

December 4, 2024 Board of Adjustment Hearing

WEDNESDAY, DECEMBER 4, 2024

5:30 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. CHAIRPERSON AND VICE CHAIRPERSON ELECTION**
- 4. AGENDA APPROVAL** - (Matters not specifically listed on the agenda may be added and acted upon with a super-majority vote of the Council members present and eligible to vote on the matter)
- 5. APPROVAL OF MINUTES**
 - A. September 4, 2024 Board of Adjustment Minutes**
- 6. NEW BUSINESS**
 - A. BOA-001496-2024 - 125 Main St. Variance Request**
 - B. BOA-001492-2024 – 201 Bent Arrow Drive Variance Request**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: TBD**

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

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**BOARD OF ADJUSTMENT
DESTIN CITY HALL ANNEX CHAMBERS
WEDNESDAY, SEPTEMBER 4, 2024
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 6:00 p.m., on Wednesday, September 4, 2024, at Destin City Hall Annex Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present:

Tom Weidenhamer
Robert Pinard
David Emerson
James Moomaw

Absent:

Staff Present:

Kim Montgomery, City Clerk
Steve O'Connor Principal Planner

4. APPROVAL OF MINUTES: None

5. NEW BUSINESS:

A. BOA-001420-2024 – Industrial Park Road Signs Variance Request

Mr. O'Connor announced for the record that the applicant has agreed waive the Notice and the Application into the record. The Clerk swore in the following individuals for testimony:

- Michael Rutledge of Signs Galore, Inc
- Senior Planner Daniel Butler

The city's Principal Planner Steve O'Connor provided the following report to the members regarding the request:

The request is for two variances from Land Development Code Section 16.04.00.A.3: a 2' variance to allow the required 10' ground sign setback from the property line to be reduced to 8' at 250 Industrial Park Road and a request for a 5' variance to allow the required 10' ground sign setback from the property line to be reduced to 5' at 150 Industrial Park Lane. He then read through each of the six criteria in the Code that must be met in order for the board to grant the Variance request.

Chairman Weidenhamer asked when the signs were erected. According to Mr. Rutledge, he is not positive of the exact date, however, it was in the May/June timeframe. Chairman

DRAFT

Weidenhamer then asked the applicant if he erected the signs prior to the permit being issued. According to Mr. Rutledge, he had sent in the application for the permit but did install the sign before the permit was issued.

Board member Pinard asked if there was any reason for a hold up on the review or approval process that may have caused a delay. According to Mr. O'Connor, staff had requested a set of plans to be submitted which in turn, caused the resubmittal process, but the signs by then, had already been installed.

Board member Emerson asked the applicant why he went ahead and built the signs without first receiving the required response from staff or permits. Mr. Rutledge explained to the members that the reasoning why he installed the signs where he did is because the right-of-way is larger than they realized, and the parking is in the right of way as well, and they simply made a mistake by not reviewing the survey. Additionally, he feels that under these circumstances, which to him are special, they met the minimum of each of the six requirements, the signs are wayfinding and not to advertise the businesses, and although he realizes his error in his calculations, he did not think there was enough room for the sign to be located anywhere else.

Board member Weidenhamer made the motion for the Board of Adjustment to approve the Variance Request, BOA-001420-2024 with Board member Pinard providing the second. In discussion, Board member Moomaw stated that the request does not meet the six requirements to approve the Variance request. With no further discussion, Chairman Weidenhamer call for the vote on the motion and the motion failed with a split vote of 2-2, therefore the Variance request is denied.

6. OTHER BUSINESS: None.

7. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:10 p.m.

Adopted and approved this _____ day of _____ 2024.

Tom Weidenhamer, Chairman

Rey Bailey, City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: December 4, 2024
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 6.A.

TO: Board of Adjustment

THRU: Tina Deater, Community Development Director
Kimberly Kopp, City Attorney

FROM: Ashley Dominguez, Planner
Daniel Butler, Principal Planner

DATE: November 25, 2024

SUBJECT: BOA-001496-2024 - 125 Main St. Variance Request

I. BACKGROUND:

REQUEST:

David Campbell of Civil Engineering, Inc., on behalf of Grace Evangelical Lutheran Church, is seeking relief from *Land Development Code (LDC) Section 8.05.03.E & Section 8.09.03.A.6.b*, which require a minimum buffer area of four feet be maintained between the street and required sidewalk width. The applicant is requesting to maintain the existing sidewalk in its current location.

The subject property is located at 125 Main St, Destin FL, 32541 (00-2S-22-0000-0011-0090).

Applicant: Grace Lutheran Evangelical Church
Agent: David Campbell of Civil Engineering, Inc.
Location: 125 Main St, Destin FL, 32541
Size of Property: Approximately 0.97 acres (42,086 sq. ft.)
Current Zoning: Town Center Mixed Use (TCMU)
Future Land Use Map Classification: Town Center Mixed Use (TCMU)
Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of November 24, 2024, and November 29, 2024.

Request: The applicant is requesting a variance from the following Land Development Code sections:

LDC Section 8.05.03.E

Sidewalk buffer. A minimum buffer area of four feet is required between the street (back of

street curb) and the required sidewalk width when the posted speed limit on the adjacent street is 25 mph or greater, with the exception of U.S. Highway 98 where a minimum buffer area of six feet and six inches is required.

LDC Section 8.09.03.A.6.b

Sidewalk buffer. A minimum buffer area of four feet is required between the street (back of street curb or edge of the pavement) and the required sidewalk width when the posted speed limit on the adjacent street is 25 mph or greater (refer to Figure 8-12A: Sidewalk buffer), with the exception of US Highway 98 where a minimum buffer area of six feet is required (refer to Figure 8-12B: Sidewalk buffer).

II. DISCUSSION:

The existing development is within the Town Center Mixed Use (TCMU) zoning district and is being utilized by Grace Evangelical Lutheran Church. On September 19, 2024, the applicant submitted a Minor Development Order (DO) application for minor site and exterior building improvements. However, *LDC Section 8.05.03.D* requires sidewalks to be brought into compliance for any expansion of existing development or infill development.

The existing sidewalk, constructed by the City between 2006 and 2009, is currently 8' wide, which is consistent with the existing sidewalk network along Main Street. Due to the existing retention area located east of the building, a 4' buffer was not provided at time of construction due to the retention area acting as a physical barrier.

The applicant is seeking relief from *LDC Section 8.09.03.A.6.b and Section 8.05.03.E*, which would require a 4' buffer be achieved between the street and required sidewalk width (8').

FINDINGS:

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

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

Applicant response:

There is currently an existing 8' sidewalk with pedestrian lighting similar to all properties along Main Street from US 98 to Airport Road. The City constructed the sidewalks in 2006-2007 as part of the Main Street improvements. Most of the sidewalks have a 4' buffer between the back of the curb and the sidewalk, with the exception of those properties that had physical barriers preventing the use of the buffer, i.e., existing driveway at the post office, large oak trees at Target Shopping Center, excessive side slope at the FPL Substation. In these locations, the sidewalk is situated at the back of the curb and has no buffer.

