



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, AUGUST 3, 2023
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. July 6, 2023 Minutes**
- 4. NEW BUSINESS**
 - A. Proposed Conditional Use (LU-001154-2023) – Calhoun Harbor**
 - B. Ordinance 23-10-LC - Luxury Motor Home Resorts as a Conditional Use in TCMU**
- 5. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)
- 6. DIRECTOR'S REPORT**
- 7. NEXT MEETING DATE: August 17, 2023**

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)

DRAFT

**LOCAL PLANNING AGENCY
MEETING MINUTES
JULY 6, 2023 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, July 6, 2023, 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
Corey Ledbetter
Jay Purut
Marcie Bell

Members Absent

Todd Buhr

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor, Principal Planner
Christopher Willis Planner
Rachael Hoag Planner

3. NEW BUSINESS:

A. Discussion/Recommendation of draft Land Development Code language of the new Article 1 – General Provisions/Legal, Article 2 – Administration & Article 3 – Nonconformities

Mr. O'Connor explained that the information has been made available to the public for comment on the city website, however, there have not been any comments received.

Chairman Wood spoke of how Agency member Buhr has given staff his approval for the Articles, and he feels confident that they are in order.

Motion by Chairman Wood to recommend to City Council to approve LDC draft Articles 1 – General Provisions/Legal and Article 2 – Administration & Article 3 – Nonconformities, with Agency member Ledbetter providing the second.

Chairman Wood opened the hearing to the public, with no one present, he closed the public hearing and called for the vote, **the motion passed 5-0.**

4. DIRECTORS REPORT:

Mr. O'Connor informed the members next they will be reviewing Article 4, which is the largest of all and it would be a process. Additionally, after Article 4 is wrapped up, the others will most likely come in a more rapid pace.

5. ADJOURNMENT:

Having no further discussion at the meeting adjourned at 5:45 p.m.

Adopted and approved this _____ day of _____ 2023.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 3, 2023
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

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

FROM: Steve O'Connor, Principal Planner
Rachel Hoag, Planner

DATE: July 25, 2023

SUBJECT: Proposed Conditional Use (LU-001154-2023) – Calhoun Harbor

I. BACKGROUND: Innerlight Engineering Corporation, on behalf of Johnny Boswell, is requesting a Conditional Use (LU-001154-2023) approval for the construction of a 54-unit, long-term multi-family attached townhome development and the associated site infrastructure. The subject project is generally located within the 100 blocks of Sibert and Calhoun Avenue, totaling approximately 5.2 acres. The associated Parcel IDs are as follows: 00-2S-22-0310-000D-072G; 00-2S-22-0310-000D-072E; 00-2S-22-0310-000D-0050; 00-2S-22-0310-000D-005A; 00-2S-22-0310-000D-0060; 00-2S-22-0310-000D-0070; 00-2S-22-0310-000D-0080; 00-2S-22-0310-000D-0090.

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

A. COMPREHENSIVE PLAN POLICY ELEMENTS:

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

use area. It also provides a transition between the **South Harbor Mixed Use** area and U.S. 98 to the south, the "**Old Destin Area**" to the northeast, and **Clement Taylor Park** to the north. Planned developments that increase pedestrian connectivity, east-west vehicular connectivity, and parks or open space shall be encouraged. Redevelopment of this area is intended to provide a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities. This area also permits appropriately scaled institutional uses. The proposed use of long-term single-family detached dwellings is in line with the intent of the CMU-V Future Land Use Designation.

B. LAND DEVELOPMENT CODE/ZONING ELEMENTS:

The following includes a review and analysis of the proposed conditional use based on the criteria outlined in **LDC Section 7.12.10**:

C. CONDITIONAL USE ELEMENTS: The proposed long-term, multi-family attached dwelling residential development is a Conditional Use in CMU-V, as per **LDC Section 7.12.06, Table 7-2**. In accordance with **LDC Section 7.12.10**, the applicant provided a conditional use request based upon the following:

- i. Characteristic of Use
- ii. On and Offsite Improvement Needs
- iii. On-site Amenities
- iv. Criteria for Conditional Use

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

1. LAND USE COMPATIBILITY

Applicant Response: The proposed use (multi-family attached dwelling) is listed as a Conditional Use in the Calhoun Avenue Mixed Use – Village (CMU-V) zoning district. Per the LDC, “the area shall redevelop as a mixed-use area, accommodating primarily medium to high density long and short-term residential uses”; with the proposed being long-term residential. The development has been planned to utilize interconnected pathways throughout the development to connect to existing pedestrian pathways off-site. The proposed density of 10.4 DU/AC is in keeping with both existing and newly approved developments. Being as the development is a proposed residential use, similar to surrounding developments, there are no off-site impacts anticipated and mitigation efforts to include landscaping and necessary buffering will be applied.

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

Scale and Intensity: Long-term residential attached multi-family dwellings are listed as a Conditional Use within the **Calhoun Mixed Use - Village (CMU-V)** zoning district. The project is proposed on a 5.2-acre site. As stated previously, per the

City's Comprehensive Plan Policy 1-2.4.3: Mixed Use (MU), the primary intent of any mixed-use designated area is to allow an intense mixture of residential and commercial activity. Residential uses shall include long-term and short-term residential uses. Additionally, as per **Comprehensive Plan Policy 1-2.4.3.2**, the area shall redevelop as a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities as shall be defined in the *LDC*. As proposed, the project would have a density of 10.4 units/acre. The maximum density allowed in this zoning district is 12 units/acre.

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

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Applicant Response: The CMU-V zoning district has a maximum density of 12 DU/AC; the proposed density of 10.4 DU/AC for this development does not exceed what is allowable. The 5.2 AC subject parcel is large enough to accommodate all required facilities and infrastructure in relation to the size of the proposed development. Stormwater management consists of a dry retention system, collection swales and a series of interconnected pipes. Two separate accesses to the development will be provided- one at Sibert Avenue and another at Calhoun Avenue, with internal streets within the development connecting the two. Internal sidewalks Page 2 of 2 within the development as well as additional sidewalks being proposed abutting both Calhoun Avenue and Sibert, lend to interconnectivity with the immediate surrounding area.

