

April 05, 2023 Board of Adjustment Hearing

WEDNESDAY, APRIL 5, 2023

5:30 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. AGENDA APPROVAL** - (Matters not specifically listed on the agenda may be added and acted upon with a super-majority vote of the Council members present and eligible to vote on the matter)
- 4. APPROVAL OF MINUTES**
 - A. March 1, 2023 Minutes**
- 5. NEW BUSINESS**
 - A. Variance Request- 735 Planet Drive- BOA-000991-2023**
- 6. OLD BUSINESS**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: May 3, 2023**

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based. "Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's Office 850.837.4242 at least 48 hours in advance".

DRAFT
BOARD OF ADJUSTMENT
DESTIN CITY HALL BOARDROOM
WEDNESDAY, MARCH 1, 2023
5:30 P.M.

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, March 1, 2023, at Destin City Hall Boardroom.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present:

Tom Weidenhamer
Daniella Piper
David Emerson
Cyron Marler
James Moomaw

Absent

Robert Pinard

Staff Present:

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

3. APPROVAL OF MINUTES:

➤ **October 5, 2022**

Motion to approve the minutes of the October 5, 2022, meeting was made by Board member Marler, with Board member Piper providing the second. The motion passed 5-0.

5. PUBLIC COMMENT:

None

6. NEW BUSINESS:

A. 22-65-VR – 530 Harbor Blvd Variance Request

The City Attorney swore in staff members and members of the public who will be testifying for the request. He also informed everyone that he had spoken with the applicant prior to the meeting and Mr. Abadie agreed to waive the reading of the notice and the application into the record.

Mr. O'Connor informed the members the purpose of the hearing is to hear the Variance Request for the extension of a dock request located at 530 Harbor Blvd. by Mr. Mike Abadie, who is seeking relief from the maximum dock length requirements set forth in LDC Section 11.05.01, subsections (M), (F), and (G). First, subsection (M) provides as follows: (M) Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock

shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

2. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above. The referenced subsections (F) and (G) provide: (F) No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay. (G) No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay. The Applicant requests approval for a 253' total length dock, which is 53 foot longer than the 200' maximum allowed per Subsections 11.05.01(M), (F) & (G).

FINDINGS: According to LDC Section 2.25.03(C), to authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. In order to authorize any variance from the terms of the conditions, the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant response: The harbor adjacent to the shoreline on the eastern half of the Gilligan's Marina property is shallow with the -3-foot contour up to 65 feet from the MHW line (shown in provided drawings). As the Destin Land Development Code requires any new dock to extend less than 200 feet from the shoreline (11.05.01 F) and DEP requires at least 1 foot of clearance from the deepest part of the vessel to the submerged bottom, the shallow shoal restricts the number of slips that can be placed within this area. Other properties in the same zoning district do not have the same shallow depth extending as far as the eastern side of Gilligan's marina and can maximize the number of slips within the available area as allowed by the LDC and extend less than 200 feet from the shoreline.

Staff Findings: Due to the limited depth and the USACE requirement of a minimum of

one foot (1') of clearance, there is a special condition applicable to this property. However, staff has not confirmed whether this condition applies to the other properties within the same zoning district. Nor if the condition does apply, if it was mitigated via other previously allowable dredging or approvals. The Board will need to determine if the Special Condition criteria is satisfied.

B. That special conditions and circumstances do not result from the actions of the Applicant.

Applicant response: The shallow depths on the east side of the property are natural and not caused by the applicant. **Staff Findings:** Staff has no way to confirm if the special condition exists due to natural events or if caused by the human activity within the harbor. The Board will have to determine if the Special Condition criteria is satisfied.

C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings, or structures in the same zoning district.

Applicant Response: No additional advantages or special privileges are provided to the property owner. The total number of slips in the proposed design (17) is the same number of slips as if the shallow depths on the east side of the property did not exist and the dock was designed to extend 200 feet from the shoreline.

Staff Findings: If approved, the only variance granted would be to the length of the dock itself and would not increase the permittable slip density. The staff agree that this criteria has been satisfied.

D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would it result in unnecessary and undue hardship on the Applicant.

Applicant Response: The literal interpretation of LDC 11.05.01(M),(F) & (G) would prevent Mr. Abadie from maximizing the number of slips allowed under the LDC. Other property owners in the zoning district that do not have a shallow depth near the shore are able to maximize the number of slips within the available area as allowed by the LDC and extend less than 200 feet from the shoreline.

Staff Findings: The limitations applied by the USACE due to the existing shoal limits the applicant's ability to develop his property to the allowable slip density within the maximum

allowable length per LDC Subsections 11.05.01 (M) (F) & (G). Staff agrees this criteria is satisfied.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response: The shallow bathymetry does not allow for 5 slips to be permitted and constructed. Due to this shallow shoal, the dock was shifted seaward into the harbor until the 5 slips had at least one foot of clearance for a three-foot draft boat. No further changes to the dock were made.

Staff Findings: The proposed design of the dock does request less than the minimum, as the shoal extends 65'± from the MHWL and the applicant is requesting twelve feet (12') less at 53' beyond the 200' maximum allowed. The staff agree that this criteria is satisfied.

F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response: The proposed dock extending 253 feet from the existing shoreline into the harbor will be in harmony with the general intent and purpose of the zoning ordinances. The approval of the variance would not be injurious to the area, adjacent properties or otherwise detrimental to the public welfare. It will not reduce access to the harbor for any other marina in the harbor nor will the proposed extension into the harbor impede safe navigation. The distance from the north side of the Destin Harbor to the south side at this location is approximately 1,300 feet and with the proposed dock extension to 253 feet, it will be less than 25% of the total width of the harbor.

Staff Findings: Depending on where or how you measure, the width of the Destin Harbor ranges from 975'± to 1300'±. The proposed dock at 253' is 19.4% to 24.1% the width of the waterway at this location of the Harbor. While the LDC does limit the maximum length of the dock, applicants are allowed to request relief through the Variance process. For perspective 3,000'± to the east of this proposed dock the Harbor is 160'± wide and the mouth of the Harbor is 275'± wide. Due to the existing conditions of the Harbor and other operations around the Harbor, staff agrees that this criteria are satisfied.

Additional Responses: As the applicant is requesting variance from LDC Section 11.05.01(M)(F) &(G) Marina Siting, to authorize any variance from the terms of the conditions, the Board of Adjustment must find:

G. LDC 11.05.09 Exceptions. Exceptions from the provisions of Section 11.05.01 are as follows: 11.05.09.A. The Board of Adjustment may approve an exception for docks and pilings to be extended beyond the limits allowed in paragraphs M and N of Section 11.05.01 provided that, in addition to the criteria listed in Section 2.25.03.G, the following criteria is also met:

1. That site-specific environmental conditions would impede placement of slips near or next to the shoreline.

Applicant Response: The harbor adjacent to the shoreline on the eastern half of the Gilligan's Marina property is shallow with the -3-foot contour to within 65-feet from the MHW line (shown in provided drawings). As DEP requires at least 1 foot of clearance from the deepest part of the vessel to the submerged bottom, the shallow depths of the shoal impede the placement of slips near the shoreline.

Staff Findings: Due to the limited depth and the USACE requirement of a minimum of one foot (1') of clearance, there is a site-specific environmental condition that limits the placement of slips next to the shoreline. Staff agrees this criteria is satisfied.

