



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JUNE 5, 2025
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. May 15, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A. Proposed Ordinance 25-03-PC Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC)**
 - B. Proposed Ordinance 25-04-LC Rezone from Medium Density Residential - Village (MDR-V) to Recreation (REC)**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: TBD**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

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**LOCAL PLANNING AGENCY MEETING MINUTES
MAY 15, 2025 - 5:30 P.M.
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER & PLEDGE OF ALLEGIENCE:

Deputy Community Development Director Steve o'Connor called the Local Planning Agency meeting to order on Thursday, May 15, 2025, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Ken Wampler

Marcie Bell

Jay Purut

Bree Uptigrove

Members Absent

James T. Wood, Jr.

Todd Buhr

Tammy Weidenhamer

Staff Members Present

Kimberly Montgomery Deputy City Clerk

Daniel Butler Principal Planner

Jesse Hernandez Planner

Steve o'Connor, Deputy CD Director

David Prichard, Community Dev. Director

Kim Kopp City Attorney via phone

3. Interim Chairman:

Committee member Bell nominated Agency member Ken Wampler as the interim Chairman with Agency member Purut providing the second. The motion passed unanimously.

4. AGENDA MINUTES:

3/6/2025

3/20/2025

4/3/2025

Motion to approve the minutes of the March 6, 2025, March 20, 2025 and April 3, 2025 as written with no changes or additions by Agency member Bell with Agency member Purut providing the second, the motion passed unanimously.

4. NEW BUSINESS:

A. Ordinance 24-17-CC – Property Maintenance Code

The Building Official, Mrs. Noell Bell stated that she removed Chapters 4 through 7, which because of redundancy and are now referenced. Additionally, some language was added to Section 302.3 under Exterior Property Areas: "Landscape Maintenance" language. Clarification was provided on unsafe structures. While the specifics of Chapters 4–7 (e.g., light, ventilation,

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plumbing, mechanical, and electrical requirements) are excluded, they are still referenced in the Florida Building Codes and the Land Development Code.

Agency Bell spoke of concern she has for the language removed and spoke of instances where property owners, specifically townhome owners, who remodel the entire inside of without pulling any permits therefore no inspections are performed. It was emphasized that interior issues remain enforceable under building and maintenance codes, even if not stated in the ordinance. A brief discussion followed regarding enforcement challenges related to unauthorized interior renovations in multi-unit structures, such as townhomes, if the work is never reported while it is being renovated. The members acknowledged these concerns, and staff reinforced the role of complaint-based inspections.

Motion by Agency member Bell, seconded by Interim Chairman Wampler to recommend City Council approve Ordinance 24-17-CC - Property Maintenance Code. The motion passed 5-0.

B. Ordinance 25-08-LC – Adoption of Mobility Fees

Mr. o'Connor explained to the members how this ordinance has already been to Council and approved for first reading. Additionally, this ordinance proposes replacing the current transportation impact fees with mobility fees as outlined in the previously adopted Mobility Plan. The new fees reflect updated cost structures after 15+ years without changes, and the funds will be usable citywide for eligible projects including pedestrian, bicycle, and multimodal infrastructure, and this represents a shift from the limited-use zone-specific model to a more flexible network-wide approach.

Motion by Agency member Wampler, seconded by Agency member Bell to recommend City Council approve ordinance 25-08-LC, the motion passed 3-0, with Agency member Bell abstaining from the vote due to a personal gain/loss.

C. Ordinance 25-10-LC – Revising Rear Setbacks for Townhomes within the High Density Residential (HDR) zoning district.

Mr. Butler explained how this is a staff initiated ordinance which proposes to revise the rear setbacks for townhomes, specifically within the High Density Residential Zoning District from 10 feet to 5 feet for buildings that have a building height of 35 feet or less. He then provided the Agency members with an example how if a lot fronts the harbor, the rear setback is zero and if a lot fronts the Choctawhatchee Bay, they will have to comply with the Shoreline Protection Zone, which is 50 foot for any kind of principal structure, and allowing accessory structures within that area, not to constitute more than 40%. Therefore, all lots that do not front any kind of water body, there would be a rear property line setback of 10 feet across the board, for any building

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having 35 feet or less. Additionally, staff is proposing for the rear setback to be reduced to five feet, because over the years, there have been properties that have either illegally built extensions or structures within their rear setback to five feet, and some others have been erroneously approved by staff between the years 2015 to 2017. Therefore, staff is trying to eliminate these nonconforming structures within the city and make them as equitable as possible.

Motion to recommend City Council adopt Ordinance 25-10-LC was made by Interim Chairman Wampler with Agency member Bell providing the second. The motion passed with a unanimous vote of 4-0.

➤ **Land Develop Code, Chapter 8 Discussion**

Staff provided an update and collected consensus on multiple points from the December 3rd City Council workshop:

❖ **Wind Devices:**

The members discussed several different options to allow certain events. For the initial 90-days before and 10 days after Agency member Uptigrove pointed out that could potentially be the entire summer and is entirely too long. Seven days before and 3 days, day of event, three days before and three days after, and day of and one day after an event and ultimately the decision was to allow them day of the event and then they be removed.

❖ **Sign Height:**

Staff and board agreed to retain the simple 8 ft max height without variable height percentages.

❖ **Vehicle Signage:**

Clarified that affixed and flush signage is acceptable with mobile billboards and protruding signage remain prohibited.

❖ **Digital Signage:**

Consensus to retain the 7-year amortization period, as initially recommended by LPA. Institutional zoning districts (e.g., churches, schools) are exempt and may retain digital signage.

❖ **Flags:**

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Currently, flags are exempt and not prohibited. However, they will be counted toward total commercial signage allowances, if they're used to advertise commercial speech. Staff clarified distinction between political/non-commercial and commercial content when used as a part of their signage.

No formal motion is required. Staff will incorporate recommendations into the final ordinance draft for Council review.

6. **PUBLIC COMMENTS:** None

7. **ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 6:30 p.m.

Adopted and approved this _____ day of _____ 2025.

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 5, 2025
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director

FROM: Daniel Butler, Principal Planner
Steve O'Connor, Deputy Community Development Director

DATE: May 29, 2025

SUBJECT: Proposed Ordinance 25-03-PC Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC)

I. BACKGROUND:

The subject property consists of three (3) lots, totaling approximately 8.53 acres. The lots currently have a FLUM designation of Medium Density Residential – Village (MDR-V). The property owner (the City) is proposing to construct a vehicular roadway on the property, which has already been approved by City Council, with the associated plat recorded. This roadway will serve as the final segment of the Destin Crosstown Connector, an east-west corridor. Therefore, the City is proposing to revise the FLUM designation from MDR-V to Recreation (REC).

II. DISCUSSION:

The subject property consists of the following three (3) parcels, totaling approximately 8.53 acres:

Address and Parcel ID Numbers of Project:

- No Physical Address (00-2S-22-1575-0000-0010)
- No Physical Address (00-2S-22-1575-0000-0020)
- Right-of-Way (00-2S-22-1575-0000-0RW0)

The lots currently have a **Future Land Use Map (FLUM)** designation of **Medium Density Residential – Village (MDR-V)**.

On March 3, 2025, the City Council approved the Destin Crosstown Connector Development Order (DO-25-05), which authorized the construction of an east-west vehicular roadway and the associated site infrastructure. Additionally, the Final Plat approval was provided at the regularly scheduled April 7 City Council meeting and was subsequently recorded with Okaloosa County.

The City is now moving forward with the proposed FLUM Amendment and associated Rezoning, which would allow the necessary ROW to be created for the construction of the roadway, with the other two (2) parcels to be rezoned REC for stormwater retention purposes.

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:

The proposed **REC** FLUM designation is described as below within the City's Comprehensive Plan –

Policy 1-2.7.2: Recreation (REC). The "REC" land use provides for publicly and privately owned property and facilities, with the intent to promote natural resource enhancement and to promote open spaces around buildings. No permanent or transient residential development is allowed within this FLUM designation. The LDC shall provide specific regulations for managing development of lands designated "REC."

1. ***Active recreation areas include beach parks, boat launching facilities, parks, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. The intensity of development of such sites shall be limited to 75 percent of impervious surface for the site, and be consistent with all setbacks, parking, landscaping, and open space requirements as defined within the LDC. Also, buffering to prevent intrusive noise, light, glare, vibration or other nuisance factors shall be required on all newly developed recreation sites.***
2. ***Passive recreation areas include open spaces, wilderness and wetlands preserves, scenic vistas, parks, and Clement Taylor Park.***
3. ***Development of all locally-owned public recreation facilities within the City shall be reviewed and approved by the City Council prior to development of such site.***

Provided that there are passive recreation areas (open space) incorporated into the civil design

plans and that there will be no housing developments able to be located on and/or within any of the parcels described, Staff finds that the proposed FLUM Amendment from MDR-V to REC is compatible and would result in a major decrease in the density permitted on the subject properties, while increasing connectivity and safety within the area.

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

This criterion has been met.

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 MDR-V to REC and the accompanying Rezone from MDR-V to REC 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. Also, this roadway project includes the construction of a stormwater retention area which would increase storage capacity of the surrounding area; therefore, Staff finds adequate public facilities are available to serve the project.

This criterion has been met.

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 MDR-V FLUM designation allows for up to 9.90 dwelling units per acre. By proposing this FLUM Amendment and associated Rezone, there could be up to 44 less dwelling units built, which results in a decrease in density permitted on the subject properties.

Additionally, as stated above, there is a large stormwater retention component associated with the roadway project, which will increase the quality of the surrounding natural environment. Staff has determined that the proposed amendment does not violate any policies within the Comprehensive Plan that protect the natural environment.

This criterion has been met.

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 FLUM designation is consistent and compatible with the surrounding area. It does not adversely impact private property rights, the general health, safety, and welfare. Rather, this project will increase connectivity of the surrounding corridors, increase safety for motorists/pedestrians, and improve stormwater storage capacity within the area. The City has already budgeted monies for the project; therefore, the proposed FLUM Amendment and Rezone do not adversely impact the financial resources of the City.

This criterion has been met.

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 FLUM Amendment and Rezone is necessary to complete the Crosstown Connector roadway. As previously stated, this project will increase connectivity, motorist/pedestrian safety, and stormwater capacity. Staff finds that the project is consistent and compatible with the surrounding area; therefore, the proposed amendment is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation.

This criterion has been met.

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

Staff Findings:

The proposed FLUM Amendment and Rezone would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. Rather, it is of public benefit to the entire City, providing an alternate east-west vehicular corridor within the City along with a 10' wide sidewalk on both sides of the road.

This criterion has been met.

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 and Rezone does not adversely impact any other matters related to the Comprehensive Plan and conditions since adoption of the plan.

This criterion has been met.

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 by the City.

C. Level of Service (LOS):

This project would likely benefit the surrounding Level of Service (LOS) by at least maintaining the Grade of a 'C'.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

Based on staff findings, the proposed FLUM Amendment from MDR-V to REC and the accompanying Rezone from MDR-V to REC are consistent and compatible with the surrounding area, and are in compliance with the applicable criteria for FLUM Amendments located within the City's **Comprehensive Plan Policy 12-3.1.2.**

IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend City Council approve the proposed Ordinances 25-03-PC.

ALTERNATE MOTIONS:

I move that the Local Planning Agency recommend City Council approve with conditions/approve with modifications/deny the proposed Ordinances 25-03-PC.

Attachments:

1. Business Impact Statement
2. 25-03-PC Ordinance FLUM CTC
3. CTC Site Plan
4. CTC Preliminary Plat
5. CTC Final Plat, Recorded
6. Property Posting Photo
7. Adjacent Property Notification Letter
8. Property Posting Affidavit

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: Proposed Ordinances 25-03-PC Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC) and Right-of-Way (ROW)

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):
The draft ordinance proposes to amend the FLUM designation of the properties, as well as rezone the properties from MDR-V to REC and ROW. These parcels were created by the Crosstown Connector Subdivision and will be utilized for a vehicular roadway, associated pedestrian facilities, and a stormwater management component.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
The draft ordinance will not have a direct economic impact on private, for-profit businesses within the City, as the ordinance is only amending the FLUM and zoning designation of the parcels.

3. Estimate of direct compliance costs that businesses may reasonably incur:
There are no direct compliance costs for businesses associated with the draft ordinance, as the ordinance is only amending the FLUM and zoning designation of the parcels.

4. Any new charge or fee imposed by the proposed ordinance:
There is no new charge or fee imposed by the draft ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
There are no City regulatory costs associated with the draft ordinance, as the ordinance is only amending the FLUM and zoning designation of the parcels.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero, as the ordinance is only amending the FLUM and zoning designation of the parcels.

7. Additional information, if any (Not required but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

N/A

ORDINANCE NO. 25-03-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 3 PARCELS OF REAL PROPERTY LOCATED WITHIN A PORTION OF THE AREA OF BEACH DRIVE TO BENNING DRIVE, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 8.53 ACRES, FROM MEDIUM DENSITY RESIDENTIAL - VILLAGE (MDR-V) TO RECREATION (REC); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR A BUSINESS IMPACT ESTIMATE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (PARCEL ID NUMBERS: 00-2S-22-1575-0000-0010, 00-2S-22-1575-0000-0020, & 00-2S-22-1575-0000-0RW0).

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 of Destin endeavors to construct an approximate .4 mile segment of right-of-way commonly referred to as the Crosstown Connector, and associated recreational and right-of-way public uses in the area of Beach Drive to Benning Drive, which roadway segment will complete the connector route running from Commons Drive to Stahlman Avenue; and

WHEREAS, this segment of the road project constitutes the last unconnected leg of the City’s Crosstown Connector, an east-west corridor intended to relieve traffic congestion on U.S. Highway 98;

WHEREAS, the 0.4-mile segment will include a median-divided roadway, bicycle lanes, sidewalks on both sides, street lighting, street furniture, and landscaping, as required by the Destin Multi-Modal Transportation District guidelines; and

WHEREAS, several properties located within the project area for this final segment of the Crosstown Connector, all lying within the corporate limits of the City, were acquired by the City to accomplish the aforesaid public purposes, which properties are listed, legally described, and depicted in Exhibit “A”, (hereinafter “**Subject Properties**”) attached hereto and fully

incorporated herein by this reference; and

WHEREAS, to accomplish the aforesaid public purposes and utilize the Subject Properties for public right-of-way and associated public recreational uses, the City of Destin desires to change the future land use designation for the Subject Properties from Medium Density Residential - Village (MDR-V) to Recreation (REC); and

WHEREAS, after due public notice, a public hearing was conducted by the Local Planning Agency on June 5, 2025, 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 **Medium Density Residential - Village (MDR-V)** to **Recreation (REC)** for the specific area of land located within a portion of the area of Beach Drive to Benning Drive, with the following Parcel Identification Numbers: 00-2S-22-1575-0000-0010, 00-2S-22-1575-0000-0020, & 00-2S-22-1575-0000-0RW0, consisting of approximately 8.53 acres, which is depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4. BUSINESS IMPACT ESTIMATE. Prior to enactment of this Ordinance, a business impact estimate was prepared and posted in accordance with section 166.041, Florida Statutes.

SECTION 5. 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 6. 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 7. 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 8. 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.

