

July 11, 2019 Board of Adjustment Hearing

THURSDAY, JULY 11, 2019

5:30 PM

*****Core Value of the Month - <INSERT> *****

Please turn off all Cell Phones and like devices prior to the start of the meeting.

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. February 6, 2019 Minutes**
- 4. NEW BUSINESS**
 - A. 19-03-CU** The applicant, Mary Rowlan of South Walton Realty, is requesting approval of a Conditional Use to provide short-term rentals in a multi-family structure located in the Crystal Beach Neighborhood (CBN) (Parcel #00-2S-22-0580-0004-0140).
- 5. OTHER BUSINESS**
 - A. Next Meeting date - August 7, 2019**
- 6. DIRECTOR'S NOTE**
- 7. ADJOURNMENT**

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

**BOARD OF ADJUSTMENT
DESTIN CITY HALL BOARDROOM
WEDNESDAY, FEBRUARY 6, 2019
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, February 6, 2019, at Destin City Hall Boardroom.

2. ROLL CALL:

Present:

Tom Weidenhamer
David Emerson
Jan Lipscomb
Kimberlee Vann Damme
Casey Waterhouse

Staff Present:

Kim Montgomery, Deputy City Clerk
Lauren Witt, Planner
Louis Zunguze, Community Dev. Director
Kyle Bauman, City Attorney
Joe Bodi, Engineering Assistant
Joey Forgione, Code Compliance Manager
Kimberly Kopp, Land Use Attorney

3. APPROVAL OF MINUTES:

A. April 4, 2018

Board member Emerson moved to approve the minutes of the April 4, 2018 meeting as written. Board member Lipscomb provided the second to the motion; which passed 5-0.

4. NEW BUSINESS:

A. 19-02-VA. The applicant, 1900 Ninety-Eight Owners', Inc., is requesting a variance from the 40-foot minimum total vehicular stacking distance required from the edge of the right-of-way to the closest point of (2) proposed security gates to be located at 1900 Scenic Highway 98, Destin, Florida.

The Deputy City Clerk swore in the following people who will provide evidence for the hearing.

- Ken Wampler, Association Manager, 310 Liriope Loop, Destin, FL
- Anthony Morrison – 1900 Scenic Hwy. 98, Unit 601, Destin, FL
- Raymond David – 333 Okaloosa Rd., Fort Walton Beach
- Lauren Witt – City Planner
- Joe Bodi – City Engineering Assistant
- Joey Forgione, Code Compliance Manager

Mrs. Witt explained that the applicant is seeking a Variance from the front setback

requirements from a maximum of for 40' in order to have a private gate access to their property. She then explained that in order to authorize a Variance, she read aloud Article II, Section 2.25.03 of the Land Development Code, to authorize such an appeal of any variance from the terms of any zoning ordinance that will not be contrary to the public interest when, owing to special conditions. A literal enforcement of a provision of such ordinance would result in unnecessary and undue hardship to the applicant and the request conflicts with the public's use of the right-of-way. Additionally, any stopped vehicles in the right-of-way could be addressed by installing Tow-Away Zone signs and having any Code Compliance issues addressed by contacting that department.

She explained further that in order to authorize any variance from the terms of the conditions, the Board of Adjustment must find that all six (6) required conditions must be met by the applicant and that staff's interpretation is that the applicant does not confer a hardship in order for the variance to be granted by the Board and that if they were, that would result in special privileges and as a result, other properties could essentially be able to apply for the same privileges. Therefore, she added that it is staff's opinion that the Variance request should not be granted since they do not meet the following six requirements.

In regards to the requirements of granting a Variance, Mrs. Kopp asked Mrs. Witt to explain for the Board why the following requirements have not been met.

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

- **There are other properties in this immediate location that experience the same right-of-way as well as experiencing the same challenges as beach front properties therefore the criteria cannot be met to grant the Variance.**

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

- **Because of the site design of the building being at the very front of the property line.**

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

- **This setback variance will provide the applicant with a special privileges because all of the adjacent properties are in the same zoning district and have some of the same challenges and in order to obtain the same gate, they too would also need to apply for and be granted a Variance.**

The Land Use Attorney addressed the Board and asked if they were agreeable with the staff report as submitted, she would not continue with the final three requirements, unless they

felt it was necessary for their conclusion. She did however ask Mrs. Witt if ultimately, she recommends the Variance be granted.

Mrs. Witt answering no she did not recommend the Variance be granted.

Chairman Weidenhamer called the applicant for testimony.