2. That site specific environmental conditions exist that prohibit dredging.

Applicant Response: Dredging is generally prohibited by DEP and the USACE within this portion of Destin Harbor due to the ability to apply for and obtain this variance that allows the docks to be moved seaward to avoid having to dredge. Dredging may cause a temporary reduction in water quality conditions due to turbidity and due to the shallow shoals on either side of the proposed docking facility may require periodic maintenance dredging to remove sand transported and deposited within the dredge limits. This may result in deeper water depths where water quality conditions may degrade and may result in cumulative impacts to the Harbor over time, thus no dredging is recommended.

Staff Findings: Due to USACE and DEP limitation on dredging in the Harbor, Staff agrees this criteria is satisfied.

3. That the proposed layout of the dock and pilings does not create a hazard to navigation.

Applicant Response: The proposed dock will not cause a hazard to navigation. The proposed dock will extend 253 feet from the existing shoreline. The distance from the north side of the Destin Harbor to the south side at this location is approximately 1,300 feet so the dock extends less than 25% of the total width of the harbor. The docks on the south and opposite site of the harbor extend approximately 150-feet from the shoreline which totals 400-feet for both docks and 900-feet of open unobstructed water. The marinas adjacent to Gilligan's Marina

access to the Harbor will not be affected either.

Staff Findings: Based on the existing conditions of the Harbor and the width of channels, staff agrees this criteria is satisfied.

4. That no additional slips are obtained that would otherwise fit into a dock of the maximum size allowed without the exception.

Applicant Response: No additional slips above the allowed are proposed. The shallow waters do not allow for five (5) slips to be permitted and constructed, thus approval of this variance request will regain these five (5) slips by extending the dock seaward to 253 feet from the existing shoreline.

Staff Findings: The allowable slip density is 1-slip per 8-linear feet of waterfront at MHWL. The property with the two lots is 209'± feet wide and would allow approximately 26 slips. The applicant is only requesting seventeen (17) slips, staff agrees that this criteria is satisfied.

Motion by Board member Weidenhamer that the Board of Adjustment approve Variance Request 22-65-VR with the following recommended conditions:

- 1. Meeting all Federal, State, and local regulations pertaining to approvals for marina facilities prior to submitting for a Marine Construction Permit.**
- 2. If any vessel with onboard waste facilities is moored long-term (more than 72 hours), a pump-out system shall be installed.**
- 3. White navigational lights shall be installed at both sides of the docks prior to a request for an inspection for a Certificate of Completion.**
- 4. A Marine Construction Permit shall be applied for with the updated Federal and State approved plans no later than six months and completed no later than 12 months from the grant of variance. Board member Emerson provided the second.**

Board member Marler stated that E8 to E11 concerns him and inquired as to why they have to be so far out. Additionally, he asked if the plans were for strictly commercial boats or private boats.

According to Mr. Abadie, he currently has 15-verbal commitments for the 17-slips and all the Captains are charter vessels driven by a U.S. Coast Guard licensed and the other slips are available to anyone other than a livery vessel, private owned or captained vessel. He brought up how the lack of charter boat slips was discussed at Council's recent Visioning Session by the Mayor and how these slips would make that possible for those that are in need of slips for their

charter boats.

Board member Marler stated that he would be more comfortable with if the last four slips were for commercial only and not private. **He then made a substitute to the motion by adding to Chairman Weidenhamer's original motion, for the last four slips to be for commercial only.** Staff member O'Connor asked for clarification that he means for slips E8 through E11 to be limited to commercial charter boat vessels only. Board member Marler confirmed that that is what he meant.

Board member Piper asked for clarity that the code allows for 200-feet and the applicant is asking for a Variance for the additional 62-feet.

Mr. O'Connor answered affirmatively, adding that the applicant still has to go before the Harbor & Waterways and City Council, both of which are public hearings, for the request and approval. Board member Piper then asked how staff determines that this request is in the public interest.

According to Mr. O'Connor, staff shies away from making a solid determination, unless they can point to a Comprehensive Plan policy or in the Land Development Code that allows them to clearly state that fact thus, is why staff defers to the Board members appointed by City Council.

Board member Emerson asked if they could legally certify those slips in question to be for commercial purposes only.

The Land Use Attorney asked if the applicant is willing to consider that condition.

According to Mr. Abadie, he is leaning toward them being commercial but added if someone with a yacht needed to come in to dock, he would not want to turn them away. Adding that in reality, they would use less parking and would be less boat traffic in the harbor. Even with the commercial industry need being a higher need than most, he still would not want to close them off to private yachts.

With that, Board member Marler amended his amended motion to **if possible those slips be limited to commercial first. Chairman Weidenhamer provided the second to the amendment. The motion passed 5-0.**

B. BOA-000995-2023 – Destin Cottages Variance Request

Mr. Butler explained the applicant is requesting relief to LDC Section 8.09.03.A.6.b &

LDC Section 8.09.03.A.6.c, which relates to pedestrian amenities required within the MultiModal Transportation District (MMTD), such as sidewalk buffers, benches, and trash receptacles within the development. Additionally, the applicant is seeking to revise the approved Lighting Plan regarding pedestrian scaled lighting within the development, required per LDC Section 8.09.03.A.6.e. The subject project is located at 318 Sibert Avenue & 412 Kelly Street and the applicant must meet the 6 criteria as outlined in the code, in order for them to grant the Variance.

FINDINGS: According to LDC Section 2.25.03(C), to authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. In order to authorize any variance from the terms of the conditions, the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant response: Common areas and interior ROW deeded to HOA. As per City staff, variance to change PUD is the recommended method to change minor items in the D.O. ROW is private and gated and should be regulated by HOA as per other developments in the city.

Staff Findings: Special conditions do exist in the fact that FPL has already installed the lighting connection areas, although not in the City approved locations, and agree that the PUD nature of the development could remove the pedestrian amenity requirement within the development, since it is private property, maintained by the HOA. However, there are no special conditions that exist in which the landscape buffer would need to be removed. This criteria has been satisfied for the first three requests, but not the fourth.

B. That special conditions and circumstances do not result from the actions of the Applicant.

Applicant response:

- 1. Lighting plan as per Florida Power and Light.**
- 2. Private and gated roads are not typically subject to certain provisions of City Code, but PUD form of the DO requires City approval.**
- 3. Desire to create more contiguous green front yards.**

Staff Findings: Florida Power & Light (FPL) did not install the lights along the private road in accordance with the approved sight plan. As the applicant did not have any control over the lighting installations by FPL this was not a condition or circumstance created by the applicant.

The Code language provided for pedestrian amenities reads as if they should be placed along the public sidewalk; therefore, should not be subject to such requirement, since the internal sidewalk is private. The sidewalk buffer language does not differentiate; therefore, the landscaped sidewalk buffer shall remain required, as it could create a safety hazard for pedestrians within the development. This criteria has been satisfied for the first three requests, but not the fourth.

C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.

Applicant Response: The applicant did not provide a response to this item. Staff Findings: Granting the first three items, as previously noted, would not confer on the applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district. However, as all developments within the city are required to provide a sidewalk buffer, granting this specific request would grant a special privilege to the applicant. This criteria has been satisfied for the first three requests, but not the fourth.

D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would it result in unnecessary and undue hardship on the Applicant.

Applicant Response: No deprivation of Rights are assumed. Planning staff has recommended this variance process to make the changes that are [approved but not ratified.]

Staff Findings: Staff has not approved any changes, but rather informed the applicant of the appropriate process in which to pursue to propose the changes. Whatever requests are granted tonight, if any, a Development Order Deviation shall be required to record the changes in site plans. The literal interpretation of the LDC does not deprive the applicant any rights as would be enjoyed by other properties. However due to actions by FPL, and a desire to not encourage the public to walk through the private development, it would deprive the applicant of certain privacy privileges enjoyed by other properties. Requiring the sidewalk buffer, would not deprive the applicant of any rights. This criteria has been satisfied for the first three requests, but not the fourth.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response: The variance requested affects only the residents of the 12 lots within the gated community.

