only is for short term rental use. 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 Land Development Code (LDC) and Comprehensive Plan. Additionally, 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 LDC.

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For discussion purposes, Agency member Bell made the motion seconded by Agency to recommend City Council 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.

Chairman Wood spoke of how at their previous meeting they spoke of how the LPA could set conditions and asked if the general motion is enough or should they need to speak of specific conditions to set in their motion, or does staff set those later?

According to the Land Use Attorney, the way the recommended motion speaks is broad additionally, they can recommend specific conditions to the City Council, and City Council can place their own conditions that are not bound by the LPA's recommendations.

Chairman Wood opened the public portion of the hearing.

Mr. Jason Belcher of 147 Sibert Avenue spoke of how his wife and her family has lived in this area of Destin over 60-years and how this request for short term rental would be a significant change that would alter not only the immediate neighborhood, but Destin in general for any period of time, going forward, and not for the better. He spoke of how this request, being in a substantial residential area, would diminish the quality of life for the surrounding property owners and would open the door to allow this in all neighborhoods in the city limits. With that said, he asked that the Conditional Use not be allowed because of the quality of life changes it would cause.

With no other public speakers, the chairman closed the hearing to the public and turned the discussion over to the Agency members.

Agency member Bell asked the applicant if the plan for garbage pickup was to have a dumpster or individual cans. According to Mr. Smith, it would be individual cans. One trash can for the first three bedrooms and one per two bedrooms thereafter.

The question was asked how far away this project is from the DFCD's substation on Calhoun Avenue. According to Mr. Butler, it is within 400-feet from the new Destin Fire Control District substation on Calhoun Avenue.

Chairman Wood asked about the parking requirements for north of Highway 98. According to Mr. O'Connor, currently the requirement for one space per bedroom is for south of Highway 98. He then asked how many total bedrooms are planned for each unit. According to Mr. Smith, there are up to 4-bedrooms per townhome which would have 4 parking spaces, two in garage and 2 in the driveway. Chairman Wood then asked if there are plans to have sidewalks on both sides of the road, Mr. Smith replied affirmatively. Chairman Wood then asked if the

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driveways are proposed to be long enough from the sidewalk to ensure that they would not get blocked by vehicles. According to Mr. Smith, the driveways are proposed to be long enough. The Chairman stated that he wanted it understood that the garages are to be used strictly for parking cars and have to be kept free of storage and cannot be converted to anything other than a garage. Regarding compatibility, the Chairman asked staff if they are looking at it as what the Comprehensive Plan and Land Development Code would allow, or what is allowed there now? According to Mr. O'Connor, all of it. They are looking at Comp Plan, Land Development Code standpoint as well as the surrounding properties standpoint.

According to Mr. Smith, they are proposing 3-story 3,000 sq. foot units that are comparable to others in the immediate area. Additionally, they are not maximizing the density to the extent of what is allowed for the property per code.

Agency member Bell asked about trips, noting in their packet for LOS it states 37 PM peak hour trips, which was established back in 2016 and how she feels that does not liken to what is currently taking place in that area of the city. She provided an example of what has taken place on her street where the surrounding townhomes went from three short term rentals to 10 and with 20 units total on the street, the trips have increased from about 175 trips per day to over 800 per day. Acknowledging that the increase in deliveries for UPS and FedEx and other delivery services are also a part of those total trips.

According to Mr. O'Connor, the city's code only requires the PM peak hour traffic counts because it's the most impactful to the surrounding neighborhoods and does not capture the entire day. And the information staff has provided is based off that data and is the most up-to-date traffic generation tool that is available.

Agency member Buhr referenced the email they received in the back of their packet from Mrs. Sandy Trammell and spoke of how based on her comments, as well as the gentleman that spoke earlier, he would like to offer up a substitute motion.

Motion by Agency member Buhr that the Local Planning Agency recommends that the City Council deny Conditional Use 22-32-CU application for short term rental, with Agency member Hudson providing the second.

The Land Use Attorney asked Agency member Buhr to state what aspects of the letter he is referring to. According to Agency member Buhr, he finds her letter to be very compelling and the points she makes in reference to the historical perspective as well as to the impacts on those that reside in the immediate neighborhood to be accurate and he personally leads great credence on the entire letter based on Mrs. Trammell's expertise of the area as well as her knowledge of the impacts to the area. For public purposes, the Land Use Attorney then asked Agency member Buhr

to read the portion of the letter into the record.

Agency member Buhr read, *“As I am unable to attend the LPA meeting (Sept 22, 2022), I wanted to register my strong objections to these conditional uses. I am using history as my guide, Since the inception of the City of Destin, residents have been promised NO SHORT-TERM RENTALS NORTH OF HIGHWAY 98. This project is NOT compatible with existing properties. I recently approached City Council (First meeting in Sept) asking if this had been changed and was told that this still held true and the Mayor promised that he would see that this continued as such. I recommend Short Term rentals be removed as an allowance within any area north of 98. If there are currently any functioning as short term they should be changed to long term.”*

With no further comments, Chairman Wood called for the vote on the substitute motion to recommend City Council deny the Conditional Use for short term rentals. **The motion passed 4-1 with Agency member Ledbetter dissenting.**

B. Proposed Conditional Use 22-33-CU - 1100 Quail Circle

Mr. Butler explained to the Agency members that Mr. John Bath of Scope Construction LLC is requesting approval of Conditional Use 22-33-CU. This project includes the construction of three (3) townhome dwelling units. The subject property is located at 1100 Quail Circle (Parcel ID: 00-2S-22- 4530-0000-0010). Additionally, the proposed site is in the Residential, Office, Institutional – Village Residential (ROI-VR) Zoning District, contained within the Town Center Commons Planning Area. The proposed use of long-term residential attached dwellings is conditional in the Residential, Office, Institutional – Village Residential (ROI-VR) zoning district. Explaining further that this is a review of the conditional use ONLY. A Minor Development Order (and potentially a Minor Subdivision application depending on intended ownership) will be required prior to be submitted, reviewed, and approved by Technical Review Committee (TRC) prior to any submittal for a building permit. 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 (LDC). As outlined in the City's Comprehensive Plan (Policy 1-2.4.1), the "ROI" designation is designed to accommodate business and professional offices; as well as single-family (SF) and multiple-family (MF) long-term residential uses; and institutional uses listed in Policy 1-2.7.1. The proposed use of three long-term multi-family attached dwellings is consistent with the intent of the ROI Future Land Use Designation.

Mr. Butler referred the members to the agenda report regarding the criteria requirements noting that if they had any additional comments he would address. However, he did point out that staff does have concerns about:

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE Staff Comments: The proposed project shall comply with the dimensional requirements in Table 7-3, Article 7.12.08 of the Land Development Code. The Technical Review Committee (TRC) will review the project to ensure compliance with the applicable standards.

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- **Size:** The proposed project is a 3-unit long-term attached multi-family dwelling (townhouse) on a 0.28-acre ($\pm 12,197$ SF) site. This equates to a proposed density of ± 10.7 units/acre. As previously stated, the maximum density allowed in this zoning district is 12 units/acre. The subject project shall comply with all buffering and open space requirements, while accommodating all required facilities.
- **Access and Internal Circulation:** Based on the site plan provided, vehicular access to the properties is being proposed from the Airport Road public Right-of-Way (ROW). Mr. Butler did point out to the members that the City Engineer has established this access as a danger to public safety. The project shall comply with the design standards per LDC Section 8.04.00, Access Management, and staff is recommending either a condition that no vehicular access or curbside trash pick-up be located along Airport Road to mitigate any negative safety impacts, or denial of the application due to a public safety hazard on Airport Road.
- **Urban Design Enhancement:** The project is being proposed on a currently vacant lot within the Multi-Modal Transportation District (MMTD) and shall implement the required design standards such as the 10' wide sidewalk, street trees, and pedestrian amenities, per LDC 8.09.03.A. The project shall also comply with LDC Section 8.06.00, Vehicle and Parking Standards, while also providing the necessary screening, buffers, sidewalks, landscaping, setbacks, and open space as required by the LDC.

3. PROPER USE OF MITIGATIVE TECHNIQUES Staff Comments: The project shall comply with LDC Section 10.03.02, Stormwater Management and all other applicable mitigative techniques to ensure that there will be no offsite impacts to the adjacent properties. During the pre-application phase and during the application review, staff identified a safety issue concerning access from Airport Road. Per LDC Article 804.02.B., Corner lots fronting on streets with different classifications, as defined in Article 8, Table 8-1, shall be accessed from the street with the lower classification. Based on the information provided, the LPA should either recommend denial, or condition any approval on prohibiting access to the site from Airport Road and if the LPA recommends approval of the request, staff recommends that the condition be set as part of the approval to prohibit access to the site from and solid waste collection along Airport Road due to the location of the property in vicinity to the Airport Road bend.

The applicant for the project introduced himself and his brother briefly explaining their background experience. He spoke of the issues that have come into play regarding his frontage to his property where he claims that 22-feet was eliminated and how he met with staff to come up with alternative solutions to safely access the property. One being access from the back through the adjacent Quail Run Townhomes property, but the property owner was not in agreement and refused to meet with him. There were also discussions regarding safety issues for trash pickup with Waste Management and how he spoke with them but was told they could not agree to his pickup plans and he has decided to negotiate with a private company to have the trash picked up, if approved.

Chairman Wood opened the hearing for public comment, with no one coming forward, he closed the public portion of the hearing and turned the discussion over to staff.

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The Land Use Attorney asked Mr. O'Connor to provide details from staff's perspective.

According to Mr. O'Connor, the orientation of the road where the curve is, specifically Quail Circle, is the cause for concern. Explaining further that a roadway can meander and/or do anything within the right-of-way. He then referred the members to the last page in the agenda item packet, where they will see the map for the abutter notices and on the map, the centerline of the right-of-way is depicted and pointed out that does not denote where the road goes. Additionally, the 22-feet of frontage was not taken away. What happened is that Quail Circle right-of-way as it intersects with Airport Road right-of-way intersects at a 90-degree angle onto Airport Road and is what's going on there. There was no approved angular or perpendicular intersection approved.

The LUA asked Mr. O'Connor if anyone could meet the code requirements with an access on Airport Road. According to Mr. O'Connor, it depends on the use. She then asked if the proposed three townhome use, could. Mr. O'Connor answered no. She asked what use could meet code with access onto Airport Road. According to Mr. O'Connor, only a single family home could.

Agency member Buhr asked if they were referencing from Chapter 8 of the Land Development Code. Mr. O'Connor answered affirmatively and also stipulated for the record that the multifamily request would not because of the access issues for the curve in the roadway. Additionally, regarding trash pickup, between the bend at Airport Road and Commons there are six single-family homes (SFH) that Waste Management picks up and SFH are a permitted use in this zoning district and not a Conditional Use, hence why they are allowed to get trash pickup from Airport Road.

Agency member Bell asked why there is not an ingress/egress from Quail Circle into the property. According to the applicant it is because of the location of the lift station requirement.

Motion to approve the Conditional Use was made by Agency member Bell with Agency member Hudson providing the second with the following conditions:

- 1. The site shall not have vehicular access from the Airport Road Right-of-Way (ROW).**
- 2. There shall be no curbside trash pick-up operations that occur on or along Airport Road.**
- 3. Subject to a Major Development Order approval**
- 4. Subject to any and all local, State or Federal permits as applicable.**

Agency member Ledbetter asked what staff proposes be the answer to the access issues since no vehicular access from Airport Road will be allowed. According to Mr. O'Connor, currently staff has no solution and cannot propose a solution for this proposed request since the owners of the HOA behind them has refused.

Agency member Buhr spoke of the compatibility issues that are in the way for this development of these townhomes as a multifamily use opposed to a single family home, which is an allowed use and offered up a **substitute motion that the Local Planning Agency recommends City Council deny the Conditional Use 22-33-CU with Chairman Wood providing the second. A roll call vote of 4-1 was taken and the motion passed, with Agency member Ledbetter casting the dissenting vote.**

C. Comprehensive Plan Chapter 7: Recreation and Open Space Element Discussion and/or Recommendation

Partially Implemented Policies & Objectives

1. Policy 7-1.3.4: Provide Bicycle Parking Facilities.

Prior to the next EAR (est. 2019), bicycle storage facilities or racks shall be placed at all city-owned community parks, neighborhood parks, and all beach and shoreline access points.

Parks & Recreation Committee Comment: This policy is being implemented and will continue to be further implemented through requirements shown in Table 8-6: Number of Vehicle and Bicycle Parking Spaces Required. Parks and Recreation Committee recommends this policy be kept and maintained.

The Agency members agreed with the policy recommendation.

2. Policy 7-1.3.5: Provide Public Information Regarding Bicycle and Pedestrian Facilities.

Prior to the next EAR, the City shall seek assistance from the Okaloosa County TDC, the Okaloosa County Board of County Commissioners, and/or other appropriate support to print and distribute a pamphlet and/or map illustrating bicycle and pedestrian routes leading to beach access points and other major destinations with the City. This pamphlet and/or information shall be posted on the City's internet site.

Parks & Recreation Committee Comment: This policy will be implemented through the Wayfinding Master Plan and Program. Parks and Recreation Committee recommends this policy be kept and maintained in the Comprehensive Plan. Also, the Parks & Recreation Committee further motioned and approved that alternative mobility device parking other than bicycles should be provided at Public Park Facilities. If the LPA agrees with this motion and recommendation from the Parks & Recreation Committee. Staff will research and develop standards for alternative mobility device parking.

The Agency members agreed with the policy recommendation and Chairman Wood spoke of wanting this policy to come before the Public Works/Public Safety Committee for their review and discussion and input prior to going public. According to Mr. O'Connor, it will be a part of the Wayfinding Policy, but he would ensure that it will go before that committee.

Policies & Objectives to be implemented through the LDC Update

1. Policy 7-1.2.5: Vertical Open Space and Scenic Vistas. Waterfront views and vistas are important to the character and quality of life for Destin residents as well as for maintaining a viable tourism economy. Site development shall occur in a manner that retains views to shoreline areas for adjacent inland properties, public places, streets, and bicycle pathways. Prior to the next Evaluation and Appraisal Review (EAR) estimated to be in 2019, the LDC shall provide standards that address site development, building mass and height, and fencing design that promote waterfront views and vistas.

Parks & Recreation Committee Comment: This policy has somewhat been implemented through LDC Section 7.09.03 – Design Review Requirements for view corridors. However, the regulations do not have any real specific standards for development. To fully implement this policy, View Corridors must be identified, prioritized and specific standards for building massing and location must be developed. Staff has identified several locations of view corridors that consist of Right of Way with direct access to the Gulf of Mexico, Choctawhatchee Bay, or bayous, (please see attached map). Are there any specific view corridors that the LPA wants to identify and recommend?

Agency member Bell spoke of her problem that she has with the little building that is located on the beach acquisition property in Crystal Beach that is blocking the view corridor and questioned why it could not be moved to James Lee Park, where the County should have it.

Policies & Objectives to be implemented through the LDC

Update 1. Policy 7-1.2.5: Vertical Open Space and Scenic Vistas

Waterfront views and vistas are important to the character and quality of life for Destin residents as well as for maintaining a viable tourism economy. Site development shall occur in a manner that retains views to shoreline areas for adjacent inland properties, public places, streets, and bicycle pathways. Prior to the next Evaluation and Appraisal Review (EAR) estimated to be in 2019, the LDC shall provide standards that address site development, building mass and height, and fencing design that promote waterfront views and vistas.

Parks & Recreation Committee Comment: This policy has somewhat been implemented through LDC Section 7.09.03 – Design Review Requirements for view corridors. However, the regulations do not have any real specific standards for development. To fully implement this policy, View Corridors must be identified, prioritized and specific standards for building massing and location must be developed.

Staff has identified several locations of view corridors that consist of Right of Way with direct access to the Gulf of Mexico, Choctawhatchee Bay, or bayous, (please see attached map). Are there any specific view corridors that the LPA wants to identify and recommend?

Policies & Objectives that need further guidance for implementation

1. OBJECTIVE 7-1.1: MONITOR THE ADEQUACY OF THE SYSTEM OF

PARKS AND RECREATION

The City shall on an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites, beach and shoreline access points, and recreation facilities. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan. The analysis shall be directed toward maintaining a system of recreational sites and facilities that are responsive to user needs. Staff Comment: See comment after Policy 4.

2. Policy 7-1.1.1: Review Recreation Needs Annually.

The City shall review recreation space and facility needs on at least an annual basis for compliance with the City's levels of service standards. Staff Comment: See comment after Policy 4.

3. Policy 7-1.1.13: Evaluate Recreational Activities and Facilities at Park Sites. The City shall annually evaluate facilities and activities occurring or planned at each park site. This annual evaluation shall compare recreation space and facility demands and needs with adopted level of service standards set forth within the Comprehensive Plan. Staff Comment: See comment after Policy 4.

4. Policy 7-1.4.4: Provide Recreation Facility Standards and Guidelines. Prior to the next EAR, the LDC shall include minimum acceptable recreation facilities standards within new residential developments. Additionally, with the above specified timeframe, the City shall develop a recreation facility guideline for residential development that lists minimum acceptable recreation equipment facilities, materials, and sod or other appropriate ground cover.