2025. ADOPTED THIS ___ DAY OF _____

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: _____

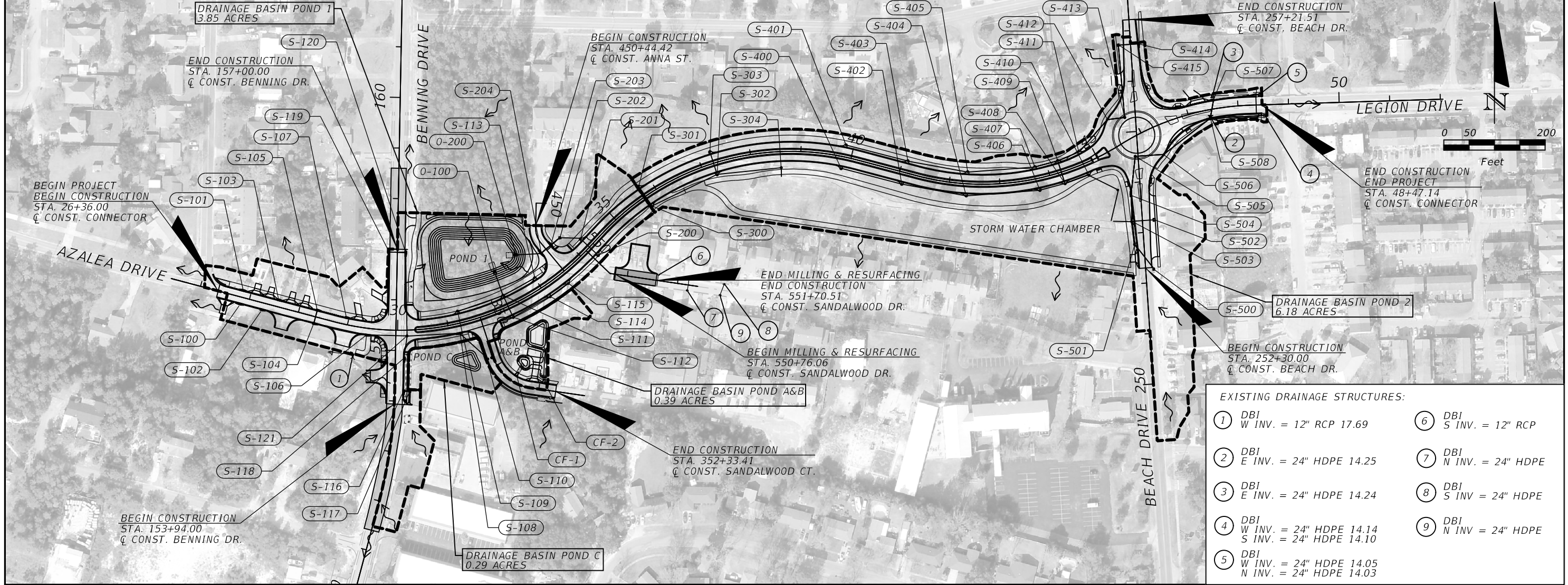
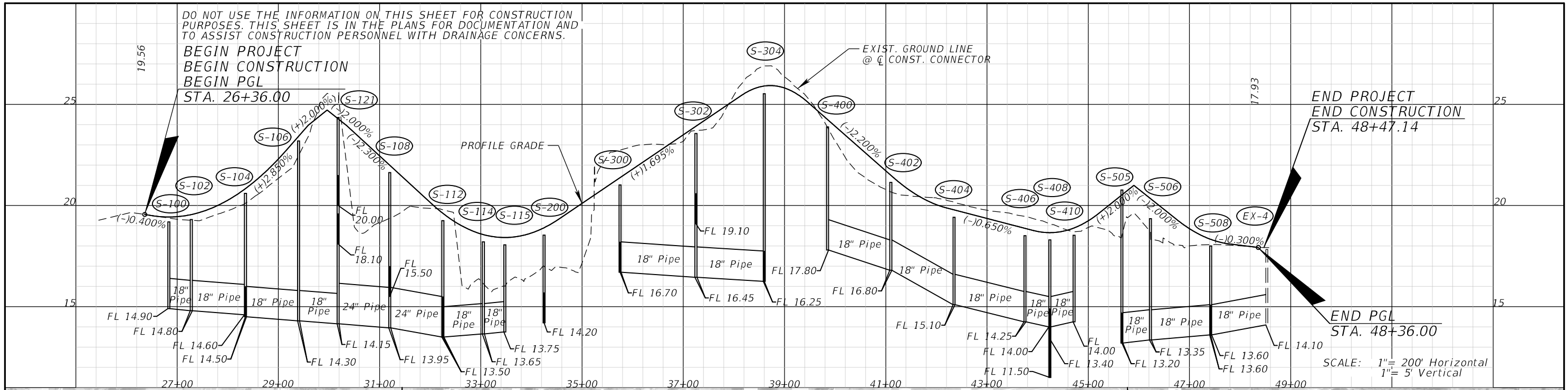
DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.

BEGIN PROJECT
BEGIN CONSTRUCTION
BEGIN PGL
STA. 26+36.00

END PROJECT
END CONSTRUCTION
END PGL
STA. 48+47.14

END PGL
STA. 48+36.00

SCALE: 1" = 200' Horizontal
1" = 5' Vertical



EXISTING DRAINAGE STRUCTURES:

| | |
|---|----------------------------|
| ① DBI W INV. = 12" RCP 17.69 | ⑥ DBI S INV. = 12" RCP |
| ② DBI E INV. = 24" HDPE 14.25 | ⑦ DBI N INV. = 24" HDPE |
| ③ DBI E INV. = 24" HDPE 14.24 | ⑧ DBI S INV. = 24" HDPE |
| ④ DBI W INV. = 24" HDPE 14.14 S INV. = 24" HDPE 14.10 | ⑨ DBI N INV. = 24" HDPE |
| ⑤ DBI W INV. = 24" HDPE 14.05 N INV. = 24" HDPE 14.03 | |

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |

APPROVED
By Daniel Butler at 11:06 am, Mar 07, 2025

NIKKI E. ROWE, P.E.
P.E. LICENSE NUMBER 87498
ATKINS NORTH AMERICA, INC.
482 S. KELLER ROAD
ORLANDO, FL 32810

CITY OF DESTIN
COUNTY: OKALOOSA
CONSTRUCTION PLANS FOR: DESTIN CROSS TOWN CONNECTOR

DRAINAGE MAP
SHEET NO. 4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

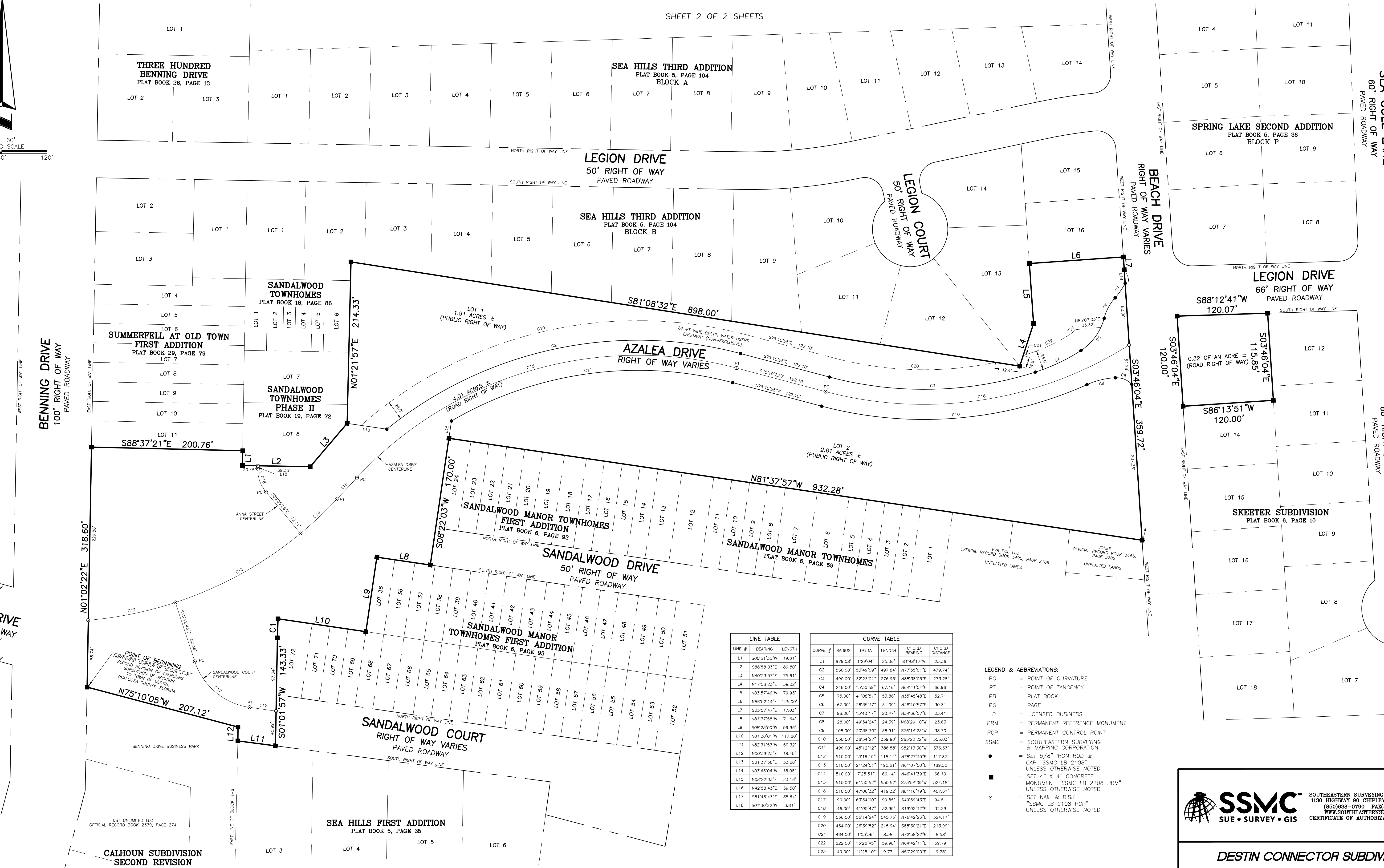
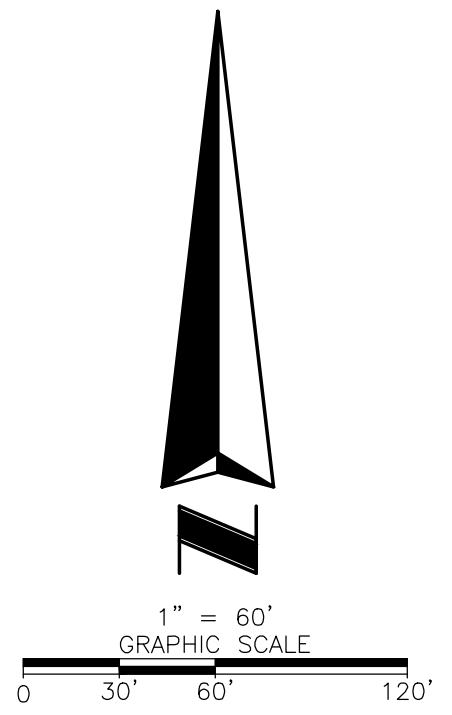
DESTIN CONNECTOR SUBDIVISION

PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 SURVEYING • LAND PLANNING • GIS • UTILITIES

CERTIFICATE OF AUTHORIZATION NUMBER LB2108
 1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
 PHONE (850) 638-0790 FAX (850) 638-8069
 MAY 2024

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST,
 CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
 BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43,
 LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93,
 LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104,
 AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
 JANUARY 2025

SHEET 2 OF 2 SHEETS



| LINE TABLE | | | CURVE TABLE | | | | | |
|------------|-------------|---------|-------------|---------|-----------|---------------|----------------|---------|
| LINE # | BEARING | LENGTH | CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | |
| L1 | S00°51'35"W | 19.61' | C1 | 979.08' | 1°29'04" | 25.36' | S148°17'W | 25.36' |
| L2 | S88°58'03"E | 89.80' | C2 | 530.00' | 5°34'09" | 497.84' | N77°55'01"E | 479.74' |
| L3 | N40°23'57"E | 75.61' | C3 | 490.00' | 3°22'31" | 276.95' | N88°38'05"E | 273.28' |
| L4 | N17°58'23"E | 59.32' | C4 | 248.00' | 1°53'09" | 67.16' | N64°41'04"E | 66.96' |
| L5 | N03°57'44"W | 79.93' | C5 | 75.00' | 41°08'51" | 53.86' | N35°45'48"E | 52.71' |
| L6 | N86°02'14"E | 125.00' | C6 | 67.00' | 26°35'17" | 31.09' | N28°10'57"E | 30.81' |
| L7 | S03°57'47"E | 17.03' | C7 | 98.00' | 1°34'31" | 23.47' | N34°36'57"E | 23.41' |
| L8 | N81°37'58"W | 71.64' | C8 | 28.00' | 49°54'24" | 24.39' | N68°29'10"W | 23.63' |
| L9 | S08°23'00"W | 99.96' | C9 | 108.00' | 20°38'30" | 38.91' | S76°14'23"W | 38.70' |
| L10 | N81°38'01"W | 117.80' | C10 | 530.00' | 38°54'27" | 359.90' | S85°22'22"W | 353.03' |
| L11 | N82°31'53"W | 50.32' | C11 | 490.00' | 4°51'12" | 386.58' | S82°13'30"W | 376.63' |
| L12 | N00°39'23"E | 18.40' | C12 | 510.00' | 1°31'19" | 118.14' | N78°22'35"E | 117.87' |
| L13 | S81°37'58"W | 53.28' | C13 | 510.00' | 21°24'31" | 190.61' | N61°07'00"E | 189.50' |
| L14 | N03°46'04"W | 18.08' | C14 | 510.00' | 7°25'51" | 66.14' | N46°41'39"E | 66.10' |
| L15 | N08°22'03"E | 23.16' | C15 | 510.00' | 61°50'52" | 550.52' | S73°54'09"W | 524.18' |
| L16 | N42°58'43"E | 39.50' | C16 | 510.00' | 4°06'32" | 419.32' | N81°16'19"E | 407.61' |
| L17 | S81°46'43"E | 35.64' | C17 | 90.00' | 6°34'00" | 99.85' | S49°59'43"E | 94.81' |
| L18 | S01°30'22"W | 3.81' | C18 | 46.00' | 41°05'47" | 32.99' | S19°02'32"E | 32.29' |
| | | | C19 | 556.00' | 56°14'24" | 545.75' | N76°42'23"E | 524.11' |
| | | | C20 | 464.00' | 26°39'52" | 215.94' | S88°30'21"E | 213.99' |
| | | | C21 | 464.00' | 1°03'36" | 8.58' | N72°58'22"E | 8.58' |
| | | | C22 | 222.00' | 15°28'45" | 59.98' | N64°42'11"E | 59.79' |
| | | | C23 | 49.00' | 11°25'10" | 9.77' | N50°29'00"E | 9.75' |

- LEGEND & ABBREVIATIONS:**
- PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PB = PLAT BOOK
 - PG = PAGE
 - LB = LICENSED BUSINESS
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 - = SET 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
 - = SET 4" X 4" CONCRETE MONUMENT "SSMC LB 2108 PRM" UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK "SSMC LB 2108 PCP" UNLESS OTHERWISE NOTED

59123002

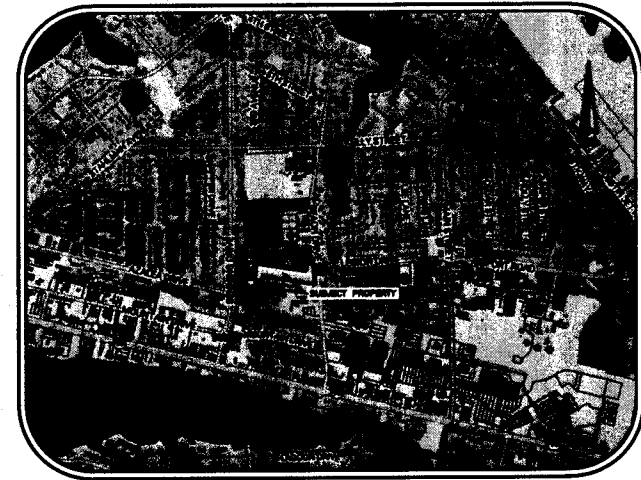
SOUTHEASTERN SURVEYING & MAPPING CORP.
 1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428
 (850) 638-0790 FAX (850) 638-8069
 WWW.SOUTHEASTERSURVEYING.COM
 CERTIFICATE OF AUTHORIZATION NO. LB-2108

DESTIN CONNECTOR SUBDIVISION

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST, CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43, LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93, LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104, AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
FEBRUARY 2025

PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES
CERTIFICATE OF AUTHORIZATION NUMBER LB2108
1130 HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790

VICINITY MAP
NOT TO SCALE



ACKNOWLEDGMENT TO DEDICATION STATE OF FLORIDA/COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ AND WHO ACKNOWLEDGED TO AND

N/A
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

JOINER AND CONSENT TO DEDICATION

THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLAYING AS SET FORTH HEREON.