Staff Findings:

The Town Center CRA began improvements to the Town Center District in 2006 and completed construction in 2009. The improvements included reconstruction of Main Street from US 98 to Airport Road. A second phase of the project reconstructed Airport Road from the Main Street area to U.S. Highway 98, including stormwater improvements,

MMTD enhancements, and traffic signalization. The retention area was kept “as is” to prevent reduction in stormwater retention area. This previously approved stormwater plan, which includes the retention area, would be considered a special condition of the site that may not be applicable to other developments within the same zoning district.

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

Applicant response:

The condition that prevented the 4' buffer at the Grace Lutheran Church location is the existing retention pond. Moving the sidewalk closer to the pond would cause damage to a very large crêpe myrtle and will require a small retaining wall and handrails.

Staff Findings:

Construction of sidewalk improvements along Main Street by the City occurred prior to the parcel purchase by the applicant. The retention area and lack of 4' buffer were existing elements at the time the applicant purchased the parcel (2021); therefore, these special conditions are not a result of the applicant.

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

Applicant Response:

No special privilege will be conferred to the applicant since other properties in the area were granted the same privilege due to physical constraints.

Staff Findings:

Due to the underlying special conditions, which can be applied to several other properties along Main Street, no special privileges will be granted to applicant.

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

Applicant Response:

The literal interpretation of the code provision requiring reconstruction of the sidewalk would deprive the applicant of rights currently enjoyed by other property owners along Main Street. Reconstructing the sidewalk would require relocation of existing pedestrian lighting, power transformers, telephone pedestals, the construction of a retaining wall and safety handrails, thereby causing an undue financial hardship on the church.

Staff Findings:

As stated previously in the Staff Report, there are a number of properties within this zoning district that currently have the 8' wide sidewalk with no buffer, due to certain site-specific constraints. The literal interpretation of the code provision requiring reconstruction of the sidewalk would deprive the applicant of rights currently enjoyed by other property owners in the same zoning district, including along Main Street.

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

Applicant Response:

This variance request will not affect safe pedestrian/multimodal function. The sidewalk has been functioning as intended for past 18 years.

Staff Findings:

The requested variance will not have any effect on the reasonable use of the land, building, or structure as it is already operating as a permitted use. However, not granting the variance may create an undue hardship on the property owner due to existing stormwater elements, pedestrian amenities, and utilities.

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

Applicant Response:

Although the sidewalks along Main Street were constructed three years prior to the adoption of the multimodal ordinances, the design was in harmony with that ordinance. Keeping the sidewalk as is will not be detrimental to the public welfare.

Staff Findings:

The existing sidewalk with no buffer has been incorporated into the site since the late 2000s. The granting of this variance request would not be injurious to the area involved or otherwise detrimental to the public welfare.

PUBLIC COMMENTS:

None received to date.

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

III. CONCLUSION:

The applicant is requesting relief from *Land Development Code (LDC) Section 8.05.03.E and Section 8.09.03.A.6.b*, which require a minimum buffer area of four feet (4') be maintained between the street and required sidewalk width.

Per *Land Development Code (LDC), Section 2.25.03(C)*, to authorize a variance request, the Board of Adjustment must find that all six (6) of the aforementioned criteria must be satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether to approve or deny the variance request.

IV. RECOMMENDED MOTION:

I move to recommend that the Board of Adjustment approve the proposed Variance Request, BOA-001496-2024, allowing the applicant to retain the sidewalk in its existing location with no buffer.

ALTERNATE MOTION:

I move to recommend that the Board of Adjustment approve with conditions/deny the proposed Variance Request, BOA-001496-2024.

Attachments:

1. 1. Proof of Ownership
2. 2. Letter of Request
3. 3. Property Posting Affidavit & Photo
4. 4. Abutter Notice
5. 5. Site Plan
6. 6. Main Street Sidewalk Examples
7. 7. Agent Affidavit

Prepared By and Return to:

Lori Ellen Ward, Esq.
Priority Title
4471 Legendary Drive
Destin, FL 32541
File Number: PT21-00015
Parcel ID Number: 00-2S-22-0000-0011-0090

Warranty Deed

THIS WARRANTY DEED is made this 11th day of May, 2021 between **PFG Properties I, LLC, a Florida limited liability company**, whose post office address is 42 Business Centre Drive, Ste. 101, Ste., Miramar Beach, FL 32550 ("Grantor") and **Grace Evangelical Lutheran Church, Inc., a Florida not for profit corporation**, whose post office address is 125 Main St., Destin, FL 32541 ("Grantee").

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants bargains, sells aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in **OKALOOSA** County, Florida, to wit:

Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida; thence go North 13° 49' 00" East a distance of 100.00 feet to the Point of Beginning; thence continue North 13° 49' 00" East a distance of 139.49 feet to a point on the Southerly right-of-way line of Village Centre South; thence go North 89° 38' 07" East along the aforesaid right-of-way line a distance of 228.01 feet to the Westerly right-of-way line of Main Street (100' R/W); thence go South 0° 21' 53" East along the aforesaid right-of-way line a distance of 200.97 feet; thence go North 76° 11' 00" West a distance of 270.30 feet to the Point of Beginning.

Together with Ingress-Egress Easement as set forth in that certain Declaration of Restrictions and Grant of Easements recorded in Official Records Book 1501, Page 1750 of the Public Records of Okaloosa County, Florida.

Subject to easements, restrictions, reservations and limitations recorded, if any.

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

TO HAVE AND TO HOLD the same in fee simple and 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 accruing subsequent to: December 31, 2020.

SELLER:

PFG Properties 1, LLC

By Phillips Financial Group, LLC,
Its Sole Member

By R & S Phillips Family Partnership, Ltd.
Its Manager

By R & S Phillips, LLC
Its General Partner

By [Signature]
Rupert E. Phillips, Its Manager

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Lori Ellen Ward
Printed Name of First Witness

[Signature]
Witness Signature

Pete Knowles
Printed Name of Second Witness

Grantor Address:
42 Business Centre Drive, Ste. 101, Ste.
Miramar Beach, FL 32550

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of May, 2021 by Rupert E. Phillips, as Manager of R & S Phillips, LLC, in its capacity as general partner of R & S Phillips Family Partnership, Ltd., in its capacity as Manager of Phillips Financial Group, LLC., in its capacity as sole member of PFG Properties I, LLC, who is personally known to me or who produced FL DL as identification.

[Signature]
NOTARY PUBLIC
Printed Name: Lori Ellen Ward
My Commission Expires: January 23, 2022





November 8, 2024

Mr. Daniel Butler, Senior Planner
City of Destin
4200 Indian Trail
Destin, FL 32541

Via portal

Re: Variance Request-LDC Section 8.09.03.2A.6.
Grace Lutheran Church
125 Main Street
Destin, Florida

Dear Mr. Butler:

On Behalf of Grace Lutheran Church, I am requesting a variance from LDC Section 8.09.03.2A.6, MMTD facilities requiring an 8' sidewalk and 4' buffer.

There is currently an 8' sidewalk with pedestrian lighting along the Main Street frontage of the Church's property that was constructed by the City in 2007, and the Church would like to keep that sidewalk as is. Reconstructing the sidewalk would require relocation of existing pedestrian lighting, power transformers, telephone pedestals, the construction of a retaining wall and safety handrails, thereby causing an undue financial hardship on the church.

Although the sidewalks along Main Street were constructed three years prior to the adoption of the multimodal ordinances, the design was in harmony with that ordinance. Keeping the sidewalk in its current condition and location will not be detrimental to the public welfare.