Parks & Recreation Committee Comment: Objective 7-1.1 and Policies 7-1.1.1, 7- 1.1.13, and 7-1.4.4 above deal with evaluating, assessing, and setting standards for the needs of the City's Parks and Recreation system wholistically. While this objective and subsequent policies are appropriate and should remain in the Comprehensive Plan, they require annual evaluation of the system based on uses and future needs. However, there is no guiding document specific to the Parks and Recreation system that drives planning for specific future needs and appropriate development thereof. Due to this gap, Parks and Recreation Committee recommended that a Parks and Recreation Master Plan be prepared to help fill this gap and guide the growth and development of the City's Parks and Recreation facilities that address the residents and visitor's needs.

5. Policy 7-1.5.1: Coordination with Other Recreation Providers. The City Recreation Committee shall host and facilitate annual meetings with the representatives of both public and private recreation providers, as well as owners of recreational properties in the City to assess the needs of the community.

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Parks & Recreation Committee Comment: This policy is implemented through the monthly Parks and Recreation Committee meetings held throughout the year. Parks and Recreation Committee recommends this policy remain in the Comprehensive plan.

6. Policy 7-1.6.3: Evaluate Potential for Beach Access Impact Fee.

Prior to the next EAR, the City shall evaluate the merits of an impact fee that can be imposed on new development to fund public beach access points demanded by new residents.

Parks & Recreation Committee Comment: Parks and Recreation Committee recommends this policy be removed from the Comprehensive plan, and impact fees collected for beach acquisition be consolidated and collected through the Parks & Recreation Impact Fee.

Motion by Agency member Hudson, seconded by Agency Member Bell that the Local Planning Agency recommends to City Council approve the suggestions of the Policies for Chapter 7 as a part of the city's Comprehensive Plan as presented.

Agency member Bell questioned if the Strategic Plan that Council has discussed for the past couple of years regarding establishing a Parks Foundation comes under the Comprehensive Plan.

According to Mr. O'Connor, there is a policy in the Comprehensive Plan for a Parks Foundation and that it too is being worked on.

The motion passed with a unanimous vote of 5-0.

D. Comprehensive Plan Chapter 10: Economic Development Element Discussion and/or Recommendation

1. Policy 10-4.1.1:

By 2014, the city shall identify where and when visitors, workers, and residents are more likely to use transit services if such services were made available at times and locations not currently offered.

Staff Comment: Staff is not aware of any studies that illustrate such data. However, this policy will be addressed within the Mobility Plan, Safety Plan, the County's Long Range Transportation Plan, and the Wayfinding Plan. Staff recommends maintaining this policy, however, change the language to require the city to identify where transit services are most needed and capable of being located, given the condition of the transportation system.

Chairman Wood spoke of how to him, a transit program will never work as long as people

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have to get in their cars and drive to a location to get on a transit bus. Adding that if people are already in their cars, they most likely would continue driving to their destination in the city. Additionally, until the city figures out who the riders are, how they get to the bus stops, and then on to their destinations, he feels it will never work. He also mentioned that the people who work in the tourist industry, if the buses do not pick up on their time schedules they need to get them to their places of employment, they are not going to use them either, and he feels there is a lot of details that still need to be worked out for it to be successful. Agency member Bell agreed with the Chairman.

2. Policy 10-1.1.3:

Within one year of the Comprehensive Plan adoption, the city with input from the Destin Area Chamber of Commerce, the Economic Development Council (EDC) for Okaloosa County and all other stakeholders shall develop a city of Destin Economic Development Plan for City Council adoption.

Staff Comment: The plan is not yet accomplished. Staff discussed with the city's Project Review Team, and all agreed the city should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the city engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

After a brief discussion, the agreement was to add the following language, "*to develop a regional or city specific*" Economic Development Plan. Chairman Wood pointed out that the word "Area" needs to be removed to read, "*Destin Chamber of Commerce.*"

Mr. Jason Belcher, incoming Chair Elect for the Destin Chamber of Commerce spoke of how if there is not a Destin specific Economic Development Plan in place, he would volunteer his time to help staff to get that done. Additionally, he spoke of how it is however, a good idea to have a multiregional Development Plan in place.

3. Policy 10-1.2.1:

Within one year from the Comprehensive Plan adoption to support the development and adoption of the City's Economic Development Plan, the city shall identify key regional economic indicators such as but not limited to employment rates and trends, target salary scales, housing starts and prices, new business starts, and sales tax indicators.

Staff Comment: The plan is not yet accomplished. Staff discussed with the city's Project Review Team, and all agreed the city should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the city engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

The Agency members agreed with the policy statement.

4. Policy 10-2.2.1:

The City shall host a forum that will provide an environment for the business community and stakeholders to provide ideas and recommendations to update the Economic Development Plan for the City.

Staff Comment: The plan is not yet accomplished. Staff discussed with the City's Project Review Team, and all agreed the city should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the city engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

The agency members agreed with the policy statement.

5. Policy 10-2.2.2:

Within one year following the business forum, the City Council shall prioritize the recommendations from the input received and provide direction for implementation.

Staff Comment: The plan is not yet accomplished. Staff discussed with the city's Project Review Team, and all agreed the city should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the city engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

The agency members agreed with the policy statement.

The Chairman opened the hearing for any additional public comment, with no one coming forward, he closed the public portion and turned any additional discussion or a motion to the Agency members.

Motion by Agency member Hudson, that the Local Planning Agency recommends City Council approval of the suggestions for the policies of Chapter 10 of the city's adopted Comprehensive Plan as presented. Agency member Bell provided the second. In discussion, Agency member Bell asked staff if they are removing the "one year" that was previously stated. According to Mr. O'Connor, that was agreed to be a global change and has already been made. Agency member Bell suggested to add, "as discussed" to the motion. **Agency member Hudson amended her motion to add, "as discussed."** **Chairman Wood called for the vote and the motion passed unanimously.**

E. Draft Land Development Code Article 4 – Zoning Districts, Overlays and on-site regulations

According to Mr. O'Connor, staff received the annotated draft of Article 4 and clarified

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that they will not be discussing what was presented at this time and are only specifically looking over the annotations to give 3TP consultants direction and guidance for major policies on how to rewrite the final draft that will come back to them at a later time for their review and discussion.

1. **4.02.02. A.11 Compliance with Zoning District Regulations (pg. 6)** – Travel trailers, campers, tents and motor homes shall not be used for living, sleeping or housekeeping purposes when parked or stored on a lot or parcel in any zoning district, unless it is an allowed use in said zoning district and the use has been approved on said lot or parcel of land.

Currently, Mobile/Manufactured homes are only allowed in the Bay Estates (BE) zoning district as a conditional use. While a Mobile Home Development is a conditional use in the High-Density Residential district. Mobile/Manufactured homes provide another alternative for housing options; though they are perceived to not fit in, character-wise, with surrounding neighborhoods, there can be development standards required when a Mobile/Manufactured home is utilized as housing.

Staff Recommendation: Staff recommends allowing Mobile/Manufactured housing in other zones as permitted or conditionally permitted uses. Staff is requesting guidance from the LPA for direction on whether Mobile/Manufactured homes should be allowed in more zoning districts or to maintain where they are currently conditionally allowed.

Most the members agreed to keep them as is and only be allowed in Bay Estates zone and nowhere else, as it currently is designated.

Agency member Bell questioned why not remove Bay Estates at this time. Agency member Buhr spoke of how that could cause a lot of issues with incompatibility with other documents. According to Mr. O'Connor, if that is their recommendation, staff can make the appropriate amendments to the appropriate documents, as needed.

Agency member Bell proposed the following motion for mobile/manufactured homes only be a Conditional Use in High Density Residential Zoning District and in no other zoning districts. A brief discussion took place regarding what exactly it was that she was attempting to do. Agency member Bell said that her reasoning was to have it removed from the Bay Estates zoning district.

Mr. O'Connor clarified for the members that currently there are two uses, a Conditional Use for Mobile/Manufactured as a singular home in the Bay Estates Zoning District and a Conditional Use for a Mobile Home/Manufactured development in High Density Residential districts and a Conditional Use.

The LUA spoke up and informed everyone that there are Federal and State Laws regarding these types of home and suggests that this discussion be put aside until staff can get the necessary information gathered and bring back before them as an agenda item to consider. The Agency

members agreed.

2. Section 4.03.02.B Low-Density Residential – Village & Harbor (LDR-V) (LDR-H) (pg. 10 & 11)

Currently, neither the LDR-V nor LDR-H zoning districts allow Accessory Dwelling units as permitted or conditionally permitted uses. As the housing needs of the residents' change, providing appropriate alternative housing becomes increasingly necessary. Accessory dwelling units allow families and owners to give "aging-in-place" options or an affordable rental unit providing additional income. Either way, regulatory controls can be developed to maintain the character of the LDR-V and LDR-H districts while providing alternative housing options.

Staff Recommendation: Include "accessory dwelling" as a long-term residential conditional use in the LDR-V and LDR-H zoning districts.

After a rather lengthy discussion about accessory dwellings versus guest houses that could bypass the codes and possibly rent to short term. The LUA spoke up and informed the members that because of the law that is now in place that states in areas that allow for long term rentals, short term rentals cannot be disallowed either.

Motion by Agency member Bell to not accept staff's recommendation with Agency member Hudson providing the second. The motion passed with a unanimous vote of 5-0. The Chairman pointed out that there is no need to have a motion, since staff has the guidance, therefore there was no vote.

3. Section 4.03.04.B Low-Density Residential – Holiday Isle (LDR-HI) (pg. 13).

According to Mr. O'Connor, currently, the LDR-HI does not allow Accessory Dwelling units as permitted or conditional uses. As residents' housing needs change, it becomes increasingly necessary to provide appropriate alternative housing. Accessory dwelling units allow families and owners to give "aging-in-place" options or an affordable rental unit providing additional income. Either way, regulatory controls can be developed to maintain the character of the LDR-HI district while providing alternative housing options. **Staff Recommendation:** Include Accessory Dwelling Units as a long-term and short-term residential conditional use in the LDR-HI zoning district.

According to Agency member Bell, based on their previous conversation, she feels that they should not take staff's recommendation for this one as well. Pointing out that if Home Rule comes back to Local Government, and not controlled by the State Legislation. If they would change it now, they may not be able to change anything in the future.

4. Section 4.12.04.C Environmentally Sensitive Zones (pg. 246).

According to Mr. O'Connor, 4.12.04.C requires all development within any identified environmentally sensitive zone to be reviewed and approved by City Council. There are a few

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exemptions to this listed in 4.12.04.C.3.

Staff Recommendation: Staff recommends that the requirements in 5-1.6.2 & 5-1.6.2 be included in the LDC regulations and defer or require adherence to the Northwest Florida Water Management District standards concerning wetland protection and buffering. Based on the extensive list, current best practices, and a few ambiguities, Staff requests direction from the LPA regarding what developments should or should not be exempt from City Council Review in Section 4.12.04.C.3

Agency member Bell asked if they know what the few exemptions are in the environmentally sensitive zone. According to Mr. O'Connor, the few that are presumed to have an insignificant adverse effect on the wetlands protection zones are:

- Scenic, historic wildlife or scientific preserves
- Minor maintenance or emergency repairs to existing structures or improved areas
- Cleared walking trails having no structural component
- Timber catwalks and docks 4-feet or less in width
- Recreational Fishing and hunting and creation and maintenance of temporary blinds
- Cultivating agricultural or horticultural products that occur naturally on a site
- Constructing fences where no fill activity is required, the navigational access will not be impaired by construction of the fence
- Developing an area that no longer functions as a wetland, except a former wetland that has been filled or altered in violation of any rule, regulation, statute, or this code

According to Agency member Bell, she feels that everything environmentally sensitive should not have any exemptions and be closely monitored and be brought before the public for input.

Mr. Scott spoke of how all of this will be sent to the NW Florida Water Management and will be reviewed, and a lot will not be allowed.

Motion by Agency member Bell, seconded by Agency member Hudson to remove all of the exemptions regarding Section 4.12.04.C Environmentally Sensitive Zones. The motion passed with a 5-0 vote.

The members and staff briefly discussed the next steps that will be taken to make the necessary updates to create the ordinance, which will then be brought before them for their final review and recommendation to Council for adoption.

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Motion by Agency member Bell that the LPA forward a positive recommendation for the Draft Article 4 – Zoning Districts, Overlays, and On-site Regulations to City Council as presented and discussed with the Local Planning Agency’s recommendations. The motion passed 5-0.

5. OLD BUSINESS: None

6. DIRECTOR’S REPORT: None

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 8:15 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: November 17, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
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: November 2, 2022

SUBJECT: Proposed Ordinances 22-18-PC and 22-19-LC - Amending the Future Land Use Map (FLUM) and Rezoning located at 100 Indian Bayou Trail

I. BACKGROUND: The subject property, 100 Indian Bayou Trail (Parcel ID: 00-2S-22-0000-0046-0030), has been purchased by Destin Water Users (DWU). DWU is proposing to amend the Future Land Use Map (FLUM) designation and to rezone the property from Low Density Residential – Village (LDR-V) to Institutional (INST). This Institutional designation would be more applicable to the use of the property, which will be for utility purposes, and would be consistent with the rest of the DWU property zoning designations.

II. DISCUSSION: Currently, 100 Indian Bayou Trail – Parcel ID: 00-2S-22-0000-0046-0030, is a 25.38 acre parcel that is currently vacant and has a Future Land Use Map (FLUM) designation of **Low Density Residential**, and is also currently Zoned as **Low Density Residential – Village (LDR-V)**.

The subject property is now owned by Destin Water Users (DWU), with the intent of being utilized for utility purposes. Rezoning and amending the FLUM to reflect the property as **Institutional (INST)** would allow the property to be utilized for the intended purpose, and would not render the land developable for any residential use in the future (*see Figure 1 below*). The utilities that the property is to accommodate will be similar to the condition of the existing golf course. This will assist DWU to meet their long-term needs.

Two ordinances will be forwarded to the City Council, subject to LPA recommendation, to complete the actions mentioned above.

- A. **Link to Strategic Goals / Objectives:**
- B. **Effect on Budget (EOB):**

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION: The proposed FLUM amendment and subsequent rezoning will be more applicable to the proposed use of the property, as well as prevent any new residential uses from developing on this property, adjacent to the airport.

STAFF RECOMMENDATION: Staff recommends that the LPA recommend the following actions:

1. City Council Approval of the proposed Ordinances 22-18-PC and 22-19-LC.

IV. RECOMMENDED MOTION: I move that the City Council approve the proposed Ordinances 22-18-PC and 22-19-LC.

Attachments:

1. 22-18-PC_Ordinance FLUM DWU
2. 22-19-LC Ordinance DWU Rezone
3. DWU Boundary Survey
4. DWU Warranty Deed
5. Proposed Effluent Site Plan

ORDINANCE NO. 22-18-PC

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING COMPREHENSIVE PLAN: 2020; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR THE ADOPTION OF A SMALL SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND LOCATED EAST OF THE DESTIN AIRPORT, AS DEPICTED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 25.38 ACRES, FROM LOW DENSITY RESIDENTIAL (LDR) TO INSTITUTIONAL (INST); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
(PARCEL ID NO.00-2S-22-0000-0046-0030)**

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Article 1, Section 1.01(b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the applicant desires to change the future land use designation from the Low Density Residential (LDR) future land use designation to the Institutional (INST) future land use designation in the City’s Comprehensive Plan on a parcel of land located east of the Destin Airport, containing 25.38 acres, more or less, lying within the corporate limits of the City; and

WHEREAS, after due public notice, a public hearing was conducted by the Local Planning Agency on November 17, 2022, and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 3. ADOPTION OF THE AMENDMENT TO THE FUTURE LAND USE MAP:

The City of Destin’s Future Land Use Map is hereby amended by changing the future land use designation from Low-Density Residential (LDR) to Institutional (INST) for the specific area of land located east of the Destin Airport, consisting of approximately 25.38 acres, which is depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4. TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY:

The City Manager or his designee is hereby designated to sign a letter transmitting the adopted comprehensive plan amendment to the State Planning agency, in accordance with the Community Planning Act.

SECTION 5. INCORPORATION INTO COMPREHENSIVE PLAN. Upon the effective date of the comprehensive plan amendment adopted by this Ordinance, said amendment shall be incorporated into the City of Destin's Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 6. CONFLICTING PROVISIONS. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed by this ordinance to the extent of such conflict.

SECTION 7. SEVERABILITY. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 8. EFFECTIVE DATE. The comprehensive plan amendment shall not become effective until 31 days after the State Planning Agency notifies the City that the plan amendment package transmitted by the City is complete, except however, if the plan amendment is timely challenged, this Ordinance shall not become effective until the date a final order is issued by the State Land Planning Agency, or the date the Administration Commission enters a final order determining that the adopted plan amendment is in compliance. No development orders, development permits, or land use dependent on this amendment may be issued or commenced before it becomes effective. After and from the effective date of this amendment, the comprehensive plan amendment set forth herein shall amend the City of Destin's Comprehensive Plan and shall become a part of that plan and the amendment shall have the legal status of the City of Destin's Comprehensive Plan, as amended.

ADOPTED THIS ___ DAY OF _____ 20__.