N/A
NAME: _____ ITS: _____
BANK

ACKNOWLEDGMENT TO JOINER AND CONSENT STATE OF FLORIDA/COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, _____ BANK, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ BANK.

N/A
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

CITY OF DESTIN APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS DAY OF _____, 2025.

BY: CITY MAYOR _____ BY: CITY MANAGER _____
BY: CITY CLERK _____

DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104736
DATED: DECEMBER 08, 2022):

LOT 2, SUMMERFELL AT OLD TOWN, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 29, PAGE 43 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA FORMERLY BEING A PORTION OF PROPERTY AS DESCRIBED IN BOOK 950, PAGE 594.

(PER WESTCOAST LAND TITLE INSURANCE COMPANY - FILE NUMBER: 18-53610
DATED: SEPTEMBER 25, 2018):

ALL OF LOT 30, AND THE WEST 15.58 FEET OF THE NORTH 100.00 FEET AND THE WEST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 29, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER WESTCOAST LAND TITLE INSURANCE COMPANY - FILE NUMBER: 18-15794
DATED: MARCH 19, 2018):

THE WEST 7.79 FEET OF THE NORTH 100.00 FEET AND THE WEST 6.00 FEET OF THE SOUTH 20.00 FEET OF LOT 28, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104657
DATED: AUGUST 10, 2022):

THE EAST 16.21 FEET OF THE NORTH 100.00 FEET AND THE EAST 18.00 FEET OF THE SOUTH 20.00 FEET OF LOT 28, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, A PLANNED TOWNHOME DEVELOPMENT IN DESTIN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER WESTCOAST LAND TITLE INSURANCE COMPANY - FILE NUMBER: 18-2374
DATED: SEPTEMBER 13, 2018):

THE WEST 16.21 FEET OF THE NORTH 100 FEET AND THE WEST 18.00 FEET OF THE SOUTH 20 FEET OF LOT 27, SANDALWOOD MANOR TOWN HOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384823
DATED: APRIL 26, 2023):

THE WEST 8.42 FEET OF THE NORTH 100.00 FEET AND THE WEST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 26 AND THE EAST 7.79 FEET OF THE NORTH 100.00 FEET AND THE EAST 6.00 FEET OF THE SOUTH 20.00 FEET OF LOT 27, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6386161
DATED: JUNE 23, 2023):

ALL OF LOT 25 AND THE EAST 15.58 FEET OF THE NORTH 100.00 FEET AND THE EAST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 26, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK 6, PAGE 93, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384818
DATED: APRIL 26, 2023):

LOT 31 AND WESTERLY 6 FEET OF LOT 32, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384837
DATED: APRIL 26, 2023):

LOT 32, LESS AND EXCEPT THE WESTERLY 6.00 FEET THEREOF, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104694
DATED: AUGUST 10, 2022):

LOT 33, LESS AND EXCEPT THE EASTERLY 6.00 FEET THEREOF, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. A/X/A PARCEL 33-A, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104722
DATED: AUGUST 10, 2022):

LOT 34 AND THE EASTERLY 6.00 FEET OF LOT 33, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - POLICY NUMBER: FA-35-1460124
DATED: AUGUST 16, 2006):

LOT 17, BLOCK B, SEA HILLS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 104, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FUND OWNER'S POLICY - FILE NUMBER: 43-2006-779
DATED: JUNE 8, 2006):

LOT 18, BLOCK B, SEA HILLS, THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 104, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384807
DATED: MAY 16, 2023):

LOT 13, SKEETER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FUND OWNER'S POLICY - FILE NUMBER: 43-2006-98
DATED: DECEMBER 11, 2006):

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF U.S. HIGHWAY 98 AND THE EAST LINE OF CALHOUN SUBDIVISION; PROCEED NORTH 00 DEGREES 38 MINUTES WEST 1342.05 FEET, ALONG SAID EAST LINE, TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES WEST 220.0 FEET; THENCE SOUTH 83 DEGREES 14 MINUTES EAST 140.7 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 83 DEGREES 14 MINUTES EAST 1087.4 FEET TO THE WEST SIDE OF BEACH DRIVE; THENCE NORTH 5 DEGREES 24 MINUTES 30 SECONDS WEST 208.7 FEET, ALONG BEACH DRIVE; THENCE NORTH 83 DEGREES 14 MINUTES WEST 1049.9 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES EAST 205.7 FEET TO THE POINT OF BEGINNING.

FILE NO. 3746313 BT: PB 6, 32 P. 8
DATE: 11-14-24 BY: [Signature]
Total Pages: 2
Bea E. Embry, Clerk of Circuit Court & Comptroller
Okaloosa County, FL

NOTICE

THE 26 FOOT EASEMENT SHOWN HEREON IS A DEDICATED TO DESTIN WATER USERS AS A NON-EXCLUSIVE EASEMENT. DESTIN WATER USERS IS GRANTED THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER, WASTEWATER AND RECLAIMED WATER MAINS WITHIN THIS EASEMENT AT THEIR COST. DESTIN WATER USERS SHOULD PROVIDE NOTICE TO AND COORDINATE WITH THE CITY OF ANY WORK BEING PERFORMED WITHIN THIS EASEMENT IN A TIMELY MANNER.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF DESTIN, AS OWNER IN FEE SIMPLE OF THE LANDS AS DESCRIBED HEREIN, HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AS DESTIN CONNECTOR SUBDIVISION, HEREBY DEDICATES TO THE CITY OF DESTIN IN OKALOOSA COUNTY, FLORIDA FOR PUBLIC USE ALL ROADS, STREETS AND OTHER RIGHTS OF WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AS SHOWN AND DEPICTED HEREON WHICH ARE TO BE MAINTAINED BY THE CITY OF DESTIN IN OKALOOSA COUNTY, FLORIDA. RESERVING, HOWEVER, THE REVERSION OR REVISIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW OR ACTION OF THE OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

BY: [Signature] CITY OF DESTIN
WITNESS: [Signature]

DATE SIGNED: 4-21-25

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA
THIS 18th DAY OF April, 2025.

BY: [Signature] COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC SERVICES DEPARTMENT APPROVAL

PRESENTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA
THIS 21st DAY OF April, 2025.

BY: [Signature] PUBLIC WORKS DEPARTMENT DIRECTOR

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011-177.151 OF THE FLORIDA STATUTES AND WAS APPROVED ON THIS 21st DAY OF March, 2025.

BY: [Signature] ERIC B. STUART PROFESSIONAL SURVEYOR & MAPPER NO. 6707
CITY OF DESTIN SURVEYOR

TAX COLLECTOR'S STATEMENT

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR 2024 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS THE 22nd DAY OF April, 2025.

BY: [Signature] BEN ANDERSON TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

COUNTY CLERK OF CERTIFICATE OF RECORDING

I, J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF April, 2025 IN PLAT BOOK NO. 32, PAGE(S) NO. 8-9, IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

BY: [Signature] Brad E. Embry by Ashley Andrus Deputy Clerk
CLERK OF CIRCUIT COURT
OKALOOSA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, "DESTIN CONNECTOR SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS PREPARED BY THE SURVEYOR AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET.

BY: [Signature] THOMAS K. MEAD
REGISTERED LAND SURVEYOR
FLORIDA LICENSE NUMBER 5624

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GNSS CONTINUOUSLY OPERATING REFERENCE STATION "DSTN & CRST". THE RELATIVE BEARING IS N0102°22'E ALONG THE EAST RIGHT OF WAY LINE OF BENNING DRIVE. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

SSMC SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428
(850) 638-0790 FAX (850) 638-0600
WWW.SOUTHEASTSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB-2108

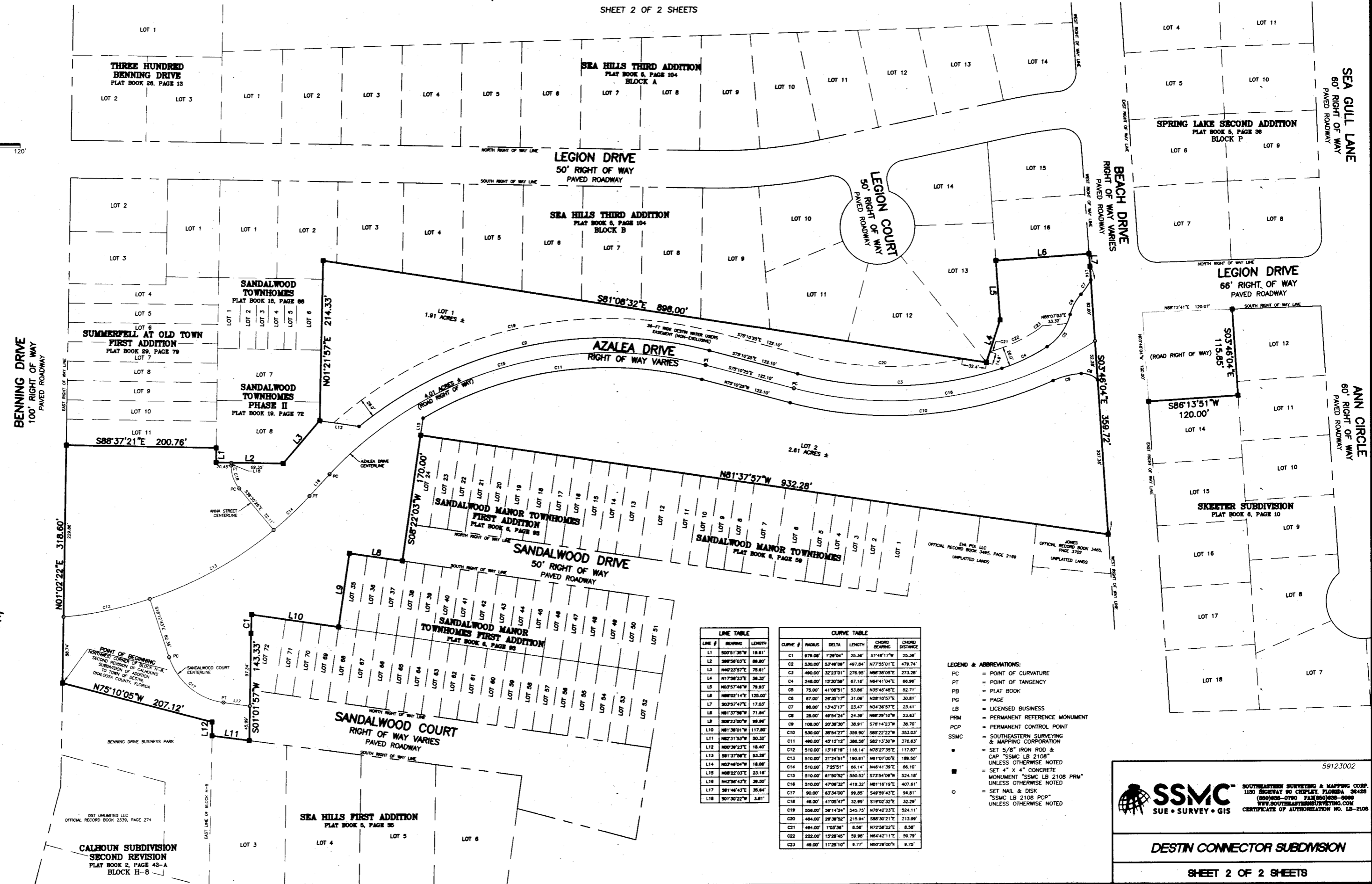
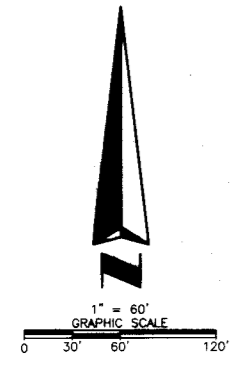
PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES

CERTIFICATE OF AUTHORIZATION NUMBER LB2108
1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790 FAX (850) 638-8069

DESTIN CONNECTOR SUBDIVISION

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST,
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43,
LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93,
LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104,
AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
FEBRUARY 2025

SHEET 2 OF 2 SHEETS



| LINE TABLE | | CURVE TABLE | | | | |
|------------|-------------|-------------|-------|--------|---------------|----------------|
| LINE # | BEARING | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| L1 | S00°51'35"W | 18.61' | | | | |
| L2 | S88°37'21"E | 200.76' | | | | |
| L3 | N01°02'22"E | 318.60' | | | | |
| L4 | N75°10'05"W | 207.12' | | | | |
| L5 | N01°21'57"E | 214.33' | | | | |
| L6 | N81°08'32"E | 898.00' | | | | |
| L7 | N01°02'22"E | 318.60' | | | | |
| L8 | N01°02'22"E | 318.60' | | | | |
| L9 | N01°02'22"E | 318.60' | | | | |
| L10 | N01°02'22"E | 318.60' | | | | |
| L11 | N01°02'22"E | 318.60' | | | | |
| L12 | N01°02'22"E | 318.60' | | | | |
| L13 | N01°02'22"E | 318.60' | | | | |
| L14 | N01°02'22"E | 318.60' | | | | |
| L15 | N01°02'22"E | 318.60' | | | | |
| L16 | N01°02'22"E | 318.60' | | | | |
| L17 | N01°02'22"E | 318.60' | | | | |
| L18 | N01°02'22"E | 318.60' | | | | |
| C1 | | | | | | |
| C2 | | | | | | |
| C3 | | | | | | |
| C4 | | | | | | |
| C5 | | | | | | |
| C6 | | | | | | |
| C7 | | | | | | |
| C8 | | | | | | |
| C9 | | | | | | |
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| C20 | | | | | | |
| C21 | | | | | | |
| C22 | | | | | | |
| C23 | | | | | | |

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 - = SET NAIL & DISK "SSMC LB 2108 PCP" UNLESS OTHERWISE NOTED

DESTIN CONNECTOR SUBDIVISION

SHEET 2 OF 2 SHEETS

City of Destin
Public Notice
for
Proposed Development

**FLUM Amendment
& Re-Zone
LU-001615-2025**

Authorized Agent: City of Destin
Agent's Phone #: 850-654-1119

Project Plans can be requested
via the City Clerk at
850-837-4242 or at
www.cityofdestin.com



Community Development Planning and Zoning Division

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

May 21, 2025

Subject: Notification of Development Project:

**Future Land Use Map (FLUM) Amendment & Rezone – Destin Crosstown Connector
City of Destin Project Number: LU-001615-2025**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a FLUM Amendment and Rezone application. As the owner of property located within 300 feet of this project, **Article 2.17.00 of the Destin Land Development Code (LDC)** requires a written notice providing you with 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: City of Destin
2. Name of Agent: City of Destin Planning & Zoning Division
3. Address of Project: No physical address
4. Parcel ID Number: 00-2S-22-1575-0000-0010; 00-2S-22-1575-0000-0020;
00-2S-22-1575-0000-0RW0 (3 parcels between Beach Drive and Benning Drive).
5. Project Description: This project includes the consideration of proposed Ordinances 25-03-PC and 25-04-LC - Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC) and Right-of-Way (ROW), as well as a Rezone from Medium Density Residential-Village (MDR-V) to Recreation (REC) and Right-of-Way (ROW) in support of the Destin Crosstown Connector.
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.