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

Size: The proposed project is a 54-unit subdivision of long-term residential, attached multi-family dwellings on a 5.2-acre ($\pm 226,748$ SF) site. This equates to a proposed density of 10.4 units/acre. As previously stated, the maximum density allowed in this zoning district is 12 units/acre. The subject property is large enough in size to accommodate all required facilities and design requirements related to a multi-family subdivision.

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

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

3. PROPER USE OF MITIGATIVE TECHNIQUES

Applicant Response: As previously outlined, stormwater management will occur on-site. Internal street lighting, as provided with the Major Development Project DEV001146-2023, will cause no lighting pollution and will not adversely impact adjacent properties. With 216 residential parking spaces proposed and an additional 3 spaces for the pool amenity, we have far exceeded the required 162 spaces and demonstrated there will be no impact caused by parking outside the immediate development area.

Staff Comments: The project proposes on-site stormwater management requirements per *LDC 10.03.02., Stormwater Management*, which prevents adverse impacts to adjacent land uses, as well as other applicable mitigative techniques, all of which will be further reviewed by the Technical Review Committee, **therefore meeting this criterion**. The development is also proposing a hammerhead (dead-end street) adjacent to Sibert Avenue. The lack of visibility within the development will discourage nonresidents from cutting through the development, therefore, increasing the safety of the surrounding area.

4. HAZARDOUS WASTE

Applicant Response: No hazardous waste is anticipated to be generated as part of this development.

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

5. OVER PROLIFERATION OF USE

Applicant Response: Multi-family attached dwellings are a Conditional Use within the CMU-V zoning district. Based on a review of surrounding developments, there is a mix of uses with only three multi-family developments in the immediate vicinity.

Staff Comments: Long-term residential attached multi-family dwelling units are a Conditional Use in the **CMU-V zoning district**. Staff has found the current CMU-V zoning district information:

Single-family properties	12
Vacant Properties	10*
County Properties	1
Residential Community Properties	1
Total Multi-family Properties	12
Total Multi-family Property Units	20
Total Acreage	17.17 acres
Total Properties	36

**The proposed project will occupy 8 of the currently vacant properties*

The Multi-family properties constitute 33% of the total number of properties in the **CMU-V Zoning District**.

Please see *Attachment 7 – CMUV Properties* for a visual representation of the CMU-V zoning district properties. **Staff defers to the LPA on whether this constitutes an over proliferation of multi-family attached dwellings within the CMU-V district.**

6. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Applicant Response: As proposed, we believe this Conditional Use application meets development standards outlined in the City of Destin LDC and adheres to the objectives of the Comprehensive Plan.

Staff Comments: At the current level of review, the proposed conditional use application meets the land development standards and regulations outlined in Article 7 of the Land Development Code and the policies and objectives of the Comprehensive Plan **and therefore, meets this criterion.** *Stormwater and other LDC compliance will be reviewed by the Technical Review Committee through the Development Order.*

7. PUBLIC COMMENT: None received to date.

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

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

C. Level of Service (LOS): There will be a minimal impact on the Level of Service in the area of the Calhoun and Sibert Avenue corridors. According to the Traffic Impact Analysis submitted to the Major Development application (DEV-001146-2023), dated March 31, 2023, the proposed project is anticipated to generate 36 PM peak hour trips.

D. Legislative Sponsor:

III. CONCLUSION: The applicant is requesting a Conditional Use (LU-001154-2023) approval for the construction of a 54-unit, long-term multi-family attached townhome

development and the associated site infrastructure. The proposed use is a Conditional Use in the CMU-V Zoning District, per *Article 7.12.00, Land Development Code*.

The project is consistent with the following:

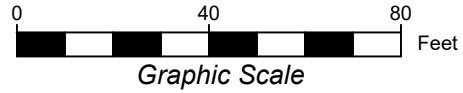
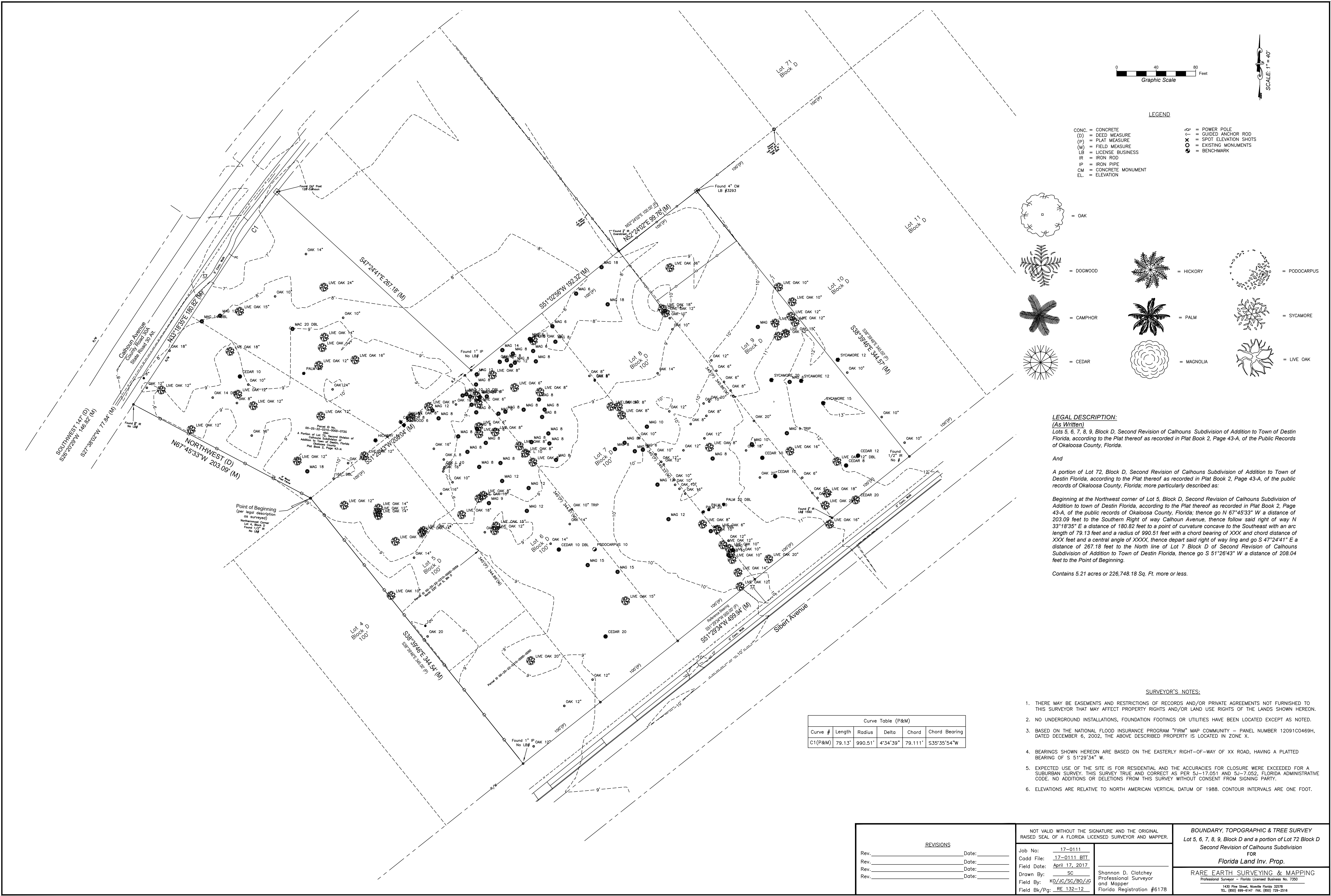
1. Comprehensive Plan *Policy 1-2: Future Land Use Element*.
2. Comprehensive Plan *Policy 12-4.1.8: Multi-Modal Transportation District*.
3. Land Development standards outlined in *Article 7, Land Development Code*.

As proposed, Staff has determined the development satisfies all but criterion 5 of the above-mentioned criteria required of a conditional use request. Should the LPA determine criterion 5 has been met, then Staff recommends the Local Planning Agency recommend City Council approval of the proposed Conditional Use, LU-001154-2023, pending the approval and issuance of the subject Major Development Order, Major Subdivision, and all applicable City and State permits.

IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend City Council approve **Conditional Use LU-001154-2023**.

Attachments:

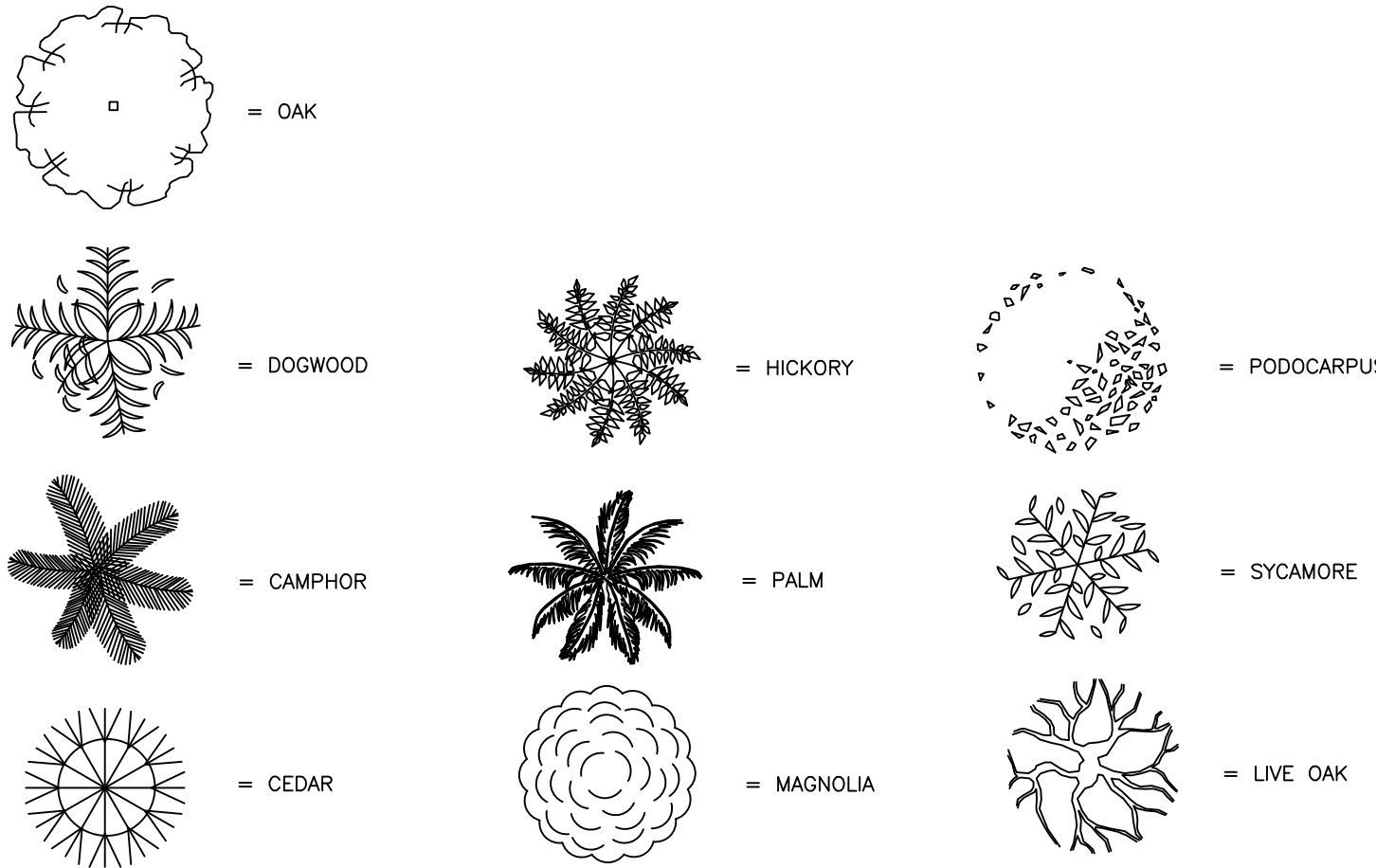
1. Survey
2. Agent Affidavit
3. Warranty Deed
4. Conditional Use Criteria
5. Traffic Analysis
6. CMUV Properties
7. TRAFFIC ANALYSIS (REV)-
signed_v1 (1)
8. TRAFFIC EXHIBITS - REV (V0)_v1
(1)