The City's consideration of this matter is greatly appreciated.

Sincerely,

Civil Engineering, Inc.

A handwritten signature in blue ink that reads 'David O. Campbell'.

David O. Campbell, PE
President

**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: David O. Campbell,

the owner and/or authorized agent of the following described property: Grace Lutheran Church

_____ -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.



David O. Campbell
Signed Name of Owner/Agent

David O. Campbell
Printed Name of Owner/Agent

STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization , this 20th day of Nov., 2024,

By: Theresa Lynn Bishop
(Print name)

Personally known OR Produced Identification _____

Theresa Lynn Bishop Seal:
Notary Signature



City of Destin
Public Notice
for
Proposed Development

Minor Development Order
Project: **DEV 001477-2024**
Var.: **BOA 001496-2024**

Authorized Agent: David Campbell
Agent's Phone #: 850-685-3603

Project Plans can be reviewed
at Destin City Hall Annex
4100 Indian Bayou Trail, Destin, FL
or www.cityofdestin.com



Community Development Planning and Zoning Division

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

November 14, 2024

**Subject: Notification of Development Project: 125 Main Street –
City of Destin Project Number: DEV-001477-2024 and BOA-001496-2024**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Minor Development Order and Variance Request. 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: Grace Evangelical Lutheran Church
2. Name of Agent: Civil Engineering, Inc
3. Address of Project: 125 Main Street, Destin, FL 32541
4. Parcel ID Number: 00-2S-22-0000-0011-0090
5. Project Description: **Minor Development Order** - It is the applicant's intent to enclose 525 SF to provide additional space for congregation from existing drive-thru bays. **Variance Request** from Land Development Code (LDC) Section 8.09.03.A.6.b, a minimum buffer area of four feet is required between the street edge of the pavement and sidewalk.
6. Location Map: Please refer to the back of this letter.
7. 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>

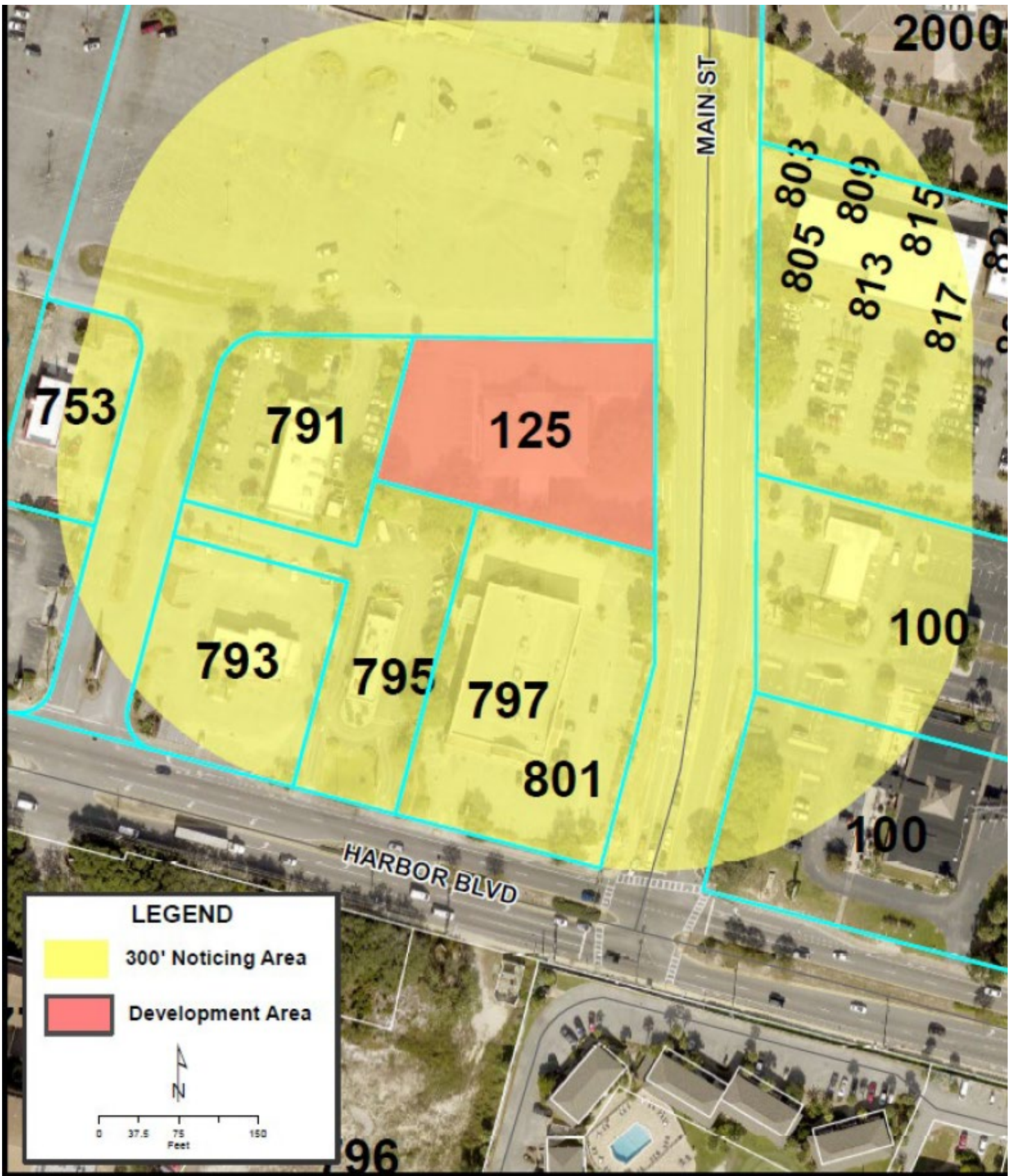
If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

