

**SPECIAL WORKSHOP
DESTIN CITY COUNCIL
JULY 10, 2019
ANNEX COUNCIL CHAMBERS
5:30 PM**

*****Core Value of the Month - Stewardship*****

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

WORKSHOP

- A. Zoning Map and Future Land Use Map Alignment
- B. Land Use Designations for Areas 4,5,7 and 15
- C. Town Center Mixed Use Zoning District Requirements
- D. Land Use and Zoning Recommendations - Trey Goodwin/Ken Metcalf
- E. Crystal Beach Zoning Petition

PUBLIC COMMENTS

****** Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council, or the City staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.***

Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 837-4242 in advance. Hearing Impaired: TTY: 711. Assistance also available through Human Resources, Title VI Coordinator, at (850) 837-4242.

Personas con discapacidades que necesitan asistencia o personas que necesiten ayuda con un idioma para participar en las reuniones de la ciudad, deberán notificar la oficina de la Secretaria Municipal al (850) 837-4242 antes de la reunión. Discapacidad auditiva: TTY: 711 (Solicitar Espanol CA). La ayuda tambien está disponible por Recursos Humanos, Coordinador del Título VI, al (850) 837-4242.



COMMUNITY DEVELOPMENT DEPARTMENT

DISCUSSION ITEM

CITY COUNCIL MEETING DATE: July 10, 2019

TYPE OF AGENDA ITEM: Discussion Item

TO: City Council

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, City Land Use Attorney

FROM: Planner, Sam Brisolara
Planner, Lauren Witt
Planner, Dawn McDonald

DATE: July 2, 2019

SUBJECT: City Council Workshop Agenda

DISCUSSION:

The purpose of the City Council workshop is to (a) discuss the four remaining areas that still have conflicting Future Land Use Map designations and Zoning districts; and (b) determine the height and density parameters for the Town Center Mixed Use (TCMU) Zoning district. The following outlines the presentation and discussion items that staff will cover during the workshop:

1. **Current Status of Zoning Map and Future Land Use Map Alignment Effort**
2. **Discussion of current land use designations for areas 4, 5, 7 & 15**
3. **Discussion of Town Center Mixed Use Zoning District requirements**

Please see the following table with informational attachments for each Future Land Use Map designation and Zoning district to include:

1. Current Future Land Use Intent – for each Future Land Use classification
2. Current Future Land Use Performance Standards – for each Future Land Use classification
3. Current Zoning District Dimensional Requirements – for each Zoning district

AREA	CURRENT STATUS		COUNCIL DIRECTION	
	FLUM	ZONING	FLUM	ZONING
4 & 5	ROI	MDR-V		
7	TCMU	CG		
15	CG	ROI-TD		

CONCLUSION:**A. Future Land Use Designations for Areas 4, 5, 7, and 15**

The City Council has the following options regarding Areas 4, 5, 7 and 15 in order to complete the alignment of the Future Land Use Map and Zoning Map:

Option 1: Amend the outstanding parcels in the current Zoning Map in the Land Development Code to match the current Future Land Use Map in the Comprehensive Plan.

Option 2: Select a different future land use designation for one, or all of the areas and amend the Future Land Use Map in the Comprehensive Plan and (if applicable) the Zoning Map of the Land Development Code.

B. Town Center Mixed Use (TCMU) Height and Density Requirements

The City Council has the followings options regarding the TCMU height and density requirements:

Option 1: Make no changes to the current performance standards for the Town Center Mixed Use Zoning District (outlined below).

Option 2: Amend the Comprehensive Plan to require different height and density requirements for the Town Center Mixed Use Zoning District.

USE	CURRENT STANDARDS			COUNCIL DIRECTION		
	MAX. HEIGHT	MAX. DENSITY (units/acre)	MAX. FLOOR AREA RATIO	MAX. HEIGHT	MAX. DENSITY (units/acre)	MAX. FLOOR AREA RATIO
SINGLE-FAMILY RESIDENTIAL	35'/3 stories	Up to 9.00	N/A			
MULTI-FAMILY RESIDENTIAL	50'/4 stories	Up to 24.00	N/A			
ALL OTHER PERMITTED USES AND MIXES OF USES	75'/6 stories	N/A	1.5			

Allowable Uses in ROI Zoning Districts

Uses	ROI-GD	ROI-TD	ROI-VR	ROI-CBR
Single-Family detached dwelling (LT)	P		P	P
Multi-family attached dwelling (LT)	P			
Guest House	P	P		
Accessory Dwelling	P	P		
SRO	P	P	P	P
Single-Family detached dwelling (ST)		P		P
Multi-family attached dwelling (ST)		P		
Community Residential Home, Small	P	P	P	P
Community Residential Home, Large	C		C	
Family Day Care Home	P		P	P
Distribution Electric Substation	P	P	P	P
Natural Gas distribution	P	P		
Water, Sewage and other systems	P	P		
Printing and related support activities	P	P		
Clothing and clothing accessories stores	P	P		
Book, periodical, and music stores	P	P		
Other general merchandise stores	P	P		
Florists	P	P		
Office supplies, stationery, and gift stores	P	P		
Used Merchandise Stores	C	C		
Thrift Stores	C	C		
Other miscellaneous store retailers	P	P		

Allowable Uses in ROI Zoning Districts

Uses	ROI-GD	ROI-TD	ROI-VR	ROI-CBR
Urban Transit Systems	P	P		
Interurban and rural bus transportation	P	P		
Taxi and Limo Service	P			
School and Employee bus transportation	P	P		
Postal Service	P	P		
Couriers and Messengers	P	P		
Internet publishing and broadcasting	P	P		
ISPs, search portals, and data processing	P	P		
Other information services	P	P		
Finance and Insurance	P	P		
Real Estate Services	P	P		
Consumer Goods rental	P	P		
Professional and technical Services	P	P		
Veterinary Services	P	P		
Management of companies and enterprises	P	P		
Administrative and Support Services	P	P		
Janitorial services	P	P		
Waste Management and remediation services	C	C		
Elementary and secondary schools	P	P		
Junior Colleges	P	P		
Colleges and Universities	P	P		
Business, computer and management training	P	P		
Technical and trade Schools	P	P		
Other schools and instruction	P	P		
Educational support services	P	P		