SCALE 1" = 40'

LEGEND

- CONC. = CONCRETE
(D) = DEED MEASURE
(P) = PLAT MEASURE
(M) = FIELD MEASURE
LB = LICENSE BUSINESS
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MONUMENT
EL. = ELEVATION
- POWER POLE
GUIDED ANCHOR ROD
SPOT ELEVATION SHOTS
EXISTING MONUMENTS
BENCHMARK



LEGAL DESCRIPTION:

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

And

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

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

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

SURVEYOR'S NOTES:

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

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

REVISIONS <table><tr><td>Rev.</td><td>Date:</td></tr><tr><td>Rev.</td><td>Date:</td></tr><tr><td>Rev.</td><td>Date:</td></tr><tr><td>Rev.</td><td>Date:</td></tr></table>		Rev.	Date:	Rev.	Date:	Rev.	Date:	Rev.	Date:	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. <table><tr><td>Job No:</td><td>17-0111</td></tr><tr><td>Cadd File:</td><td>17-0111_BT</td></tr><tr><td>Field Date:</td><td>April 17, 2017</td></tr><tr><td>Drawn By:</td><td>SC</td></tr><tr><td>Field By:</td><td>KQ/JC/SC/BO/JG</td></tr><tr><td>Field Bk/Pg:</td><td>RE 132-12</td></tr></table>		Job No:	17-0111	Cadd File:	17-0111_BT	Field Date:	April 17, 2017	Drawn By:	SC	Field By:	KQ/JC/SC/BO/JG	Field Bk/Pg:	RE 132-12	BOUNDARY, TOPOGRAPHIC & TREE SURVEY Lot 5, 6, 7, 8, 9, Block D and a portion of Lot 72 Block D Second Revision of Calhouns Subdivision FOR Florida Land Inv. Prop. RARE EARTH SURVEYING & MAPPING Professional Surveyor - Florida Licensed Business No. 7350 1430 Five Street, Navarre Florida 32578 TEL (904) 896-6167 FAX (904) 726-2516	
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Field Date:	April 17, 2017																								
Drawn By:	SC																								
Field By:	KQ/JC/SC/BO/JG																								
Field Bk/Pg:	RE 132-12																								

Agent Affidavit / Special Power of Attorney

State of: Florida County of: OKALOOSA

Johnny Boswell (for)

Know all men by these presents, that I, Calhoun Estates Properties, Inc. am presently the owner and/or leaseholder of 0060, 0070, 0080, 0090, 072E, 072G and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint David E. Smith

Innerlight Engineering Corporation whose address is 11490 Emerald Coast Pkwy 2E County of Walton, State of Florida, my Attorney full power to act as my agent in the process of obtaining Development Order, Local & State Permits for Calhoun Harbor FKA Calhoun Estates Residential Townhomes

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

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

WITNESSES:

Signature: Marla Sillivant
Printed Name: Marla Sillivant

State of: _____

APPLICANT:

Signature: Johnny Boswell
Printed Name: Johnny Boswell
County of: _____

The foregoing instrument was acknowledged before me by:

☒ Physical Presence
- OR -
☐ Online Notarization

This 29th day of JUNE, 2023 by Johnny Boswell, as Managing Member, for Calhoun Estates Properties, Inc.

(SEAL)



Printed Name of Notary Public
Debra H. Byerly

Signed Name of Notary Public
Debra H. Byerly

Commission Number: HH 222314

Expiration Date: 2/14/26

Prepared by and return to:

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

Parcel 1:

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

Parcel 2:

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

Parcel 3:

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

Parcel 4:

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

Parcel 5:

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

Parcel 6:

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

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

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

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

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

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

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

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

BY: [Signature]
 A. JERRY WRIGHT, MANAGER

STATE OF GEORGIA
 COUNTY OF Guinnell

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

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

(SEAL)

[Signature]
 NOTARY PUBLIC

My Commission Expires: 11-16-21

Exhibit "A"
 Permitted Encumbrances

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



July 7, 2023

Ms. Rachel Hoag

Planner

City of Destin - Community Development

4100 Indian Bayou Trail

Destin, FL 32541

Email: rhoag@cityofdestin.com

Re: Calhoun Harbor Conditional Use

Project# LU-001154-2023

Criteria for Conditional Uses

Dear Ms. Hoag,

Our client is requesting approval of Conditional Use LU-001154-2023, associated with Major Development Project DEV-001146-2023, for the proposed development known as Calhoun Harbor. Calhoun Harbor is a residential development consisting of a 54-unit residential townhome development with associated infrastructure on 5.2 acres. The subject property has a zoning designation of CMU-V. Per LDC 7.12.06, Table 7-2, multi-family attached dwellings are an allowable conditional use for the referenced zoning district.