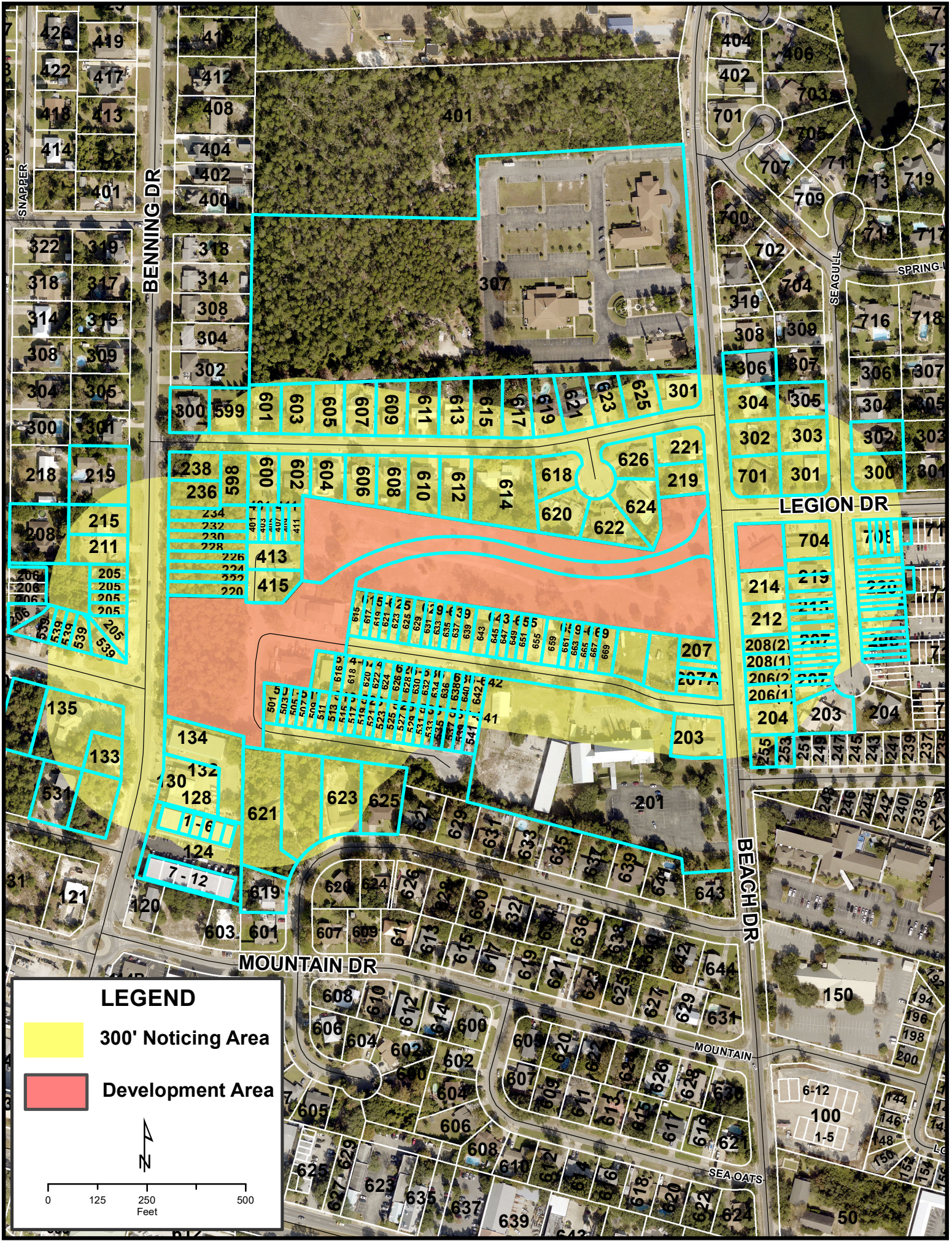
Sincerely,



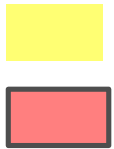
Jesse Hernandez
Planner

Cc: David Prichard, Community Development Director
Planning Division
Project File





LEGEND



300' Noticing Area
Development Area



0 125 250 500
Feet


**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: JESSE HERNANDEZ,

the owner and/or authorized agent of the following described property: Parcel ID #'s 00-25-1575-0010;
00-25-22-1575-0000-0020; 00-25-22-1575-0000-0010 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
JESSE HERNANDEZ
Printed Name of Owner/Agent

STATE OF FL
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 21st day of MAY, 2025,

By: Jesse Hernandez
(Print name)

Personally known OR Produced Identification _____

 Seal:



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 5, 2025
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director

FROM: Daniel Butler, Principal Planner
Steve O'Connor, Deputy Community Development Director

DATE: May 29, 2025

SUBJECT: Proposed Ordinance 25-04-LC Rezone from Medium Density Residential - Village (MDR-V) to Recreation (REC)

I. BACKGROUND:

The subject property consists of three (3) lots, totaling approximately 8.53 acres. The lots currently have a zoning designation of Medium Density Residential – Village (MDR-V). The property owner (the City) is proposing to construct a vehicular roadway on the property, which has already been approved by City Council, with the associated plat recorded. This roadway will serve as the final segment of the Destin Crosstown Connector, an east-west corridor. Therefore, the City is proposing to Rezone the subject properties from MDR-V to Recreation (REC).

II. DISCUSSION:

The subject property consists of the following three (3) parcels, totaling approximately 8.53 acres:

Address and Parcel ID Numbers of Project:

- No Physical Address (00-2S-22-1575-0000-0010)
- No Physical Address (00-2S-22-1575-0000-0020)
- Right-of-Way (00-2S-22-1575-0000-0RW0)

The lots currently have a **Zoning** designation of **Medium Density Residential – Village**

(MDR-V).

On March 3, 2025, the City Council approved the Destin Crosstown Connector Development Order (DO-25-05), which authorized the construction of an east-west vehicular roadway and the associated site infrastructure. Additionally, the Final Plat approval was provided at the regularly scheduled April 7 City Council meeting and was subsequently recorded with Okaloosa County.

The City is now moving forward with the proposed Rezoning and associated FLUM Amendment, which would allow the necessary ROW to be created for the construction of the roadway, with the other two (2) parcels to be rezoned REC for stormwater retention purposes.

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:

The proposed **REC** FLUM designation is described as below within the City's Comprehensive Plan –

Policy 1-2.7.2: Recreation (REC). The "REC" land use provides for publicly and privately owned property and facilities, with the intent to promote natural resource enhancement and to promote open spaces around buildings. No permanent or transient residential development is allowed within this FLUM designation. The LDC shall provide specific regulations for managing development of lands designated "REC."

1. ***Active recreation areas include beach parks, boat launching facilities, parks, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. The intensity of development of such sites shall be limited to 75 percent of impervious surface for the site, and be consistent with all setbacks, parking, landscaping, and open space requirements as defined within the LDC. Also, buffering to prevent intrusive noise, light, glare, vibration or other nuisance factors shall be required on all newly developed recreation sites.***
2. ***Passive recreation areas include open spaces, wilderness and wetlands preserves, scenic vistas, parks, and Clement Taylor Park.***
3. ***Development of all locally-owned public recreation facilities within the City shall be reviewed and approved by the City Council prior to development of such site.***

Provided that there are passive recreation areas (open space) incorporated into the civil design plans and that there will be no housing developments able to be located on and/or within any of the parcels described, Staff finds that the proposed Rezone and associated FLUM Amendment from MDR-V to REC is compatible and would result in a major decrease in the density permitted on the subject properties, while increasing connectivity and safety within the area.

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

This criterion has been met.

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 Rezone and associated FLUM Amendment from MDR-V to REC 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. Also, this roadway project includes the construction of a stormwater retention area which would increase storage capacity of the surrounding area; therefore, Staff finds adequate public facilities are available to serve the project.

This criterion has been met.

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 MDR-V FLUM/zoning designation allows for up to 9.90 dwelling units per acre. By proposing this Rezone and associated FLUM Amendment, there could be up to 44 less dwelling units built, which results in a decrease in density permitted on the subject properties.

Additionally, as stated above, there is a large stormwater retention component associated with the roadway project, which will increase the quality of the surrounding natural environment. Staff has determined that the proposed amendment does not violate any policies within the Comprehensive Plan that protect the natural environment.

This criterion has been met.

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 Rezone and associated FLUM designation is consistent and compatible with the surrounding area. It does not adversely impact private property rights, the general health, safety, and welfare. Rather, this project will increase connectivity of the surrounding corridors, increase safety for motorists/pedestrians, and improve stormwater storage capacity within the area. The City has already budgeted monies for the project; therefore, the proposed Rezone and associated FLUM Amendment do not adversely impact the financial resources of the City.

This criterion has been met.

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 Rezone and associated FLUM Amendment is necessary to complete the Crosstown Connector roadway. As previously stated, this project will increase connectivity, motorist/pedestrian safety, and stormwater capacity. Staff finds that the project is consistent and compatible with the surrounding area; therefore, the proposed amendment is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation.

This criterion has been met.

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

Staff Findings:

The proposed Rezone and associated FLUM Amendment would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. Rather, it is of public benefit to the entire City, providing an alternate east-west vehicular corridor within the City along with a 10' wide sidewalk on both sides of the road.

This criterion has been met.

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 Rezone and associated FLUM Amendment does not adversely impact any other matters related to the Comprehensive Plan and conditions since adoption of the plan.

This criterion has been met.

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

Effect on Budget (EOB):

This project has already been budgeted for by the City.

Level of Service (LOS):

This project would likely benefit the surrounding Level of Service (LOS) by at least maintaining the Grade of a 'C'.

III. RECOMMENDATIONS:

Based on staff findings, the proposed Rezone from MDR-V to REC and the accompanying FLUM Amendment from MDR-V to REC are consistent and compatible with the surrounding area, and are in compliance with the applicable criteria for FLUM Amendments located within the City's **Comprehensive Plan Policy 12-3.1.2**.

IV. RECOMMENDED MOTION:

RECOMMENDED MOTIONS:

I move that the Local Planning Agency recommend City Council approve the proposed Ordinance 25-04-LC.

ALTERNATE MOTIONS:

I move that the Local Planning Agency recommend City Council approve with conditions/approve with modifications/deny the proposed Ordinance 25-04-LC.

Attachments:

1. 25-04-LC_Ordinance Rezone CTC
2. CTC Site Plan
3. CTC Preliminary Plat
4. CTC Final Plat, Recorded
5. Property Posting Photo
6. Adjacent Property Notification Letter
7. Business Impact Statement
8. Property Posting Affidavit

ORDINANCE NO. 25-04-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 3 PARCELS OF REAL PROPERTY LOCATED WITHIN A PORTION OF THE AREA OF BEACH DRIVE TO BENNING DRIVE, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 8.53 ACRES, FROM MEDIUM DENSITY RESIDENTIAL- VILLAGE (MDR-V) TO RECREATION (REC); 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-22-1575-0000-0010, 00-2S-22-1575-0000-0020, & 00-2S-22-1575-0000-0RW0).**

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, the City of Destin endeavors to construct an approximate .4 mile segment of right-of-way commonly referred to as the Crosstown Connector, and associated recreational and right-of-way public uses in the area of Beach Drive to Benning Drive, which roadway segment will complete the connector route running from Commons Drive to Stahlman Avenue; and

WHEREAS, this segment of the road project constitutes the last unconnected leg of the City's Crosstown Connector, an east-west corridor intended to relieve traffic congestion on U.S. Highway 98;

WHEREAS, the 0.4-mile segment will include a median-divided roadway, bicycle lanes, sidewalks on both sides, street lighting, street furniture, and landscaping, as required by the Destin Multi-Modal Transportation District guidelines; and

WHEREAS, several properties located within the project area for this final segment of the

Crosstown Connector, all lying within the corporate limits of the City, were acquired by the City to accomplish the aforesaid public purposes, which properties are listed, legally described, and depicted in **Exhibit “A”**, (hereinafter “**Subject Properties**”) attached hereto and fully incorporated herein by this reference; and

WHEREAS, to accomplish the aforesaid public purposes and utilize the Subject Properties for public right-of-way and associated public recreational uses, the City of Destin desires to amend the City’s zoning map to rezone the Subject Properties from Medium Density Residential -Village (MDR-V) to Recreation (REC); and

WHEREAS, after due public notice, a public hearing was conducted on June 5, 2025, 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 **Medium Density Residential - Village (MDR-V)** to **Recreation (REC)** for the specific area of land located within a portion of the area of Beach Drive to Benning Drive, with the following Parcel Identification Numbers: 00-2S-22-1575-0000-0010, 00-2S-22-1575-0000-0020, & 00-2S-22-1575-0000-0RW0, consisting of approximately 8.53 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 25-03-PC (containing the FLUM amendment for the subject property) becoming effective. In the event that Ordinance 25-03-PC does not become effective, this Ordinance shall be null and void.

ADOPTED THIS ___ DAY OF _____ 2025.