Sincerely,

Sherry Burney
Planner

CC: Tina Deater, AICP, Community Development Director
Planning
Project File

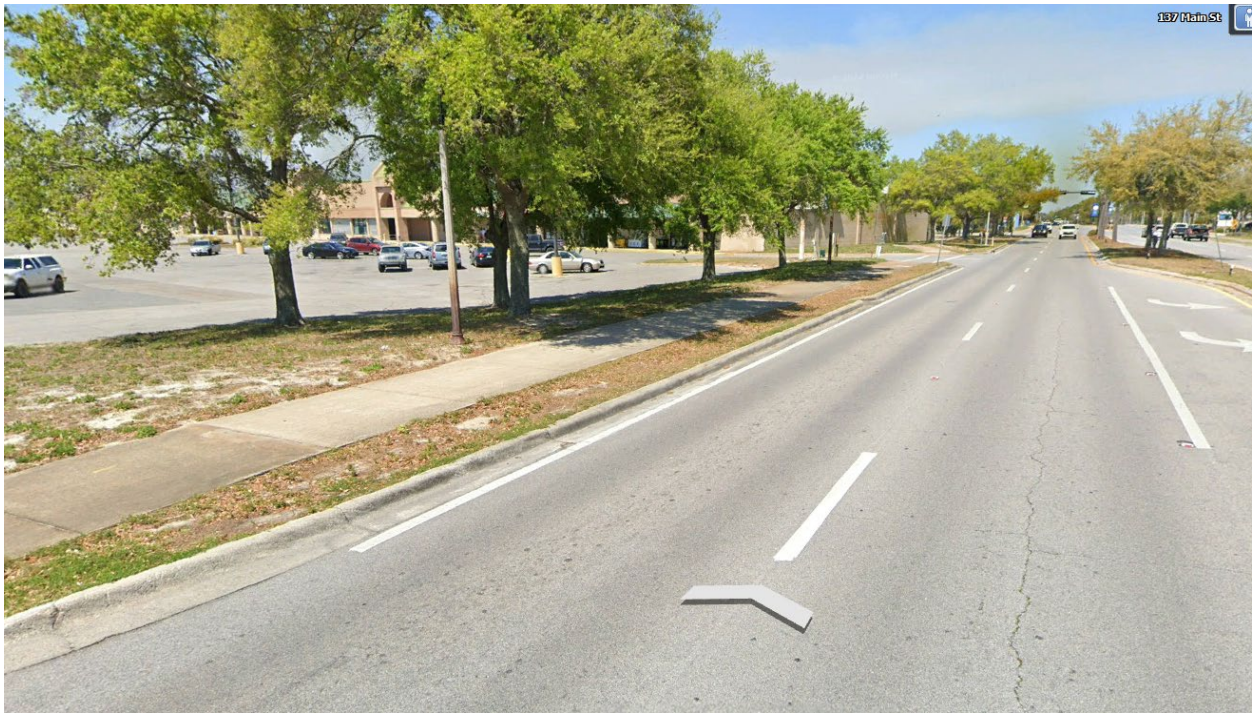




MAIN STREET SIDEWALKS



Grace Lutheran Church



Publix Property



Target Shopping Center



Post Office



Kelly Property



FPL Property

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Michael Wind, Executive Director am presently the owner and/or leaseholder at Grace Lutheran Church, and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint David O. Campbell (Civil Engineering, Inc.) whose address is 8729 North Lagoon Dr., County of Bay, State of FL, my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to: Minor Dev. Order Application for Grace Lutheran Church.

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

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

OWNER

Signature

Michael Wind, Executive Director

Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization ___, this ___ day of _____, 20___, by
(name of person acknowledging)
_____.

Signature of Notary

Printed Name of Notary or Seal

Personally known _____ OR Produced Identification _____

Type of Identification Produced _____

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: December 4, 2024
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 6.B.

TO: Board of Adjustment

THRU: Tina Deater, Community Development Director
Kimberly Kopp, City Attorney

FROM: Sherry Burney, Planner
Daniel Butler, Principal Planner

DATE: November 26, 2024

SUBJECT: BOA-001492-2024 – 201 Bent Arrow Drive Variance Request

I. BACKGROUND: Sean Van Blerk and Shelley Waller are seeking relief from *Land Development Code (LDC) Section 8.04.03.G*, which regulates the maximum allowable accessway width for single-family dwellings. The applicant is requesting relief from this Code Section to construct a 36-foot-wide (36') accessway.

The subject project is located at 201 Bent Arrow Drive (00-2S-22-4521-000C-0070).

Applicant/Owners: Sean Van Blerk and Shelley Waller

Location: Bent Arrow Drive

Size of Property: 0.07 acres

Current Zoning: Medium Density Residential-Village (MDR-V)

Future Land Use Map Classification: Medium Density Residential-Village (MDR-V)

Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of November 24, 2024, and November 29, 2024.

Request: The applicant is requesting a variance from the following Land Development Code section:

LDC Section 8.04.03G, Accessways for single-family detached and duplex dwellings.

Individual single-family detached and/or duplex properties shall have a minimum ten-foot wide and a maximum twenty-seven-foot wide accessway.

II. DISCUSSION: The subject property is part of the Indian Oaks Subdivision. The

Subdivision was established in 1979, then a first and second additions to the subdivision were established between 1980 and 1982. The typical platted lot size is 40 feet in width by 80 to 85 feet in depth.

The subject property contains an existing single-family dwelling with an existing conforming accessway. On September 24, 2024, a Code Compliance case was initiated on the property for parking in the City Right-of-Way (ROW).

In response, the applicant is now proposing to widen the driveway at the subject property to 36-foot-wide (36') by installing improved wheel strips to accommodate the family's four vehicles, as depicted on the site plan, which would exceed the maximum 27-foot permitted accessway width outlined in *Land Development Code (LDC) Section 8.04.03.G* by nine feet (9')

FINDINGS:

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

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

Applicant Response:

It is specific to our property because of the way it was designed back in the eighties. With the Code being different then, it was not designed to accommodate modern day living requirements for a family today. Our special condition is that our house now being a four-bedroom four-bathroom dwelling, certainly requires more parking space as it can accommodate more people. It is an old, plotted neighborhood, that was meant for retirees, limiting driveway, not built for the modern day family which may have multiple vehicles. Our house can hold a large family being 4 bedroom, 4 bathroom, and we will need the additional parking spaces for when our parents are able to immigrate, or even as we continue to expand our family, and our children grow up, they too will need vehicles, when of age. Which will require a larger space to park to accommodate the vehicles. Although this is our special condition specific to our property, it is also specific to our neighborhood, because of the way it was designed.

Staff Findings:

The Board will have to determine if the design of the existing subdivision is a special condition because it is not conducive to the existing modern-day living requirements of families today. The entire neighborhood was designed in a way that would only allow a maximum of two vehicles to be parked in the driveway without impacting the ROW. In 2022, the house was remodeled to accommodate additional family members. Prior to the remodel, the house had a one-car garage, and the driveway allowed two vehicles to be parked without encroaching into the ROW or on the lawn;

for a total accommodation for three vehicles. The applicant's family has four vehicles due to family and work obligations; therefore, even if the applicant had not remodeled their home to provide space for their family, the parking issue would still exist.

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

Applicant Response:

We did not design the neighborhood. Therefore, we did not create the circumstance. It is specific to our home because of the way it was designed in the eighties when code was different, that doesn't meet modern day living and requirements.

The impact is going to be the same because of our growing family and desire to have our parents come here when they can no longer live alone, and they are able to so when our immigration is finalized.

Staff Findings:

The design of the subdivision did not account for today's living needs and families that require multiple vehicles. While the decision to remodel to increase the home's bedroom count and eliminate the garage was made by the applicant, the parking issue would still exist due to the family's four vehicles. The Board will have to determine if the subdivision's antiquated design in conjunction with the applicant's expressed need to accommodate additional family members is a special condition and circumstance that did not solely result from the actions of the applicant.

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

Applicant Response:

This is just going to allow us to park our vehicles on our property that we need as a family in a safe condition. This is not granting any special privilege beyond the bare minimum of parking on our property.

Staff Findings:

The existing accessway is approximately 18' wide. The LDC allows for a 27' wide accessway, which will accommodate three vehicles, and the applicant is requesting the ability to install wheel strips for a fourth vehicle that extend beyond the allowed 27' wide accessway, for a total of 36' feet. The entire 36' wide accessway would not be paved, only the additional strips to allow additional parking along the front yard of the home. There are no other properties in the zoning district that are afforded this allowance through a variance; however, Staff has noted multiple properties in this neighborhood that utilize the front yard and right-of-way for parking at various times. The Board will have to determine if this is a special privilege or not based upon the individual circumstances of the property.

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

unnecessary and undue hardship on the Applicant.

Applicant Response:

If this variance isn't granted, it would create a tremendous hardship, we would have to park off site. Which is not an option, as there is no overnight public parking in Destin, especially nowhere close to our house.