BY: _____
_____, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Land Use Attorney, for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____
Second Reading: _____

ORDINANCE NO. 22-19-LC

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2, ZONING MAPS, TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF REAL PROPERTY LOCATED EAST OF THE DESTIN AIRPORT, AS DEPICTED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 25.38 ACRES, FROM LOW DENSITY RESIDENTIAL-VILLAGE (LDR-V) TO INSTITUTIONAL (INST); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
(PARCEL ID NO.00-2S-22-0000-0046-0030)**

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Article 1, Section 1.01(b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, after due public notice, a public hearing was conducted on November 17, 2022, by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Destin, Florida, as referenced in the Land Development Code, section 7.12.01(A)2 “Zoning Maps”, is hereby amended to include a change of zoning map designation from Low-Density Residential - Village (LDR-V) to Institutional (INST) for the specific area of land located east of the Destin Airport, consisting of approximately 25.38 acres, which is depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin’s Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon occurrence of all three of the following: (1) its adoption by the City Council, (2) signature by the Mayor, and (3) Ordinance 22-18-PC (containing the FLUM amendment for the subject property) becoming effective. In the event that Ordinance 22-18-PC does not become effective, this Ordinance shall be null and void.

ADOPTED THIS ____ DAY OF _____ 20 ____.

BY: _____
_____, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Land Use Attorney.

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____

Second Reading: _____

This Instrument Prepared By:
MCGILL ESCROW & TITLE, LLC
36008 EMERALD COAST PARKWAY, SUITE 301-A
DESTIN, FLORIDA 32541
13568
Property Appraisers Tax I.D. Number:
00-2S-22-0000-0046-0000

CORPORATE WARRANTY DEED

35.50
69,944.00
THIS WARRANTY DEED, made May 27, 2022 A.D., by **Indian Bayou Properties a Florida general partnership**, whose post office address is: 1 Country Club Dr E, Destin, Florida 32541, Grantor and **Destin Water Users, Inc. a Florida not for profit corporation**, whose post office address is: 218 Main St, Destin, Florida 32541, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Okaloosa, State of Florida, to wit:

SEE ATTACHED EXHIBIT 'A'

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of saidland in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

INDIAN BAYOU PROPERTIES A FLORIDA GENERAL PARTNERSHIP

Signed Sealed and delivered
in Our Presence:

Witness Print Name: Curtis Gwin

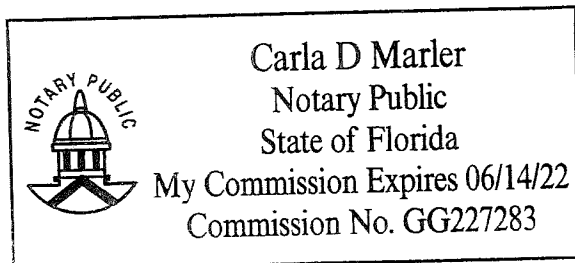
Witness Print Name: Chris Kelly

State of Florida
County of Okaloosa

By:

Robert E Lee, as President of both REL Investments, Inc.
and Gary Lee Ford Company, General Partners

27 The foregoing instrument was acknowledged before me by means of ☒ physical presence or { } online notarization this day of May, 2022 by Robert E Lee, as President of both REL Investments, Inc. and Gary Lee Ford company, General Partners of Indian Bayou Properties, a Florida General Partnership who is/are personally known to me or who produced as identification.



Carla D Marler (Seal)
Notary Public
Notary Printed Name: Carla D Marler
My Commission Expires: 6-14-22

This Instrument Prepared By:
MCGILL ESCROW & TITLE, LLC
36008 EMERALD COAST PARKWAY, SUITE 301-A
DESTIN, FLORIDA 32541

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

**INDIAN BAYOU PROPERTIES, A FLORIDA GENERAL
PARTNERSHIP**

*Signed Sealed and delivered
in Our Presence:*

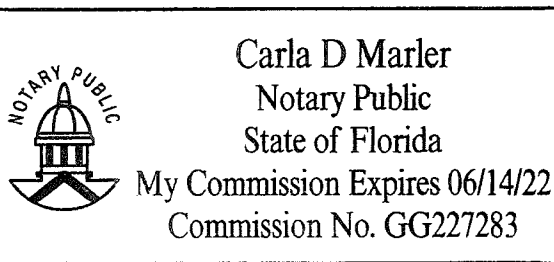
Witness Print Name: Carla D. Marler

Witness Print Name: Chris Kelly

State of Florida
County of Okaloosa

By: Barbara Clary Kelly
Barbara Clary Kelly
Its: General Partner

The foregoing instrument was acknowledged before me by means of ☒ physical presence or { } online notarization this 27 day of May, 2022 by Barbara Clary Kelly, the General Partner of Indian Bayou Properties, who is/are personally known to me or who produced as identification.



Carla D Marler (Seal)
Notary Public
Notary Printed Name: Carla D. Marler
My Commission Expires: 6-14-22

Exhibit A**Page 1 of 2****SCHEDULE A Continuation****LEGAL DESCRIPTION (AS SURVEYED)**

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S05°06'31"W A DISTANCE OF 1755.17 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED LB#7350; THENCE S36°47'28"E A DISTANCE OF 169.01 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 68°32'21" E A DISTANCE OF 26.84 FEET; THENCE N 60°04'44" E A DISTANCE OF 29.33 FEET TO A POINT; THENCE S 70°35'25" E A DISTANCE OF 12.73 FEET TO A POINT; THENCE N 50°29'46" E A DISTANCE OF 28.28 FEET TO A POINT; THENCE N 01°16'45" E A DISTANCE OF 54.43 FEET TO A POINT; THENCE S 59°55'54" E A DISTANCE OF 29.41 FEET TO A POINT; THENCE N 88°04'44" E A DISTANCE OF 30.78 FEET TO A POINT; THENCE S 38°14'58" E A DISTANCE OF 23.44 FEET TO A POINT; THENCE S 12°00'50" E A DISTANCE OF 49.51 FEET TO A POINT; THENCE S 33°19'27" E A DISTANCE OF 57.81 FEET TO A POINT; THENCE N 62°04'26" E A DISTANCE OF 30.80 FEET TO A POINT; THENCE S 40°20'35" E A DISTANCE OF 46.02 FEET TO A POINT; THENCE S 56°33'37" E A DISTANCE OF 37.26 FEET TO A POINT; THENCE S 82°43'50" E A DISTANCE OF 54.78 FEET TO A POINT; THENCE S 80°39'10" E A DISTANCE OF 33.18 FEET TO A POINT; THENCE N 78°08'14" E A DISTANCE OF 33.26 FEET TO A POINT; THENCE S 16°00'38" E A DISTANCE OF 50.64 FEET TO A POINT; THENCE S 45°05'19" E A DISTANCE OF 52.57 FEET TO A POINT; THENCE S 39°48'59" E A DISTANCE OF 56.55 FEET TO A POINT; THENCE S 57°36'48" E A DISTANCE OF 49.39 FEET TO A POINT; THENCE S 23°16'32" E A DISTANCE OF 59.07 FEET TO A POINT; THENCE S 88°24'50" E A DISTANCE OF 39.13 FEET TO A POINT; THENCE S 55°01'12" E A DISTANCE OF 39.14 FEET TO A POINT; THENCE S 39°02'46" E A DISTANCE OF 38.28 FEET TO A POINT; THENCE S 03°20'01" W A DISTANCE OF 26.28 FEET TO A POINT; THENCE S 28°54'37" W A DISTANCE OF 35.18 FEET TO A POINT; THENCE S 21°22'19" E A DISTANCE OF 3.25 FEET TO A POINT; THENCE N 46°13'48" E A DISTANCE OF 50.30 FEET TO A POINT; THENCE S 70°26'58" E A DISTANCE OF 65.60 FEET TO A POINT; THENCE N 66°47'55" E A DISTANCE OF 40.66 FEET TO A POINT; THENCE S 81°05'50" E A DISTANCE OF 70.42 FEET TO A POINT; THENCE N 89°51'13" E A DISTANCE OF 63.04 FEET TO A POINT; THENCE S 67°47'41" E A DISTANCE OF 67.28 FEET TO A POINT; THENCE N 73°53'21" E A DISTANCE OF 54.35 FEET TO A POINT; THENCE N 68°24'55" E A DISTANCE OF 30.31 FEET TO A POINT; THENCE N 02°34'58" E A DISTANCE OF 35.71 FEET TO A POINT; THENCE S 67°26'07" E A DISTANCE OF 47.86 FEET TO A POINT; THENCE S 58°28'11" E A DISTANCE OF 98.00 FEET TO A POINT; THENCE S 23°58'38" W A DISTANCE OF 319.69 FEET TO A POINT; THENCE S 45°29'30" E A DISTANCE OF 509.30 FEET TO A FOUND 1/2" REBAR;

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Exhibit A

Page 2 of 2

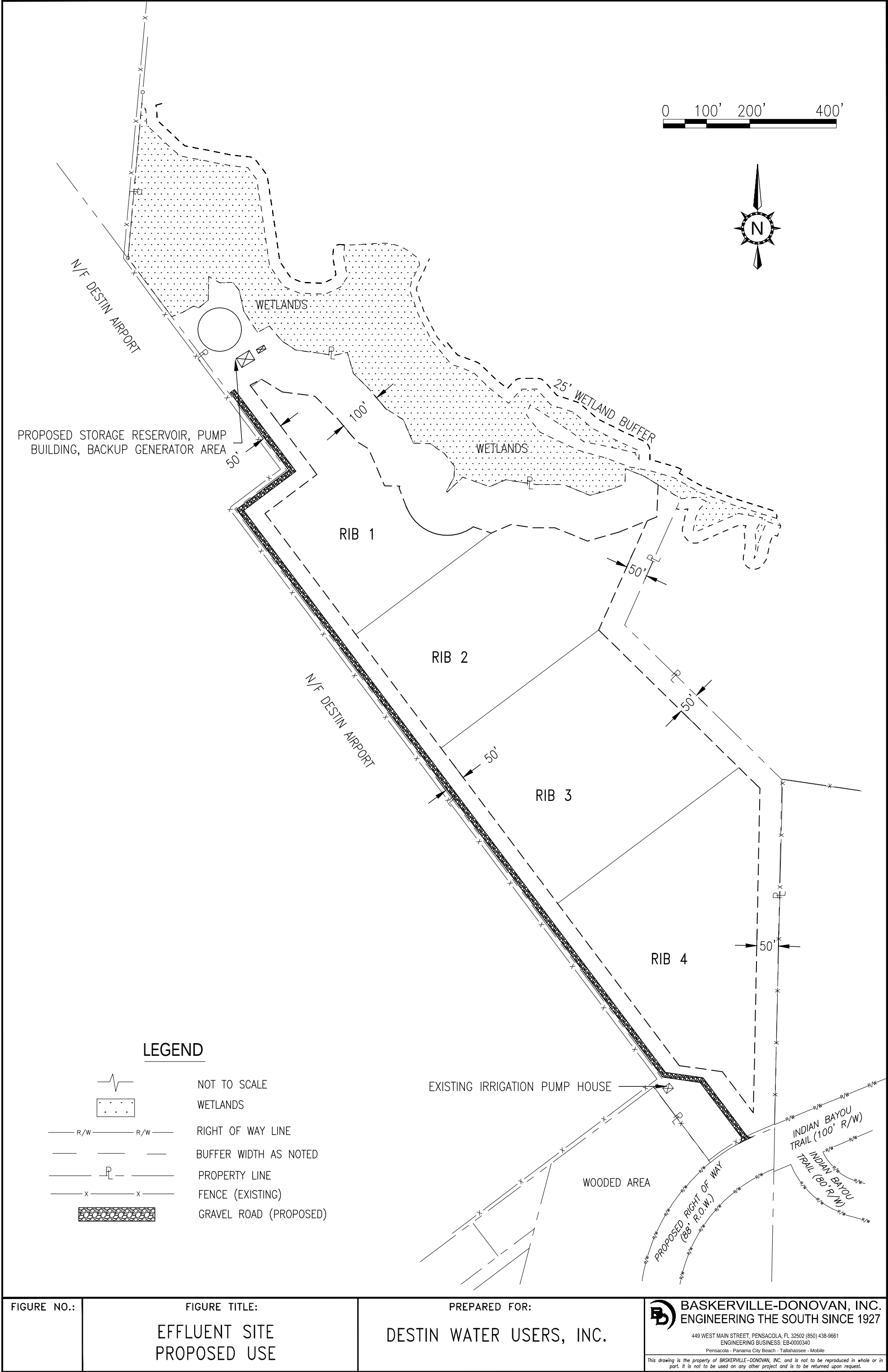
THENCE S 01°09'18" W A DISTANCE OF 797.79 FEET TO A FOUND 1/2" REBAR MARKING THE NORTH RIGHT OF WAY LINE OF INDIAN BAYOU TRAIL (100 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE S 01°09'18" W A DISTANCE OF 6.98 FEET TO A POINT ON A PROPOSED 88 FOOT RIGHT OF WAY; THENCE ALONG THE NORTH LINE OF SAID PROPOSED RIGHT OF WAY S 67°26'23" W A DISTANCE OF 44.35 FEET TO A POINT; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, WITH AN ARC LENGTH OF 126.07 FEET, WITH A CHORD BEARING AND DISTANCE OF S 59°13'54" W, 125.64 FEET TO A POINT; THENCE LEAVING SAID PROPOSED RIGHT OF WAY N 36°55'36" W A DISTANCE OF 218.44 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED #3724; THENCE N 53°13'07" E A DISTANCE OF 27.46 FEET TO A FOUND 4"X4" CONCRETE MONUMENT; THENCE N 36°52'03" W A DISTANCE OF 1649.80 FEET TO A FOUND 4"X4" CONCRETE MONUMENT; THENCE N 53°04'25" E A DISTANCE OF 150.01 FEET TO A FOUND 4"X4" CONCRETE MONUMENT; THENCE N 36°47'28" W A DISTANCE OF 443.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Sch.- ALTA Commitment for Title Insurance Schedules A & B
with Florida modifications
ANTIC # 1423

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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: November 17, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Corbin, Code Compliance Director

FROM: Steve O'Connor, Principal Planner

DATE: November 8, 2022

SUBJECT: Zoning District Consolidation

I. BACKGROUND: On April 5, 2021, Staff brought the Scope of Work and Budget to completely rewrite the Land Development Code for approval to the City Council, both of which were approved unanimously. Since that time, Staff has worked with the consultants of 3TP to diligently and systematically move forward with drafting the new LDC. This work to date has involved the following:

- **Review of Comprehensive Plan Policies**
- **Developing Planning Areas and their associated Intent Statements**
- **Review of the LDC text chapter by chapter**

The current work involves the review and comparative analysis of the current 30+ Zoning Districts and Overlays in the City.

II. DISCUSSION: Staff began the work to do this by reviewing the **uses** and **dimensional characteristics** that define each zoning district. Then comparing the **similarities** and **differences** between **residential, mixed use, commercial, institutional, industrial, and recreational districts**. The purpose of the comparative analysis is to identify possible consolidation of zoning districts based on **uses, character defining elements** and a **review of the quantity of parcels zoned in a particular district**.

Based on the discussion at the October 13, 2022, LPA meeting, and other discussions with LPA members, Staff has updated the recommendation to include the consolidation of the

ROI-CBR and the CBN districts. This brings the total number of recommended districts down to 21 from 28. The presentation provided as an attachment to this report.

Residential Districts

Low-Density Districts

- Bay Estates (BE)
- Low Density Residential – Village (LDR-V) & Harbor (LDR-H) - ***Consolidate to one District***
- Low Density Residential - Holiday Isle (LDR-HI)

Medium & High-Density Districts

- Medium-Density Residential - Village (MDR-V)
- Medium-Density Residential HI (MDR-HI) & High-Density Residential (HDR) - ***Consolidate to one District***
- Crystal Beach Neighborhood (CBN) & Residential, Office, Institutional - Crystal Beach Residential (ROI-CBR) - ***Consolidate to one District***

Mixed-Use Districts

- Residential, Office, Institutional - Tourism Development (ROI-TD) & Crystal Beach Resort (CBR) - ***Consolidate to one District***
- Residential, Office, Institutional - Village Residential
- Calhoun Mixed Use & Calhoun Mixed Use - Village - ***Consolidate to one District***
- North Harbor Mixed Use
- South Harbor Mixed Use
- Town Center Mixed Use
- Gulf Resort Mixed Use
- Holiday Isle Mixed Use & Bay Resort Mixed Use - ***Consolidate to one District***

Commercial Districts

- Commercial Limited & Commercial General - ***Consolidate to one District***
- Commercial Trades and Services

Other Zoning Districts

- Recreational
- Conservation
- Institutional
- Industrial

- Airport

- A. Link to Strategic Goals / Objectives:** #2. A green and sustainable environment
#3. Improve mobility and connectivity
#4. Enhanced quality of life and safety for families
#5. Economic development and revitalization
#6. Effective, efficient, and aesthetically pleasing infrastructure
- B. Effect on Budget (EOB):** Budget for this work is already approved.
- C. Level of Service (LOS):** Develop and implement processes for consistent and streamlined application of codes and procedures.
- D. Legislative Sponsor:**

III. CONCLUSION: Using the Staff's analysis, the number of Zoning Districts would be reduced from 28 to 22 . Staff is seeking a discussion and possibly a formal recommendation to City Council on the recommended Zoning District Consolidations.

