



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, JUNE 12, 2024
5:30 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) December 13, 2024 Minutes**
- 4. NEW BUSINESS**
 - A) Long Term Financials**
 - B) Livery Definition**
 - C) SRS Survey Results**
- 5. DIRECTOR'S REPORT**
 - A) Harbor CRA Master Plan Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Capt. Jim Green**
 - B) Sandy Trammell**
 - C) Mike Buckingham**
 - D) Capt. Casey Jones**
 - E) Christian Meyers**
 - F) Guy Tadlock**
 - G) Ian Blaise**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: July 10, 2024**

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)

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**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
DECEMBER 13, 2023 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Green called the meeting order at 5:30 p.m. on Wednesday December 13, 2023, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

<u>Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
James Green	Christian Myers	Kim Montgomery Deputy City Clerk
Sandy Trammell	Mike Buckingham	Steven O'Connor Principal Planner (Zoom)
Guy Tadlock	Casey Jones	Daniel Butler Senior Planner
Ian Blaise		Christopher Willis, Planner
		Rachel Hoag Planner
		Kimberly Kopp City Attorney

3. APPROVAL OF MINUTES: August 9, 2023, Workshop Minutes

Motion to approve the minutes of the August 9, 2023, Workshop Minutes was made by Committee member Trammell with Chairman Green providing the second. The motion passed 4-0.

4. OLD BUSINESS: None

5. NEW BUSINESS:

➤ Development Projects Update – June 2023

Sandy Trammell asked about the historical overlay and the reasoning why it was created.

According to Mr. Butler, it was basically created to preserve the character of the old homes along the harbor front that used to be residential homes but are now being used as restaurants and bars.

Committee member Tadlock questioned staff about the status of the intersection improvements at Stahlman Avenue and Highway 98.

Mr. O'Connor explained that the Engineering Dept. is working with the city's consulting firm to look at elements of the intersection to make recommendations to FDOT to determine what can be done to make the intersection work better. However, there are not any design plans that staff can provide at this time.

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Committee member Blaise asked for an update on the Norriego Point Park construction status. According to the City Attorney, the contractor had to request for an extension for the roadway construction, and it was extended to February 29, 2024. This extension was needed because the contractor discovered the harbor crossing pipe was not the size they were informed it was by DWU. So, when they got into the utilities portion of the construction, they had to halt so the plans could be redesigned to what is actually in place. She further explained that once the asphalt is down, FDEP will then bid out the project to the public for a contractor.

➤ **Master Plan Update: 3TP Ventures – Michael Callahan & Lauren Witt**

Mr. Callahan explained the reason they are presenting to them one last time is because they want to ensure that the Master Plan correctly reflects what the committee's priorities are. Once the final draft is ready, they will come back and present it to them so they can in turn make the recommendation for approval by the City Council. He spoke of how this committee's two main concerns are connectivity and safety and the following were identified:

- Convenient parking options near the Destin Harbor
- Vehicular, bicycle, and pedestrian travel within the Harbor District, and specifically from parking areas to the Destin Harbor
- Extending the Harbor Boardwalk to provide more waterfront connectivity.
- Harbor Boardwalk safety enhancements
- Vehicular, bicycle, and pedestrian safety enhancements throughout district, but specifically from north of Harbor Blvd to the Harbor

Additionally, Mr. Callahan covered the following eight priority projects they previously ranked and asked if they are still in the correct order. He also noted that some of these projects are part of the Mobility Plan, therefore they may have other avenues for funding.

- Marler Street Parking Garage
- Completion of the Cross Town Connector
- Land Acquisition and Design for Phase II of the Harbor Boardwalk
- Sidewalk/Bike Lane Improvements
- Harbor Boardwalk Safety Improvements
- Parking Deck (Zerbe Street)
- Harbor Boardwalk East Extension
- Intersection Improvements

There was a brief discussion regarding the two parking priorities and how now that the property next to the bridge has been acquired, the Zerbe Street parking deck may need to be placed in the number one position.

Mrs. Witt spoke of how this document is fluid and they can always change the priorities, as long as the projects are in the plan, the funds can be used.

Committee member Trammell asked if the Historical Overlay falls anywhere into the plan.

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According to Mr. O'Connor, it is in the Land Development Code, and does not impact the Harbor Master Plan because it's not tied to anything financially. Additionally, once the LDC rewrite starts, that will be brought forward for the Harbor CRA's input.

Committee member Blaise spoke of how he would like to have the Intersection Improvements moved up to the number six position, merely because it is not projected to cost as much as the Harbor Boardwalk East Extension would, and therefore may get funded quicker. He then questioned the feasibility of the property owners allowing the boardwalk to run north along their property to the park.

Chairman Green spoke up and stated that anything past the acquired property has not been designed, and since it's included in the plan, it may be a possibility, but if it can be actually done is another issue. There was additional discussions regarding the bridge replacement and if it would impact the future boardwalk plan to go under the bridge and connect to the acquired property. The City Attorney stated that staff has been in contact with FDOT and as soon as any additional information is made available, it will be shared with them.

Mr. O'Connor also added that the boardwalk extension can only be placed in one certain area on either side and should not be affected by a bridge replacement and if it is, it would be minimal and could easily be replaced.

Committee member Trammell moved to integrate the findings for the Phase II Memorandum from 3TP Ventures into the Harbor CRA Master Plan final draft, with Committee member Blaise providing the second to the motion. A roll call vote of 4-0 and the motion passed unanimously.

Member Comments:

Committee member Trammell spoke of how well the joint meeting that took place the night before regarding the Linear Park initial 30% plans. She also informed everyone that she would be out of the country for their January meeting.

Committee member Tadlock asked what work is being done west of Banana Barts. Staff informed the members that Pelican Ventures owns the property and is in the process of improving the parking for offsite parking and stormwater to comply for their parasail business.

5. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:25 PM.

Adopted and approved this ____ day of _____ 2024.

Capt. Jim Green, Chairman

Kim Montgomery, Deputy City Clerk

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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 12, 2024

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, City Manager

FROM: Krystal Strickland, Finance Director

DATE: June 7, 2024

SUBJECT: Long Term Financials

I. BACKGROUND: Long-Term Financial Projections with Actuals to February 29, 2024.

II. DISCUSSION: Updates

Undergrounding

At the July 13, 2022 Harbor CRA meeting, the Harbor CRA Committee moved to commit \$8 million to underground overhead utilities within its jurisdiction. Based upon current undergrounding estimates and current projections of Electric Franchise Fees dedicated to the Undergrounding project, \$4.1 million of this commitment is planned to be expended on Debt Service. Materials have been ordered and a contract is being negotiated with Advanced Drilling Services (ADS) to take control of the materials and begin construction in May/June 2024.

Median Maintenance

Due to consistent service issues with current and past median maintenance service providers, staff will present an option to Council to take service provision in house by hiring additional staff, equipment and materials effective October 2024. Approximately 12% of the medians maintained are within the Town Center CRA district. FY 22 and FY 23 actuals for median maintenance within the district were between \$19,000 - \$30,000 per year. For City Staff to provide this service, our estimate is just over \$34,000 per year. The attached projection shows the potential effects on the long-term financials if median maintenance is to be provided by City Staff.

A revised long term projection for the Harbor CRA is attached.

- A. Link to Strategic Goals / Objectives:
- B. Effect on Budget (EOB):
- C. Level of Service (LOS):
- D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Informational only.

Attachments:

1. 110 Harbor CRA LT Projections

HARBOR CRA FUND DETAILS (40 years 2003 - 2043)						FY 2024										
FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY2023 YTD Actuals	FY 2024 REVISED BUDGET	FY2024 YTD Actuals to FEB 2024	2024 PROJECTION		FY 2025	FY 2026	FY2027	FY2028	FY2029	FY2030	FY2031
110	110300	311101		TIF REVENUES - COUNTY	407,469	489,090	493,032	493,032		507,800	533,190	559,850	587,840	611,350	629,690	648,580
110	110300	311102		TIF REVENUES - CITY	412,779	494,030	494,030	494,030		508,900	534,350	561,070	589,120	612,680	631,060	649,990
110	110300	361100		INTEREST EARNINGS	4,425	1,450	7,081	7,927		7,900	7,900	7,900	7,900	7,900	7,900	7,900
110	110300	361700		RJ INTEREST EARNED	-	-	1,877	1,877		1,900	1,900	1,900	1,900	1,900	1,900	1,900
110	110300	362000		RENT OF CITY PROPERTY	-	-	12,737	12,737		12,700	12,700	12,700	12,700	12,700	12,700	12,700
110				Total 110300 HARBOR CRA REVENUE	824,673	984,570	1,008,758	1,009,604		1,039,200	1,090,040	1,143,420	1,199,460	1,246,530	1,283,250	1,321,070
110	11054183	512000		REGULAR SALARIES	-	-	-	-		19,855	20,450	21,060	21,690	22,340	23,010	23,700
110	11054183	514000		OVERTIME PAY	-	-	-	-		-	-	-	-	-	-	-
110	11054183	521000		FICA TAXES	-	-	-	-		227	230	240	250	260	270	280
110	11054183	522000		RETIREMENT CONTRIBUTIONS	-	-	-	-		2,978	3,070	3,160	3,250	3,350	3,450	3,550
110	11054183	523000		LIFE/HEALTH INSURANCE	-	-	-	-		6,508	6,700	6,900	7,110	7,320	7,540	7,770
110	11054183	524000		WORKERS COMP	-	-	-	-		482	500	520	540	560	580	600
110	11054183	552000		OPERATING SUPPLIES	-	-	-	-		4,500	4,640	4,780	4,920	5,070	5,220	5,380
110				Total 11054183 HRBR CRA Median Maint	-	-	-	-		34,550	35,590	36,660	37,760	38,900	40,070	41,280
110	11055235	512000		REGULAR SALARIES	12,714	22,611	5,744	18,934		21,833	22,490	23,160	23,850	24,570	25,310	26,070
110	11055235	514000		OVERTIME PAY	7	-	-	-		-	-	-	-	-	-	-
110	11055235	521000		FICA TAXES	185	277	81	242		250	260	270	280	290	300	310
110	11055235	522000		RETIREMENT CONTRIBUTIONS	1,479	2,740	718	2,316		2,857	2,940	3,030	3,120	3,210	3,310	3,410
110	11055235	523000		LIFE/HEALTH INSURANCE	1,380	5,128	923	3,914		4,463	4,600	4,740	4,880	5,030	5,180	5,340
110	11055235	524000		WORKERS COMP	285	542	256	572		531	550	570	590	610	630	650
110	11055235	532000		AUDIT	7,234	5,000	-	3,050		3,100	3,190	3,290	3,390	3,490	3,590	3,700
110	11055235	534000		OTHER CONTRACTS	34,200	55,800	9,705	34,050		-	-	-	-	-	-	-
110	11055235	543000		UTILITIES	4,269	4,575	1,636	4,305		4,400	4,530	4,670	4,810	4,950	5,100	5,250
110	11055235	544000		RENTS AND LEASES	1,870	-	-	-		-	-	-	-	-	-	-
110	11055235	546000		REPAIRS AND MAINTENANCE	18,500	32,750	20,615	27,750		1,000	5,000	5,000	5,000	5,000	5,000	5,000
110	11055235	546001		MEDIAN MAINTENANCE	-	40,610	-	23,689		-	-	-	-	-	-	-
110	11055235	547000		PRINTING AND BINDING	-	-	-	-		-	-	-	-	-	-	-
110	11055235	549000		OTHER CHARGES/ADVERTISING	-	-	1	1		-	-	-	-	-	-	-
110	11055235	552000		OPERATING SUPPLIES	-	-	-	-		-	-	-	-	-	-	-
110	11055235	554000		MEMBERSHIPS (ANNUAL CRA FEE TO STATE)	1,023	1,050	88	700		1,100	1,100	1,100	1,100	1,100	1,100	1,100
110	11058500	561000	HRB1	1 HARBOR BLVD	-	9,100,000	9,028,088	9,028,088		-	-	-	-	-	-	-
110	11058500	565000	CRH60	PEDESTRIAN UNDER MARLER BRIDGE	-	-	-	-		-	-	-	-	-	-	-
110	11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE	-	-	-	-		-	-	-	-	-	-	-
110	11058500	565000	UNDER	HARBOR DISTRICT UTILITY UNDERGROUNDING	-	-	-	-		-	-	-	-	-	-	-
110				Total 11055235 HARBOR CRA OPERATING	83,146	9,271,083	9,067,853	9,147,611		39,533	44,660	45,830	47,020	48,250	49,520	50,830
				NET OPERATING (REV - EXP)	741,526	(8,286,513)	(8,059,095)	(8,138,008)		965,116	1,009,790	1,060,930	1,114,680	1,159,380	1,193,660	1,228,960
110	11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	-		-	-	-	-	-	-	-
110	11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	(479,995)	(482,835)	(201,812)	(483,466)		(477,641)	(484,385)	(479,054)	(482,689)	(240,797)	-	-
110	11058188	581224	UNDER	2024 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	-		-	-	-	-	(265,000)	(265,000)	(265,000)
110	11058188	581224	HRB1	2024 DEBT SERVICE INTERFUND TRANSFERS	-	(353,500)	-	(353,500)		(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)
110	11058188	581110	HRB1	TXFR OUT TO GF	-	(8,500,000)	-	(8,500,000)		-	-	-	-	-	-	-
110	110300	381110	HRB1	TXFR IN FROM GF/224 loan	-	17,501,307	8,500,000	17,501,307		-	-	-	-	-	-	-
110	110300	381110	UNDER	TXFR IN DEBT PROCEEDS	-	-	-	-		-	-	-	-	-	-	-
110				Total HARBOR CRA TXFRS OUT	(479,995)	8,164,972	8,298,188	8,164,341		(1,141,050)	(1,147,794)	(1,142,463)	(1,146,098)	(1,169,206)	(928,409)	(928,409)
110				110 Increase (decrease) in Fund Balance	261,532	(121,541)	239,092	26,333		(175,934)	(138,004)	(81,533)	(31,418)	(9,826)	265,251	300,551
110				110 Fund Balance, beginning of year	469,117	730,649	730,649	730,649		756,982	581,048	443,045	361,512	330,093	320,267	585,518
110				110 Fund Balance, ending of year	730,649	609,108	969,741	756,982		581,048	443,045	361,512	330,093	320,267	585,518	886,069