Mr. Wampler, Manager for the Association as well as the adjacent property addressed the Board and testified that this property is unique in its design and does have a special circumstance that is not relative to any of the adjacent properties because of the way it was designed. He spoke of how they were not involved in the design of the building but are living with the ramifications of that design with a ramp on the eastside of the building that has two parking spaces that essentially looks like it is part of the beach access. He further explained that No Parking Signs have been installed and an off duty Sheriff's Deputy has been hired at \$65k a year. Adding that person began keeping a log of parking violations since September 2018 with multiple issues logged in that short time span.

Mr. Morrison, President of the Association and homeowner provided testimony about continuous trespassing problems the owners and renters encounter year round, but especially during Spring Break and the high tourist season. He described the way the entrance and exit to the building is located adjacent to beach accesses on either side and how people constantly park their vehicles in their exit to unload their beach gear and they are stuck not being able to leave, because the way it was designed; and people legitimately think it's part of the beach access. He then provided a detail of the issues they encounter on the east side of the building where their entrance is located when trying to pull in and cannot because someone has entered the property and they're parked in the entrance area unloading their beach gear because of the way the building was designed next the beach access or they've parked in their garage spaces. He added that contrary to what staff represented, their situation is unique to the other nearby properties because of the fact that they have beach access on both sides of their property where they enter and exit. He provided pictures of people with their cars parked on their property and unloading beach equipment as well as other serious trespassing issues that has caused them to feel unsafe in their own home. He also provided a detailed report of how dangerous the current design is for the general public that use the sidewalk in front of their driveway because the view is blocked when exiting out the driveway on the west side of the property and how he has almost hit kids on bicycles because he cannot see them when pulling out. He explained that all they are asking for some kind of solution to feel safe in their own home.

Mrs. Witt stipulated the situation is not unique to the design of the property and there are other properties in the city with the same size right-of-way in front and the beach behind the building.

Mr. Morrison rebutted by stating that may be the case with the nearby condos, but asked how many of those other condos have beach accesses on either side of the building with a bus stop in front that constantly lets people off all day long and those people are not provided with any direction on where exactly to access the beach. He addressed the Board by asking all they

are requesting is for some kind of solution so they can feel safe in their own home and to protect their property from any future liability by preventing a pedestrian or a child on a bike or skateboard; from being injured.

Board member Waterhouse asked staff if to their knowledge, are there any other condominiums in the adjacent area that have a bus stop in front of the building. According to Mrs. Witt, to her knowledge, this location is the only one she is aware of.

The Chairman opened the public portion of the meeting, with no one coming forward to speak; he closed the public.

Mr. Joey Forgione, Code Compliance Officer testified that there are several other options that could be attempted besides installing the gate. He explained that a large mirror could be placed and angled so that when exiting the building they would be able to see that the right-of-way was clear of pedestrians before pulling out as well as painting the concrete Private Drive-No Parking and installing directional signage with arrows alerting the public to the beach access.

Mr. Morrison rebutted by stating they have already installed signage and people ignore them and the off duty sheriff's deputy they hired. He spoke of how they cannot even get a tow truck out to the property in the high season because of the traffic.

Board member Emerson suggested installing the fence with a gate at edge of the building that allows for one vehicle stacking and would that work for everyone.

Mr. Bodi provided testimony as to why the right-of-way has to be clear for public use however, he did say that the city may be agreeable to a partial variance on the east side from the original request but emphasized not at the right-of-way line. He also emphasized that as long as there is only one vehicle stacking and nothing blocks the public sidewalk. In regards to the west side, he emphasized as long as there is at least 20-feet to allow for one vehicle stacking, then an agreement could be possible.

After further discussion, the parties ultimately agreed that if a fence with a gate was placed 20-feet in from the right-of-way would the city be agreeable with that proposal; as it would allow the public free access to the sidewalks but also keep the private property free of trespassers.

The Land Use Attorney suggested a break so that both parties could confer to come to an agreement.

The Chairman made the motion to call for a 5-minute break. Board member Roberts provided the second. A roll call vote of 6-0 was taken and the motion passes unanimously.

****5-minute break****

Upon reconvening from the break, the Land Use Attorney announced staff and the applicant have agreed to a compromise.

Mr. David explained how he could design the gate that would be agreeable with all parties.

With no other witnesses or comments from the Board or staff, the Chairman opened the hearing to the public to speak. With no one from the public to make comment the Chairman closed the public portion of the meeting and called for a motion.

Motion by Board member Emerson to accept a modified Variance request for the gate to be placed at least 20-foot from the south side of the sidewalk with Board member Waterhouse providing the second to the motion. A roll call vote of 5-0 was taken and the motion passed.

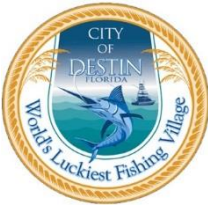
6. ADJOURNMENT:

There being no further business the meeting was adjourned at 7:00 p.m.