IV. RECOMMENDED MOTION: I move that the LPA forward a positive recommendation of the recommended Zoning District Consolidations as presented and with any changes recommended by the LPA.

Attachments:

1. Zoning Consolidation Presentation

ZONING DISTRICTS

Comparative Analysis

Community Development

Planning Division





Zoning Analysis: What and Why

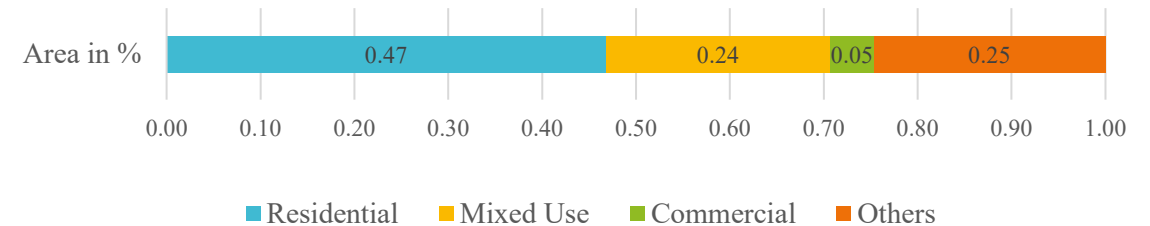
WHAT:

- Putting the existing zoning districts into concise and flexible districts.
- Categorizing the zoning districts with similar developments standards and land use in groups (if rationally possible).
- Aligning the zones to Planning Areas.



WHY:

- Land Development Code (1991) had 16 zoning districts.
- Currently, 28 zoning districts
- Several districts have redundant development standards and land uses.
- Current zoning structure is unnecessarily complex.





Zoning District Comparative Analysis: How



Analyzing the Zoning Districts

Comparative Zoning Analysis





Residential Zoning Districts

Comparative Zoning Analysis



Zoning Analysis: Residential

Existing Residential Zoning Districts: LDC

Bay estate (BE)

Crystal Beach Neighborhood (CBN)

High Density Residential (HDR)

Low Density Residential - Village (LDR-V)

Low Density Residential - Harbor (LDR-H)

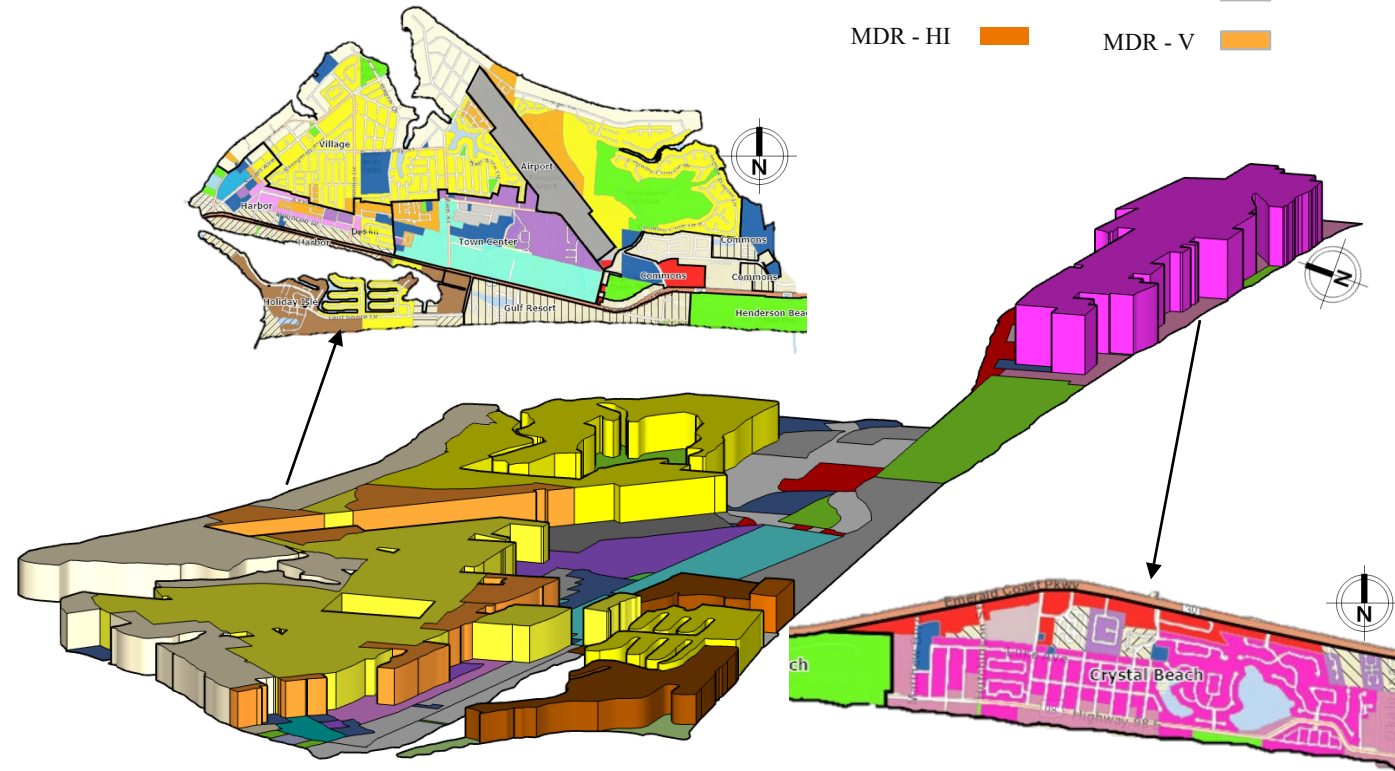
Low Density Residential - Holiday Isle (LDR-HI)

Medium Density Residential - Village (MDR-V)

Medium Density Residential - Holiday Isle (MDR-HI)

LEGEND:

BE		LDR - H	
CBN		LDR - HI	
HDR		LDR - V	
MDR - HI		MDR - V	





Zoning Analysis: LDR-V, LDR-H, and LDR-HI

INTENTS:

LDR-V

Allows **permanent single-family** detached residential dwelling units and prohibits STRs, commercial living accommodation and all non-residential uses.

LDR-H

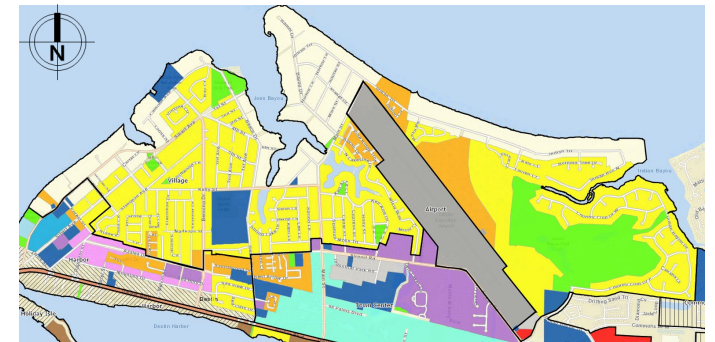
Allows **permanent single-family** detached residential dwelling units and prohibits STRs, commercial living accommodation and all non-residential uses.

LDR-HI

Allows **permanent and seasonal (STR) single-family** detached residential dwelling units and strictly prohibits multi-family uses, commercial living accommodation and all non-residential uses.

BE

Allows **permanent single-family** detached residential dwelling units and strictly prohibits multi-family uses, seasonal single-family detached or multi-family attached residential dwelling units, commercial living accommodation and all non-residential uses.





Zoning Analysis: LDR-V, LDR-H, and LDR-HI

Allowable uses

	LDR-V	LDR-HI	LDR-H	BE
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Single room occupancy housing	P	P	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling		P		
Other residential uses				
Community residential home, small (1—6)	P	P	P	P
Family day care home	P	P	P	P
Distribution electric substation (16)	P	P	P	P
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A

Dimensions (feet)

	LDR-V	LDR-HI	LDR-H	BE
Minimum Lot Area (sq.ft)	7500	7500	7500	15000
Width	70	70	70	80
Depth	100	100	100	150
Maximum Building Height	35/3 stories	30/3 stories	35/3 stories	35/3 stories
Setbacks				
Front	20	20	20	20
Side	7.5	7.5	7.5	10
Rear	10	10	10	10
Maximum Density (units per acre)	5.81	5.81	5.81	2.90
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A
Minimum Open Space (%)	25	30	25	25

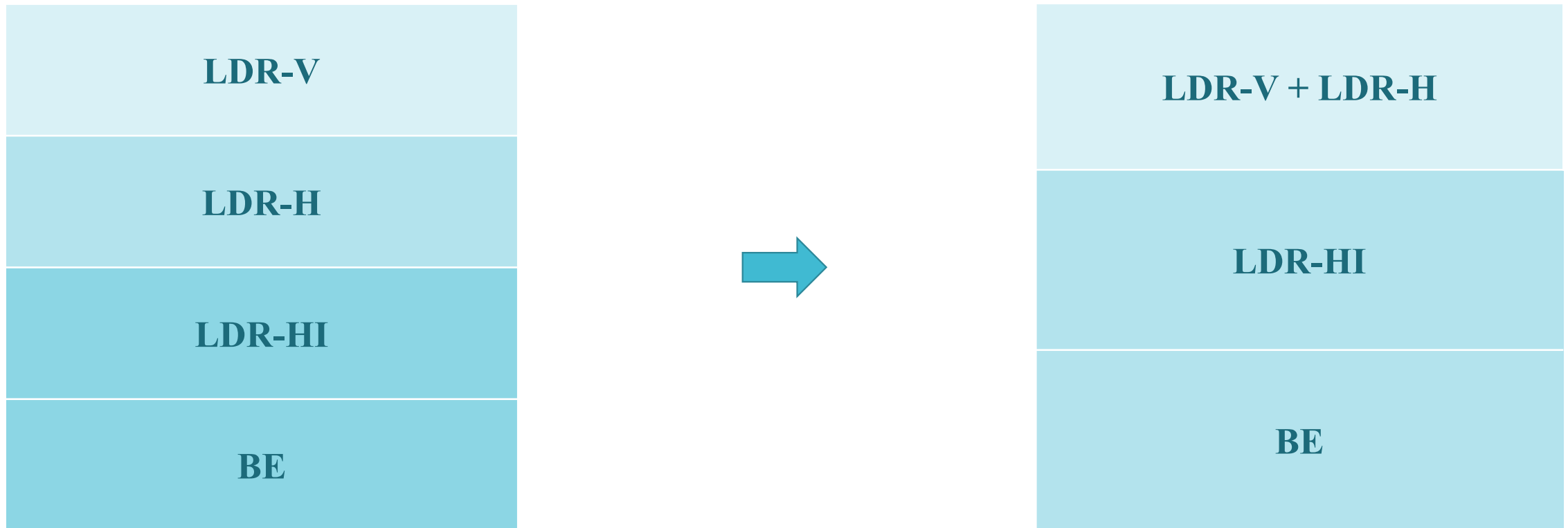
Footnotes:

(16) Refer to Section [Section 7.09.02\(B\)12](#) for further information.



Zoning Analysis: Recommendations

RECOMMENDED LOW DENSITY RESIDENTIAL ZONING DISTRICTS :





Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

INTENTS:

MDR-V

Only allows **permanent single-family detached and multi-family attached residential uses** and prohibits STRs, commercial living accommodation and all non-residential uses.

MDR-HI

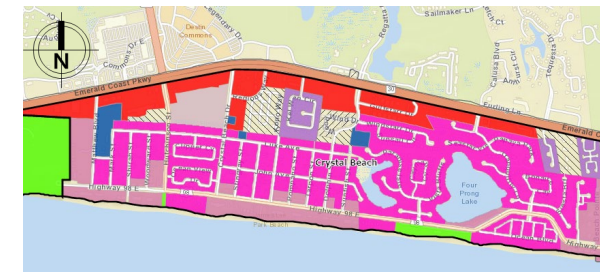
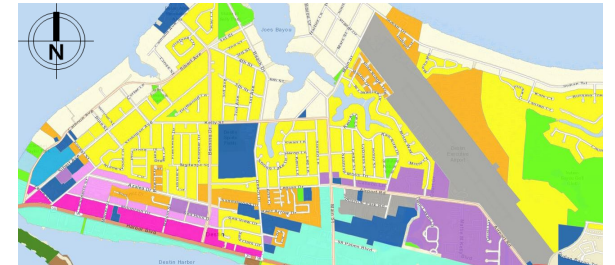
Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses but prohibits commercial living accommodation and all non-residential uses.

HDR

Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses but prohibits commercial living accommodation and all non-residential uses.

CBN

Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses and very **limited non-residential** uses but prohibits commercial living accommodations.





Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Allowable uses

	MDR-V	MDR-HI	HDR	CBN
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Multi-family attached dwelling	P	P	P	C
Mobile home development			C	
Guest house (1)	P	P	P	P
Accessory dwelling	P	P	P	P
Single room occupancy housing	P	P	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling		P	P	P
Multi-family detached dwelling		P	P	C
Other residential uses				
Community residential home, small (1—6)	P	P	P	P

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Allowable uses (cont'd)

	MDR-V	MDR-HI	HDR	CBN
Other residential uses				
Community residential home, small (1—6)	P	P	P	P
Community residential home, large (7—14)	P	C	C	C
Family day care home	P	P	P	P
Distribution electric substation (16)	P	P	P	P
Child day care services				C
Museums, historical sites, zoos, and parks (10)				P
Religious organizations				P
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A

Footnotes:

(16) Refer to Section [Section 7.09.02\(B\)12](#) for further information.

(10) Zoos are only allowed in the Industrial zoning district.



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Dimensions (feet)

	MDR-V		MDR-HI		HDR		CBN		
	1	2/more	1	2/more	1	2/more	1	2/more	non
Dwelling Units									
Minimum Lot Area (sq.ft)	7500	None	7500	None	7500	None	7500	None	None
Width	70	None	70	None	70	None	70	None	None
Depth	100	None	100	None	100	None	100	None	None
Maximum Building Height	35/3	35 / 3	30 / 3	35 / 3	30 / 3	50 / 4	30 / 3	50 / 4	50 / 4
Setbacks									
Front	20	A/B	20	A/B	20	H	20	20	20
Side	7.5	A/B	7.5	A/B	7.5	H	7.5	A/B	A/B
Rear	10	A/B	10	A/B	10	H	10	A/B	A/B
Maximum Density (units per acre)	5.81	9.90	5.81	9.90	9.90	19.90	6.00	6.00	N/A
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.50
Minimum Open Space (%)	25	25	30	25	30	25	30	25	25



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

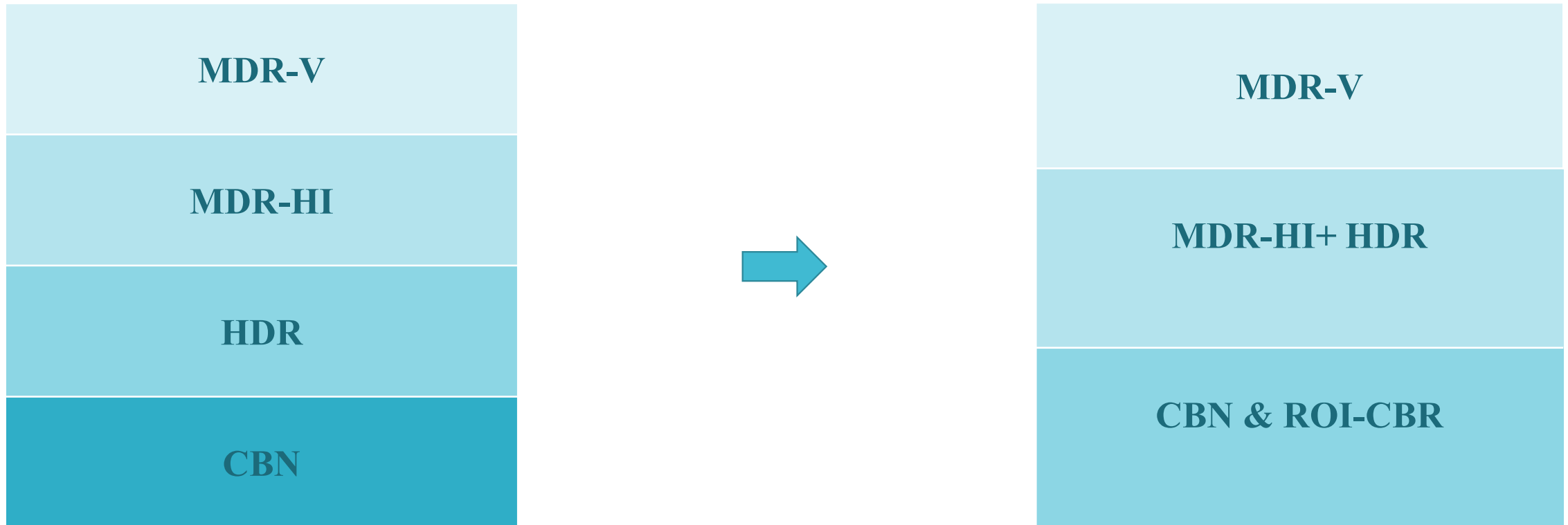
Footnotes:

- A. For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.
- B. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
- H. The following setbacks shall apply to developments proposed in the HDR, CMU and HIMU zoning districts.
- i. **Front setback.** For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
 - ii. **Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
 - iii. **Rear setback.** For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.