We both travel with a lot of gear for work too, and we need to park on our property to be able to get that gear to and from the car daily. We have our daughter that needs to get to and from school, and we have to be able to get her there safely. If not, it would create tremendous hardship on our family that will not be possible to endure.

Staff Findings:

The Board will have to determine if there is unnecessary and undue hardship on the applicant or not based upon the individual circumstances of the property.

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

Applicant Response:

All we are asking for is the minimum of 9ft- the size of 1 parking stall. We are willing to do the best possible solution that allows for correct drainage, according to code, and that is appealing and improves the surface.

Staff Findings:

The subject property contains an existing single-family dwelling with an existing conforming accessway. The applicant has four vehicles, and they are allowed a 27' wide accessway, which accounts for three vehicles. To accommodate four vehicles, one additional space consisting of two wheel strips is the minimum variance needed, for a total of 36' of accessway.

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

Applicant Response:

This variance will allow us to improve parking spaces to make the situation better by getting cars off the road, thereby improving the neighborhood by making it safer, by getting cars off the road, as this is a common situation specific to our neighborhood.

When our parents are able to be with us, we would need the additional parking spaces to allow for them to have freedom of transportation to get to doctors appointments, grocery shopping etc. We also need the space to allow for our growing family, as when our children are of age, they will need the space to park their vehicles too.

Having a 4-bedroom home, in order to live there, we need to be able to to park on our property, to load and unload our work gear each day, as we both travel with heavy equipment for our jobs. We need to be able to get to and from the car with ease.

We also take our two year old daughter to school daily and need both vehicles to be able to take her and pick her up with ease, especially with our conflicting schedules.

Given the increased human trafficking situation in this age, we live in, we simply cannot allow a mother and daughter walking to and from overnight public parking which currently only exists at the vps airport 17.4 miles away.

This will have no impact on the surrounding neighborhood and be a positive effect on our property and the neighborhood, as it will alleviate us from having to park on the grass or the street. It will also improve the overall look of our property and the neighborhood by creating an improved surface.

We are only asking for the minimum deviation for the variance from zoning regulations to address this issue of this hardship.

This variance will not be detrimental or injurious to the surrounding properties or neighborhood. Our neighbor directly parallel to the requested extra parking space has written a letter of support for the granting of this variance.

We are requesting the minimum deviation from zoning regulations to address our hardship.

Staff Findings:

The granting of this variance request would not be injurious to the area involved or otherwise detrimental to the public welfare.

PUBLIC COMMENTS:

To date, Staff has received two (2) public comments, which are included in the packet.

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

III. CONCLUSION: The applicant is requesting relief from *Land Development Code (LDC) Section 8.04.03.G*, which states that individual single-family detached and/or duplex properties shall have a minimum ten-foot wide and a maximum twenty-seven-foot wide accessway. The applicant is proposing to widen the accessway width of the subject property to 36 feet (36') wide, which is nine feet (9') more than the allowed accessway.

Per *Land Development Code (LDC), Section 2.25.03(C)*, to authorize a variance request, the Board of Adjustment must find that all six (6) of the criteria must be satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether to approve or deny the variance request.

IV. RECOMMENDED MOTION:

I move that the Board of Adjustment approve the proposed Variance

Request, BOA-001492-2024.

I move that the Board of Adjustment approve with conditions the proposed Variance Request, BOA-001492-2024.

I move that the Board of Adjustment deny the proposed Variance Request, BOA-001492-2024.

Attachments:

1. 1. Letter of Request
2. 2. Proposed Site Plan
3. 3. Property Posting Affidavit
4. 4. Property Posting Picture
5. 5. Public Comment Received
6. 5. Public Comment Received (2)
7. 6. Abutter Notice
8. 7. Indian Oaks 1st Addition Plat

Good afternoon and thank you for taking the time to read our statement for our variance application request.

We are requesting the minimum scope variance that will allow for us to park 4 cars on our property.

We are facing tremendous stress, and a challenging hardship regarding our driveway and limited parking situation, and why it's of utmost crucial importance that our request for this variance application is considered, to extend our driveway to allow for us to park our 4 cars on our property.

Our house is a bigger house in a smaller neighborhood that was built in the 80's, not allowing for modern day living.

We just have limited parking space for the size of our house, creating a unique and significant challenge.

When our immigration process is finalized, we plan on having our elderly parents come stay with us, which would create the need for additional parking. We also plan on expanding our family. And our children will need cars when they are of age.

If we do not have our cars to get and from work, we will lose our income and our jobs.

We also work opposite schedules in different locations, which does not allow us to car pool. The nature of both our jobs also require us to carry heavy equipment which we need to be able to carry to and from our house with ease.

We have done so much to improve the value of our home with the current upkeep and by doing so, improving the neighborhood.

We are only asking for the minimum deviation for the variance from zoning regulations to address this issue and hardship with our property.

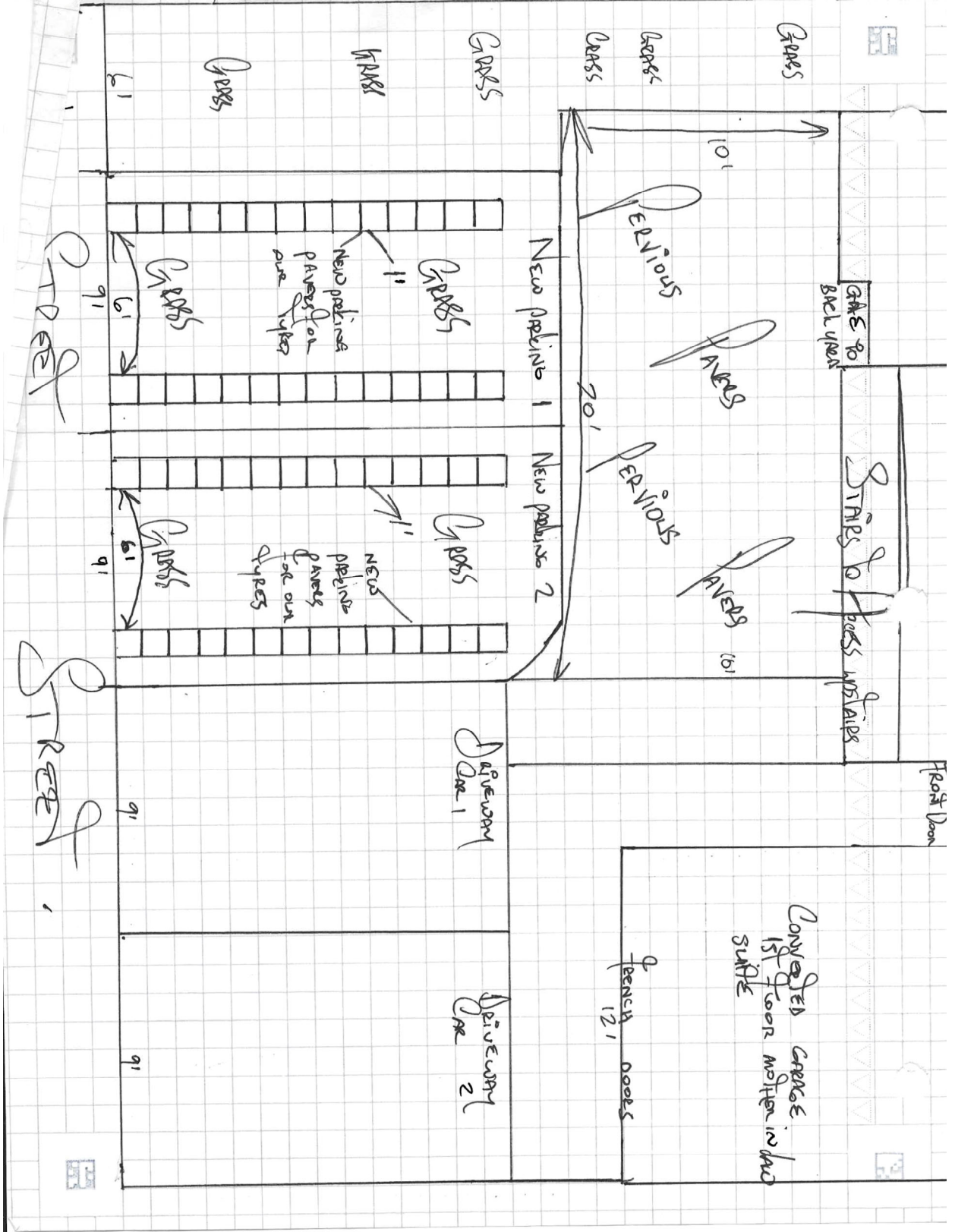
By working with the city for a reasonable solution to this hardship, it would improve the safety by reducing street congestion and providing safe access for emergency vehicles and mail delivery services.