Adopted and approved this _____ day of _____ 2019.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk



CITY OF DESTIN

AGENDA ITEM

BOARD OF ADJUSTMENT MEETING DATE: July 11, 2019

TYPE OF AGENDA ITEM: Public Hearing

TO: Board of Adjustment Members

THRU: A. Louis Zunguze, Community Development Director
Kimberly Kopp, City Land Use Attorney

FROM: Samantha Brisolara, Planner

DATE: June 13, 2019

SUBJECT: 19-03-CU – Conditional Use for Multi-Family (triplex) Short-Term Rental

I. ISSUE: The applicant, Mary Rowlan, authorized agent, is requesting conditional use approval for short term rental of a multi-family structure located in Crystal Beach Neighborhood (CBN).

II. BACKGROUND:

Applicant: Mary Rowlan, Authorized Agent

Location: The subject property is located at 75 Pompano Street

Size of Property: .26 acres

Parcel ID Number: Parcel #00-2S-22-0580-0004-0140

Current Zoning: Crystal Beach Neighborhood (CBN)

- Short-Term multi-family rentals are permitted as a conditional use

Future Land Use

Map Classification: Crystal Beach Neighborhood (CBN)

Legal Notice: The request for a conditional use was submitted for publication in the *Destin Log* June 26, 2019, with publication dates of June 29, 2019, and July 6, 2019.

Request: **The Applicant is requesting approval of a conditional use for short term rental of a multi-family (triplex) structure.**

The Applicant is requesting a conditional use based on the following (in bold font) provisions of the Land Development Code (LDC):

Article 7, Section 7.12.06, Table, 7-2: TABLE OF ALLOWABLE USES

Crystal Beach Neighborhood (CBN)

- Short-Term multi-family rentals are permitted as a conditional use

III. DISCUSSION:

The property, built as an office building in 1968, was remodeled beginning in 2015 to create a residential tri-plex. Each unit consists of 768 square feet of space. According to the applicant, the structure has been vacant since remodeling began in 2015. Currently, there are two paver driveways with parking for 3 vehicles. In addition, a gravel parking area is available on the West end of the property. The applicant has stated the short-term rental, if approved, will operate 365 days a year with a minimum of a 3-night stay.

Per Article 7.12.06, of the Land Development Code Table of Allowable Uses, short-term rental of a multi-family structure is a conditional use.

Per Article 7.12.06. H, Land Development Code, seasonal multi-family attached dwelling units are a conditional use within the CBN Zoning District and are consistent with the CBN Future Land Use Category (Future Land Use Element Policy 1-2.2.5: Crystal Beach Neighborhood (CBN)).

IV. FINDINGS:

According to the LDC, Article 2, Section 2.25.03.B., In order to approve conditional uses, the Board of Adjustment must find:

- A. That the proposed conditional use shall be compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, etc.**

Applicant's response: "768 square feet. 75 Pompano St. Destin, FL 32541 Use for short term rental"

Staff Findings: The triplex consists of 768 square feet per unit. Surrounding properties are single-family detached dwellings. However, of the surrounding properties, there are 14 short-term rentals registered within a 300ft radius of the proposed multi-family short-term rental. As such, the proposed use of the structure would be compatible with the surrounding uses in the area and consistent with applicable Land Development Code requirements.

- B. That hours of operation are compatible with adjoining properties.**

Applicant response: "Property will be available for rental 365 days a year. Minimum of a 3-night stay."

Staff Findings: The proposed hours of operation are consistent with neighboring parcels and requirements of the Land Development Code. To the North and South of the property are registered Short-Term Rentals. On the East side of the triplex is an empty lot. On the west side of the property are two single-family dwellings that abut existing short-term rental properties. Short-term rentals typically operate 365 days a year with a minimum 3-night stay.

C. That the size and shape of the site must be adequate to accommodate the proposed scale and intensity of the conditional use requested.

Applicant Response: “24’ across, 32’ deep.”

Staff Findings: The property contains 0.26 acres, two paver driveways, and a graveled parking area. There is adequate parking for three vehicles on site, which is consistent with the short-term rental parking requirements for multi-family attached dwellings found in Article 8.06.10, Table 8-6: Number of Vehicle and Bicycle Parking Spaces Required.

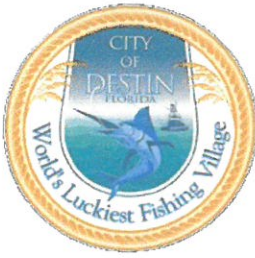
V. CONCLUSION: Staff’s concluding opinion is that a) the short-term rental conditional use for a multi-family structure in the Crystal Beach Neighborhood (CBN) zoning district are an allowed use; b) and the proposed use and hours of operation are consistent with existing short-term rental properties in the area; c) the size and shape of the property is large enough to accommodate the additional parking required of short-term rental properties. As such, the proposed use will not change the character of the area.