Zoning Analysis: Recommendations

RECOMMENDED OTHER RESIDENTIAL ZONING DISTRICTS:





Zoning Analysis: Recommendations

- Consolidate LDR-V and LDR-H
- Consolidate MDR-HI and HDR
- Consider childcare, neighborhood parks, religious uses as permitted or conditional uses within Residential zoning districts.



Child Care



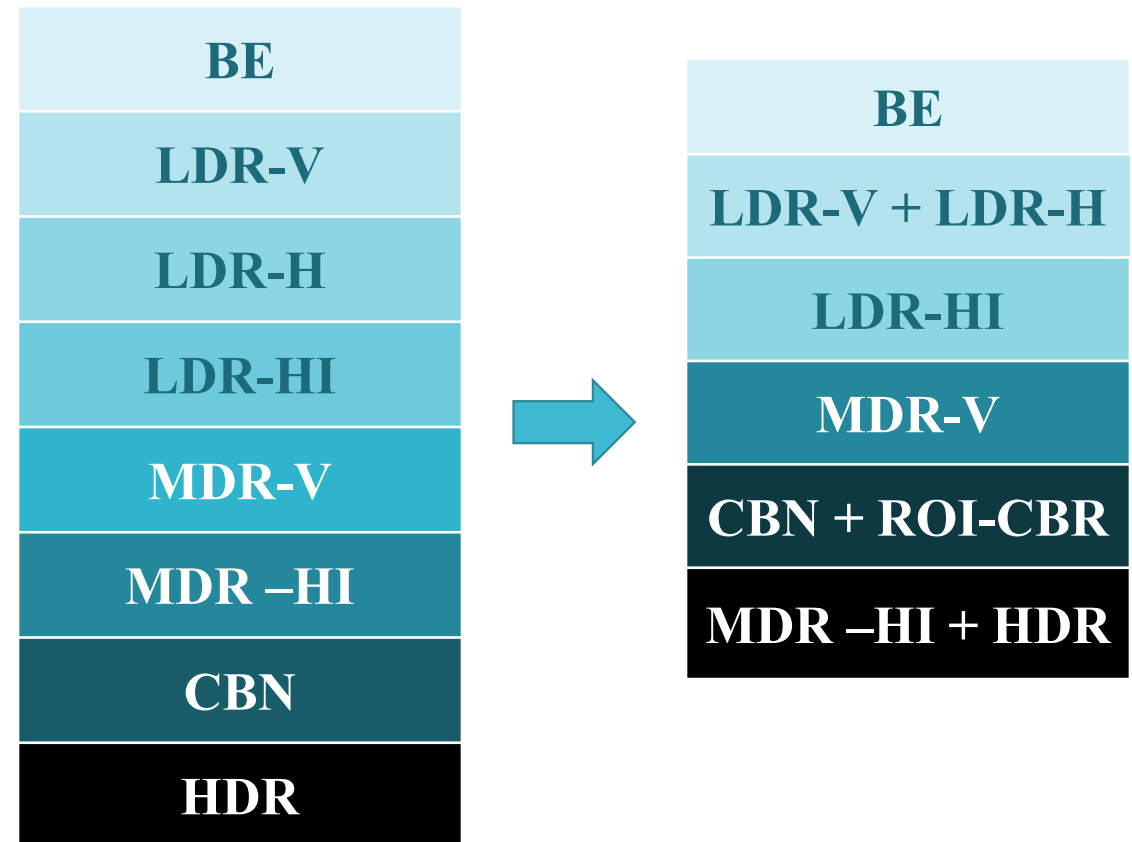
Neighborhood
Parks



Religious
Use

- Reconsider permitted and conditional usage in Residential zoning districts

RECOMMENDED RESIDENTIAL ZONING DISTRICTS:





Mixed-use Zoning Districts

Comparative Zoning Analysis



Zoning Analysis: Mixed Use

Mixed-Use:

Different compatible land uses located within a single structure or in the proximity to each other.



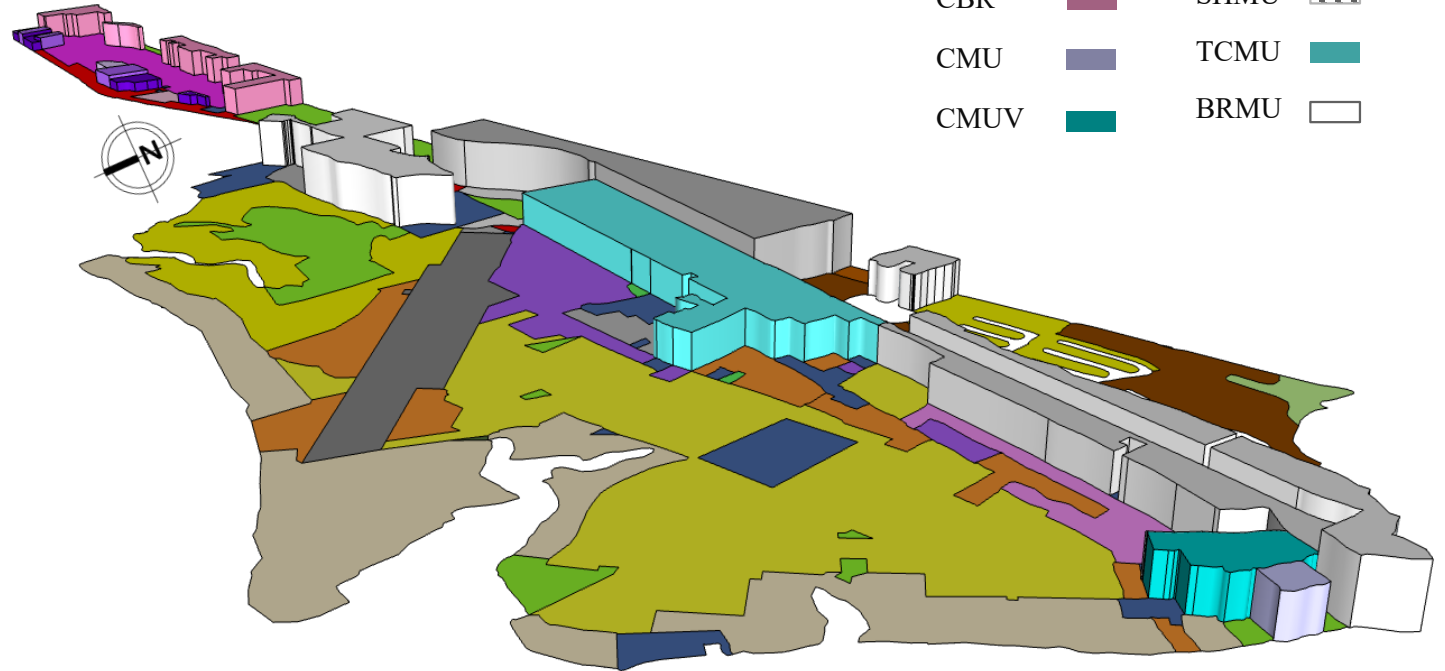
Live



Work



Leisure



LEGEND:

ROI-CBR	GRMU
ROI-TD	HIMU
ROI-VR	NHMU
CBR	SHMU
CMU	TCMU
CMUV	BRMU



Zoning Analysis: Mixed Use

Existing Mixed-Use and other zoning districts:

**Residential, Office, and Institutional -
Village Residential (ROI - VR)**

**Residential, Office, and Institutional -
Tourist Development (ROI - TD).**

**Residential, Office, and Institutional – Crystal
Beach Residential (ROI - CBR)**

Town Center Mixed Use (TCMU)

Crystal Beach Resort (CBR)

Calhoun Mixed Use (CMU)

Calhoun Mixed Use – Village (CMU-V)

North Harbor Mixed Use (NHMU)

South Harbor Mixed Use (SHMU)

Gulf Resort Mixed Use (GRMU)

Holiday Isle Mixed Use (HIMU)

Bay Resort Mixed Use (BRMU)



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

INTENTS:

ROI-TD

Intends to specifically **not allow permanent** single-family detached or multi-family attached residential dwelling units.

ROI-VR

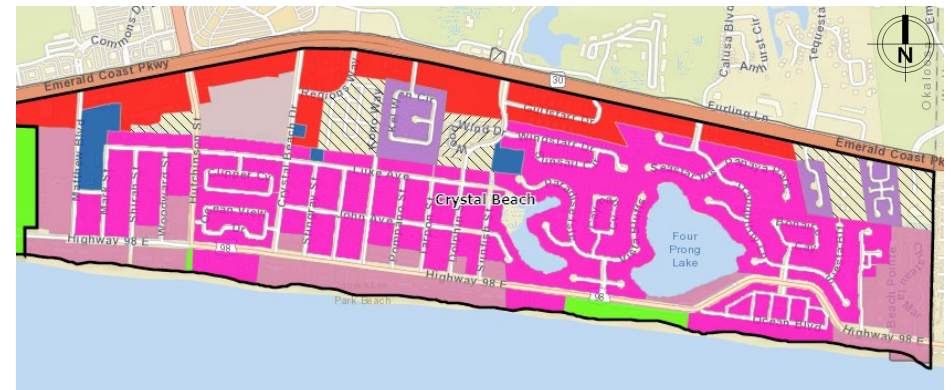
Intends to specifically **not allow seasonal** single-family detached residential dwelling units.

ROI-CBR

Intends to specifically allow **permanent or seasonal single-family detached** residential dwelling units. Single occupancy. (Residential uses only)

CBR

Intends to allow both **permanent and short-term** residential uses. Permits limited non-residential uses.





Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses

	ROI-TD	ROI-VR	ROI-CBR	CBR
Permanent or long-term residential uses				
Single-family detached dwelling		P	P	P
Multi-family attached dwelling		C		P
Guest house (1)	P	C		P
Accessory dwelling	P	C		P
Seasonal or short-term residential uses				
Single-family detached dwelling	P		P	P
Multi-family attached dwelling	P			P
Other residential uses				
Community residential home, large (7-14)		C		C
Family day care home		P	P	P

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Printing and related support activities	P	C		
Clothing and clothing accessories stores	P	C		
Book, periodical, and music stores	P ³	C		P ⁴
Other general merchandise stores	P ³	C		P ⁴
Florists	P ³	C		P ⁴
Office supplies, stationery, and gift stores	P ³	C		P ⁴
Printing and related support activities	P	C		
Used merchandise stores	C ⁸	C		
Thrift stores	C ⁸	C		
Other miscellaneous store retailers	P ³	C		P ⁴
Interurban and rural bus transportation	P	C		
School and employee bus transportation	P	C		

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))
3. Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods.
4. Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach resort area.
8. Must meet minimum distance separation requirements, refer to the definition of the use in question in [article 3](#) of the Land Development Code.



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Postal service	P	C		P
Couriers and messengers	P	C		
Internet publishing and broadcasting	P	C		
ISPs, search portals, and data processing	P	C		
Other information services	P	C		
Finance and Insurance	P	C		P
Real Estate services	P	C		P
Consumer goods rental	P	C		P
Professional and technical services	P	C		P
Veterinary services	P	C		P
Management of companies and enterprises	P	C		P
Management of companies and enterprises	P	C		P

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Administrative and support services	P	C		P
Janitorial services	P	C		P
Waste management and remediation services	C	C		
Elementary and secondary schools	P	C		
Junior colleges	P	C		
Colleges and universities	P	C		
Business, computer and management training	P	C		
Technical and trade schools	P	C		
Other schools and instruction	P	C		
Educational support services	P	C		
Ambulatory health care services	P	C		P
Hospitals	P	C		



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)P

	ROI-TD	ROI-VR	ROI-CBR	CBR
Nursing care facilities	P	C		
Residential mental health facilities	C	C		
Community care facilities for the elderly		C		
Other residential care facilities		C		
Social assistance	P	C		
Child day care services	P	C		C
Performing arts and spectator sports		C		P
Museums, historical sites, zoos, and parks (10)	C	C		C
All other amusement and recreation industries	C	C		
Hotels and motels	P			P
Bed-and-breakfast inns	P			P
Other traveler accommodation, C.T.L.A. (12)	P			P

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Personal and laundry services	P	C		
Dry cleaning and laundry services	P	C		
Pet care (except veterinary) services	P	C		P
Membership associations and organizations	P	C		P
Religious organizations	P	C		P

Footnotes:

(10) Zoos are only allowed in the Industrial zoning district.

(12) Commercial transient living accommodations.



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

<i>Dimensions (feet)</i>	ROI-TD		ROI-VR		ROI-CBR	CBR		
Dwelling Units	1	2+	1	2+	1	1	2+	Non
Minimum Lot Area (sq.ft)	7,500	None	7,500	None	7,500	7,500	None	None
Width	70	None	70	None	70	70	None	None
Depth	100	None	100	None	100	100	None	None
Maximum Building Height	30/3 stories	30/3 stories/E	35/3 stories	35/3 stories/E	35/3 stories	30/3 stories	50/4 stories	50/4 stories
Setback								
Front	20	A/B	20	A/B	20	20	M	M
Side	7½	A/B	7½	A/B	7½	7½	M	M
Rear	10	A/B	10	A/B	10	10	M	M
Maximum Density (units per acre)	9.00	12.00	9.00	12.00	9.00	6.00	12.00	12.00
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Open Space (%)	30	25	25	25	25	30	25	25



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

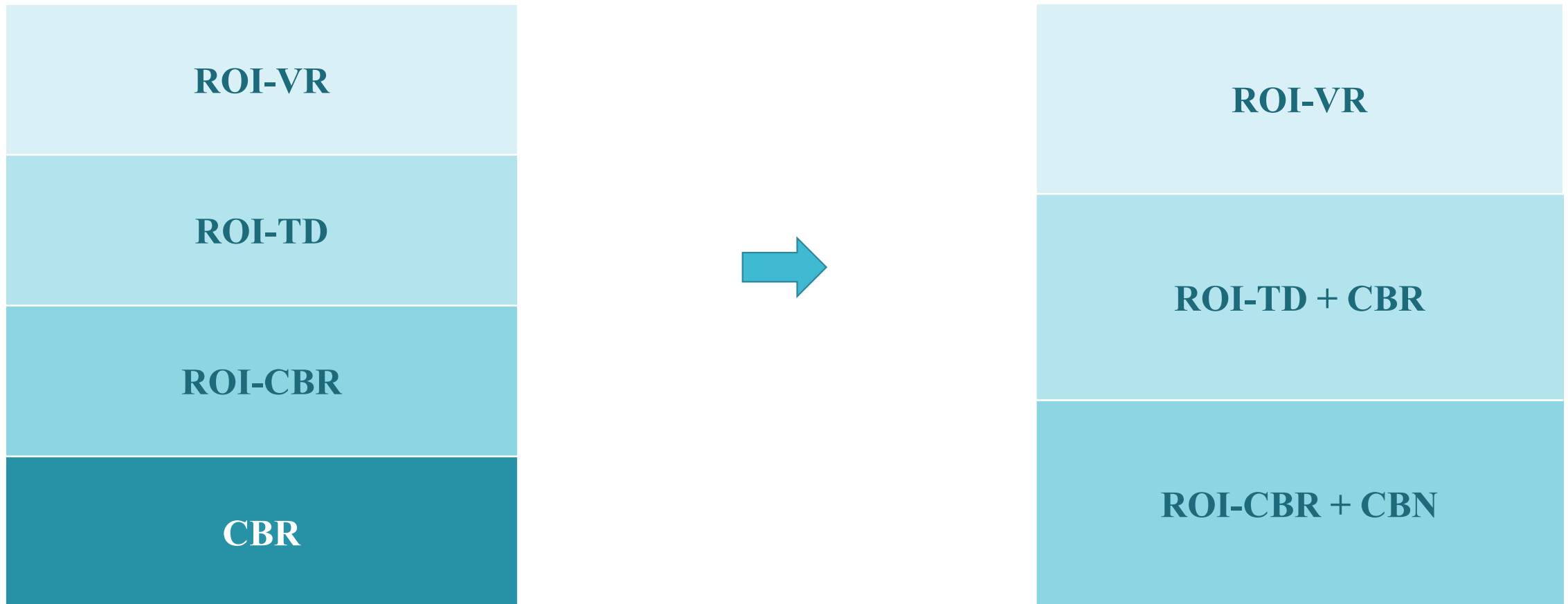
Footnotes:

- A. For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.
- B. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
- E. For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.
- M. The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:
- I. Front setback.**
- For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.
 - For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
 - For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
 - For those properties in the GRMU zoning district that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.
- II. Side setbacks.**
- Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
- III. Rear setback.**
- For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.



Zoning Analysis: Recommendations

RECOMMENDED MIXED USE ZONING DISTRICTS:





Zoning Analysis: CMU and CMU-V

INTENTS:

CMU

Intends to provide a transition between high intensity south harbor and the low intensity ROI. This area shall be developed, redeveloped and/or maintained with permanent or seasonal residential and non-residential uses to serve adjacent Old Destin area.

CMU-V

Intends to preserve the character of the nearby "Old Destin" area, and to provide a transition between high intensity south harbor and the low intensity residential areas. This area shall have permanent or seasonal medium to high density residential, and non-residential uses to serve adjacent Old Destin area.