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: _____

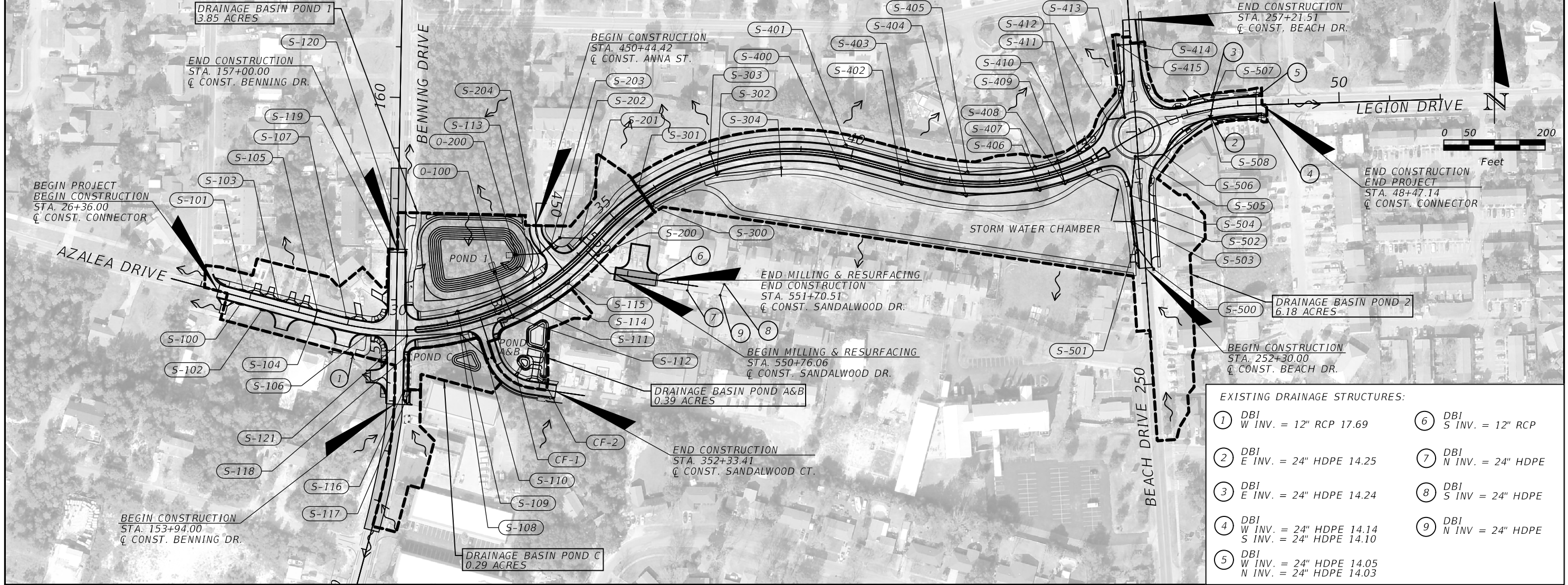
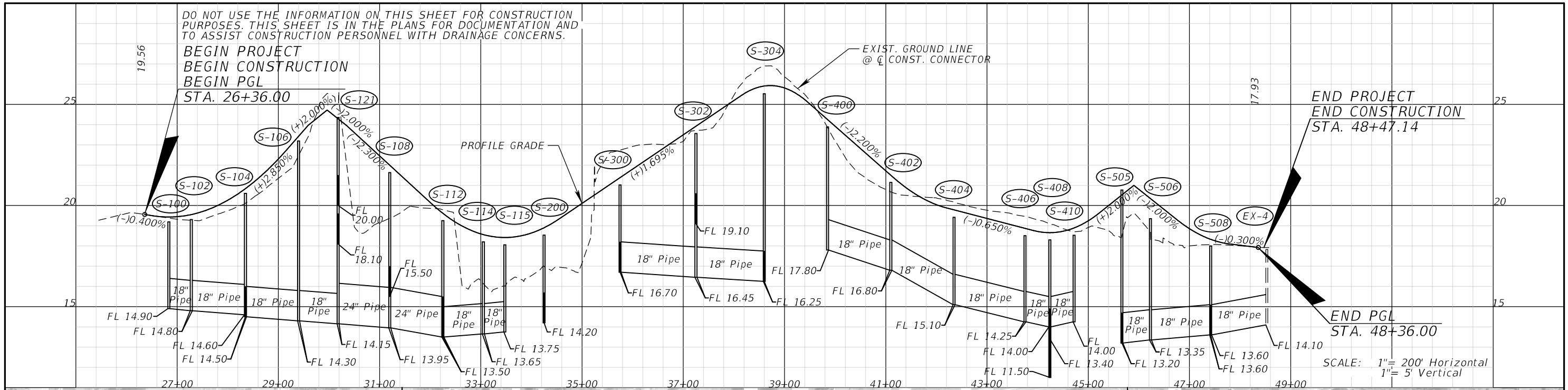
DO NOT USE THE INFORMATION ON THIS SHEET FOR CONSTRUCTION PURPOSES. THIS SHEET IS IN THE PLANS FOR DOCUMENTATION AND TO ASSIST CONSTRUCTION PERSONNEL WITH DRAINAGE CONCERNS.

BEGIN PROJECT
BEGIN CONSTRUCTION
BEGIN PGL
STA. 26+36.00

END PROJECT
END CONSTRUCTION
END PGL
STA. 48+47.14

END PGL
STA. 48+36.00

SCALE: 1" = 200' Horizontal
1" = 5' Vertical



EXISTING DRAINAGE STRUCTURES:

| | |
|---|----------------------------|
| ① DBI W INV. = 12" RCP 17.69 | ⑥ DBI S INV. = 12" RCP |
| ② DBI E INV. = 24" HDPE 14.25 | ⑦ DBI N INV. = 24" HDPE |
| ③ DBI E INV. = 24" HDPE 14.24 | ⑧ DBI S INV. = 24" HDPE |
| ④ DBI W INV. = 24" HDPE 14.14 S INV. = 24" HDPE 14.10 | ⑨ DBI N INV. = 24" HDPE |
| ⑤ DBI W INV. = 24" HDPE 14.05 N INV. = 24" HDPE 14.03 | |

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |

APPROVED
By Daniel Butler at 11:06 am, Mar 07, 2025

NIKKI E. ROWE, P.E.
P.E. LICENSE NUMBER 87498
ATKINS NORTH AMERICA, INC.
482 S. KELLER ROAD
ORLANDO, FL 32810

CITY OF DESTIN
COUNTY: OKALOOSA
CONSTRUCTION PLANS FOR: DESTIN CROSS TOWN CONNECTOR

DRAINAGE MAP
SHEET NO. 4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

DESTIN CONNECTOR SUBDIVISION

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST,
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43,
LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93,
LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104,
AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
JANUARY 2025

DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 1054-6104736
DATED: DECEMBER 08, 2022):

LOT 2, SUMMERFELL AT OLD TOWN, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 29, PAGE 43 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA FORMERLY BEING A PORTION OF PROPERTY AS DESCRIBED IN BOOK 950, PAGE 594.

(PER WESTCOOR LAND TITLE INSURANCE COMPANY – FILE NUMBER: 18-53610
DATED: SEPTEMBER 25, 2018):

ALL OF LOT 30, AND THE WEST 15.58 FEET OF THE NORTH 100.00 FEET AND THE WEST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 29, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER WESTCOOR LAND TITLE INSURANCE COMPANY – FILE NUMBER: 18-15794
DATED: MARCH 19, 2018):

THE WEST 7.79 FEET OF THE NORTH 100.00 FEET AND THE WEST 6.00 FEET OF THE SOUTH 20.00 FEET OF LOT 28 AND THE EAST 8.42 FEET OF THE NORTH 100.00 FEET AND THE EAST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 29, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 1054-6104657
DATED: AUGUST 10, 2022):

THE EAST 16.21 FEET OF THE NORTH 100.00 FEET AND THE EAST 18.00 FEET OF THE SOUTH 20.00 FEET OF LOT 28, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, A PART OF THE DEVELOPMENT IN DESTIN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER WESTCOOR LAND TITLE INSURANCE COMPANY – FILE NUMBER: 18-2374
DATED: SEPTEMBER 13, 2018):

THE WEST 16.21 FEET OF THE NORTH 100 FEET AND THE WEST 18.00 FEET OF THE SOUTH 20 FEET OF LOT 27, SANDALWOOD MANOR TOWN HOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 7223-6384823
DATED: APRIL 26, 2023):

THE WEST 8.42 FEET OF THE NORTH 100.00 FEET AND THE WEST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 26 AND THE EAST 7.79 FEET OF THE NORTH 100.00 FEET AND THE EAST 6.00 FEET OF THE SOUTH 20.00 FEET OF LOT 27, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 7223-6386161
DATED: JUNE 23, 2023):

ALL OF LOT 25 AND THE EAST 15.58 FEET OF THE NORTH 100.00 FEET AND THE EAST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 26, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO PLAT THEREOF ON FILE IN PLAT BOOK 6, PAGE 93, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 7223-6384818
DATED: APRIL 26, 2023):

LOT 31 AND WESTERLY 6 FEET OF LOT 32, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 7223-6384837
DATED: APRIL 26, 2023):

LOT 32, LESS AND EXCEPT THE WESTERLY 6.00 FEET THEREOF, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 1054-6104694
DATED: AUGUST 10, 2022):

LOT 33, LESS AND EXCEPT THE EASTERLY 6.00 FEET THEREOF, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, A/K/A PARCEL 33-A, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 1054-6104722
DATED: AUGUST 10, 2022):

LOT 34 AND THE EASTERLY 6.00 FEET OF LOT 33, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – POLICY NUMBER: FA-35-1460124
DATED: AUGUST 16, 2006):

LOT 17, BLOCK B, SEA HILLS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 104, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FUND OWNER'S POLICY – FILE NUMBER: 43-2006-779
DATED: JUNE 8, 2006):

LOT 18, BLOCK B, SEA HILLS, THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 104, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NUMBER: 7223-6384807
DATED: MAY 16, 2023):

LOT 13, SKEETER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FUND OWNER'S POLICY – FILE NUMBER: 43-2008-98
DATED: DECEMBER 11, 2008):

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF U.S. HIGHWAY 98 AND THE EAST LINE OF CALHOUN SUBDIVISION; PROCEED NORTH 00 DEGREES 38 MINUTES WEST 1342.05 FEET, ALONG SAID EAST LINE, TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES WEST 220.0 FEET; THENCE SOUTH 83 DEGREES 14 MINUTES EAST 140.7 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 83 DEGREES 14 MINUTES EAST 1067.4 FEET TO THE WEST SIDE OF BEACH DRIVE; THENCE NORTH 5 DEGREES 24 MINUTES 30 SECONDS WEST 208.7 FEET, ALONG BEACH DRIVE; THENCE NORTH 83 DEGREES 14 MINUTES WEST 1049.9 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES EAST 205.7 FEET TO THE POINT OF BEGINNING.

AS SURVEYED:

A PORTION OF AZALEA DRIVE, ANNA STREET, SANDALWOOD DRIVE, ALL OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2868, PAGE 1206, ALL OF LOT 2, SUMMERFELL AT OLD TOWN, PLAT BOOK 29, PAGE 43, ALL OF LOTS 25 THROUGH 34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PLAT BOOK 6, PAGE 93, ALL OF LOTS 17 AND 18, BLOCK B, SEA HILLS THIRD ADDITION, PLAT BOOK 5, PAGE 104 AND ALL OF LOT 13, SKEETER SUBDIVISION, PLAT BOOK 6, PAGE 10 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK H-8, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF AZALEA DRIVE (100 FOOT RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF BENNING DRIVE (100 FOOT RIGHT OF WAY); THENCE N01°02'22"E ALONG SAID EAST RIGHT OF WAY LINE 318.60 FEET TO THE NORTHWEST CORNER OF LOT 2, SUMMERFELL AT OLD TOWN, AS RECORDED IN PLAT BOOK 29, PAGE 43; THENCE S88°37'21"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 200.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°51'35"W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 19.61 FEET TO THE NORTHWEST CORNER OF SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93; THENCE S88°58'03"E ALONG THE NORTH LINE OF SAID SANDALWOOD MANOR TOWNHOMES FIRST ADDITION 89.80 FEET TO THE WESTERLY CORNER OF LOT 30 OF SAID SANDALWOOD MANOR TOWNHOMES FIRST ADDITION; THENCE N40°23'57"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 30 A DISTANCE OF 75.61 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 30 AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2868, PAGE 1206 OF THE AFORESAID PUBLIC RECORDS; THENCE N01°21'57"E ALONG THE WEST LINE OF SAID PARCEL 214.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S81°08'32"E ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF BLOCK B, SEA HILLS THIRD ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 104 A DISTANCE OF 898.00 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID SEA HILLS THIRD ADDITION; THENCE N17°58'23"E ALONG THE WEST LINE OF SAID LOT 18 A DISTANCE OF 59.32 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID SEA HILLS THIRD ADDITION; THENCE S02°37'47"E ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 79.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE N86°02'14"E ALONG THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 AND BEING A POINT OF THE WEST RIGHT OF WAY LINE OF BEACH DRIVE (66 FOOT RIGHT OF WAY); THENCE S02°37'47"E ALONG SAID WEST RIGHT OF WAY LINE 17.03 FEET; THENCE S03°46'04"E ALONG SAID WEST RIGHT OF WAY LINE 359.72 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PARCEL; THENCE N81°37'57"W ALONG THE SOUTH LINE OF SAID PARCEL 929.55 FEET TO THE NORTHEAST CORNER OF LOT 25 OF THE AFORESAID SANDALWOOD MANOR TOWNHOMES FIRST ADDITION; THENCE S08°22'03"W, 170.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SANDALWOOD DRIVE (50 FOOT RIGHT OF WAY); THENCE N81°37'58"W ALONG SAID SOUTH RIGHT OF WAY LINE 71.64 FEET TO THE NORTHEAST CORNER OF LOT 34 OF SANDALWOOD MANOR TOWNHOMES FIRST ADDITION; THENCE S08°23'00"W ALONG THE EAST LINE OF SAID LOT 34 A DISTANCE OF 59.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34; THENCE N81°38'01"W ALONG SAID SOUTH LINE OF LOT 34, LOT 33, LOT 32 AND LOT 31 A DISTANCE OF 117.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31 AND THE EAST RIGHT OF WAY LINE OF ANNA STREET (RIGHT OF WAY VARIES) AND ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 979.08 FEET AND A CHORD THAT BEARS S01°48'17"W, 25.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND EAST RIGHT OF WAY LINE 25.36 FEET; THENCE S01°01'57"W ALONG SAID EAST RIGHT OF WAY LINE 143.33 FEET TO THE SOUTH RIGHT OF WAY LINE OF SANDALWOOD COURT; THENCE N82°31'53"W ALONG SAID SOUTH RIGHT OF WAY LINE 50.32 FEET TO THE NORTHWEST CORNER OF LOT 3, SEA HILLS FIRST ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 35 AND BEING A POINT OF THE EAST LINE OF THE AFORESAID BLOCK H-8; THENCE N00°39'23"E ALONG THE EAST LINE OF SAID BLOCK H-8 A DISTANCE OF 18.40 FEET TO THE NORTHEAST CORNER OF SAID BLOCK H-8; THENCE N75°10'05"W ALONG THE NORTH LINE OF SAID BLOCK H-8 A DISTANCE OF 207.12 FEET TO THE POINT OF BEGINNING.

