

East Pass Bridge Committee

WEDNESDAY, MAY 6, 2026

5:30 PM

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. February 4, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A. PZ-2026-48 35000 Emerald Coast Parkway Staff Report**
 - B. PZ-2026-57 21 Pine Ridge Trace Staff Report**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: June 3, 2026**

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 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 ANNEX CHAMBERS
WEDNESDAY, FEBRUARY 4, 2026
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:34 p.m., on Wednesday, February 4, 2026, at Destin City Hall Annex Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present:

Tom Weidenhamer
James Moomaw
Lance Johnson
Chatham Morgan

Absent:

Staff Present:

Kim Montgomery, Deputy City Clerk
Jesse Hernandez Senior Planner
Kim Kopp City Attorney

4. AGENDA APPROVAL:

Chairman Weidenhamer stated for the record that if there are no changes to be made to the agenda, that it was approved.

5. APPROVAL OF MINUTES: December 5, 2025 Meeting Minutes

Motion to approve the December 5, 2025 minutes as written was made by Chairman Weidenhamer with Board member Moomaw providing the second. Motion passed 5-0.

6. NEW BUSINESS:

➤ **Case No. PZ 2026-3 751 Harbor Boulevard – Variance Request**

Chairman Weidenhamer introduced the variance request for 751 Harbor Boulevard and recognized Mr. Hernandez for presentation.

Senior Planner Mr. Jesse Hernandez presented the application identified as PZ 2026-3. He explained that the subject property is located at 751 Harbor Boulevard, commonly known as the former Burger King site. The applicant, Wagner Property Group, LLC, is proposing to redevelop the property by demolishing the existing building and constructing a new 3,333-square-foot bank building to be operated as Chase Bank. The applicant is requesting a variance from the Land Development Code, Section 8.06.10.b, which provides that within the old Destin MMTD subarea, the number of vehicle parking spaces provided on-site shall not exceed the maximum and shall not be less than 80% of the minimum indicated in Table 8-6.

Additionally, the redevelopment plan includes 23 parking spaces, and under the Land Development Code Table 8-6, which governs parking allowances, the maximum number of parking spaces permitted for this use would be 13 spaces. Because the proposed bank falls under the category of finance and insurance-type businesses, the code limits parking to one space per 250 square feet of gross floor area, resulting in the 13-space maximum. Bohler Engineering FL, LLC, representing Wagner Property Group, was present remotely via Microsoft Teams for any questions the members may have for this hearing.

❖ **Variance Criteria Review**

Mr. Hernandez then covered the six criteria in the code for consideration by the Board:

1. Special conditions or circumstances peculiar to the land, structure, or building.

Mr. Hernandez explained that the applicant's request for additional parking was based on anticipated customer and employee demand. Mr. Hernandez noted that parking demand is a common consideration in the Town Center Mixed Use zoning district. The Board would need to determine whether the circumstances were sufficiently unique to the proposed small bank branch and its location.

2. Conditions not resulting from actions of the applicant.

Mr. Hernandez stated that the applicant's justification for the requested increase was to satisfy the needs of employees and customers. Mr. Hernandez again noted that parking concerns are not uncommon in the Town Center Mixed Use district.

3. Granting the variance would not confer special privileges.

Mr. Hernandez noted that there are several nonconforming properties in the Town Center Mixed Use zoning district that were permitted to exceed current parking maximums prior to adoption of the present code. Mr. Hernandez also advised that the City Council was currently considering an amendment to remove parking maximums in the Old Destin MMTD. It was further noted during the hearing that the ordinance had already passed first reading on Monday night but still required a second reading for final adoption.

4. Literal interpretation would deprive the applicant of rights commonly enjoyed by others and create unnecessary hardship.

Mr. Hernandez found that, because other properties already exceed the parking maximums as lawful nonconformities, there was not a clear, undue or unnecessary hardship distinct from others in the district.