Zoning Analysis: CMU and CMU-V

Allowable uses

	CMU	CMU-V
Permanent or long-term residential uses		
Multi-family attached dwelling	P	C
Guest house (1)		C
Accessory dwelling		C
Seasonal or short-term residential uses		C
Single-family detached dwelling	P	
Multi-family attached dwelling	P	C
Other residential uses		
Community residential home, small (1—6)	P	C
Family day care home	P	C
Distribution electric substation (16)	P	
Beer, wine, and liquor stores		P

Footnotes:

(1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))

(16) Refer to Section [Section 7.09.02\(B\)12](#) for further information



Zoning Analysis: CMU and CMU-V

<i>Allowable uses (cont'd)</i>	CMU	CMU-V
Child day care services	P	C
Performing arts and spectator sports	P	C
Amusement arcades	C	P
Marinas	P	C
Fitness and recreational sports centers	P	C
Bowling centers	P	C
All other amusement and recreation industries	P	C
Hotels and motels	P	C
Bed-and-breakfast inns	P	C
Other traveler accommodation, C.T.L.A. (12)	P	C

<i>Allowable uses (cont'd)</i>	CMU	CMU-V
Health and personal care stores and medical marijuana treatment center dispensing facilities 20		P
Clothing and clothing accessories stores	P	
Other general merchandise stores	P	
Other miscellaneous store retailers	P	C
Urban transit systems	P	
Interurban and rural bus transportation	P	
Scenic and sightseeing transportation, land	P	C
Scenic and sightseeing transportation, water	P	C
Conference/convention center	P	C
Consumer goods rental	P	C
Other schools and instruction	P	C
Educational support services	P	C

Footnotes:

(12) Commercial transient living accommodations.



Zoning Analysis: CMU and CMU-V

Dimensions (feet)

	CMU			CMU-V		
	1	2+	Non	1	2+	Non
Dwelling Units						
Minimum Lot Area (sq.ft)	7,500	None	None	5,000	None	None
Width	70	None	None	50	None	None
Depth	100	None	None	100	None	None
Maximum Building Height	35/3 stories	50/4 stories	50/4 Stories/F	35/3 stories	50/4 stories	F
Setback						
Front	20	H	H	20'	H	H
Side	7½	H	H	7½'	H	H
Rear	10	H	H	10'	H	H
Maximum Density (units per acre)	6.00	12.00	N/A	9.00	12.00	N/A
Maximum Floor Area Ratio	N/A	N/A	.50	N/A	N/A	0.50
Minimum Open Space (%)	25	25	25	25	25	25



Zoning Analysis: CMU and CMU-V

Footnotes:

F. Office, neighborhood retail commercial goods and services, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.

H. The following setbacks shall apply to developments proposed in the HDR, CMU and HIMU zoning districts.

- i. **Front setback.** For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.*
- ii. **Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.*
- iii. **Rear setback.** For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.*



Zoning Analysis: SHMU and NHMU

INTENTS:

SHMU

Intends to encourage commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space"

NHMU

Intends to allow permanent and seasonal single-family and multi-family attached / detached residential dwelling units commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; retail; service; restaurant; office; and similar commercial uses





Zoning Analysis: SHMU and NHMU

Allowable uses

	SHMU	NHMU
Automobile dealers		C
Kitchen cabinet stores		P
Grocery stores		P
Gasoline stations		P
Water transportation	P	
Amusement arcades	C	P
Marinas	P	
Automotive repair and maintenance		P
Boat and motorcycle repair		P
Parking lots and garages (public & private)		P
Religious organizations		P

Dimensions (feet)

	SHMU			NHMU		
Dwelling Units	1	2+	Non	1	2+	Non
Minimum Lot Area (sq.ft)	7,500	None	None	7,500	None	None
Width	70	None	None	70	None	None
Depth	100	None	None	100	None	None
Maximum Building Height	30/3 stories	50/4 stories /G	35/3 stories /G	35/3 stories	50/4 stories	35/3 stories
Setbacks						
Front	20	N	N	20	K	K
Side	7½	N	N	7½	K	K
Rear	10	N	N	10	K	K
Maximum Density (units per acre)	9.00	24	N/A	9.00	24	N/A
Maximum Floor Area Ratio	N/A	N/A	0.60	N/A	N/A	0.60
Minimum Open Space (%)	30	25	25	25	25	25



Zoning Analysis: SHMU and NHMU

Footnotes:

G. Please refer to the footnotes 1 through 3 of Table 1-13: general development standards for "SHMU" designated land of Policy 1-2.4.3(3) of the comprehensive plan for information on maximum building height and measurement of building height.

N. The following setbacks shall apply to developments proposed in the SHMU zoning district:

- i. **Front setback.** For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.*
- ii. **Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.*
- iii. **Rear setback.** Note: For lots that have a rear lot line on the harbor, a minimum setback of 15 feet shall apply in order to have enough space for the Harbor Boardwalk to be constructed when said boardwalk cannot be constructed over the Destin Harbor. Properties must still provide for the Harbor Boardwalk in accordance with Section 8.09.03(A)(9). For lots that have a rear lot line on Choctawhatchee Bay: rear setback must meet the requirements set forth in Section 11.01.10, Bay shoreline protection zone. For all lots that do not have a rear lot line on the harbor or the bay, but instead have a rear property line: Zero feet.*



Zoning Analysis: GRMU, HIMU, and BRMU

INTENTS:



Intends to allow permanent and seasonal residential single-family detached and multi-family attached residential uses, commercial uses, commercial transient accommodations.



Intends to allow permanent and seasonal residential single-family detached and multi-family attached residential uses, commercial uses, commercial transient accommodations.



Intends to accommodate a mixture of residential, hotel, office, commercial and recreational uses.





Zoning Analysis: GRMU, HIMU, and BRMU

Allowable uses

	GRMU	HIMU	BRMU
Permanent or long-term residential uses			
Single-family detached dwelling	P	C	P
Single room occupancy housing	P	P	
Seasonal or short-term residential uses			
Luxury motor home resort	P		P
Other residential uses			
Community residential home, small (1—6)	P	C	C
Family day care home	P	C	C
Fish and seafood merchant wholesalers			P
Specialty food stores	P		P
Beer, wine, and liquor stores			P
Health and personal care stores and medical marijuana treatment center dispensing facilities 20			P

Allowable uses (cont'd)

	GRMU	HIMU	BRMU
Gasoline stations	P		P
Sporting goods and musical instrument stores	P		P
Water transportation		P	
Mini-warehouse and self-storage leasing	C		
Boat, vehicle, equipment, etc., storage leasing			P
Janitorial services	P	P	
Performing arts and spectator sports	P		P
Marinas		P	
Bowling centers	P		P
Dry cleaning and laundry services	P	P	



Zoning Analysis: GRMU, HIMU, and BRMU

Dimensions (feet)

	GRMU			HIMU			BRMU		
	1	2+	Non	1	2+	Non	1	2+	Non
Dwelling Units									
Minimum Lot Area (sq.ft)	7,500	None	None	7,500	None	None	7,500	None	None
Width	70	None	None	70	None	None	70	None	None
Depth	100	None	None	100	None	None	100	None	None
Maximum Building Height	50/4 stories	50/4 stories	65/5 stories	50/4 stories	50/4 stories	50/4 stories	35/3 stories	50/4 stories/P	50/4 stories/P
Setback									
Front	20	M	M	20	H	H	20	M	M
Side	7½	M	M	7½	H	H	7½	M	M
Rear	10	M	M	10	H	H	10	M	M
Maximum Density (units per acre)	9.00	24.00	N/A	9.00	16.90	N/A	9.00	16.90	N/A
Maximum Floor Area Ratio	N/A	N/A	1.30	N/A	N/A	1.30	N/A	N/A	.75
Minimum Open Space (%)	30	25	25	30	25	25	25	25	25



Zoning Analysis: GRMU, HIMU, and BRMU

Footnotes:

H. The following setbacks shall apply to developments proposed in the HDR, CMU and HIMU zoning districts.

- i. **Front setback.** For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.*
- ii. **Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.*
- iii. **Rear setback.** For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.*

M. The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:

*I. **Front setback.***

- a. For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.*
- b. For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.*
- c. For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.*
- d. For those properties in the GRMU zoning district that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.*

*II. **Side setbacks.** Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.*

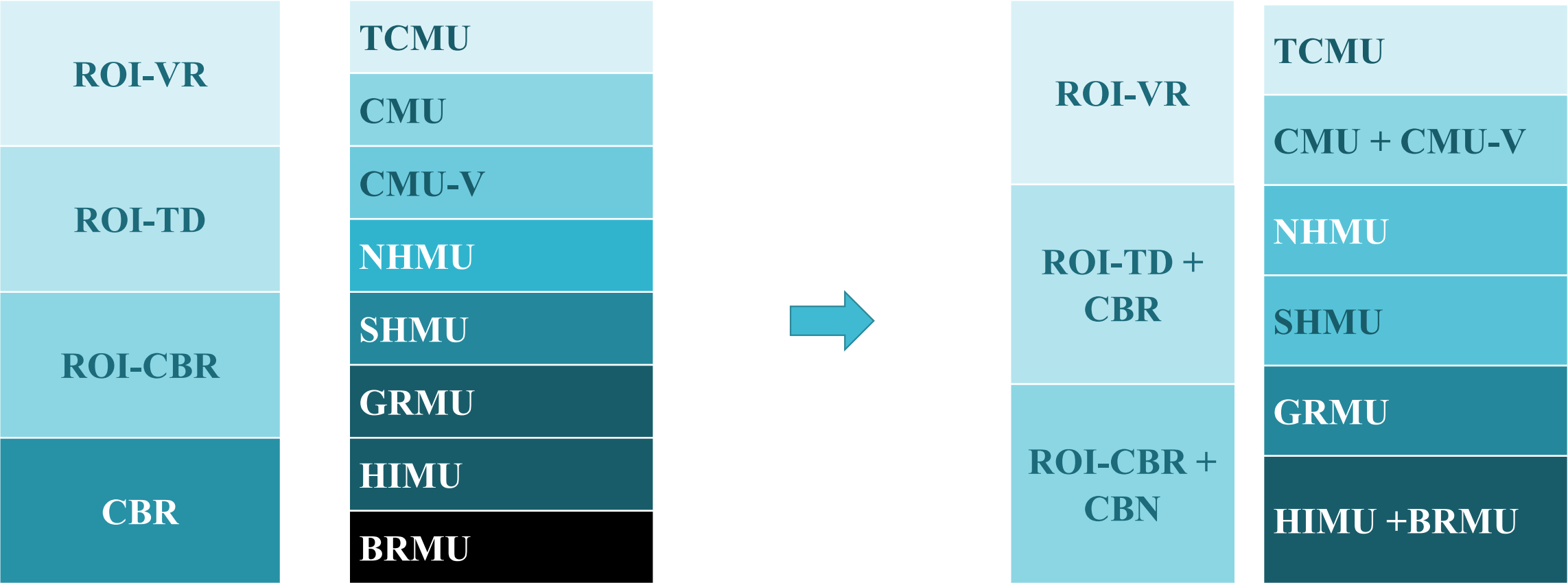
*III. **Rear setback.** For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.*

P. In the BRMU zoning, district, the maximum height by right shall be 35 feet and three stories, excepting those properties that abut Emerald Coast Parkway, in which case height may be extended to a maximum of 50 feet and four stories.



Zoning Analysis: Mixed Use

RECOMMENDATIONS:





Commercial Zoning Districts

Comparative Zoning Analysis



Zoning Analysis: Commercial

INTENTS:

CG

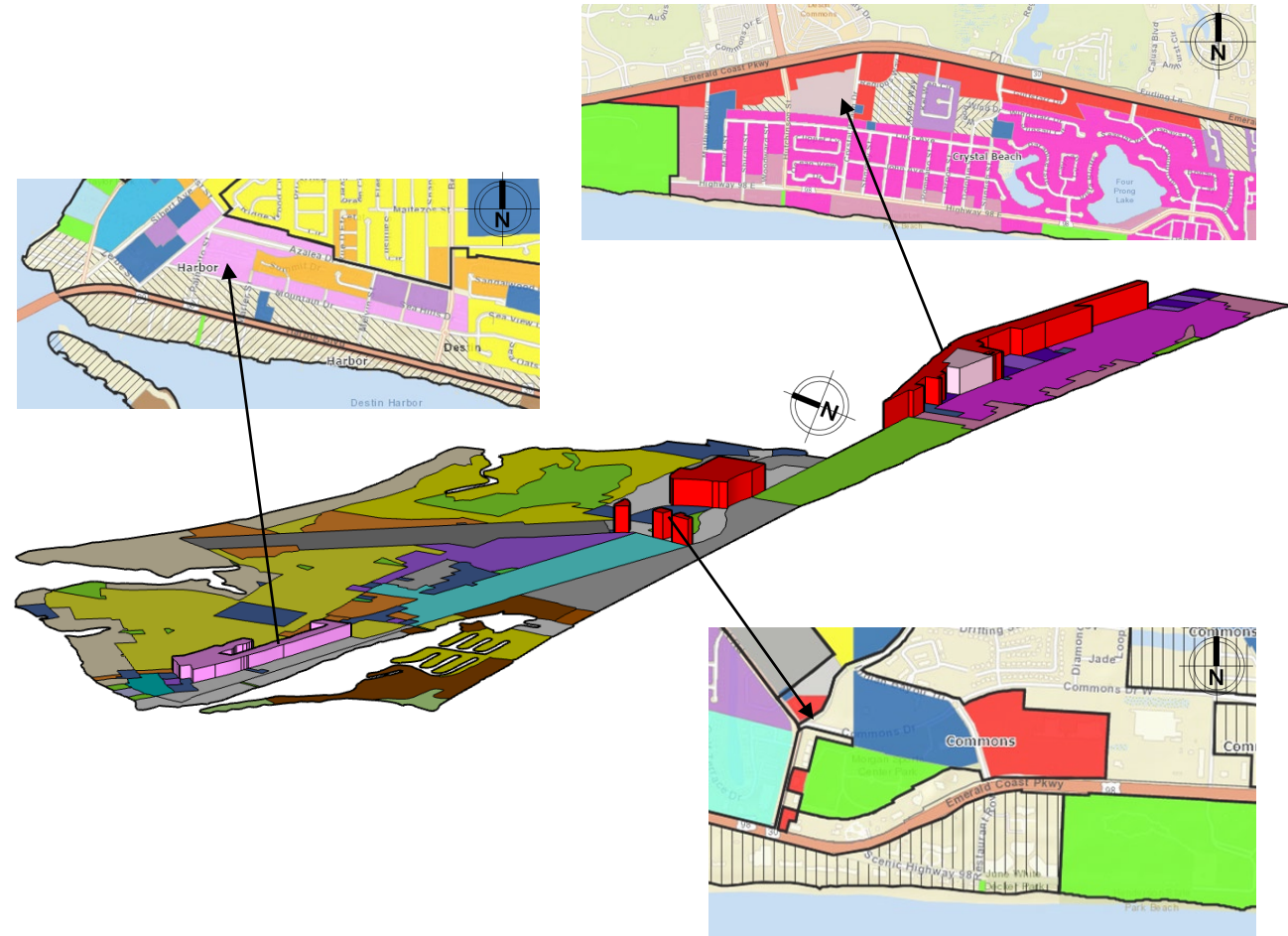
Allows to accommodate **general commercial needs** of the permanent and seasonal residents along Harbor Blvd/ Emerald Coast Pkwy

CTS

Allows similar **commercial trades and services** that are more intense in nature than those uses allowed in the CG zoning district but are less intense in nature than those uses allowed in the Industrial (IN) zoning district.

CL

It is intended to **accommodate a mixture of short-term and long-term residential and commercial uses** of a lesser intensity than is allowed in the various mixed use zoning districts.