The Conditional Use Criteria is as follows:

- a) **Land Use Compatibility** The proposed use (multi-family attached dwelling) is listed as a Conditional Use in the Calhoun Avenue Mixed Use – Village (CMU-V) zoning district. Per the LDC, *“the area shall redevelop as a mixed-use area, accommodating primarily medium to high density long and short-term residential uses”*; with the proposed being long-term residential. The development has been planned to utilize interconnected pathways throughout the development to connect to existing pedestrian pathways off-site. The proposed density of 10.4DU/AC is in keeping with both existing and newly approved developments. Being as the development is a proposed residential use, similar to surrounding developments, there are no off-site impacts anticipated and mitigation efforts to include landscaping and necessary buffering will be applied.
- b) **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use** The CMU-V zoning district has a maximum density of 12DU/AC; the proposed density of 10.4DU/AC for this development does not exceed what is allowable. The 5.2AC subject parcel is large enough to accommodate all required facilities and infrastructure in relation to the size of the proposed development. Stormwater management consists of a dry retention system, collection swales and a series of interconnected pipes. Two separate accesses to the development will be provided- one at Sibert Avenue and another at Calhoun Avenue, with internal streets within the development connecting the two. Internal sidewalks

within the development as well as additional sidewalks being proposed abutting both Calhoun Avenue and Sibert, lend to interconnectivity with the immediate surrounding area.

- c) **Proper use of mitigative techniques** As previously outlined, stormwater management will occur on-site. Internal street lighting, as provided with the Major Development Project DEV-001146-2023, will cause no lighting pollution and will not adversely impact adjacent properties. With 216 residential parking spaces proposed and an additional 3 spaces for the pool amenity, we have far exceeded the required 162 spaces and demonstrated there will be no impact caused by parking outside the immediate development area.
- d) **Hazardous waste** No hazardous waste is anticipated to be generated as part of this development.
- e) **Avoid over-proliferation of uses** Multi-family attached dwellings are a Conditional Use within the CMU-V zoning district. Based on a review of surrounding developments, there is a mix of uses with only three multi-family developments in the immediate vicinity.
- f) **Compliance with applicable laws and ordinances** As proposed, we believe this Conditional Use application meets development standards outlined in the City of Destin LDC and adheres to the objectives of the Comprehensive Plan.

Sincerely,

Innerlight Engineering Corporation

MARCH 31, 2023



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CALHOUN ESTATES TRAFFIC ANALYSIS

PREPARED BY: INNERLIGHT ENGINEERING CORPORATION

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



CALHOUN ESTATES
TRAFFIC ANALYSIS

PREPARED FOR:

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

PREPARED BY:

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

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1.2 Study Area..... 4

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1.4 Estimate of Site Generated Traffic 4

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PROJECT TRIP DISTRIBUTION MAP.....T2

US HWY 98 PM PEAK HOUR TRIPS.....T3

URBAN COLLECTOR ROADWAYS PM PEAK HOUR TRIPS.....T4

1.0 INTRODUCTION

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

1.1 Proposed Land Development Plan

Calhoun Estates is a development proposing 54 lot multi-family residential development within the City of Destin (Okaloosa County), Florida. The propped development is located just north of US Highway 98 between Calhoun Avenue and Sibert Avenue. The property is identified by Okaloosa County Property Appraiser as parcels 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-072E, and 00-2S-22-0310-000D-072G.

1.2 Study Area

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

1.3 Existing PM Peak Hour Traffic Volume Conditions

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

1.4 Estimate of Site Generated Traffic

The site is approximately 5.20 acres and currently is vacant. The proposed project consists of 54 multi-family attached townhomes. To determine the number of proposed trips the project will generate, standard trip generation rates and equations from the Institute for Transportation Engineers (ITE) Trip Generation manual, Tenth Edition, were used. Please see attached **Exhibit T1, PM Peak Hour Trip Generation Table**.

1.5 Project Trip Distribution and Assignment

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

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

1.6 Conclusion

This analysis is a Transportation Concurrency Analysis performed to assess the impact of the proposed Calhoun Estates project. The development is estimated to generate 36 additional trips during the PM peak hour (21 entering and 15 exiting). This analysis illustrates that the proposed development meets the standard for multimodal site design and mitigation, as outlined in the City of Destin, Land Development Code Section 8.09. This traffic analysis documents the trip generation and distribution of vehicle trips necessary for determining the mitigation requirement multiplier. The multiplier is utilized on the Multimodal Transportation Concurrency Evaluation Certificate which determines the overall success of the Multimodal Transportation District.

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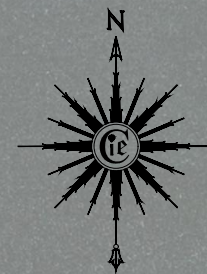
Project Trip Generation																		
ITE Land Use		Size	Units	Rate per DU	PM	Directional Distribution				Internal Capture				Unadjusted		%	Adjusted	
					Pk Hr	Entering		Exiting		Entering		Exiting		External Trips		New	External Trips	
Code	Land Use Description				Trips	%	Trips	%	Trips	%	Trips	%	Trips	Enter	Exit	Trips	Enter	Exit
220	Multi-Family Residential	54	DU	0.67	36	59%	21	41%	15	0%	0	0%	0	21	15	100%	21	15
	TOTAL				36		21		15		0		0	21	15		21	15



INNERLIGHT ENGINEERING CORPORATION
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5450 NORTH W STREET | PENSACOLA | FLORIDA | 32505