Allowable Uses in ROI Zoning Districts

Uses	ROI-GD	ROI-TD	ROI-VR	ROI-CBR
Ambulatory health care services	P	P		
Hospitals	P	P		
Nursing Care facilities	P	P		
Residential mental health facilities	C	C		
Community care facilities for the elderly	P			
Other residential care facilities	P			
Social assistance	P	P		
Child day care services	P	P		
Performing arts and spectator sports	P			
Museums, historical sites, zoos and parks	C	C		
All other amusement and recreation industries	C	C		
Hotels and motels		P		
Bed and breakfast inns		P		
Other traveler accomodation, CTLA		P		
Rooming and boarding houses		P		
Personal and laundry services	P	P		
Dry Cleaning and laundry services	P	P		
Pet care (except veterinary)	P	P		
Membership associations and organizations	P	P		
Religious Organizations	P	P		
Public Administration	P	P		

CG

INTENT:

Commercial General (CG):

- The areas designated "CG" are generally located along the Harbor Boulevard/Emerald Coast Parkway corridor and are intended to service the general commercial needs of permanent and seasonal residents including the following:
 - retail
 - service
 - other commercial uses
 - commercial hotels
 - motels
 - bed and breakfast establishments
 - other commercial transient living accommodations
 - as well as multiple-family (MF) short-term residential uses

PERFORMANCE STANDARDS:

- To sustain the existing and long-term market demands for commercial goods and services, properties designated "CG" are not intended to be used for the following:
 - long-term residential uses
 - manufacturing of goods or other activities that may generate nuisance impacts
 - including glare
 - smoke or other air pollutants
 - noise
 - vibration
 - major fire hazards
 - other impacts generally associated with more intensive industrial uses.

TABLE 1-11: GENERAL DEVELOPMENT STANDARDS FOR "CG" DESIGNATED LAND

Use	Max. Height	Max. Density (units/acre)	Max. Floor Area Ratio
Short-Term Multi-Family Residential	50'4 stories	Up to 16.90	N/A
All other permitted uses and mixes of uses	50'4 stories	N/A	1.3

TABLE 7-3 LAND DEVELOPMENT CODE: SCHEDULE OF DIMENSIONAL REQUIREMENTS

<i>Use</i>	Min. Lot Area (sq. ft.)	Min. Lot Size (ft.)	Setbacks (Front, side, Rear; ft.)	Min. Open Space
<i>Two or more dwelling units</i>	None	None	Depends on height & location of structure	25%
<i>Non-dwelling unit</i>	None	None	Depends on height & location of structure	25%

MDR-V

INTENT:

Medium Density Residential (MDR):

Areas designated "MDR" shall be developed, redeveloped and/or maintained and conserved as follows:

- Long-term residential uses.
 - Stable single-family (SF)
 - Multiple family (MF)

Land designated "MDR" within the Village Planning Area (VPA) and the CRA, shall not be allowed to develop or redevelop short-term residential uses or nonresidential uses.

PERFORMANCE STANDARDS:

Review of specific densities of developments shall be directed toward:

- preserving stability of established residential areas.
- based on established patterns of land development
- based on adopted Comprehensive Plan goals, objectives, and policies.

Sites designated "MDR" should be located and developed to ensure as smooth transition between lower density residential areas and areas developed and/or designated for other more intense uses.

Generally, medium density areas should be located between the perimeters of low-density residential areas, high density residential areas, and/or commercial or mixed use designations.

TABLE 1-11: GENERAL DEVELOPMENT STANDARDS FOR "MDR-V" DESIGNATED LAND

<i>Use</i>	Max. Height	Max. Density (units/acre)	Max. Floor Area Ratio
<i>Single-Family Residential</i>	35'3* stories	Up to 5.81	N/A
<i>Multi-Family Residential</i>	35'3 stories	Up to 9.90	N/A

* Holiday Isle – 30'3 stories

ROI - TD

INTENT:

- The ROI-TD designation is designed to accommodate:
 - Business and professional offices;
 - Seasonal Single-family and multi-family residential uses;
 - Institutional uses;
 - Commercial hotel, motel, bed and breakfasts, and other transient living accommodations
- The ROI-TD zoning district specifically does not allow the following uses:
 - Permanent single-family detached or multi-family attached residential dwelling units;
 - And all non-residential uses not listed above

Specifically, the "ROI-TD" zoning district is intended for areas which:

- Abut or are located south of Harbor Boulevard/Emerald Coast Parkway

PERFORMANCE STANDARDS:

TABLE 1-9: GENERAL DEVELOPMENT STANDARDS FOR "ROI" DESIGNATED LAND

<i>Use</i>	Max. Height	Max. Density (units/acre)	Max. Floor Area Ratio
<i>Single-Family Residential</i>	35'3 stories ²	Up to 9.00	N/A
<i>Multi-Family Residential</i>	50'4 stories	Up to 12.00	N/A
<i>All other permitted uses and mixes of uses</i>	35'3 stories ²	N/A	0.5

***ROI-TD – 30'3 stories**

¹ Residential SF and MF short-term residential uses are only allowed on properties that abut or are located south of Harbor Boulevard/Emerald Coast Parkway

² The maximum height by right shall be 35 feet and three stories, except properties with non-residential uses that abut Harbor Boulevard/Emerald Coast Parkway, in which case height may be extended to a maximum of 50 feet and four stories.

Table 7-3 LAND DEVELOPMENT CODE: SCHEDULE OF DIMENSIONAL REQUIREMENTS

<i>Use</i>	Min. Lot Area (sq. ft.)	Min. Lot Size (ft.)	Setbacks (Front, Side, Rear; ft.)	Min. Open Space (%)
<i>One dwelling unit</i>	7,500	70 x 100	20, 7.5, 10	30
<i>Two or more dwelling units</i>	None	None	Depends on height & location of structure	25
<i>Non dwelling unit</i>	None	None	Depends on height & location of structure	25

ROI

INTENT:

- The ROI designation is designed to accommodate:
 - Business and professional offices;
 - Single-family and multi-family long-term residential uses; and
 - Institutional uses
- The primary intent of LDC standards and criteria shall be to preserve a smooth transition in development density and intensity.

Specifically, the "ROI" designation is intended for areas which:

- Have access to a major thoroughfare and all required urban services
- Contain sufficient land area to accommodate good principles of urban design, including adequate landscaping and buffers to separate existing and potential land uses differing in intensity
- The LDC shall include performance standards requiring:
 - Appropriate perimeter landscaping and screening
 - Aesthetic decorative fence or wall to ensure privacy and promote compatibility among uses
 - Design techniques to ensure a smooth transition in residential structure types and densities.

PERFORMANCE STANDARDS:

TABLE 1-9: GENERAL DEVELOPMENT STANDARDS FOR "ROI" DESIGNATED LAND

<i>Use</i>	Max. Height	Max. Density (units/acre)	Max. Floor Area Ratio
<i>Single-Family Residential</i>	35'3 stories ²	Up to 9.00	N/A
<i>Multi-Family Residential</i>	50'4 stories	Up to 12.00	N/A
<i>All other permitted uses and mixes of uses</i>	35'3 stories ²	N/A	0.5

*ROI-TD – 30'3 stories

¹ Residential SF and MF short-term residential uses are only allowed on properties that abut or are located south of Harbor Boulevard/Emerald Coast Parkway.

² The maximum height by right shall be 35 feet and three stories, except properties with non-residential uses that abut Harbor Boulevard/Emerald Coast Parkway, in which case height may be extended to a maximum of 50 feet and four stories.

PIN	OWNER_NAME	HOUSE_NO	STREET	Current Zoning	Proposed Zoning
00-2S-22-0135-0000-0010	AZALEA SQUARE LLC	135	BENNING	INST	ROI
00-2S-22-0310-000E-E16C	BELL MIKE & SHELIA & PAK MARK		SEA HILLS	MDR-V	ROI
00-2S-22-0310-000E-ORW0	CITY OF DESTIN		CRAIN	MDR-V	ROI
00-2S-22-0310-000E-E16D	DEARMON ALICE F (LIFE ESTATE)	523	SEA HILLS	MDR-V	ROI
00-2S-22-0310-000E-E16M	DEARMON ALICE F TRUST		AZALEA	MDR-V	ROI
00-2S-22-0310-000E-E16B	DEARMON ALICE F TRUST		SEA HILLS	MDR-V	ROI
00-2S-22-0310-000E-E16E	DEARMON ALICE F TRUST	527	SEA HILLS	MDR-V	ROI
00-2S-22-0310-000E-E16F	DEARMON ALICE F TRUST		SEA HILLS	MDR-V	ROI
00-2S-22-0135-0000-0020	DESTIN WATER USERS INC	133	BENNING	INST	ROI
00-2S-22-0310-000E-E16H	HENDERSON MICHAEL L	530	AZALEA	MDR-V	ROI
00-2S-22-0310-000E-E16G	O'REILLY IRENE LYN & SHANE M	531	SEA HILLS	MDR-V	ROI
00-2S-22-0310-000E-E170	WILDCAT MNT LLC		AZALEA	MDR-V	ROI
00-2S-22-0310-000E-E17B	WILDCAT MNT LLC		AZALEA	MDR-V	ROI
00-2S-22-0310-000E-E17A	WILDCAT MNT LLC		AZALEA	MDR-V	ROI
00-2S-22-031C-0000-0010	WORKMAN GRETCHEN A	526	AZALEA	MDR-V	ROI
00-2S-22-031C-0000-0020	WORKMAN GRETCHEN A		AZALEA	MDR-V	ROI

PIN	OWNER_NAME	HOUSE_NO	STREET	Current Zoning	Proposed Zoning
00-2S-22-0700-000C-0020	CIRCLE K CORP	701	Harbor	CG	TCMU
00-2S-22-0700-000C-0010	AUTOZONE STORES LLC	707	Harbor	CG	TCMU
00-2S-22-0701-000G-0010	AUTOZONE STORES LLC	707	Harbor	CG	TCMU
00-2S-22-0701-000G-002A	WHEELS UP INC	711	Harbor	CG	TCMU
00-2S-22-0000-0011-0070	NUWAVE CAPITAL LLC	713	Harbor	CG	TCMU
00-2S-22-0701-000G-0020	NUWAVE CAPITAL LLC	713	Harbor	CG	TCMU
00-2S-22-0701-000G-0070	DESTIN MAINSTREET LLC	725	Harbor	CG	TCMU
00-2S-22-0701-000G-0080	FWS 727 LLC	727	Harbor	CG	TCMU
00-2S-22-0000-0012-0010	DESTIN RESTAURANT LLC	733	Harbor	CG	TCMU
00-2S-22-0000-0012-0000	A STORAGE SOLUTION OF DESTIN	733	Harbor	CG	TCMU
00-2S-22-0000-0011-003A	DESTIN UNITED METHODIST CHURCH	200	Beach	CG	TCMU

PIN	OWNER_NAME	HOUSE_NO	STREET	Current Zoning	Proposed Zoning
00-2S-22-0000-0001-0570	GUIDRY PROPERTIES LLC		Hwy 98	ROI-TD	CG
00-2S-22-1599-0000-00A0	BROWN JOHN T & H FRENCH III		Kel Wen Cir	ROI-TD	CG

CHOCTAWHATCHEE BAY

TCMU

Single Family Residential
Multi-Family Residential
All Other Uses

Current Height

35'/3 Stories
50'/4 Stories
75'/6 Stories

Current Density

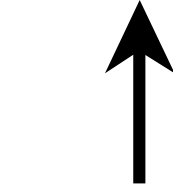
up to 9 du/ac
up to 24 du/ac
1.5 max FAR (Floor Area Ratio)

DESTIN HARBOR

GULF OF MEXICO



Zoning Map



NORTH

- City Limits
- CRA Boundaries
- Okaloosa County (Not in City Limits)

Residential

- BE - Bay Estates
- LDR-V - Low Density Residential - Village
- LDR-HI - Low Density Residential - Holiday Isle
- LDR-H - Low Density Residential - Harbor
- MDR-V - Medium Density Residential - Village
- MDR-HI - Med. Density Resid. - Holiday Isle
- HDR - High Density Residential
- CBN - Crystal Beach Neighborhood

Commercial

- CL - Commercial Limited
- CG - Commercial General
- CTS - Commercial Trades and Service

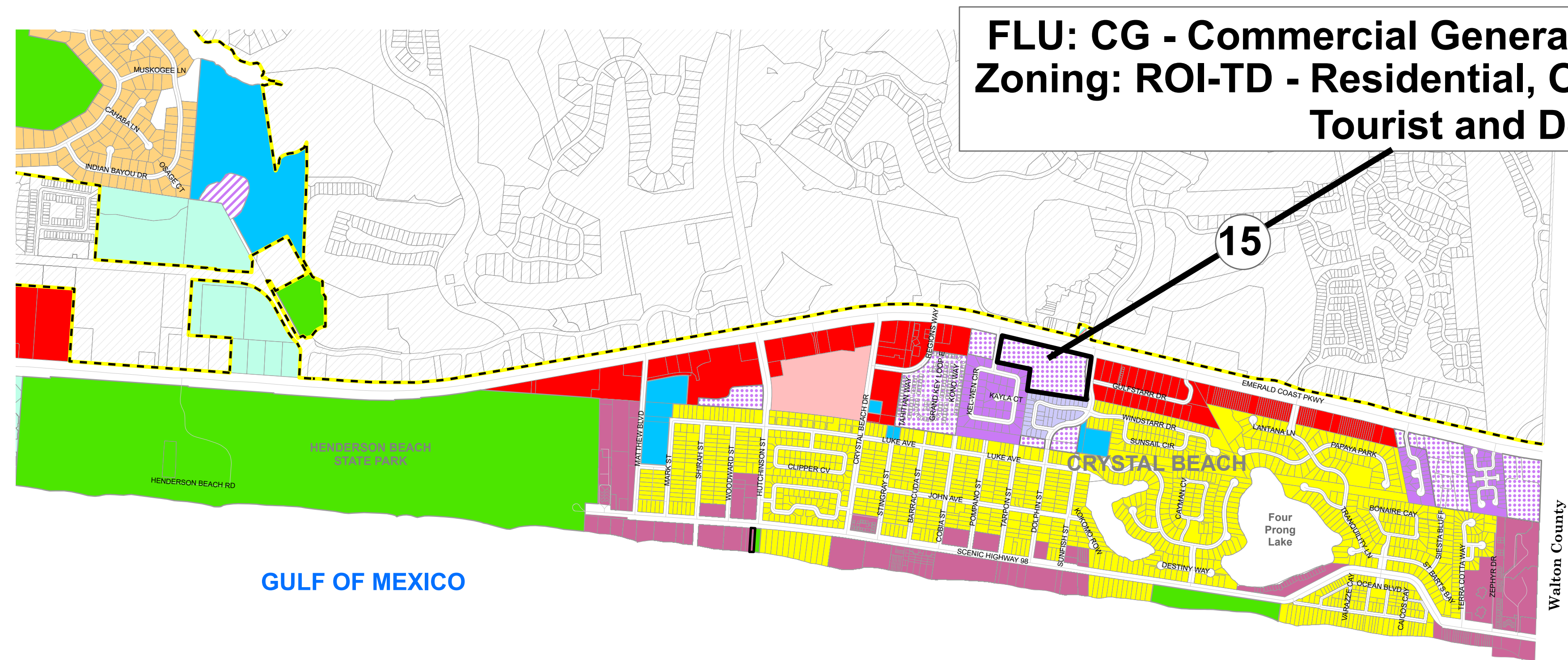
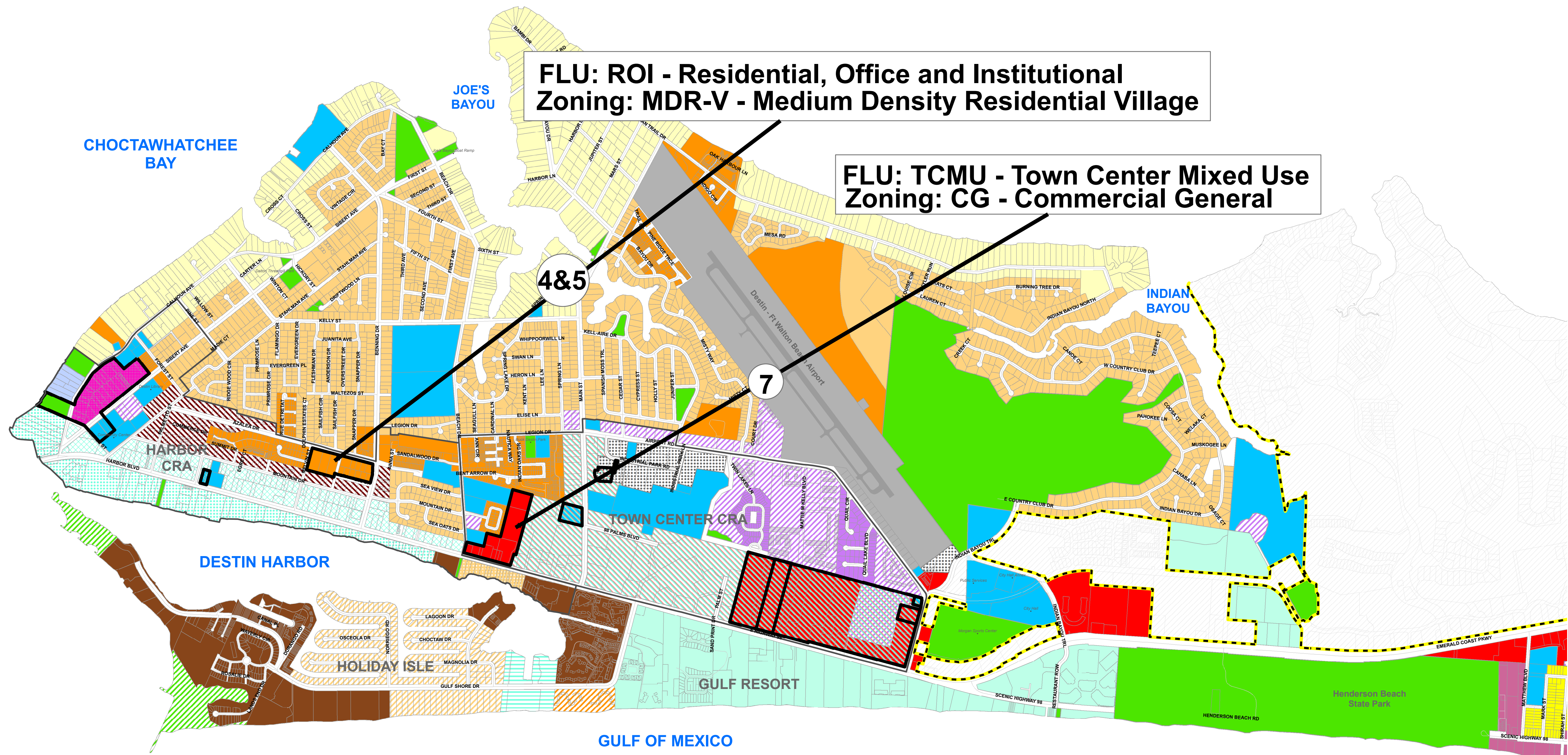
Mixed Use

- CBR - Crystal Beach Resort
- ROI-CBR - Residential, Office, & Institutional - Crystal Beach Residential
- ROI-GD - Residential, Office, & Institutional - General Development
- ROI-TD - Residential, Office, & Institutional - Tourist Development
- ROI-VR - Residential, Office, & Institutional - Village Residential
- CMU - Calhoun Mixed Use
- CMU-V - Calhoun Mixed Use Village
- TCMU - Town Center Mixed Use
- HIMU - Holiday Isle Mixed Use
- GRMU - Gulf Resort Mixed Use
- NHMU - North Harbor Mixed Use
- SHMU - South Harbor Mixed Use
- BRMU - Bay Resort Mixed Use

- CON - Conservation
- REC - Recreation
- INST - Institutional
- IN - Industrial
- A - Airport

- ORD-08-05-LC
- ORD-08-06-LC
- ORD-08-07-LC
- ORD-08-38-LC
- ORD-10-13-LC
- ORD-10-01-LC
- ORD-19-09-LC
- ORD-08-08-LC
- ORD-08-09-LC
- ORD-08-10-LC
- ORD-09-03-LC
- ORD-15-01-LC
- ORD-16-01-LC

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



SPEAKER'S FORM
City of Destin Council Meeting

In an effort to better serve the community, the City Council requests that items or requests to be presented before Council be provided to the City Clerk by noon Tuesday of the week prior to the meeting. **Any related materials that you wish to distribute to Council in support of your item must be submitted at that time as well.** This will give Council adequate time to review your request and make any necessary inquiries. In addition, the staff may need to contact you in response to your topic of concern or in response to action directed by the Council.

As you complete the form below, please note that **certain fields marked by * are required**. Late or incomplete forms, particularly where required information is omitted, will be deferred by Council to a future meeting pending receipt of all information.

The City appreciates your cooperation and adherence to these guidelines.

***** PLEASE PRINT *****

DATE OF REQUEST: July 3, 2019 *COUNCIL MEETING DATE: July 10, 2019
*NAME: Trey Goodwin *PHONE #: 850-710-1980
KEN METCALF
ADDRESS: 98 Oakhill Ave. EMAIL: trey@mygoodwinlaw.com
lorilee@mygoodwinlaw.com
*TOPIC/ISSUE FLUM / Comp. Plan

*HAVE YOU SPOKEN WITH CITY STAFF ABOUT THIS ISSUE? If so, who and when?
Yes; Kim Kopp, Planning Staff, all Council members, over
the past 2 months

*DESIRED ACTION BY COUNCIL? RETAIN Current FLUM &
Implement Accordingly

PRESENTATION MATERIALS ATTACHED?: YES ✓ NO # OF PAGES 15

STEARNS WEAVER MILLER

LAND USE AND ZONING RECOMMENDATIONS

Presented to Destin City Council

July 10. 2019

Ken Metcalf, AICP

Planning Director

Stearns Weaver Miller

MIAMI ■ TAMPA ■ FORT LAUDERDALE ■ TALLAHASSEE ■ CORAL GABLES

PURPOSE OF WORKSHOP?

- **“FLUM/Zoning Map Alignment (areas 4, 5, 7 & 15)” as referenced on City website.**
- **FLUM designations for all of these PAs were established in 2015 via Ordinance 15-17.**
- **Property owners are entitled to fair and consistent land use and zoning procedures and determinations.**

CITY ZONING EVALUATION PROCESS

- **Identified 15 “consolidated districts” or Planning Areas (484 properties) where zoning did not conform to the Future Land Use Map (FLUM).**
- **City Council adopted zoning changes to conform zoning to FLUM for all Planning Areas (PA), except #7 and #15.**
- **City Council delayed zoning change for #7 and #15 pending further analysis.**

EXCERPT FROM STAFF PRESENTATION



FLUM AND ZONING DELIBERATIONS

- **FLUM amendments are legislative, but FLUM deliberations on site specific parcels should not occur at a workshop.**
- **Zoning amendments are subject to quasi-judicial procedures and should not be discussed in a workshop session.**
- **Planning Areas are site specific due to limited acreage and number of parcels.**
- **Comprehensive Plan direction for zoning determinations from a Citywide perspective is appropriate for discussion at a workshop.**

STEARNS WEAVER MILLER

SITE SPECIFIC NATURE OF PLANNING AREAS

- **PA #4 and PA #5 are contiguous and comprised of 12 parcels.**
- **PA #7 is comprised of 9 parcels and part of a 10th.**
- **PA #15 is comprised of 2 parcels:**
 - Parcel 00-2S-22-0000-0001-0570 – 10.6 acres
 - Parcel 00-2S-22-1599-0000-00A0 – 2.1 acres

FLORIDA ZONING LAW

- **Sections 163.3194, F.S., requires “development orders” (including zoning amendments) to be consistent with the Comprehensive Plan, particularly as related to permitted uses, densities and intensities.**
- **The consistency requirement is deemed so important that s. 163.3215, F.S., grants an “aggrieved and adversely affected party” the right to enforce s. 163.3194, F.S., when zoning decisions are not consistent with the FLUM.**
- **Rezoning decisions are quasi-judicial and must be based on competent and substantial evidence at duly advertised public hearings (not general workshops).**

OBJECTIVE 1-1.3: COMMERCIAL AND MIXED USE DEVELOPMENT

▪Objective 1-1.3:

- Organized in large and small walkable centers;
 - Strategically located areas that best accommodate specific site location, access, public facility needs and market requirements.
- 2015 FLUM amendments designated properties based on Objective 1-1.3.**
- Properties should not be arbitrarily re-designated, particularly where the re-designation would result in a reduction in permitted uses, densities and intensities.**

OBJECTIVE 1-1.3: COMMERCIAL AND MIXED USE DEVELOPMENT (CONTINUED)

- Commercial/Mixed Use FLUM based on:
 - Consumer demand, location and space requirements
 - Potential fiscal impacts
 - Environmental impacts
 - Need to protect and preserve residential areas

OBJECTIVE 1-1.3: CONSUMER DEMAND, LOCATION AND SPACE REQUIREMENTS

- **Properties fronting US 98 within established commercial areas warrant commercial use.**
- **Larger properties with greater frontage, acreage and depth are highly suitable due to the ability to:**
 - attract consumers through visibility on US 98
 - satisfy consumer demand and space needs
 - provide mix of uses or unique commercial use/service
 - achieve unique, attractive designs

OBJECTIVE 1-1.3: FISCAL IMPACTS

■ Potential Fiscal Benefits:

- Commercial tax base
- Impact fees/MMTD benefits
- Infill parcels = high tax benefit to infrastructure cost ratio:
 - Served by US 98/larger properties typically signalized
 - Served by water and sewer

OBJECTIVE 1-1.3: ENVIRONMENTAL CONDITIONS

- **Commercial highly suitable:**
 - Upland property/limited or no wetlands
 - Not contiguous to water body or environmentally sensitive lands
 - No listed species
 - No contamination

OBJECTIVE 1-1.3: PROTECT AND PRESERVE RESIDENTIAL AREAS

- **Comprehensive Plan achieves compatibility and protects residential neighborhoods by:**
 - Transition of land use where feasible.
 - Development standards – height, setbacks, buffers, landscaping, lighting, etc.
 - Larger properties allow for compatible design treatments.

STEARNS WEAVER MILLER

LAND USE/ZONING RELATIONSHIP

FLUM	Density (DU/A)	FAR	Height	Corresponding Zoning
TCMU	SF = 9 MF = 24	1.5	75'6 stories (MU) 50'4 stories (MF) 35'3 stories (SF)	TCMU
CG	Short term MF = 16.9	1.3	50'4 stories (Tier 1)	CG
ROI	SF = 9 MF = 12	.5	50'4 stories (MF) 35'3 stories (MU and SF)	ROI (with suffix/location specified)
CL	SF = 9 MF = 12	.5	50'4 stories 30'3 stories	CL

MIAMI ■ TAMPA ■ FORT LAUDERDALE ■ TALLAHASSEE ■ CORAL GABLES

STEARNS WEAVER MILLER

ZONING MUST BE CONSISTENT WITH THE FLUM AND IMPLEMENT THE COMPREHENSIVE PLAN

- Properties that are consistent with Objective 1-1.3 should be maintained as Commercial or Mixed Use based on the prevailing future land use pattern.
- Zoning should be consistent with prevailing zoning pattern where consistent with the Comprehensive Plan and must not result in a spot zone.
- The City's zoning scheme is designed to implement the FLUM category by applying the corresponding zoning district (i.e., TCMU FLU = TCMU Zoning).
- A lower intensity zoning should be considered only where infrastructure constraints preclude the ability to service the maximum zoning intensity allowed by the FLUM.
- Landowners are entitled to the corresponding zoning, absent a significant infrastructure constraint.
- FLUM amendments significantly reducing previously allowed permitted uses, densities and/or intensities will negatively impact property rights and create significant uncertainty for property owners.

Rey Bailey

From: Kimberly Kopp <kkopp@romanokopplaw.com>
Sent: Monday, July 8, 2019 5:38 PM
To: Rey Bailey
Subject: FW: Petition opposing rezoning in Crystal Beach
Attachments: Crystal Beach Zoning Petition (with signatures).pdf

From: Todd Buhr <toddbuhr@hotmail.com>
Sent: Monday, July 8, 2019 3:19 PM
To: Lance Johnson <ljohnson@cityofdestin.com>; Kimberly Kopp <kkopp@romanokopplaw.com>
Cc: Louis Zunguze <lzunguze@cityofdestin.com>; council@cityofdestin.com; gjarvis@cityofdestin.com; rbraden@cityofdestin.com; pdestin@cityofdestin.com; smenchel@cityofdestin.com; cmarler@cityofdestin.com; cmorgan@cityofdestin.com; soverdier@cityofdestin.com; pramswell@cityofdestin.com; prebble@prebbleramswell.com
Subject: Petition opposing rezoning in Crystal Beach

Ms. Kopp and Mr. Johnson,

The purpose of this email today is to formally submit the attached 153 signatures to the City of Destin and the Destin City Council for their review and consideration.

These signatures represent Destin residents and property owners that oppose the rezoning to CG (Commercial General) for the parcel of land north of the Sovereign Isle neighborhood and adjacent to US Hwy 98 and believe the current zoning of ROI-TD should be maintained as is.

Ms. Rhonda Dossey and myself started this effort to provide an avenue for the surrounding residents and property owners to make their feelings known on this issue. As you can see, an overwhelming number responded and signed on in opposition to any rezoning for that particular parcel.

While we focused our efforts locally around our neighborhood, the speed and volume of replies that we received do lead us to believe that a wider engagement in Crystal Beach and perhaps throughout the city of Destin would invoke a similar response.

Should you, the city staff, or any council members have any questions or desire to have a further discussion, you can contact me any time through email or by calling my personal cell phone, 334-494-3749.

Very Respectfully,
Todd Buhr
4593 Woodward Drive

	Name	PropertyAddress	City
1	JOHN LOYD	4553 WOOD WIND DR	DESTIN
2	MONA LOYD	4553 WOOD WIND DR	DESTIN
3	NICK SWEENEY	4559 WOOD WIND DR	DESTIN
4	AMBER SWEENEY	4559 WOOD WIND DR	DESTIN
5	NANCY C. HOLLAND	4561 WOOD WIND DR	DESTIN
6	THOMAS L. HOLLAND	4561 WOOD WIND DR	DESTIN
7	ROSS A. FEARON	4563 WOOD WIND DR	DESTIN
8	CHAR ROHRER	4564 WOOD WIND DR	DESTIN
9	NESTOR M. FELIZ	4566 WOOD WIND DR	DESTIN
10	CYNTHIA RENEE FELIZ	4566 WOOD WIND DR	DESTIN
11	MARK DURKIN	4567 WOOD WIND DR	DESTIN
12	EDWARD R. BENAVIDES	4571 WOOD WIND DR	DESTIN
13	CHRIS VAUGHN	4575 WOOD WIND DR	DESTIN
14	JEANIE STOCKWELL	4577 WOOD WIND DR	DESTIN
15	RHONDA DOSSEY	4579 WOOD WIND DR	DESTIN
16	JOSE REYES	4581 WOOD WIND DR	DESTIN
17	CECILIA REYES	4581 WOOD WIND DR	DESTIN
18	NIKKI BEADLE	4582 WOOD WIND DR	DESTIN
19	KENNETH BEADLE	4582 WOOD WIND DR	DESTIN
20	JEREMY HOFFPAUIR	4583 WOOD WIND DR	DESTIN
21	STACEY HOFFPAUIR	4583 WOOD WIND DR	DESTIN
22	TIFFANY THOMPSON	4584 WOOD WIND DR	DESTIN
23	GRAHAM THOMPSON	4584 WOOD WIND DR	DESTIN
24	STEVEN STAFFORD	4585 WOOD WIND DR	DESTIN
25	ANNETTE STAFFORD	4585 WOOD WIND DR	DESTIN
26	SHERISSA HEISER	4587 WOOD WIND DR	DESTIN
27	KARL SEEKAMP	4589 WOOD WIND DR	DESTIN
28	MEGHAN SEEKAMP	4589 WOOD WIND DR	DESTIN
29	BEVERLY SUE FULMER-WALKER	4590 WOOD WIND DR	DESTIN
30	STEPHEN COPPI	4591 WOOD WIND DR	DESTIN
31	RENEE COPPI	4591 WOOD WIND DR	DESTIN
32	TODD BUHR	4593 WOOD WIND DR	DESTIN
33	MICHELLE BUHR	4593 WOOD WIND DR	DESTIN
34	KATHERINE C. SUDDARTH	4595 WOOD WIND DR	DESTIN
35	JACQUELYN SYVERSON	4596 WOOD WIND DR	DESTIN
36	ERIC YOHE	4597 WOOD WIND DR	DESTIN
37	RACHEL GRIPP	4599 WOOD WIND DR	DESTIN
38	TRAVIS RALPH	4601 WOOD WIND DR	DESTIN
39	SARAH RALPH	4601 WOOD WIND DR	DESTIN
40	MARK BROWN	85 DOLPHIN ST	DESTIN
41	KENNETH WALLER	89 DOLPHIN ST	DESTIN
42	LARRY BARKER	4617 WINDSTARR DR	DESTIN
43	PATRICIA BARKER	4617 WINDSTARR DR	DESTIN
44	J. MICHAEL WOODSIDE	4618 WINDSTARR DR	DESTIN
45	MOLLY TIETGEN	4619 WINDSTARR DR	DESTIN

	Name	PropertyAddress	City
46	STEVEN TIETGEN	4619 WINDSTARR DR	DESTIN
47	TRISTAN TIETGEN	15 COURT DR	DESTIN
48	TATEM TIETGEN	316 MOUNTAIN DR	DESTIN
49	STEPHEN BINTZ	4622 WINDSTARR DR	DESTIN
50	DEREK SCHILLACI	4623 WINDSTARR DR	DESTIN
51	DEBBIE GAMBLE	4624 WINDSTARR DR	DESTIN
52	WILLIAM GAMBLE	4624 WINDSTARR DR	DESTIN
53	JERRY STARWALT	4625 WINDSTARR DR	DESTIN
54	VICKI STARWALT	4625 WINDSTARR DR	DESTIN
55	JANET FELTMAN	4626 WINDSTARR DR	DESTIN
56	WILBUR T. ASH	4627 WINDSTARR DR	DESTIN
57	MADALYN L. ASH	4627 WINDSTARR DR	DESTIN
58	DARREL CALDWELL	4629 WINDSTARR DR	DESTIN
59	SILVIO D'ORAZIO	4635 WINDSTARR DR	DESTIN
60	RAYMOND D. HOLMES	4639 WINDSTARR DR	DESTIN
61	JULIA G. HOLMES	4639 WINDSTARR DR	DESTIN
62	PAMELA CARR	4640 WINDSTARR DR	DESTIN
63	FRANCIS D. MCDONOUGH	4641 WINDSTARR DR	DESTIN
64	DAWN MCDONOUGH	4641 WINDSTARR DR	DESTIN
65	STEVE BARR	4643 WINDSTARR DR	DESTIN
66	ANGELA BARR	4643 WINDSTARR DR	DESTIN
67	ROBERT FOSDYCK	4645 WINDSTARR DR	DESTIN
68	BRENDA FOSDYCK	4645 WINDSTARR DR	DESTIN
69	JOHN MAHER	4647 WINDSTARR DR	DESTIN
70	DANA MACIOCI	4647 WINDSTARR DR	DESTIN
71	RAYMOND SIERADZKI	4649 WINDSTARR DR	DESTIN
72	BEATRICE SIERADZKI	4649 WINDSTARR DR	DESTIN
73	MIKE SHAMPINE	4652 WINDSTARR DR	DESTIN
74	KATHY SHAMPINE	4652 WINDSTARR DR	DESTIN
75	ELMIRA M. MCFARLAND	4652 WINDSTARR DR	DESTIN
76	KAREN SCHREIBEIS	4665 WINDSTARR DR	DESTIN
77	DAVID HOLLAND	4668 WINDSTARR DR	DESTIN
78	JANIE HOLLAND	4668 WINDSTARR DR	DESTIN
79	WILLIAM SIMPSON	4669 WINDSTARR DR	DESTIN
80	ALICE KELLY	4672 WINDSTARR DR	DESTIN
81	LYNN VERBLE	4624 SUNSAIL CIR	DESTIN
82	COLLEEN WIRT	4628 SUNSAIL CIR	DESTIN
83	RICHARD N. CLARK	4632 SUNSAIL CIR	DESTIN
84	GAYLAN KING	4635 SUNSAIL CIR	DESTIN
85	LOUISE MANGUM	4636 SUNSAIL CIR	DESTIN
86	JAMES GRIFFITHS	4638 SUNSAIL CIR	DESTIN
87	SANDRA GRIFFITHS	4638 SUNSAIL CIR	DESTIN
88	CHARLES KOCH	4642 SUNSAIL CIR	DESTIN
89	JANET KOCH	4642 SUNSAIL CIR	DESTIN
90	GREG SWANSON	4643 SUNSAIL CIR	DESTIN

	Name	PropertyAddress	City
91	ROWANA SWANSON	4643 SUNSAIL CIR	DESTIN
92	DEBRA CRIPE	4644 SUNSAIL CIR	DESTIN
93	MARIE BACK	4645 SUNSAIL CIR	DESTIN
94	DARRELL DEAN	4645 SUNSAIL CIR	DESTIN
95	TERRY WILLIAMS	4647 SUNSAIL CIR	DESTIN
96	ELMO LOURO	4649 SUNSAIL CIR	DESTIN
97	CLARICE RAEDER	4649 SUNSAIL CIR	DESTIN
98	CLIFFORD M. LEARY	4650 SUNSAIL CIR	DESTIN
99	GAYLE LEARY	4650 SUNSAIL CIR	DESTIN
100	C. SHANE ROBERSON	4651 SUNSAIL CIR	DESTIN
101	STEPHANIE ROBERSON	4651 SUNSAIL CIR	DESTIN
102	CHERYL WILLIAMS	219 MATTIE'S WAY	DESTIN
103	KEN WILLIAMS	219 MATTIE'S WAY	DESTIN
104	STEVEN WILLIAMS	279 MATTIE M KELLY BLVD	DESTIN
105	JENNIFER WELSH	4658 SUNSAIL CIR	DESTIN
106	PAUL WELSH	4658 SUNSAIL CIR	DESTIN
107	TERRI JOHNS	4664 SUNSAIL CIR	DESTIN
108	C.W. DAVEY	4668 SUNSAIL CIR	DESTIN
109	NELDA SCHOBERT	143 KEL-WEN CIR	DESTIN
110	DWAYNE SCHOBERT	143 KEL-WEN CIR	DESTIN
111	JAMES SMALLEY	145 KEL-WIN CIR	DESTIN
112	MARGARET SMALLEY	146 KEL-WIN CIR	DESTIN
113	WILLIAM A. PATE III	147 KEL-WEN CIR	DESTIN
114	WILLARD MARTIN	148 KEL-WEN CIR	DESTIN
115	RON HENKE	150 KEL-WEN CIR	DESTIN
116	S. ELAINE BARNES	151 KEL-WEN CIR	DESTIN
117	HAZEL LAPIERRE	153 KEL-WEN CIR	DESTIN
118	THOMAS JAMES	155 KEL-WEN CIR	DESTIN
119	CAROL JAMES	155 KEL-WEN CIR	DESTIN
120	VIRGINIA STANLEY JONES	156 KEL-WEN CIR	DESTIN
121	BETTY CALLAHAN	157 KEL-WEN CIR	DESTIN
122	KIMBERLY JAMES	158 KEL-WEN CIR	DESTIN
123	ALEX CURRY	158 KEL-WEN CIR	DESTIN
124	ROBERT LUONGO	159 KEL-WEN CIR	DESTIN
125	GINA LUONGO	159 KEL-WEN CIR	DESTIN
126	EARL PADGETT	167 KEL-WEN CIR	DESTIN
127	MARTHA NOVINGER	171 KEL-WEN CIR	DESTIN
128	KIERAN FAHY	172 KEL-WEN CIR	DESTIN
129	CAROL FAHY	172 KEL-WEN CIR	DESTIN
130	ERNEST BELLO	173 KEL-WEN CIR	DESTIN
131	DEBORAH BELLO	173 KEL-WEN CIR	DESTIN
132	BEVERLY R. WHITFIELD	177 KEL-WEN CIR	DESTIN
133	JESSICA BENNETT	178 KEL-WEN CIR	DESTIN
134	ERIC BENNETT	178 KEL-WEN CIR	DESTIN
135	MARY POWERS	179 KEL-WEN CIR	DESTIN

	Name	PropertyAddress	City
136	RONALD J. POWERS	179 KEL-WEN CIR	DESTIN
137	BILLY R. TYLER	181 KEL-WEN CIR	DESTIN
138	MARIAN J. TYLER	181 KEL-WEN CIR	DESTIN
139	KELLY SEAN PASSMORE	182 KEL-WEN CIR	DESTIN
140	WILLIAM EDELMAN	439 REGATTA BAY	DESTIN
141	ANDREA PERRY	398 JASMINE AVE	VALPARAISO
142	JOLENE M WILDMAN	183 KEL-WEN CIR	DESTIN
143	MICHELLE HARRIS	59 KOKOMO	DESTIN
144	HAILEE MADDOX	189 KEL-WEN CIR	DESTIN
145	LANA K. WOODRING	193 KEL-WEN CIR	DESTIN
146	JANICE MILLER	197 KEL-WEN CIR	DESTIN
147	STEPHEN KIRK DESHOTELS	197 KEL-WEN CIR	DESTIN
148	DOROTHY MOODY	199 KEL-WEN CIR	DESTIN
149	ARTHUR MOODY	199 KEL-WEN CIR	DESTIN
150	JANET MARCUS	200 KEL-WEN CIR	DESTIN
151	CALEB GREEN	4566 KAYLA CT	DESTIN
152	CHRIS FULLER	4571 KAYLA CT	DESTIN
153	JENIFFER FULLER	4571 KAYLA CT	DESTIN

iv

To resolve the discrepancy between the City of Destin's current zoning map and the Comprehensive Plan Future Land Map (FLUM), we believe the current zoning designation of ROI-TD (Residential, Office, & Institutional – Tourist Development) should be maintained.

No compelling need has been presented that necessitates this zoning change. Furthermore, maintaining the current zoning designation of ROI-TD facilitates quality future development and enhances quality of life for current and future residents.

[illegible]

✓✓

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[illegible][illegible]

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[illegible]

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[illegible]

VV

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[illegible]

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[illegible]

12

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[illegible][illegible]

• 1

[illegible]

✓

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[illegible][illegible]

PETITION

We the undersigned citizens of Destin oppose the rezoning to CG (Commercial General) for the parcel north of the Sovereign Isle neighborhood and adjacent to US Hwy 98 (Okaloosa County Tax ID: 00-2S-22-0000-0001-0570).

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[illegible]

[illegible]

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Steve
Tietze

✓

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[illegible]

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[illegible]

[illegible]

✓✓

The figure consists of two side-by-side scatter plots. Both plots have 'Number of children' on the x-axis and 'Number of mothers' on the y-axis. The left plot shows a positive correlation, with a regression line sloping upwards. The right plot shows a negative correlation, with a regression line sloping downwards.

[illegible]

✓

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[illegible]

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[illegible]

✓

[illegible]

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[illegible]

✓

N

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Name	Address	Signature
C. Shane Roberson	4651 Sunbail Circle	C. Shane Roberson
Stephanie Roberson	4651 Sunbail Circle	Stephanie Roberson
Cheryl Williams	219 Matties Way	Cheryl Williams
Ken Williams	219 Matties Way	Ken Williams
Steven William	279 Mattie Kelly Blvd	Steven William

vv

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Name	Address	Signature
Virginia F. Jones	156 Kel Wen Cir, Destin (Emerald Breeze Subd.)	Virginia Stanley Jones

4/24/19

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