5. **The variance requested is the minimum necessary.**

Mr. Hernandez stated that the applicant was seeking an increase from 13 spaces to 23 spaces to accommodate the anticipated operational needs of the site. Mr. Hernandez found that allowing additional parking would enable the applicant to make reasonable use of the property.

6. **Granting the variance would be in harmony with the general intent and purpose of the zoning ordinance and not be detrimental to public welfare.**

Mr. Hernandez indicated that the proposed increase in parking did not appear to be injurious to the surrounding area or detrimental to public welfare or public safety.

Mr. Hernandez concluded by stating that the request before the Board was to allow an increase in parking from 13 spaces to 23 spaces and advised that recommended motions are provided in the staff report for the Board's consideration.

Chairman Weidenhamer opened the hearing for public comment. With no one coming forward to speak, he closed the public portion of the hearing and called for a motion.

Agency member Johnson made the motion for the Board of Adjustment to approve Variance Request PZ 2026-3, allowing the applicant to provide 23 parking spaces instead of 13 on-site for the proposed 3,333-square-foot structure located at 751 Harbor Boulevard. Board member Moomaw provided the second. Board comment Johnson expressed support for seeing the property being redeveloped. With no further comment, chairman Weidenhamer called for the vote, the motion passed 4-0.

7. **ADJOURNMENT:**

There being no further business the meeting was adjourned at 5:46 p.m.

Adopted and approved this _____ day of _____ 2026.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: May 6, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.A.

TO: Board of Adjustment

THRU: Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Chris Rush, Planner

DATE: April 27, 2026

SUBJECT: PZ-2026-48 35000 Emerald Coast Parkway Staff Report

I. BACKGROUND:

First Security Bank Inc. is proposing to redevelop the site at 35000 Emerald Coast Parkway by demolishing the existing building and constructing a new 3,447 square-foot bank building with a drive-through facility. The redevelopment includes on-site parking and vehicular circulation to serve both the drive-through and walk-in customers. Based on the proposed site plan and the request detailed below, the applicant is seeking relief from the front setback requirement of 16' minimum to 26' maximum.

REQUEST:

Dean Burgis, President of ECAE, LLC, on behalf of First Security Bank Inc. is proposing to redevelop the site at 35000 Emerald Coast Parkway by demolishing the existing building and constructing a new 3,447 square-foot bank building with a drive-through facility. The applicant is seeking relief from *Land Development Code (LDC) Section 7.12.08.K.i*, which requires a front setback of 16' minimum to 26' maximum for building having a height of 40' or less.

The subject property is located at 35000 Emerald Coast Parkway, Destin FL, 32541 (00-2S-22-0000-0001-039A).

Applicant: ECAE, LLC. (on behalf of First Security National Bank, Inc.)

Agent: Dean A. F. Burgis, ECAE, LLC - President

Location: 35000 Emerald Coast Parkway, Destin FL, 32541

Size of Property: Approximately 1.06 acres (46,250.73 sq. ft.)

Current Zoning: Commercial General (CG)

Future Land Use Map Classification: Commercial General (CG)

Legal Notice: The legal notice for the proposed variance request was submitted for

publication in the Northwest Florida Daily News with publication dates of **April 26, 2026 and May 1, 2026.**

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

LDC Section 7.12.08.K.i

i. Front setback. For properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have a frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front shall be minimum of 30 feet.

II. DISCUSSION:

The proposed development is within the Commercial General (CG) zoning district and will be utilized by First Security Bank Inc. The subject property has two front setbacks since it fronts two streets, one along Highway 98 and the other along Crystal Beach Drive. The applicant is requesting relief from **LDC Section 7.12.08.K.i**, which provides front setback requirements of 16' minimum to 26' maximum for properties that do have direct road frontage along Highway 98.

Based on the site plan that has been submitted, the building is requested to be placed approximately 53' from the property line that fronts Crystal Beach Drive.

FINDINGS:

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

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

Applicant response:

The property is a corner lot, causing it to have two maximum setbacks. This forces the building into the corner of the lot. As a bank with a need for a drive-through, circulating around the building is necessary, but cannot be accomplished due to the setbacks.