PM PEAK HOUR TRIP GENERATION TABLE

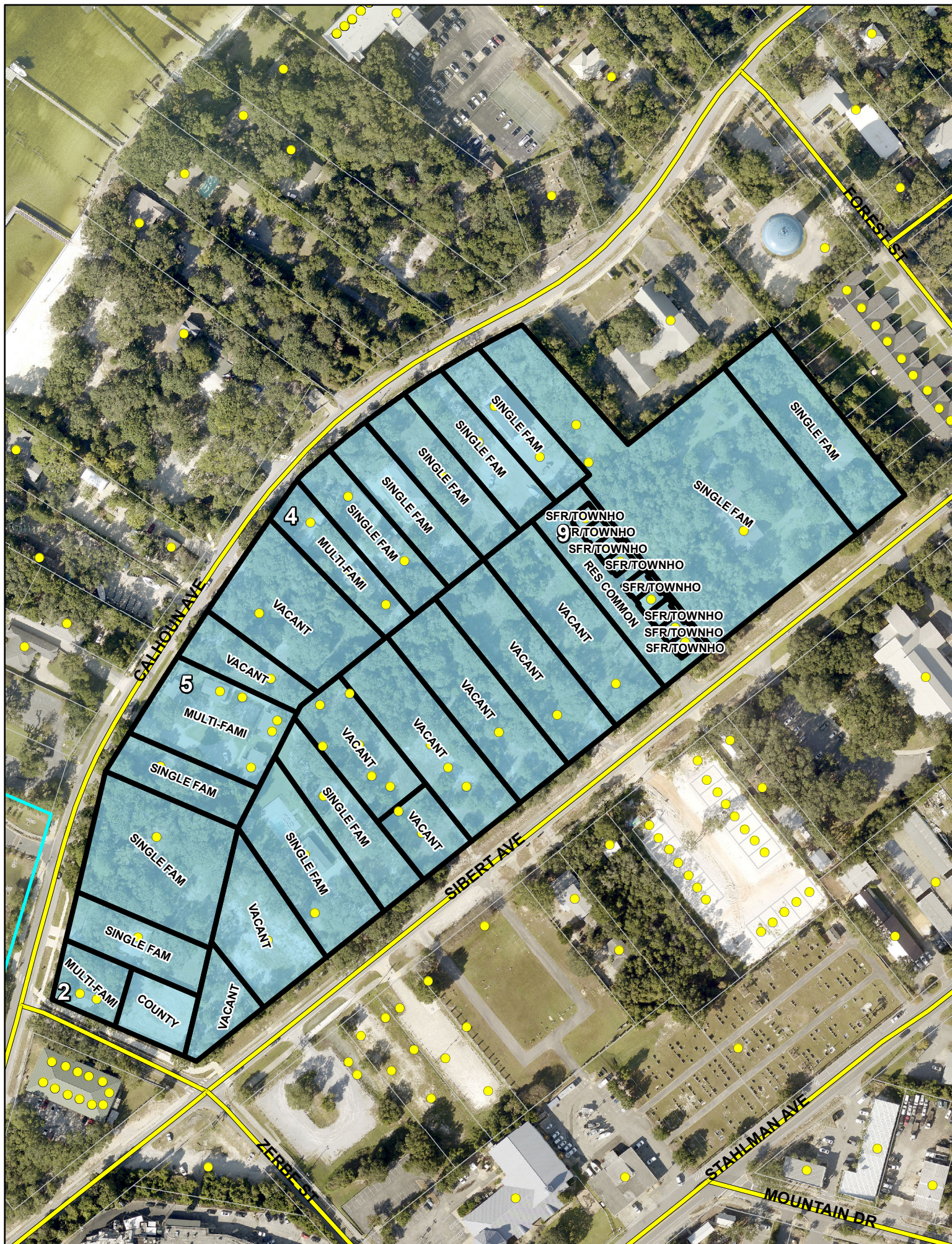


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Destin Segment	U.S. Highway 98 East Links		Max Bi-directional Link Volume1	115% Max Bi-directional Link Volume3	Existing Background Bi-directional Volume2	Committed City Trips	Committed County Trips	Existing Background Volume Plus Committed Trips	Remaining Capacity Less Committed Trips	Tentative Project Trips	Calhoun Estates	Remaining Capacity Less Committed & Tentative Trips3
	From	To										
A	East Pass Bridge	Stahlman Avenue	4,585	5,273	2,890	87	-	2,977	2,296	87	24	2,209
	Stahlman Avenue	Benning Drive	5,406	6,217	2,694	109	-	2,803	3,414	109	8	3,305
	Benning Drive	Beach Drive	5,569	6,404	3,072	123	-	3,195	3,209	127	5	3,082
	Beach Drive	Main Street	5,608	6,449	3,018	139	-	3,157	3,292	147	3	3,145
	Main Street	Gulf Shore Drive	4,978	5,725	3,359	120	-	3,479	2,246	134	-	2,112