Staff Findings: These requests do not affect the use of the land; however, granting the fourth request, as previously noted, would create a potential safety conflict. This criteria has been satisfied for the first three requests, but not the fourth.

F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Applicant Response: Zoning issues are not the subject of this variance request.

Staff Findings: Granting the first three requests of this variance would not be injurious to the area involved or otherwise detrimental to the public welfare; however, removing the sidewalk buffer could potentially be injurious to the residents of the development.

Mr. Brad Fletcher applicant explained that their proposal for a gated neighborhood, and they installed a 10-foot sidewalk per requirements of the PUD. He added that he also has planned to build less housing than the density required, and everything he's asking for, is more site specific and the only condition that he has reserves over is the sidewalk. Explaining further that the lot sizes in the PUD are to be smaller and the way they will be oriented, left to right, and the sidewalk buffer requirements of the code states speed limits of 25-mph. However, the speed limit in this PUD will not be more than 12 mph. Therefore he is asking to move the sidewalk up next to the roadway so that the properties will have more area for grass instead of the three foot buffer between the roadway. Additionally, he is asking to not put benches and trash cans the development and instead, place them along Kelly Street and Sibert Avenue.

The Chairman opened the hearing to the public, with no one coming forward, he closed the public portion of the hearing and called for a motion.

Motion by Chairman Weidenhamer to grant the Variance request in its entirety and to include staff's conditions for the following:

- **Modify the previously approved Lighting Plan for lighting within the development, as Florida Power & Light (FPL) has already placed the connection in areas for such lights without conferring with City Staff.**
- **Utilize a different model of streetlight within the development, as it is a private street.**
- **Remove the required pedestrian amenities (benches and trashcans) from within the development and place them on Kelly Street and Siebert Avenue.**
- **Remove the three-foot buffer between the edge of pavement and the sidewalk and allow it to be installed up next to the curb.**

Board member Marler provided the second and the motion passed with a unanimous vote of 5-0.

➤ **Next meeting April 5, 2023**

5. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:35 p.m.

Adopted and approved this _____ day of _____ 2022.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 5, 2023
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Public Hearing
OUTLINE NUMBER: 5.A.

TO: Board of Adjustment

THRU: Lance Johnson, City Manager

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

DATE: March 23, 2023

SUBJECT: Variance Request- 735 Planet Drive- BOA-000991-2023

I. BACKGROUND: REQUEST:

This is an application for approval of a Variance Request regarding an existing shed (accessory structure) located at 735 Planet Drive (Parcel ID: 00-2S-22-1650-000D-0080). The applicant is requesting relief from ***LDC Section 7.12.08, Table 7-3***, which relates to the setbacks within the Bay Estates (BE) zoning district. There is an existing shed (accessory structure) that does not meet the required side setbacks; however, the applicant is requesting to anchor the shed (accessory structure) at that location.

BACKGROUND:

Applicant: Matthew Trammell
Location: 735 Planet Drive, Destin, FL 32541
Size of Property: 0.55 acres
Current Zoning: Bay Estates (BE)
Future Land Use Map Classification: Bay Estates (BE)
Comprehensive Plan Compliance: N/A

Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of March 26, 2023 and March 31, 2023.

Request: The applicant is requesting relief from ***LDC Section 7.12.08, Table 7-3***, which relates to the setbacks within the Bay Estates (BE) zoning district. There is an existing shed (accessory structure) that does not meet the required side setbacks; however, the applicant is requesting to anchor the shed (accessory structure) at that location.

As stated above, the applicant is requesting a variance from: ***LDC Section 7.12.08, Table 7-3*** –

Zoning Districts	Minimum Lot Area (sq. ft.)	Minimum Lot Size		Maximum Building Height	Setbacks		
		Width	Depth		Front	Side	Rear
BE - one d.u.	15,000	80	150	35/3 stories	20	10	10

II. DISCUSSION: The applicant is proposing to do the following:

- Keep the shed (accessory structure) in the existing location (2' from property line) but anchoring the structure to the ground to increase the structural integrity.

FINDINGS:

According to ***LDC Section 2.25.03(C)***, to authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. In order to authorize any variance from the terms of the conditions, the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant response: Two factors necessitate granting the variance request.

First, the only location on the property for the shed anchoring that will not create drainage issues, if the shed is improved by affixing it to the ground, is the proposed location within the setback. No other location in the backyard can hold the shed without either cutting down century-old oak trees or reducing the percolation holding capacity of the backyard.

Second, the original owner of the property, Mr. Brunson, who developed the property and built the home in 1978, placed the home much further to the western part of the lot. He also placed a shed in the location where the current shed sits and landscaped the property in a manner to prevent drainage issues while sitting the shed in its current location. Additionally, the lot is shaped in a manner that the lot lines intersect Planet Drive at a 45-degree angle.

When considering the lot shape, Mr. Brunson's off-center placement of the home, and Mr. Brunson's design of the yard to prevent drainage issues (with the shed in mind), then the only viable ingress/egress from the front yard to the back yard, is through the eastern side yard. Considering factor 1 (drainage concerns if shed is anchored somewhere else) then the only location for the shed is the eastern side yard within the setback. The current lawful non-conforming shed sitting is the only part of the eastern side yard that will not both block ingress/egress to the backyard and result in drainage problems along the eastern side yard.

Staff Findings: The Board needs to determine whether special conditions do exist in the fact

that the original property owner sited the structure in its original location.

B. That special conditions and circumstances do not result from the actions of the Applicant.

Applicant response: The Owner is not responsible for any of the hardships noted above. The on-site drainage conditions are naturally occurring, Mr. Brunson's off-center placement of the home was done before the City's existence in 1978, and the shed placement and drainage-minded landscaping by Mr. Brunson was done before the City was incorporated.

Staff Findings: The applicant states that the primary residence and the shed (accessory structure) were constructed prior to the incorporation of the City. Therefore, the Board needs to determine if these conditions do not result from the actions of the applicant.

C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.

Applicant Response: The granting of this variance will not provide any special privilege to the subject property, nor the owner of the subject property. The variance request is due to hardships unique to the subject property that are not the result of the Owner's actions.

Staff Findings: The Board needs to determine that granting of this variance would not confer the applicant any special privileges, as the applicant did not construct the structure. Relocating the shed (accessory structure) could negatively affect the surrounding landscape and stormwater retention.

D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would result in unnecessary and undue hardship on the Applicant.

Applicant Response: Requiring the applicant to meet the relevant language of the setback requirement would create a situation where applicant must either **(1)** deprive the Applicant of normal ingress/egress to the backyard by moving the shed closer to applicant's home, **(2)** undergo an unnecessary and undue hardship by creating a location in the backyard for the shed by cutting down irreplaceable century old Southern Live Oak trees and expending significant resources to rework the drainage conditions of the backyard to ensure stormwater is not discharged onto neighboring properties, or **(3)** having no shed at all therefore depriving the Applicant of a right commonly enjoyed by all of his neighbors.

Staff Findings: The Applicant states that the literal interpretation of the code section would require some sort of action from the applicant to relocate the shed (accessory structure). Staff defers to the Board on whether this criteria has been met and whether the evidence and justification provided by the applicant satisfies this criteria.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response: Given the aforementioned site constraints, the requested variance is the minimum possible to create a safe, consistent development with regards to the subject property and the necessary ingress/egress locations, while preventing drainage problems for both the Owner and the Owner's neighbors.

Staff Findings: The Board needs to determine whether this request is the minimum variance that will make possible the continued reasonable use of the existing structure.