ALSO:

ALL OF LOT 13, SKEETER SUBDIVISION, PLAT BOOK 6, PAGE 10 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

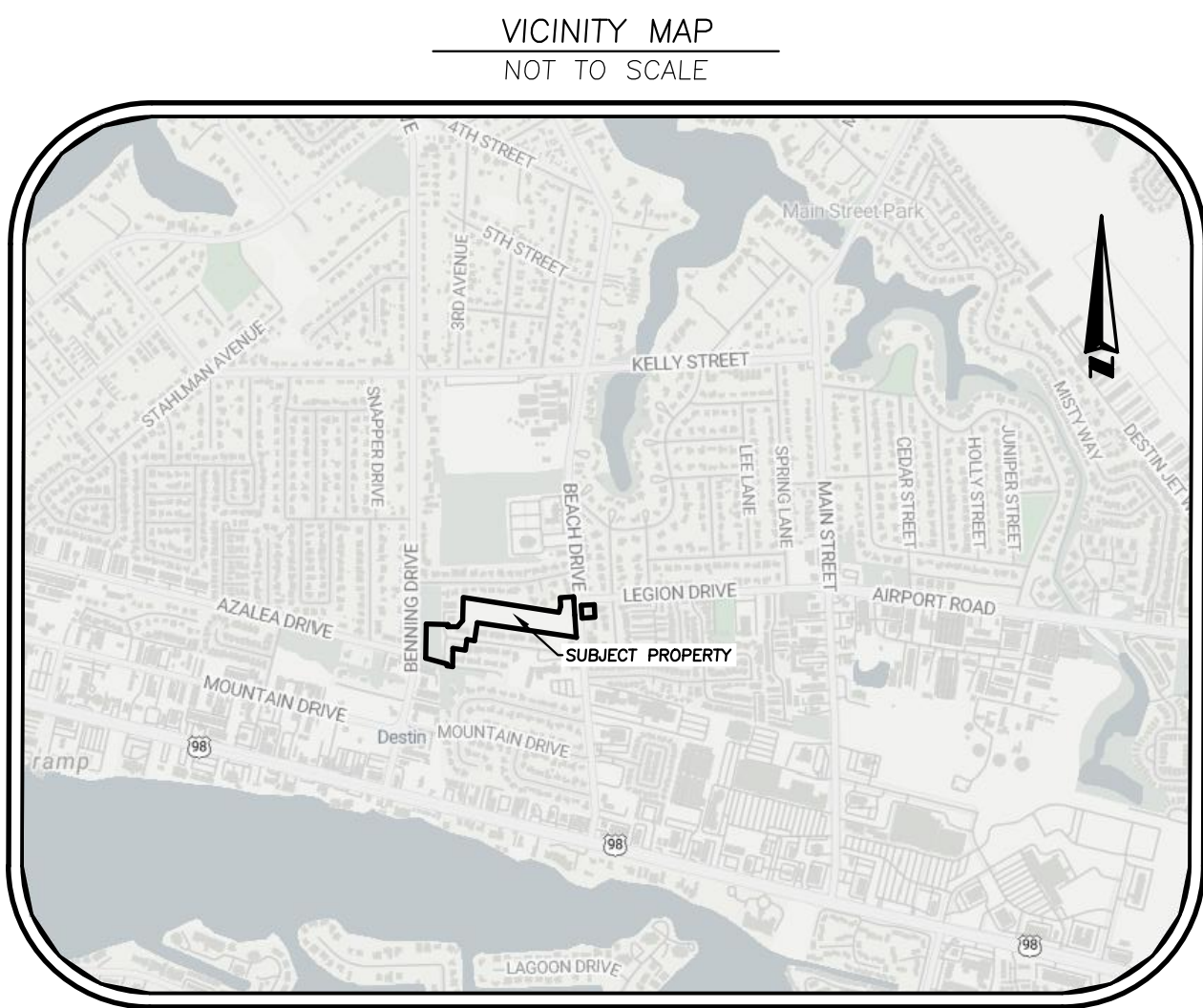
SUBJECT TO AZALEA DRIVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK H-8, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF AZALEA DRIVE (100 FOOT RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF BENNING DRIVE (100 FOOT RIGHT OF WAY); THENCE N01°02'22"E ALONG SAID EAST RIGHT OF WAY LINE 318.60 FEET TO THE NORTHWEST CORNER OF LOT 2, SUMMERFELL AT OLD TOWN, AS RECORDED IN PLAT BOOK 29, PAGE 43; THENCE S88°37'21"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 200.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°51'35"W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 19.61 FEET TO THE NORTHWEST CORNER OF SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93; THENCE S88°58'03"E ALONG THE NORTH LINE OF SAID SANDALWOOD MANOR TOWNHOMES FIRST ADDITION 89.80 FEET TO THE WESTERLY CORNER OF LOT 30 OF SAID SANDALWOOD MANOR TOWNHOMES FIRST ADDITION; THENCE N40°23'57"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 30 A DISTANCE OF 75.61 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 30 AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2868, PAGE 1206 OF THE AFORESAID PUBLIC RECORDS; THENCE S81°37'58"E ALONG THE NORTH LINE OF SAID LOT 30, LOT 29 AND LOT 28 A DISTANCE OF 53.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 530.00 FEET AND A CHORD THAT BEARS N77°55'01"E, 49.74 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 497.84 FEET; THENCE S75°10'25"E, 122.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET AND A CHORD THAT BEARS N88°38'05"E, 273.28 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 276.95 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 248.00 FEET AND A CHORD THAT BEARS N64°41'04"E, 66.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 67.16 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET AND A CHORD THAT BEARS N35°45'48"E, 52.71 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 53.86 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 67.00 FEET AND A CHORD THAT BEARS N28°10'57"E, 30.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 31.09 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 98.00 FEET AND A CHORD THAT BEARS N34°36'57"E, 23.41 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 23.47 FEET TO THE WEST RIGHT OF WAY LINE OF BEACH DRIVE (66 FOOT RIGHT OF WAY); THENCE S03°46'04"E ALONG SAID WEST RIGHT OF WAY LINE 134.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID LOT 17; THENCE N01°02'22"E ALONG SAID WEST RIGHT OF WAY LINE 17.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 28.00 FEET AND A CHORD THAT BEARS N68°29'10"W, 23.63 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE WESTERLY ALONG THE ARC OF SAID CURVE, 24.39 FEET TO A POINT OF COMPOUND CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 18.00 FEET AND A CHORD THAT BEARS S76°14'23"W, 38.70 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 38.91 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 530.00 FEET AND A CHORD THAT BEARS S85°22'22"W, 353.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 359.90 FEET; THENCE N75°10'25"W, 122.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 490.00 FEET AND A CHORD THAT BEARS S82°13'30"W, 376.63 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 386.58 FEET; THENCE S08°22'03"W, 193.16 FEET TO THE SOUTH RIGHT OF WAY LINE SANDALWOOD DRIVE (50 FOOT RIGHT OF WAY); THENCE N81°37'58"W ALONG SAID SOUTH RIGHT OF WAY LINE 71.64 FEET TO THE NORTHEAST CORNER OF LOT 34 OF THE AFORESAID SANDALWOOD MANOR TOWNHOMES FIRST ADDITION; THENCE S08°23'00"W ALONG THE EAST LINE OF SAID LOT 34 A DISTANCE OF 99.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE N81°38'01"W ALONG SAID SOUTH LINE OF LOT 34, LOT 33, LOT 32 AND LOT 31 A DISTANCE OF 117.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31 AND THE EAST RIGHT OF WAY LINE OF ANNA STREET (RIGHT OF WAY VARIES) AND ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 979.08 FEET AND A CHORD THAT BEARS S01°48'17"W, 25.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND EAST RIGHT OF WAY LINE 25.36 FEET; THENCE S01°01'57"W ALONG SAID EAST RIGHT OF WAY LINE 143.33 FEET TO THE SOUTH RIGHT OF WAY LINE OF SANDALWOOD COURT; THENCE N82°31'53"W ALONG SAID SOUTH RIGHT OF WAY LINE 50.32 FEET TO THE NORTHWEST CORNER OF LOT 3, SEA HILLS FIRST ADDITION, AS RECORDED IN PLAT BOOK 5, PAGE 35 AND BEING A POINT OF THE EAST LINE OF THE AFORESAID BLOCK H-8; THENCE N00°39'23"E ALONG THE EAST LINE OF SAID BLOCK H-8 A DISTANCE OF 18.40 FEET TO THE NORTHEAST CORNER OF SAID BLOCK H-8; THENCE N75°10'05"W ALONG THE NORTH LINE OF SAID BLOCK H-8 A DISTANCE OF 207.12 FEET TO THE POINT OF BEGINNING.

ALSO:

ALL OF LOT 13, SKEETER SUBDIVISION, PLAT BOOK 6, PAGE 10 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES
CERTIFICATE OF AUTHORIZATION NUMBER LB2108
1130 HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790



ACKNOWLEDGMENT TO DEDICATION STATE OF FLORIDA/COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ AND WHO ACKNOWLEDGED TO AND

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

JOINER AND CONSENT TO DEDICATION

THE HOLDER OF A MORTGAGE ON THE HEREOF DESCRIBED PROPERTY, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATING AS SET FORTH HEREON.

NAME: _____, ITS: _____
_____ BANK

ACKNOWLEDGMENT TO JOINER AND CONSENT STATE OF FLORIDA/COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, _____ BANK, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ BANK.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

CITY OF DESTIN APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS DAY OF _____, 2024.

BY: _____ CITY MAYOR

BY: _____ CITY CLERK

BY: _____ CITY MANAGER

NOTICE

THE 26 FOOT EASEMENT SHOWN HEREON IS A DEDICATED TO DESTIN WATER USERS AS A NON-EXCLUSIVE EASEMENT. DESTIN WATER USERS IS GRANTED THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER, WASTEWATER AND RECLAIMED WATER MAINS WITHIN THIS EASEMENT AT THEIR COST. DESTIN WATER USERS SHOULD PROVIDE NOTICE TO AND COORDINATE WITH THE CITY OF ANY WORK BEING PERFORMED WITHIN THIS EASEMENT IN A TIMELY MANNER.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF DESTIN, AS OWNER IN FEE SIMPLE OF THE LANDS AS DESCRIBED HEREIN, HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AS DESTIN CONNECTOR SUBDIVISION, HEREBY DEDICATES TO THE CITY OF DESTIN IN OKALOOSA COUNTY, FLORIDA FOR PUBLIC USE ALL ROADS, STREETS AND OTHER RIGHTS OF WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AS SHOWN AND DEPICTED HEREON WHICH ARE TO BE MAINTAINED BY THE CITY OF DESTIN IN OKALOOSA COUNTY, FLORIDA. RESERVING, HOWEVER, THE REVERSION OR REVISIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW OR ACTION OF THE OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

BY: _____ CITY OF DESTIN

DATE SIGNED: _____

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA
THIS _____ DAY OF _____, 2024.

BY: _____
LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC SERVICES DEPARTMENT APPROVAL

PRESENTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA
THIS _____ DAY OF _____, 2024.

BY: _____
MICHAEL G. BURGESS MS, PH, CSM, CFM
PUBLIC WORKS DEPARTMENT DIRECTOR

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEW BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011-177.151 OF THE FLORIDA STATUTES AND WAS APPROVED ON THIS _____ DAY OF _____, 2024.

BY: _____
ERIC B. STUART PROFESSIONAL SURVEYOR & MAPPER NO. 6707
CITY OF DESTIN SURVEYOR

TAX COLLECTOR'S STATEMENT

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS THE _____ DAY OF _____, 2024.

BY: _____
BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

COUNTY CLERK OF CERTIFICATE OF RECORDING

I, J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF _____, 2024 IN PLAT BOOK NO. _____, PAGE(S) NO. _____, IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

BY: _____
J.D. PEACOCK II
CLERK OF CIRCUIT COURT
OKALOOSA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, "DESTIN CONNECTOR SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET.

BY: _____
THOMAS K. MEAD
REGISTERED LAND SURVEYOR
FLORIDA LICENSE NUMBER 5624

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GNSS CONTINUOUSLY OPERATING REFERENCE STATION "DSTN & CRST". THE RELATIVE BEARING IS N01°02'22"E ALONG THE EAST RIGHT OF WAY LINE OF BENNING DRIVE. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

59123002

SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 HIGHWAY 90, CHIPLEY, FLORIDA 32428
(850) 638-0790 FAX (850) 638-0069
WWW.SOUTHEASTERNSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. 18-2108

DESTIN CONNECTOR SUBDIVISION

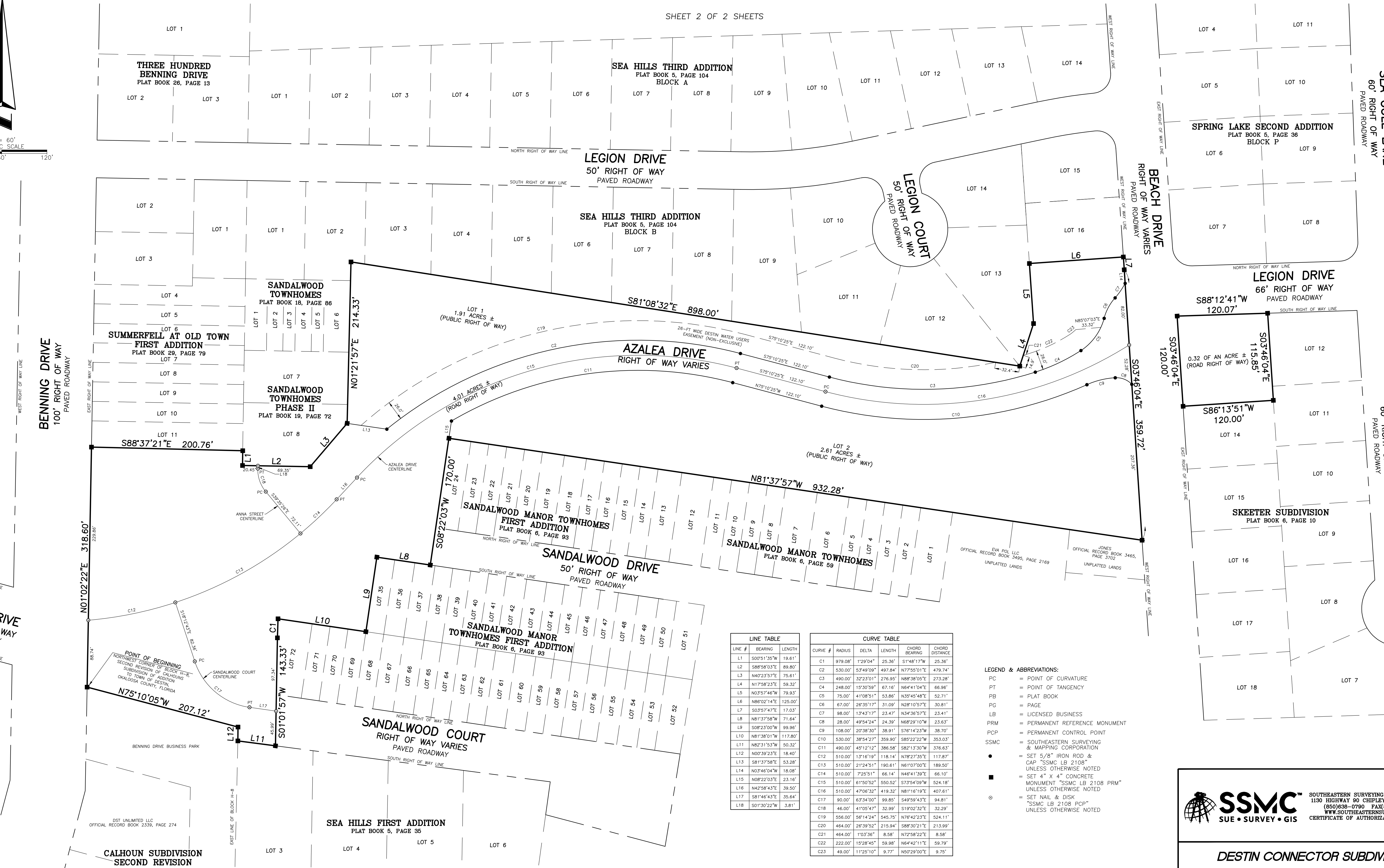
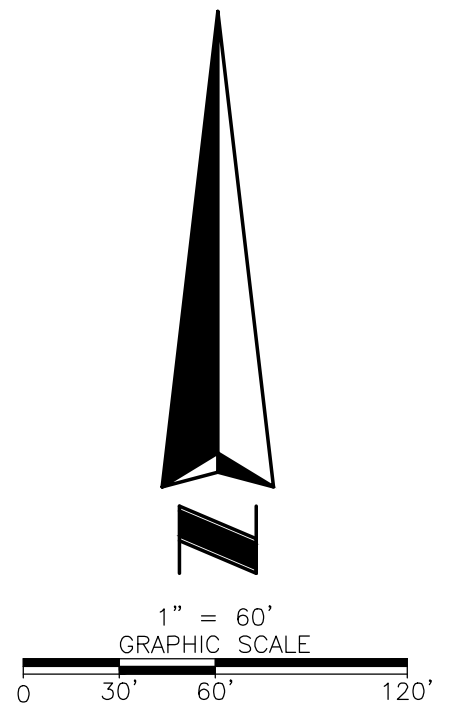
SHEET 1 OF 2 SHEETS