VI. RECOMMENDATION: Staff recommends approval of the proposed conditional use request.

VII. RECOMMENDED MOTION: It is hereby moved that the Board of Adjustment approve Conditional Use application 19-03-CU.

Exhibits:

- A. Conditional Use Application 19-03-CU
- B. Zoning Map of subject property
- C. Aerial Map of subject property
- D. Surrounding Short-Term Rental List



City of Destin

Community Development Department

Planning Division

City of Destin Annex

4100 Indian Bayou Trail

Destin, Florida 32541

Phone (850) 337-3123 • Fax (850) 837-7949

www.cityofdestin.com/index.aspx?nid=91

REQUEST FOR BOARD OF ADJUSTMENT PUBLIC HEARING CONDITIONAL USE APPLICATION

19 - 03 - CU

(project number assigned by planning staff)

A pre-application meeting is required prior to submitting this application. If a pre-application meeting has not been held, the application is considered incomplete and will not be processed. Completed applications shall be submitted to the Community Development Department – Planning Division, City of Destin Annex, 4100 Indian Bayou Trail, Destin, Florida 32541. Hearings are scheduled on the first Wednesday of each month at 5:30 pm in the City Hall Boardroom. Submittal deadlines are the third Friday each month, forty-seven days prior to the desired hearing date. This application will be forwarded to the Board of Adjustment for their consideration and action. You will be advised of the date and time of the Board of Adjustment public hearing. You must appear at this hearing or be represented by an authorized agent or attorney for the Board of Adjustment to take action on your application. The application will be terminated or tabled for failure to appear at a scheduled public hearing, unless you have provided written notice to the Planning Division. If you designate an agent or attorney to represent you in this application, you must submit a completed Agent Affidavit in a form approved by the City.

You are fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the any decision on your application request. The City assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal and city laws, codes, land development regulations and comprehensive plan. The City strongly recommends that all applicants consider consulting an attorney regarding their application.

You are encouraged to review, or copy, the Quasi-Judicial rules and procedures used by the Board of Adjustment at the public hearings.

1. AGENT/APPLICANT: Mary Rowlan - South Walton Realty

Mailing Address: PO Box 1471

City: Santa Rosa Beach State: FL Zip Code: 32459

Business Phone number: 850-267-6010 Fax number: 850-267-1089

Email: info@swaltonrealty.com

2. PROPERTY OWNER:

Linda Hromadka

Mailing Address: 75 Pompano St.

City: Destin State: FL Zip Code: 32541

Business Phone number: 850-685-9305 Fax number: _____

3. PROPERTY INFORMATION:

Street Address: 75 Pompano St. Destin, FL 32541

Legal Description: _____
(Attach a copy of the Recorded Deed and Property Record Card)

Current Zoning: _____ Future Land Use: _____

4. APPLICANT'S REQUEST (YOU MAY ATTACH A REQUEST COVER LETTER):

5. IN ORDER TO SECURE A CONDITIONAL USE, THE BOARD OF ADJUSTMENT MUST DETERMINE BY LAW THAT YOUR CONDITIONAL USE REQUEST SATISFIES THE FOLLOWING CRITERIA OF THE CITY CODE (PLEASE PROVIDE A WRITTEN RESPONSE ALONG WITH ANY OTHER SUPPORTING DOCUMENTATION):

- A. *Size, Location, or Number of Conditional Uses.*** Size, location, or number of conditional uses in an area shall be limited so as to maintain the overall character of the district in which said conditional uses are located. The proposed conditional use(s) shall be compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, drainage, dust, lighting, appearance, etc... Describe how the proposed development is compatible with the above-mentioned factors:

768 square feet. 75 Pompano St. Destin, Fl. 3254
Use for Short Term Rental.

- B. *Hours of Operation.*** Hours of operation may be limited by the Board of Adjustment to ensure compatibility with adjoining properties. For instance, hours of operation may be restricted to avoid potential adverse impacts on a conforming residential use or on an adjacent single-family residential zoning district. Describe the hours of operation of the proposed development:

Property will be available for rental 365 days a year.
Minimum of a 3 night stay.

- C. *Factors Impacting Scale and Intensity of Conditional Uses.*** The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure, and similar site plan improvements needed to mitigate potential adverse impacts of the proposed use, including its design, mass, height, and scale. The board of adjustment may impose conditions that require supplemental development standards to ensure compatibility with surrounding development. Describe how the site is of sufficient size to accommodate the above-mentioned urban design amenities:

24' across, 32' Deep.