F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response: No portion of the request is detrimental or injurious to the area or public welfare. The request is consistent with the overall pattern of development previously approved in the general location, while also maintaining the overall intent of the City's Land Development Code as it relates to the development and public safety.

Staff Findings: Granting this request would not alter the overall use of the property (single-family dwelling), and would not be injurious to the area involved or to the public welfare.

A. Link to Strategic Goals / Objectives: N/A

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

III. CONCLUSION: The applicant is proposing to do the following:

- Keep the shed (accessory structure) in the existing location (2' from property line) but anchoring the structure to the ground to increase the structural integrity.

Per *Land Development Code (LDC), Section 2.25.03(C)*, to authorize a variance request, the Board of Adjustment must find that all six (6) of the aforementioned criteria must be satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether to approve or deny the variance request. Should the Board decide to approve the request, Staff recommends that a condition be added that the shed (accessory structure) be anchored to the ground.

IV. RECOMMENDED MOTION:

I recommend that the Board of Adjustment approve the proposed request, BOA-000991-2022, to allow the applicant's shed (accessory structure) to remain in its original, existing

location, with the condition that the applicant anchor the shed to the ground, as presented.

ALTERNATIVE MOTION:

I recommend that the Board of Adjustment approve with conditions or deny the proposed Variance Request, BOA-000991-2022.

Attachments:

1. A. Letter of Request
2. B. Site Plan
3. C. Stormwater Letter
4. D. Proof of Ownership
5. E. Agent Authorization Form
6. F. Letters of Support

January 2, 2023

City of Destin
Community Development Department
City of Destin Annex
4100 Indian Bayou Trail
Destin, Florida 32541

**RE: Parcel # 00-2S-22-1650-000D-0080
Variance Application - Letter of Request**

To Whom it May Concern:

Please consider this letter an official request to consider an Application for Variance at the parcel noted above.

The Application for Variance regards the Bay Estates zoning for side setbacks of 10 feet from boundary lines for accessory structures located on Bay Estate properties. The Applicant is requesting a Variance from this requirement as it pertains to a soon-to-be submitted permit to improve an existing accessory structure's safety, by anchoring the accessory structure to the ground. This Variance request specifically pertains to the setback on the eastern boundary line of the property.

The attached application and supporting data outline the reasons for this request. Specifically, there is an existing accessory structure that cannot be located anywhere else on the site without either (1) creating untenable stormwater drainage issues for the Applicant's property and surrounding properties, or (2) requiring removal of numerous century-old oak trees and re-grading of the property. The specifics of these items and the hardships they create are detailed in the application.

Notably, none of the hardships originate from actions taken by the Applicant.

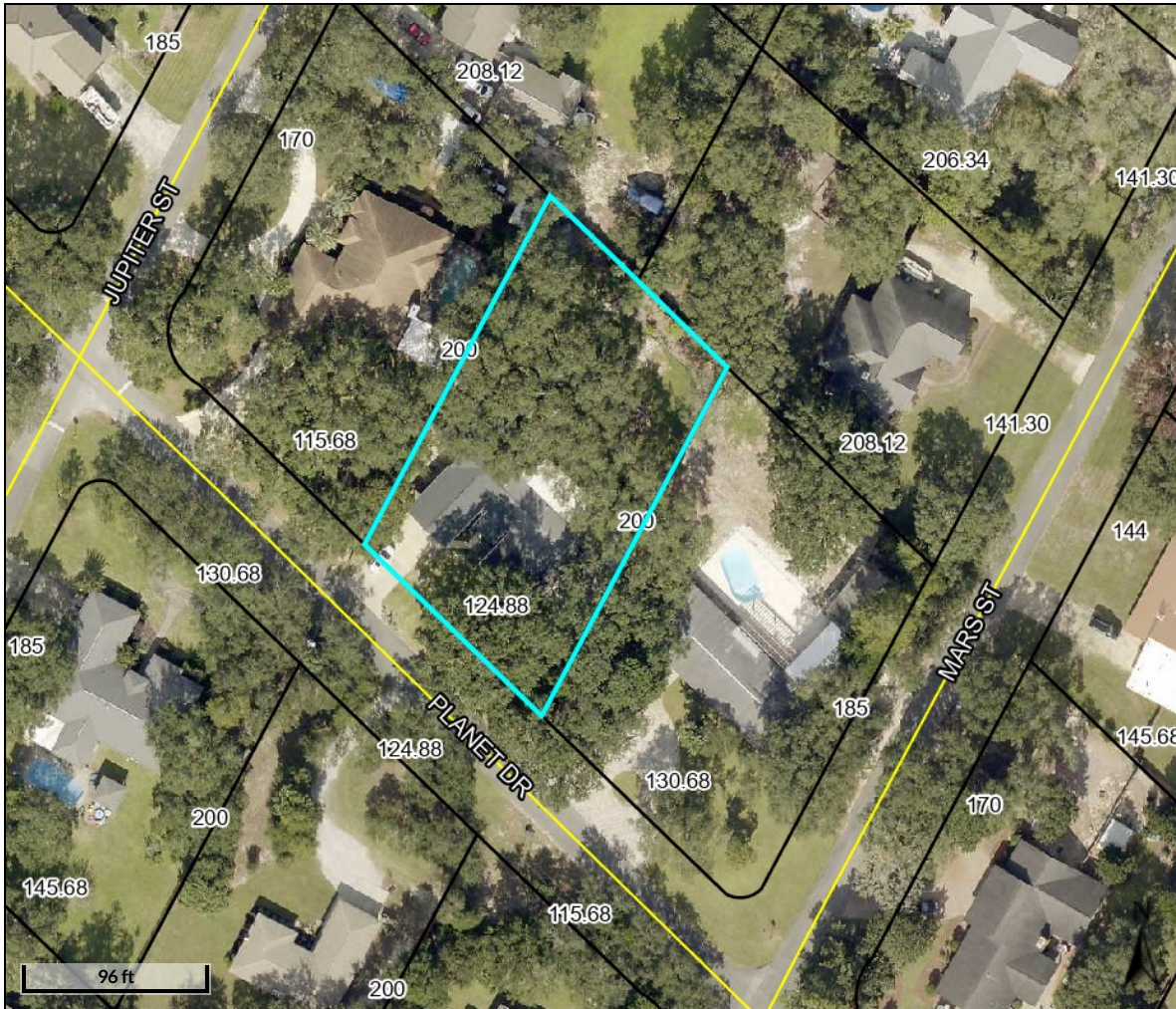
We appreciate your review of this information. If you have questions about this letter or the items included in this Variance application, then please contact me.

Sincerely,

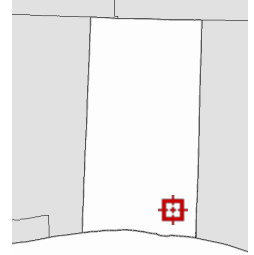


Jeffrey L. Burns, Esq.