Zoning Analysis: CL, CG, and CTS

Allowable uses

	CL	CG	CTS
Permanent or long-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	C	
Single room occupancy housing	P		
Seasonal or short-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	P	
Other residential uses			
Community residential home, small (1—6)	P		
Community residential home, large (7—14)	C		
Family day care home	P		

Allowable uses

	CL	CG	CTS
Construction			
Residential and non-residential contractors			P
Specialty trade contractors			P
Manufacturing			
Printing and related support activities	P	P	P
Wholesale			P
Fish and seafood merchant wholesalers	P		P
Retail trade			
Auto parts, accessories, and tire stores		C	P
Parts and Accessories Dealer—Automotive/marine		C	P
Furniture and home furnishings stores	P	P	
Electronics and appliance stores	P	P	



Zoning Analysis: CL, CG, and CTS

Allowable uses

	CL	CG	CTS
Retail trade			
Furniture and home furnishings stores	P	P	
Electronics and appliance stores	P	P	
Kitchen cabinet stores		C	P
Food and beverage stores			
Grocery stores	P	C	
Specialty food stores	P	C	
Beer, wine, and liquor stores	P	C	
Health and personal care, medical marijuana	P	C	
Clothing stores	P	P	
Sporting goods and musical instrument stores	P	P	
Book, periodical and music stores	P	P	

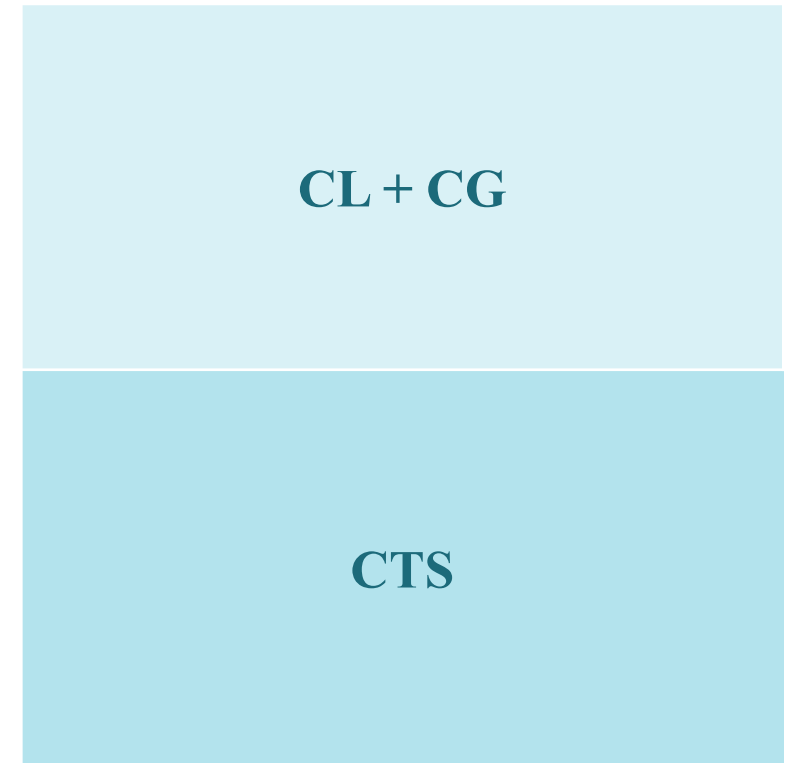
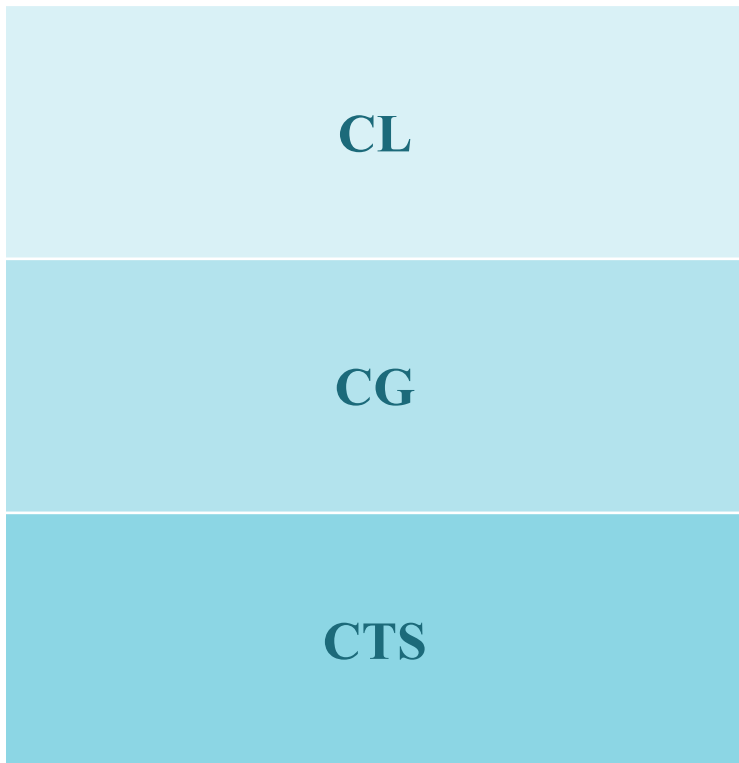
Allowable uses

	CL	CG	CTS
General merchandise stores			
Department stores	P	C	
Other general merchandise stores	P	P	
Miscellaneous store retailers			
Florist	P	P	
Office supplies, stationary, gift shop	P	C	
Transportation and warehousing			
Urban transit systems	P	C	P
Interurban and rural bus transportation	P	C	P
Information		P	P
Art, Entertainment, and Recreation	P	C	
Accommodation and Food Services	P	C	



Zoning Analysis: Recommendations

RECOMMENDED COMMERCIAL ZONING DISTRICTS:



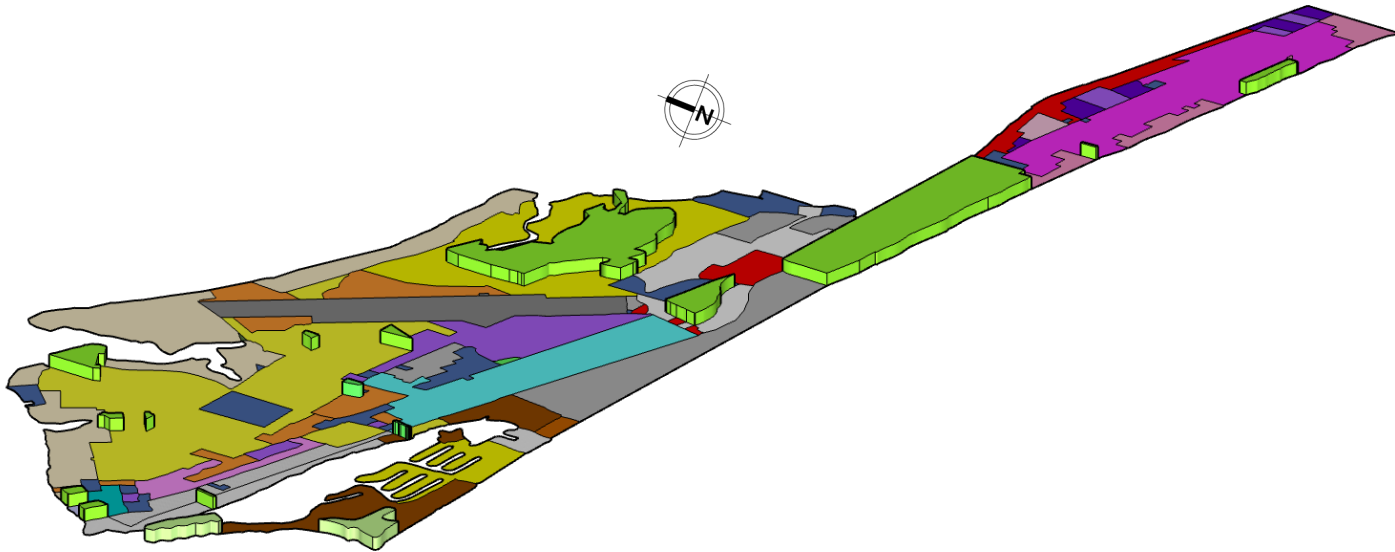


Other Zoning Districts

Comparative Zoning Analysis



Zoning Analysis: REC and CON

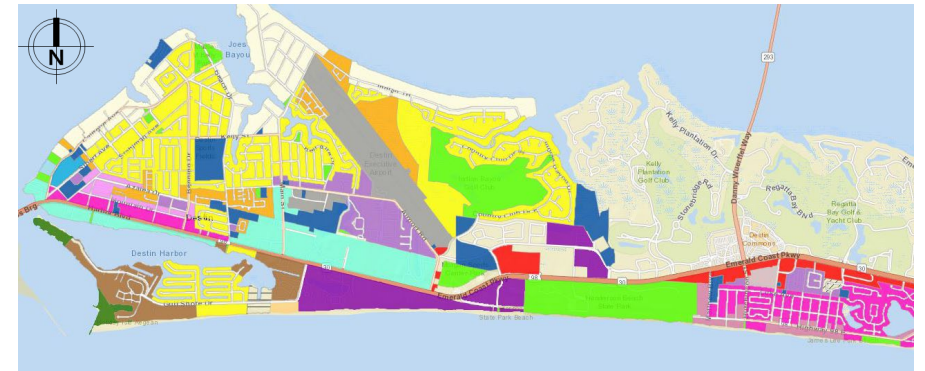


REC

Allows **publicly and privately owned** property and facilities, to promote natural resource enhancement and open spaces around buildings.

CON

Allows **publicly owned** property designated as natural and coastal resources to provide for long-term protection and preservation of environmentally sensitive natural resource systems.



Parks:

- Clement Taylor Park
- Captain Leonard Destin Park
- Captain Royal Melvin Park
- Dalton Threadgill Park
- Mattie M Kelly Park
- Dewey Destin Park
- Henderson Beach State Park
- Harborview Park
- Indian Bayou Golf Club
- Morgan Sports Center Park
- June White Decker Park
- James Lee Park

Conservation Areas:

- TIFFF parcel south-west of Destin Pointe
- Norriego Point

Neighborhood Parks:

- 605 Main St
- 810 Kell-Aire Ct
- 880 Kell-Aire Dr
- 1999 Cordgrass Ct
- 1950 Scenic Hwy 98
- 2966 Scenic Hwy 98



Zoning Analysis: REC and CON

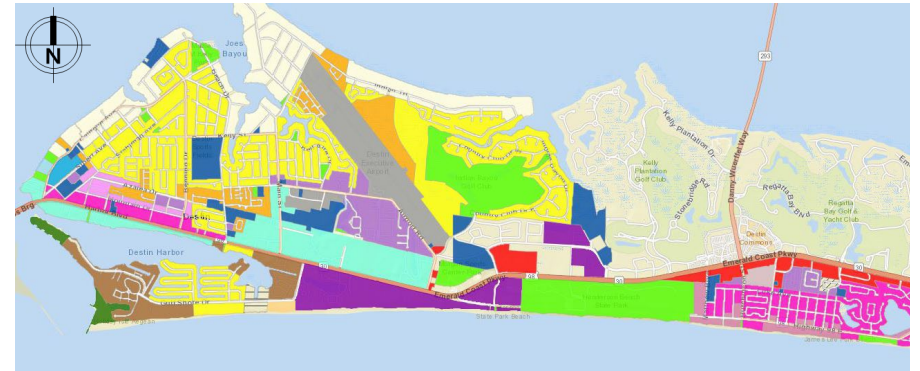
INTENTS:

REC

Allows **publicly and privately owned** property and facilities, to promote natural resource enhancement and open spaces around buildings.

CON

Allows **publicly owned** property designated as natural and coastal resources to provide for long-term protection and preservation of environmentally sensitive natural resource systems.





Zoning Analysis: Other Zoning Districts

INTENTS:



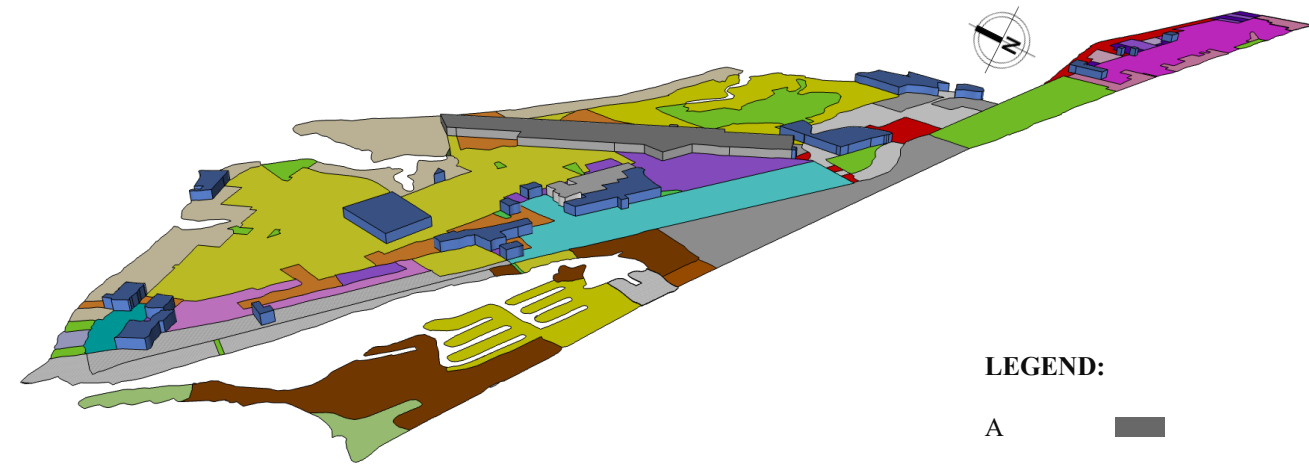
Intends to accommodate industrial and limited commercial developments. Does not allow permanent or seasonal residential uses.



Intends to accommodate public and semi-public facilities and services, promote natural resources and open space around building. Does not allow permanent or seasonal residential uses.



Comprises Destin-Fort Walton Beach Airport. It intends to accommodate airport facilities. Does not allow permanent or seasonal residential uses.



LEGEND:

A	Gray
INST	Dark Blue
IN	Light Gray

Consolidating the Zoning Districts

Comparative Zoning Analysis





Zoning Analysis

RECOMMENDED ZONING DISTRICTS:

RECREATION	BE	CG + CL	TCMU
CONSERVATION	LDR-V + LDR-H		CMU + CMU-V
INST	LDR-HI	CTS	GRMU
IN	MDR-V	ROI-TD + CBR	HIMU + BRMU
A	CBN + ROI-CBR	ROI-VR	NHMU
	MDR -HI + HDR		SHMU

Aligning with the Planning Areas

Comparative Zoning Analysis





Zoning Analysis: Planning Areas





Village Planning Area

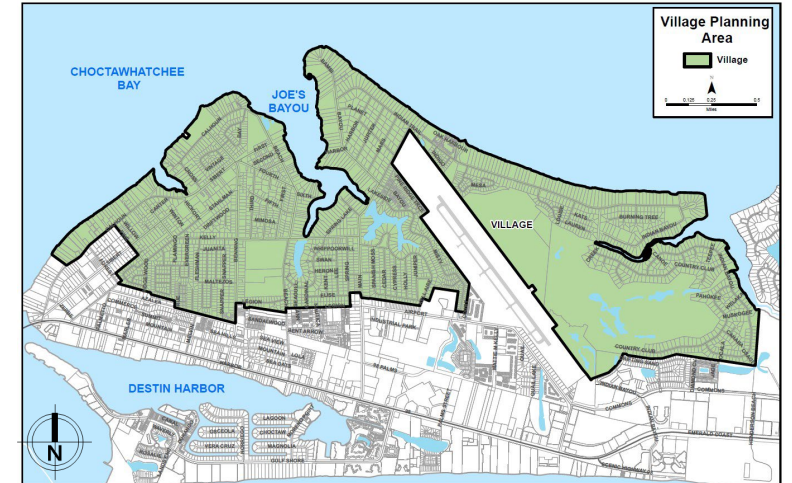
Comparative Zoning Analysis



Zoning Analysis: Village Planning Area

Village Planning Area Intent:

“Provide low-density, healthy, safe, family-friendly environment that promotes a high quality of life. Connected network of multi-modal streets. Dwelling density maximums. Encourage limited commercial uses that support the neighborhoods within the Village. Maintain, improve, and protect existing neighborhoods.”



Recommended Consolidated Zoning Districts:

BE

*LDR-V +
LDR-H*

MDR-V

REC

ROI-VR

INST



Holiday Isle Planning Area

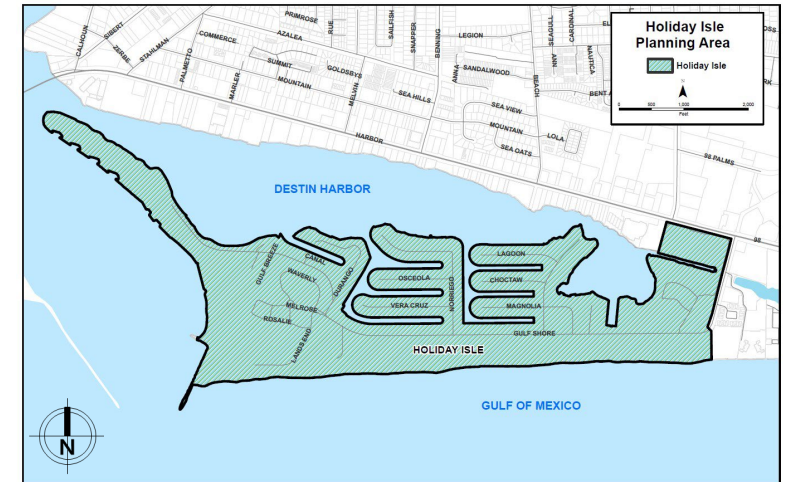
Comparative Zoning Analysis



Zoning Analysis: Holiday Isle Planning Area

Holiday Isle Planning Area Intent:

“Support and maintain a mix of residential accommodations for residents and visitors, with low density to high density residential and mixed uses. Safe and accessible Multi-modal transportation system. Protect, preserve, expand existing natural and recreational resources ”



Recommended Consolidated Zoning Districts:





Gulf Resort Planning Area

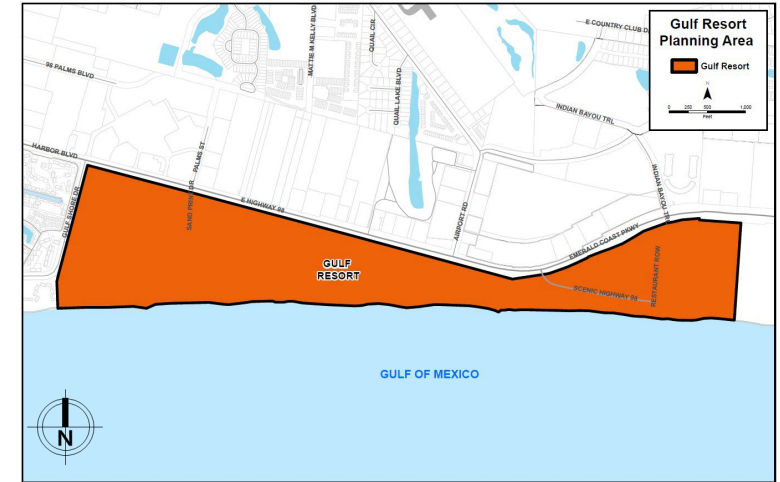
Comparative Zoning Analysis



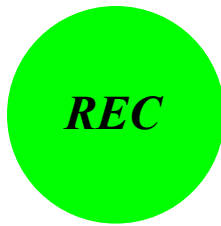
Zoning Analysis: Gulf Resort Planning Area

Gulf Resort Planning Area Intent:

“Intends to be world-class resort district with uses ranging from small condominium complexes to resorts and supporting dining, commercial and retail services. Connected multi-modal network. Renowned Residential and Resort destination. Increase public beach and access.”