6. THE FOLLOWING ITEMS ARE REQUIRED FOR A COMPLETE APPLICATION:

- ☒ 1. Completed Application - The applicant must fill out all applicable areas of the application. The application must be submitted to the Planning Division of the Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541.
- ☒ 2. Letter of Request - The applicant must submit a letter of request that clearly states what they are requesting.
- ☒ 3. Proof of Ownership - The affidavit of ownership must be executed, notarized, and submitted. A letter of authorization is required if the applicant is other than the owner.
- ☒ 4. Agent Affidavit / Special Power of Attorney (if applicable) - If the applicant is other than the owner of the property under consideration for review.
- ☒ 5. Legal Description - A complete legal description of the subject property must be submitted for use in the legal advertisement.
- ☒ 6. Application Fee: \$600.00 – Conditional Use
(FY2013 Schedule of Fees, Resolution 13-01, adopted 02/19/13, effective 03/01/13)

This is a one-time, all-inclusive fee. It includes: initial application and resubmittals; and all costs associated with administration, outside consultant reviews, legal notices and mailings.

Accepted Payments are Cash, Check, MasterCard or Visa. Checks shall be made payable to the City of Destin and submitted to the Planning Division, Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541

- ☐ 7. Site Plan - A **folded** site plan, to scale, showing the proposed improvement or location of the specific request. The site plan shall contain an affidavit that the plan accurately depicts the property, improvements and proposed improvements. The applicant may provide a current survey (not older than ninety (90) days), which provides the same information, in lieu of a site plan.
- ☐ 8. Additional Information - Any other documents or requirements, which are mandated by the Code or deemed necessary by staff in reference to the specific request, made may be required.



P.O. Box 1671
Santa Rosa Beach, FL 32459

Letter of Request

May 14, 2019

South Walton Realty
P.O. Box 1671
Santa Rosa Beach, FL 32459

I, Mary Rowlan, Property Manager for South Walton Realty are requesting approval to use 75 Pompano Street as short Term Rental year around. The entire dwelling has been completely remodeled. There is adequate parking for 2 automobiles.

Sincerely,

A handwritten signature in black ink that reads "Mary Rowlan". The signature is written in a cursive, flowing style.

Mary Rowlan
South Walton Realty, Inc.

6.00
1050.00

THIS INSTRUMENT PREPARED BY:
ROBERT E. MCGILL, III, P.A.
36008 EMERALD COAST PARKWAY, SUITE 301
DESTIN, FLORIDA 32541
Our File No: #01510

**** OFFICIAL RECORDS ****
BK 2189 PG 1709

Property Appraisers Tax I.D. Number:
#00-2S-22-0580-0004-0140

SPACE ABOVE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made the 30th day of October, 1998 by **JOSEPH HROMADKA AND WIFE, MARY JANE HROMADKA**, hereinafter called the grantor, whose post office address is: P. O. BOX 991, DESTIN, FL 32540 to **WILLIAM L. HROMADKA AND WIFE, LINDA HROMADKA**, hereinafter called the grantee, whose post office address is: 75 POMPANO, UNIT C, DESTIN, FL 32541.

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

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

LOT 14 AND THE NORTH 1/2 OF LOT 15, BLOCK 4, ACCORDING TO THE PLAT OF THE SUBDIVISION KNOWN AS CRYSTAL BEACH, A SUBDIVISION OF A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 WEST, ACCORDING TO THE PLAT THEREOF BY C. H. OVERMAN, C.E., FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO THE GULF OF MEXICO IN OFFICIAL RECORDS BOOK 816, PAGE 454, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

GRANTEE HEREBY AGREES NOT TO TRANSFER TITLE OF THIS PROPERTY FOR A PERIOD OF FIVE YEARS.

A TITLE SEARCH HAS BEEN NEITHER REQUESTED NOR CONDUCTED. BOTH GRANTOR AND GRANTEE HEREBY INDEMNIFY PREPARER HEREOF FROM ANY AND ALL DEFECTS IN TITLE.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

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

Signed, sealed and delivered
in our presence:

Sharon K. Deville
WITNESS: SHARON K. DEVILLE

WITNESS: DEBBIE PARKER

Joseph Hromadka
JOSEPH HROMADKA
Mary Jane Hromadka
MARY JANE HROMADKA

STATE OF FLORIDA
COUNTY OF OKALOOSA

FILE # 1663428 RCD: Nov 23 1998 @ 04:51PM
Newman C. Brackin, Clerk, Okaloosa Cnty Fl

BEFORE ME, the undersigned authority, this day personally appeared JOSEPH HROMADKA AND WIFE, MARY JANE HROMADKA, who are personally known to me and acknowledge the execution thereof to be their free act and deed for the uses and purposes therein expressed.

WITNESS my hand and official seal this 18th day of October, 1998.