SITE PLAN



Overview



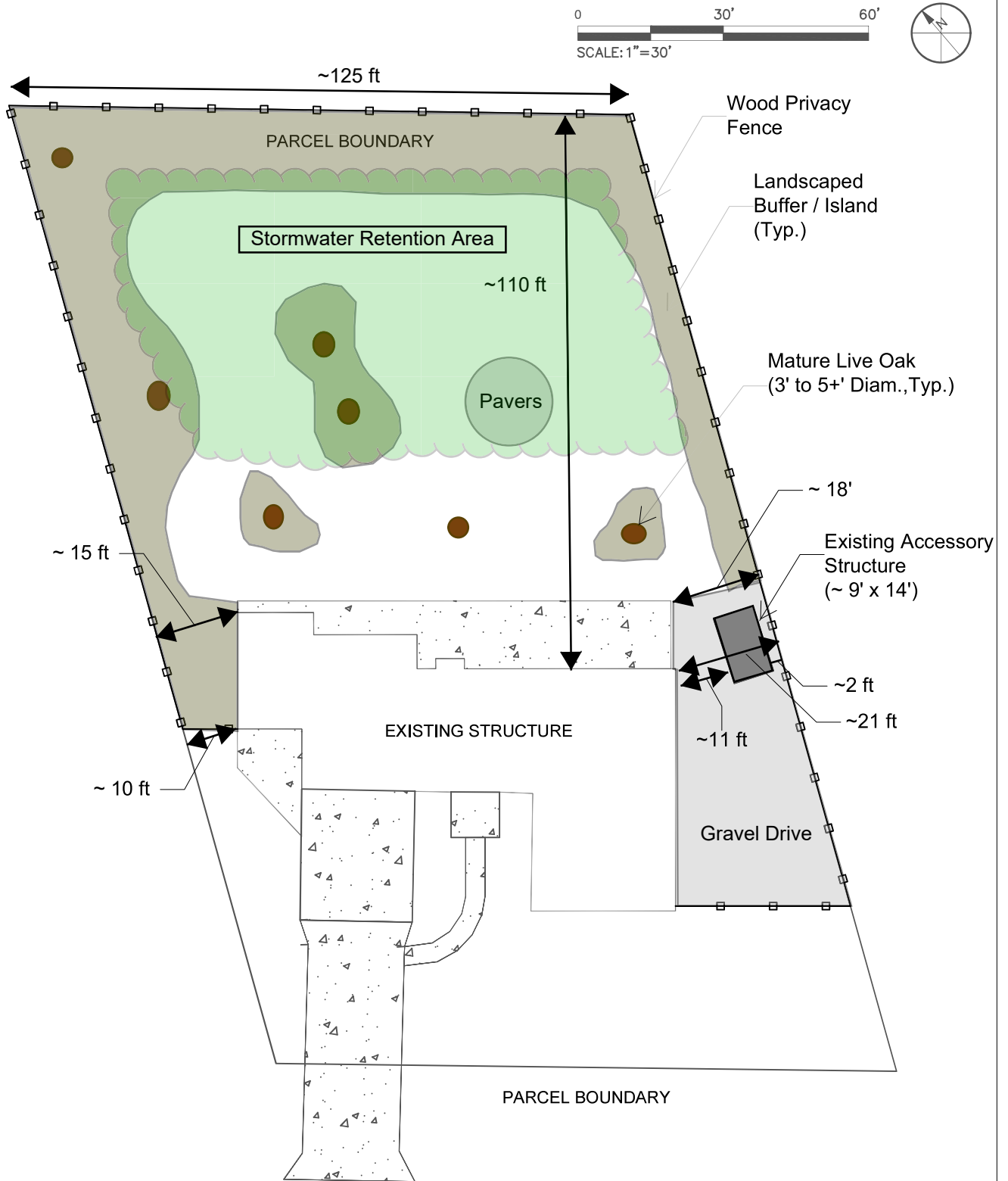
Legend

- Parcels
- Roads
- Dimensions
- Subdivisions
- Water
- City Labels

Parcel ID	00-2S-22-1650-000D-0080	Physical Address	735 PLANET DR DESTIN	Land Value	\$145,456	Last 2 Sales			
Acres (GIS)	0.55	Mailing Address	TRAMMELL MATTHEW A	Ag Land Value	\$0	Date	Price	Reason	Qual
Property Class	SINGLE FAM	Address	735 PLANET DR DESTIN, FL 32541	Building Value	\$316,930	3/15/2005	\$405,000	N/A	Q
Taxing District	10			Misc Value	\$8,843	2/14/1977	\$7,500	N/A	Q
				Just Value	\$471,229				
				Assessed Value	\$272,612				
				Exempt Value	\$50,000				
				Taxable Value	\$222,612				

Date created: 12/30/2022
Last Data Uploaded: 12/30/2022 10:11:58 AM

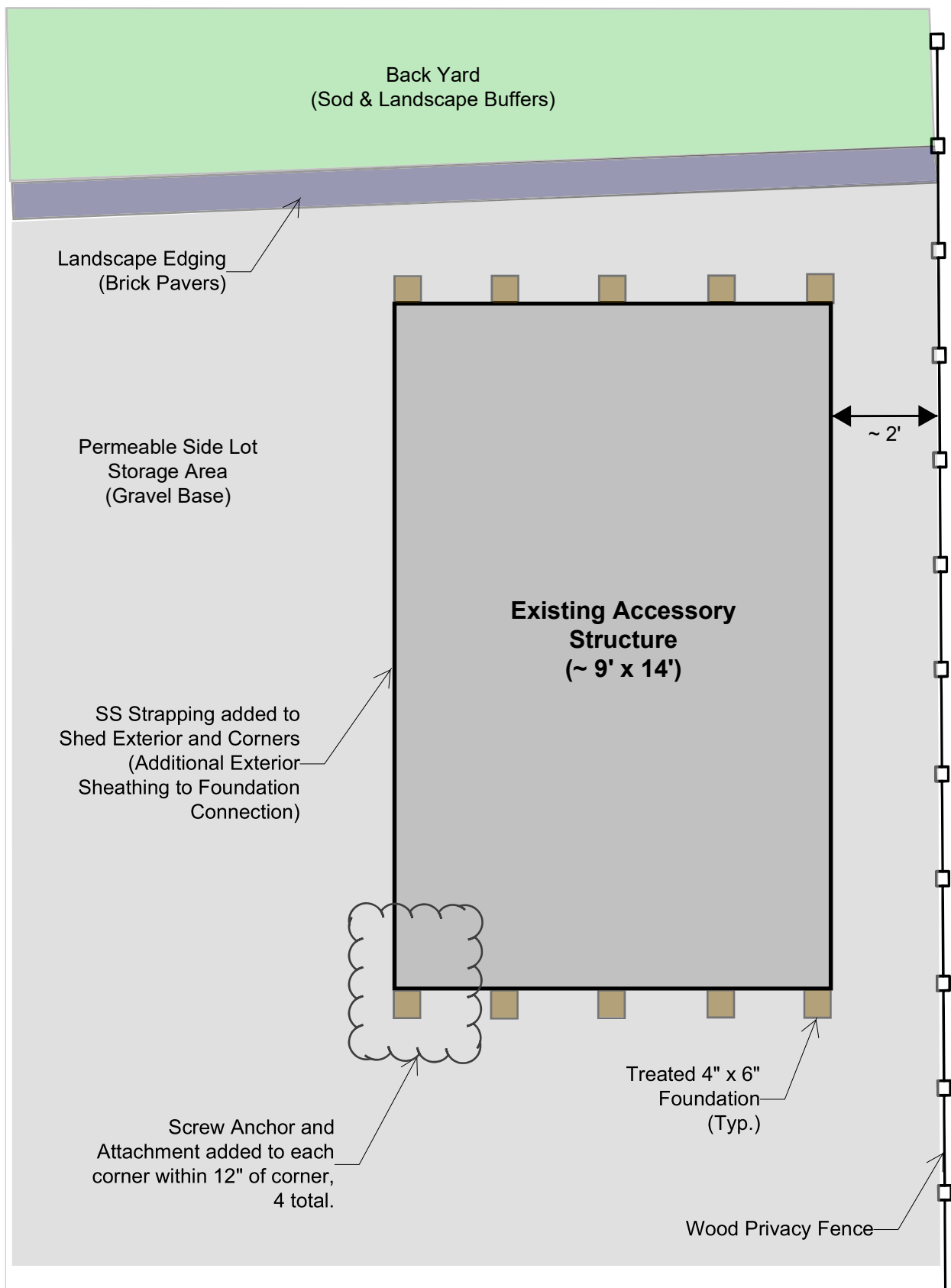
Developed by Schneider
GEOSPATIAL



SITE PLAN

NOTES:

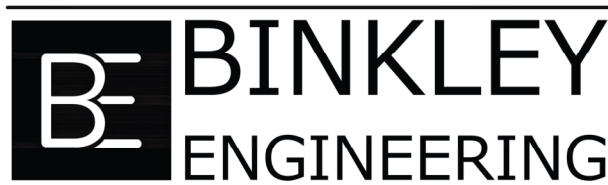
1. This is not an official survey. Features shown for accessory structure regulatory review only.
2. Not all site features shown on site plan for clarity.
3. Front yard landscaping not shown for clarity.