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Urban Collector Roadways	Bi-directional Capacity at Adopted LOS (D)	Existing Background Bi-directional Volume2	Remaining Capacity	Committed City Trips	Committed County Trips	Existing Plus Committed Trips	Remaining Capacity Less City Committed Trips	Tentative City Trips	Calhoun Estates	Remaining Capacity Less City Tentative Trips
Airport Road between US Hwy 98 and Commons Drive	3,186	794	2,392	33	0	827	2,359	33	0	2,326
Airport Road between Commons Drive and Main Street	3,186	2,138	1,048	48	0	2,186	1,000	52	0	948
Azalea Drive between Stahlman Avenue and Benning Drive	972	409	563	6	0	415	557	6	0	551
Beach Drive between US Hwy 98 and Kelly Street	972	283	689	26	0	309	663	36	2	625
Benning Drive between US Hwy 98 and Kelly Street	972	278	694	19	0	297	675	20	3	652
Calhoun Avenue between US Hwy 98 and Kelly Street	972	226	746	48	0	274	698	48	6	650
Commons Drive between Airport Road and Indian Bayou Trail	1,458	1,663	-205	6	154	1,823	-365	10	0	-375
Commons Drive between Indian Bayou Trail and Diamond Cove*	1,458	1,318	140	2	154	1,474	-16	14	0	-30
Commons Drive between Diamond Cove and Henderson Beach Road*	1,458	1,389	69	2	154	1,545	-87	8	0	-95
Commons Drive between Henderson Beach Road and Triumph Drive*	1,531	1,364	167	0	154	1,518	13	6	0	7
Commons Drive between Triumph Drive and Kelly Plantation Drive*	1,531	1,411	120	0	154	1,565	-34	6	0	-40
Commons Drive between Kelly Plantation Drive and Matthew Boulevard*	1,166	553	613	2	156	711	455	8	0	447
Crystal Beach Drive between Scenic Hwy 98 and US Hwy 98	1,215	533	682	29	0	562	653	29	0	624
Gulf Shore Drive between US Hwy 98 and Curve	2,655	984	1,671	79	0	1,063	1,592	79	0	1,513
Henderson Beach Road between US Hwy 98 and Commons Drive	1,215	429	786	20	0	449	766	20	0	746
Hutchinson Street between US Hwy 98 and Scenic Hwy 98	972	873	99	12	0	885	87	12	0	75
Indian Bayou Trail between Commons Drive and Country Club Drive	1,215	193	1,022	0	0	193	1,022	0	0	1,022
Indian Bayou Trail between US Hwy 98 and Commons Drive	972	693	279	0	0	693	279	2	0	277
Kelly Street between Calhoun Avenue and Main Street	972	810	162	55	0	865	107	55	0	52
Legion Drive between Benning Drive and Beach Drive	972	443	529	15	0	458	514	15	0	499
Legion Drive between Beach Drive and Main Street	1,276	1,286	-10	35	0	1,321	-45	39	0	-84
Main Street between US Hwy 98 and 98 Palms Blvd.	3,186	550	2,636	89	0	639	2,547	93	0	2,454
Main Street between 98 Palms Blvd. and Airport Road	3,186	827	2,359	0	0	827	2,359	0	0	2,359
Main Street between Airport Road and Kelly Street	1,531	1,062	469	46	0	1,108	423	50	0	373
Matthew Boulevard between Scenic Hwy 98 and US Hwy 98	972	538	434	102	0	640	332	104	0	228
Mountain Drive between Stahlman Avenue and Benning Drive	972	92	880	2	0	94	878	2	0	876
Mountain Drive between Benning Drive and Beach Drive	972	553	419	0	0	553	419	0	0	419
Regatta Bay Boulevard between Scenic Hwy 98 and US Hwy 98	972	276	696	5	0	281	691	5	0	686
Restaurant Row between US Hwy 98 and Emerald Coast Parkway	972	324	648	54	0	378	594	56	0	538
Scenic Hwy 98 between and Restaurant Row and US Highway 98	972	263	709	91	0	354	618	91	0	527
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MARCH 31, 2023



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CALHOUN ESTATES TRAFFIC ANALYSIS

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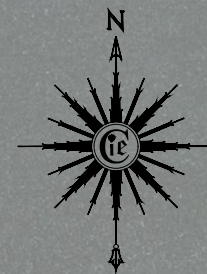
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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 3, 2023
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

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

FROM: Steve O'Connor, Principal Planner

DATE: July 26.2023

SUBJECT: Ordinance 23-10-LC - Luxury Motor Home Resorts as a Conditional Use in TCMU

I. BACKGROUND: On July 17, 2023, the City Council directed that staff and legal prepare an ordinance establishing RV parks as a conditional use in the **Town Center Mixed Use (TCMU)**. The Land Development Code (LDC) already contains special design criteria for such parks, and the proposed ordinance modifies the criteria to allow for certain waivers or additional criteria/conditions to be placed upon the use. Further, the proposed ordinance establishes the use, formerly referred to by Code as Luxury Motor Home Resorts, as a conditional use in the **Town Center Mixed Use (TCMU) Zoning District**.

II. DISCUSSION: Pursuant to State law, the Local Planning Agency (LPA) is responsible for review of proposed land development regulations, land development codes, or amendments thereto for consistency of the proposal with the adopted Comprehensive Plan, or element or portion thereof. Therefore, the LPA should review the proposed ordinance in connection with the following Comprehensive Plan policies:

Policy 1-1.3.3: Planning Areas.The **Town Center Commons Planning Area** intends to be the City's and region's residential, cultural, institutional, and services center. The residents and employees of Destin should be able to conduct all their daily business here while also finding a place for relaxation and recreation. The Town Center Commons shall also afford residents and visitors alike the ability to attend events and activities that showcase the local arts, culture, and community values. To accomplish this, the Town Center Commons shall provide a range of uses from higher-density residential, to mixed-use development, and gathering places for residents and visitors, while also being pedestrian-scaled with accessible multi-modal corridors leading to the City's surrounding

areas. In addition, the City shall collaborate with Okaloosa County to align future development in the areas directly adjacent to the City's jurisdiction.

Policy 1-2.4.3: Mixed Use (MU).Town Center Mixed Use (TCMU). The "TCMU" shall be a focal point for reinvestment in a community mixed use center anchored by the Main Street Corridor. Objective 1-3.3 and Policies 1-3.3.1 through 1-3.3.3 and 1-3.3.5 identify a planning and management framework for initiating new regulations and public investment strategies for the Town Center. Notwithstanding other provisions within this Plan, land within the Town Center shall not be allowed to include short-term residential uses unless the properties have direct or secondary access to Harbor Boulevard. Permitted uses are multi-family residential, high density single family (not less than 7 units per acre), retail, service, restaurant, office, commercial uses and civic uses. Locations where High Density Single Family Uses are not permitted shall be specified in the Town Center Master Redevelopment Plan. The following maximum development standards shall be applied to future development within Town Center Mixed Use area:

TABLE 1-11: GENERAL DEVELOPMENT STANDARDS FOR "TCMU" DESIGNATED LAND

Use	Max. Height	Max Density (units/acre)	Max. Floor Area Ratio
Single-Family Residential	35'3 stories	Up to 9.00	N/A
Multi-Family Residential	50'4 stories	Up to 24.00	N/A
All other permitted uses and mixes of uses as described in policy 1/2.4.3 subsection 1	75'6 stories	N/A	1.5

- 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: Staff recommends that the LPA find proposed Ordinance 23-10-LC consistent with the Comprehensive Plan and recommend approval of proposed Ordinance 23-10-LC to the City Council.