(SEAL)

Sharon K. Deville
NOTARY PUBLIC

Printed Name:

My Commission expires:

SHARON K. DEVILLE
Notary Public - State of Florida
My Comm. Expires May 22, 1999
Commission # CC 447313

D.C. 2500 D.C. 2500
Deed Doc Stamps \$1,050.00

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Linda Hromadka am
presently the owner and/or leaseholder at 75 Pompano St. Destin. Fl. 32541, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint Mary Rowlen - South Walton Realty
whose address is P.O. Box 1671 Santa Rosa Bch. County of Walton, State of FL.,
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: 75 Pompano St. Destin. Fl. 32541.

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

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

OWNER

Linda R. Hromadka
Signature

Linda R. Hromadka
Printed Name

STATE OF Florida

COUNTY OF Walton

The foregoing instrument was acknowledged before me this 16th day of May, 2019,
by Linda Hromadka.
(name of person acknowledging)

Liza M. Gay
Signature of Notary

Printed Name of Notary or Seal
LIZA M. GAY
MY COMMISSION # GG28817
EXPIRES: September 11, 2020

Personally known ☒ OR Produced Identification _____

Type of Identification Produced _____



Okaloosa County Property Appraiser

Parcel Summary

Parcel ID	00-25-22-0580-0004-0140
Location Address	75 POMPANO ST C DESTIN 32541
Brief Tax Description*	CRYSTAL BEACH LOT 14 & N1/2 OF LOT 15 BLK 4 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	MULTI-FAMI (000800)
Sec/Twp/Rng	00-25-22
Tax District	Destin (District 10)
Millage Rate	12.8406
Acreage	0.000
Homestead	Y
Acreage (GIS)	0.26
Fire District	N/A

[View Map](#)

Owner Information

Primary Owner
[Hromadka Linda](#)
75 Pompano St
Destin, FL 325410000

Valuation

	2018 Certified Values	2017 Certified Values	2016 Certified Values
Building Value	\$93,489	\$66,288	\$61,841
Extra Features Value	\$2,189	\$1,984	\$2,120
Land Value	\$360,304	\$336,681	\$220,592
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$455,982	\$404,953	\$284,553
Assessed Value	\$163,340	\$144,740	\$136,642
Exempt Value	\$29,231	\$47,445	\$45,965
Taxable Value	\$134,109	\$97,295	\$90,677
Maximum Save Our Homes Portability	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000800	MULTI-FAM 9 OR LESS	1.00	LT	75	0
000800	MULTI-FAM 9 OR LESS	1.00	LT	75	0

Building Information

Building 1	
Type	TRI/QUAD
Total Area	2,840
Heated Area	2,688
Exterior Walls	CONC BLOCK; .
Roof Cover	CORG METAL; .
Interior Walls	MINIMUM; DRYWALL
Frame Type	.
Floor Cover	TERRAZZO; HARDTILE
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	3
Bedrooms	5
Stories	1
Actual Year Built	1968
Effective Year Built	1968

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
PAVERC	PAVERS C	1	0 x 0 x 0	456	SF	2015

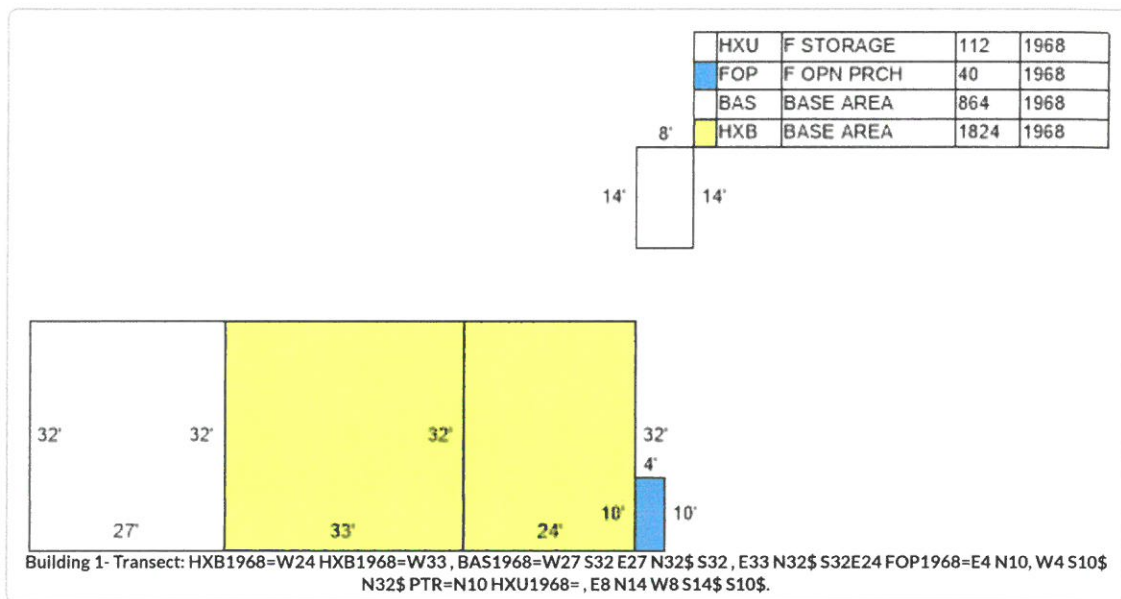
Building Area Types

Type	Description	Sq. Footage	Year
HXB	BASE AREA	1,824	1968
BAS	BASE AREA	864	1968
FOP	F OPN PRCH	40	1968
HXU	F STORAGE	112	1968

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/30/1998	\$100	WD	2190	4234	Unqualified (U)	Improved	HROMADKA JOSEPH & MARY JANE	HROMADKA WILLIAM L & LINDA
N	10/30/1998	\$150,000	WD	2189	1709	Qualified (Q)	Improved	HROMADKA JOSEPH	HROMADKA WILLIAM L & LINDA
N	09/27/1975	\$20,600	PV	816	454	Unqualified (U)	Improved	LESLIE RUTH M	HROMADKA JOSEPH & MARY J

Sketches



[Print Sketches](#)

Generate Owner List by Radius

Distance:

100

Feet

Show address of: ☒ Owner ☐ Property

Download format:

Address labels (5160)

Additional mailing label options:

☐ Show parcel id on label

Skip labels:

0

The Okaloosa County Property Appraiser's Office (OCPA) makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Current year assessments are as of January 1st and are based on previous year sales activity. All website information is subject to change

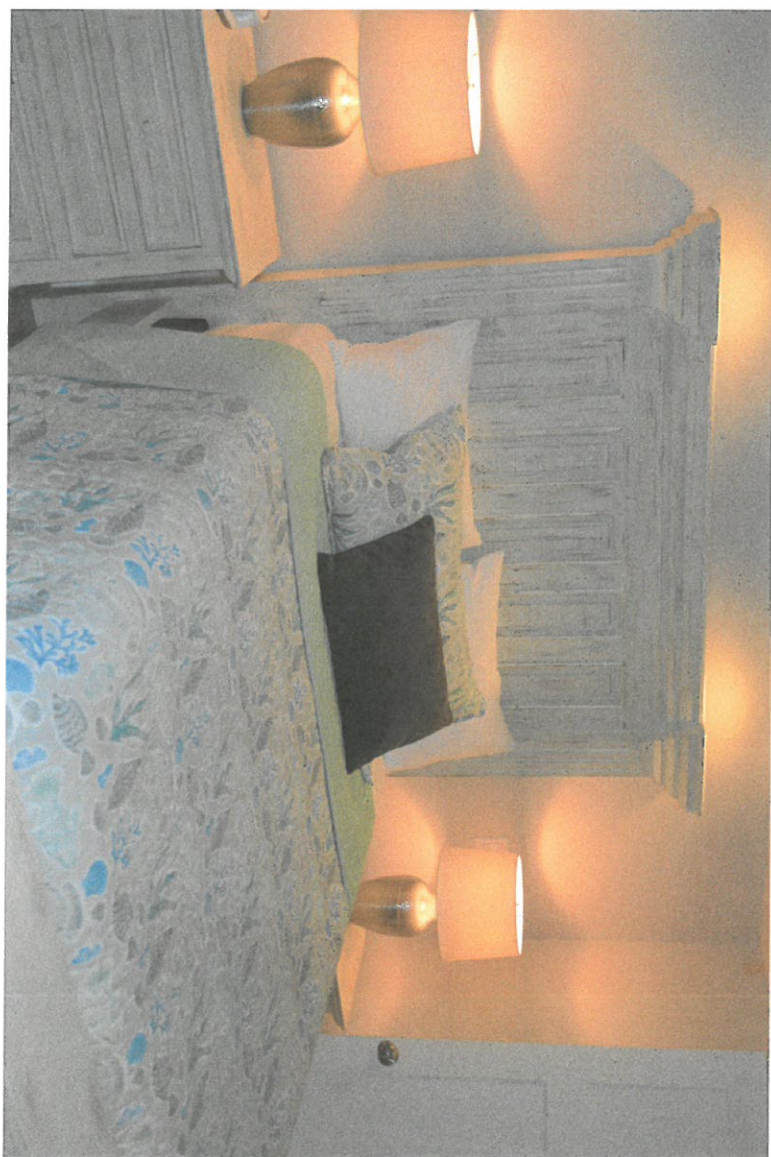
Developed by
 **Schneider**
GEOSPATIAL

Last Data Upload: 5/14/2019, 2:51:44 AM

Version 2.2.18







75 Pompano Zoning Map



75 Pompano Aerial Map



ParcelId	Address	Registered STR 2019
00-2S-22-0520-0000-0000	3191 SCENIC HWY 98	
00-2S-22-0520-0000-1020	3191 SCENIC HWY 98 E 102	
00-2S-22-0520-0000-1030	3191 SCENIC HWY 98 E 103	
00-2S-22-0520-0000-1040	3191 SCENIC HWY 98 E 104	
00-2S-22-0520-0000-1050	3191 SCENIC HWY 98 E 105	
00-2S-22-0520-0000-1060	3191 SCENIC HWY 98 E 106	
00-2S-22-0520-0000-1070	3191 SCENIC HWY 98 E 107	
00-2S-22-0520-0000-1080	3191 SCENIC HWY 98 E 108	
00-2S-22-0520-0000-1090	3191 SCENIC HWY 98 E 109	
00-2S-22-0520-0000-1100	3191 SCENIC HWY 98 E 110	
00-2S-22-0520-0000-1110	3191 SCENIC HWY 98 E 111	
00-2S-22-0520-0000-2010	3191 SCENIC HWY 98 E 201	
00-2S-22-0520-0000-2020	3191 SCENIC HWY 98 E 202	
00-2S-22-0520-0000-2030	3191 SCENIC HWY 98 E 203	
00-2S-22-0520-0000-2040	3191 SCENIC HWY 98 E 204	
00-2S-22-0520-0000-2050	3191 SCENIC HWY 98 E 205	
00-2S-22-0520-0000-2060	3191 SCENIC HWY 98 E 206	
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00-2S-22-0520-0000-2090	3191 SCENIC HWY 98 E 209	
00-2S-22-0520-0000-2100	3191 SCENIC HWY 98 E 210	
00-2S-22-0520-0000-2110	3191 SCENIC HWY 98 E 211	
00-2S-22-0520-0000-2120	3191 SCENIC HWY 98 E 212	
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00-2S-22-0520-0000-2140	3191 SCENIC HWY 98 E 214	
00-2S-22-0520-0000-2150	3191 SCENIC HWY 98 E 215	
00-2S-22-0520-0000-3010	3191 SCENIC HWY 98 E 301	
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00-2S-22-0520-0000-3040	3191 SCENIC HWY 98 E 304	
00-2S-22-0520-0000-3050	3191 SCENIC HWY 98 E 305	
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00-2S-22-0520-0000-3070	3191 SCENIC HWY 98 E 307	
00-2S-22-0520-0000-3080	3191 SCENIC HWY 98 E 308	
00-2S-22-0520-0000-3090	3191 SCENIC HWY 98 E 309	
00-2S-22-0520-0000-3100	3191 SCENIC HWY 98 E 310	
00-2S-22-0520-0000-3110	3191 SCENIC HWY 98 E 311	
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00-2S-22-0520-0000-3130	3191 SCENIC HWY 98 E 313	
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00-2S-22-0580-0003-0140	4576 JOHN AVE	
00-2S-22-0580-0003-0180	65 TARPON ST	
00-2S-22-0580-0003-0190	63 TARPON ST	
00-2S-22-0580-0004-0100	68 TARPON ST	X
00-2S-22-0580-0004-0110	70 TARPON ST	X
00-2S-22-0580-0004-0120	72 TARPON ST	X
00-2S-22-0580-0004-0130	TARPIN ST	
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00-2S-22-0580-0004-0160	69 POMPANO ST	X
00-2S-22-0580-0004-0170	67 POMPANO ST	X

00-2S-22-0580-0005-0080	66 POMPANO ST	
00-2S-22-0580-0005-0090	68 POMPANO ST	
00-2S-22-0580-0005-012A	74 POMPANO ST	
00-2S-22-0580-0005-0130	4554 JOHN AVE	
00-2S-22-0580-0005-0140	77 COBIA ST	
00-2S-22-0580-0005-0180	67 COBIA ST	X
00-2S-22-0580-0005-0190	COBIA ST	
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00-2S-22-0580-0024-0030	84 POMPANO ST	
00-2S-22-0580-0024-0040	86 POMPANO ST	
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00-2S-22-0580-0025-0010	78 TARPON ST	X
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00-2S-22-0580-0025-0170	85 POMPANO ST	
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00-2S-22-0580-0026-0170	83 TARPON ST	
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00-2S-22-0580-0004-0090	66 TARPON ST	X
00-2S-22-0580-0005-0120	4550 JOHN AVE	X
00-2S-22-0580-0005-0170	COBIA ST	
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