PROPOSED STRUCTURE IMPROVEMENTS

NOTES:

1. Features shown for accessory structure regulatory review only.
2. Not all site features shown on plan.



434 Benning Drive Destin, FL 32541 (850) 974-5421

January 30, 2023

City of Destin
Community Development Department
City of Destin Annex
4100 Indian Bayou Trail
Destin, FL 32541

**RE: General Stormwater Review
735 Planet Drive
Parcel # 00-2S-22-1650-000D-0080
Variance Application - Letter of Request**

To Whom it May Concern:

I have performed a general review of the stormwater management features on the property located at 735 Planet Drive, Destin, FL 32541 (Okaloosa County Parcel No. 00-2S-22-1650-000D-0080). The scope of work included reviewing the existing conditions and stormwater management features at the property and providing a general assessment of potential stormwater impacts resulting from relocating the existing accessory structure (shed) to the northern portion of the parcel. Relocating the structure to the western side yard or front yard was not considered.

The overall topography of the site is relatively flat with a very mild gradient from the southern boundary to the northern boundary of less than 2% (i.e., water drains from south to north). Sod/grass is the predominant ground cover on the site with numerous, large trees (primarily live oak). Established citrus trees and flower beds, some relatively large, exist along the parcel boundaries and within interior areas of the property. See attached site plan for a general layout of the existing property conditions.

A gutter system encompasses the primary residence and stormwater runoff from the house is discharged through numerous downspouts. Given the layout of the house and gable roof orientation, the majority of stormwater from the residence is discharged along the eastern and northern (backyard) portions of the property. Stormwater from the eastern side of the home is discharged via two downspouts and water is diverted northeasterly toward the central portion of the gravel drive and ultimately the backyard area. From the site visit, it appears stormwater collects near the central portion of the gravel drive area and any overland flow is directed northerly toward the backyard interior. Stormwater from the northern portion of the home is discharged via four large downspouts and sheet flow from the existing concrete back porch. The downspouts discharge directly into the backyard via flow diverters. Notably, splash blocks are present at or near each of the gutter downspout exits. However, from the observed soil erosion, it is apparent that large volumes of water discharge through the gutter system. It appears water pools near the downspouts and sheet flows from the back porch area northward toward the primary stormwater management area (see Site Plan). Notably, numerous small depressions are evident in the areas immediately north of the home and the back porch, providing small, isolated retention areas. Stormwater from the accessory building along the eastern portion of the

property is collected via a gutter and downspout with a flow diverter that redirects stormwater as sheet flow into the interior portion of the property.

Stormwater management and treatment appears to be provided via retention and infiltration through vegetated lands, specifically by small depressed areas throughout the site and a larger sodded area along the northern portion of the property. Specifically, there are numerous small depressions along the central portion of the eastern gravel area and immediately north of the back porch that appear to provide valuable storage capacity and interim treatment prior to stormwater reaching the larger depression along the northern portion of the property.

Small test holes were dug in various locations in the backyard area and the soil appears to be clean white/grey sand with an approximate 3-to-6-inch layer of topsoil. No additional sampling or testing was performed. According to the NRCS Soil Survey, the onsite soil is identified as Kureb Sand. Kureb sand has a published depth to water table of more than 80 inches and a high infiltration rate of 6-20 in/hr.

As previously mentioned, the clear areas along the eastern portion of the property (gravel drive) and immediately north of the primary residence include small depression areas that serve to slow any overland flow prior to reaching the primary stormwater management area. These areas provide valuable storage capacity and infiltration areas where stormwater runoff flows appear to be quite strong. Relocation of the accessory structure to the clear areas along the eastern property or the clear areas immediately north of the primary residence is not recommended. The structure would reduce storage capacity and infiltration in the most critical areas. The structure itself would also contribute to reduced capacity in these areas and increased flow volumes from the structure's gutter system. Additionally, placing the structure in an area of increased flow or water ponding is also not recommended from a general engineering perspective given the potential for foundation material losses (erosion) and the increased potential for structure settlement and/or foundation decay. Large home appliances (A/C unit and lawn pump) and per the homeowner, a sewer line, exist immediately east of the home further reducing usable area. Lastly, placing the structure in the clear areas along the eastern property boundary would likely eliminate or greatly reduce the potential for vehicular access to the backyard. This access is needed for routine maintenance of the lawn and overall property (e.g., tree trimming). For the subject property, routine maintenance of the gutter system, regular lawn mowing and lawn aeration will ensure the existing facilities maintain their current function.

Relocation of the accessory structure further northward, in the central or northern portion of the backyard, is also not recommended. Relocating the structure within this area will have a direct adverse effect by reducing the potential storage volume and treatment capacity within the existing, primary stormwater management area. In addition, relocating the structure further northward will result in an increased, concentrated flow volume within or immediately adjacent to the stormwater management areas, providing reduced infiltration and capacity potential compared to the existing conditions. Notably, the primary stormwater management facility is located at the far northern extent of the property and any exceedances of capacity may result in stormwater discharge to the neighboring properties to the north.

Lastly, there are numerous legacy live oaks and mature citrus trees and flower beds in the backyard that provide significant benefit to the natural landscape and stormwater management/treatment. Removing or noticeably trimming these visibly beneficial features to relocate the accessory structure is not recommended and may not be permissible. Additionally, relocating the structure will likely require a substantial amount of regrading of the site to ensure all stormwater generated remains on the property.

Such a large-scale grading effort would likely have an adverse effect on the established, mature vegetation and legacy oak trees.

In conclusion, relocating the accessory structure to the clear areas along the eastern property or the clear areas north of the primary residence is not recommended from a stormwater management perspective. From this general review, the existing structure appears to be located in an ideal location for the existing stormwater management.