HARBOR CRA FUND DETAILS
(40 years 2003 - 2043)

ACCOUNT DESCRIPTION	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	FY2039	FY2040	FY2041	FY2042	FY2043	FY2044
TIF REVENUES - COUNTY	668,040	688,080	708,720	729,980	751,880	774,440	797,670	821,600	846,250	871,640	897,790	924,720	
TIF REVENUES - CITY	669,490	689,570	710,260	731,570	753,520	776,130	799,410	823,390	848,090	873,530	899,740	926,730	
INTEREST EARNINGS	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	7,900	
RJ INTEREST EARNED	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	
RENT OF CITY PROPERTY	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	
Total 110300 HARBOR CRA REVENUE	1,360,030	1,400,150	1,441,480	1,484,050	1,527,900	1,573,070	1,619,580	1,667,490	1,716,840	1,767,670	1,820,030	1,873,950	-
REGULAR SALARIES	24,410	25,140	25,890	26,670	27,470	28,290	29,140	30,010	30,910	31,840	32,800	33,780	
OVERTIME PAY													
FICA TAXES	290	300	310	320	330	340	350	360	370	380	390	400	
RETIREMENT CONTRIBUTIONS	3,660	3,770	3,880	4,000	4,120	4,240	4,370	4,500	4,640	4,780	4,920	5,070	
LIFE/HEALTH INSURANCE	8,000	8,240	8,490	8,740	9,000	9,270	9,550	9,840	10,140	10,440	10,750	11,070	
WORKERS COMP	620	640	660	680	700	720	740	760	780	800	820	840	
OPERATING SUPPLIES	5,540	5,710	5,880	6,060	6,240	6,430	6,620	6,820	7,020	7,230	7,450	7,670	
Total 11054183 HRBR CRA Median Maint	42,520	43,800	45,110	46,470	47,860	49,290	50,770	52,290	53,860	55,470	57,130	58,830	
REGULAR SALARIES	26,850	27,660	28,490	29,340	30,220	31,130	32,060	33,020	34,010	35,030	36,080	37,160	
OVERTIME PAY	-	-	-	-	-	-	-	-	-	-	-	-	
FICA TAXES	320	330	340	350	360	370	380	390	400	410	420	430	
RETIREMENT CONTRIBUTIONS	3,510	3,620	3,730	3,840	3,960	4,080	4,200	4,330	4,460	4,590	4,730	4,870	
LIFE/HEALTH INSURANCE	5,500	5,670	5,840	6,020	6,200	6,390	6,580	6,780	6,980	7,190	7,410	7,630	
WORKERS COMP	670	690	710	730	750	770	790	810	830	850	880	910	
AUDIT	3,810	3,920	4,040	4,160	4,280	4,410	4,540	4,680	4,820	4,960	5,110	5,260	
OTHER CONTRACTS													
UTILITIES	5,410	5,570	5,740	5,910	6,090	6,270	6,460	6,650	6,850	7,060	7,270	7,490	
RENTS AND LEASES	-	-	-	-	-	-	-	-	-	-	-	-	
REPAIRS AND MAINTENANCE	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
MEDIAN MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	-	
PRINTING AND BINDING	-	-	-	-	-	-	-	-	-	-	-	-	
OTHER CHARGES/ADVERTISING	-	-	-	-	-	-	-	-	-	-	-	-	
OPERATING SUPPLIES	-	-	-	-	-	-	-	-	-	-	-	-	
MEMBERSHIPS (ANNUAL CRA FEE TO STATE)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
1 HARBOR BLVD													
PEDESTRIAN UNDER MARLER BRIDGE										-	-	-	6,978,582
HARBOR DISTRICT WAYFINDING SIGNAGE													
HARBOR DISTRICT UTILITY UNDERGROUNDING													
Total 11055235 HARBOR CRA OPERATING	52,170	53,560	54,990	56,450	57,960	59,520	61,110	62,760	64,450	66,190	68,000	69,850	6,978,582
NET OPERATING (REV - EXP)	1,265,340	1,302,790	1,341,380	1,381,130	1,422,080	1,464,260	1,507,700	1,552,440	1,598,530	1,646,010	1,694,900	1,745,270	(6,978,582)
2009 DEBT SERVICE INTERFUND TRANSFERS													
2021 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	
2024 DEBT SERVICE INTERFUND TRANSFERS	(265,000)	(265,000)	(265,000)	(265,000)	(265,000)	(265,000)	(265,000)	(270,000)	(270,000)	(270,000)	(270,000)	(270,000)	
2024 DEBT SERVICE INTERFUND TRANSFERS	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)	(663,409)
TXFR OUT TO GF	-	-	-	-	-	-	-	-	-	-	-	-	
TXFR IN FROM GF/224 loan	-	-	-	-	-	-	-	-	-	-	-	-	
TXFR IN DEBT PROCEEDS													
Total HARBOR CRA TXFRS OUT	(928,409)	(928,409)	(928,409)	(928,409)	(928,409)	(928,409)	(928,409)	(933,409)	(933,409)	(933,409)	(933,409)	(933,409)	(663,409)
110 Increase (decrease) in Fund Balance	336,931	374,381	412,971	452,721	493,671	535,851	579,291	619,031	665,121	712,601	761,491	811,861	(7,641,991)
110 Fund Balance, beginning of year	886,069	1,223,000	1,597,381	2,010,352	2,463,073	2,956,744	3,492,595	4,071,886	4,690,917	5,356,038	6,068,639	6,830,130	7,641,991
110 Fund Balance, ending of year	1,223,000	1,597,381	2,010,352	2,463,073	2,956,744	3,492,595	4,071,886	4,690,917	5,356,038	6,068,639	6,830,130	7,641,991	0

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 12, 2024

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 4.B.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: June 7, 2024

SUBJECT: Livery Definition

I. BACKGROUND: At the June 3, 2024, City Council meeting, they discussed the need to better define "Bare Boat Charters" due to the ambiguity in City, State, and Federal regulations. This issue needs to be addressed for Staff to properly enforce the Livery Moratorium currently in place. Bare Boat Charters, by federal regulations, require the vessel to be piloted by a licensed captain. However, that captain is not an assigned captain and therefore the vessel is not always under control of a licensed captain as required by the exemption within the City's definition of a livery. Council now wants the HCRA's input on how to define Bare Boat Charters.

II. DISCUSSION: Livery vessel is as defined in F.S. § 327.02, but does not mean: (1) a vessel under the control at all times by a United States Coast Guard licensed Captain; or (2) paddleboards, kayaks, canoes, and sailboats ~~or any other vessel not powered by an internal combustion engine or a sail (sailboards excluded).~~

a. A "bareboat charter" is a livery vessel unless it remains under the control at all times by a United States Coast Guard licensed Captain. Provision of a list of possible captains to the lessee or renter of the vessel is evidence that the vessel is not under the control of a USCG licensed Captain at all times and shall, therefore, not exclude such vessel from the definition of a livery vessel.

b. Each vessel that is included within the fleet of a boat club is a livery vessel unless the vessel remains under the control at all times by a United States Coast Guard licensed Captain.

Also add the following to City Code in an appropriate location:

Any person or entity that rents, leases or charters one or more vessels to another but claims their vessel or vessels are excluded from the definition of a livery vessel because the vessel or vessels are under the control of a United States Coast Guard licensed Captain at all times must provide satisfactory evidence to the City of such claim by providing to the City one valid, current copy of the Captain's license assigned at all times to each excluded vessel.

- A. **Link to Strategic Goals / Objectives:** II. Enhanced Quality of Life and safety for families.
- B. **Effect on Budget (EOB):** N/A
- C. **Level of Service (LOS):** N/A
- D. **Legislative Sponsor:**

III. CONCLUSION: Staff is asking the Advisory Committee to consider this proposed definition for Livery, and make a positive or negative recommendation or provide a recommendation with modifications.

IV. RECOMMENDED MOTION: I move that the Harbor CRA Advisory Committee recommend City Council adopt the definition of Livery as proposed and presented.

ALTERNATIVE MOTIONS:

I move that the Harbor CRA Advisory Committee recommend City Council deny the proposed definition of Livery and that the city keep the current definition.

I move that the Harbor CRA Advisory Committee recommend City Council adopt the definition of Livery with the modifications as discussed.

Attachments:

None

CITY OF DESTIN NEW CITY HALL/TOWN CENTER MASTER PLAN SURVEY

Survey closed as of 4/24/2024

ID	Comments
1	Please make safe vehicle-free pathways to connect the new city hall, library, community center, and high school.
2	Fix the boat ramp and add a park with more tennis courts □
3	We don't need a city hall center. Just parking and walkable entertainment space
4	Let's try to reflect Destin's character and not create another Seaside or South Walton look.
5	Destin is quickly looking "run down" let's use this opportunity to clean up the space, start a trend for a more modern, clean design. Hopefully surrounding businesses will flow
6	Stop spending money like it's burning a hole in your pocket and stop listening to the 10 people that show up at council meetings.
7	Not allowing LED lighting therefore eliminating light pollution. Preventing excessive pricing. Remember just because can doesn't mean you should.
8	Adequate parking. Large spaces (there are a lot of large big wheeled trucks in our area).
9	The sideways are a mess on 98, None flow in a straight line along 98, paths are disjointed and full of plants and signage and power cable poles.... Get the people out of the cars with safe walking
10	Specify how many people can live in a single family home. Not a mega-mansion. An ordinary residence.
11	Eco clean up facility to support keeping Destin's waterways, roadways, and public spaces litter free. Support in water quality projects ECT.
12	Also, add dog friendly areas to all above.
13	Stop the high density growth. Destin is overbuilt
14	Keep it simple. Use architecture similar to the original (the old first homes that were built here) buildings of Destin. Parks and green spaces will help offset the overdevelopment that has happened and still is happening in Destin. And you guessed it, more trees lol
15	/
16	We need to prioritize our children and build a playground catered towards k-5th grade ages. Something similar to the Destin elementary playground but at a public access playground.
17	There seems to be a lot of bike traffic lately, I think making the bike lanes more prominent/safer is a great idea
18	A tropical look, as a visitor sincere the 60s and now I live here. I use to come cause of the tropic looks three palms the things you can't see north of Florida.
19	Desperately need a Movie Theatre in West end of Destin.
20	Safer ways form our kids and residents to bike!