DESTIN CONNECTOR SUBDIVISION

PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 SURVEYING • LAND PLANNING • GIS • UTILITIES
 CERTIFICATE OF AUTHORIZATION NUMBER LB2108
 1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
 PHONE (850) 638-0790 FAX (850) 638-8069
 MAY 2024

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST,
 CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
 BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43,
 LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93,
 LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104,
 AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
 JANUARY 2025

SHEET 2 OF 2 SHEETS



| LINE TABLE | | | CURVE TABLE | | | | |
|------------|-------------|---------|-------------|---------|-----------|---------------|----------------|
| LINE # | BEARING | LENGTH | CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| L1 | S00°51'35"W | 19.61' | C1 | 979.08' | 1°29'04" | S148°17'W | 25.36' |
| L2 | S88°58'03"E | 89.80' | C2 | 530.00' | 5°34'09" | N77°55'01"E | 479.74' |
| L3 | N40°23'57"E | 75.61' | C3 | 490.00' | 3°22'31" | N88°38'05"E | 273.28' |
| L4 | N17°58'23"E | 59.32' | C4 | 248.00' | 1°53'09" | N64°41'04"E | 66.96' |
| L5 | N03°57'44"W | 79.93' | C5 | 75.00' | 41°08'51" | N35°45'48"E | 52.71' |
| L6 | N86°02'14"E | 125.00' | C6 | 67.00' | 26°35'17" | N28°10'57"E | 30.81' |
| L7 | S03°57'47"E | 17.03' | C7 | 98.00' | 1°34'31" | N34°36'57"E | 23.41' |
| L8 | N81°37'58"W | 71.64' | C8 | 28.00' | 49°54'24" | N68°29'10"W | 23.63' |
| L9 | S08°23'00"W | 99.96' | C9 | 108.00' | 20°38'30" | S76°14'23"W | 38.70' |
| L10 | N81°38'01"W | 117.80' | C10 | 530.00' | 38°54'27" | S85°22'22"W | 353.03' |
| L11 | N82°31'53"W | 50.32' | C11 | 490.00' | 4°51'12" | S82°13'30"W | 376.63' |
| L12 | N00°39'23"E | 18.40' | C12 | 510.00' | 1°31'19" | N78°27'35"E | 117.87' |
| L13 | S81°37'58"W | 53.28' | C13 | 510.00' | 21°24'31" | N61°07'00"E | 189.50' |
| L14 | N03°46'04"W | 18.08' | C14 | 510.00' | 7°25'51" | N46°41'39"E | 66.10' |
| L15 | N08°22'03"E | 23.16' | C15 | 510.00' | 61°50'52" | S73°54'09"W | 524.18' |
| L16 | N42°58'43"E | 39.50' | C16 | 510.00' | 4°06'32" | N81°16'19"E | 407.61' |
| L17 | S81°46'43"E | 35.64' | C17 | 90.00' | 6°34'00" | S49°59'43"E | 94.81' |
| L18 | S01°30'22"W | 3.81' | C18 | 46.00' | 41°05'47" | S19°02'32"E | 32.29' |
| | | | C19 | 556.00' | 56°14'24" | N76°42'23"E | 524.11' |
| | | | C20 | 464.00' | 26°39'52" | S88°30'21"E | 213.99' |
| | | | C21 | 464.00' | 1°03'36" | N72°58'22"E | 8.58' |
| | | | C22 | 222.00' | 15°28'45" | N64°42'11"E | 59.79' |
| | | | C23 | 49.00' | 11°25'10" | N50°29'00"E | 9.75' |

- LEGEND & ABBREVIATIONS:**
- PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PB = PLAT BOOK
 - PG = PAGE
 - LB = LICENSED BUSINESS
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 - = SET 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
 - = SET 4" X 4" CONCRETE MONUMENT "SSMC LB 2108 PRM" UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK "SSMC LB 2108 PCP" UNLESS OTHERWISE NOTED

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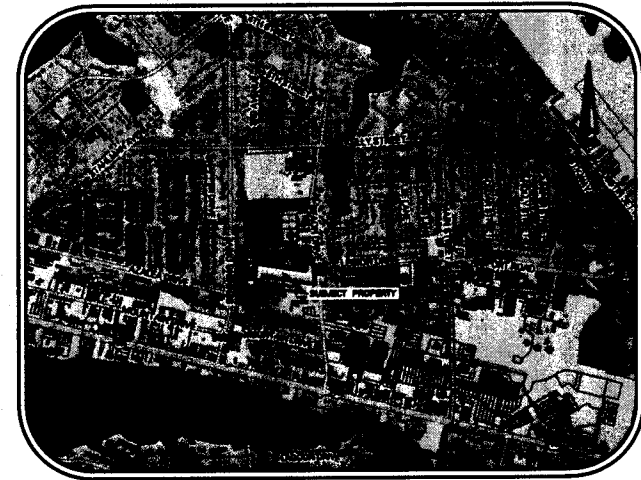
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DESTIN CONNECTOR SUBDIVISION

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST, CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43, LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93, LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104, AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
FEBRUARY 2025

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1130 HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790

VICINITY MAP
NOT TO SCALE



ACKNOWLEDGMENT TO DEDICATION STATE OF FLORIDA/COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS _____ AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____

N/A
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

JOINER AND CONSENT TO DEDICATION

THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLAYING AS SET FORTH HEREON.
N/A

NAME: _____ ITS: _____
BANK

ACKNOWLEDGMENT TO JOINER AND CONSENT STATE OF FLORIDA/COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, _____ BANK, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ BANK.

N/A
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

CITY OF DESTIN APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS DAY OF _____, 2025.

CITY MAYOR: _____
CITY CLERK: _____

DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104736
DATED: DECEMBER 08, 2022):

LOT 2, SUMMERFELL AT OLD TOWN, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 29, PAGE 43 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA FORMERLY BEING A PORTION OF PROPERTY AS DESCRIBED IN BOOK 950, PAGE 594.

(PER WESTCOAST LAND TITLE INSURANCE COMPANY - FILE NUMBER: 18-53610
DATED: SEPTEMBER 25, 2018):

ALL OF LOT 30, AND THE WEST 15.58 FEET OF THE NORTH 100.00 FEET AND THE WEST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 29, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER WESTCOAST LAND TITLE INSURANCE COMPANY - FILE NUMBER: 18-15794
DATED: MARCH 19, 2018):

THE WEST 7.79 FEET OF THE NORTH 100.00 FEET AND THE WEST 6.00 FEET OF THE SOUTH 20.00 FEET OF LOT 28, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AND THE EAST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 29, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104657
DATED: AUGUST 10, 2022):

THE EAST 16.21 FEET OF THE NORTH 100.00 FEET AND THE EAST 18.00 FEET OF THE SOUTH 20.00 FEET OF LOT 28, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, A 60 UNIT ADDITION TO SANDALWOOD MANOR TOWNHOMES, A PLANNED TOWNHOME DEVELOPMENT IN DESTIN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER WESTCOAST LAND TITLE INSURANCE COMPANY - FILE NUMBER: 18-2374
DATED: SEPTEMBER 13, 2018):

THE WEST 16.21 FEET OF THE NORTH 100 FEET AND THE WEST 18.00 FEET OF THE SOUTH 20 FEET OF LOT 27, SANDALWOOD MANOR TOWN HOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384823
DATED: APRIL 26, 2023):

THE WEST 8.42 FEET OF THE NORTH 100.00 FEET AND THE WEST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 26 AND THE EAST 7.79 FEET OF THE NORTH 100.00 FEET AND THE EAST 6.00 FEET OF THE SOUTH 20.00 FEET OF LOT 27, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6386161
DATED: JUNE 23, 2023):

ALL OF LOT 25 AND THE EAST 15.58 FEET OF THE NORTH 100.00 FEET AND THE EAST 12.00 FEET OF THE SOUTH 20.00 FEET OF LOT 26, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK 6, PAGE 93, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384818
DATED: APRIL 26, 2023):

LOT 31 AND WESTERLY 6 FEET OF LOT 32, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384837
DATED: APRIL 26, 2023):

LOT 32, LESS AND EXCEPT THE WESTERLY 6.00 FEET THEREOF, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104694
DATED: AUGUST 10, 2022):

LOT 33, LESS AND EXCEPT THE EASTERLY 6.00 FEET THEREOF, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. A/X/A PARCEL 33-A, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 1054-6104722
DATED: AUGUST 10, 2022):

LOT 34 AND THE EASTERLY 6.00 FEET OF LOT 33, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 93, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - POLICY NUMBER: FA-35-1460124
DATED: AUGUST 16, 2006):

LOT 17, BLOCK B, SEA HILLS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 104, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FUND OWNER'S POLICY - FILE NUMBER: 43-2006-779
DATED: JUNE 8, 2006):

LOT 18, BLOCK B, SEA HILLS, THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 104, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NUMBER: 7223-6384807
DATED: MAY 16, 2023):

LOT 13, SKEETER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

(PER FUND OWNER'S POLICY - FILE NUMBER: 43-2006-98
DATED: DECEMBER 11, 2006):

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF U.S. HIGHWAY 98 AND THE EAST LINE OF CALHOUN SUBDIVISION; PROCEED NORTH 00 DEGREES 38 MINUTES WEST 1342.05 FEET, ALONG SAID EAST LINE, TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES WEST 220.0 FEET; THENCE SOUTH 83 DEGREES 14 MINUTES EAST 140.7 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 83 DEGREES 14 MINUTES EAST 1087.4 FEET TO THE WEST SIDE OF BEACH DRIVE; THENCE NORTH 5 DEGREES 24 MINUTES 30 SECONDS WEST 208.7 FEET, ALONG BEACH DRIVE; THENCE NORTH 83 DEGREES 14 MINUTES WEST 1049.9 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES EAST 205.7 FEET TO THE POINT OF BEGINNING.

FILE NO. 3746313 BT: PB 6, 32 P. 8
DATE: 11/22/2024 11:42:04 AM
Total Pages: 2
Bea E Embry, Clerk of Circuit Court & Comptroller
Okaloosa County, FL

NOTICE

THE 26 FOOT EASEMENT SHOWN HEREON IS A DEDICATED TO DESTIN WATER USERS AS A NON-EXCLUSIVE EASEMENT. DESTIN WATER USERS IS GRANTED THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER, WASTEWATER AND RECLAIMED WATER MAINS WITHIN THIS EASEMENT AT THEIR COST. DESTIN WATER USERS SHOULD PROVIDE NOTICE TO AND COORDINATE WITH THE CITY OF ANY WORK BEING PERFORMED WITHIN THIS EASEMENT IN A TIMELY MANNER.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF DESTIN, AS OWNER IN FEE SIMPLE OF THE LANDS AS DESCRIBED HEREIN, HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AS DESTIN CONNECTOR SUBDIVISION, HEREBY DEDICATES TO THE CITY OF DESTIN IN OKALOOSA COUNTY, FLORIDA FOR PUBLIC USE ALL ROADS, STREETS AND OTHER RIGHTS OF WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AS SHOWN AND DEPICTED HEREON WHICH ARE TO BE MAINTAINED BY THE CITY OF DESTIN IN OKALOOSA COUNTY, FLORIDA. RESERVING, HOWEVER, THE REVERSION OR REVISIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW OR ACTION OF THE OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

CITY OF DESTIN
WITNESS

DATE SIGNED: 4-21-25
WITNESS: Paul Burt

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA
THIS 18 DAY OF April, 2025.

COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC SERVICES DEPARTMENT APPROVAL

PRESENTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA
THIS 21st DAY OF April, 2025.

PUBLIC WORKS DEPARTMENT DIRECTOR

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011-177.151 OF THE FLORIDA STATUTES AND WAS APPROVED ON THIS 21st DAY OF March, 2025.

CITY SURVEYOR

TAX COLLECTOR'S STATEMENT

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR 2024 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS THE 22 DAY OF April, 2025.

TAX COLLECTOR

COUNTY CLERK OF CERTIFICATE OF RECORDING

I, J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF April, 2025 IN PLAT BOOK NO. 32, PAGE(S) NO. 8-9, IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

COUNTY CLERK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, "DESTIN CONNECTOR SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS PREPARED BY THE SURVEYOR AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET.

