



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JULY 18, 2024
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
 - A. Draft Article 7 – Resource Conservation and Protection**
 - B. Consideration of Proposed Ordinances 24-07-PC and 24-08-LC - Future Land Use and a Rezone from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU). (LU-001395-2024 & LU-001400-2024)Map (FLUM) Amendment from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU)**
 - C. Draft Luxury Recreational Vehicle Resort Ordinance – Ordinance 24-06-LC**
- 5. DIRECTOR'S REPORT**
 - A. SRS Survey Results**
- 6. NEXT MEETING DATE: TBD**
- 7. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)

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)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 18, 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: Daniel Butler, Senior Planner
Steve O'Connor, Principal Planner

DATE: July 12, 2024

SUBJECT: Draft Article 7 – Resource Conservation and Protection

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

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

II. DISCUSSION: The draft of **Article 7 – Resource Conservation and Protection** (Article 7) consists of various elements of environmental and natural resource protection, as well as archeological and historical resource protection, currently spread throughout Article 7 and 11. This Article consolidates and reorganizes the regulations that govern development within certain areas of special environmental concern within the City, as well as provides clarity of the current regulations.

The main areas where the draft provides clarity are:

- 1. The minimum standards for any new development or redevelopment within certain areas of special concern for the City.**
- 2. Reorganization of material into a more efficient manner for all users.**
- 3. Updating of standards based on current policy and direction.**

Further, the following elements were reorganized, clarified, or consolidated in the following manner:

- 1. Bay Shoreline Protection Zone:** The definition of this zone was clarified to be identifiable by all users and Staff.
- 2. Gulf Shoreline Protection Zone:** Same as above, that the definition/location of this zone was clarified to be identifiable by all users and Staff.
 - a.** Additionally, based on policy direction, language was added to require a **Beach and Dune Restoration Plan** to be submitted when any construction activity is proposed within this Zone, as well as limiting public expenditures for infrastructure within these Zones.
- 3. Environmentally Sensitive Areas:** Based on policy direction, language was added to this Section to require a Wetland Report by a licensed professional with any project submittal within these areas.
- 4. Marina Siting:** Marine construction projects are now designated by 'Class' based on the proposed size of improvements, use, and number of slips. The Marina Siting Ordinance cites the appropriate section for these projects, as well as their review processes. Also, the allowable dock lengths were reorganized into a table format and clarified, so that Staff and all users could locate and interpret them.
- 5. Preservation of Historical Structures, Sites, and Resources:** This section had the following additions:
 - a.** Placing the burden of coordination with the State on the applicant, per policy direction.
 - b.** Require an archeological and historic review summary to be reviewed by the State for any applicable proposed development.
 - c.** Requiring an Archeological Salvage Excavation Plan if any resources are previously known to exist.
 - d.** Requiring Staff to prepare a report describing any developments that discovered, impacted, or removed any historic or archeological artifacts/sites, per policy direction.

In addition to the reorganization, clarification, and consolidation that the draft provides, there are a couple of policy and regulation questions that Staff have moving forward. Below are the policies in which Staff previously requested guidance and direction from the LPA. All recommendations will be updated and brought back for final recommendation to City Council.

1. Comprehensive Plan Policy 6-1.4.4 Implement Beach Access Point Level of Service Standards

- a.** Current policy requires Staff to include criteria for evaluating new development for compliance with the City's beach access point level of service standards, as well as calls for development incentives to encourage new development occurring along shoreline areas to dedicate easements or donate land for use as public accessways to the shoreline areas.

Staff Comment or Question: Currently, there are neither any beach access level of service standards, nor any development incentives to encourage such easement or dedication/donation, making this policy difficult to implement for Staff.

2. Comprehensive Plan Policy 6-1.11.3: Consider Scenic View in Site Plans

- a. Current policy requires any waterfront development to include design measures that provide, enhance, and preserve scenic views of the water for the general public from public rights-of-way.

Staff Comment or Question: Currently, there are no LDC requirements that would implement this policy. Staff would like to have a discussion in regards to potentially establishing regulations requiring commercial/non-residential waterfront development to provide, enhance, and preserve such scenic views.

May 2, 2024 Update:

At the regularly scheduled LPA meeting on Thursday, April 11, 2024, the LPA requested two items, as follows:

1. Bring back a graphic that illustrates the ‘zones’ described in Article 7, such as the Bay Shoreline Protection Zone, the Gulf Shoreline Protection Zone, and the Harbor Waterfront.

Staff worked with the GIS office to create these graphics to generally illustrate the boundaries of these zones. It is worth noting that when any development is proposed on a specific parcel, the requirements of each zone, if applicable, will be reviewed and assessed by Staff (pedestrian easements along the Harbor waterfront, allowed development, etc.).

2. Staff was provided with direction to combine Comp. Plan Policies 6-1.4.4 and 6-1.11.3 by removing the beach access point level of service language, while still providing incentives to encourage all new non-residential or multi-family waterfront development to dedicate easements or donate land for use as public accessways to the shoreline. While the actual policy language will be drafted at a later date, Staff is looking for additional direction from the LPA as to the recommended methods of which projects could provide such scenic views.

Possible incentives are as follows:

- a.) Additional density/intensity allowances
- b.) Reduced setbacks
- c.) Reduced open space
- d.) Other method as deemed appropriate by LPA & Council

Dock Length

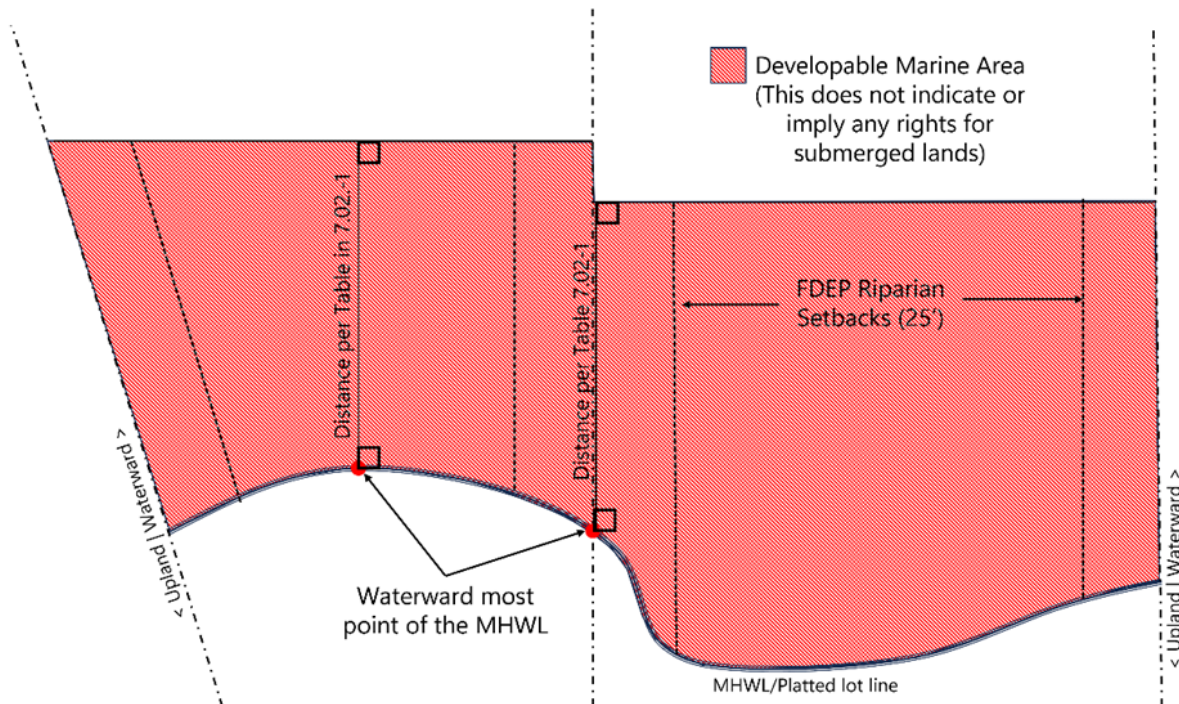
Section 7.02 – Marina Siting

This section focuses on the proposed Marina Siting specific regulations and development standards. **Section 7.02** lists all the development standards that an applicant must meet when proposing a residential or commercial dock. The language included in the proposed **Marina Siting Section 7.02** is significantly less than what is currently in **11.05.00 – Marina Siting** due to the reorganization of the LDC, i.e:

- a.) relocating the application and review procedures from the current Marina Siting regulations to **Article 2 - Administration**, and
- b.) removing the language that is more appropriately suited to be in the Code of Ordinances.

The HWB previously reviewed the Marina Siting regulations and gave positive feedback on

what was presented. During the April 24, 2024 HWB meeting, board member Hoey recommended a new way of determining “**dock length**” and where to begin the measurement. Currently, dock length is allowed within a “buffer” of the allowed length from mean high water line (MHWL). Section 7.02.04 presents the existing regulations just reformatted into a table/chart for ease of use in the new draft. The recommended new measurement differs from the current method in that it no longer utilizes a buffer method for determining the dock length, but rather identifying the furthest waterward point of the property and then “**boxing**” the allowed length per the waterfrontage. See the figure below that illustrates the new recommended method.



NPEB Fee

At the April 25, 2024 Harbor & Waterways Board meeting the Board made the motion concerning the Net Positive Environmental Benefit (NPEB) fee. In March, Staff brought the citizen recommended NPEB method of 10% of the project cost plus \$100 per slip every year. The Board considered that recommendation but ultimately came back to update their original recommendation to apply an NPEB fee at the following rate:

Category 3 Marine Project: 25% - Commercial

Category 2 Marine Project 10% - Residential but not self-certified

Category 1 Marine Project 10% - self certified dock

**Any funding needs not covered by the collected NPEB fees should be covered by the General Fund.*

The HWB’s reasoning came down to the fact that applying the 10% and then an annual slip fee would unduly and double charge marina operators that have already paid their NPEB fees. Also, now that the NPEB fee program is being properly applied rather than how it had been previously administered, the NPEB fund should be more solvent. The LPA can take this recommendation and forward it along or consider a different method of applying the NPEB Fee.

At the regularly scheduled LPA meeting on Thursday, May 2, 2024, the LPA requested the following information from Staff:

- **Slip count of the harbor to include the adjacent canals.**

- The total estimated slip count in the Harbor is ~1,476
 - Non-residential = 430 slips - 29%
 - Multi-family = 516 slips - 35%
 - Residential = 530 slips - 36%

- Total number of residential properties
 - Multi-family = 26
 - Single-Family = 430

- **The probable income of the NPEB if it had been applied at 10% across the board.**
 - Based on the average account balance from 2006 being ~\$24,000, Staff estimates the average balance would be ~\$9,000 - \$10,000 per year at a 10% rate.

- **The estimated annual balance based off the slips using the \$24,500 a year collection.**
 - The following assumes Multi-family is a category 3 project
 - Comm & MF - 25% = ~ \$15,680
 - Res - 10% = ~ \$3,528
 - Total collection would amount to ~\$19,208 based on the 25/10/10% recommendation.

Staff used the following methods to count Slips:

1. Identified residential and non-residential properties using the Okaloosa County Property Appraiser's (OCPA) property tax rolls.
2. The 2022 OCPA aerial imagery was utilized for the survey.
3. If non-residential, including multi-family, Staff counted slips based on clear imagery or evidence of a mooring location for a vessel. Only if there were multiple vessels moored in multiple locations was each vessel counted as a slip. (Staff estimates this represents less than 10% of the total count)
4. Known and approved non-residential or multi-family projects that do not appear in the imagery were included in the count based on the approved slip count.
5. If residential, Staff counted slips based on clear imagery or evidence of a mooring location.
6. Marginal docks were generally counted as 1 slip unless the dock exceeded 45'. If the dock exceeded 45' then 1 slip was counted per 45' feet of marginal dock.
7. Upland slips were not included in the slip count.

8. Beached vessels in residential areas were not included in the count.

A. Link to Strategic Goals / Objectives: #2. Enhanced quality of life and safety for families

#3. Economic development and revitalization

#4. Effective, efficient, and aesthetically pleasing infrastructure

#6 A green and sustainable environment.

B. Effect on Budget (EOB): Budget for this work is already approved.

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures.

D. Legislative Sponsor:

III. CONCLUSION: Article 7 consolidates and reorganizes the regulations that govern development within certain areas of special environmental concern within the City, as well as provides clarity of the current regulations, while implementing and complying with the **City's Comprehensive Plan** goals, policies, and objectives.

IV. RECOMMENDED MOTION: I move that the LPA recommend approval to City Council of the Draft *Article 7 - Resource Conservation and Protection*, as presented and discussed.

Attachments:

1. 1 - Draft Article 7
2. 2 - Bay Shoreline Protection Zone Graphic
3. 3 - Gulf Shoreline Protection Zone Graphic
4. 4 - Harbor Waterfront Graphic

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ARTICLE 7 - RESOURCE CONSERVATION, PROTECTION, RESILIENCY, AND SUSTAINABILITY

SECTION 7.01 ENVIRONMENTAL & NATURAL RESOURCE PROTECTION

SECTION 7.01.01 PURPOSE

- A. The purpose of this Section is to provide regulations intended to protect the City's existing environmental and natural resources, especially the coastal resources. Therefore, this Section intends to establish regulations to mitigate the impacts of floods, protect and restore wetlands, limit the impact of development, and enhance the quality of life and property.
- B. It is also the purpose of this Section to ensure that publicly funded infrastructure shall not be built within any Coastal High Hazard Area (CHHA) unless the facility is for any of the following:
 - 1. Protection of public health and safety
 - 2. Creation of open space
 - 3. Implementation of beach restoration
 - 4. Shoreline erosion protection programs

SECTION 7.01.02 BAY SHORELINE PROTECTION ZONE

- A. The Bay Shoreline Protection Zone is applicable to properties lying within the City limits along the waterfront of Choctawhatchee Bay, Joe's Bayou, Marler Bayou and Indian Bayou. This zone is defined as a 50-foot buffer that begins at the mean high-water line and extends landward 50 feet. This buffer zone shall consist of preserved native vegetation, including canopy, understory, and ground cover.
- B. The following regulations shall apply to all development and redevelopment within the Bay Shoreline Protection Zone of the City:
 - 1. No native vegetation shall be removed from the coastal or wetland shoreline without a duly authorized permit from the city and state agencies, as applicable.
 - 2. The minimum setback for principal habitable structures shall be 50 feet from the mean high-water line.
 - a. If the 50-foot setback cannot be achieved due to depth of property prior to platting of lots, right-of-way easements, utility easements, or access easements existing at the time of adoption of this ordinance, the maximum width achievable shall be provided.
 - b. An applicant claiming inability to comply with the 50-foot setback requirement because of the above-stated causes must submit documentation certified by an engineer as to the limitations on the property which make compliance impossible.
 - c. Minor structures and accessory uses are allowed within this buffer zone, provided these improvements do not constitute more than 40 percent of the square footage within the buffer zone.
 - i. These improvements shall comply with **Section 6.08.00** of this Code.
 - 3. Other uses and activities permitted in the Bay Shoreline Protection Zone are those that are compatible with the protection and conservation of the areas, as described below:
 - a. Scenic, historic, wildlife, or scientific preserves,
 - b. Minor maintenance or emergency repair to existing structures or improved areas, and
 - c. Bulkheads and/or seawalls along or within property lines.

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SECTION 7.01.03 GULF SHORELINE PROTECTION ZONE

- A. The Gulf Shoreline Protection Zone consists of the area that commences at the mean high-water line and runs to and includes ten feet (10') landward of the primary dune system.
 - 1. The 10' landward area of the dune system shall function as a buffer, and shall be planted with native plantings, excluding trees.
 - 2. Whenever any construction activity is to be undertaken in the area between the CCCL and the landward limit of the Gulf Shoreline Protection Zone, and such construction would alter any portion of the primary dune, the City shall require the implementation of an FDEP approved Beach and Dune Restoration Plan to mitigate any damage which would result from the construction.
 - a. Proof of FDEP review shall be submitted at the time of Development Order application.
 - b. Proof of FDEP approval shall be submitted at time of construction permitting.
 - 3. Public expenditures within any Gulf Shoreline Protection Zone shall comply with the LDC and shall be limited to the following:
 - a. Recreational uses,
 - b. Protection or restoration of valuable natural resources, or
 - c. Increase the public's access to the shoreline.
- B. Prohibitions
 - 1. The following activities shall be prohibited within the Gulf Shoreline Protection Zone:
 - a. Construction of buildings and structures
 - b. Removal of vegetation, except as allowed pursuant to an approved FDEP permit,
 - c. Planting of new vegetation except for native, salt-resistant species suitable for beach and dune stabilization,
 - d. Installation of temporary or permanent coastal armoring, unless a Building Permit is obtained, and all construction complies with applicable Federal, State, and Local regulations.
 - e. Exceptions
 - i. Minor structures authorized by FDEP; albeit the minimum setback for construction within properties fronting the Gulf of Mexico shall not be less than 50 feet from the mean high-water line.
 - ii. The prohibitions listed above shall not apply to construction landward of the Coastal Construction Control Line nor to any structure or activity permitted by FDEP.
 - iii. Beach Boxes for beach recreational equipment are permitted on private beached provided they meet the following regulations:
 - (a) No excavation can occur to set or establish a beach box
 - (b) Beach boxes shall not exceed the following dimensions:
 - (i) Height: four feet (4')
 - (ii) Depth/Length: six feet (6')
 - (iii) Width: eight feet (8')
 - (c) Location:
 - (i) Shall stay off any and all vegetation.
 - (ii) Primary dune setback: A beach box shall be located between five feet (5') and fifteen feet (15') from the waterward primary dune line.

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- (iii) At no time shall a beach box be located in a way to obstruct the traversing of any individual or vehicle.
 - (d) Number:
 - (i) No more than one (1) box per fifty feet (50') of water frontage.
 - (e) Color:
 - (i) All beach boxes shall be painted white or off white.
- C. Dune enhancement.
 - 1. All persons constructing elevated boardwalks on property located in the Gulf Shoreline Protection Zone shall include in their plans provisions to enhance and revegetate the dune system on their property.
- D. The following development standards shall apply to all development located within the Gulf Shoreline Protection Zone:
 - 1. Point source and non-point source discharges are prohibited, except for stormwater, in accordance with **Section 7.05.02** of this Article.
 - 2. Siltation and erosion control measures shall be applied to stabilize disturbed areas during and after construction. Sediment settling ponds shall be installed for stormwater runoff prior to the creation of any impervious surfaces. For lots or parcels that are cleared, silt screens shall be placed between the construction site and the water body to prevent erosion and siltation.

SECTION 7.01.04 WHITE SAND PROTECTION ZONES

- A. The purpose of this Section is to prohibit and/or regulate the use of clays, sand-clay mixtures or any other material subject to wind and water transport that can be potentially discoloring to the natural white sands and to the waters of the City, and to regulate and require permitting for use of these materials in other areas of the City. The provisions of this Section shall apply to all types of construction.
- B. Approvable Materials
 - 1. Zone 1: White sand must be used as fill material in a White Sand Zone 1.
 - 2. Zone 2: White sand, sandy soil which is indigenous to Zone 2, or other sandy soil which is as light or lighter than the undisturbed indigenous soil on site may be used in Zone 2.
 - 3. Special purpose materials, as described below, may be used within a White Sand Zone 1 or 2:
 - a. Discoloring material used for horticulture and landscaping may be used if discoloration is limited to the planted area by containment safeguards. Any discoloration to public or other private property is unlawful. It shall be the responsibility of the permitted property owner to clean and restore any discolored public or other private property affected by the landscaping or horticultural activity.
 - b. Beneath building foundations, parking lots, and roadbeds, limestone, dolomite, crushed lime rock, and other similar stabilizing materials containing no red clay, red sand, tan sand, or other adversely deeply tinted material, may be used if both of the following measures have been incorporated:
 - i. The material is contained by a concrete curb or solid concrete block wall extending not less than one foot below grade and as deep as necessary to provide containment.
 - ii. The material must be covered by a permanent cover such as asphalt, concrete or other appropriate material within five (5) calendar days (120 hours) of placement.

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- (a) If it is not practical to permanently cover the material until the completion of construction, the material must be physically sealed by a wind- and water-resistant membrane as soon as possible, in no case more than five (5) calendar days (120 hours) after its placement, and must be permanently covered at the completion of construction prior to the issuance of a Certificate of Occupancy or Completion, whichever is applicable.
- c. Driveways and parking lots within any White Sand Zone may use oyster shell, granite, or washed, coarse aggregate rock meeting FDOT standards for final driveway or parking lot material, provided these materials shall be contained to those areas and shall not be spread elsewhere on the site as fill material.
 - i. Driveways and parking lots within White Sand Zone 1 shall contain these materials by utilizing a concrete curbing that extends no less than one (1) foot below grade.
- 4. Reconstruction & Redevelopment
 - a. At any time of reconstruction or redevelopment where previously utilized materials that are not compliant with this Section are disturbed, the nonconforming materials/soils shall be removed from the site and from the zone using safeguards to prevent discoloring the natural sand and water at the site and adjacent properties. Such removal shall be completed within five (5) business days.
 - i. If the native soil of such site does not comply with this Section, the applicant shall demonstrate that the use of the native soil shall not alter or adversely affect the surrounding properties.
 - ii. In no case shall any red clay, red dirt, or other staining material be allowed to remain on site.

SECTION 7.01.05 ENVIRONMENTALLY SENSITIVE AREAS

- A. The purpose of this Section is to protect the City's Environmentally Sensitive Areas (ESAs), which have special environmental attributes worthy of retention or special care to maintain habitat, open space, and wildlife corridors; provide stormwater management, filtration, flood, and erosion control benefits; and protect surface ground water quality.
 - 1. At a minimum, Norriego Point and all lands within the defined Coastal High Hazard Area (CHHA) and any functioning wetlands, as defined by United States Army Corps of Engineers (USACE) and Florida Department of Environmental Protection (FDEP) shall be included.
 - 2. A developer shall obtain a determination of the boundaries of a protected Environmentally Sensitive Area and submit to the City with development applications. Such applications shall include an adequate description of the land the developer wishes to develop, the nature of the developer's right to ownership or control of the land, and other information pertinent to the project.
 - 3. Development plans submitted to the City shall comply with applicable federal, state and water management district regulations relating to Environmentally Sensitive Areas. In all cases, the strictest of the applicable standards shall apply.
 - a. Such development plans shall include a Wetland Report, prepared by appropriately licensed engineers, biologists, landscape architects, or other similar design or land planning experts.
- B. Wetland Protection Zones

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1. The boundaries of this zone shall be the most landward extent of the following:
 - a. Areas within the dredge and fill jurisdiction of the Florida Department of Environmental Protection as authorized by F.S. Ch. 403.
 - b. Areas within the jurisdiction of the U.S. Army Corps of Engineers as authorized by Section 404, Clean Water Act, or Section 1, River and Harbor Act.
 - c. Areas within the jurisdiction of the Northwest Florida Water Management District.
 - d. It shall be the responsibility of the owner/applicant to coordinate with all federal, state, and local agencies to determine if the property lies within any jurisdictional wetlands.
2. Development activities allowed within Wetland Protection Zones.
 - a. Certain activities are presumed to have an insignificant adverse effect on the beneficial functions of Wetland Protection Zones.
 - b. These activities may be undertaken unless it is shown by competent and substantial evidence that the specific activity would have a significant adverse effect on the Wetland Protection Zone.
 - c. For the reasons described above, the following uses and activities are permitted within a Wetland Protection Zone, provided it does not conflict with any other provisions of this Code:
 - i. Scenic, historic, wildlife or scientific preserves.
 - ii. Minor maintenance or emergency repair to existing structures or improved areas.
 - iii. Cleared walking trails having no structural components.
 - iv. Timber catwalks and docks four (4) feet or less in width.
 - v. Cultivating agricultural or horticultural products that occur naturally on the site.
 - vi. Developing an area that no longer functions as a wetland, except a former wetland that has been filled or altered in violation of any rule, regulation, statute, or this Code.
 - (a) Such evidence shall be provided by the applicant to FDEP for review.
3. The following special design standards apply to any development within Wetland Protection Zones:
 - a. Wherever possible, natural buffers shall be retained between all development and all Wetland Protection Zones.
 - i. If a natural buffer does not exist, an equivalent buffer shall be created.
 - ii. The size of the buffer shall meet the minimum requirements as defined by the Northwest Florida Water Management District (NFWMD) to prevent significant adverse effects on the protected area.
 - iii. At no point shall a buffer have less than an average width of twenty-five feet (25'), with a minimum width of fifteen feet (15').
 - b. The developer shall completely restore any portion of a wetland protection zone damaged during construction.
 - i. Complete restoration means that the damaged area shall, within five years, be operating as effectively as the natural system did prior to being destroyed.
 - c. Other reasonable protective measures necessary to prevent significant adverse effects on a Wetland Protection Zone may be required. Protective measures may include, but are not limited to:
 - i. Maintain natural drainage patterns,

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- ii. Limiting the normal removal of vegetation to the minimum amount necessary to conduct the development activity,
 - iii. Expediently replanting disturbed areas,
 - iv. Stabilizing banks and other unvegetated areas by siltation and erosion control measures,
 - v. Minimizing the amount of fill used in the development activity,
 - vi. Disposing of dredged spoil at specified locations in a manner causing minimal environmental damage,
 - vii. Constructing channels at the minimum depth and width necessary to achieve their intended purposes and designing them to prevent slumping and erosion and allow revegetation of banks,
 - viii. Dredging wetlands at times of minimum biological activity to avoid periods of fish migration and spawning and other cycles and activities of wildlife,
 - ix. Designing, locating, constructing, and maintaining all development in a manner that minimizes environmental damage,
 - x. Prohibiting septic tanks, or
 - xi. Requiring the developer and successor to record deed restrictions and other legal mechanisms to protect the environmentally sensitive areas and maintain the development.
- d. The City Council may require additional environmental protection measures to provide sufficient protection for Wetland Protection Zones.
- e. Clustering Development
 - i. In the case that any proposed development is located on property with wetlands, the allowable density and/or intensity of the total site shall be applied to the developable area outside of the wetlands.
 - ii. In no case shall the proposed density and/or intensity be greater than the allowable density of the total site.
 - iii. Clustering development allowances only apply if the developer does not build within the wetlands, and all protective measures, as identified above, are implemented to reduce adverse impacts to the wetlands.
- C. Coastal Marsh Vegetation Protection Zones
 - 1. This Section shall apply to any property that contains coastal marsh vegetation.
 - 2. Regulations for structures built over Coastal Marsh Vegetation Protection Zones
 - a. The structure shall be designed to have the smallest footprint practicable.
 - b. The elevation of the structure shall be a minimum of eight feet (8') above the coastal marsh vegetation area floor level.
 - c. The width of the structure shall be limited to a maximum of four feet (4').
 - d. The structures shall be aligned in a north-south direction wherever practicable.
 - 3. Prohibited acts in Coastal Marsh Vegetation Protection Zones
 - a. No person shall remove, cut, or alter the natural growth of coastal marsh vegetation.
 - b. No herbicide or pesticide is to be used on coastal marsh vegetation.
 - c. No placement of riprap on coastal marsh vegetation or within five feet (5') of coastal marsh vegetation.
 - d. No placement or construction of seawalls in areas containing coastal marsh vegetation.

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- e. No storage of hazardous chemicals or materials.
- 4. Exceptions to prohibited acts in Coastal Marsh Vegetation Protection Zones
 - a. Walls may be built as upland retaining walls with a minimum distance of five feet (5') upland of the coastal marsh vegetation.
- 5. The following standards apply to post-development activities taking place within any Coastal Marsh Vegetation Protection Zones.
 - a. Point source and non-point source discharges.
 - i. Absent an amendment to a development order, point source and non-point source discharges shall continue to meet the standards applicable to the original development.
 - b. Clearing
 - i. Absent an amendment to a development order, no person shall clear more vegetation than was permitted for the original development.
 - c. Handling and storage of fuel, hazardous/toxic substances, and waste
 - i. Development where any types of fuel, hazardous/toxic substances, or waste will be stored, transferred, or sold shall employ the best available facilities and procedures for the prevention, containment, recovery, and mitigation of spillage of these substances. Facilities and procedures shall be designed to prevent substances from entering the water or soil and employ adequate means for prompt and effective cleanup of spills that do occur.
 - ii. No fuel, hazardous/toxic substances, or waste shall be stored in outdoor containers not specifically designed and intended for storage of such materials.
 - iii. Storage or disposal of all types of fuel, hazardous/toxic substances, or waste is prohibited on or along shorelines.
- 6. Fertilizers, herbicides, or pesticides shall not be applied in any Coastal Marsh Vegetation Protection Zones, except for projects conducted under the authority of F.S. §§ 373.451—373.4595, the Surface Water Improvement and Management Act, and governmental authorized mosquito control programs.
- 7. Spray vehicles used for mixing or spraying chemicals are prohibited from withdrawing water directly from open waters, as well as cleaning/discharging into any Coastal Marsh Vegetation Protection Zones.
- 8. Sewage, solid waste, and petroleum waste generated by vessels or vehicles on the site shall be collected and disposed of as required by law.

SECTION 7.01.06 SIGNIFICANT ENVIRONMENTS AND WILDLIFE PROTECTION

- A. It is the purpose of this Section to provide standards necessary to protect the habitats of species, both flora and fauna, of endangered, threatened, or special concern status in the city. It is the intent of this Section to require that an appropriate amount of land shall be set aside to protect the habitat of rare, endangered or of special concern plant and animal species.
 - 1. Areas subject to the standards of this Section shall be those identified by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), or any other local, State, or Federal agency.
- B. Habitat Management Plan

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City of Destin, FL - [Document title]

1. It shall be the responsibility of the applicant to inform Staff whether a site contains plant or animal species which are endangered, threatened, or a species of special concern.
 - a. If any of these species are present, the applicant shall submit and obtain a Habitat Management Plan to the Florida Fish and Wildlife Conservation Commission (FWC), the United States Fish and Wildlife Service, or the Florida Department of Agriculture and Consumer Services.
 - b. This habitat plan shall include a field survey, written comments, and recommendations concerning the impact of the proposed use on such species from the appropriate agency.
 - c. City Council may utilize this information to consider including conditions of approval as deemed appropriate.
 2. The Habitat Management Plan shall be prepared by an ecologist, biologist or other related professional. The plan shall document the presence of affected species, the land needs of the species that may be met on the development site and shall recommend appropriate habitat management plans and other measures to protect the subject wildlife.
 3. The final development plans approved for a development shall substantially conform to the recommendations in the Habitat Management Plan.
 4. Where land on a proposed development site is to be preserved as a habitat of rare, endangered, or special concern species, such land shall be adjacent to existing viable habitat, a significant wetlands system, floodplain, or wildlife corridor.
 - a. If such lands are not adjacent to the development site, land to be set aside shall be of such quantity and quality to provide a viable habitat as documented in the study required by this Section.
 - b. A conservation easement shall be recorded by the applicant for all land, including wetlands, which are to be preserved as a condition or a requirement of a development approval.
- C. Marine Turtle Conservation Zone.
1. These regulations are intended to accomplish the following:
 - a. Protect marine turtle hatchlings from the adverse effects of artificial lighting.
 - b. Provide overall improvement in nesting habitat degraded by light pollution.
 - c. Increase successful nesting activities and production of hatchlings on the beaches located within the City of Destin.
 2. All new coastal construction seaward of the Coastal Construction Control Line (CCCL) in the Marine Turtle Conservation Zone shall comply with the outdoor lighting standards outlined in the City's Design Manual.
 3. Existing artificial light fixtures that are replaced for any reason shall comply with this Section.
 4. The following activities are prohibited within a Marine Turtle Conservation Zone:
 - a. The use of laser source light or any similar high intensity light for outdoor advertising.
 - b. The operation of searchlights or beacons.
 - c. All other outside light sources shall comply with this Code.

SECTION 7.01.07 NATURAL GROUNDWATER AQUIFER, SAND, AND GRAVEL RECHARGE

- A. The Floridan Aquifer is not recharged within Okaloosa County. Protection of wells which draw potable water from the aquifer and their respective cones of influence is, however, a requirement of local government. Sand-and-gravel aquifers which overlie the impervious limestone strata

City of Destin, FL - [Document title]

covering the Floridan Aquifer yield water for irrigation purposes and is [are] also subject to conservation and protective measures of local government (policy 10.F.1).

- B. The Local Government Comprehensive Planning and Land Development Regulation Act (LGCPLDRA) requires that local governments "generally identify and depict existing and planned water wells and cones of influence where applicable," within the land use elements of comprehensive plans (F.S. § 163.3177).
 - 1. A cone of influence is defined in rule 9J-5 as an area around one or more major water wells the boundary of which is determined by the Northwest Florida Water Management District (NFWFMD) or any other government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth (9J-5.003(18) FAC).
 - 2. The term "water well" is defined by rule 9J-5 as wells excavated, drilled, dug or driven for the supply of industrial, agricultural or potable water for general public consumption (9J-5.003(18) FAC).
- C. The Northwest Florida Water Management District issues consumptive use permits for wells drawing water from the Florida [Floridan] Aquifer which meet certain withdrawal thresholds. In order to determine whether to allow the proposed withdrawal, NFWFMD staff must determine the impact of the well on adjacent property owners and the water resource. Rules generally state that the withdrawal of water from a well:
 - 1. Must not cause the level of the potentiometric surface under lands not owned, leased or otherwise controlled by the applicant to be lowered more than five feet;
 - 2. Must not cause the level of the water table under lands not owned, leased or otherwise controlled by the applicant to be lowered more than three feet;
 - 3. Must not cause the level of the surface of water in any lake or other impoundment to be lowered more than one foot; and
 - 4. Must not cause the potentiometric surface to be lowered below sea level (rule 40D-2.301(3), FAC).
 - 5. These regulations use the drawdown depth means of determining the impact on water resources since the quantity of a consumptive use is the primary concern.
- D. The location of potable wells within the City of Destin is depicted in figure 7-1, chapter 7, foundation document. To protect these sites, no land use or construction shall be permitted within a 200-foot radius of each well that is known to adversely affect the quality and quantity of water sources. Prohibited land uses within the 200-foot well site include, but are not limited to, the following: junkyards, landfills, septic tanks, storing of hazardous waste or regulated substances.
- E. With the adoption of this Code, the City shall require that all shallow wells which tap the sand-and-gravel aquifer obtain a permit from the City. Applications for a sand-and-gravel well permit shall include the location of the proposed well on lot plats (objective 10.F.1; policies 10.F.1.1 and 10.F.1.2).
 - 1. Shallow wells which draw water from the sand-and-gravel aquifer shall be used for irrigation purposes only.
 - 2. Sand-and-gravel wells may not be located within 25 feet of another shallow well.

City of Destin, FL - [Document title]

SECTION 7.02 MARINA SITING

SECTION 7.02.01 PURPOSE

- A. This Section establishes and regulates standards by which the City controls and regulates development, construction, and activities within and contiguous to the Harbor and waterways of Destin.

SECTION 7.02.02 GENERAL REGULATIONS

- A. The requirement of a Harbor and Waterways Board (HWB) application, and any applicable public hearings, shall be in accordance with **Section 2.08.03** of this Code.
- B. All marine construction projects shall provide the City with the applicable homeowner's association (if applicable), State, and Federal approvals at the time of building permit submittal.
- C. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock.
 - 1. All navigation/security night-lights shall be illuminated continuously from dusk to dawn every night of the year.
 - 2. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection.
 - a. Each light shall be installed within 90 days after adoption of this Code.
- D. No utility services shall be installed upon any dock without a permit obtained from the City.
- E. Aerators or circulation devices may be required as determined by the City when it is determined that the water circulation is deemed to be impacted negatively by the proposed facilities.
- F. Development classified as Class 3, per **Section 2.08.03** of this Code, shall be denied if the City Council determines that the proposed development does not meet the criteria outlined in this Section, and further, if the proposed development is averse to the public's interest. Listed below are the criteria for Class 3 Development:
 - 1. Land use compatibility
 - a. The applicant shall demonstrate that the proposed development, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land uses and will not adversely impact land use activities in the immediate vicinity.
 - 2. Proper use of mitigative infrastructure
 - a. The applicant shall demonstrate the proposed development and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to surface waters.
 - 3. Hazardous waste
 - a. The proposed development shall not generate hazardous waste or require the use of hazardous materials in its operation without the use of city-approved mitigative techniques designed to prevent any adverse impacts to adjacent surface waters. The development shall include best management principles and practices.
- G. Exemption:
 - 1. Any dock located on a private lake controlled by an active owner's association is exempt from the regulations of Section 7.02 Marina Siting of this Article.

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SECTION 7.02.03 COMMERCIAL REGULATIONS

- A. Commercial marine businesses located within the city that rent or operate passenger vessels must provide designated docking facilities, whether privately owned or leased.
- B. All commercial docks shall be designed with at least one (1) sewage pump out station for public use. Such sewage pump out station shall be operable and maintained.
- C. All commercial docks shall be designed with the necessary firefighting facilities, as specified by the City or Destin Fire Control.

SECTION 7.02.04 DIMENSIONAL AND DENSITY LIMITATIONS

A. Length

- 1. The following table includes the maximum dock length allowed for any new dock construction or modifications. For the purposes of this subsection, lots may be combined with neighboring lots, however no dock may exceed the limitations outlined in this Section

Table 7.02-1 Dock Length	
Dock Location	Maximum Length Allowed
Any waterfront property not adjacent to Choctawhatchee Bay or zoned South Harbor Mixed Use (SHMU)	The width of the lot at the mean high-water line, or 20% of the width of the adjacent waterway at the place the pier is connected to the uplands, whichever is less.
Waterfront property with uplands zoned South Harbor Mixed Use (SHMU)	1.5 times the width of the lot at the mean high-water line, or 20% of the width of the adjacent waterway at the place the pier is connected to the uplands, whichever is less.
Waterfront property adjacent to Choctawhatchee Bay.	1.5 times the width of the lot at the mean high-water line, or 200 feet, whichever is less.
Waterfront Property with less than 50 feet of waterfront shoreline.	No individual dock is allowed, unless parallel to the shoreline (marginal dock). Marginal docks shall not be wider than six (6) feet. Docks may be allowed if lots are combined with neighboring lots in accordance with this section

- 2. Measurement of length shall start at the waterward most point of the Mean High Water Line. See Figure Dock length below.
- 3. From the waterward most point identified per paragraph 2 above, a perpendicular line, or perpendicular line to the tangent for a curved MHWL, drawn waterward the distance allowed per the Table 7.02-1 above.
- 4. At the maximum distance of length allowed above another perpendicular line is drawn from between the identified or implied riparian lines.

City of Destin, FL - [Document title]

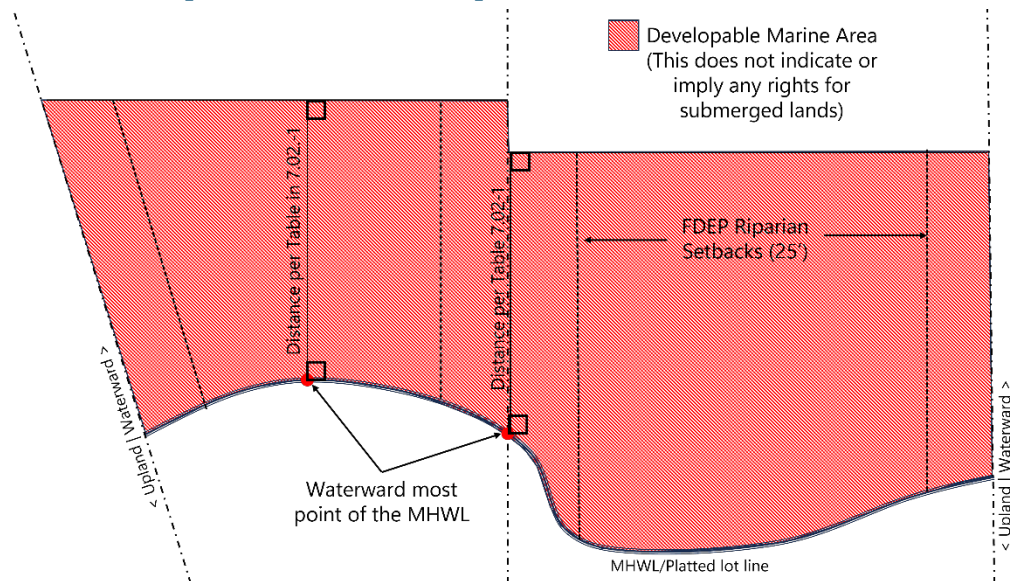


Figure 7.02-1 Dock Length

- B. No pier shall extend more than six (6) feet into a canal right-of-way.
- C. Density
 - 1. No dock shall be constructed or modified such that slip density exceeds one (1) slip per eight (8) linear feet of waterfrontage.
 - 2. Docks along canals shall not have more than one (1) slip per 45 linear feet of waterfrontage.
 - 3. Lots that are riparian to a canal shall be entitled to at least two (2) slips on the canal.

SECTION 7.02.05 NET POSITIVE ENVIRONMENTAL BENEFIT FEE

- A. This is a place holder for the recommended NPEB fee

SECTION 7.03 ARCHEOLOGICAL AND HISTORICAL RESOURCE PROTECTION

SECTION 7.03.01 PURPOSE

- A. The Florida Department of State, Division of Historic Resources has identified six sites within Destin of historic significance. Such sites have been identified and documented as being significant in American history, architecture, archaeology, engineering, or culture. They reflect the prehistoric occupation and historical development of the nation, state, and local community. Their protection and preservation, therefore, is essential.

SECTION 7.03.02 PRESERVATION OF HISTORICAL STRUCTURES, SITES, AND RESOURCES

- A. Any time a proposed development may impact a historic or archeological site within the City, as deemed by the State, the following subsections of this Section shall apply. It shall be the responsibility of the owner/applicant to coordinate with all federal, state, and local agencies to determine if the proposed development may impact such identified sites within the City.
 - 1. Historic structures shall be exempt from the provisions of the Florida Building Code if any modification, repair, or restoration activity would jeopardize their historical integrity.
 - 2. Land alteration or development of land where such would contribute to the destruction of historic resources shall be prohibited.

City of Destin, FL - [Document title]

3. A project classified as a development of regional impact (DRI) shall contain a description of historical or archaeological sites within the proposed development and suggested mitigation measures for such resources if present. DRIs shall be submitted to the Compliance and Review Section in the Florida Department of State's Bureau of Historic Preservation.
4. For any proposed development activity on a historic site previously identified in this Section, all Development Order applications (if applicable) or Building Permit applications shall include an archeological and historic review summary, provided by the applicant. Such review summary shall be reviewed and approved by the City and Florida Department of State, Division of Historical Resources.
5. If valuable archaeological or historical resources are previously known to exist, development approval shall be conditioned upon performance of an archaeological salvage excavation plan approved by the City and the Florida Department of State, Division of Historical Resources.
 - a. If artifacts of known or suspected historical significance are found on the site, any further land disturbing activities shall cease pending an evaluation by Florida Department of State, Division of Historical Resources.
6. The City shall prepare reports describing any developments that discovered, impacted, or removed any historic or archeological artifacts or sites within the City when such events occur.
7. For any proposed development within the City's Harbor District Overlay or the Zerbe-Calhoun Overlay, please see **Section 4.07.04**.

SECTION 7.04 ILLICIT DISCHARGE DETECTION AND ELIMINATION

SECTION 7.04.01 PURPOSE

- A. The purpose of this Section is to provide for the health, safety, and general welfare of the citizens of Destin through the regulation of non-stormwater discharges to the storm drainage system to the maximum extent practicable as required by federal and state law.
- B. This Section also establishes minimum standards and methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System (MS4) to ensure compliance with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process.

SECTION 7.04.02 PROHIBITION OF ILLICIT DISCHARGES AND CONNECTIONS

- A. Illicit discharge
 1. Aside from stormwater, no substances, materials, or effluent (chemical or physical) shall be discharged or caused to be discharged, by any person or entity, into the municipal storm drain system, adjacent properties, or watercourses.
 2. If a discharge is found, the City reserves the right to enforce this Section.
- B. Prohibition of illicit connections.
 1. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 - a. The construction, use, maintenance, or continued existence of illicit connections to the storm drain system is prohibited.
 - b. A person is considered to be in violation of this Section if the person connects a line conveying sewage to the MS4 or allows such a connection to continue.
 - c. A person commits an offense if that person reinstates MS4 access to premises terminated pursuant to this section without the prior approval by the City.

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City of Destin, FL - [Document title]

- C. Suspension of access to a municipal storm sewer system.
 - 1. The City may suspend access to the MS4 if any of the following situations occurs:
 - a. Suspension due to illicit discharges in emergency situations.
 - i. The City, without prior notice, may suspend MS4 discharge access to a person or entity, when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4 or Waters of the United States.
 - ii. If the violator fails to comply with a suspension order issued in an emergency, the City may enter the property and take such steps as deemed necessary to prevent or minimize damage to the MS4 or Waters of the United States, or to minimize danger to persons.
 - iii. The violator shall be responsible for reimbursing the City or their agent for all costs incurred from the corrective action.
 - b. Suspension due to the detection of illicit discharge.
 - i. Any person discharging to the MS4 in violation of this section may have their MS4 access terminated if such termination would abate or reduce an illicit discharge.
 - c. Industrial or construction activity discharges.
 - i. Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit.
 - (a) Proof of compliance with said permit may be required in a form acceptable to the City prior to the allowing of discharges to the MS4.
- D. Private Single-Family/Duplex Illicit Discharges.
 - 1. Direct or indirect non-stormwater contaminant or wastewater shall not leave said private property and enter an adjacent private property without receiving the adjacent property owner's express written consent.
 - a. Irrigation sprinkler overspray is exempt from this requirement.
 - 2. Swimming pool backwash/flush water, car wash water, pond, fountain, or any other water feature that receives periodic pumping out and/or cleaning shall either:
 - a. Provide facilities to collect and hold wastewater on-site until it percolates or evaporates completely, without creating a mosquito breeding or any other hazard, or
 - b. Discharge into an approved industrial sewer.
 - 3. The system shall not be overwhelmed and allowed to spill over onto an adjacent property or Environmentally Sensitive Areas.

SECTION 7.04.03 EXEMPTIONS

- A. The commencement, conduct, or continuance of any illicit discharge to the storm drain system is prohibited except as described as follows:
 - 1. Water line flushing or other potable water sources,
 - 2. Landscape irrigation or lawn watering,
 - 3. Diverted stream flows,
 - 4. Rising ground water,
 - 5. Ground water infiltration to storm drains,
 - 6. Uncontaminated pumped ground water,
 - 7. Foundation or footing drains (not including active groundwater dewatering systems),
 - 8. Crawl space pumps,
 - 9. Air conditioning condensation,
 - 10. Springs,

City of Destin, FL - [Document title]

11. Non-commercial washing of vehicles,
 12. Natural riparian habitat or wet-land flows,
 13. Swimming pools (if dechlorinated less than one parts per million chlorine),
 14. Firefighting activities,
 15. Other water source not containing pollutants,
 16. Discharges specified in writing by the City as being necessary to protect public health and safety, or
 17. Dye testing, given a written notification is provided to the City at least 48 hours prior to the time of the test.
- B. The prohibition shall not apply to any non-stormwater discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency (EPA).
1. The permitted discharger shall be in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations. Such written approval shall be maintained on site.

SECTION 7.05 ALTERNATIVE ENERGY DEVELOPMENT

SECTION 7.05.01 PURPOSE AND INTENT

- A. The purpose and intent of this section is to allow opportunities for certain alternative forms of energy generation with the installation and operation of small-scale alternative energy generating systems.
- B. This section intends to protect and promote public health, safety, community welfare and the aesthetic quality of the City while promoting and encouraging the use of small-scale alternative energy generating systems due to their positive environmental impact, cost savings, and sustainability benefits.

SECTION 7.05.02 APPLICABILITY AND GENERAL PROVISIONS

- A. The provisions of this Section shall apply to the following accessory uses as they are defined in Article 11 of this Code:
1. Energy Conversion Systems, Small-scale Solar.
 2. Energy Conversion Systems, Small-scale Wind.
- B. General Provisions
1. Small-scale solar and wind energy conversion systems shall be deemed, and are hereby declared to be, an accessory use allowed in all zoning districts, provided they comply with the standards set forth in Section 7.05.03 below.
 2. Approval of a small-scale solar or wind energy conversion system shall not be deemed to establish, grant, require, assure, reserve, preserve, or imply, any easement or right of access to wind or sunlight. The City of Destin expressly declares that it shall not be a party to any effort, negotiation or acquisition of any such access or right to wind and sunlight.
 3. The allowance of small-scale solar or wind energy conversion systems is not intended, nor shall it be construed, to abrogate or otherwise modify other zoning restrictions, subdivision restrictions, covenants, or other restrictions that may apply to a premise.
 4. It shall be unlawful for a person to operate a small-scale solar or wind energy conversion system that does not conform to all provisions of the Land Development Code and conditions of approval of the City of Destin building permit.

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SECTION 7.05.03 STANDARDS FOR REVIEW AND REGULATION

- A. A building permit shall be required prior to the commencement of construction of a small-scale solar or wind energy conversion system.
- B. Small-scale solar and wind energy conversion systems shall comply with all building and construction codes and all other governmental regulations as amended.
- C. No portion of a small-scale solar and wind energy conversion systems shall be located between the principle building and front property line, along any street frontage, or within any required setback area.
- D. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
- E. If a ground mounted small-scale solar or wind energy conversion system is removed, any earth disturbances as a result of the removal shall be returned to natural grade and provided with appropriate ground cover.
- F. A small-scale solar and wind energy conversion systems shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the system provided they comply with Land Development Code sign regulations.
- G. The following standards apply only to small-scale solar energy conversion systems and are in addition to those listed directly above in A through F.
 - 1. Ground mounted small-scale solar energy conversion systems may not encroach into any setback area when oriented at maximum design tilt.
 - 2. In addition to the building setback, the collector surface and mounting devices for roof-mounted small-scale solar energy conversion systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
 - 3. Small-scale solar energy conversion systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street rights-of-way.
 - 4. Building, roof, pole or ground mounted small-scale solar energy conversion systems shall not exceed the height maximum allowed in the zoning district in which it is located.
 - 5. Whenever practical, all equipment must be attached to a building or located on an impervious surface.
 - 6. All on-site utility and transmission lines shall be placed underground.
- H. The following standards apply only to small-scale wind energy conversion systems and are in addition to those listed directly above in A through F.
 - 1. There shall be no more than one small-scale wind energy conversion system per property and it shall be located on the same property as the principle building.
 - 2. Applicants submitting a building permit application for a small-scale wind energy conversion system exceeding 100 feet will be required to obtain a determination from the Federal Aviation Administration of "No Hazard to Aviation" status.
 - 3. Applicants submitting a building permit application for a small-scale wind energy conversion system exceeding 100 feet shall submit such application to the Eglin Air Force Base installation commander or his or her designee, and no determination of the application shall be made sooner than 30 days after receipt of such submittal by the Air Force. No building

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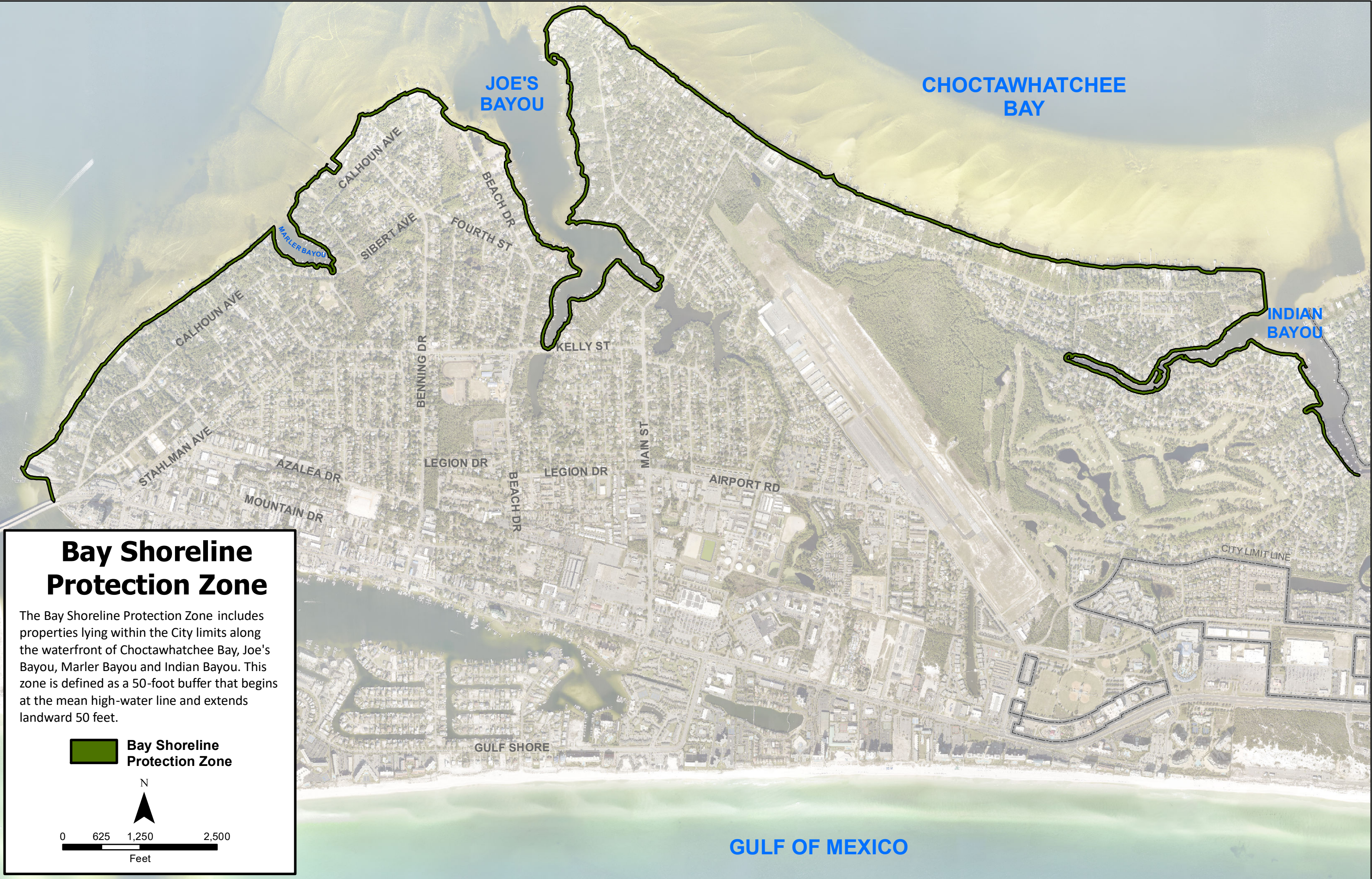
City of Destin, FL - [Document title]

- mounted small-scale wind energy conversion system shall exceed the recommended height restrictions of Figure 7-4 of the June, 2009 Eglin Air Force Base Joint Land Use Study.
4. The small-scale wind energy conversion system shall have a rated capacity not to exceed ten kilowatts (KW).
 5. Small-scale wind energy conversion systems shall be located a minimum distance of 20 feet from all property lines of the property upon which the small-scale wind energy conversion system is located. A small-scale wind energy conversion system may not be located in a dedicated easement or right-of-way.
 6. Small-scale wind energy conversion system shall comply, at all times, with the maximum allowable noise levels set forth in the City of Destin Code of Ordinances.
 7. Colors of all external surfaces of the small-scale wind energy conversion system must uniformly be matte grey or other neutral colors which best blend the small-scale wind energy conversion system into its surroundings.
 8. The small-scale wind energy conversion system shall be equipped with an automatic braking, governing, or feathering system to assure that over-rotation cannot occur.
 9. The small-scale wind energy conversion system shall be equipped with a manual override system to allow shut-down in case of an emergency.
 10. Whenever practical, all equipment must be attached to a building or located on an impervious surface.
 11. All on-site utility and transmission lines shall be placed underground.
 12. A building mounted small-scale wind energy conversion system shall be permanently attached to a permitted principle or accessory building on the property.
 13. When a building mounted small-scale wind energy conversion system is attached to the wall, gable or eave of a building, the support structure shall be positioned and attached to the building so that its relative position is as close to the building as can be practically and reasonably accomplished.
 14. The tower upon which the small-scale wind energy conversion system is attached shall be a self-supporting mono-pole with no other means of support or stabilization such as guy wires, tether wires, or stability wires. However, on a case-by-case basis the City Manager or designee may approve other types of towers based upon a determination that the proposed tower will not have a negative visual impact on the neighborhood or adjacent properties, and provided the tower plans are designed, signed, sealed and dated by a licensed professional engineer registered in the State of Florida.
 15. The maximum total height of a building mounted small-scale wind energy conversion system which is attached directly to the roof of a building shall be ten feet above the highest point of the roof upon which the small-scale wind energy conversion system is attached. The maximum total height of a small-scale wind energy system which is attached to a building in some manner other than directly to the roof shall be ten feet above the highest point of the roof to which it is most closely located. No building mounted small-scale wind energy conversion system shall exceed the recommended height restrictions of Figure 7-4 of the June, 2009 Eglin Air Force Base Joint Land Use Study.
 16. The maximum total height of any freestanding small-scale wind energy conversion system shall be 35 feet above the adjacent natural grade.

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City of Destin, FL - [Document title]

17. The distance between the bottom of rotor blades, at their lowest point of arc, to grade shall be a minimum of 15 feet.
18. No permanently attached mechanism for access to or onto the tower, which mechanism is incorporated or attached to the tower such as foot pegs, steps, rungs or ladders, shall be within 12 feet of the grade directly below.
19. Appropriate warning signage shall be placed on both the small-scale wind energy conversion system and tower in accordance with the manufacturer's recommendations.
20. The horizontal distance between the tower and all overhead public utility lines shall be 25 percent greater than the total height of the small-scale wind energy conversion system.
21. All small scale wind energy conversion systems shall be maintained in good working order according to manufacturer recommendations. A small-scale wind energy conversion system shall be deemed to be abandoned if the use has been discontinued for a period of 180 consecutive days. Upon such abandonment, the owner of the small-scale wind energy conversion system shall have an additional 90 days within which to reactivate the use of the small-scale wind energy conversion system or dismantle and remove the tower and wind generator.



Bay Shoreline Protection Zone

The Bay Shoreline Protection Zone includes properties lying within the City limits along the waterfront of Choctawhatchee Bay, Joe's Bayou, Marler Bayou and Indian Bayou. This zone is defined as a 50-foot buffer that begins at the mean high-water line and extends landward 50 feet.

 Bay Shoreline Protection Zone

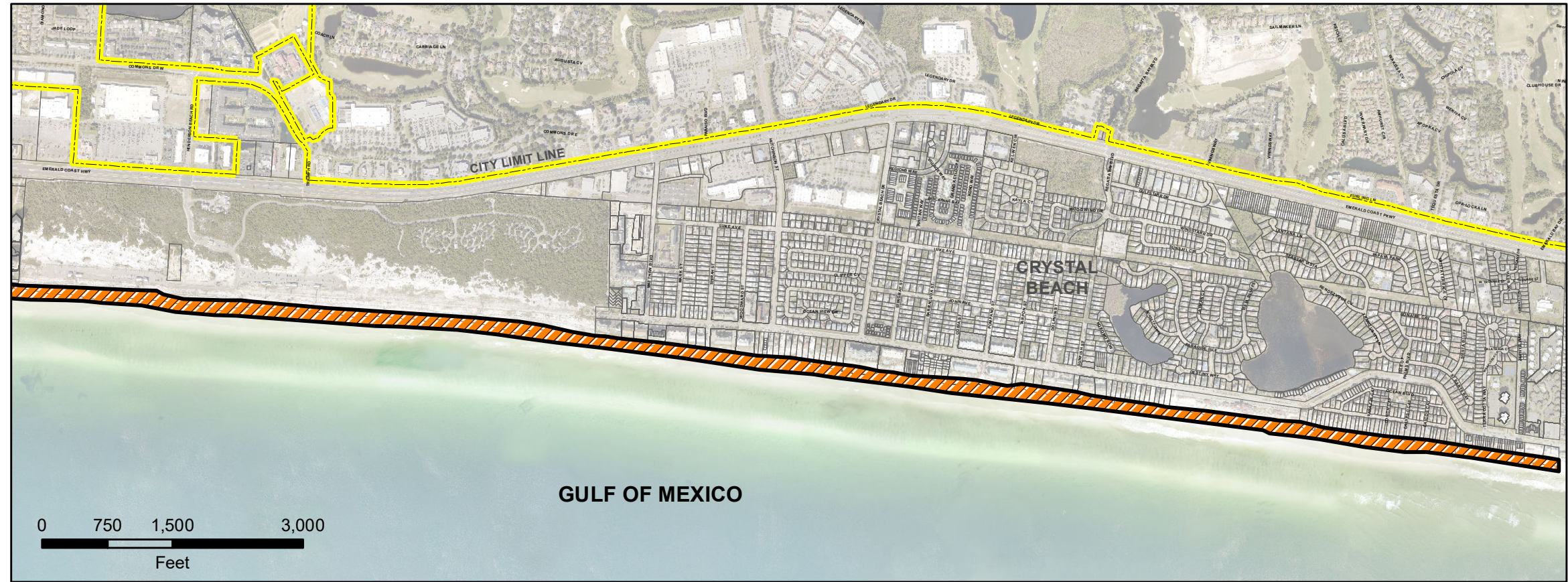
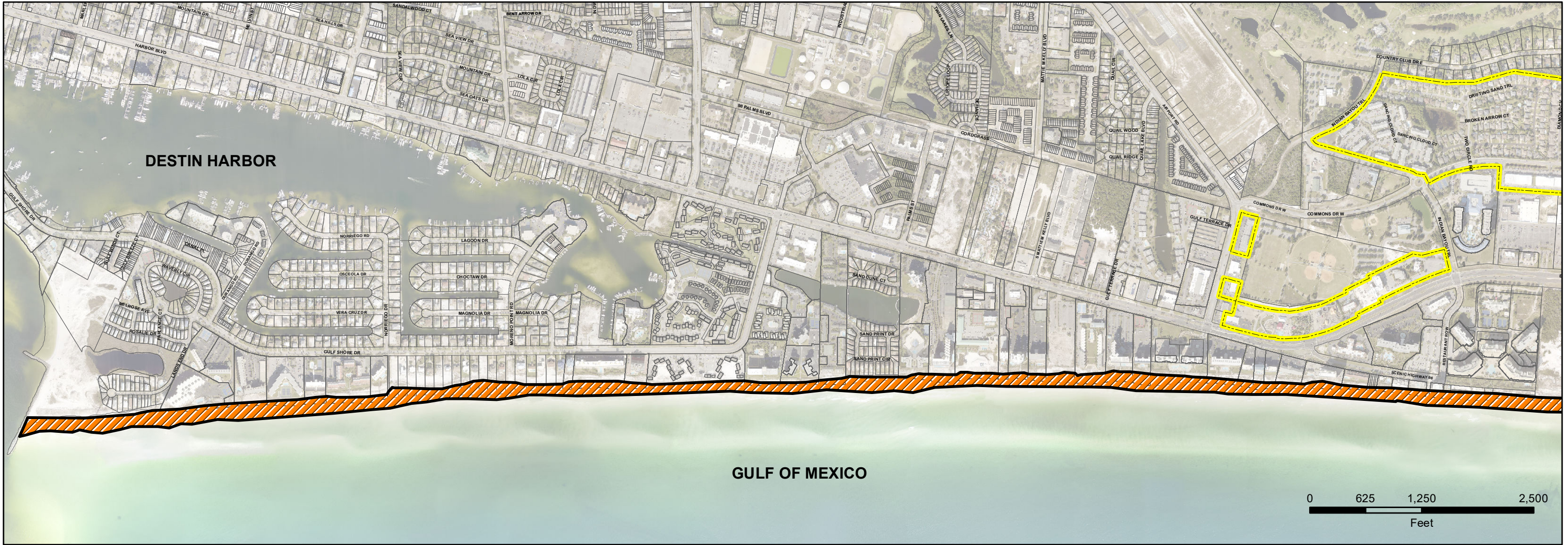
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0 625 1,250 2,500

Feet

GULF OF MEXICO



Gulf Shoreline Protection Zone

Gulf Shoreline Protection Zone consists of the area that commences at the mean high-water line and runs to and includes ten feet (10') landward of the primary dune system.

 Gulf Shoreline Protection Zone

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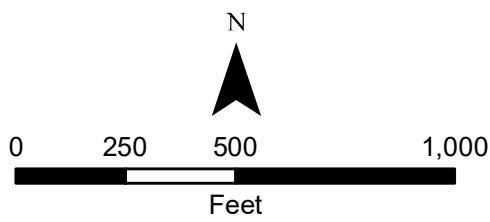


The City of Destin assumes no responsibility and/or liability for the information contained herein.

Harbor Waterfront

The "Harbor waterfront" is defined as that area extending from the mean high water line to a line that is the lesser of (i) one hundred (100) feet to the most distant perpendicular property line; or (ii) to be measured by 20% of the average depth of the subject property to the most distant perpendicular property line; and lying between the East and West terminus of the SHMU.

 Harbor Waterfront



The City of Destin assumes no responsibility and/or liability for the information contained herein.



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 18, 2024
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

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

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

DATE: July 12, 2024

SUBJECT: Consideration of Proposed Ordinances 24-07-PC and 24-08-LC - Future Land Use and a Rezone from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU). (LU-001395-2024 & LU-001400-2024)Map (FLUM) Amendment from Calhoun Mixed Use-Village (CMU-V) to Calhoun Mixed Use (CMU)

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 is zoned **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 and 109 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:

a, 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 Comprehensive Plan range from residential (long and short term), general commercial, hotel accommodations, medical, office, retail, and recreational uses.

Specifically, the Comprehensive Plan states 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.

b. 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.

c. 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.

d. 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.

e. 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.

f. Special Privileges. Whether the proposed amendment would constitute a grant of special privilege to an individual owner as contrasted with 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 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 **CMU FLUM** 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.

g. 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 with conditions/approve with modifications/deny the proposed Ordinances 24-07-PC and 24-08-LC.

Attachments:

1. 1_ Proposed FLUM Ordinance 24-07-PC
2. 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 Avenue 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

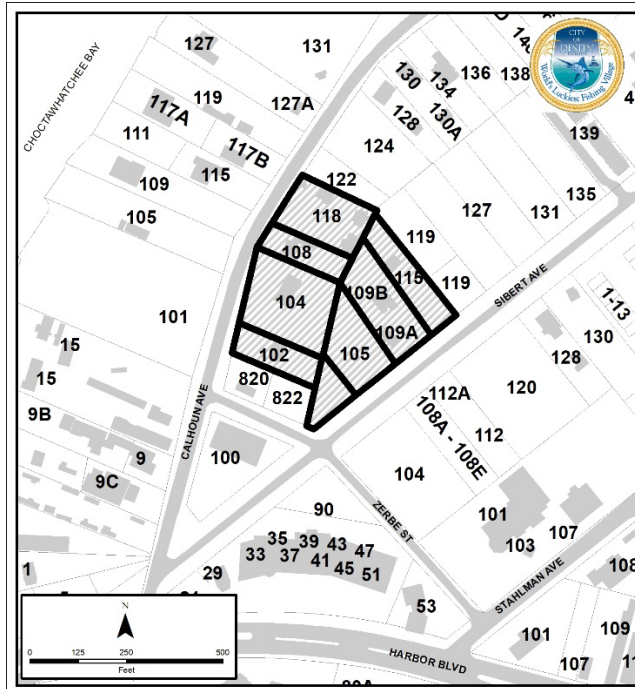
recorded in Plat Book 2, Page 43-A, Okaloosa County, Florida, being at the intersection of the right of way of Sibert Avenue with Zerbe Street (platted as First Street); thence run North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue (100 foot right of way) a 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' S0" 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 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 Northwestern 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 Northwestern 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.

6. A PORTION 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 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 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, PAGE 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 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.
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 Avenue 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

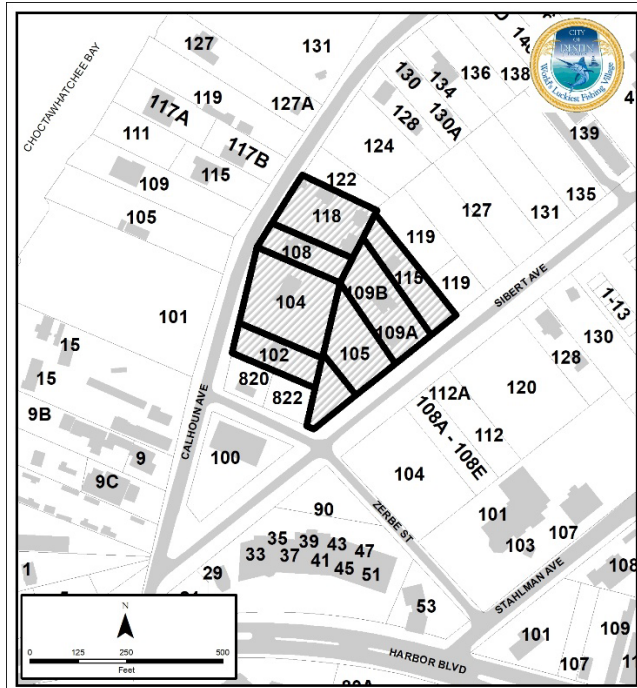
the right of way of Sibert Avenue with Zerbe Street (platted as First Street); thence run North 44 degrees 46 minutes 00 seconds East, along the Westerly right of way of Sibert Avenue (100 foot right of way) a distance of 140.00 feet to an iron rod LB# 2355; thence North 45 degrees 22 minutes 58 seconds 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.

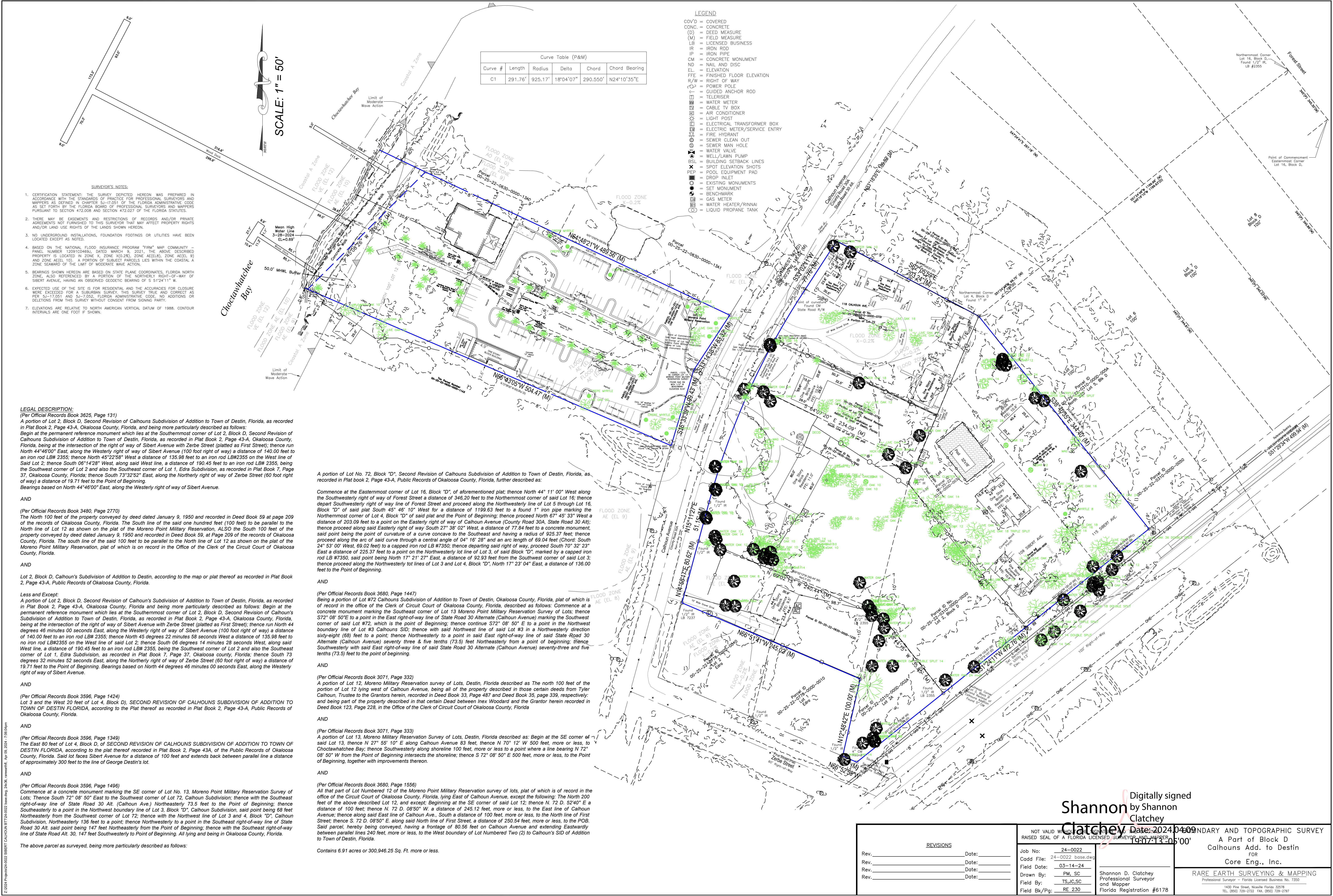
4. Being a portion of Lot #72 Calhouns Subdivision of Addition to Town of Destin, Okaloosa County, Florida, plat of which is of record in the office of the Clerk of Circuit Court of Okaloosa County, Florida, described as follows: Commence at a concrete monument marking the Southeast corner of Lot 13 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' S0" 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 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 Northwestern 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 Northwestern 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.

6. A PORTION 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 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 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, PAGE 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 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.
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.





SURVEYOR'S NOTES:

- CERTIFICATION STATEMENT: THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-7.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
- NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP COMMUNITY - PANEL NUMBER 12091C046B, DATED MARCH 9, 2021, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X, ZONE X(0.2%), ZONE AE(EL), ZONE AE(EL 9) AND ZONE AE(EL 10). A PORTION OF SUBJECT PARCELS LIES WITHIN THE COASTAL A ZONE SEAWARD OF THE LIMIT OF MODERATE WAVE ACTION.
- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, ALSO REFERENCED BY A PORTION OF THE NORTHERLY RIGHT-OF-WAY OF SIBERT AVENUE, HAVING AN OBSERVED GEODETIC BEARING OF S 51°24'11" W.
- EXPECTED USE OF THE SITE IS FOR RESIDENTIAL AND THE ACCURACIES FOR CLOSURE WERE EXCEEDED IN ZONE X, ZONE X(0.2%), ZONE AE(EL), ZONE AE(EL 9) AND ZONE AE(EL 10). A PORTION OF SUBJECT PARCELS LIES WITHIN THE COASTAL A ZONE SEAWARD OF THE LIMIT OF MODERATE WAVE ACTION.
- ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOUR INTERVALS ARE ONE FOOT IF SHOWN.

LEGAL DESCRIPTION:

(Per Official Records Book 3625, Page 131)
A portion 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, and being more particularly described as follows:
Begin at the permanent reference monument which lies at the Southeast 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, Page 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.

AND

(Per Official Records Book 3480, Page 2770)
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 43-A, Okaloosa County, Florida and being more particularly described as follows: Begin at the permanent reference monument which lies at the Southeast 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 no 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.

AND

(Per Official Records Book 3596, Page 1424)
TOWN OF DESTIN FLORIDA, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, Public Records of Okaloosa County, Florida.

AND

(Per Official Records Book 3596, Page 1349)
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.

AND

(Per Official Records Book 3596, Page 1496)
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 Northeasterly 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 Southwestly 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 Southwestly right of way of Forest Street a distance of 346.20 feet to the Northernmost corner of said Lot 16; thence depart Southwestly right of way line of Forest Street and proceed along the Northwestly 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 Northwestly 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 Northwestly tot 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.

AND

(Per Official Records Book 3680, Page 1447)
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 Southern 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 SID; thence with said Northwest line of said Lot #3 in a Northwestly direction sixty-eight (68) feet to a point; thence Northwestly 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 Southwestly 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.

AND

(Per Official Records Book 3071, Page 332)
A portion of Lot 12, Moreno Military Reservation survey of Lots, Destin, Florida described as The north 100 feet of the portion of Lot 12 lying west of Calhoun Avenue, being all of the property described in those certain deeds from Tyler Calhoun, Trustee to the Grantors herein, recorded in Deed Book 33, Page 487 and Deed Book 35, page 339, respectively; and being part of the property described in that certain Deed between Inex Woodward and the Grantor herein recorded in Deed Book 123, Page 228, in the Office of the Clerk of Circuit Court of Okaloosa County, Florida

AND

(Per Official Records Book 3071, Page 333)
A portion of Lot 13, Moreno Military Reservation Survey of Lots, Destin, Florida described as: Begin at the SE corner of said Lot 13, thence N 27° 55' 10" E along Calhoun Avenue 83 feet, thence N 70° 12' W 500 feet, more or less, to Chocotawatchee Bay; thence Southwestly along shoreline 100 feet, more or less to a point where a line bearing N 72° 08' 50" W from the Point of Beginning intersects the shoreline; thence S 72° 08' 50" E 500 feet, more or less, to the Point of Beginning, together with improvements thereon.

AND

(Per Official Records Book 3680, Page 1556)
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 Clerk 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 SID of Addition to Town of Destin, Florida.

Contains 6.91 acres or 300,946.25 Sq. Ft. more or less.

LEGEND

- COV'D = COVERED
- CONC. = CONCRETE
- (D) = DEED MEASURE
- (M) = FIELD MEASURE
- LB = LICENSED BUSINESS
- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MONUMENT
- ND = NAIL AND DISC
- EL = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- R/W = RIGHT OF WAY
- = POWER POLE
- = GUIDED ANCHOR ROD
- = TOLERISER
- = WATER METER
- = CABLE TV BOX
- = AIR CONDITIONER
- = LIGHT POST
- = ELECTRICAL TRANSFORMER BOX
- = ELECTRIC METER/SERVICE ENTRY
- = FIRE HYDRANT
- = SEWER CLEAN OUT
- = SEWER MAN HOLE
- = WATER VALVE
- = WELL/LAWN PUMP
- BSL = BUILDING SETBACK LINES
- X = SPOT ELEVATION SHOTS
- PEP = POOL EQUIPMENT PAD
- = DROP INLET
- = EXISTING MONUMENTS
- = SET MONUMENT
- = BENCHMARK
- = GAS METER
- = WATER HEATER/RINNAL
- (D) = LIQUID PROPANE TANK

Curve Table (P&M)					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	291.76'	925.17'	18°04'07"	290.550'	N24°10'35"E

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"),

WITNESSETH:

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/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with 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:

Destin Bay House Cottages, LLC

Sabrina Hatcher
Witness signature

Sabrina Hatcher
Print witness name

Cynthia Kelley
Witness signature

Cynthia Kelley
Print witness name

Michael A. Shoults

By Michael A. Shoults, Its Member

Nancy S. Shoults

By Nancy S. Shoults, Its Member

State of Florida
County of Okaloosa

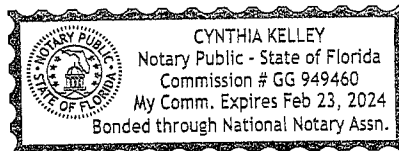
The foregoing instrument was acknowledged before me by means of physical presence, this 23rd day of December, 2021 by Michael A. Shoults and Nancy S. Shoults, the Members and on behalf of Destin Bay House Cottages, LLC, who are personally known to me or who produced _____ as identification.

Cynthia Kelley
Notary Public

Cynthia Kelley
Print Notary Name

My Commission Expires: 02/23/2024

Notary Seal



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

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

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

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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

10/09/2023 03:52 PM

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

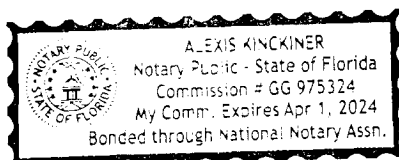
Witnesses:

Alexis Kinckiner
Witness Name: Alexis Kinckiner

Sharon C. Wolman
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.



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

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

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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.

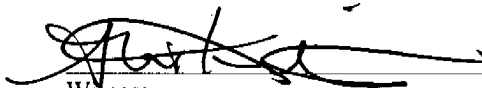
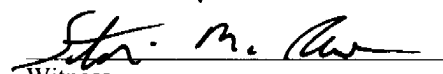
To Have and to Hold, the same in fee simple forever.

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.

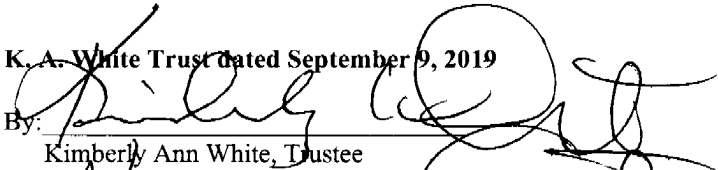
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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 Kinckiner

 Witness
 Printed Name: Stephanie M. Rhoden

K. A. White Trust dated September 9, 2019

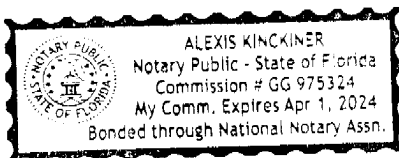
By: 
 Kimberly Ann White, Trustee


 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]




 Notary Public

Print Name: Alexis Kinckiner

My Commission Expires: April 1, 2024

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.

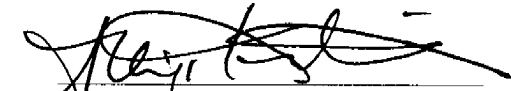
To Have and to Hold, the same in fee simple forever.

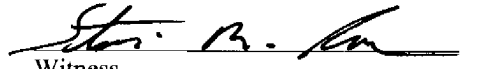
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

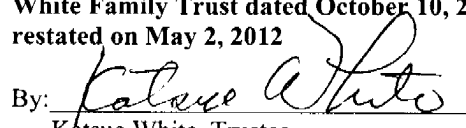
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness
 Printed Name: Alexis Kinckine


 Witness
 Printed Name: Stephanie M. Anderson

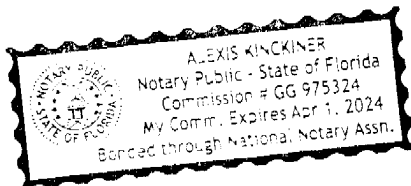
White Family Trust dated October 10, 2002 as restated on May 2, 2012

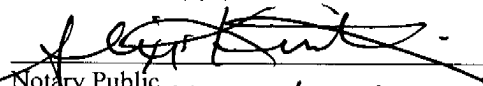
By: 
 Katsue White, Trustee

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 Katsue White, Trustee of the White Family Trust dated October 10, 2002 as restated on May 2, 2012 who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




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

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"),

WITNESSETH:

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/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with 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:

Destin Bay House Cottages, LLC

Michael A. Shoults

By Michael A. Shoults, Its Member

Nancy S. Shoults

By Nancy S. Shoults, Its Member

Sabrina Hatcher

Witness signature

Sabrina Hatcher

Print witness name

Cynthia Kelley

Witness signature

Cynthia Kelley

Print witness name

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

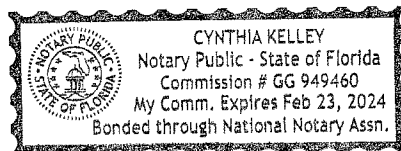
Notary Public

Cynthia Kelley

Print Notary Name

My Commission Expires: _____

Notary Seal



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 SPECIAL WARRANTY DEED
COUNTY OF Okaloosa

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"),

WITNESSETH:

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/or restrictions and prohibitions imposed by governmental authorities, if any.

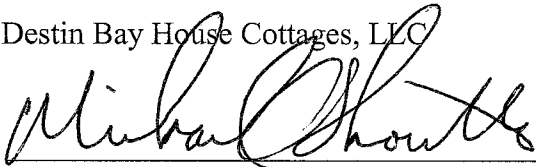
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

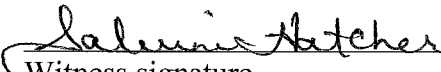
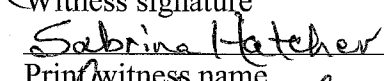
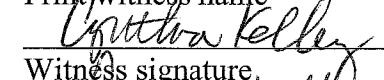
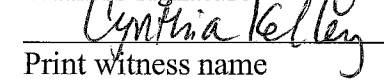
TO HAVE AND TO HOLD the same in fee simple forever.

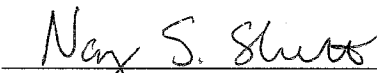
AND the Grantor hereby covenants with the Grantee, that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, 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:

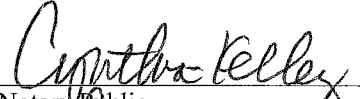
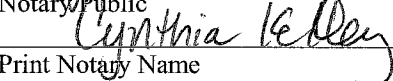
Destin Bay House Cottages, LLC

By Michael A. Shoults, Its Member


Witness signature

Print witness name

Witness signature

Print witness name


By Nancy S. Shoults

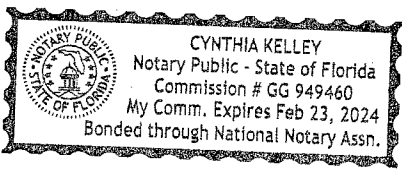
State of Florida
County of Okaloosa

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

Print Notary Name

My Commission Expires: 02/23/2024

Notary Seal



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 SUBDIVISION OF ADDITION TO TOWN OF DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY 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.

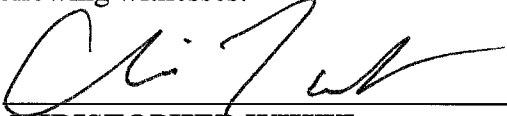
AND Grantor hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property; that the Property is free of

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.

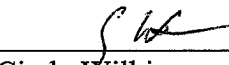
Signed, sealed and delivered in the presence of the following witnesses:



Amy P. Slaman



CHRISTOPHER WHITE



Cindy Wilkinson

Date: June 1, 2022

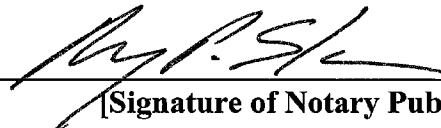
STATE OF FLORIDA

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.



[NOTARIAL SEAL]



[Signature of Notary Public]

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>

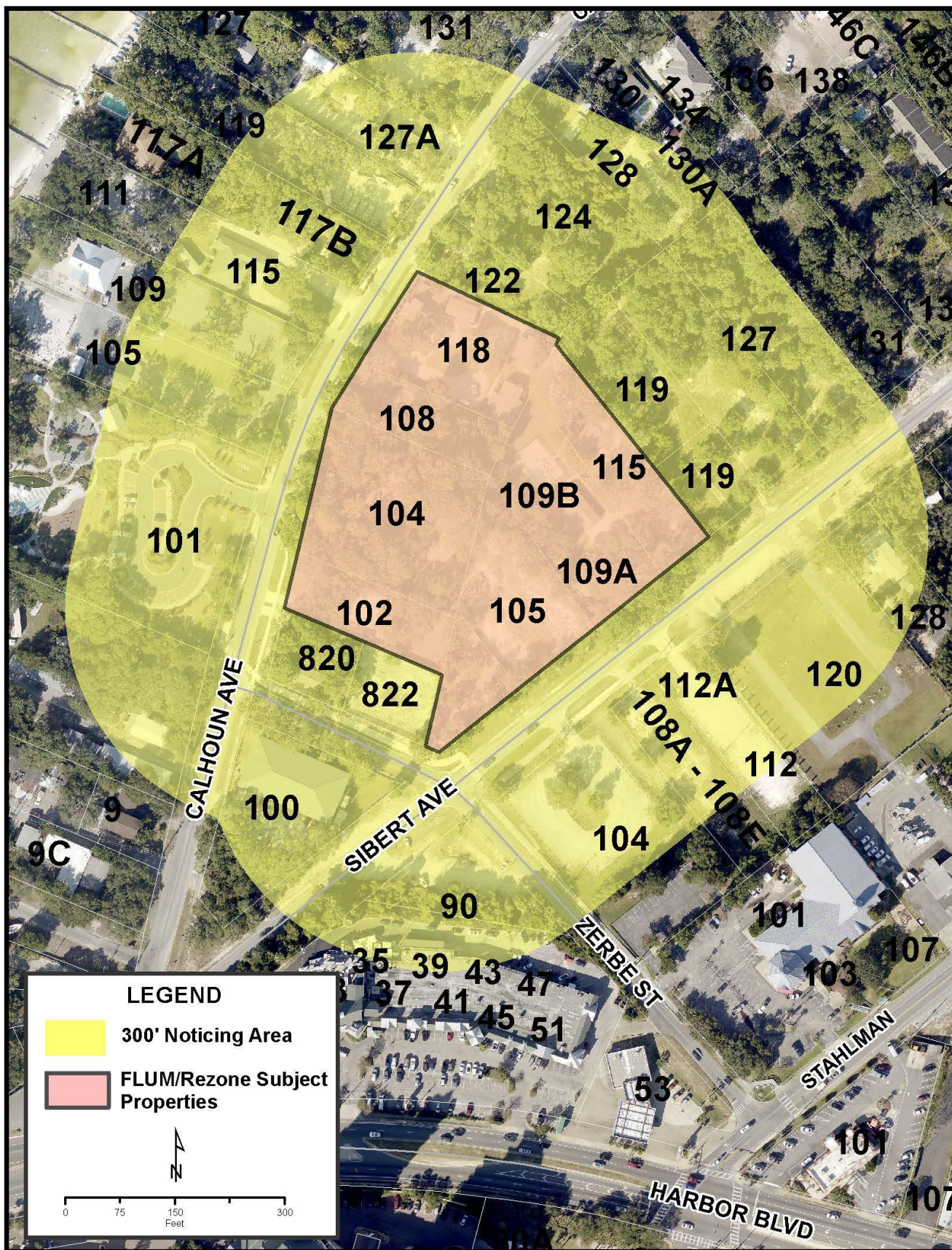
If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

Sincerely,

Tina Deater, AICP
Planner



cc: Louis Zunguze, MURP, Community Development Director
Planning Division
Project File



**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. Bert 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

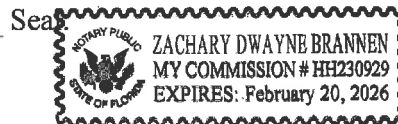




Photo 1 – Sibert Sign



Photo 2 – Sibert Sign from Right Of Way



Photo 3 – Calhoun Sign From Right Of Way



Photo 4 – Calhoun Sign

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 18, 2024
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.C.

TO: Local Planning Agency

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

FROM: Steve O'Connor, Principal Planner

DATE: July 12, 2024

SUBJECT: Draft Luxury Recreational Vehicle Resort Ordinance – Ordinance 24-06-LC

I. BACKGROUND:

Upon review of the current Luxury RV Resort regulations in Land Development Code (LDC) **Section 7.09.01.B.10.** - Luxury motor home resorts through the current LDC rewrite project, it was identified that specific language in the current regulations need to be updated ahead of the complete adoption of the LDC rewrite.

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

II. DISCUSSION:

The current regulations are outdated and do not contain language that is conducive to development that is permitted through these regulations. Specifically, the limitation to the classes of Recreational Vehicles (RVs) is very limiting as many classes have evolved over the last several years as consumer expectations have changed. Also, RVs are referred to as “motor home”, which is incorrect as the term home implies “dwelling.” The City prohibits the temporary or long-term occupancy of an RV as a means of dwelling. So, removing the language of “motor home” will remove that ambiguity.

There are also other regulations that, while intended to provide for sustainability or longevity of the development, create other issues, such as the “concrete” pad requirement. Concrete, if cracked, is expensive to replace and therefore, many times, does not get repaired. The landscaping/buffer requirements are also redundant and unnecessary since there is a setback and solid masonry wall requirement as well.

With these issues identified, Staff has developed the attached Draft Ordinance for the LPA's consideration and review.

- A. **Link to Strategic Goals / Objectives:** #2. Enhanced quality of life and safety for families, #3. Economic development and revitalization,
- B. **Effect on Budget (EOB):** N/A
- C. **Level of Service (LOS):** N/A
- D. **Legislative Sponsor:**

III. CONCLUSION:

Updating the Luxury RV resort will allow staff to properly implement and enforce the intent of the regulations by providing updated language and clarity to the regulations where either ambiguity or inconsistency existed.

IV. RECOMMENDED MOTION:

I move that the LPA recommend approval to City Council for the Draft Ordinance 24-06-LC as presented.

ALTERNATIVE MOTION(S):

I move that the LPA recommend approval to City Council for the Draft Ordinance 24-06-LC with the modification and suggested changes as discussed.

I move that the LPA recommend denial to City Council for the Draft Ordinance 24-06-LC as presented.

Attachments:

1. 1 - Draft Ord. 24-06-LC

DRAFT ORDINANCE NO. 24-06-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, ZONING AND REGULATORY CONTROLS, OF THE LAND DEVELOPMENT CODE TO MODIFY CONDITIONS AND CRITERIA FOR APPROVAL FOR LUXURY RECREATIONAL VEHICLE (RV) RESORTS (FORMERLY REFERRED TO AS LUXURY MOTOR HOME RESORTS); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

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

SECTION 2. FINDINGS OF FACT.

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

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

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

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

WHEREAS, a public hearing was conducted on July 18, 2023, after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

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

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

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

SECTION 3. 7.09.00. – SPECIAL DESIGN CRITERIA

SECTION 7.09.02.B.10

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

- a. *Type of allowed Condition of recreational vehicles:* ~~Only Class A and C motor homes, that are at least 26 feet in length, are allowed except that other recreational vehicles, including Class B, fifth wheels, and other recreational~~ All recreational trailers vehicles are permitted provided they are in good working order, remain mobile, and are not tied down, skirted, or attached.
- b. *Minimum parcel size:* Ten acres. This criteria shall not be waived by the city council.
- c. *Minimum size of ~~motor home~~ recreational vehicle lot:* ~~If subdivided, nNo lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width.~~ This criteria shall not be waived by the city council.
- d. *Size of ~~motor home~~ recreational vehicle pads:* All ~~motor home~~ recreational vehicle pads shall be designed to accommodate ~~motor homes~~ recreational vehicles of not less than thirty-five feet (35') feet in length; twenty-five percent (25%) percent of all pads shall be designed to accommodate ~~motor homes~~ recreational vehicles of not less than forty feet (40') feet in length.
- e. *Material used to construct ~~motor home~~ recreational vehicle pads:* All ~~motor home~~ recreational vehicle pads shall be constructed of concrete or pavers, provided however that pavers are not permitted unless they meet AASHTO's H-20 (for roadways and pads) or HS-20 Loading Standards (for fire lanes), as applicable. All materials must remain properly maintained, shall not cause blight, and shall not present a hazard to the public health safety or welfare.

- f. ~~Motor home~~ Recreational vehicle lot occupancy limitations: ~~Motor home recreational vehicle lot occupancy shall be limited to one Class A or C motor homes recreational vehicles. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home recreational vehicle or occupant for longer than 180 days.~~
- g. Density: For the purpose of calculating density, one ~~motor home~~ recreational vehicle lot shall equal one dwelling unit. This criteria shall not be waived by the city council.
- h. Minimum setback from perimeter of parcel to motor home recreational vehicle pad: ~~35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan. Those portions of a development that abut single-family, duplex or townhome uses shall be fourteen feet (14').~~
- i. Minimum setback from the property line to any permanent structure: Fifteen feet (15') feet for structures up to twenty feet (20') feet in height; add one foot of setback for each additional foot in height above twenty feet (20') feet.
- j. Buffers: The following buffers are required for luxury ~~motor home~~ recreational vehicle resorts:
1. Location of perimeter buffering: Perimeter buffering is required adjacent to and within one hundred feet (100') feet of residential uses, ~~outside of the Unified Development Plan.~~
 2. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet (6') in height shall be erected adjacent to residential uses ~~located outside of the Unified Development Plan.~~
 3. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of twelve feet (12') feet at time of certificate of occupancy covering a depth of not less than 20 fourteen feet (14') inward from the perimeter wall.
 4. ~~Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.~~
- k. Landscaping: In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet (10') in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet (10') or greater. Palms shall constitute not more than fifty percent (50%) percent of the total number of required trees.

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

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

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

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

p. *Full time on site management:* ~~On-site live-in management is required and shall be available 24 hours a day seven days a week.~~ Camp Host: An individual must reside on the camp grounds 24 hours a day, seven days a week, whether as a patron or as an employee, and shall be responsible for daily customer interactions such as but not limited to greeting, selling small camping goods, resolving issues on-site, and other duties as agreed upon to fulfill the needs and requirements of having a full time on-site management for any and all camp or luxury RV grounds.

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

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

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

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

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

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

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

ADOPTED THIS ____ DAY OF _____, 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.

DRAFT

Rey Bailey, City Clerk

First Reading: _____

Second Reading: _____

DRAFT

Kimberly Romano Kopp, City Attorney

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 18, 2024
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Announcement
OUTLINE NUMBER: 5.A.

TO: Local Planning Agency
THRU: Louis Zunguze, City Manager
FROM: Steve O'Connor, Principal Planner
DATE: July 8, 2024
SUBJECT: SRS Survey Results

I. BACKGROUND: In the Fall of 2023, City Council selected SRS as the consultant to develop the City Center Vision. Part of that project involved a survey of the residents, visitors, and business owners. The results of that survey are being presented tonight for the LPA's review.

II. DISCUSSION: Please review the attached survey results. Do you feel anything was missed, or is there anything you would like to add as a board? Staff would also like to ensure the LPA is aware of another Public Workshop with SRS on Tuesday, August 6, 2024, and invite each and every one of you to attend and ensure the best vision of Destin is developed with the wise spectrum of input from this community.

A. Link to Strategic Goals / Objectives: II. Enhanced quality of life and safety for families

III. Economic development and revitalization

IV. Effective, efficient, and aesthetically pleasing infrastructure

V. Improve mobility and connectivity

B. Effect on Budget (EOB): This project has already been budgeted for in the FY 2024 budget

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

D. Legislative Sponsor:

III. CONCLUSION: For informational purposes only.

IV. RECOMMENDED MOTION: For informational purposes only.

Attachments:

ITEM # 2024-364

1. SRS - 2024 Survey Results Town
Center Master Plan-1
2. SRS - Comments from May 2024
Public Workshop-1

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

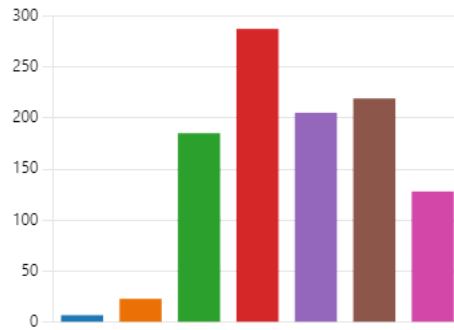
1054 Responses

09:09 Average time to complete

Closed Status

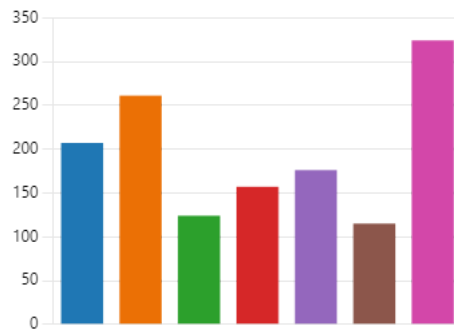
1. Please select your Age Group:

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



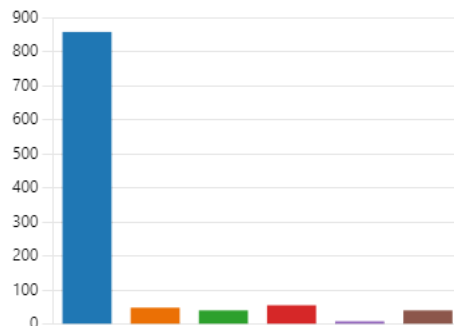
2. If you have kids or grandchildren, what is their age group?

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



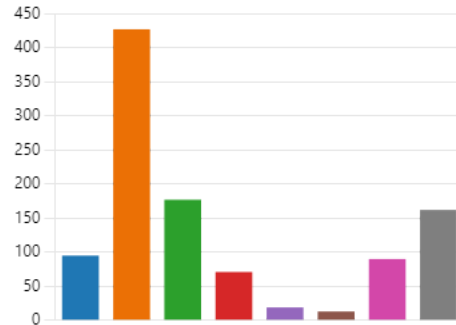
4. How long have you lived/worked in Destin?

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



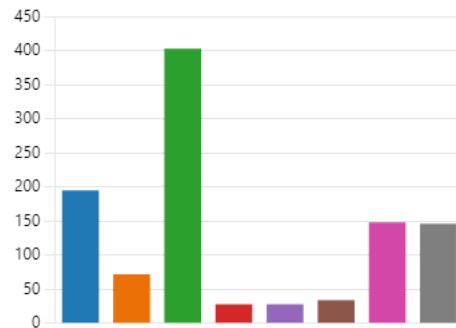
5. From among the areas shown on the map, in what sector/areas do you reside?

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?

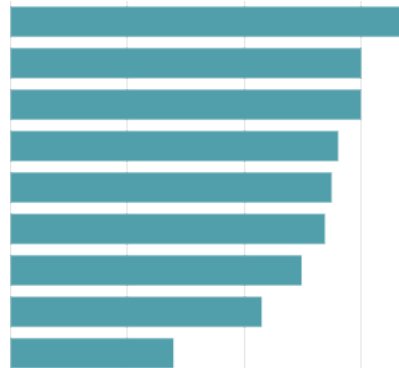
Harbor	195
Village	72
Town Center	403
Holiday Isle	28
Gulf Resort	28
Henderson	34
Crystal Beach	148
Beyond City limits/Areas not sh...	146



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



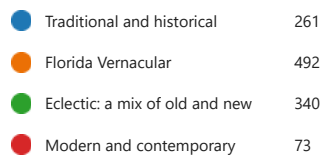
8. What facilities do you think are critical to be linked to the new City Hall/Town Center?
(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



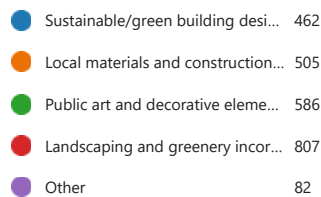
9. What type of cultural/entertainment options do you see as most important to be included in the new City Hall/Town Center?
(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



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).



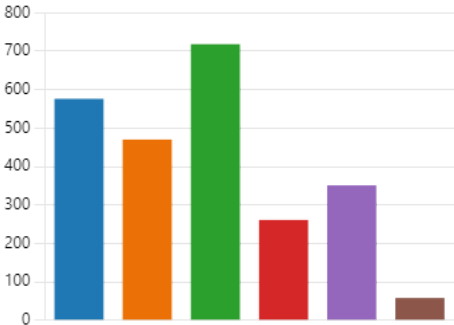
12. How important is it that the City's properties reflect Destin's cultural and historical heritage in its design?

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 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	Kohlton 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	Pickkeball 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.