21	On 98 where hurricane lanes is and Starbucks. As a local I am too scared to go to this intersection and cross 98 going north to Starbucks. So many people have gotten in wrecks here and life flights it's sad to see people not be able to go home after coming on vacation. Please please please please I beg make the turning arrows from yellow to red this will help people be safe and not be able to attempt to cross a bunch of lanes of traffic as there is also trees now blocking a view of the fast lanes. This has given me the chance to voice my opinion and I really hope you guys make a difference in everyone who comes here a little safer! I had also expressed above about an overpass walk way for people to be able to use crossing 98 at the harbor people come here get drunk and have fun and don't realize they're crossing 98 maybe this will help people be able to cross a little better/safer. I love Destin and have lived here for a long time but we need to help save lives and help people go home and see their loved ones. Thank you, Elizabeth Adams
22	More options for all ages, later night availability for courts, ping pong, with a highlight on non-drinking/family activities
23	I personally think that no matter how built up or busy Destin is, this town has and will always be extremely charming. There is not much to do in the city, but thousands flock here every year because of its "small fishing town" charm. I think the modernization is not needed, due to its activities being focused on fishing and water-based activities, and of course, it's just a small town. Keeping its culture alive and focusing more on it will strengthen its charm instead of it looking like every other commercialized beach town. I would love to see more activities based outside, such as bike/walking paths next to the water (if that's even possible).
24	Focusing on residents instead of tourist would keep Destin a place young families like ours will want to continue to our roots down for generations.
25	Okaloosa has an incredible amount of musical talent that is often misrepresented or forgotten about. We need a 1,000+ venue for big bands to come from all across the country and put on shows and give local bands and artists opportunities to play there.
26	The town center could/should have several water features and aquarium type attractions built within featuring local species and it would be engaging for the building to be in and of itself an educational resource in that those who enter, would be able to explore the building and learn more about our beach town and what makes it so special. Share old photos and new ones. A center to define our past, present and future.
27	In order to create a cohesive community, where people want to live and work, we must provide spaces for our children. I believe this age group must be considered in every aspect of community planning as they truly are our future.
28	An old town market with shops, restaurants, a movie theater, art galleries, and cafes that one can walk or bike would be a great addition to Destin!
29	Locals parking spots/passes
30	I think it's incredibly important that the center offer safe activities for kids in our community to do. There is a lack of things to do for parents and kids in our city. This should become a destination unto itself.
31	Destin lost its "culture" a long time ago when we started building, just to build. We have a Comfort Inn and Best Western in Kelly Plantation now..... If you want to update Main St and create a true town center, that's fine. But focus on the locals with this. Dont build something for more tourists. And personally, I think another round about in front of Home Depot's East end should come first. Those not on Common's Dr seem to think that's a 4 way stop. Can't tell you how many wrecks I've almost been in there (or almost seen) from people pulling out in front of drivers going down Commons Dr.
32	Incorporate more cross town bike paths and more nightlife.
33	The Council and staff need to recognize that we don't have the money or the pressing need for a new city hall/town center. We don't need a new City Hall, the present facilities are adequate. We don't need a community center in the central part of the town, we have a community center that can be remodeled. We NEED to stop approving apartment complexes in ever nook and cranny of the Town Center and stop believing that if any developer throws the City a couple of acres for a ballfield or rec area in exchange for a Development Order that that's worth the hundred of cars that'll pile onto our back roads. Underground the utilities and slow down the proliferation of out-of-town developers making million-dollar-a-year annuities from apartments while we're left holding the bag on the impacts of cramming too many new people in apartments.
34	Please stop wasting all our tax dollars on pet projects and focus on what's important to residents and stop listening to the same 10 people that show up to the council meetings.
35	Family friendly areas with parks, playgrounds, cafes and walkable areas. Lots of trees and plants.
36	Please stop spending our tax dollars like it's water. We are going to need that money to maintain and repair norregio point in the near future.

37	Na
38	I think that locals should not have to pay to park anywhere in Destin, as long as you reside in Okaloosa county, you should not have to park at the Harbor ever.
39	I avoid Harborwalk Village because of the parking situation. If you want a town center to be for locals, there needs to be adequate parking and it needs to be free.
40	I am excited to see the updating and growth in our community of an area that has been an eye sore and dilapidated for years. Adding in an amphitheater or place where concerts or events could take place bringing more guests and giving locals things to do in the non summer months could be an amazing asset and have large economic impacts to our community!!!!
41	Okaloosa already has a civic arena so we don't need another large arena in Destin.
42	Downtown Pensacola on Palafox! That was/should be the original vision for the harbor on hwy 98, its not too late for us to make that vision happen on Main Street. It's sad to drive thru FWB and see the atmosphere is more welcoming than Destin, especially during Christmas. We can do better!
43	Bring new welcoming design , signage and esthetic appearance that is less intrusive and modern
44	We need more space for performing arts! They bring us together as a community.
45	Respectfully, I do not understand the need for this, most people feel this way but don't want to say it. We have a great setup right now where the city is set up, sprinkled in with the harbor and Destin commons, why do we need to centralize it? I think this is leading down a path that is not in the best interests of Destin locals. I mean this respectfully. I've lived here my whole life and I support a lot of what the board and mayor do, but I just can't get behind this. We shouldn't fix or create and issue where there isn't one. I'm extremely afraid we will lose the homey feel that we have and what makes Destin unique. Let's not be like everyone else. Let's remain as we are. This is why people love it here. Thank you! - A 27 year old Resident who plans on staying here my entire life because I absolutely love it.
46	As stated to me by mayors and council members for years, the city has a very small budget, so why are we wasting it on pet projects?
47	Would love to see "old Destin" design brought back in to a newer design features. Remembering our beginnings.
48	We need a sophisticated space dedicated solely for the performing arts.
49	NA
50	Consider the full time residents over the tourists.
51	more places to see performing arts, like stages or theaters.
52	A performing arts center/ theater (with a parking lot!) is a huge piece that is missing in the area. There are a lot of theater groups, dance studios, and choirs in Destin that have to leave the town to perform. Performing arts also draws people into the area, often affluent, to spend money in other places as well like restaurants
53	Make locals feel like we matter. Those of us that actually grew up here feel pushed out and feel like the town we grew up in has disappeared completely
54	We really need a performing arts center
55	PLEASE build an elegant theatre, with gardens, walking areas, and interesting art displays among the gardens surrounding its community center; it will bring a variety of arts to our beautiful area, and bring the community together in such a beautiful and meaningful way. It will also generate income to support Destin and be an incredible attraction for community members and quality visitors alike. Bringing together accessible walking areas with gardens, visual art, and performing arts will add incredible value to our community and attract high-quality visitors (versus partying teens) to our area, those who appreciate and support the arts in our world. This will ELEVATE Destin and be a standout from the other "30A communities" that offer dance performances, beautiful walking trails, and other features we do not have. It will generate income, sponsors, community togetherness, press recognition, and more!
56	I am 100% for the city to build a city center. This would be a wonderful addition to our community for both the locals and tourist. Please keep the height below 5 stories if possible.
57	It should be pointed towards the locals, as everything else is catering to the tourists. I'm not saying they can't use or be a part of. But it's time the local people who live here are shown that WE are important and matter!!!!!!

58	I would love to see a theater or performing arts center, to see visiting symphonies, orchestras, musicals, ballets, and other local or visiting artists. I think this is something that is severely lacking in the area and would really bring a lot of enrichment and artistry. There is so much emphasis on athletics, which is amazing, but it's so important to have a well rounded community. I'd love for the new City Hall/Town Center to be a place that myself and my family can enjoy art, entertainment, and fun eateries and restaurants.
59	Basketball courts that are well lit and available for our community. We would like to hold more Mexican basketball tournaments. Along with other events in the city.
60	Our community center is old and too small. Please move it to what is now the center of town. Maybe even to Morgan's Sport Center since there is so much green space for the community. I will also be walking to the city center as soon as it's open. Please make the pedestrian paths safe and enjoyable.
61	We need to have public transportation and park and ride options. It would be very cool to have a monorail from the island through Destin and maybe into Walton.
62	This is much needed in Destin. It seems most of the buildings are old and do not serve the growing needs of the community. PLEASE build a BIGGER community center anywhere it will fit!
63	Public transportation hub with long term parking would be great (airport transportation and east/west destinations).
64	Enforce consistent zoning across all of Destin and hold everyone to their consistent respective standards (ie. commercial and residential codes). Hold commercial landlords accountable to not let vacant lots go into a state of disrepair- keep the landscaping up (ex. Vacant chick fil a). Ensure that commercial properties keep their buildings especially on 98 frontage looking sharp- many look as though they are about to fall over.
65	Thank you
66	concert venue for live music and events
67	A local bus/transit system would be great- Creating more accessibility and cut down on traffic. Thank you for asking us for our input!
68	No paid parking for locals to enjoy the places in the city. Dedicated parking for locals during tourist season. We support the businesses in the winter.
69	How can we save what's left of the natural, undisturbed areas of Destin? A tree ordinance would be a start!
70	I would like to see something that draws people to the town instead of the beaches. Something that sticks out and puts Destin in the map.
71	I hope Destin will prioritize the comfort and ease of movement for locals first. Oftentimes the local needs and quality of life are overshadowed by the greed of money and tourism.
72	We need to get back beach space and green space. We also need to stop LDV from taking up public beach space with phantom chairs and stop over building. We've allowed aggressive business practices to take over our city and beaches.
73	Would love to see athletic facilities for Destin High School to be used along with the community
74	Keep our heritage and fishing legacy alive in all projects.
75	Unfortunately Destin has been extremely over built And over populated for the current infrastructure. Very little beach access for locals. The Harbor is completely urban and has really brought the city a bad element which won't change we Just have to accept change. I would never vote for any type of public transport increase maybe this should have been discussed prior To all the apartments. Drugs and crime rates are at a all time high here and have scared off The money crown it also Appears that is happening on 30a. You have to stop all the illegals moving into Legion drive and Kelly some have more than four families living on one home . My suggestion is and has been if you want a city start a police force and own waste management for Residents
76	Providing plenty of security in the residential areas and neighborhoods around the Town Center to protect them from overflow and potential crime.
77	Would love a large open lawn for concerts and festivals surrounded by mix use restaurants with apartments above.
78	Help for the homeless
79	If town center ever wants to have a fireworks display please use drones instead. I think all fireworks in Destin should be replaced with drones. It would be more up to date and better for the environment.

80	Make a running/bike path for locals that is safe
81	Would like to see this project accommodate locals first.
82	Reverse damage already done to our marine wildlife in addition to not making their habitat more threatened
83	Destin has long since outgrown its infrastructure - no new construction without infrastructure upgrades. The traffic is miserable. More public beach access.
84	Including in new town center and surrounding areas, I like to have an option for paid parking to include those in the unincorporated area of Destin. This would be equal to those in the city of Destin limits.
85	Please, for the love of God fire any firm that promotes a Brutalism design. Keep our Florida architecture light and airy. Alys Beach was smart and refused to allow buildings that look like prisons.
86	Promote Destin culture examples fishing and beach community and not just the privileged. Make Destin a welcoming community for all and not just the few where all feels a sense of pride.
87	Promote Destin culture examples fishing and beach community and not just the privileged. Make Destin a welcoming community for all and not just the few where all feels a sense of pride.
88	Thank you for the opportunity to contribute. I am excited for Destin's future.
89	Stop blocking the water ways with builds and promote building on the north side of the peninsula
90	A parking garage, a LARGE traditional playground, and more sport courts (tennis, pickle ball and basketball)
91	Checks and balances, accountability, and forward progress towards more sidewalks and better transportation options
92	To curb over development, better choices of businesses opening in area. No more box hotel chains that look like they belong next to the Atlanta airport. Better construction materials, homes built 3 years ago are already falling apart. I believe all coastal homes should be made of concrete block, brick.
93	When I moved here in 1984 this was the most beautiful place I had ever seen. Beautiful white sand and emerald green water. I can barely see the gulf anymore. So sad what happened to the world's luckiest fishing village. Totally over populated and developed.
94	Do away with all city paid parking. Even though free with residency, I do not like the requirement for getting a pass and the costs associated with passes. Make parking free again so people can enjoy the area without parking fee hassle.
95	Is there any way we can slow down the building? I am very aware of the saying, "If you aren't growing then you're dying." But how much more can the infrastructure take?
96	Green isn't the answer. It is a bunch of hogwash
97	Keep Destin "Destin".
98	Thank you for asking for resident's input.
99	Locals can't afford more taxes on top of flood insurance increases. Help keep this a place where family's can afford to live.
100	Special activities for Destin Seniors. Nice meeting rooms for local groups or social events. Memorabilia old fishing fleet and Destin Docks. No focus on tourism, highlight our locals and Old Destin.
101	It would be smart to think ahead and make the City Hall etc be able to double as a hurricane shelter. Options feel limited in Destin.
102	Progress is continuing to improve. Please do not encourage more hotels or condos. Try for full time residences. Adding quality food and shopping. Keep Destin unique and green!
103	City Hall/ Town Center should cater to residents, not tourists.
104	Low maintenance, ASTRO turf not grass, palms not tress, easy low cost maintenance
105	I think the cost of living should be addressed, no more new condos and high rises that take away from the views, keep our public beaches public. I also think that there should be more things for locals to enjoy during season and off season. I feel as Destin seems to cater to its tourists instead of its locals where it should be things that both can enjoy all year long.
106	Whatever is chosen must be affordable