Recommended Consolidated Zoning Districts:





Crystal Beach Planning Area

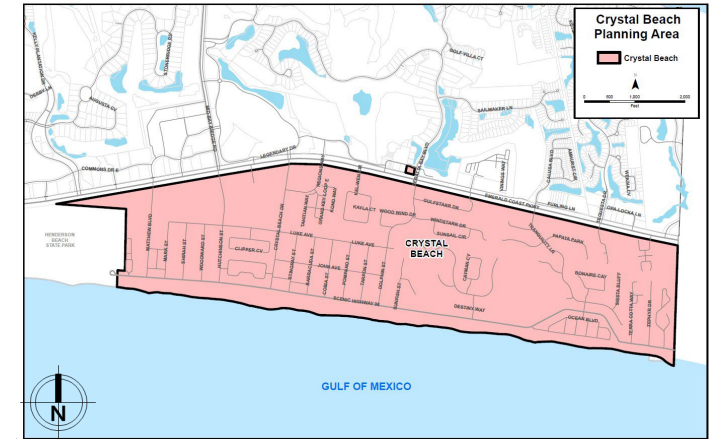
Comparative Zoning Analysis



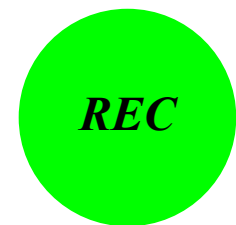
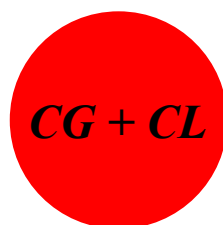
Zoning Analysis: Crystal Beach Planning Area

Crystal Beach Planning Area Intent:

“Intends to highlight quality commercial corridor , family-friendly vacation destination and single-family neighborhoods. Preserve and promote single-family character while providing the residents and visitors access to amenities. Ensure low intensity mixed use development support at intersections while commercial development adjacent to or accessible from highway 98. Protect long-term single family residential. Expand public beach access by encouraging low-intensity commercial, mixed-use developments, redevelopments of single or multi-family south of Scenic highway 98. Multimodal infrastructure. ”



Recommended Consolidated Zoning Districts:





Harbor Planning Area

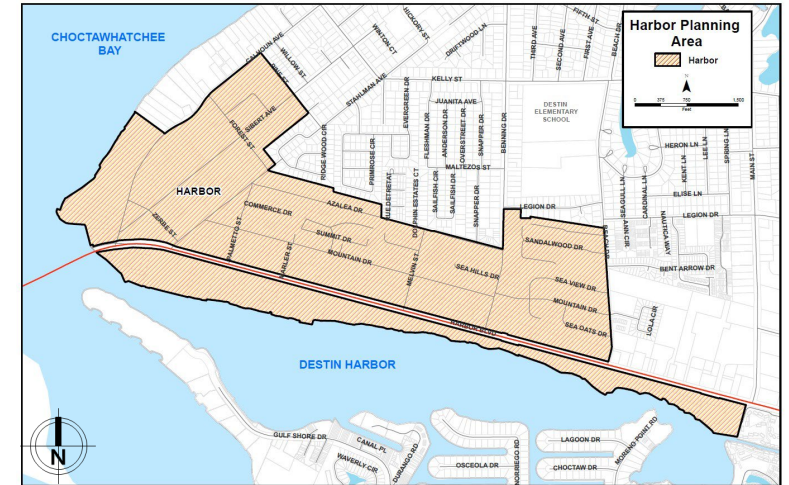
Comparative Zoning Analysis



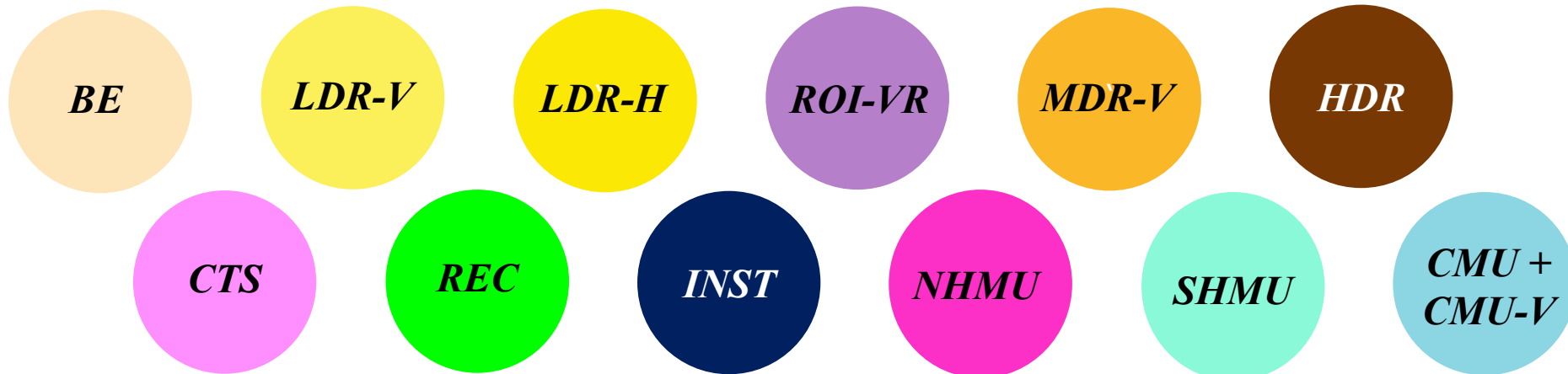
Zoning Analysis: Harbor Planning Area

Harbor Planning Area Intent:

“Intends to support a marketplace implying to “World’s luckiest fishing village”. Appropriate commercial, mixed-use, residential uses supporting fishing and recreation industries, attract visitors. Plan public pedestrian shoreline and harbor boardwalk to promote and develop free flowing festive feel. Grow connected and safe multi-modal transportation network. Innovative transportation options and creative urban design.”



Recommended Consolidated Zoning Districts:





Town Center Commons Planning Area

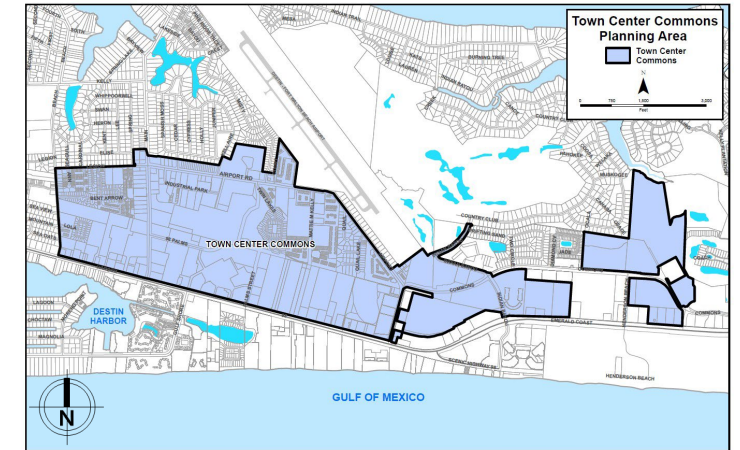
Comparative Zoning Analysis



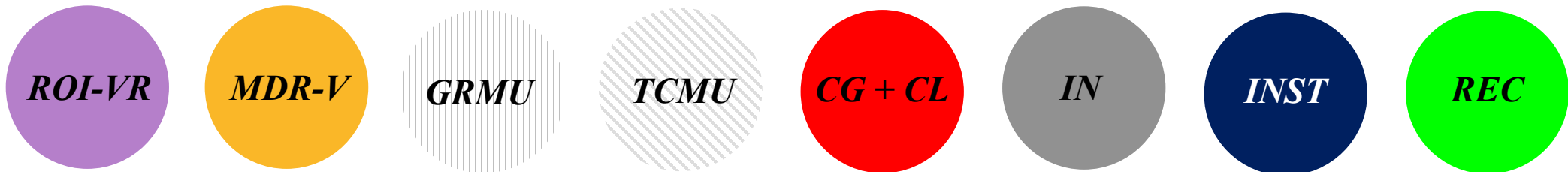
Zoning Analysis: Town Center Commons Planning Area

Town Center Commons Planning Area Intent:

“Intends to be the city’s residential, cultural, institutional, and service center. Center of business, relaxation and recreation. Afford residents and visitors ability to attend cultural events and activities showcasing the local arts, culture, and community value. Higher density residential, mixed-use development gathering places for residents and visitors. Pedestrian friendly and accessible multimodal corridors. City shall collaborate with Okaloosa County to align future development in areas directly adjacent to city’s jurisdiction ”



Recommended Consolidated Zoning Districts:





Henderson Planning Area

Comparative Zoning Analysis

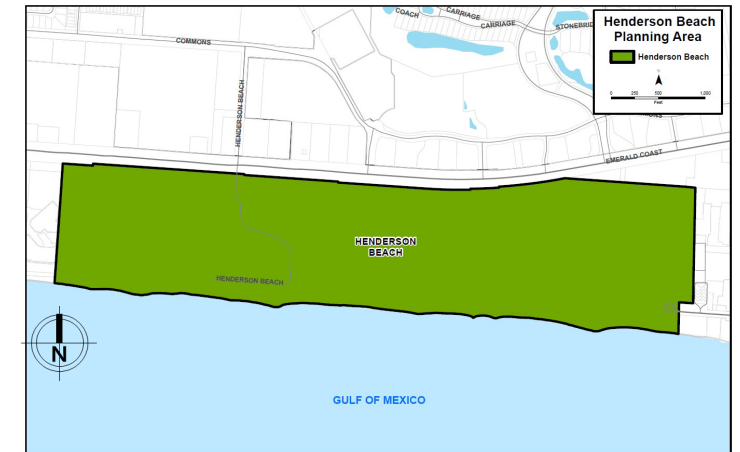


Zoning Analysis: Henderson Planning Area

Henderson Planning Area Intent:

“Intends to preserve and highlight natural ecosystem. To protect the largest public beach access. Mitigate external impacts on park. To protect flora and fauna. ”

Recommended Consolidated Zoning Districts:



REC



Airport Planning Area

Comparative Zoning Analysis

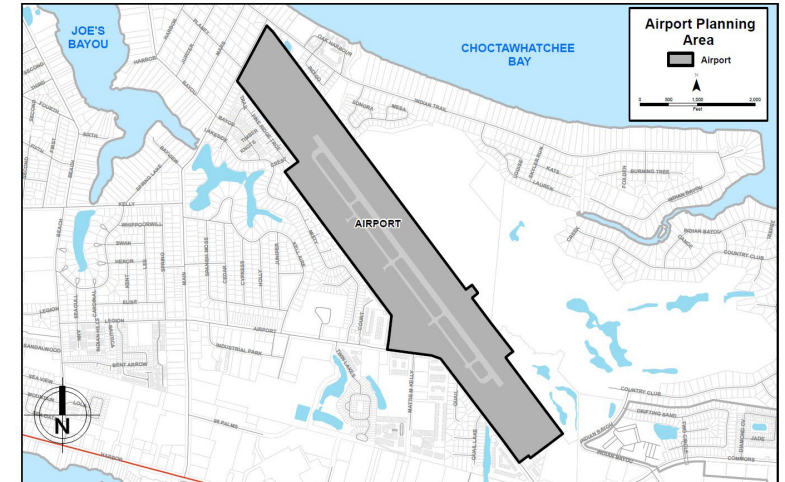


Zoning Analysis: Airport Planning Area

Airport Planning Area Intent:

“Intends to provide and facilitate the continued use of general aviation at the Destin Executive Airport at current and projected use levels while planning for the future airport growth with the existing boundaries. Mitigate encroachment issues from development upon the airport and aviation uses upon surrounding neighborhood and other areas”

Recommended Consolidated Zoning Districts:



A



Currently there are similar zoning districts per uses and dimensional requirements constituting to total of 28 Zoning Districts



The zoning districts are consolidated to 21 Zoning districts based on their similarities in the uses and dimensional requirements



Aligned the Consolidated Zoning Districts with the Planning Areas Intents

Conclusion





Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts

	CL	CG	CTS
Permanent or long-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	C	
Custodian or night-watchman dwelling			P
Single room occupancy housing	P		
Seasonal or short-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	P	
Other residential uses			
Community residential home, small (1—6)	P		
Community residential home, large (7—14)	C		
Family day care home	P		

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
236 Residential and non-residential contractors			P
237 Heavy and civil engineering contractors			
238 Specialty trade contractors			P
Sector 42 Wholesale Trade		C	P
424460 Fish and seafood merchant wholesalers			P
4413 Auto parts, accessories, and tire stores		C	P
441310 Parts and Accessories Dealer— Automotive/marine		C	P
442 Furniture and home furnishings stores	P	P	
443 Electronics and appliance stores	P	P	
444 Building material and garden equip. and supply dealer		C	P
444190 Kitchen cabinet stores		C	P
4451 Grocery stores	P	C	



Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
4452 Specialty food stores	P	C	
4453 Beer, wine, and liquor stores	P	C	
446 Health and personal care stores and medical marijuana treatment center dispensing facilities 20	P	C	
447 Gasoline stations		C	
448 Clothing and clothing accessories stores	P	P	
4511 Sporting goods and musical instrument stores	P	P	
4512 Book, periodical, and music stores	P	P	
4521 Department stores	P	C	
4529 Other general merchandise stores	P	P	
4531 Florists	P	P	
4532 Office supplies, stationery, and gift stores	P	C	
4533 Used merchandise stores		C	

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
453310 Thrift stores		C	
4539 Other miscellaneous store retailers		C	
454 Non-store retailers			P
4851 Urban transit systems	P	C	P
4582 Interurban and rural bus transportation	P	C	P
4853 Taxi and limousine service			P
4854 School and employee bus transportation			P
4859 Other ground passenger transportation			P
48841 Motor vehicle towing		C	P
492 Couriers and messengers			P
493 Warehousing and storage		C	
4931 General warehousing and storage (9)		C	P
518 ISPs, search portals, and data processing		P	P



Zoning Analysis: CL, CG, and CTS

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
519 Other information services		P	P
522298 Pawn shops		C	
531120 Conference/convention center		C	
531120 Commercial special event venue		P	
531130 Mini-warehouse and self-storage leasing		C	P
531190 Boat, vehicle, equipment, etc., storage leasing		C	P
532 Rental and leasing services			
5321 Automotive equipment rental and leasing		C	P
5322 Consumer goods rental	P	C	P
5323 General rental centers		P	P
5324 Machinery and equipment rental and leasing		C	P
541 Professional and technical services	P	P	
541940 Veterinary services		C	

Allowable uses within the zoning districts (cont'd)

	CL	CG	CTS
561730 Landscaping services		C	P
6115 Technical and trade schools			P
6116 Other schools and instruction		P	
6117 Educational support services		P	
621 Ambulatory health care services	P	C	P
6244 Child day care services	C	P	
711 Performing arts and spectator sports	P	C	
712 Museums, historical sites, zoos, and parks (10)	P		
713110 Amusement and theme parks		C	
541940 Veterinary services		C	
713120 Amusement arcades		C	
713940 Fitness and recreational sports centers		C	
713950 Bowling centers		C	



Zoning Analysis: CL, CG, and CTS

*Allowable uses within the zoning districts
(cont'd)*

	CL	CG	CTS
713990 Indoor Shooting Ranges			P
713990 All other amusement and recreation industries		C	
721110 Hotels and motels	P	C	
721191 Bed-and-breakfast inns	P	C	
721199 Other traveler accommodation, C.T.L.A. (12)	P	C	
7212 RV parks and recreational camps		C	
7213 Rooming and boarding houses	P	C	
722 Food services and drinking places	P	C	
722110 Full-service restaurants	P	C	
722111 Limited-service restaurants	P	C	
7224 Drinking places, alcoholic beverages	P	C	
811 Repair and maintenance		C	P
8111 Automotive repair and maintenance		C	P

*Allowable uses within the zoning districts
(cont'd)*

	CL	CG	CTS
811192 Car washes		C	P
81149 Other personal and household goods repair		P	P
811491 Boat and motorcycle repair		C	P
8122 Death care services			P
8123 Dry cleaning and laundry services	P	C	P
81233 Linen and uniform supply services		P	P
812910 Pet care (except veterinary) services		C	
813 Membership associations and organizations	P	P	
Tattoo parlors		C	