IV. RECOMMENDED MOTION: I move to recommend that the City Council approve Ordinance 23-10-LC.

Attachments:

1. RV TCMU

ORDINANCE NO. 23-10-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, ZONING AND REGULATORY CONTROLS , OF THE LAND DEVELOPMENT CODE; CHANGING THE LIST OF PERMITTED, CONDITIONAL AND PROHIBITED USES TO INCLUDE LUXURY MOTOR HOME RESORTS AS A CONDITIONAL USE IN THE TOWN CENTER MIXED USE (TCMU) ZONING DISTRICT; AMENDING TABLE 7-2 , TABLE OF ALLOWABLE USES; INCLUDING CONDITIONS AND CRITERIA FOR APPROVAL; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 City Council desires to develop and maintain appropriate settings and environments for buildings, sites, and areas to enhance property values, promote the tourist trade and interest, and foster knowledge of the city's living heritage; and

WHEREAS, the purpose of the Town Center Mixed Use It is the intent of the TCMU zoning district to specifically not allow permanent or seasonal single-family residential uses;

WHEREAS, the City Council in providing for the health, safety and welfare of its citizens finds that the City should allow Recreational Vehicle Park Resorts in the Town Mixed Use zoning district as a conditional use where appropriate criteria and conditions for the use are met; 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; and

WHEREAS, a public hearing was conducted on August 3 2023, after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

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

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

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol * represents sections of the Land Development Code that have been skipped and remain unchanged.**

SECTION 3. 7.09.00. – SPECIAL DESIGN CRITERIA

10. *Luxury motor home resorts.* Luxury motor home resorts shall conform to the following special design criteria requirements except in cases where the City Council determines the public health, safety and welfare is adequately protected and expressly approved as part of a conditional use per LDC Article 2, Section 2.09. City Council may impose other appropriate conditions upon a development in lieu of, or in addition to, those expressly set forth in this section 7.09.02.B.(10), as applicable. Luxury motor home resorts shall conform to the following requirements unless otherwise expressly approved by the City Council as part of a conditional use approval, as applicable:

a. *Type of allowed motor homes:* Only Class A and C motor homes, that are at least 26 feet in length, are allowed except that other recreational vehicles, including Class B, fifth wheels, and other recreational trailers are permitted provided they are in good working order, remain mobile, and are not tied down, skirted, or attached.

b. *Minimum parcel size:* Ten acres. This criteria shall not be waived by the City Council.

c. *Minimum size of motor home lot:* If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width. This criteria shall not be waived by the City Council.

d. *Size of motor home pads:* All motor home pads shall be designed to accommodate motor homes of not less than 35 feet in length; 25 percent of all pads shall be designed to accommodate motor homes of not less than 40 feet in length.

e. *Material used to construct motor home pads:* All motor home pads shall be constructed of concrete.

f. *Motor home lot occupancy limitations:* Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.

g. *Density:* For the purpose of calculating density, one motor home lot shall equal one dwelling unit. This criteria shall not be waived by the City Council.

h. *Minimum setback from perimeter of parcel to motor home pad:* 35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan.

i. *Minimum setback from the property line to any permanent structure:* 15 feet for structures up to 20 feet in height; add one foot of setback for each additional foot in height above 20 feet.

j. *Buffers:* The following buffers are required for luxury motor home resorts:

1. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.

2. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet in height shall be erected adjacent to residential uses located outside of the Unified Development Plan.

3. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of 12 feet at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.

4. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.

k. *Landscaping:* In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet or greater. Palms shall constitute not more than 50 percent of the total number of required trees.

l. *Parking:* There shall be a minimum of one automobile parking space per motor home pad and one additional parking space per every ten motor home lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than 100 feet from any residential use, may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.

m. *Noise:* Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.

n. *Noise mitigation:* A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.

o. *Amenity area:* Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.

p. *Full time on site management:* On-site live-in management is required and shall be available 24 hours a day seven days a week.

q. *The following minimum infrastructure improvements shall be provided:* Paved access not less than 20 feet wide to every motor home lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.

r. *Deed restrictions:* Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.

s. *Additional criteria.* In order to protect the public health, safety and welfare, the City Council may impose additional criteria, conditions, or restrictions on luxury motor home resorts in zoning districts where such uses are approved as a conditional use.

SECTION 4. AMENDMENT TO TABLE 7-2 “TABLE OF ALLOWABLE USES”

Table 7-2: Table of Allowable Uses contains all of the allowed uses within the City and in what zoning districts those uses are allowed. Uses not listed as permitted, conditional, or accessory uses in Table 7-2 are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted in the zoning designation in question, shall be considered as a permitted use.

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
Permanent or long-term residential uses																		
Single-family detached dwelling	P	P	P	P	P	P	P	P	P				P	P	P		P	P
Multi-family attached dwelling					P	P	P	C	P	C			C		P	C	P	C
Mobile home dwelling	C																	
Mobile home development							C											
Guest house ⁽¹⁾	P				P	P	P	P				P	C		P			C
Accessory dwelling	P				P	P	P	P				P	C		P			C
Custodian or night-watchman dwelling											P							
Single room occupancy housing	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P
Seasonal or short-term residential uses																		C
Single-family detached dwelling			P			P	P	P	P			P		P	P		P	
Luxury motor home resort																<u>C</u>		
Multi-family attached dwelling						P	P	C	P	P		P			P	C	P	C
Other residential uses																		
Community residential home, small (1—6)	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	C
Community residential home, large (7—14)					P	C	C	C	C				C		C		C	C
Family day care home	P	P	P	P	P	P	P	P	P				P	P	P		P	C

North American Industrial Classification System Use Designations

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. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED THIS ____ DAY OF _____, 2023.

By: _____
Bobby Wagner, Mayor

ATTEST:

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

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading: _____
Second Reading: _____