107	Yes!!! We need more young people in politics and in charge of making where we live better for all.
108	Please get short term rentals north of 98 banned
109	Quit the woke ideologies about sustainability and green agenda. People want leadership and not political bs from local government officials.
110	Native Trees everywhere! Only landscaping that the city will actually maintain. Bike/ walking path would be very cool. Modern playground for all ages. Local shops and cafes. City of Destin souvenir shop (incorporate fishing village/ rodeo gear here) large weekly or biweekly farmers market! Childrens indoor play park/ science center would be amazing!! Natural light in all the indoor spaces to keep it all airy. Art and dance center for locals.
111	Music venue. Minor league baseball team.
112	free parking for locals
113	I love Destin but its not the fishing village that it once was! It definitely has grown to full capacity and people are still pooring in. I wish it wasn't one of the Nations best beach attractions and was the quiet town I grew up loving... if we have to grow, Id want to make traffic flow easier and ban these pay to park places! Thats not what Destin has ever been about, we are just a laid back little fishing village
114	I think it is important to boost local, small businesses. Also important to have educational indoor and outdoor spaces for kids as well as recreational spaces both indoor and outdoor for all ages
115	Expand on the "local resident" amenities like parking passes & boat launch fees.
116	Build green spaces for locals to relax and enjoy themselves (hammock gardens, mobility-friendly playground and park, outdoor music activities for adults and kids, etc)
117	Exterior colors are extremely important in the design. Colors can make you or break you. www.exteriorcolordesign.com
118	Thank you for sowing residents the opportunity to complete this survey!
119	Transportation infrastructure is definitely needed. I ranked it low not because it isn't needed but the option is not an option. Pedestrian bridges are needed over 98 to help with the constant disruption of the flow of traffic. The center bypass needs completed as well as a parking structure north of McGuires. And please draft policies to prevent additional commercial developments of additional hotels. We all enjoy the tax revenue from tourism but enough is enough. I never visited Destin and a transplant for work, one of the few in this demographic but everything I here and see is degraded each year by continued short term rental strategies.
120	No more Hotels or fast food. It should be timeless with character that will be enjoyed for years to come.
121	Free parking
122	Please look into parkways such as those in Huntsville Alabama to assist with traffic flow to make getting in such facility less dangerous
123	Be sure to design spaces around school facilities. Why not design a master plan that incorporates schools as integral to the city?
124	We really need pickleball courts. Many people plan their vacations around the availability of courts. Most of the condo in Destin. Have courts but they are private and don't allow residents to play in them,
125	I would like to see a cross-town LSV road from the WC line to the new Marler bridge park. Also, purchase beachfront houses, bifurcate the lot, and sell the house but keep the beach. Or, buy the beach from willing sellers. Our beaches are our economic engine. Annex all of Okaloosa county South of the MBB.
126	Destin needs to maintain its status as a resort town. There's no turning back from that. Create laws that maintain well controlled spring breaks, be quick to dismantle throngs of drunken vacationers (crab island), and reinstate life guards throughout the beaches. Quality vacation seekers should be courted. O everything you can to prevent the 30A mess that's plaguing and ruining that area. Oh, a food truck area would be pretty cool.
127	Senior center, fitness for seniors, children indoor sport complex, public pool
128	Do not turn it into a 15 minute city.
129	Indoor playground option
130	Please make sure that there are affordable stores... Like Dollar General available to the regular person... And keep the village feel.

131	Security measures for any homeless activity
132	Make sure all changes are focused on real science and supports majorities as well as minorities.
133	We need parks, side walks and family oriented venues. This town is not only for tourists making money from tourism. There are families and we want everything that other cities have.
134	Destin is on the map for snowbirds, spring break and vacations, please use the taxes collected to help off set the permanent residents taxes by spending less on advertising Destin in these markets and using the funds to compensate those that make Destin their permanent home. Thank you for the opportunity to share! God Bless!!!!
135	A space for LOCALS to visit and enjoy. Promote a hometown atmosphere.
136	expand with more local artists to show the creative culture in destin
137	Please no more hotels.
138	Lots of landscaping and flowers and cute/cultural street lights.
139	Sidewalks and shopping similar to Grand Blvd.
140	Continue to purchase beach front for public access
141	Eliminate parking fee at Harborwalk!!!!!!!!!!!!
142	Skatepark
143	Maintenance of existing parks should be a priority too
144	Lots of lost Destin heritage
145	No bridge tolls would allow more business from the outside area.
146	Less cars more walkable, streets and parks, small buisness, art, open spaces
147	NO short term rentals!
148	The permit department should find a way to be more timely and efficient. It's currently a nightmare.
149	Get Destin water users to fix what ever the problem is that makes AJs and the boat house smell like raw sewage! Why do we accept this? I can be addressed. We are the only harbor that smells like literal crap.
150	Destin is a great place to live and work. Destin employes 1000s of service industry personnel. The issue is affordable housing within the city limits of Destin. If you reside outside of Destin you have to leave sometimes 2 hours before work to arrive on time.
151	Bring Pepito's Back to it!
152	Wish we had a recycling center for aluminum and plastic.
153	I think you should also put some money back into existing parks In the area. If you like an idea for a good par for families of all ages take a trip to frank brown Park in Panama City Beach which we frequent often because the parks her in town do not cater to families and children like theirs does.
154	Unrelated to the matter, do not destroy the Old Destin park, on Calhoun, I loved that park growing up, and now my son thoroughly enjoys it. You absolutely better not cut down any trees in the park. And can you just keep the gravel lot, and preserve the area. I do not see a need to cut out all the natural beauty of that park. And if you do, it will be a blemish on the City of Destin and a markedly disturbance to the lifelong people of Destin who have called this home for decades. We do not need another park that has hardly any activities for children year round. Your constituent, Corey Doucette
155	Would be amazing if there was enough room for a resort style community walk in pool, that's maybe \$2 to \$5 a day entry fee (city park fee) or something if necessary for upkeep. Locals really don't have much beach space anymore once season starts.
156	All Main Street should be "upgraded", rebuilt, remodeled to represent our beautiful village

157	How can we get the Indian Lake neighborhood included in "Destin". All the surrounding neighborhoods are included except ours
158	Baseball fields updated and maintained!! Rec and Parks need to do better for our athletics.
159	Less commercial...more resident friendly. Would be nice to have a renown area where people can gather to watch the Destin sunset. Key West is famous for their sunsets.
160	Create something new - look to the future & not more of the same 'beach/tourist' attractions- there is plenty for the tourist. Focus on the residents or something to bring new visitors and also appeal to residents such as a real concert venue. Most importantly- find a way to incorporate true affordable housing for people making minimum wage.
161	They need a park bench at the Maddie Kelly pier near the water on Beach Street
162	I don't want this to sound mean, but as a local of 30+ years, I'd like a normal place to get dressed up and go to a nice dinner. Just a normal, nice restaurant, like they have in grand boulevard. Boshamps has a 4 hour wait always, harbor docks has zero ambiance, Camille's is always packed and a 2 hour wait, Marina cafe uses too much cream, Lagniappe too much butter, etc. Just a normal, nice, dinner spot. Everyone we know who has also lived here 30 + years says the same thing. We like the fish head thing, but sometimes you just wanna do a normal dinner out, you know? Cheesecake Factory could totally make it here, since they have PF changes out at GB!!! Thank y'all for what you do. It's a thankless job, and you do it anyways. Bravo my friends!
163	Just really looking forward to a place in the heart of Destin that really hosts "a night life", kinda almost like 3rd planet brewery in Niceville! The have music, kids areas, they host a respectable atmosphere so that everyone feels safe enough for kids to just play freely. It's family oriented and yet adults can still have a good time past 9 o'clock where as most bars and restaurants shut down right about then in the Destin area
164	Parking NEEDS to be a focus. Too many tourist visit this area and do not follow the law when crossing the street. If parking is not right next to the building an above street crosswalk needs to be built. Tourist families are going home without their loved ones and locals are hitting drunk jaywalkers. Instead of focusing on green walls focus on parking.
165	Please provide adequate handicap accessible parking throughout all parking areas, with wide sidewalks & ramps, not stairs that can't be used by handicapped!
166	A walkable downtown area with shops, restaurants, parks, and event space. We need more area that makes our city feel like home to residents. Currently it feels like we just inhabit the area people come to visit. While I understand a lot of revenue comes from tourism, it seems like we as a city have no identity beyond tourism, and fishing, yet we could be and deserve to be so much more
167	More parks and opportunities for special needs children and people. (Such as autism)
168	Be careful not to overdevelop. We already have some of that. We need to balance the beauty of our City, with the pace of life those here enjoy.
169	Rentable office space
170	More parks around Destin for the children, it would be nice to see more childcare facilities as well
171	Destin doesn't need a new one.
172	We have lost much of old Destin, what brought us here and what kept us here, our identity as a community. Let's try to preserve what's left. Leonard Destin park is beautifully built, can we fix up Cement Taylor park starting with the bathroom facilities please. And we miss the gazebo by the flagpole, it was nice to sit there and watch the water
173	Please make Destin a more walkable place to live in — that is at least have sidewalks where they're present, Mr. Wagner, we're counting on you.
174	What a waste of money
175	Public bathrooms! Take a look at the ones they have in Denmark. Hire someone to keep them clean.
176	Quit building. Do something about traffic.
177	Bobby, don't be a turd. Stop with all of the eco friendly garbage man. Be bold and unique.

178	Make beaches public again!
179	Protected bike paths East to West and several off this North to South to beach access. More public beach access in Southwest Destin. Ridiculous so many miles with barely any access.
180	Please stop building hotels and businesses directly directly and only towards tourists
181	Need crosswalk either over or under the road near Marbella at the entrance to new town center. Traffic will be impossible.
182	New permit office
183	No golf cart use on Destin roads. Bike paths separate from walkers paths, wide sidewalks, additional crosswalks WITH NIGHT LIGHTING. Make Destin a safe place to walk!!
184	Speeding all the way down main street pass town center. Scooters, scooters, scooters...no on side walks.
185	Simple, reflects our fishing heritage, user friendly, a look that encourages others to follow suit for some eventual continuity in town vs the complete chaos we have in progress now.
186	Repave more roads in older village area residential areas / fix potholes and broken asphalt.....
187	Residents should have more priorities than chain business. I understand that business make money but a good relationship with the people creates a healthy community, and destins community isn't healthy.
188	You need to handle the drug problem before outside agencies come in and do the job for you. Also, punish the police officers being bribed by the drug dealers.
189	Focus on local businesses vs. box stores and big chains. Making overhead affordable for local businesses and making this focused just as much on the locals as tourists.
190	I would like to see more kid activities and green space for our local kids. I think there has been suggestions about a skate park. Farmers market space would also be nice. Address the city's parking concerns is a must.
191	Palm trees, wide walks, pet friendly grass (low maintenance & always green, residents that pay taxes should have free benefits as they are the ones that already contribute parking etc.
192	Businesses in the Harbor CRA & Town Center CRA Districts need to adhere to higher quality & cleanliness standards. They need to maintain their business areas (indoors & outdoors) clean & neat.
193	If possible, reach out to the kids of Destin as well! They are always outside enjoying sports activities, biking, lemonade stands and fishing so they might have good ideas about spaces to include.
194	As a student I wish to see more recreation and sport opportunities at Morgans Sport Center. Maybe use the build space that is there and turn in to more fields. Thank you
195	Tourism is important. No one thinks "let's go to a town hall" while on vacation. What the emerald coast doesn't have, is a botanical garden. It seems like this is a great opportunity to attract quality tourists during rainy days to a nice garden and inform locals of the wider span of plants that do well in our climate.
196	The City Hall and City Center should be located adjacent to the Publix property. This anchor will help other businesses that locate in the surrounding area thrive, with the correct infrastructure such as pathway & roadway connectivity.
197	Free parking for Destin residents.
198	Please! Make Destin better. I am a resident since the 60's. You do realize most long time residents of Destin have moved away. Yea, i know we can't bring back the past. I'd just like to see some of the small town I used to love.
199	Quit advertising to low class people to come here. Lately we have had a lot of trouble makers show up in Destin. It did not used to be like that. This city has changed for the worst. Too Crowded with traffic grid lock. The small town appeal is GONE! Stop the private addenda's like the Stupid Stop sign on Kelly St at Spring Lake Dr.
200	As a life-long resident of Okaloosa County, I think it's unfortunate that Destin has lost its identity as a fishing village and turned into a tourist destination. I think, despite its efforts, the perception is that the City of Destin caters to visitors more than it does residents. I know the genie is out of the bottle, but now that Destin IS a tourist destination, can you dial it back some and bring that hometown feel back? Even if it's just in a small portion of the landscape?

201	A community center would give Destin the ability to connect the young and old to one place and create more community connections. Having a community center that's well designed for exercise and an Olympic size pool for laps and summer camps would create a place for locals to connect for social as well as business. This center could also be a place for educational events, community gatherings and volunteer services for example where the old teach the young like knitting class or how to make flies for fishing. Bottom line is destin has this rich resource of older people that come from all places, the challenge is how do you really connect them to our community so they can give back and enrich our young people. The biggest challenge is see here is balancing the economic need for development while protecting the only reason people visit which is our harbor and beaches. We have to raise the harbor back to a more sustainable area. It's become to commercial like a state fairground which really should not fit the design element of our harbor. As a harbor community we value nature, the beauty of the Osprey, Herons, pelicans, seagulls, sandpipers, the beauty of the dolphins playing with their young and occasionally the site of a manatee. We ride through the sunrise as we exit the East pass on our fishing ventures and anxiously await the sunrise in our little piece of heaven. We value a healthy lifestyle where our family members young and old feel safe. Our visitors and business developers have a respect for our core values because we have them in writing and shout them from the rooftops and train vendors, and decision makers that every decision must be made with these core values in mind. At the end of the day when people think of Destin they think of beautiful, safe, respectful of nature, a healthy community lifestyle, a great place to live and visit. Good Luck we are here to support you !
202	Please build a NICE playground for kids! Our kids do not have a nice playground in the area that isn't rusted/old. My kids love playing outside on the playground but we travel to different cities so they can play on nice clean equipment m.
203	Would love to have some exercise stations along Morgan's park walking trail. Let's get these parents/residents active! Also the playground over there needs to be updated. Thank you for this
204	Something that the City can afford, too often spending other peoples money is easy and things turnout super expensive for what you get.
205	Expand joes bayou boat ramps
206	Transportation. There needs to be a U turning lane between Tequesta Dr. and Emerald Bay and or a Traffic light at Emerald Bay.
207	Traditional, beautiful and timeless architecture and design preferred over modern.
208	Put some kind of speed bumps on Main St between Airport and Kelly speeds are way to High
209	The town center should not be 1 Harbor Blvd. it needs to be in olde destin.
210	Make sure parking options are suitable for full-size pickup trucks. Perpendicular parking spots with insufficient space between rows is dangerous, frustrating, and bogs down the flow of vehicles. Diagonal spots are safer, otherwise there must be sufficient space to maneuver between rows.
211	An office and website link to notify code enforcement of short term rentals that pop up like mattress stores and car washes.
212	Do something with mountain drive. We have the sidewalks, nice black top, and it's a dump. It looks the exact same as it did when I was riding my bike around in elementary school. That could be the coolest street if people came together with their land and some proper planning was in place.
213	I'd love to see an outdoor amphitheater for music and dance performances available to the public.
214	No further comments
215	Tear down Claude Perry's white vacant building and make parking.
216	Pedestrian friendly with no thru driving. Free parking for locals.
217	I like the artwork in Henderson Resort & Spa (old black and white photos of Destin). It's very reflective of Destin's roots. I would like to see the new City Hall/Town Center reflect Destin's roots.
218	Outdoor Concert Facility, Movie Theater, Bring Back Pepitos !!!
219	Overall, the town doesn't feel like there is anything sacred for the locals. Everything is tourist oriented. Couldn't even get a seat at 3pm at local brewery last week due to it being over run by tourists. While I get tourists help fuel the economy, how is a local supposed to continue to enjoy the town if there isn't a seat for us. Hibernating for tourist season just doesn't feel like home. We stood and still enjoyed our time, but my sentiments are still valid. Would love for the town center to bring a "local" feel to the area.
220	Please think of the traffic impacts when considering these projects. It already takes over an hour to get from one side of Destin to the other during the spring/summer seasons

221	We would like more benefits as residents living amongst tourists. Easier access to businesses and to limit spaces that are pay-to-park.
222	This should be for locals with locals in mind. Not advertised to tourists
223	Clean , nice, restrooms
224	Mostly clean up Main Street so it is modern and looking forward. Main Street hasn't looked Main really ever. Time to turn a new leaf.
225	We beg for more options for our special ed children!
226	Get the beach across the beach back! Even better if you could get the military parking lot opened up to use too. I'm a former Marine and don't think it's right that it's closed off to us, and barely used! That's the best stretch of beach!
227	Nothing to do with the City Hall, just a chance to vent that Emerald Bay needs a traffic light.
228	It would be nice if there were more spaces for the youth. Interactive play areas friendly to all ages
229	Don't let City Council drive the boat to create a Town Center that lines their pockets, and is not what the citizens truly want.
230	Destin is being devastated by greedy people who care about making money while the environment and animals are paying the price. Put up signs saying - pick up keep Destin beautiful. Enforce fines for those who leave chairs toys or trash on beaches. Smoking cigarettes should be illegal on the beaches like Hawaii. Do NOT allow those who only want \$ to influence Destin. We need to care about who is coming into Destin and hold people accountable to bad behavior. Please please please stop some of these people, said loosely from selling nature to the devil. Once it's gone we cannot get it back. Be wise with our blessings. Too bad I cannot find a space on the beach because greedy people put up chairs and umbrellas so close I cannot sit. Glad I pay taxes, but at least protect the marine animals. Please! Why is the behavior tolerated? Oh wait- because some are making money while those of who pay taxes and want to protect the environment are outnumbered. []
231	Leave old Destin and unincorporated areas alone.
232	Dedicated bike paths that connect all parts of Destin would be great.
233	Destin needs a new Senior Center. Our current one is too small and not up-to-date. Go look at the one in Niceville. Glad to finally see the power lines will go underground.
234	Need adequate parking. The flow of traffic is so important. We don't need more traffic jams/traffic issues in Destin. We are a tourist town but the residents here are painfully affected with the traffic flow. AT times, there is no flow. It's evident that 98 can't handle all the vehicles. Stop building hotels for more people to come. Our roads can't handle the crowds now.
235	Need more local areas on the beach and Bayside. We deserve an opportunity to enjoy the reason we live and work here year round.
236	Make Hwy 98 six lanes. Traffic is terrible for a little fishing village. Those of us who live in "Old Destin" really miss Old Destin, and for God Sake, get a handle on our taxes! You want to bring Destin into the future, but it can't be a burden on the backs of old time residents through taxation. I have lived here for 42 years, owned a local business and contributed to the growth of the community, and now that I am on social security, my homeowners insurance is as much as a good used car. Get a grip on the reality of your long time residents who can't afford to fund your grand ideas. I want my beach town back!!!
237	I feel that the locals do not have many options to enjoy the beach during Hugh season due to parking. It would be wonderful if there was free transit for locals.
238	There are lots of positives, I think one of the drawbacks of the area is more limited "cultural" opportunities compared to some more urban areas. Thinking about these options would be a value add to locals and visitors
239	Resources for locals who actually live here, not tourists!
240	Parking garages are needed. Green space maybe on top or and first ground level to avoid the sun . Free parking for locals .
241	Privately owned high end retailers and restaurants

242	One of my biggest issues, is panhandling at gas stations. I don't think that's a good look for us. I know there are different areas that homeless people are setting up however, that leaves a lot of trash. I know where I used to work I kept the doors locked to the bathroom, and now they are not and the systems are being clogged by needles down at the harbor. So I think those, things need to be addressed and lighting requirements for every parking lot and potentially cameras
243	Bobby, you should stop putting money to parks and put it somewhere that will benefit the heritage of Destin. Building parks does no good especially when there's TWO down the street on Calhoun. Maybe you should realize what locals live all around that area because they voted for you, and now they really regret it. (Joes bayou-boat ramp, PARK)
244	Our town has just become so dirty and trashy. Sure wish there was an easy way to CLEAN IT UP!
245	Needing to make Destin more eco-friendly
246	Destin needs its own version of Seaside- a walkable, dog-friendly space. But without the ridiculous Seaside prices, and without the ridiculous pay-to-park parking lots that the harbor adopted that keeps locals from enjoying it regularly. Walking paths so there's somewhere other than the beach to go for a walk. Affordable cafes like East Pass Coffee for dates. And a VERTICAL parking structure! Please no shuttles or far away parking. Locals and visitors prefer parking garages.
247	A warning to all people visiting the city to not attempt jaywalk across 98. It causes danger to everyone involved and creates loss of life, time and resources when someone gets injured. Maybe more crosswalks? Or signs guiding tourists to those designated areas. Or maybe just hand out Reflective Vests as they enter our city.
248	More positives for locals. Our March-August are trying and push us to the limit of looking outside of Destin. We need more local parking for harbor walk, we need to move the bike lanes away from 98 (very dangerous with how people drive on 98), and our main focus needs to be our schools. Destin has proven time and time again that kids with special needs DO NOT MATTER HERE!!! You have shipped them to FWB and Niceville for as long as you can and it needs to end, now. Inclusiveness for those children so that their parents can work and live in the place that they were brought to initially, Destin. Revamping old Leonard park will be a great new addition to the kid parks around Destin! Locals beaches are always a +. ENFORCE TICKETS FOR THOSE WHO LITTER ON OUR BEACHES & Please make sure the holes are filled in. More deputies on the beach during peak weeks to help control would be amazing. Even requiring condos to educate their guest on the beach cleanliness and care for the city. Destin public beach this past week was DISGUSTING. Thanks!
249	I believe there should be an observation deck that people can go to to see the harbor/gulf and the bay if possible.
250	Zoning in the 70s and 80s has led to a substantial lockdown of public access across the city. You need to be able to move between these lines of buildings and across there State Highway. Also, Dark Sky should be prioritized. I think the environmental impact along the beach is worse that people think. When was the last time you saw a moth at the beach?
251	New space for Harvest house, who feeds our homeless population. Potential to look into bringing a trader Joe's to the old old time pottery area.
252	Get the ghetto areas of Destin out, clean up parts of 98 & make it more historical and 30A!
253	Destin could use an indoor playground for locals and visitors
254	Off topic, but the Emerald Bay neighborhood needs a traffic light at its entrance. That would help the residents feel their safety matters.
255	I envision an area that would be a mini version of downtown Pensacola. An area for a gallery night event once a month and bistro's , coffee shop, art, gaming, etc. A place for people to gather and have entertainment alternatives to appeal to different age groups
256	Stop the over building from single family homes to multiple homes on single lots that can accommodate sixty people where a single family home of four to six properties water and flushing are being torn down to build three houses on one lot in Crystal Beach. Stop the madness. The foundations of new homes that are built as high as the neighbors windows , roof line of one story homes. The water will be pushed to neighboring houses and is it legal? They are betting code of building height by raising the foundations for a gulf view with no regard of the water that will be pushed to neighbors.

257	Without the terms smart city, I feel destin can grow while keeping the future in mind. The idea of pay and park lots in every green option spit on the land sounds for sure the worst. The idea of living buildings sounds great. Denver has to dedicate 30% of every property to art. So a lot is in random sculptures or beautiful building design.
258	It is great to have a town center, but unfortunately it will be over run by tourists
259	just full transparency of money spent and contractors paid . .
260	Many people love historical and cultural designs (fake or reconstructed) but the truth is that other than being a fishing village, Destin is a thoroughly modern town that was developed recently. My hope is that The town can embrace its modern birth and put itself on the map by using the best of modern Florida designs that make the most of futuristic sustainable and environmentally advanced features...as contrasted with investing in the pseudo-reconstructed "quaint coastal town" motifs which are common and all over Florida coastal communities like Watersound, Seaside. Hopefully Destin could be different from these Southern Living designer type upscale resorts like Watersound, etc...and more futuristic, forward looking.
261	Cost and appearance are the most important. This is tax payer money. Parking should be sufficient and depending on location, possibly a lot of extra parking to alleviate the lack there of. Then a shuttle could be used to move folks around.
262	Make sure infrastructure is put in place for future growth. I'm excited to see this.
263	The Timberview Tour Helicopter does nothing good for this community and ruins the peace and quiet of residents and beach visitors. It's the most annoying part of the Destin area!
264	Excited to see this development become a place that brings people together.
265	the environment built destin, let's ensure it conts to do so. Cleaning up the harbor waters would be amazing.
266	I have been doing business in Destin since 11'. I am excited for the growth and change.
267	You guys doing a great job! Thank you for asking our opinion.
268	Programs for teenagers
269	Need to include public transportation for tourists and locals and create more music and performing venues.
270	A safe connector to be able to walk to restaurants and bike safely throughout parts of the city
271	I've noticed in the past few years the raccoons, possums, fox, migrating birds and butterflies have almost disappeared. I am a beekeeper dedicated to natural habitat for pollinators. It's is disheartening that the building and expansion has all but pushed out the native animals.
272	Highway 98 should not be encouraged for pedestrian and bike traffic. The new pedestrian lights for some reason impede traffic much longer than typical crosswalks. The bicyclists tend to go in opposite direction of traffic, causing serious risk for accidents when cars are turning out of parking lots. The vagrant population is ever-increasing, thus is the criminal activity--we are victims multiple times over. On so many levels, there is a gross imbalance of vacation-party place to nice, quaint, fishing village. The last thing this town needs are more "nightclubs"! We need to place to be cleaned up and traffic and life to flow. The rift-raft can head to FWB or PCB, we have enough for the limited space and roadways.
273	The design should allow for relatively inexpensive changes to the facades so as to make updates over time if necessary to change the "look" of the facilities.
274	Save money
275	Opening the beaches back up to accommodate LOCALS. People who have been born and raised here their entire life & now raising their own families here, should not have to fight tourist for parking or be turned away at the gate after waiting 40 minutes in line to get into Henderson beach, one of the only large public beaches that has parking. A beach pass or something should be given to locals to bypass all the condos and houses claiming they own beaches.
276	We don't need anymore giant buildings or multi story buildings other than the parking deck. Keep it green and open and give us a place to have events and concerts.
277	I believe the heart of Destin would be best reflected by cultivating local entrepreneurship. Increasing and supporting small bushinesses.
278	Zoning regulations and city design guidelines are critical to a city. We look terrible because anyone can throw up a neon beach sign. Set standards so we can stop looking so trashy.

279	Unfortunately, I live in Kelly Plantation. I consistently see how destructive HOA's and golf courses are to our local environment and I am currently in the process of moving out of that "neighborhood". I would like to see a local government use native plants and trees when creating new spaces. Too many places not only allow but encourage planting of invasive non local trees and plants. This is discouraging on many levels. Also, it is astounding how many people move to the area with ZERO concept of what kind of wildlife we share our space with. There needs to be an education resource so that the needless killing of wildlife is eased or better yet completely put to an end. If we HAVE to continue allowing people to move here en masse could we at least attempt to educate them beyond the beach flag system?
280	This isn't really city hall specific but boat rental expansion should be limited. The harbor is starting to look like a parking lot. We love that you guys are buying up property for us locals.
281	Stop short / multi occupation in residential areas
282	*Electric bikes are becoming a nightmare. they are equivalent to jet skis at night. excessive speeds, erratic driving make it dangerous to walk, bike and drive around here. We are a city of exercise and health and they do not promote that at all. *I appreciate Destin's effort to create more access to the beaches for locals that do not live on the water, but I think that needs to continue a goal to have all beaches public so we don't have to spend millions and millions so people can enjoy. I travel around the world to different beaches and yet at home I feel most unwelcome. *Also I think long term if we offered more pedestrian paths and kept vehicles separated like Vegas in some areas, lives would be saved. we are only going to get more and more people coming here so we should prepare ourselves for the masses.
283	If you keep alienating the working class, there won't be as many people to work in the service industry
284	Section for honoring our Veterans - hanging of Patriotic Quilts/Quilts of Valor, Art and Photography
285	Amphitheatre
286	Love your focus on sustainability and parks - keep up the good work!
287	Wider sidewalks
288	Yesterday I witnessed another pedestrian hit by a car on 98 - close to the area of the Chic-fil-a. I have seen constant jay walking of families trying to cross, stoping traffic. My view is pedestrian risk is great, and will continue as people try to traverse 98 moving from condo's / hotels to attractions, restaurants and amenities and back. Creative transportation, mobility options OR improved and enhanced cross-walks (even pedestrian bridges in the high risk areas) would improve safety and ensure more consistent flow of traffic.
289	Kohlman Strong Forever!!
290	More availability to the actual residents as apposed to everything for the tourists
291	I think all City offices (City Hall and Annex) should be moved to Main Street. Most Cities have their municipal offices located on Main Street and closer to the "center" of the city.
292	Pickleball Courts facilities
293	Pet friendly
294	Walkability and Bike Trails are extremely important. Many workers cut through properties to get to work. Shuttle buses or Trolleys could be a good solution to cut down traffic
295	Please add a traffic light to Emerald Bay.
296	A small amphitheater for entertainment purposes or quaint picture show theater similar to Ft Walton Beach's city hall area.
297	Making Destin a bit more bike friendly and more pet friendly would be nice. Would like to see a pet friendly beach area.
298	Destin local of 32 years. No more carpet baggers. No more high rise buildings, no more beachside building, less beach restriction for locals. RAISE THE TAXES FOR TOURISTS!!!! They use up so many of our resources they should be glad to pay a safety tax. No more over fishing for NON locals. Tourists should pay to park at the beach. Any one in okaloosa county, walton, Santa Rosa, etcetera... they get parking passes. Make the people who are coming here PAY for the upkeep of this area.

299	Thank you Bobby for what you're doing. There have been so many improvements to town since you were elected. Every time I see one I think, "Thanks Bobby Wagner!" The spaces you are creating so my family and I can spend more time outdoors is having a huge impact on our day. Thank you for thinking more about the quality of life for residents than how many condos you can build to clutter up the view.
300	The late Destin Matriarch, Mattie Kelly, bequeathed 52 acres of land with restricted use for cultural arts performance and arts education. This property is situated in the heart of Destin and should be considered in the current Mattie Kelly Arts Foundation's master site plan to build a state-of-the-arts cultural arts facility for the intended purpose.
301	I just want to see more being done for residents over tourists. Residents pay a LOT to live here full time & we don't get to take advantage of our beautiful, God-given landscape during the majority of the year due to a lack of parking at public beach spaces. A beach access parking area that is reserved for local parking pass holders ONLY would be an amazing & much appreciated amenity that I know all residents would appreciate.

City of Destin New City Hall/Town Center Master Plan Survey

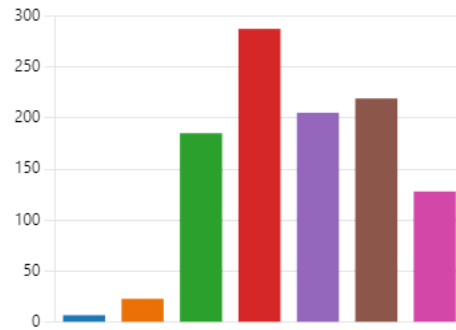
1054 Responses

09:09 Average time to complete

Closed Status

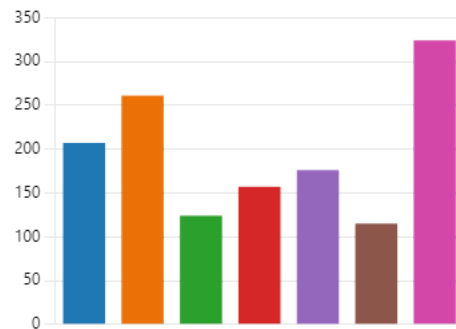
1. Please select your Age Group:

Under 18	7
18-24	23
25-34	185
35-44	287
45-54	205
55-65	219
65 and over	128



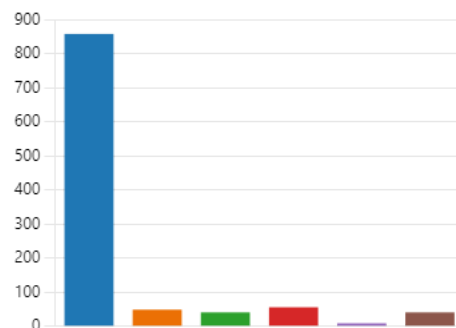
2. If you have kids or grandchildren, what is their age group?

Pre-K and under	207
Kindergarten - 5th Grade	261
6th - 8th Grade	124
9th - 12th Grade	157
18 years old and over	176
My kids/grandchildren visit fro...	115
N/A	324



3. What is your primary relationship to Destin? (Select all that apply)

Resident	858
Seasonal, Part-time resident	49
Business Owner	41
Worker	56
Visitor	9
Other	41



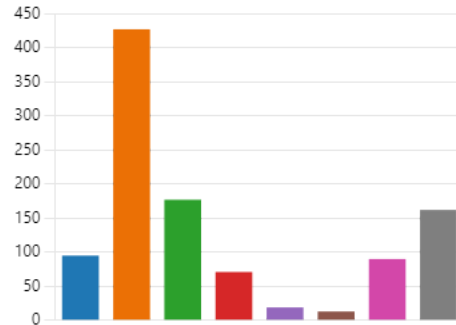
4. How long have you lived/worked in Destin?

Less than a year	23
1-5 years	242
6-10 years	213
11-20 years	221
Over 20 years	355



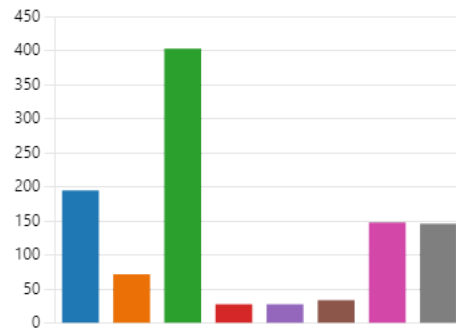
5. From among the areas shown on the map, in what sector/areas do you reside?

Harbor	95
Village	427
Town Center	177
Holiday Isle	71
Gulf Resort	19
Henderson	13
Crystal Beach	90
Beyond City limits/Areas not sh...	162



6. From among the areas shown on the map, in what sector/area do you typically conduct business?

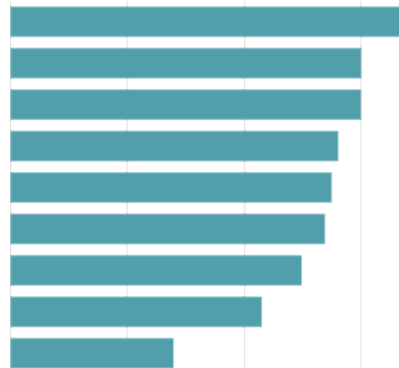
Harbor	195
Village	72
Town Center	403
Holiday Isle	28
Gulf Resort	28
Henderson	34
Crystal Beach	148
Beyond City limits/Areas not sh...	146



7. Please tell us which of the following have a greater impact on where you live/work?

(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)

- 1 Recreation and parks
- 2 Residential options
- 3 Economic development
- 4 Environmental sustainability
- 5 Public spaces and plazas
- 6 Cultural facilities (museums, art ...
- 7 Transportation and mobility
- 8 Educational facilities
- 9 Civic facilities



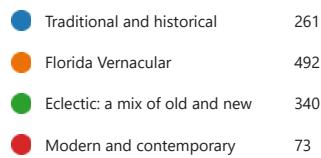
8. What facilities do you think are critical to be linked to the new City Hall/Town Center?
(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



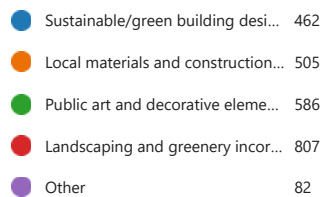
9. What type of cultural/entertainment options do you see as most important to be included in the new City Hall/Town Center?
(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



10. Which style do you think should best represent the identity of Destin?



11. What features are most important to be included in the new City Hall/Town Center?
(Select all that apply).



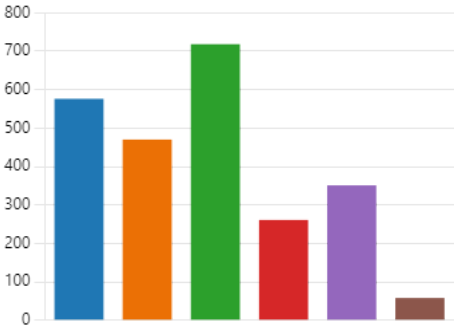
12. How important is it that the City's properties reflect Destin's cultural and historical heritage in its design?

Extremely important	501
Somewhat important	359
Neutral	154
Somewhat not important	23
Not important at all	17



13. What parking and transportation components should be included in the new City Hall/Town Center? (Select all that apply).

Multi-story parking structures	576
Expanded public transit options	470
Dedicated pedestrian and bicycl...	718
Shared bicycle and scooter ame...	261
Park-and-ride facilities	351
Other	58



14. What sustainability strategies are most important to include in the new City Hall/Town Center? (Select all that apply.)

Incorporation of green spaces a...	743
Use of sustainable building mat...	444
Development of green infrastru...	484
Zoning and design standards th...	454
Other	55



15. Please share with us any additional comments or suggestions not reflected in this survey that you feel should be included in the new City Hall/Town Center.

301
Responses

Latest Responses

Update

87 respondents (30%) answered **Destin** for this question.



City of Destin, FL - Land Development Code

ARTICLE 4 - ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS

SECTION 4.07.02 HARBOR DISTRICT (HD)

- A. The Harbor District Overlay implements Future Land Use Element Policies 1-2.4.3(3) South Harbor Mixed Use (SHMU) and 1-2.4.3 (4) North Harbor Mixed Use (NHMU), and Objective 1-3.4 Encourage Redevelopment and Renewal, of the Comprehensive Plan.
- B. The Harbor District Overlay encompasses all land that is zoned South Harbor Mixed Use or the North Harbor Mixed Use.
- C. Destin Harbor is a vital part of the City of Destin's history as a world-class fishing village and festive marketplace and will continue to play an important role in the City's future.
- D. The intent of the Harbor District Overlay is to encourage:
 - 1. Development and redevelopment that is architecturally compatible with existing and previously existing development in the Destin Harbor area, as well as in the neighboring areas north of U.S. Highway 98
 - 2. The reduction of nonconformities in the district by allowing historic residential structures to be used for commercial purposes consistent with a world-class fishing village and a festive marketplace, such as:
 - a. Restaurants or bars
 - b. Bed and breakfasts
 - c. Uses that encourage tourist commercial development
- E. The Harbor District achieves its intent by preserving waterfront views and water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.
- F. Much of the Harbor Area's historic significance is derived from the harbor's role in the City's formation as a world-class fishing village.
- G. In addition to ensuring architectural styles are compatible with the area's heritage, the Harbor District Overlay is intended to preserve the harbor area's historic sense of place.
- H. This overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Harbor area, a world-class fishing village and festive marketplace.

SECTION 4.07.04 ZERBE – CALHOUN HISTORIC DISTRICT (Z-CHD)

- A. The Zerbe-Calhoun Historic District Overlay encompasses all land that is located in the area depicted on the attached Exhibit "A", Zerbe-Calhoun Historic District Overlay Map. This area is a vital part of the City of Destin's history and will continue to play an important role in the City's future. The Calhoun and Zerbe areas border the North and South Harbor Mixed Use areas (NHMU and SHMU areas) and provide a transition between the North and South Harbor Mixed Use areas. U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north.
- B. The Zerbe-Calhoun Historic District Overlay intends to:
 - 1. Encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Calhoun-Zerbe area, as well as in the neighboring areas and
 - 2. Ensure a smooth transition from the Historic Harbor Area and its significance, derived from the harbor's historic role in the City's formation as a world-class fishing village.

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3. Preserve the area's historic sense of place: this overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Zerbe-Calhoun area; and
 4. Preserve structures and sites of historic and recreational significance, inclusive of the Destin Community Center, Destin History and Fishing Museum, 1934 Post Office, Primrose boat, existing parks, and historic cemeteries.
- C. The following properties owned by the City of Destin are deemed structures and sites significant to the history of the City of Destin, and additionally shall be considered collectively as the "Zerbe-Calhoun Historic Park", deemed devoted to active or passive recreation, and shall be subject to all provisions of the City Charter related to City parks:
1. Destin Memorial Cemetery located at 120 Sibert Avenue.
 2. Destin Memorial Cemetery located at 111 Stahlman Avenue and 122 Sibert Avenue.
 3. Clement Taylor Park located at 131 Calhoun Avenue.
 4. Capt. Leonard Destin Park located at 101 Calhoun Avenue.
 5. Destin Library located at 150 Sibert Avenue.
 6. Destin History & Fishing Museum located at 108 Stahlman Avenue.
 7. Destin Community Center located at 101 Stahlman Avenue.
- D. The following may not occur upon any structure or property within the Zerbe-Calhoun Historic Park without a super-majority vote of the City Council:
1. Change of use to any structure, portion of a structure, real property, or portion of real property.
 2. Alteration of any real property boundary.
 3. Relocation of any structure.
 4. Modification of building footprint.
- A. Florida's ground water resource is the primary source of drinking water in the State, supplying over ninety (90) percent of all public water supply. The intent of wellhead protection is to protect potable water wells, as defined in Rule 62-521, F.A.C., from contamination, and to prevent the need for their replacement or restoration due to contamination.
- B. Wellhead Protection Zone: All land within a five hundred (500) foot radius of a protected wellhead.
- C. The following land uses are prohibited within Wellhead Protection Zones:
1. Landfills
 2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List.
 3. Activities that require the storage, use, handling, production, or transportation of restricted substances: Agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes, and the like.
 4. Feedlots or other concentrated animal facilities.
 5. Wastewater treatment plants, percolation ponds, and similar facilities.
 6. Mines
 7. Excavation of waterways or drainage facilities which intersect the water table.
 8. Any use in conflict with Rule 62-521, F.A.C.
- D. Any approved use within the Wellhead Protection Zone shall adhere to all applicable regulations of Rule 62-521, F.A.C.

7.12.06.DD. Harbor District Overlay. The Harbor District Overlay implements Future Land Use Element Policies 1-2.4.3(3) South Harbor Mixed Use (SHMU) and 1-2.4.3 (4) North Harbor Mixed Use (NHMU), and Objective 1-3.4 Encourage Redevelopment and Renewal, of the Comprehensive Plan.

1. Purpose and intent. The Harbor District Overlay encompasses all land that is within either the South Harbor Mixed Use zoning district or the North Harbor Mixed Use zoning district. The Destin Harbor is a vital part of the City of Destin's history as a world-class fishing village and festive marketplace, and will continue to play an important role in the City's future. The intent of the Harbor District Overlay is to (1) encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Destin Harbor area, as well as in the neighboring areas north of U.S. Highway 98 and (2) to encourage the reduction of nonconformities in the district by allowing historic residential structures to be used for commercial purposes consistent with a world-class fishing village and a festive marketplace, such as restaurants, bars, bed and breakfasts, and other uses that encourage tourist commercial development by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public. Much of the Harbor Area's historic significance is derived from the harbor's role in the City's formation as a world-class fishing village. In addition to ensuring architectural styles are compatible with the area's heritage, the Harbor District Overlay is intended to preserve the harbor area's historic sense of place. This overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Harbor area, a world-class fishing village and festive marketplace.

2. Process for designation of structures and sites significant to the history of the Destin Harbor. A property owner or authorized agent of a property owner may apply to designate a structure or site as significant to the history of the Destin Harbor pursuant to this section. Such application may include a request for a conditional use, if applicable.

A. Applications for a certificate of appropriateness (with or without a conditional use) shall be submitted to the city manager on a form to be provided by the city. along with a signed, sealed survey of the subject property, which survey is dated within at least one year of the application date.

B. The owner of the subject property must either sign the application or give written authorization.

C. The City Manager, in consultation with the City Land Use Attorney and City staff, shall review a certificate of appropriateness (with or without a conditional use) application for sufficiency, and shall forward the request to the City Council once the City Manager has determined that the application includes all required information.

D. The City Manager shall schedule a public hearing on the certificate of appropriateness (with or without a conditional use) before the City Council, which hearing shall be held not later than 60 days after receipt of an application, said hearing may be continued once, at the discretion of the City Council, upon request of the applicant to the City Council or for good cause. A separate hearing before the Board of Adjustment shall not be required if a certificate of appropriateness application is submitted with a conditional use.

E. Notice will be published in a local newspaper of general circulation at least ten days prior to the public hearing.

F. The City Council shall render an order to either issue or deny the application for a certificate of appropriateness (with or without a conditional use).

G. The order shall be mailed to the applicant and shall include findings of fact and conclusions of law, and shall state specifically (i) that the certificate of appropriateness (with or without a conditional use) vests the uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, as well as any City Code waivers authorized by approval of the survey submitted by the applicant: all until such time that the applicant abandons the uses for a period of at least 180 days; and (ii) that no further permits shall be required from the City of Destin with respect to any uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, all until such time that the applicant abandons the uses for a period of at least 180 days, and subject to any limitation that may exist, to the extent that the Building Official has determined a serious threat to the public health or safety exists without such limitations. Nothing in this section releases the applicant from any requirement to obtain a business tax receipt on the subject property, if applicable.

3. Criteria for designation of structures and sites significant to the history of the Destin Harbor. The City Council may grant a certificate of appropriateness if there is an existing structure on the site, which the applicant seeks to preserve, and which was constructed prior to 1975 (according to records of the Property Appraiser and/or the City of Destin) and at least one of the following additional criteria are met:

A. Historical significance. Proposed changes of use, developments or redevelopments in the overlay district, should show character, interest or value as part of the development, heritage, or cultural characteristics of the Harbor area; be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

B. Architectural significance. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Harbor area.

C. Environmental significance. Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Harbor area by the protection of the unique natural and man-made environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.

4. Conditional uses. If an applicant desires to change the use of an existing structure on the site, the applicant is required to apply for a certificate of appropriateness with conditional use. Conditional uses in the Harbor Area Overlay shall include those listed in Table 7-2, Table of Allowable Uses. To the extent

that there is any conflict between the permissibility of any specific use in the underlying zoning district and the Harbor Area Overlay, the provisions of the underlying zoning district shall apply, unless an application for a certificate of appropriateness has been submitted. The following shall apply to all applications for a certificate of appropriateness with conditional use within the Destin Harbor Area:

A. Findings. A conditional use shall be permitted upon a finding by the city council, after a duly noticed public hearing on the certificate of appropriateness with a conditional use, that the proposed use, application and, if applicable, survey or site plan, comply with the criteria specified in this section, including specific conditions established by the City Council during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to Chapter 2 of the LDC, the City Council shall render the final determination pursuant to the procedures for major developments. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described herein and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity. The City Council is authorized to grant any waivers to the Land Development Code pursuant to Subsection 7.12.06(DD)(6). In order to further the purposes of the Harbor District Overlay.

B. Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

- i. Floor area ratio;
- ii. Traffic generation;
- iii. Square feet of enclosed building for each specific use;
- iv. Proposed employment;
- v. Proposed number and type of service vehicles; and
- vi. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection, including the following:

- i. Utilities;
- ii. Public facilities, especially any improvements required to ensure compliance with concurrency management;
- iii. Roadway or signalization improvements, or other similar improvements;
- iv. Accessory structures or facilities; and

v. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

i. Open space;

ii. Setbacks from adjacent properties;

iii. Screening and buffers;

iv. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and

v. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

C. Criteria for conditional uses in the Harbor District Overlay:

(1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

(3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

(4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the City unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

(5) Preservation of "Old Destin". The Harbor District Overlay is intended to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the district that are reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this zoning district to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize the South Harbor Mixed Use and North Harbor Mixed Use zoning districts, promote the tourist trade and interest, and foster knowledge of the City's living heritage. Therefore, conditional uses should meet one or more of the following criteria:

i. Historical significance. Proposed changes of use, developments or redevelopments in the overlay district, should show character, interest or value as part of the development, heritage, or cultural characteristics of the Harbor area: be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

ii. Architectural significance. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Harbor area.

iii. Environmental significance. Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Harbor area by the protection of the unique natural and man-made environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.

(6) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances except that the City Council may grant waivers or variances to the City Land Development Code pursuant to Section 7.12.06(DD)(6) of this Code. Where permits are required from governmental agencies other than the City, these permits shall be obtained as a condition of approval. The City may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

5. Certificate of appropriateness. Evidence of the approval required under the terms of the Harbor District Overlay shall be a Certificate of Appropriateness issued by the City Council, stating that the change of use and development or re-development depicted on the survey has been made are approved by the City Council. The City Council may permit modifications of original proposals if such modifications are formally acknowledged, clearly described, and recorded in the records of the case. Any action by

applicants following issuance of a certificate of appropriateness shall be in accord with the application and material approved and any conditions appended thereto.

6. Code waivers. To further the intent and purpose of Harbor District Overlay, the City Council may waive or modify requirements of the Land Development Code pursuant to this Section 7.12.06(DD)(6), including but not limited to parking requirements, driveway requirements, stormwater requirements, any performance standards, requirements for lot area, lot width, lot depth, setback, and open space standards set forth in Table 7-3. Table of Dimensional Regulations, provided however, that if the Building Official determines there is a serious threat to the public health, safety or welfare, such waivers may not be granted. Further, alternative stormwater requirements may be imposed to prevent flooding on the subject property.

7. Appeals:

A. Any appeal of a City Council decision on a determination under this section shall be by petition for certiorari review to the circuit court of Okaloosa County, Florida, based solely on the record of the hearing before the city council. The application forms shall contain a venue selection provision requiring venue to be in Okaloosa County.

B. The applicant is responsible for providing a verbatim transcript of the record of that hearing.

C. Such an appeal must be filed within 30 days after the date the City renders its order.

8. Penalties: The Code Compliance Department may enforce the terms of this section by bringing a case to the Special Magistrate or Code Enforcement Board, whichever is applicable, as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Enforcement Board or Special Magistrate, of the Code Ordinances of the City of Destin and F.S. ch. 162, pt. 1. Additionally, the code compliance department, or other duly authorized officer or authority, may enforce the terms of this section through issuance of civil citation as provided in Chapter 14. Offenses and Miscellaneous Provisions, Article III, Code Enforcement Citation Program and Procedures, of the Code Ordinances of the City of Destin and F.S. ch. 162, pt. 2.

7.12.06.EE. Zerbe-Calhoun Historic District Overlay. The Zerbe-Calhoun Historic District Overlay implements Future Land Use Element Policy 1-2.4.3, which recognizes this general area as a transition between the North and South Harbor Mixed Use areas, U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north. Further, the Zerbe-Calhoun Historic District Overlay implements Policy 1-3.7.8: Urban Design and Community Appearance, which encourages procedures that enhance general community appearance as well as to preserve and enhance open space and landscape, and encourages protecting major natural and manmade resources within the City, including such scenic natural resources as Choctawhatchee Bay, natural drainage corridors, as well as developing residential neighborhoods and centers of commercial or institutional activity. Additional policies implemented include but are not limited to, Policy 1-1.1.4: Scenic Vistas and Waterfront Views, encourages protection of views of Choctawhatchee Bay, and Policy 1-1.2.4: Orderly Transition in Land Use encourages smooth transitions in land use.

1. Purpose and intent. The Zerbe-Calhoun Historic District Overlay encompasses all land that is located in the area depicted on the attached Exhibit "A", Zerbe-Calhoun Historic District Overlay Map. This area is a vital part of the City of Destin's history, and will continue to play an important role in the City's future. The Calhoun and Zerbe areas border the North and South Harbor Mixed Use areas (NHMU and SHMU areas) and provide a transition between the North and South Harbor Mixed Use areas. U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north.

2. The intent of the Zerbe-Calhoun Historic District Overlay is to (1) encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Calhoun-Zerbe area, as well as in the neighboring areas and (2) to ensure a smooth transition from the Historic Harbor Area and its significance, derived from the harbor's historic role in the City's formation as a world-class fishing village; (3) to preserve the area's historic sense of place: this overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Zerbe-Calhoun area; and (4) to preserve structures and sites of historic and recreational significance, inclusive of the Destin Community Center, Destin History and Fishing Museum, 1934 Post Office, Primrose boat; existing parks and historic cemeteries.

3. Preservation of existing historic structures within the Zerbe-Calhoun Historic Overlay District.

(i) The following properties owned by the City of Destin are deemed structures and sites significant to the history of the City of Destin, and additionally shall be considered collectively as the "Zerbe-Calhoun Historic Park", deemed devoted to active or passive recreation, and shall be subject to all provisions of the City Charter related to City parks:

a. Destin Memorial Cemetery located at 120 Sibert Avenue.

b. Destin Memorial Cemetery located at 111 Stahlman Avenue and 122 Sibert Avenue.

c. Clement Taylor Park located at 131 Calhoun Avenue.

d. Capt. Leonard Destin Park located at 101 Calhoun Avenue.

e. Destin Library located at 150 Sibert Avenue.

f. Destin History & Fishing Museum located at 108 Stahlman Avenue.

g. Destin Community Center located at 101 Stahlman Avenue.

(ii) The following may not occur upon any structure or property within the Zerbe-Calhoun Historic Park without a super-majority vote of the City Council:

a. Change of use to any structure, portion of a structure, real property, or portion of real property.

b. Alteration of any real property boundary.

c. Relocation of any structure.

d. Modification of building footprint.

4. Process for designation of structures and sites significant to the history of the Zerbe-Calhoun Area. In addition to the set Zerbe-Calhoun Historic Park set forth in subsection 3., a property owner or authorized agent of a property owner may apply to designate a structure or site as significant to the history of the City of Destin within the Zerbe-Calhoun Historic Overlay Area pursuant to this section. Such application may include a request for a conditional use, if applicable.

A. Applications for a certificate of appropriateness (with or without a conditional use) shall be submitted to the City Manager on a form to be provided by the City, along with a signed, sealed survey of the subject property, which survey is dated within at least one year of the application date.

B. The owner of the subject property must either sign the application or give written authorization.

C. The City Manager, in consultation with the City Land Use Attorney and City staff, shall review a certificate of appropriateness (with or without a conditional use) application for sufficiency, and shall forward the request to the City Council once the City Manager has determined that the application includes all required information.

D. The City Manager shall schedule a public hearing on the Certificate of Appropriateness (with or without a Conditional Use) before the City Council, which hearing shall be held not later than 60 days after receipt of an application, said hearing may be continued once, at the discretion of the City Council, upon request of the applicant to the City Council or for good cause. A separate hearing before the Board of Adjustment shall not be required if a certificate of appropriateness application is submitted with a conditional use.

E. Notice will be published in a local newspaper of general circulation at least ten days prior to the public hearing.

F. The City Council shall render an order to either issue or deny the application for a certificate of appropriateness (with or without a Conditional Use).

G. The order shall be mailed to the applicant and shall include findings of fact and conclusions of law, and shall state specifically (i) that the certificate of appropriateness (with or without a conditional use) vests the uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, as well as any City Code waivers authorized by approval of the survey submitted by the applicant; all until such time that the applicant abandons the uses for a period of at least 180 days; and (ii) that no further permits shall be required from the City of Destin with respect to any uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, all until such time that the applicant abandons the uses for a period of at least 180 days, and subject to any limitation that may exist, to the extent that the Building Official has determined a serious threat to the public health or safety exists without such limitations. Nothing in this section releases the Applicant from any requirement to obtain a business tax receipt on the subject property, if applicable.

5. Criteria for designation of structures and sites significant to City history. The City Council may grant a Certificate of Appropriateness if there is an existing structure on the site, which the applicant seeks to preserve, and which was constructed prior to 1975 (according to records of the Property Appraiser and/or the City of Destin) and at least one of the following additional criteria are met:

A. Historical significance. Proposed changes of use, developments or redevelopments in the overlay district. should show character, interest or value as part of the development, heritage, or cultural characteristics of the area; be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

B. Architectural significance. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Zerbe-Calhoun area.

C. Environmental significance. Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Zerbe-Calhoun area by the protection of the unique natural and manmade environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the bay for the public.

6. Conditional uses. If an applicant desires to change the use of an existing structure on the site, the applicant is required to apply for a certificate of appropriateness with conditional use. Conditional uses in the Zerbe-Calhoun Historic Area Overlay shall include those listed in Table 7-2. Table of Allowable Uses. To the extent that there is any conflict between the permissibility of any specific use in the underlying zoning district and the Zerbe-Calhoun Historic Area Overlay, the provisions of the underlying zoning district shall apply, unless an application for a certificate of appropriateness has been submitted. The following shall apply to all applications for a

certificate of appropriateness with conditional use within the Zerbe-Calhoun Historic Area Overlay:

a. Findings. A conditional use shall be permitted upon a finding by the City Council, after a duly noticed public hearing on the certificate of appropriateness with a conditional use, that the proposed use, application and, if applicable, survey or site plan, comply with the criteria specified in this section, including specific conditions established by the City Council during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to Chapter 2 of the LDC, the City Council shall render the final determination pursuant to the procedures for major developments. A conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described herein and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity. The City Council is authorized to grant any waivers to the Land Development Code pursuant to subsection 7.12.06(DD)(6), in order to further the purposes of the Zerbe-Calhoun Historic District Overlay.

b. Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

- i. Floor area ratio;
- ii. Traffic generation;
- iii. Square feet of enclosed building for each specific use;
- iv. Proposed employment;
- v. Proposed number and type of service vehicles; and
- vi. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection, including the following:

- i. Utilities;
- ii. Public facilities, especially any improvements required to ensure compliance with concurrency management;
- iii. Roadway or signalization improvements, or other similar improvements;
- iv. Accessory structures or facilities; and

v. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

i. Open space;

ii. Setbacks from adjacent properties;

iii. Screening and buffers;

iv. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and

v. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

c. Criteria for conditional uses in the Zerbe-Calhoun Historic District Overlay:

i. Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

ii. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

iii. Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

iv. Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use

which generates hazardous waste or uses hazardous materials shall be located in the City unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

v. Preservation of "Old Destin". The Zerbe-Calhoun Historic District Overlay is intended to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the district that are reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this zoning district to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize the South Harbor Mixed Use and North Harbor Mixed Use zoning districts, promote the tourist trade and interest, and foster knowledge of the City's living heritage. Therefore, conditional uses should meet one or more of the following criteria:

A. Historical significance. Proposed changes of use, developments or redevelopments in the overlay district, should show character, interest or value as part of the development, heritage, or cultural characteristics of the Zerbe-Calhoun area; be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

B. Architectural significance. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Zerbe-Calhoun area.

C. Environmental significance. Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Zerbe-Calhoun area by the protection of the unique natural and manmade environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the Bay.

vi. Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and City laws and ordinances except that the City Council may grant waivers or variances to the City Land Development Code pursuant to Section 7.12.06(DD)(6) of this Code. Where permits are required from governmental agencies other than the City, these permits shall be obtained as a condition of approval. The City may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

7. Certificate of appropriateness. Evidence of the approval required under the terms of the Zerbe-Calhoun Historic District Overlay shall be a certificate of appropriateness issued by the City Council, stating that the change of use and development or re-development depicted on the survey has been made and approved by the City Council. The City Council may permit modifications of original proposals if such modifications are formally acknowledged, clearly described, and recorded in the records of the case. Any action by applicants following issuance of a certificate of appropriateness shall be in accord with the application and material approved and any conditions appended thereto.

8. Code waivers. To further the intent and purpose of Zerbe-Calhoun Historic District Overlay, the City Council may waive or modify requirements of the Land Development Code pursuant to this Section 7.12.06(DD)(6), including but not limited to parking requirements, driveway requirements, stormwater requirements, any performance standards, requirements for lot area, lot width, lot depth, setback, and open space standards set forth in Table 7-3, Table of Dimensional Regulations, provided however, that if the Building Official determines there is a serious threat to the public health, safety or welfare, such waivers may not be granted. Further, alternative stormwater requirements may be imposed to prevent flooding on the subject property.

9. Appeals:

A. Any appeal of a City Council decision on a determination under this section shall be by petition for certiorari review to the circuit court of Okaloosa County, Florida, based solely on the record of the hearing before the City Council. The application forms shall contain a venue selection provision requiring venue to be in Okaloosa County.

B. The applicant is responsible for providing a verbatim transcript of the record of that hearing.

C. Such an appeal must be filed within 30 days after the date the City renders its order. 10. Penalties: The Code Compliance Department may enforce the terms of this section by bringing a case to the Special Magistrate or Code Enforcement Board, whichever is applicable, as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Enforcement Board or Special Magistrate, of the Code of Ordinances of the City of Destin and F.S. ch. 162, pt.

1. Additionally, the code compliance department, or other duly authorized officer or authority, may enforce the terms of this section through issuance of civil citation as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Enforcement Citation Program and Procedures, of the Code Ordinances of the City of Destin and F.S. ch. 162, pt. 2.