Should we be granted the variance to extend our driveway, we would use only approved materials and be done to code to ensure it would be done with city permission, and thereby making it flood resistant, appealing, safe and easily accessible to the city for utilities. Thereby there would be no negative potential impacts of our minimal request, and it would blend seamlessly in with the neighborhood. Not making it hazardous, dangerous or detrimental by any means. We also have a letter of support from our neighbor closest to the affected area.

Thank you for considering this request and working with us for a solution.

Kind regards

Sean Van Blerk and Shelley Waller



**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared:

Shelley Waller & Sean Van Blerk

the owner and/or authorized agent of the following described property:

201 Bent Arrow Dr,

Destin, FL 32541

-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.

[Signature]
Signed Name of Owner/Agent

Sean Van Blerk Shelley Waller
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 2 day of November, 2024.

By: Shelley Waller & Sean VanBlerk
(Print name)

Personally known OR Produced Identification drivers license

[Signature] Seal:
Notary Signature





City of Destin
Public notice
for
Variance Request

Variance request
BOA-001492-2024

Sean Van Blerk
Shelley Waller
emergency contact
24/7 7 days a week
850 296 0877
www.cityofdestin.com



TO WHOM IT MAY CONCERN,

SEAN & SHELLY HAVE BEEN MY NEXT DOOR NEIGHBORS FOR YEARS. THEY ARE GOOD PEOPLE AND WE HAVE ALWAYS GOT ALONG WITH NO PROBLEMS. THEY ARE THE BEST NEIGHBORS I'VE EVER HAD. THEY NEED EXTRA PARKING BESIDE MY DRIVEWAY AND I DO NOT HAVE ANY PROBLEM WITH THAT. IF ANYONE NEEDS TO TALK TO ME IN PERSON, PLEASE LET ME KNOW. THANK YOU.

TIM WALTMAN
199 BENT ARROW DR.
DESTIN, FL.
32541
850-502-9599

From: [Sandi Farr](#)
To: [Permits and Inspections Division; Planning](#)
Cc: [Code Compliance; armyguyindestin@embarqmail.com](#)
Subject: URGENT 201 Bent Arrow Drive- Extra Parking Permit Request
Date: Thursday, October 17, 2024 11:21:58 AM
Attachments: [CRS Property Report for 201 BENT ARROW DR.pdf](#)

Some people who received this message don't often get email from sdelof67@gmail.com. [Learn why this is important](#)

Good Morning~

It was brought to my attention late yesterday afternoon that the owners at the subject address are now applying for a permit for yet more parking on their already small (.07) acre lot. Parking has been an issue at this address since the addition to their home (adding 2 separate "suites" with separate, dedicated entry/exit) was approved. My property has been in our family since 1989, when my father purchased it. We have never had issues like this until this addition was approved and built.

My issues are as follows and I have attached photos of the ongoing parking issue:

*Approving this permit will set a precedent for the rest of the neighborhood AND all within the Destin City limits. It will be hard to unring that bell. Destin is already seeing overcrowding in some neighborhoods and this will only pave the way for more.

*This neighborhood wasn't intended or designed to support such parking (take a look at the rest of the neighborhood). These homes are Single Family Residences. I understand we are in MDR-V zoning however, it's important to "read the room" when assessing building/parking as townhome communities are different from detached single family homes. I've attached the property information sheet as it appears in public records supporting the lot size, and land use of the property.

*The owner was using the 2 new suites as Air BnBs and is now using them to rent to two other "families". Both have cars, and with the owners cars, there are now 4 cars parking on this .07 acre lot.

*Since the approval of these additions, the owners began parking at 199 Bent Arrow Dr's driveway to accommodate their Air BnB guests. This was with his permission, however, this illustrates it *created an immediate parking issue*. That permission was rescinded some months ago and now they are parking in their yard.

*They already have additional paved parking as the city required it to accommodate the addition. Approving 2 more spaces (totaling FIVE spaces) to accommodate the extra addition to the property is just bending the ordinances to fit the issue. That's not how it should work- what good are ordinances if you don't enforce them?

*We have been approached by Code Enforcement in the past to not park our truck next to our driveway and use the existing driveway, we complied. So it appears selective and prejudiced that what was enforced literally on one side of the fence, doesn't apply to the other.

Just because the owner wants to use it as what looks like a triplex (3 separate living spaces, 3

separate entry/exits) money making venture doesn't mean city code should be waived to accommodate this one person. Evidence this was a money making venture from the beginning is the commercial loan they took out in April of 2022 (see photo attached of mortgage details from public records). This sets a precedence the City cannot accommodate. It directly affects their neighbors- affecting me most bc I'm also dealing with this encroachment on my lot.

More importantly, it has severely disturbed my entitlement to Quiet Enjoyment of MY property. It has literally encroached on my property (2ft footer onto my property that I never signed for). *Owner explained to me it would go 2 feet down under his garage.* There is no recorded easement in public records either.

The money, time & angst this situation has created for me has hit its limit and I am staunchly against this additional parking permit being approved.

I look forward to quick and final resolution in this matter.

Thank you,

--

Sandi Farr

Cell 850.621.7365





Community Development Planning and Zoning Division

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

November 6, 2024

**Subject: Notification of Development Project: 201 Bent Arrow Drive – Variance Request
City of Destin Project Number: BOA-001492-2024**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Variance Request 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: Sean Van Blerk and Shelley Waller
2. Name of Agent: N/A
3. Address of Project: 201 Bent Arrow Drive
4. Parcel ID Number: 00-2S-22-4521-000C-0070
5. Project Description: This is an application for Variance Request from *Land Development Code LDC Section 8.04.03G*, which regulates the maximum allowable accessway width for single-family dwellings. The applicant is requesting relief to this Code Section to construct one (1) additional nine foot (9') wide parking space to the already existing 27-foot-wide existing accessway.
6. Location Map: Please refer to the back of this letter.
7. 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>

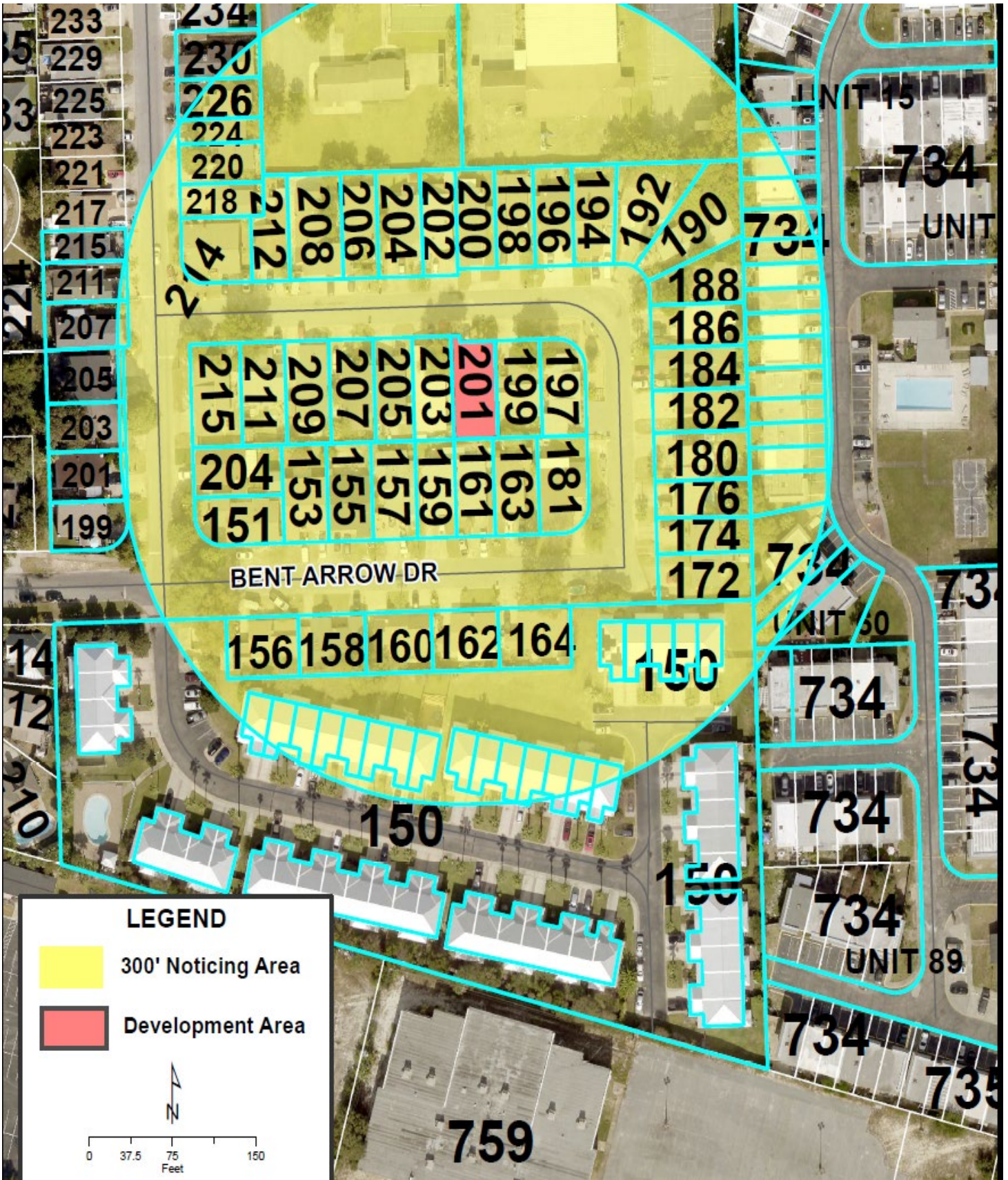
If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

Sincerely,

Sherry Burney
Planner

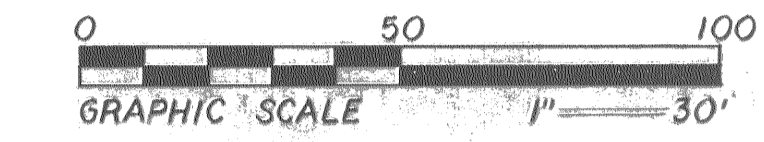


cc: Tina Deater, AICP Community Development Director
Planning Division
Project File