SURVEYOR

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GNSS CONTINUOUSLY OPERATING REFERENCE STATION "DSTN & CRST". THE RELATIVE BEARING IS N0102'22"E ALONG THE EAST RIGHT OF WAY LINE OF BENNING DRIVE. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

SSMC SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428
(850) 638-0790 FAX (850) 638-0600
WWW.SOUTHEASTSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB-2108

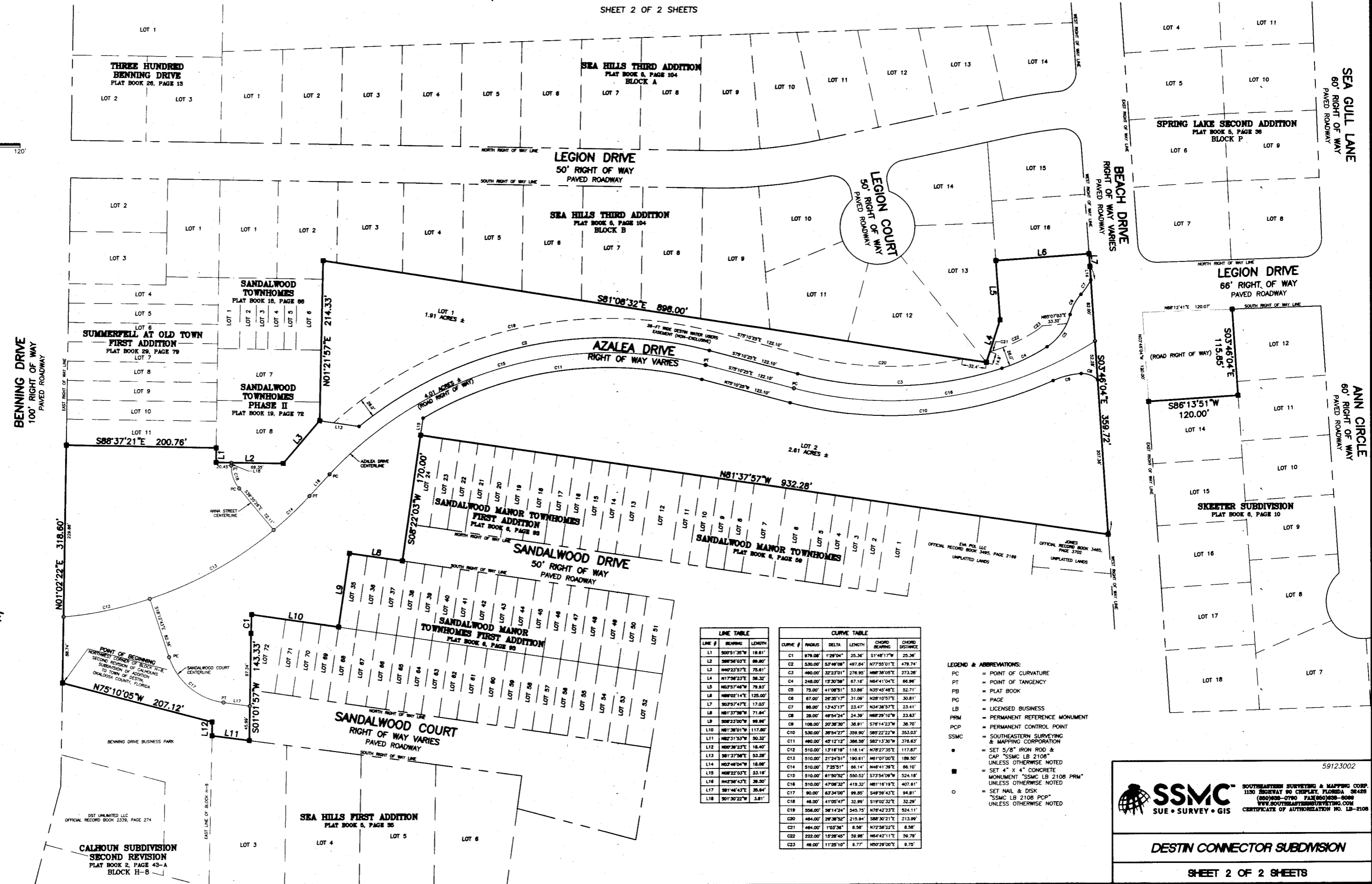
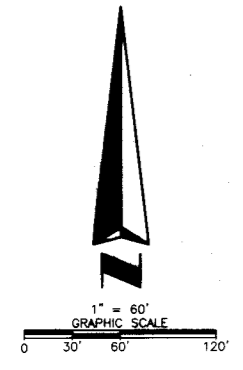
PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES

CERTIFICATE OF AUTHORIZATION NUMBER LB2108
1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790 FAX (850) 638-8069

DESTIN CONNECTOR SUBDIVISION

A SUBDIVISION IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST,
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
BEING A REPLAT OF LOT 2, SUMMERFELL AT OLD TOWN, PB 29, PG 43,
LOTS 25-34, SANDALWOOD MANOR TOWNHOMES FIRST ADDITION, PB 6, PG 93,
LOTS 17 & 18, BLOCK B, SEA HILLS THIRD ADDITION, PB 5, PG 104,
AND LOT 13, SKEETER SUBDIVISION, PB 6, PG 10
FEBRUARY 2025

SHEET 2 OF 2 SHEETS



| LINE TABLE | | | CURVE TABLE | | | | | |
|------------|-------------|---------|-------------|---------|-----------|---------|---------------|----------------|
| LINE # | BEARING | LENGTH | CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
| L1 | S00°51'35"W | 18.61' | C1 | 979.08' | 1°29'04" | 25.36' | S148°17'W | 25.36' |
| L2 | S88°37'21"E | 200.76' | C2 | 530.00' | 53°48'08" | 497.84' | N77°55'01"E | 479.74' |
| L3 | N02°23'57"E | 75.61' | C3 | 480.00' | 32°37'01" | 276.90' | N08°38'05"E | 273.28' |
| L4 | N17°38'23"E | 36.32' | C4 | 248.00' | 19°30'58" | 67.16' | N64°41'04"E | 66.96' |
| L5 | N03°57'46"W | 79.93' | C5 | 75.00' | 41°08'51" | 53.86' | N35°45'48"E | 52.71' |
| L6 | N08°02'14"E | 125.00' | C6 | 87.00' | 28°35'17" | 31.09' | N28°10'57"E | 30.81' |
| L7 | S03°37'47"E | 17.03' | C7 | 86.00' | 13°43'17" | 23.47' | N34°36'57"E | 23.41' |
| L8 | N81°37'38"W | 71.84' | C8 | 28.00' | 48°54'24" | 24.38' | N08°29'10"W | 23.43' |
| L9 | S08°23'00"W | 99.98' | C9 | 108.00' | 20°38'30" | 36.91' | S78°14'23"W | 36.70' |
| L10 | N81°38'01"W | 117.80' | C10 | 530.00' | 38°54'27" | 359.90' | S85°22'22"W | 353.03' |
| L11 | N82°31'53"W | 80.32' | C11 | 480.00' | 42°12'12" | 386.58' | S82°13'50"W | 376.63' |
| L12 | N07°38'23"E | 18.40' | C12 | 510.00' | 13°18'18" | 118.14' | N78°27'52"E | 117.87' |
| L13 | S81°37'58"E | 63.28' | C13 | 510.00' | 21°24'51" | 190.61' | N61°07'00"E | 186.50' |
| L14 | N03°48'04"W | 18.08' | C14 | 510.00' | 7°25'51" | 66.14' | N48°41'38"E | 66.10' |
| L15 | N08°22'03"E | 23.16' | C15 | 510.00' | 41°50'50" | 550.52' | S73°54'09"W | 524.18' |
| L16 | N42°38'43"E | 38.30' | C16 | 510.00' | 47°08'30" | 419.32' | N81°18'18"E | 407.81' |
| L17 | S81°46'43"E | 35.84' | C17 | 90.00' | 63°34'00" | 96.85' | S49°59'43"E | 94.81' |
| L18 | S01°30'22"W | 3.81' | C18 | 48.00' | 41°05'47" | 32.99' | S19°02'32"E | 32.29' |
| | | | C19 | 356.00' | 38°14'24" | 545.73' | N78°42'32"E | 524.11' |
| | | | C20 | 484.00' | 28°38'50" | 215.84' | S88°30'21"E | 213.89' |
| | | | C21 | 484.00' | 1°03'38" | 6.58' | N72°58'32"E | 6.58' |
| | | | C22 | 222.00' | 18°28'40" | 59.98' | N64°42'11"E | 59.79' |
| | | | C23 | 48.00' | 11°25'10" | 9.77' | N50°29'30"E | 9.75' |

- LEGEND & ABBREVIATIONS:
- PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PB = PLAT BOOK
 - PC = PLAT
 - LB = LICENSED BUSINESS
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 - = SET 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
 - = SET 4" X 4" CONCRETE MONUMENT "SSMC LB 2108 PRM" UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK "SSMC LB 2108 PCP" UNLESS OTHERWISE NOTED

SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428
(850) 638-0790 FAX (850) 638-8069
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CERTIFICATE OF AUTHORIZATION NO. LB-2108

DESTIN CONNECTOR SUBDIVISION

SHEET 2 OF 2 SHEETS

City of Destin
Public Notice
for
Proposed Development

**FLUM Amendment
& Re-Zone
LU-001615-2025**

Authorized Agent: City of Destin
Agent's Phone #: 850-654-1119

Project Plans can be requested
via the City Clerk at
850-837-4242 or at
www.cityofdestin.com



Community Development Planning and Zoning Division

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

May 21, 2025

Subject: Notification of Development Project:

**Future Land Use Map (FLUM) Amendment & Rezone – Destin Crosstown Connector
City of Destin Project Number: LU-001615-2025**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a FLUM Amendment and Rezone application. As the owner of property located within 300 feet of this project, **Article 2.17.00 of the Destin Land Development Code (LDC)** requires a written notice providing you with 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: City of Destin
2. Name of Agent: City of Destin Planning & Zoning Division
3. Address of Project: No physical address
4. Parcel ID Number: 00-2S-22-1575-0000-0010; 00-2S-22-1575-0000-0020;
00-2S-22-1575-0000-0RW0 (3 parcels between Beach Drive and Benning Drive).
5. Project Description: This project includes the consideration of proposed Ordinances 25-03-PC and 25-04-LC - Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC) and Right-of-Way (ROW), as well as a Rezone from Medium Density Residential-Village (MDR-V) to Recreation (REC) and Right-of-Way (ROW) in support of the Destin Crosstown Connector.
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.

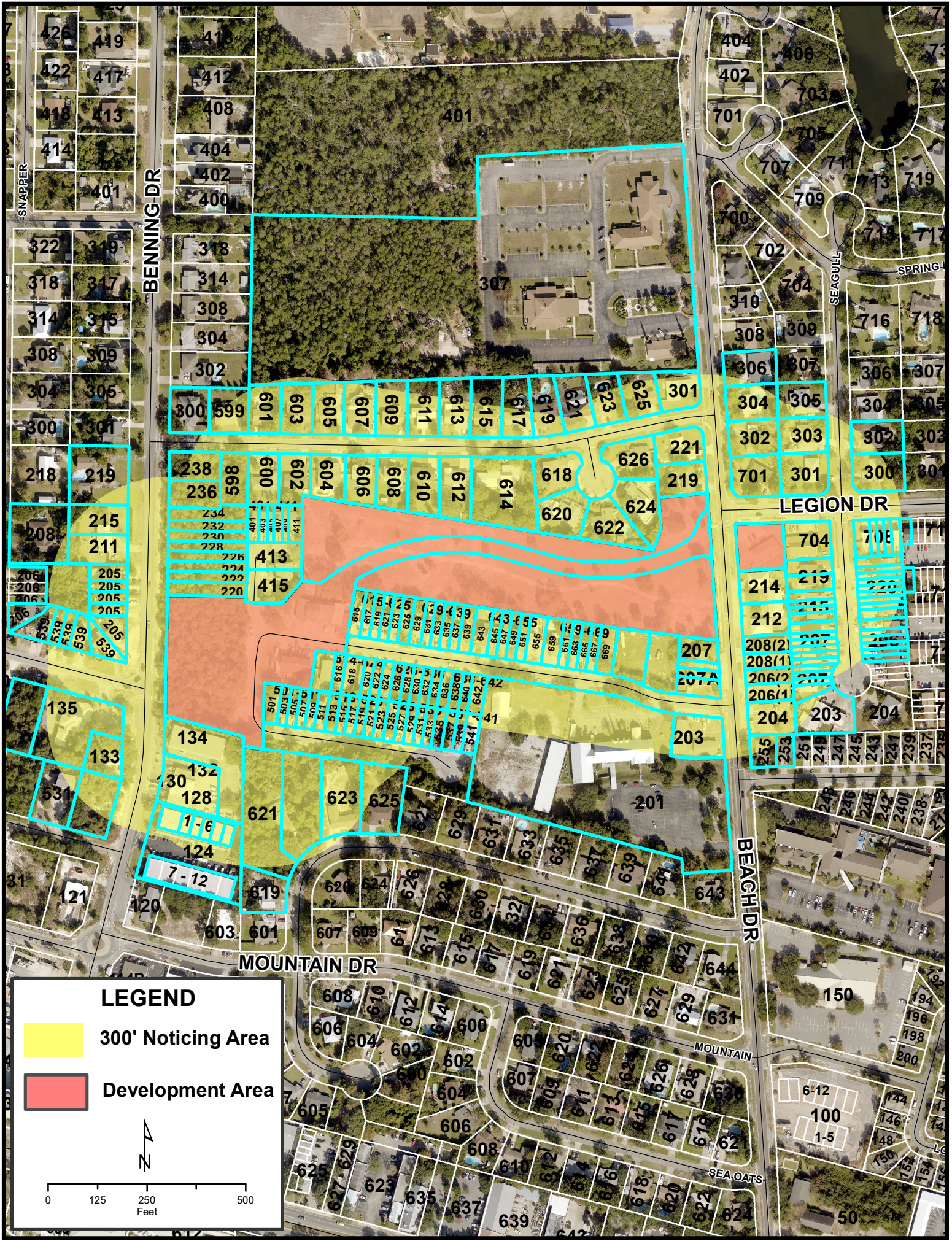
Sincerely,



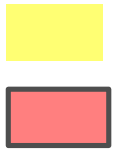
Jesse Hernandez
Planner

Cc: David Prichard, Community Development Director
Planning Division
Project File





LEGEND



300' Noticing Area
Development Area



0 125 250 500
Feet

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: Proposed Ordinances 25-03-PC Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC) and Right-of-Way (ROW)

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):
The draft ordinance proposes to amend the FLUM designation of the properties, as well as rezone the properties from MDR-V to REC and ROW. These parcels were created by the Crosstown Connector Subdivision and will be utilized for a vehicular roadway, associated pedestrian facilities, and a stormwater management component.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
The draft ordinance will not have a direct economic impact on private, for-profit businesses within the City, as the ordinance is only amending the FLUM and zoning designation of the parcels.

3. Estimate of direct compliance costs that businesses may reasonably incur:
There are no direct compliance costs for businesses associated with the draft ordinance, as the ordinance is only amending the FLUM and zoning designation of the parcels.

4. Any new charge or fee imposed by the proposed ordinance:
There is no new charge or fee imposed by the draft ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
There are no City regulatory costs associated with the draft ordinance, as the ordinance is only amending the FLUM and zoning designation of the parcels.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero, as the ordinance is only amending the FLUM and zoning designation of the parcels.

7. Additional information, if any (Not required but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

N/A


**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: JESSE HERNANDEZ,

the owner and/or authorized agent of the following described property: Parcel ID #'s 00-25-1575-0010;
00-25-22-1575-0000-0020; 00-25-22-1575-0000-0010 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
JESSE HERNANDEZ
Printed Name of Owner/Agent

STATE OF FL
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 21st day of MAY, 2025,

By: Jesse Hernandez
(Print name)

Personally known OR Produced Identification _____

 Seal:

