AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JUNE 20, 2024
5:30 PM
ANNEX COUNCIL CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
   A. **May 2, 2024 Minutes**
4. **NEW BUSINESS**
   A. **Calhoun/Sibert FLUM Amendment and Rezone-Ordinances 24-08-LC and 24-07-PC**
5. **MEMBER DISCUSSION**
6. **DIRECTOR'S REPORT**
7. **NEXT MEETING DATE: July 18, 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)

LOCAL PLANNING AGENCY
MEETING MINUTES
MAY 2, 2024 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency to order on Thursday, May 2, 2024, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Staff Members Present
James T. Wood, Jr.	Rey Bailey City Clerk
Jay Purut	Steven O'Connor Principal Planner
Marcie Bell	Daniel Butler Senior Planner
Corey Ledbetter	Joe Bodi Engineering Assistant
Todd Buhr	Tina Deater Planner
	Sharon Gardner Records Specialist

3. APPROVAL OF MINUTES: April 11, 2024

Motion by Chairman Bell, seconded by Agency member Ledbetter to approve the April 11, 2024, minutes as written, the motion passed unanimously with a 4-0 vote.

4. NEW BUSINESS:

A. Draft Article 6 – Subdivision Regulations

Mr. O'Connor explained to the members how staff was waiting for the Design Manual to be completed before bringing Article 6 before the public, however, staff has posted it to the website for the public to provide comment. He further explained how the document is interactive with links for those that need to see examples of the descriptions that are discussed in Article 6. He explained how staff has connected with several local engineering companies and contractors they work with on a regular basis, for feedback, and most were agreeable with the final outcome.

Additionally, there were discussions entailing the size requirements for landscaping shrubs on city right-of-way property and in FDOT's right-of-way. As well as conversations regarding paver driveways and the new regulations set forth for all driveways with pavers to now stop at the of the right-of-way and the rest of the way to the street has to have concrete. Mr. O'Connor explained, the city has started encountering accessibility issues with some pavers coming up. Therefore, going forward, pavers have to stop at the sidewalk or at the right-of-way line for safety purposes. There was additional discussions regarding the Common Boundary Buffer for corner

lots and allowable areas for vehicle parking. Mr. O'Connor suggested staff could add language to the section that says, "Except for as allowed below" so that is easier to comprehend for all.

B. Draft Article 9 – Management Plans & Article 10 - Impact Fees

Mr. O'Connor explained this is still in the 30-day window for the public to make comments on, but staff wanted to bring it forward for any comments from the members.

Agency member Buhr asked on page two of the Article, noticed that the table is reflected twice. Mr. O'Connor explained that staff will adjust it.

Chairman Wood mentioned there not being any language for Impact Fees. Mr. O'Connor explained that they are still being studied and once they are finalized and adopted, if done so after the new LDC is adopted, they will be brought before them as an ordinance for their review and recommendation to Council for adoption and then, they'll be implanted into the LDC.

Agency member Bell asked for the status of the NPEB for the Marina Siting Article of the LDC. Mr. O'Connor explained currently provided the members with the discussion and explained that staff will be bringing the information to them at their next meeting as well as inviting the Chairman of the Harbor & Waterways Board to their next meeting so that he can explain and answer any of their concerns or questions. There was additional discussion regarding the Building Code Article that will be removed from the LDC and implemented into the Code of Ordinances.

Mr. O'Connor informed the members that all of the Articles are now posted online with the exception of the Glossary and encouraged the members to go there to review them.

5. PUBLIC COMMENTS: None

6. DIRECTOR'S REPORT:

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:10 p.m.

Adopted and approved this _____ day of _____ 2024.

_____ _____

James Wood, Jr. Chairman Rey Bailey City Clerk

ITEM # 2024-252

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: June 20, 2024
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

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

FROM: Tina Deater, Planner
Steve O'Connor, Principal Planner

DATE: June 11, 2024

SUBJECT: Calhoun/Sibert FLUM Amendment and Rezone-Ordinances 24-08-LC and 24-07-PC

I. BACKGROUND: The subject property consists of eight (8) lots, totaling approximately 4.75 acres. The lots currently have a **FLUM** designation of **CMU-V** and are **zoned CMU-V**. The requested **FLUM amendment (LU-001400-2024)** and **rezone (LU-001395-2024)** will allow these properties to be incorporated into the overall development site for the Heron's Nest Marina, which is on the other side of Calhoun Ave. and already has a **CMU FLUM** designation and zonded **CMU**.

II. DISCUSSION: The subject property consists of the following eight (8) lots, totaling approximately 4.75 acres:

Address and Parcel ID Numbers of Project:

- 102 Calhoun Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0630-0000-1230**)
- 104 Calhoun Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0630-0000-1240**)
- 108 Calhoun Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0310-000D-072J**)
- 118 Calhoun Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0310-000D-072I**)
- 115 Sibert Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0310-000D-0040**)
- 109 Sibert Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0310-000D-0030**)
- 105 Sibert Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0310-000D-0020**)
- Unaddressed Parcel on Sibert Ave, Destin, FL 32541 (**Parcel ID: 00-2S-22-0310-000D-002A**)

The eight (8) lots currently have a **Future Land Use Map (FLUM)** designation of **Calhoun Mixed Use-Village (CMU-V)** and are in the **Calhoun Mixed Use-Village (CMU-V)** zoning district.

The property owners are planning to establish a wedding venue at the previously approved Heron's Nest Marina located at 105 and 109 Calhoun Ave (not a part of this request). An event venue is a permitted use in the **CMU** zoning district, but not in the **CMU-V** zoning district. Due to the parking demand of the event venue, the applicant needs to provide more parking than currently exists at 105 and109 Calhoun. However, the off-site parking regulations in the City's Land Development Code do not permit **CMU-V** to be utilized as an area for off-site parking and does not permit standalone parking lots; therefore, a rezone to **CMU** is required to allow the properties to be incorporated into the overall development site for the Heron's Nest Marina. The **FLUM** must be amended from **CMU-V** to **CMU**, in order to allow the zoning change. If the proposed **FLUM** and **Zoning Map** amendment are approved, these properties will be proposed to be incorporated into the overall development site for the Heron's Nest Marina via a Development Order (DO) Deviation at a later date.

COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Policy 12-3.1.2 requires **Future Land Use Map Amendments** to be evaluated using the following criteria:

1. **Orderly Development and Land Use Compatibility.** Whether, and the extent to which, the proposal would maintain a compatible land use pattern, a smooth transition in the land use, considering the type and location of uses involved, the density, and intensity. Approval of a Comprehensive Plan amendment must be supported by evidence that the change will be consistent with Comprehensive Plan land use policies.

Staff Findings:

Per the City's Comprehensive Plan, the existing **CMU-V** and proposed **CMU FLUM** designations are within the Calhoun area of the **"MU" FLUM** designations as shown on the FLUM Map. ***Policy 1-2.4.3: Mixed Use (MU)***. The ***"MU"*** designation intends to allow for an *"intense"* mix of uses within the Calhoun designation. Promoting *"innovative arrangements"* and accommodating a mix of uses and activities near each other to achieve compact development, reducing the need for vehicle trips on the local road network. The mix of uses envisioned in the Compreheinsive Plan range from residential (long and short term), general commercial, hotels accommodations, medical, office, retail, and recreational uses.

Specifically though, the comprehensive plan say the following about the "**Calhoun"** area.

> It is *"...envisioned as a walkable, medium-scale resort-mixed use area. It also provides a transition between the South Harbor Mixed Use area and U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north. In the intermediate future, this area is intended to undergo redevelopment. Planned developments that increase pedestrian connectivity, east-west vehicular connectivity, and parks or open space shall be encouraged. The **Calhoun** area has an excellent tree*

canopy and before major new development occurs, it is important the tree preservation ordinance be enhanced to ensure the lush character of this area continues even as new development occurs. The area shall redevelop as a mixed use area, accommodating primarily medium to high density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water dependent activities, restaurants, and similar activities as shall be defined in the LDC. This area also permits appropriately scaled institutional uses.

The existing **CMU-V** and proposed **CMU FLUM** designations have the same General Development Standards in the Comprehensive Plan, except that **CMU** district has a more restrictive density. Therefore, the proposed **FLUM** amendment from **CMU-V** to **CMU** is compatible and would result in a slight decrease in the density permitted on the subject properties. This is not an issue as the proposed future DO deviation plan does not include increasing the existing density.

Staff finds that the proposed FLUM amendment to CMU maintains a compatible land use pattern, provides a smooth transition in the land use, and is consistent with Comprehensive Plan land use policies.

2. **Adequate Public Facilities.** Approval of a Comprehensive Plan amendment must be supported by evidence that the amendment will not result in public facilities and services exceeding the capacity for such services and facilities existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services and similar necessary facilities and services.

Staff Findings:
The proposed **FLUM** amendment from **CMU-V** to **CMU** and the accompanying rezone from **CMU-V** to **CMU** was reviewed by the City's Technical Review Committee (TRC), including the utility and other public service providers. There were no objections provided by any of the reviewers.

Staff finds adequate public facilities are available to serve the project.

3. **Natural Environment.** Whether, and the extent to which, the proposal would result in significantly adverse impacts on the natural environment. An amendment of the Future Land Use Map shall not violate policies within the Comprehensive Plan that protect the natural environment.

Staff Findings:
The existing **CMU-V** and proposed **CMU FLUM** designations have the same General Development Standards in the Comprehensive Plan, except that **CMU** is limited to a maximum density of 6.0 dwelling units per acre for single-family residential and **CMU-V** allows a slightly higher density of a maximum of 9.0 dwelling units per acre. Therefore, the proposed FLUM amendment from **CMU-V** to **CMU** actually results in a slight decrease in the density permitted on the subject properties. The proposed amendment also does not

violate any policies within the Comprehensive Plan that protect the natural environment.

Staff finds that the proposed amendment meets this criterion.

4. **Economic Effects.** Whether, and the extent to which, the proposal would adversely impact private property rights, the general health, safety, and welfare and adversely impact the financial resources of the City.

Staff Findings:
The proposed **CMU FLUM** designation is consistent and compatible with the surrounding area. It does not adversely impact private property rights, the general health, safety, and welfare and does not adversely impact the financial resources of the City.

Staff finds that the proposed amendment meets this criterion.

5. **Public Interest Enabling Act.** Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation. Amendments shall be consistent with the Comprehensive Plan and enabling legislation.

Staff Findings:
The proposed **CMU FLUM** designation is consistent and compatible with the surrounding area and is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation.

Staff finds that the proposed amendment meets this criterion.

6. **Special Privileges.** Whether the proposed amendment would constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Findings:
The proposed **FLUM** amendment from **CMU-V** to **CMU** would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. As part of the Land Development Code rewrite, staff has evaluated the Calhoun **"MU" FLUM** area and has determined that due to the similarities in impacts and development standards between the **CMU-V** and **CMUFLUM** designations and the **CMU-V** and **CMU** zoning districts, it would be appropriate to combine them into a single **FLUM** category and single zoning district. The proposed **FLUM** amendment is consistent with this concept, which staff will be bringing to the Council, as the LPAs recommendation, for future consideration as part of the Land Development Code rewrite.

Staff finds that the proposed amendment meets this criterion.

7. **Other Matters.** Other matters related to the Comprehensive Plan and conditions since adoption of the plan, which the City may deem appropriate in considering the amendment.

Staff Findings:
Staff finds that the proposed **FLUM** amendment does not adversely impact any other matters related to the Comprehensive Plan and conditions since adoption of the plan.

Staff finds that the proposed amendment meets this criterion.

PUBLIC COMMENT:
None received as of June 10, 2024.

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

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

C. Level of Service (LOS): There is no anticipated impact on the Level of Service (LOS)

D. Legislative Sponsor:

III. CONCLUSION: Based on staff findings, the proposed **FLUM** amendment from **CMU-V** to **CMU** and the accompanying **rezone** from **CMU-V** to **CMU** are consistent and compatible with the surrounding area, and are in compliance with the applicable criteria for **FLUM** amendments in **Comprehensive Plan Policy 12-3.1.2.**

IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend City Council approve the proposed Ordinances 24-07-PC and 24-08-LC.

ALTERNATE MOTION:
I move that the Local Planning Agency recommend City Council approve/approve with conditions/approve with modifications/deny the proposed Ordinances 24-07-PC and 24-08-LC.

Attachments:

1. Proposed FLUM Ordinance 24-07-PC
2. Proposed Rezone Ordinance 24-08-LC
3. 3_Boundary Survey
4. 4_Warranty Deeds
5. 5_Public Notice Documents

ORDINANCE NO. 24-07-PC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF A SMALL SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE LAND USE DESIGNATION OF EIGHT PARCELS OF REAL PROPERTY LOCATED NORTH OF CALHOUN AVENUE, AS DESCRIBED AND DEPICTED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 4.75 ACRES, FROM CALHOUN MIXED USE- VILLAGE (CMU-V) TO CALHOUN MIXED USE (CMU); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
(PARCEL ID NUMBERS: 00-2S-22-0630-0000-1230; 00-2S-22-0630-0000-1240; 00-2S-22-0310-000D-072J; 00-2S-22-0310-000D-072I, 00-2S-22-0310-000D-0040; 00-2S-22-0310-000D-0030; 00-2S-22-0310-000D-0020; 00-2S-22-0310-000D-002A).

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

SECTION 2. FINDINGS OF FACT.

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

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

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

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

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

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

The City of Destin's Future Land Use Map is hereby amended by changing the future land use designation from **Calhoun Mixed Use - Village** (**CMU-V**) to **Calhoun Mixed Use** (**CMU**) for the specific area of land located on Calhoun Avenue with the following Parcel Identification Numbers: 00-2S-22-0630-0000-1230; 00-2S-22-0630-0000-1240; 00-2S-22-0310-000D-072J; 00-2S-22-0310-000D-072I, 00-2S-22-0310-000D-0040; 00-2S-22-0310-000D-0030; 00-2S-22-0310-000D-0020; 00-2S-22-0310-000D-002A, consisting of approximately **4.75** acres, which is depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4. INCORPORATION INTO COMPREHENSIVE PLAN. Upon the effective date of the comprehensive plan amendment adopted by this Ordinance, said amendment shall be incorporated into the City of Destin's Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed by this ordinance to the extent of such conflict.

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

SECTION 7. EFFECTIVE DATE. The comprehensive plan amendment shall not become effective until 31 days after adoption by the City Council, except however, if the plan amendment is timely challenged, this Ordinance shall not become effective until the date a final order is issued by the State Land Planning Agency, or the date the Administration Commission enters a final order determining that the adopted plan amendment is in compliance. No development orders, development permits, or land use dependent on this amendment may be issued or commenced before it becomes effective. After and from the effective date of this amendment, the comprehensive plan amendment set forth herein shall amend the City of Destin's Comprehensive Plan and shall become a part of that plan and the amendment shall have the legal status of the City of Destin's Comprehensive Plan, as amended.

ADOPTED THIS___ DAY OF _____ 2024.

BY: _____
Bobby Wagner, Mayor

ATTEST:

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

_____
Rey Bailey, City Clerk

_____
Kimberly Romano Kopp, City Attorney

First Reading: _____
Second Reading: _____

EXHIBIT A

Legal Descriptions for 8 parcels included in application.

1. 102 Calhoun Avenue (00-2S-22-0630-0000-1230)
2. 104 Calhoun Avenue (00-2S-22-0630-0000-1240)
3. 105 Sibert Avenue (00-2S-22-0310-000D-0020)
4. 108 Calhoun Avenue (00-2S-22-0310-000D-072J)
5. 118 Calhoun Avenue (00-2S-22-0310-000D-072I)
6. No Physical Address (00-2S-22-0310-000D-002A)
7. 109 Sibert Avenue (00-2S-22-0310-000D-0030)
8. 115 Sibert Avenue (00-2S-22-0310-000D-0040)

1. All that part of Lot Numbered 12 of the Moreno Point Military Reservation survey of lots, plat of which is of record in the office of the Circuit Court of Okaloosa County, Florida, lying East of Calhoun Avenue, except the following: The North 200 feet of the above described Lot 12, and except: Beginning at the SE corner of said Lot 12; thence N. 72 D. 52'40" E a distance of 100 feet; thence N. 72 D. 08'50" W. a distance of 245.12 feet, more or less, to the East line of Calhoun Avenue; thence along said East line of Calhoun Ave., South a distance of 100 feet, more or less, to the North line of First Street; thence S. 72 **D.** 08'50" E. along said North line of First Street, a distance of 250.54 feet, more or less, to the **POB.** Said parcel, hereby being conveyed, having a frontage of 80.56 feet on Calhoun A venue and extending Eastwardly between parallel lines 240 feet, more or less, to the West boundary of Lot Numbered Two (2) to Calhoun's SID of Addition to Town of Destin, Florida.

2 & 3. The North 100 feet of the property conveyed by deed dated January 9, 1950 and recorded in Deed Book 59 at page 209 of the records of Okaloosa County, Florida. The South line of the said one hundred feet (100 feet) to be parallel to the North line of Lot 12 as shown on the plat of the Moreno Point Military Reservation, ALSO the South 100 feet of the property conveyed by deed dated January 9, 1950 and recorded in Deed Book 59, at Page 209 of the records of Okaloosa County, Florida. The south line of the said 100 feet to be parallel to the North line of Lot 12 as shown on the plat of the Moreno Point Military Reservation, plat of which is on record in the Office of the Clerk of the Circuit Court of Okaloosa County, Florida. AND Lot 2, Block D, Calhoun's Subdivision of Addition to Destin, according to the map or plat thereof as recorded in Plat Book 2, Page 43-A, Public Records of Okaloosa County, Florida. Less and Except: A portion of Lot 2, Block D, Second Revision of Calhoun's Subdivision of Addition to Town of Destin, Florida, as recorded in Plat Book 2, Page 43A, Okaloosa County, Florida and being more particularly described as follows: Begin at the permanent reference monument which lies at the Southernmost corner of Lot 2, Block D, Second Revision of Calhoun's Subdivision of Addition to Town of Destin, Florida, as

recorded in Plat Book 2, Page 43-A, Okaloosa County, Florida, being at the intersection of the right of way of Sibert Avenue with Zerbe Street (platted as First Street); thence run North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue (100 foot right of way) a distance of 140.00 feet to an iron rod LB# 2355; thence North 45 degrees 22 minutes 58 seconds West a distance of 135.98 feet to an iron rod LB#2355 on the West line of said Lot 2; thence South 06 degrees 14 minutes 28 seconds West, along said West line, a distance of 190.45 feet to an iron rod LB# 2355, being the Southwest corner of Lot 2 and also the Southeast corner of Lot 1, Edra Subdivision, as recorded in Plat Book 7, Page 37, Okaloosa county, Florida; thence South 73 degrees 32 minutes 52 seconds East, along the Northerly right of way of Zerbe Street (60 foot right of way) a distance of 19.71 feet to the Point of Beginning. Bearings based on North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue.

4. Being a portion of Lot #72 Calhouns Subdivision of Addition to Town of Destin, Okaloosa County, Florida, plat of which is of record in the office of the Clerk of Circuit Court of Okaloosa County, Florida, described as follows: Commence at a concrete monument marking the Southeast corner of Lot 13 Moreno Point Military Reservation Survey of Lots; thence S72° 08' S0"E to a point in the East right-of-way line of State Road 30 Alternate (Calhoun Avenue) marking the Southwest corner of said Lot #72, which is the point of Beginning; thence continue S72° 08' SO" E to a point in the Northwest boundary line of Lot #3 Calhouns SID; thence with said Northwest line of said Lot #3 in a Northwesterly direction sixty-eight (68) feet to a point; thence Northwesterly to a point in said East right-of-way line of said State Road 30 Alternate (Calhoun Avenue) seventy three & five tenths (73.5) feet Northeasterly from a point of beginning; thence Southwesterly with said East right-of-way line of said State Road 30 Alternate (Calhoun avenue) seventy-three and five tenths (73.5) feet to the point of beginning.

5. Commence at a concrete monument marking the SE corner of Lot No. 13, Moreno Point Military Reservation Survey of Lots; Thence South 72° 08' 50" East to the Southwest corner of Lot 72, Calhoun Subdivision; thence with the Southeast right-of-way line of State Road 30 Alt. (Calhoun Ave.) Northeasterly 73.5 feet to the Point of Beginning; thence Southeasterly to a point in the Northwest boundary line of Lot 3, Block "D", Calhoun Subdivision, said point being 68 feet Northeasterly from the Southwest corner of Lot 72; thence with the Northwest line of Lot 3 and 4, Block "D", Calhoun Subdivision, Northeasterly 136 feet to a point; thence Northwesterly to a point in the Southeast right-of-way line of State Road 30 Alt. said point being 147 feet Northeasterly from the Point of Beginning; thence with the Southeast right-of-way line of State Road Alt. 30, 147 feet Southwesterly to Point of Beginning. All lying and being in Okaloosa County, Florida. The above parcel as surveyed, being more particularly described as follows: A portion of Lot No. 72, Block "D", Second Revision ofCalhouns Subdivision of Addition to Town of Destin, Florida, as recorded in Plat book 2, Page 43-A, Public Records of Okaloosa County, Florida, further described as: Commence at the Easternmost corner of Lot 16, Block "D", of aforementioned plat; thence North 44 ° 11' 00" West along the Southwesterly right of way of Forest Street a distance of 346.20 feet to the Northernmost corner of said Lot 16; thence depart Southwesterly right of way line of Forest Street and proceed along the Northwesterly line of Lot 5 through Lot 16, Block "D" of said plat South 45° 46' 10" West for a distance of 1199.63 feet to a found 1" iron pipe marking the Northernmost comer of Lot 4, Block "D" of said plat and the Point of

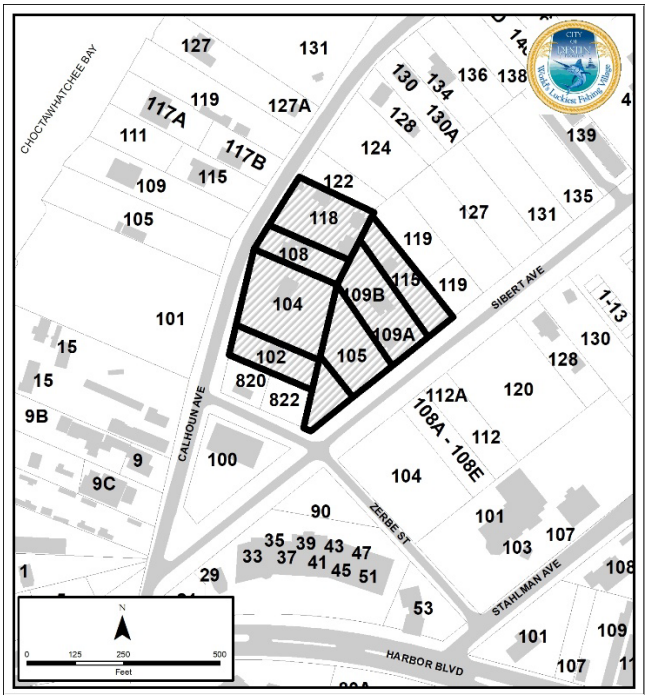
Beginning; thence proceed North 67° 45' 33" West a distance of 203.09 feet to a point on the Easterly right of way of Calhoun Avenue (County Road 30A, State Road 30 Alt); thence proceed along said Easterly right of way South 27° 38' 0211 West, a distance of77.84 feet to a concrete monument, said point being the point of curvature of a curve concave to the Southeast and having a radius of925.37 feet; thence proceed along the arc of said curve through a central angle of 04° 16' 28" and an arc length of69.04 feet (Chord: South24° 53' 00" West, 69.02 feet) to a capped iron rod LB #7350; thence departing said right of way, proceed South 70° 32' 23" East a distance of 225 .3 7 feet to a point on the Northwesterly lot line of Lot 3, of said Block "D", marked by a capped iron rod LB #7350, said point being North 17° 21' 27" East, a distance of92.93 feet from the Southwest comer of said Lot 3; thence proceed along the Northwesterly lot lines of Lot 3 and Lot 4, Block "D", North 17° 23' 0411 East, a distance of 136.00 feet to the Point of Beginning.

6. A PORTION OF LOT 2, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVSION OF ADDITION TO TOWN OF DESTIN, FLORIDA. AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARILY DESCRIBED AS **FOLLOWS:** BEGIN AT THE PERMANENT REFERENCE MONUMENT WHJCH LIES AT THE SOUTERHNMOST CORNER OF LOT 2, BLOCK D. SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A. OKALOOSA COUNTY, FLORIDA, BEING AT THE INTERSECTION OF THE RIGHT OF WAY OF SIBERT A VENUE WITH ZERBE STREET (PLATTED AS FIRST STREET); THENCE RUN NORTH 44°46'00" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SIBERT A VENUE (100 FOOT RIGHT OF WAY) A DISTANCE OF 140.00 FEET TO AN IRON ROD LB# 2355; TI-IENCE NORTH 45°22'58" WEST A DISTANCE OF 135.98 FEET TO AN IRON ROD LB#2355 ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 06"14'28'' WEST, ALONG SAID WEST LINE, A DISTANCE OF 190.45 FEET TO AN IRON ROD LB# 2355, BEING THE SOUTHWEST CORNER OF LOT 2 AND ALSO THE SOUTHEAST CORNER OF LOT 1, EDRA SUBDIVISION, AS RECORDED IN PLAT BOOK 7, POE 37, OKALOOSA COUNTY. FLORIDA; THENCE SOUTH 73°32'52" EAST, ALONG THE NORTHERLY RIGHT OF WAY OF ZERBE STREET (60 FOOT RIGHT OF WAY) A DISTANCE OF 19.71 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON NORTH 44 ° 46'00" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SIBERT AVENUE.

7. Lot 3 and the West 20 feet of Lot 4, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION Of ADDITION TO TOWN OF DESTIN FLORID.A, according to the Plat thereof as recorded in Plat Book 2, Page-43-.A, Public Records of Okaloosa County, Florida. Parcel ID Number: 00-2S-22-0310-000D-0030 Being and intended to be the same premises conveyed to the Grantor herein by deed recorded November 3, 2015 in Book 3223, Page 1636, Public Records of Okaloosa County, Florida.

8. The East 80 feet of Lot 4, Block D, of SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, according to the plat thereof recorded in Plat Book 2, Page 43A, of the Public Records of Okaloosa County, Florida. Said lot faces Sibert Avenue for a distance of 100 feet and extends back between parallel line a distance of approximately 300 feet to the line of George Destin's lot. Parcel ID Number: 00-2S-22-0310-000D-0040 Being and intended to be the same premises conveyed to the Grantor herein by

deed recorded December 12, 2016 in Book 3279, Page 1883, Public Records of Okaloosa County, Florida.



ORDINANCE NO. 24-08-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2, ZONING MAPS, TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF EIGHT PARCELS OF REAL PROPERTY LOCATED NORTH OF CALHOUN AVENUE, AS DESCRIBED AND DEPICTED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 4.75 ACRES, FROM CALHOUN MIXED USE-VILLAGE (CMU-V) TO CALHOUN MIXED USE (CMU); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENTS; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
(PARCEL ID NUMBERS: 00-2S-22-0630-0000-1230; 00-2S-22-0630-0000-1240; 00-2S-22-0310-000D-072J; 00-2S-22-0310-000D-072I, 00-2S-22-0310-000D-0040; 00-2S-22-0310-000D-0030; 00-2S-22-0310-000D-0020; 00-2S-22-0310-000D-002A).

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

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

SECTION 2. FINDINGS OF FACT.

WHEREAS, after due public notice, a public hearing was conducted on June 20, 2024, by the Local Planning Agency and its recommendations reported to the City Council; and

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

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

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

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Destin, Florida, as referenced in the Land Development Code, section 7.12.01(A)2 "Zoning Maps", is hereby amended to include a change of zoning map designation from **Calhoun Mixed Use** - Village (**CMU**-V) to **Calhoun Mixed Use** (**CMU**) for the specific area of land located on Calhoun Avenue with the following Parcel Identification Numbers: 00-2S-22-0630-0000-1230; 00-2S-22-0630-0000-1240; 00-2S-22-0310-000D-072J; 00-2S-22-0310-000D-072I, 00-2S-22-0310-000D-0040; 00-2S-22-0310-000D-0030; 00-2S-22-0310-000D-0020; 00-2S-22-0310-000D-002A, consisting of approximately **4.75** acres, which is depicted in Exhibit A, attached hereto and incorporated herein by this reference.

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

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

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

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon occurrence of all three of the following: (1) its adoption by the City Council, (2) signature by the Mayor, and (3) Ordinance 24-07-PC (containing the FLUM amendment for the subject property) becoming effective. In the event that Ordinance 22-18-PC does not become effective, this Ordinance shall be null and void.

ADOPTED THIS ___ DAY OF _____ 2024.

BY: _____
Bobby Wagner, Mayor

ATTEST:

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

_____
Rey Bailey, City Clerk

_____
Kimberly Romano Kopp, City Attorney

First Reading:_____
Second Reading: _____

EXHIBIT A

Legal Descriptions for 8 parcels included in application.

1. 102 Calhoun Avenue (00-2S-22-0630-0000-1230)
2. 104 Calhoun Avenue (00-2S-22-0630-0000-1240)
3. 105 Sibert Avenue (00-2S-22-0310-000D-0020)
4. 108 Calhoun Avenue (00-2S-22-0310-000D-072J)
5. 118 Calhoun Avenue (00-2S-22-0310-000D-072I)
6. No Physical Address (00-2S-22-0310-000D-002A)
7. 109 Sibert Avenue (00-2S-22-0310-000D-0030)
8. 115 Sibert Avenue (00-2S-22-0310-000D-0040)

1. All that part of Lot Numbered 12 of the Moreno Point Military Reservation survey of lots, plat of which is of record in the office of the Circuit Court of Okaloosa County, Florida, lying East of Calhoun Avenue, except the following: The North 200 feet of the above described Lot 12, and except: Beginning at the SE corner of said Lot 12; thence N. 72 D. 52'40" E a distance of 100 feet; thence N. 72 D. 08'50" W. a distance of 245.12 feet, more or less, to the East line of Calhoun Avenue; thence along said East line of Calhoun Ave., South a distance of 100 feet, more or less, to the North line of First Street; thence S. 72 **D.** 08'50" E. along said North line of First Street, a distance of 250.54 feet, more or less, to the **POB.** Said parcel, hereby being conveyed, having a frontage of 80.56 feet on Calhoun A venue and extending Eastwardly between parallel lines 240 feet, more or less, to the West boundary of Lot Numbered Two (2) to Calhoun's SID of Addition to Town of Destin, Florida.

2 & 3. The North 100 feet of the property conveyed by deed dated January 9, 1950 and recorded in Deed Book 59 at page 209 of the records of Okaloosa County, Florida. The South line of the said one hundred feet (100 feet) to be parallel to the North line of Lot 12 as shown on the plat of the Moreno Point Military Reservation, ALSO the South 100 feet of the property conveyed by deed dated January 9, 1950 and recorded in Deed Book 59, at Page 209 of the records of Okaloosa County, Florida. The south line of the said 100 feet to be parallel to the North line of Lot 12 as shown on the plat of the Moreno Point Military Reservation, plat of which is on record in the Office of the Clerk of the Circuit Court of Okaloosa County, Florida. AND Lot 2, Block D, Calhoun's Subdivision of Addition to Destin, according to the map or plat thereof as recorded in Plat Book 2, Page 43-A, Public Records of Okaloosa County, Florida. Less and Except: A portion of Lot 2, Block D, Second Revision of Calhoun's Subdivision of Addition to Town of Destin, Florida, as recorded in Plat Book 2, Page 43A, Okaloosa County, Florida and being more particularly described as follows: Begin at the permanent reference monument which lies at the Southernmost corner of Lot 2, Block D, Second Revision of Calhoun's Subdivision of Addition to Town of Destin, Florida, as recorded in Plat Book 2, Page 43-A, Okaloosa County, Florida, being at the intersection of

the right of way of Sibert Avenue with Zerbe Street (platted as First Street); thence run North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue (100 foot right of way) a distance of 140.00 feet to an iron rod LB# 2355; thence North 45 degrees 22 minutes 58 seconds West a distance of 135.98 feet to an iron rod LB#2355 on the West line of said Lot 2; thence South 06 degrees 14 minutes 28 seconds West, along said West line, a distance of 190.45 feet to an iron rod LB# 2355, being the Southwest corner of Lot 2 and also the Southeast corner of Lot 1, Edra Subdivision, as recorded in Plat Book 7, Page 37, Okaloosa county, Florida; thence South 73 degrees 32 minutes 52 seconds East, along the Northerly right of way of Zerbe Street (60 foot right of way) a distance of 19.71 feet to the Point of Beginning. Bearings based on North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue.

4. Being a portion of Lot #72 Calhouns Subdivision of Addition to Town of Destin, Okaloosa County, Florida, plat of which is of record in the office of the Clerk of Circuit Court of Okaloosa County, Florida, described as follows: Commence at a concrete monument marking the Southeast corner of Lot 13 Moreno Point Military Reservation Survey of Lots; thence S72° 08' S0"E to a point in the East right-of-way line of State Road 30 Alternate (Calhoun Avenue) marking the Southwest corner of said Lot #72, which is the point of Beginning; thence continue S72° 08' SO" E to a point in the Northwest boundary line of Lot #3 Calhouns SID; thence with said Northwest line of said Lot #3 in a Northwesterly direction sixty-eight (68) feet to a point; thence Northwesterly to a point in said East right-of-way line of said State Road 30 Alternate (Calhoun Avenue) seventy three & five tenths (73.5) feet Northeasterly from a point of beginning; thence Southwesterly with said East right-of-way line of said State Road 30 Alternate (Calhoun avenue) seventy-three and five tenths (73.5) feet to the point of beginning.

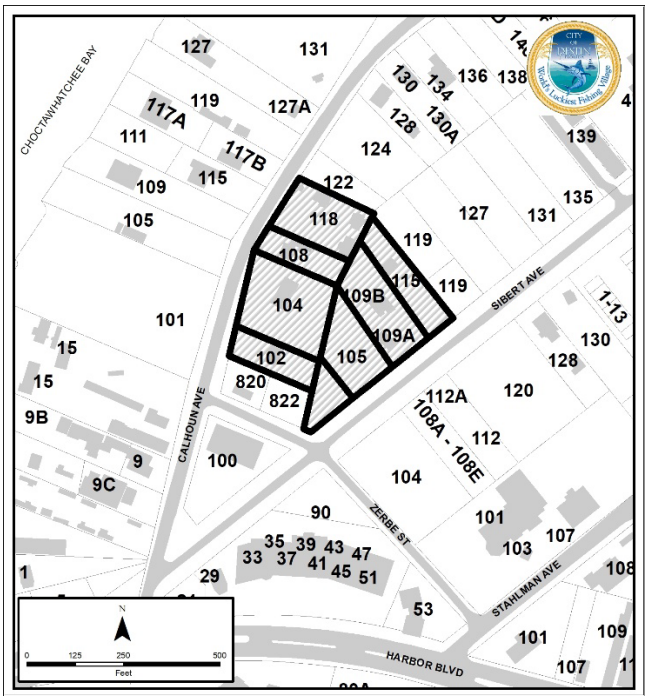
5. Commence at a concrete monument marking the SE corner of Lot No. 13, Moreno Point Military Reservation Survey of Lots; Thence South 72° 08' 50" East to the Southwest corner of Lot 72, Calhoun Subdivision; thence with the Southeast right-of-way line of State Road 30 Alt. (Calhoun Ave.) Northeasterly 73.5 feet to the Point of Beginning; thence Southeasterly to a point in the Northwest boundary line of Lot 3, Block "D", Calhoun Subdivision, said point being 68 feet Northeasterly from the Southwest corner of Lot 72; thence with the Northwest line of Lot 3 and 4, Block "D", Calhoun Subdivision, Northeasterly 136 feet to a point; thence Northwesterly to a point in the Southeast right-of-way line of State Road 30 Alt. said point being 147 feet Northeasterly from the Point of Beginning; thence with the Southeast right-of-way line of State Road Alt. 30, 147 feet Southwesterly to Point of Beginning. All lying and being in Okaloosa County, Florida. The above parcel as surveyed, being more particularly described as follows: A portion of Lot No. 72, Block "D", Second Revision ofCalhouns Subdivision of Addition to Town of Destin, Florida, as recorded in Plat book 2, Page 43-A, Public Records of Okaloosa County, Florida, further described as: Commence at the Easternmost corner of Lot 16, Block "D", of aforementioned plat; thence North 44 ° 11' 00" West along the Southwesterly right of way of Forest Street a distance of 346.20 feet to the Northernmost corner of said Lot 16; thence depart Southwesterly right of way line of Forest Street and proceed along the Northwesterly line of Lot 5 through Lot 16, Block "D" of said plat South 45° 46' 10" West for a distance of 1199.63 feet to a found 1" iron pipe marking the Northernmost comer of Lot 4, Block "D" of said plat and the Point of Beginning; thence proceed North 67° 45' 33" West a distance of 203.09 feet to a point on the Easterly right of way of Calhoun Avenue (County Road 30A, State Road 30 Alt); thence

proceed along said Easterly right of way South 27° 38' 0211 West, a distance of77.84 feet to a concrete monument, said point being the point of curvature of a curve concave to the Southeast and having a radius of925.37 feet; thence proceed along the arc of said curve through a central angle of 04° 16' 28" and an arc length of69.04 feet (Chord: South24° 53' 00" West, 69.02 feet) to a capped iron rod LB #7350; thence departing said right of way, proceed South 70° 32' 23" East a distance of 225 .3 7 feet to a point on the Northwesterly lot line of Lot 3, of said Block "D", marked by a capped iron rod LB #7350, said point being North 17° 21' 27" East, a distance of92.93 feet from the Southwest comer of said Lot 3; thence proceed along the Northwesterly lot lines of Lot 3 and Lot 4, Block "D", North 17° 23' 0411 East, a distance of 136.00 feet to the Point of Beginning.

6. A PORTION OF LOT 2, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVSION OF ADDITION TO TOWN OF DESTIN, FLORIDA. AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARILY DESCRIBED AS **FOLLOWS:** BEGIN AT THE PERMANENT REFERENCE MONUMENT WHJCH LIES AT THE SOUTERHNMOST CORNER OF LOT 2, BLOCK D. SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A. OKALOOSA COUNTY, FLORIDA, BEING AT THE INTERSECTION OF THE RIGHT OF WAY OF SIBERT A VENUE WITH ZERBE STREET (PLATTED AS FIRST STREET); THENCE RUN NORTH 44°46'00" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SIBERT A VENUE (100 FOOT RIGHT OF WAY) A DISTANCE OF 140.00 FEET TO AN IRON ROD LB# 2355; TI-IENCE NORTH 45°22'58" WEST A DISTANCE OF 135.98 FEET TO AN IRON ROD LB#2355 ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 06"14'28'' WEST, ALONG SAID WEST LINE, A DISTANCE OF 190.45 FEET TO AN IRON ROD LB# 2355, BEING THE SOUTHWEST CORNER OF LOT 2 AND ALSO THE SOUTHEAST CORNER OF LOT 1, EDRA SUBDIVISION, AS RECORDED IN PLAT BOOK 7, POE 37, OKALOOSA COUNTY. FLORIDA; THENCE SOUTH 73°32'52" EAST, ALONG THE NORTHERLY RIGHT OF WAY OF ZERBE STREET (60 FOOT RIGHT OF WAY) A DISTANCE OF 19.71 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON NORTH 44 ° 46'00" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SIBERT AVENUE.

7. Lot 3 and the West 20 feet of Lot 4, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION Of ADDITION TO TOWN OF DESTIN FLORID.A, according to the Plat thereof as recorded in Plat Book 2, Page-43-.A, Public Records of Okaloosa County, Florida. Parcel ID Number: 00-2S-22-0310-000D-0030 Being and intended to be the same premises conveyed to the Grantor herein by deed recorded November 3, 2015 in Book 3223, Page 1636, Public Records of Okaloosa County, Florida.

8. The East 80 feet of Lot 4, Block D, of SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, according to the plat thereof recorded in Plat Book 2, Page 43A, of the Public Records of Okaloosa County, Florida. Said lot faces Sibert Avenue for a distance of 100 feet and extends back between parallel line a distance of approximately 300 feet to the line of George Destin's lot. Parcel ID Number: 00-2S-22-0310-000D-0040 Being and intended to be the same premises conveyed to the Grantor herein by deed recorded December 12, 2016 in Book 3279, Page 1883, Public Records of Okaloosa County, Florida.


CHOCTAWHATCHEE BAY
CALHOUN AVE
SIBERT AVE
ZERBE ST
STAHLMAN AVE
HARBOR BLVD
127
131
119
127A
117A
111
117B
115
109
105
122
118
108
104
109B
109A
102
105
820
822
101
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130A
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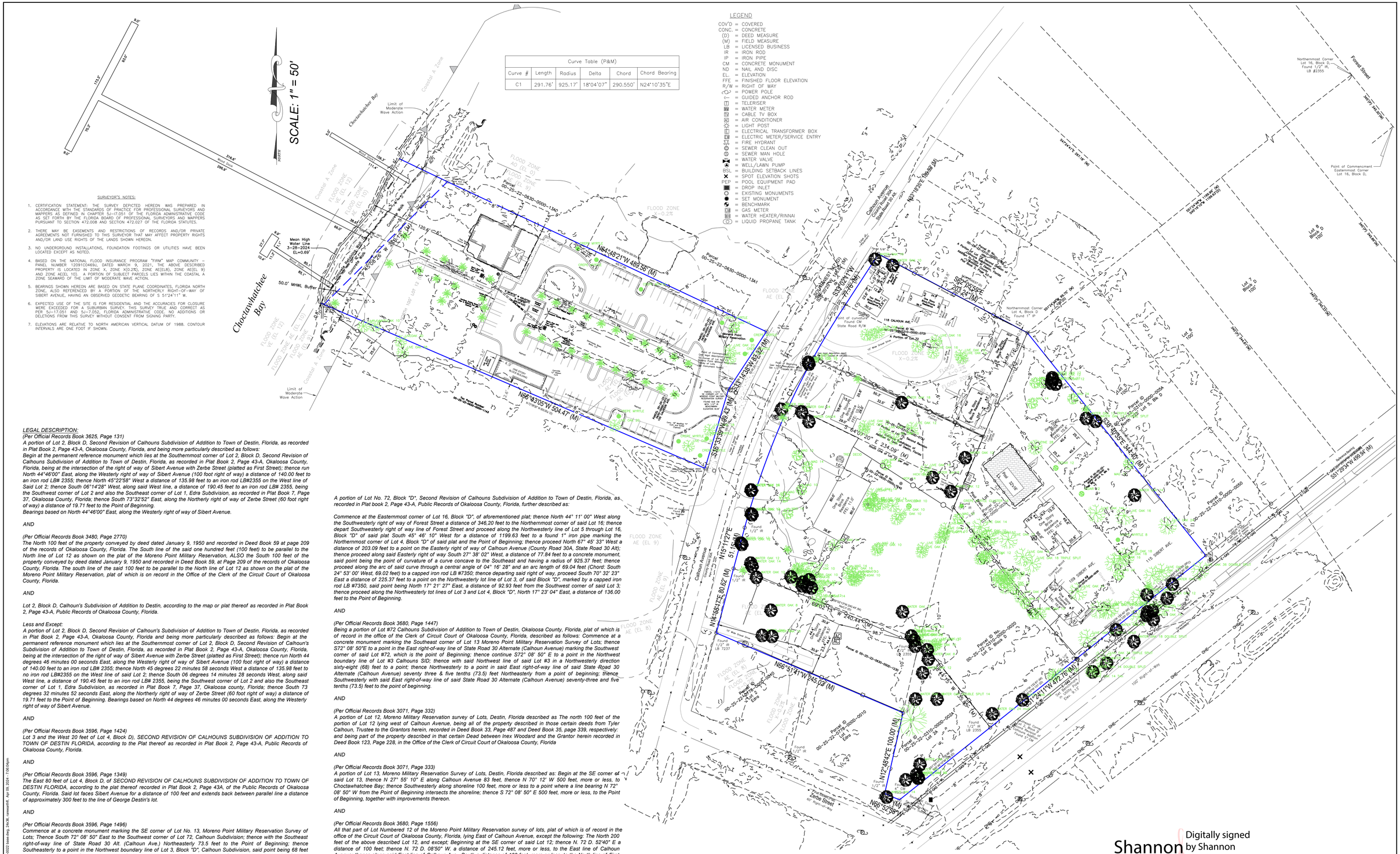

SCALE: 1" = 50'
NORTH
Choctawhatchee Bay
Limit of Moderate Wave Action
Coastal A Zone
FLOOD ZONE AE (EL 12)
FLOOD ZONE AE (EL 10)
FLOOD ZONE AE (EL 9)
FLOOD ZONE AE (EL 8)
FLOOD ZONE X-0.2%
Mean High Water Line 3-28-2024 EL=0.69'
50.0' MHWL Buffer
Concrete Seawall
Wood Deck
Concrete Walk
Parcel ID 00-25-22-0630-0000-1340
Parcel ID 00-25-22-0630-0000-13A1
Parcel ID 00-25-22-0630-0000-0010
Parcel ID 00-25-22-0778-1000-0000 Lot 1 Edra
Parcel ID 00-25-22-0778-0000-0010 Lot 2 Edra
Parcel ID 00-25-22-0778-0000-0020 Lot 3 Edra
Parcel ID 00-25-22-0778-0000-0030 Lot 4 Edra
Parcel ID 00-25-22-0310-0000-0020 Lot 2, Blk D
Parcel ID 00-25-22-0310-0000-0050
Parcel ID 00-25-22-0310-0000-0060 Lot 5, Blk D
Parcel ID No. 00-25-22-0310-0000-0070 A Portion of Lot 72
Parcel ID 00-25-22-0310-0000-0080 Lot 1A
Parcel ID 00-25-22-0310-0000-0090 Lot 1
Parcel ID 00-25-22-0310-0000-0100 Lot 2
Parcel ID 00-25-22-0310-0000-0110 Lot 3
Parcel ID 00-25-22-0310-0000-0120 Lot 4
Parcel ID 00-25-22-0310-0000-0130 Lot 5
Parcel ID 00-25-22-0310-0000-0140 Lot 6
Parcel ID 00-25-22-0310-0000-0150 Lot 7
Parcel ID 00-25-22-0310-0000-0160 Lot 8
Parcel ID

FILE #3516735 RCD: 12/30/2021 5:58 PM, BK: 3596 PG: 1424, RECORDING: $10.50 RECORDING ARTICLE V: $8.00
D Doc Stmp: $5,250.00 DEPUTY CLERK TWILCOX
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and Return to:
McNeese Title, LLC
Cynthia Kelley
36468 Emerald Coast Parkway, Suite 1201
Destin, Florida 32541
Our File Number: 21-0555CK

For official use by Clerk's office only

STATE OF Florida
COUNTY OF Okaloosa

SPECIAL WARRANTY DEED

THIS INDENTURE, made this December 28, 2021, between Destin Bay House Cottages, LLC, a Florida limited liability company, whose mailing address is: 4608 Opa Locka Lane, Destin, Florida 32541 ("Grantor"), and LDV Land Development, LLC, a Florida limited liability company, whose mailing address is: 196 N Holiday Road, Miramar Beach, Florida 32550 ("Grantee"),

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property (the "Property"), to wit:

Lot 3 and the West 20 feet of Lot 4, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, Public Records of Okaloosa County, Florida.

Parcel ID Number: **00-2S-22-0310-000D-0030**

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded **November 3, 2015** in Book **3223**, Page **1636,** Public Records of **Okaloosa** County, **Florida.**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations and easements of record, and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with the Grantee, that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on December 23rd, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

Destin Bay House Cottages, LLC

By Michael A. Shoults, Its Member

By Nancy S. Shoults, Its Member

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence, this 23rd day of December, 2021 by Michael A. Shoults and Nancy S. Shoults, the Members and on behalf of Destin Bay House Cottages, LLC, who are personally known to me or who produced _____ as identification.

Notary Public

Print Notary Name

My Commission Expires: 02/23/2024

CYNTHIA KELLEY
Notary Public - State of Florida
Commission # GG 949460
My Comm. Expires Feb 23, 2024
Bonded through National Notary Assn.

Notary Seal

File #: 3651238 10/09/2023 03:52 PM
Fees: $18.50 DeedDocTax2: $4,900.00

DC ADelfosse
JD Peacock II Clerk of Circuit Court Okaloosa County, FL

Prepared by and return to:
SHANNON L. WIDMAN, ESQ.
PORATH & ASSOCIATES, P.A.
1732 W Co Hwy 30A #106
Santa Rosa Beach, FL 32459
(850) 622-0102

Recording Fee: $ 18.50
Doc Stamps: $ 4,900.00

(space above blank for recording purposes)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28 day of September, 2023, between **West End RV, LLC, a Florida limited liability company (Grantor) and WLSL, LLC, a Florida limited liability company of 600 4th St, Destin, FL 32541** (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in **Okaloosa** County, Florida:

Legal Description:

The North 100 feet of the property conveyed by deed dated January 9, 1950 and recorded in Deed Book 59 at page 209 of the records of Okaloosa County, Florida. The South line of the said one hundred feet (100 feet) to be parallel to the North line of Lot 12 as shown on the plat of the Moreno Point Military Reservation, ALSO the South 100 feet of the property conveyed by deed dated January 9, 1950 and recorded in Deed Book 59, at Page 209 of the records of Okaloosa County, Florida. The south line of the said 100 feet to be parallel to the North line of Lot 12 as shown on the plat of the Moreno Point Military Reservation, plat of which is on record in the Office of the Clerk of the Circuit Court of Okaloosa County, Florida.
AND
Lot 2, Block D, Calhoun's Subdivision of Addition to Destin, according to the map or plat thereof as recorded in Plat Book 2, Page 43-A, Public Records of Okaloosa County, Florida.

Less and Except:
A portion of Lot 2, Block D, Second Revision of Calhoun's Subdivision of Addition to Town of Destin, Florida, as recorded in Plat Book 2, Page 43A, Okaloosa County, Florida and being more particularly described as follows: Begin at the permanent reference monument which lies at the Southernmost corner of Lot 2, Block D, Second Revision of Calhoun's Subdivision of Addition to Town of Destin, Florida, as recorded in Plat Book 2, Page 43-A, Okaloosa County, Florida, being at the intersection of the right of way of Sibert Avenue with Zerbe Street (platted as First Street); thence run North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue (100 foot right of way) a distance of 140.00 feet to an iron rod LB# 2355; thence North 45 degrees 22 minutes 58 seconds West a distance of 135.98 feet to an iron rod LB#2355 on the West line of said Lot 2; thence South 06 degrees 14 minutes 28 seconds West, along said West line, a distance of 190.45 feet to an iron rod LB# 2355, being the Southwest corner of Lot 2 and also the Southeast corner of Lot 1, Edra Subdivision, as

recorded in Plat Book 7, Page 37, Okaloosa county, Florida; thence South 73 degrees 32 minutes 52 seconds East, along the Northerly right of way of Zerbe Street (60 foot right of way) a distance of 19.71 feet to the Point of Beginning. Bearings based on North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue.

PARCEL ID NUMBER: 00-2S-0310-000D-0020

Subject to the mortgage from West End RV, LLC to Katsue White as Trustee of the White Family Trust dated October 10, 2022, restated May 2, 2012, ISAOA, ATIMA.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

DISCLAIMER: This instrument was prepared without benefit of an abstract/record or other inquiry as to title or deed description and is drafted based solely upon the representation of the parties hereto.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Grantor:
West End RV, LLC
A Florida limited liability company

Wayne Lung
By: Wayne Lung, Managing Member

Witnesses:

Witness Name: Alexis Kinckiner

Witness Name: Sharon C Wolman

STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by Wayne Lung who identified this instrument as a Special Warranty Deed, before me by means of __x___ physical presence, or by ___online notary, on this 28 day of September, 2023, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY PUBLIC STATE OF Florida
MY COMMISSION EXPIRES: April 1, 2024

ALEXIS KINCKINER
Notary Public - State of Florida
Commission # GG 975324
My Comm. Expires Apr 1, 2024
Bonded through National Notary Assn.

FILE #3630962 RCD: 6/21/2023 10:49 AM, BK: 3680 PG: 1556, RECORDING: $10.50 RECORDING ARTICLE V: $8.00
D Doc Stmp: $4,200.00 DEPUTY CLERK hmorris
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and return to:
Linda Kramer
Porath & Associates, P.A.
1732 W. Co Hwy 30A, Ste. 106
Santa Rosa Beach, FL 32459
(850) 622-0102
File Number: **23-237**
Parcel Identification No. : **00-2S-22-0630-0000-1230**

Recording: $18.50

Doc Stamps: $4,200.00

[Space Above This Line For Recording Data]

Warranty Deed

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

This Warranty Deed made this **9th day of June, 2023** between **Kimberly Ann White, Individually, as to a life estate, and Kimberly Ann White, as Trustee of the K. A. White Trust dated September 9, 2019** whose post office address is **12600 SW Crescent Street #312, Beaverton, OR 97005**, grantor, and **WLSL, LLC, a Florida Limited Liability Company** whose post office address is **600 4th Street, Destin, FL 32541**, grantee:

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okaloosa County**, **Florida** to-wit:

All that part of Lot Numbered 12 of the Moreno Point Military Reservation survey of lots, plat of which is of record in the office of the Circuit Court of Okaloosa County, Florida, lying East of Calhoun Avenue, except the following:
The North 200 feet of the above described Lot 12, and except: Beginning at the SE corner of said Lot 12; thence N. 72 D. 52'40" E a distance of 100 feet; thence N. 72 D. 08'50" W. a distance of 245.12 feet, more or less, to the East line of Calhoun Avenue; thence along said East line of Calhoun Ave., South a distance of 100 feet, more or less, to the North line of First Street; thence S. 72 D. 08'50" E. along said North line of First Street, a distance of 250.54 feet, more or less, to the POB. Said parcel, hereby being conveyed, having a frontage of 80.56 feet on Calhoun Avenue and extending Eastwardly between parallel lines 240 feet, more or less, to the West boundary of Lot Numbered Two (2) to Calhoun's S/D of Addition to Town of Destin, Florida.

Parcel Identification Number: 00-2S-22-0630-0000-1230

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

To Have and to Hold, the same in fee simple forever.

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

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

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Alexis Kinckine

Witness
Printed Name: Stephanie M. Rhodes

K. A. White Trust dated September 9, 2019

By: _____
Kimberly Ann White, Trustee

_____
Kimberly Ann White

State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 9th day of June, 2023 by Kimberly Ann White, Trustee of the K. A. White Trust dated September 9, 2019 and Kimberly Ann White, Individually who [_] is personally known or [✓] has produced a driver's license as identification.

[Seal]

ALEXIS KINCKINER
Notary Public - State of Florida
Commission # GG 975324
My Comm. Expires Apr 1, 2024
Bonded through National Notary Assn.

Notary Public
Print Name: Alexis Kinckine
My Commission Expires: April 1, 2024

FILE #3630934 RCD: 6/21/2023 10:17 AM, BK: 3680 PG: 1447, RECORDING: $10.50 RECORDING ARTICLE V: $8.00
D Doc Stmp: $3,500.00 DEPUTY CLERK hmorris
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and return to:
Linda Kramer
Porath & Associates, P.A.
1732 W. Co Hwy 30A, Ste. 106
Santa Rosa Beach, FL 32459
(850) 622-0102
File Number: **23-239**
Parcel Identification No. : **00-2S-22-0310-000D-072J**

Recording: $18.50

Doc Stamps: $3,500.00

[Space Above This Line For Recording Data]

Warranty Deed

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

This Warranty Deed made this **9th day of June, 2023** between **Katsue White, Trustee of the White Family Trust dated October 10, 2002 as restated on May 2, 2012** whose post office address is **12600 SW Crescent Street #312, Destin, FL 32541**, grantor, and **WLSL, LLC, a Florida Limited Liability Company** whose post office address is **600 4th Street, Destin, FL 32541**, grantee:

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okaloosa County**, **Florida** to-wit:

Being a portion of Lot #72 Calhouns Subdivision of Addition to Town of Destin, Okaloosa County, Florida, plat of which is of record in the office of the Clerk of Circuit Court of Okaloosa County, Florida, described as follows: Commence at a concrete monument marking the Southeast corner of Lot 13 Moreno Point Military Reservation Survey of Lots; thence S72° 08' 50"E to a point in the East right-of-way line of State Road 30 Alternate (Calhoun Avenue) marking the Southwest corner of said Lot #72, which is the point of Beginning; thence continue S72° 08' 50" E to a point in the Northwest boundary line of Lot #3 Calhouns S/D; thence with said Northwest line of said Lot #3 in a Northwesterly direction sixty-eight (68) feet to a point; thence Northwesterly to a point in said East right-of-way line of said State Road 30 Alternate (Calhoun Avenue) seventy three & five tenths (73.5) feet Northeasterly from a point of beginning; thence Southwesterly with said East right-of-way line of said State Road 30 Alternate (Calhoun avenue) seventy-three and five tenths (73.5) feet to the point of beginning.

Parcel Identification Number: 00-2S-22-0310-000D-072J

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

To Have and to Hold, the same in fee simple forever.

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

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

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Alexis Kinckiner

Witness
Printed Name: Stephanie M. Anderson

White Family Trust dated October 10, 2002 as restated on May 2, 2012

By: Katsue White
Katsue White, Trustee

State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9th day of June, 2023 by Katsue White, Trustee of the White Family Trust dated October 10, 2002 as restated on May 2, 2012 who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

ALEXIS KINCKINER
Notary Public - State of Florida
Commission # GG 975324
My Comm. Expires Apr 1, 2024
Bonded through National Notary Assn.

Notary Public
Print Name: Alexis Kinckiner
My Commission Expires: April 1, 2024

FILE #3516725 RCD: 12/30/2021 5:50 PM, BK: 3596 PG: 1349, RECORDING: $10.50 RECORDING ARTICLE V: $8.00 D Doc Stmp: $2,450.00 DEPUTY CLERK TWILCOX JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and Return to:
McNeese Title, LLC
Cynthia Kelley
36468 Emerald Coast Parkway, Suite 1201
Destin, Florida 32541
Our File Number: 21-0556CK

For official use by Clerk's office only

STATE OF Florida
COUNTY OF Okaloosa

SPECIAL WARRANTY DEED

THIS INDENTURE, made this December 28, 2021, between Destin Bay House Cottages, LLC, a Florida limited liability company, whose mailing address is: 4608 Opa Locka Lane, Destin, Florida 32541 ("Grantor"), and LDV Land Development, LLC, a Florida limited liability company, whose mailing address is: 196 N Holiday Road, Miramar Beach, Florida 32550 ("Grantee"),

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property (the "Property"), to wit:

The East 80 feet of Lot 4, Block D, of SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, according to the plat thereof recorded in Plat Book 2, Page 43A, of the Public Records of Okaloosa County, Florida. Said lot faces Sibert Avenue for a distance of 100 feet and extends back between parallel line a distance of approximately 300 feet to the line of George Destin's lot.

Parcel ID Number: **00-2S-22-0310-000D-0040**

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded **December 12, 2016** in Book **3279**, Page **1883,** Public Records of **Okaloosa** County, **Florida**.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations and easements of record, and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with the Grantee, that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on December 23, 2021.

Signed, sealed and delivered
in the presence of:

Sabrina Hatcher
Witness signature

Sabrina Hatcher
Print witness name

Cynthia Kelley
Witness signature

Cynthia Kelley
Print witness name

Destin Bay House Cottages, LLC

By Michael A. Shoults, Its Member

By Nancy S. Shoults, Its Member

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence, this 23rd day of December, 2021 by Michael A. Shoults and Nancy S. Shoults, the Members and on behalf of Destin Bay House Cottages, LLC, who are personally known to me or who produced _____ as identification.

Cynthia Kelley
Notary Public

Cynthia Kelley
Print Notary Name

My Commission Expires: _____

Notary Seal

CYNTHIA KELLEY
Notary Public - State of Florida
Commission # GG 949460
My Comm. Expires Feb 23, 2024
Bonded through National Notary Assn.

FILE #3516746 RCD: 12/30/2021 6:06 PM, BK: 3596 PG: 1496, RECORDING: $10.50 RECORDING ARTICLE V: $8.00
D Doc Stmp: $7,000.00 DEPUTY CLERK TWILCOX
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and Return to:
McNeese Title, LLC
Cynthia Kelley
36468 Emerald Coast Parkway, Suite 1201
Destin, Florida 32541
Our File Number: 21-0366CK

For official use by Clerk's office only

STATE OF Florida
COUNTY OF Okaloosa

SPECIAL WARRANTY DEED

THIS INDENTURE, made this December 28, 2021, between Destin Bay House Cottages, LLC, a Florida limited liability company, whose mailing address is: 4608 Opa Locka Lane, Destin, Florida 32541 ("Grantor"), and LDV Land Development, LLC, a Florida limited liability company, whose mailing address is: 196 N Holiday Road, Miramar Beach, Florida 32550 ("Grantee"),

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property (the "Property"), to wit:

Commence at a concrete monument marking the SE corner of Lot No. 13, Moreno Point Military Reservation Survey of Lots; Thence South 72° 08' 50" East to the Southwest corner of Lot 72, Calhoun Subdivision; thence with the Southeast right-of-way line of State Road 30 Alt. (Calhoun Ave.) Northeasterly 73.5 feet to the Point of Beginning; thence Southeasterly to a point in the Northwest boundary line of Lot 3, Block "D", Calhoun Subdivision, said point being 68 feet Northeasterly from the Southwest corner of Lot 72; thence with the Northwest line of Lot 3 and 4, Block "D", Calhoun Subdivision, Northeasterly 136 feet to a point; thence Northwesterly to a point in the Southeast right-of-way line of State Road 30 Alt. said point being 147 feet Northeasterly from the Point of Beginning; thence with the Southeast right-of-way line of State Road Alt. 30, 147 feet Southwesterly to Point of Beginning. All lying and being in Okaloosa County, Florida.

The above parcel as surveyed, being more particularly described as follows:

A portion of Lot No. 72, Block "D", Second Revision of Calhouns Subdivision of Addition to Town of Destin, Florida, as recorded in Plat book 2, Page 43-A, Public Records of Okaloosa County, Florida, further described as:

Commence at the Easternmost corner of Lot 16, Block "D", of aforementioned plat; thence North 44° 11' 00" West along the Southwesterly right of way of Forest Street a distance of 346.20 feet to the Northernmost corner of said Lot 16; thence depart Southwesterly right of way line of Forest Street and proceed along the Northwesterly line of Lot 5 through Lot 16, Block "D" of said plat South 45° 46' 10" West for a distance of 1199.63 feet to a found 1" iron pipe marking the Northernmost corner of Lot 4, Block "D" of said plat and the Point of Beginning; thence proceed North 67° 45' 33" West a distance of 203.09 feet to a point on the Easterly right of way of Calhoun Avenue (County Road 30A, State Road 30 Alt); thence proceed along said Easterly right of way South 27° 38' 02" West, a distance of 77.84 feet to a concrete monument, said point being the point of curvature of a curve concave to the Southeast and having a radius of 925.37 feet; thence proceed along the arc of said curve through a central angle of 04° 16' 28" and an arc length of 69.04 feet (Chord: South 24° 53' 00" West, 69.02 feet) to a capped iron rod LB #7350; thence departing said right of way, proceed South 70° 32' 23" East a distance of 225.37 feet to a point on the Northwesterly lot line of Lot 3, of said Block "D", marked by a capped iron rod LB #7350, said point being North 17° 21' 27" East, a distance of 92.93 feet from the Southwest corner of said Lot 3; thence proceed along the Northwesterly lot lines of Lot 3 and Lot 4, Block "D", North 17° 23' 04" East, a distance of 136.00 feet to the Point of Beginning.

Parcel ID Number: **00-2S-22-0310-000D-072I**

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded **September 1, 2015** in Book **3214**, Page **3270,** Public Records of **Okaloosa** County, **Florida**.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations and easements of record, and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with the Grantee, that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on December 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Sabrina Hatcher
Print witness name

Witness signature

Cynthia Kelley
Print witness name

Destin Bay House Cottages, LLC

By Michael A. Shoults, Its Member

By Nancy S. Shoults

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence, this 23rd day of December, 2021 by Michael A. Shoults and Nancy S. Shoults, the Members and on behalf of Destin Bay House Cottages, LLC who are personally known to me or who has produced _____ as identification.

Notary Public

Cynthia Kelley
Print Notary Name

My Commission Expires: 02/23/2024

Notary Seal

CYNTHIA KELLEY
Notary Public - State of Florida
Commission # GG 949460
My Comm. Expires Feb 23, 2024
Bonded through National Notary Assn.

FILE #3554128 RCD: 6/1/2022 1:05 PM, BK: 3625 PG: 131, RECORDING: $15.00 RECORDING ARTICLE V: $12.00
D Doc Stmp: $0.70 DEPUTY CLERK ASECRIST
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared without survey or title by
AMY P. SLAMAN ESQ.
CLARK PARTINGTON
4100 Legendary Dr., Suite 200
Destin, FL 32541

Parcel ID 00-2S-22-0310-000D-002A

WARRANTY DEED TO TRUST

(Sibert Ave)

KNOW ALL MEN BY THESE PRESENTS that **CHRISTOPHER WHITE**, a married man (the "Grantor"), whose address is 112 Fulmar Circle NE, Fort Walton Beach, FL 32548, for and in consideration of good and valuable consideration, the receipt whereof is hereby acknowledged, hereby conveys and grants the real property described herein below to **CHRISTOPHER TERRY WHITE, as trustee of the CHRISTOPHER WHITE REVOCABLE TRUST DATED JUNE 1, 2022** (the "Grantee"), whose address is 112 Fulmar Circle NE, Fort Walton Beach, FL 32548, and successors and assigns thereof, in and to the real property situate, lying and being in *Okaloosa County*, Florida, described as follows:

A PORTION OF LOT 2, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVSION OF ADDITION TO TOWN OF DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS:
BEGIN AT THE PERMANENT REFERENCE MONUMENT WHICH LIES AT THE SOUTERHNMOST CORNER OF LOT 2, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OKALOOSA COUNTY, FLORIDA, BEING AT THE INTERSECTION OF THE RIGHT OF WAY OF SIBERT AVENUE WITH ZERBE STREET (PLATTED AS FIRST STREET); THENCE RUN NORTH 44°46'00" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SIBERT AVENUE (100 FOOT RIGHT OF WAY) A DISTANCE OF 140.00 FEET TO AN IRON ROD LB# 2355; THENCE NORTH 45°22'58" WEST A DISTANCE OF 135.98 FEET TO AN IRON ROD LB#2355 ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 06°14'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 190.45 FEET TO AN IRON ROD LB# 2355, BEING THE SOUTHWEST CORNER OF LOT 2 AND ALSO THE SOUTHEAST CORNER OF LOT 1, EDRA SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PGE 37, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 73°32'52" EAST, ALONG THE NORTHERLY RIGHT OF WAY OF ZERBE STREET (60 FOOT RIGHT OF WAY) A DISTANCE OF 19.71 FEET TO THE POINT OF BEGINNING.
BEARINGS BASED ON NORTH 44°46'00" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SIBERT AVENUE.

The subject property **is not** the Constitutional homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

TO HAVE AND TO HOLD the Property in fee simple upon the trust and for the uses and purposes herein and as set forth in the trust agreement.

Notwithstanding anything herein to the contrary, Grantor hereby retains the right to use, possess, and occupy the Property as his personal residence during his lifetime, when such is used as his homestead within the meaning given to the term "homestead" by the State of Florida Constitution and applicable* Florida Statutes *pertaining thereto.

Each Trustee named herein shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. The powers of a Trustee and any successor shall extend to any and all rights which the Grantors possess in the Property; any deed, mortgage, or other instrument executed by a Trustee shall convey all rights or interests of the Grantors; and each such Trustee is appointed as the attorney-in-fact for the Grantors to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantors.

If a Trustee named hereinabove cannot continue to serve, then the next person named under each such Trust shall serve as successor Trustee. The term "Trustee" referred to in this trust agreement shall be considered to include the successor Trustee. Any successor Trustee is hereby granted the same powers with respect to the Property as are granted to the Trustees in this deed. Any person dealing with a Trustee shall deal with such Trustee as set forth hereinabove. However, no person shall deal with a successor Trustee of the Trust until one or more of the following have been received by such person or placed of record in the aforementioned county:

A. The written resignation of a prior Trustee sworn to or acknowledged before a notary public.

B. A certified death certificate of a prior Trustee.

C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing the Trustee for any reason.

D. The written certificates of two physicians currently practicing medicine that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of handling the duties of Trustee.

E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Grantors sworn to or acknowledged before a notary public; this right being reserved to the Grantors.

F. A conveyance from the prior Trustee to the Successor Trustee.

AND Grantor hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property; that the Property is free of

all encumbrances; except taxes accruing subsequent to the end of the prior year; and Grantor will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of the following witnesses:

Amy P. Slaman

Cindy Wilkinson

CHRISTOPHER WHITE

Date: June 1, 2022

STATE OF FLORIDA

COUNTY OF OKALOOSA

Sworn to (or affirmed) and subscribed before me this 1st day of June, 2022, by means of ☒ physical presence or ☐ online notarization by **CHRISTOPHER WHITE**, who ☒ is personally known to me, or who ☐ has produced _____ as identification.

[Signature of Notary Public]

[NOTARIAL SEAL]

A4133503.DOCX

Community Development
Planning and Zoning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

May 3, 2024

Subject: Notification of Development Project: Calhoun/Sibert – Future Land Use Map Amendment and Rezone - City of Destin Project Numbers: LU-001400-2024 and LU-001395-2024

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Future Land Use Map (FLUM) Amendment from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU) and a Rezone from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU). As an owner of property located within 300 feet of this project, ***Section 2.17.00 of the Destin Land Development Code (LDC)*** requires a written notice providing you the following information.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide any comments to the email address provided below.

1. Name of Owner: WLSL, LLC; LDV Land Development LLC; White Christopher Trust

2. Name of Agent: CORE Engineering and Consulting

3. Address and Parcel ID Numbers of Project:

   102 Calhoun Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0630-0000-1230)
   104 Calhoun Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0630-0000-1240)
   108 Calhoun Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0310-000D-072J)
   118 Calhoun Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0310-000D-072I)
   115 Sibert Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0310-000D-0040)
   109 Sibert Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0310-000D-0030)
   105 Sibert Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0310-000D-0020)
   Unaddressed Parcel on Sibert Ave, Destin, FL 32541 (Parcel ID: 00-2S-22-0310-000D-002A)

4. Project Description:

   Future Land Use Map (FLUM) Amendment from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU) and a Rezone from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU).

5. Location Map: Please refer to the back of this letter.

6. Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: http://www.cityofdestin.com/forms.aspx?fid=121

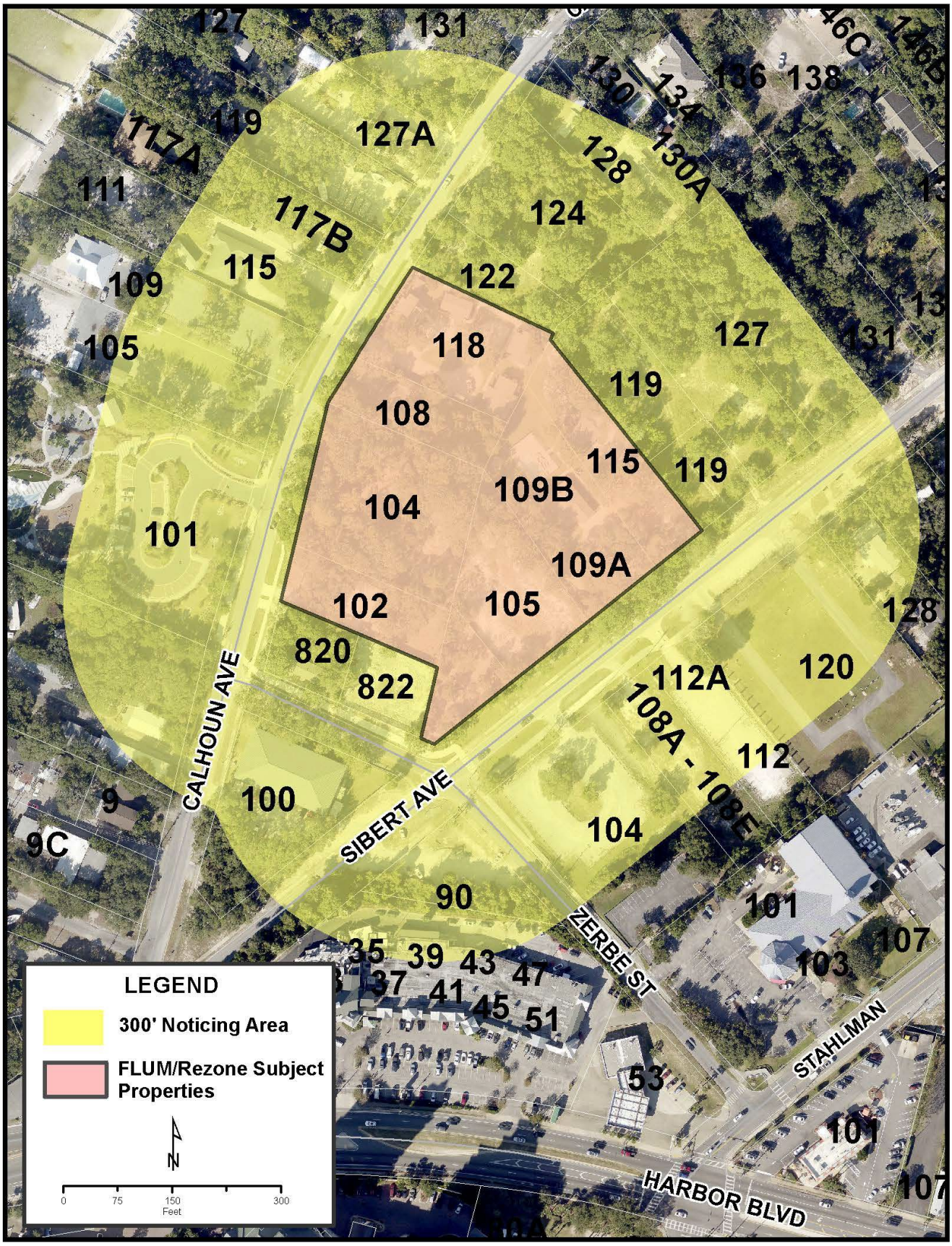
If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

Sincerely,

Tina Deater

Tina Deater, AICP
Planner

cc: Louis Zunguze, MURP, Community Development Director
Planning Division
Project File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CALHOUN AVE
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ZERBE ST
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39
43
47
37
41
45
51
53
STAHLMAN
101
107
HARBOR BLVD
LEGEND
300' Noticing Area
FLUM/Rezone Subject Properties
N
0
75
150
300
Feet

AFFIDAVIT
POSTING OF PROPERTY

BEFORE ME, the undersigned authority, personally appeared: Edwin L. Stanford,

the owner and/or authorized agent of the following described property: 102, 104, 105, 108 Calhoun

105 S. Ibert Avenue, Parcel 00-25-22-0310-000D-002A -who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the development activity, city project number, and authorized agent and phone number.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days from the date of the City's Completeness Letter.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the City's Planning Division no later than seven (7) working days from the posting of the sign.

I have completed the said requirements as described in the City of Destin Land Development Code.

Signed Name of Owner/Agent

Edwin L. Stanford

Printed Name of Owner/Agent

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence _ or online notarization __, this 17 day of May, 2024,

By: Zachary Brannen
(Print name)

Personally known ✓ OR Produced Identification _____

Notary Signature

Seal:

ZACHARY DWAYNE BRANNEN
MY COMMISSION # HH230929
EXPIRES: February 20, 2026

Photo 1 – Sibert Sign

Photo 2 – Sibert Sign from Right Of Way

Photo 3 – Calhoun Sign From Right Of Way

Photo 4 – Calhoun Sign