INDIAN OAKS FIRST ADDITION

A PLANNED UNIT DEVELOPMENT OF A PORTION OF T-2-S, R-22-W, OKALOOSA COUNTY, FLORIDA



JUNE 24, 1980

PREPARED BY
**BASKERVILLE
 CONOVAN
 ENGINEERS, INC.**

LAND SURVEYORS
 LAND PLANNERS
 PROFESSIONAL ENGINEERS
 16 WEST ZARRAGOSSA ST. PENSACOLA, FL. 32501

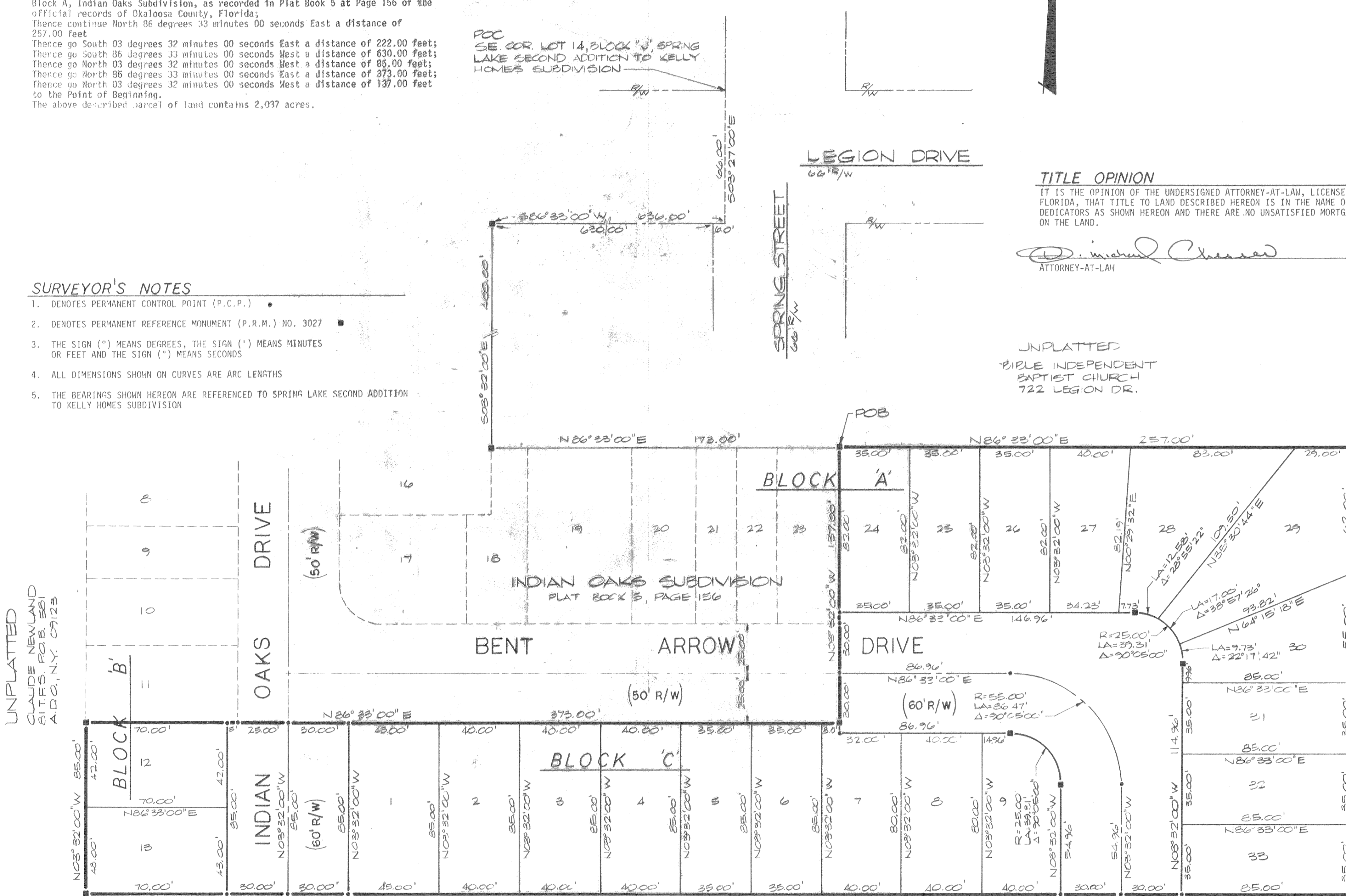
DESCRIPTION

That portion of Township 2 South, Range 22 West described as follows:
 Commence at the Southeast corner of Lot 14, Block J, Spring Lake Second Addition to Kelly Homes Subdivision, as recorded in Plat Book 5 at Page 36 of the official records of Okaloosa County, Florida;
 Thence go South 03 degrees 27 minutes 00 seconds East a distance of 66.00 feet;
 Thence go South 86 degrees 33 minutes 00 seconds West a distance of 6.00 feet to a point at the intersection of the Southerly right-of-way of Legion Drive (66' R/W) and the Westerly right-of-way of Spring Street (66' R/W);
 Thence continue South 86 degrees 33 minutes 00 seconds West along the aforesaid Southerly right-of-way of Legion Drive (66' R/W) a distance of 630.00 feet;
 Thence go South 03 degrees 32 minutes 00 seconds East a distance of 400.00 feet;
 Thence go North 86 degrees 33 minutes 00 seconds East a distance of 173.00 feet to the Point of Beginning, said point being the Northeast corner of Lot 23, Block A, Indian Oaks Subdivision, as recorded in Plat Book 5 at Page 156 of the official records of Okaloosa County, Florida;
 Thence continue North 86 degrees 33 minutes 00 seconds East a distance of 257.00 feet;
 Thence go South 03 degrees 32 minutes 00 seconds East a distance of 222.00 feet;
 Thence go South 86 degrees 33 minutes 00 seconds West a distance of 630.00 feet;
 Thence go North 03 degrees 32 minutes 00 seconds West a distance of 85.00 feet;
 Thence go North 86 degrees 33 minutes 00 seconds East a distance of 373.00 feet;
 Thence go North 03 degrees 32 minutes 00 seconds West a distance of 137.00 feet to the Point of Beginning.
 The above described parcel of land contains 2.937 acres.

SURVEYOR'S NOTES

1. DENOTES PERMANENT CONTROL POINT (P.C.P.)
2. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3027
3. THE SIGN (°) MEANS DEGREES, THE SIGN (') MEANS MINUTES OR FEET AND THE SIGN (") MEANS SECONDS
4. ALL DIMENSIONS SHOWN ON CURVES ARE ARC LENGTHS
5. THE BEARINGS SHOWN HEREON ARE REFERENCED TO SPRING LAKE SECOND ADDITION TO KELLY HOMES SUBDIVISION

P.O.C. SE. COR. LOT 14, BLOCK J, SPRING LAKE SECOND ADDITION TO KELLY HOMES SUBDIVISION



TITLE OPINION

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY-AT-LAW, LICENSED IN FLORIDA, THAT TITLE TO LAND DESCRIBED HEREON IS IN THE NAME OF THE DEDICATORS AS SHOWN HEREON AND THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

D. Michael Chesed
 ATTORNEY-AT-LAW

UNPLATTED
 PIBLE INDEPENDENT BAPTIST CHURCH
 722 LEGION DR.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MAYKO DEVELOPMENT OF DESTIN, INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, HEREBY DEDICATES TO THE PUBLIC ALL STREETS, ROADS, AND THOROUGHFARES AS DESIGNATED ON THIS PLAT OF INDIAN OAKS, FIRST ADDITION. IN WITNESS WHEREON THESE PRESENTS ARE EXECUTED ON THIS 24th DAY OF JUNE 1980 SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

Debra M. Sisco
 WITNESS

Michael Petkovic
 MICHAEL PETKOVIC, PRESIDENT
 MAYKO DEVELOPMENT OF DESTIN, INC.

Kathie Petkovic
 WITNESS

Kathie Petkovic
 KATHIE PETKOVIC, SECRETARY
 MAYKO DEVELOPMENT OF DESTIN, INC.

STATE OF FLORIDA COUNTY OF OKALOOSA

BEFORE ME THE SUBSCRIBER PERSONALLY APPEARED MICHAEL PETKOVIC AND KATHIE PETKOVIC KNOWN TO ME TO BE PRESIDENT AND SECRETARY RESPECTIVELY OF MAYKO DEVELOPMENT OF DESTIN, INC. AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND THIS 24th DAY OF JUNE 1980.

Edward J. Davidson
 NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXPIRES 2-8-82

COUNTY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA AND HAS APPROVED BY HIM ON THE 24th DAY OF JUNE 1980.

Harold J. ...
 COUNTY ENGINEER

PLANNING COMMISSION'S CERTIFICATE

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING COMMISSION OF OKALOOSA COUNTY, FLORIDA AND WAS APPROVED BY THEM ON THE 17th DAY OF JUNE 1980

B. J. ...

COUNTY CLERK'S CERTIFICATE

I, NEWMAN C. BRACKIN, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177 AND SECTIONS 177.18 THROUGH 177.33) OF THE 1971 ACTS OF THE LEGISLATURE OF FLORIDA AND THE SAME WAS FILED FOR RECORD ON THE 4th DAY OF OCTOBER 1980 AND FILED IN PLAT BOOK 6 AT PAGE 26 OF SAID COUNTY.

Newman C. Brackin
 NEWMAN C. BRACKIN, CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT (CHAPTER 177-18 THROUGH 177-33) OF THE 1971 FLORIDA STATUTES (1977). MONUMENTATION SHOWN HEREON HAS BEEN PLACED OR FOUND AS INDICATED.

Fred R. Thompson
 FRED R. THOMPSON, REGISTERED FLORIDA LAND SURVEYOR NO. 3078

UNPLATTED

ADMIRAL ASSOCIATES
 STAR ROUTE
 SANTA RECA BEACH

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AND APPROVED BY THEM FOR RECORD ON THE 24th DAY OF JUNE 1980.

Chairman
Members