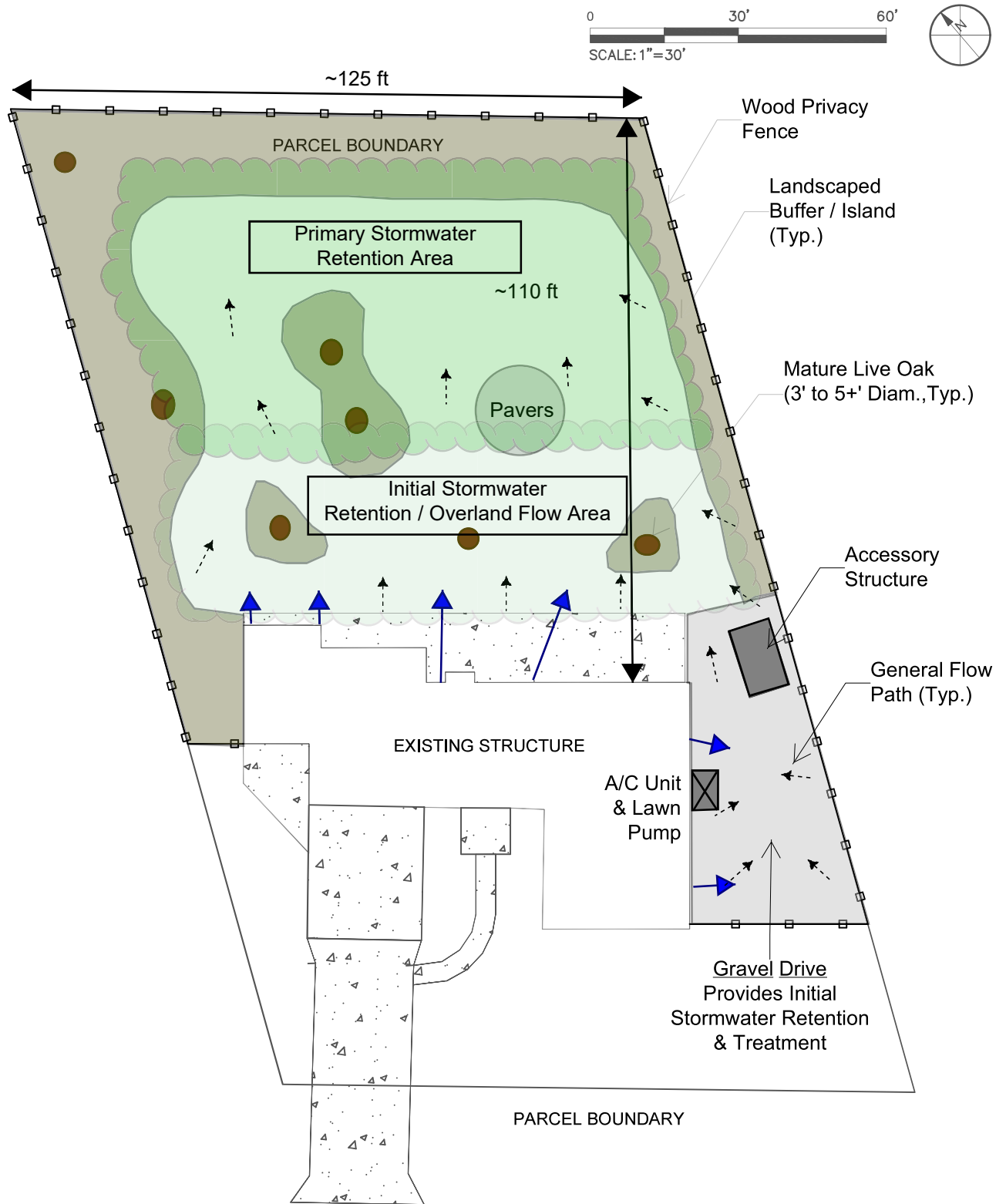
I have provided a general site plan of the backyard to support the current recommendation. Please note, the attached site plan is not a survey of all features on site and focuses primarily on the backyard and stormwater management area.

If you have any questions or comments regarding this project, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RS Binkley', with a large, sweeping flourish at the end.

Ross S. Binkley, P.E.



SITE PLAN

NOTES:

1. This is not an official survey. Features shown for accessory structure regulatory review only.
2. Not all site features shown on site plan for clarity.
3. Front yard landscaping not shown for clarity.

1000
2835. -

Prepared By / Return To:
Mandi J. Scott, an employee of
RELS Title / ATI
34851 Emerald Coast Parkway
Suite 150
Destin, FL 32541
incidental to the issuance of a title insurance policy.
File Number: 05790401
Parcel ID #: 1D: 00-2S-22-1650-000D-0080

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated March 15th, 2005 by
James M. Brunson and Winifred M. Brunson, Husband and Wife
whose post office address is:
6404 Old River Road, Baker, FL 32513
hereinafter called the GRANTOR, to
Matthew A. Trammell, a Single Man
whose post office address is:
3823 Indian Trail, Destin, FL 32541
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **OKALOOSA** County, Florida, viz:

***Lot 8, Block D, Moreno Acres Subdivision, according to the plat thereof as recorded in
Plat Book 2, Page 165, Public Records of Okaloosa County, Florida.***

THIS PROPERTY WAS THE HOMESTEAD OF THE GRANTOR.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2005** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, the GRANTOR is lawfully seized of said land 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *Mandi J. Scott*
Print: **Mandi J. Scott**

Signature: *James M. Brunson*
Print: **James M. Brunson**

Signature: *Ruth Mae Critten*
Print: **Ruth Mae Critten**

Signature: *Winifred M. Brunson*
Print: **Winifred M. Brunson**

Signature: _____
Print: _____

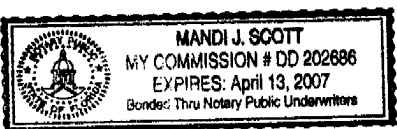
Signature: _____
Print: _____

Signature: _____
Print: _____

Signature: _____
Print: _____

State of **Florida**
County of **Okaloosa**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **March 15th, 2005** by **James M. Brunson and Winifred M. Brunson, Husband and Wife** who is personally known to me or who has produced _____ as identification.



Notary Signature: *Mandi J. Scott*
Print Name: **Mandi J. Scott**

RELS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CD	ALTERNATE KEY	PROPERTY ADDRESS
002S221650000D0080		DEDF	1008750	735 PLANET, DESTIN, 32541
TRAMMELL MATTHEW A 735 PLANET DR DESTIN, FL 32541				735 PLANET MORENO ACRES S/D LOT 8 BLK D

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
OKALOOSA COUNTY BD OF CO COMMS					
CAPITAL OUTLAY	0.16263	272,612	50,000	222,612	36.20
GENERAL	3.63944	272,612	50,000	222,612	810.18
COUNTY PUBLIC HEALTH UNIT	0.02873	272,612	50,000	222,612	6.40
SCHOOL LOCAL	2.24800	272,612	25,000	247,612	556.63
SCHOOL STATE	3.33100	272,612	25,000	247,612	824.80
NORTHWEST WATER DISTRICT	0.02610	272,612	50,000	222,612	5.81
CITY OF DESTIN	1.61500	272,612	50,000	222,612	359.52
DESTIN FIRE DISTRICT	1.00000	272,612	50,000	222,612	222.61
EXEMPTIONS APPLIED: ADDTL HOMESTEAD, HOMESTEAD EXEMPTION					
TOTAL MILLAGE 12.05090			AD VALOREM TAXES		\$2,822.15

Receive future tax bills by email. Visit **OkaloosaTax.com** and register for BillExpress today!

QUICKLY AND SECURELY PAY YOUR TAXES ONLINE AT

OkaloosaTax.comE-check is **FREE!**USING YOUR
SMARTPHONE CAMERA,
SCAN TO PAY ONLINEIF POSTMARKED BY:
PLEASE PAY ONLY
ONE AMOUNTNov 30, 2022
\$0.00RECEIVE YOUR FUTURE
TAX NOTICES BY EMAIL.
SIGN UP FOR**BillExpress™****NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY RATE AMOUNT

NON-AD VALOREM ASSESSMENTS

\$0.00

COMBINED TAXES AND ASSESSMENTS

\$2,822.15

RETAIN THIS PORTION FOR YOUR RECORDSAFTER MARCH 31ST, TAXES MUST BE PAID BY CASH, CASHIER'S CHECK OR MONEY ORDER
PLEASE MAKE CHECKS PAYABLE TO BEN ANDERSON TAX COLLECTOR. MAIL PAYMENTS TO P.O. BOX 1390, NICEVILLE, FL 32588

ACCOUNT NUMBER	PROPERTY ADDRESS
002S221650000D0080	735 PLANET, DESTIN, 32541
ALTERNATE KEY	PRIOR TO MARCH 31ST TAXES CAN BE PAID WITH CASH, CHECK, CREDIT/DEBIT CARDS OR E-CHECK.
1008750	

PAY ONLINE
OkaloosaTax.com**PAY BY MAIL**
P.O. BOX 1390
Niceville, FL 32588**PAY ONLY
ONE AMOUNT**☐ **Nov 30, 2022**
\$0.00

RETURN WITH PAYMENT

735 PLANET
DESTIN 32541TRAMMELL MATTHEW A
735 PLANET DR
DESTIN, FL 32541



Agent Authorization Form
Community Development Department
City of Destin, Florida

I/We Matthew A. Trammell
(print name of property owner)

hereby authorize Attorney Jeffrey Burns
(print name of agent)

To represent me/us in an application for Variance
(type of application: variance, land use, zoning, site plan, etc.)

Matthew A. Trammell

Signature of Owner

Signature of Owner

Matthew A. Trammell

Print name of owner

Print name of owner

STATE OF Florida
COUNTY OF Okaloosa

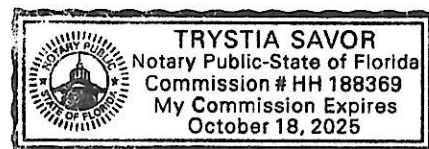
The foregoing instrument was acknowledged before me by means of physical presence ☒ or
online notarization ☐, this 21 day of December, 2022.

By: Matthew A. Trammell
(Print name)

Personally known ☐ OR Produced Identification FLDL

Trystia Savor
Notary Signature

Seal:



TRAMMELL

Variance Application Supplemental Materials

Letters of Consent from 22 Neighbors

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

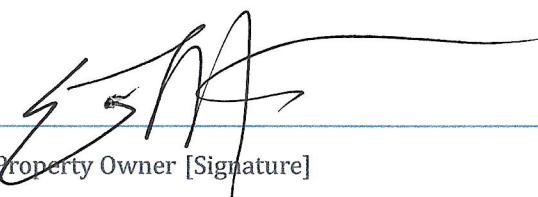
To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

712 Jupiter Street
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Edward Morgan 2/12/23
Property Owner [Printed Name] Date

 2/12/23
Property Owner [Signature] Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

715 Jupiter Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Rebecca Hinrichs

2/12/23

Property Owner [Printed Name]

Date

R.H.

2/12/23

Property Owner [Signature]

Date

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

717 Jupiter Street
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Jere R. Boutz

Property Owner [Printed Name]

2/7/2023

Date

Jere R. Boutz

Property Owner [Signature]

2/7/2023

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

720 Planet Drive

Destin, FL 32541

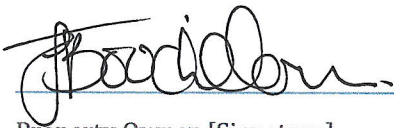
I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Joanne Bouchillon

Property Owner [Printed Name]

Feb. 12. 2023'

Date



Property Owner [Signature]

Feb. 12. 2023.

Date

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

721 Planet Drive
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

MARK D MAGOUIRK 2/20/23
Property Owner [Printed Name] Date

Mark D Magouirk 2/20/23
Property Owner [Signature] Date

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

725 Planet Drive
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Steven Cann

2-12-2023

Property Owner [Printed Name]

Date



2-12-2023

Property Owner [Signature]

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

805 Jupiter Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Jeanne Pierce

3/2/2023

Property Owner [Printed Name]

Date

Jeanne Pierce

3-2-2023

Property Owner [Signature]

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

812 Jupiter Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Anna Skirah

2-13-2023

Property Owner [Printed Name]

Date

Anna Skirah

2-13-2023

Property Owner [Signature]

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

808 Jupiter Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

MARCUS Cook 2-12-23
Property Owner [Printed Name] Date

 2-12-23
Property Owner [Signature] Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

715 Mars Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

JUSTIN HAU

Property Owner [Printed Name]

3/2/23

Date



Property Owner [Signature]

3/2/23

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

716 Mars Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

JOSE A Delgado Ilo

Property Owner [Printed Name]

3/2/23

Date



Property Owner [Signature]

3/2/23

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

800 Mars Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Brian Squire

2/13/23

Property Owner [Printed Name]

Date



2/13/23

Property Owner [Signature]

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

808 Mars Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Sally Biedenharn

Property Owner [Printed Name]

2-13-2023

Date

Sally Biedenharn

Property Owner [Signature]

2-13-2023

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

809 Mars Street

Destin, FL 32541

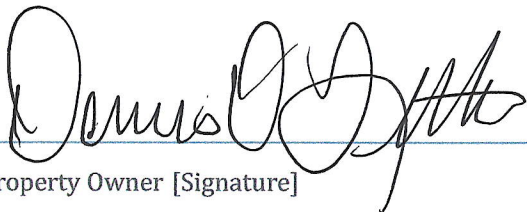
I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

DENNIS LITKA

Property Owner [Printed Name]

2/13/23

Date



Property Owner [Signature]

2/13/23

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

813 Mars Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Deborah McNay

Property Owner [Printed Name]

2/13/23

Date

Deborah McNay

Property Owner [Signature]

2/13/23

Date

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

To Whom It May Concern,

I am a property owner directly adjacent to Matthew Trammell (735 Planet Drive). My address is:

739 Planet Drive
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Carlos Gonçalves

Property Owner [Printed Name]

01-29-23

Date

Chris Le...

Property Owner [Signature]

01-29-23

Date

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

To Whom It May Concern,

I am a property owner near Matthew Trammell (735 Planet Drive). My address is:

719 Mars Street
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Robert Perdue 2-13-23
Property Owner [Printed Name] Date

 2-13-23
Property Owner [Signature] Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner directly adjacent to Matthew Trammell (735 Planet Drive). My address is:

734 Planet Drive

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Mary Noser

Property Owner [Printed Name]

1/29/23

Date

Mary Noser

Property Owner [Signature]

1/29/23

Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner directly adjacent to Matthew Trammell (735 Planet Drive). My address is:

738 Planet Drive

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

George A. Gardner 1/28/2023
Property Owner [Printed Name] Date

L. P. Lawrence 1/28/2023
Property Owner [Signature] Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner directly adjacent to Matthew Trammell (735 Planet Drive). My address is:

800
~~804~~ Jupiter Street
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Claudia Faye Boroughs
Claudia Faye Boroughs 1/28/23
Property Owner [Printed Name] Date

Claudia Faye Boroughs 1/28/23
Property Owner [Signature] Date

City of Destin

Board of Adjustment

4100 Indian Bayou Trail

Destin, FL 32541

To Whom It May Concern,

I am a property owner directly adjacent to Matthew Trammell (735 Planet Drive). My address is:

804 Jupiter Street

Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Property Owner ~~[Printed Name]~~

Sign.

Date

1/25/2023

Property Owner ~~[Signature]~~ *Print*

Date

Mike Jarosewicz

City of Destin
Board of Adjustment
4100 Indian Bayou Trail
Destin, FL 32541

To Whom It May Concern,

I am a property owner directly adjacent to Matthew Trammell (735 Planet Drive). My address is:

805 Mars Street
Destin, FL 32541

I am aware of the existing shed/ accessory structure on Mr. Trammell's property and have no issue with the structure remaining in its current location.

Rachel Wright 1/28/23
Property Owner [Printed Name] Date

Rachel Wright 1/28/23
Property Owner [Signature] Date