Staff Findings:

The desire to provide a drive-through is a common consideration for commercial development within the CG and is not necessarily unique to the site. Additionally, there are other corner lots throughout this zoning district that would be held to the same setback requirements; however, they have not been slated for redevelopment. Therefore, Staff is not able to identify a special condition or circumstance on the property that is peculiar to the land.

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

Applicant response:

Access from Highway 98 is only one-way in by FDOT. This furthers the need for circulation around the building. Additionally, the fire department desires fire truck access around the building.

Staff Findings:

Florida Department of Transportation (FDOT) regulates access to and from state highways under Florida Statute 335.182 to ensure safety and mobility, which is outside the control of the applicant. Staff acknowledges that the applicant has submitted a Destin Fire Control District letter of support from Fire Marshall, Matt Taylor, to support the variance based on the ability for fire to access all sides of the building. However, Staff was not able to identify a special condition or circumstance on the property that is peculiar to the land, as previously stated.

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

Applicant Response:

The special need for circulation around the building coupled with one-way access by FDOT are unique characteristics that are not shared by other properties in the same zoning district.

Staff Findings:

All accessways (new or modifications) along Highway 98 must comply with all requirements of FDOT, which is not a unique characteristic for properties in the Commercial General zoning district. Granting this variance may provide the applicant with privileges denied to other properties within the same zoning district.

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

Applicant Response:

Application of the maximum setbacks along Crystal Lake Drive would severely inhibit customer circulation and parking access through the parking lot that is enjoyed by other properties.

Staff Findings:

There are several legal nonconforming properties that were previously permitted to have a larger setback than what is required within the current code. While the proposed plans do not comply with today's setback requirements, it would be consistent with the other developed properties within this zoning district.

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

Applicant Response:

The requested variance is the minimum that will allow for access while allowing convenient entry into the front of the building.

Staff Findings:

The land would be able to be used reasonably without any variance granted. However, the required setbacks may limit the size of the building, space available for the drive-through and for emergency access to all sides of the building, as stated by the Fire Control District.

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

Applicant Response:

The requested variance will actively improve public welfare by providing improved fire access to the building and more efficient circulation for the public.

Staff Findings:

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

PUBLIC COMMENTS:

To date, Staff has not received any public comment regarding this Variance Request.

A. Link to Strategic Goals / Objectives: N/A

B. Effect on Budget (EOB): N/A

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

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

First Security Bank Inc. is proposing to redevelop the site at 35000 Emerald Coast Parkway by demolishing the existing building and constructing a new 3,447 square-foot bank building with a drive-through facility. The applicant is requesting relief from ***LDC Section 7.12.08.K.i***, which requires a front setback of a minimum of 16' and a maximum front setback of 26' for properties that do have direct road frontage along Highway 98.

LDC Section 7.12.08.K.i

i. Front setback. For properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have a frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front shall be minimum of 30 feet.

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

IV. RECOMMENDED MOTION:

I move to that the Board of Adjustment deny the proposed variance request, PZ-2026-48.

ALTERNATIVE MOTIONS:

I move that the Board of Adjustment approve the proposed variance request, PZ-2026-48; OR I move that the Board of Adjustment approve the proposed variance request, PZ-2026-48, with the following conditions: _____.

Attachments:

1. Letter of Request
2. Proposed Site Plan
3. Fire Support
Letter_Variance Request
35000 Emerald Coast
Pkwy
4. Proof of Ownership
5. Agent Affidavit
6. Abutter Notice
7. Property Posting Affidavit
8. Property Posting Photo



ECAE, L.L.C.

Land Planning • Civil Engineering

2052 WEST COUNTY HIGHWAY 30A, R1 - 202
SANTA ROSA BEACH, FL 32459

March 11, 2026

City of Destin
Planning Division
Destin City Hall Annex
4100 Indian Bayou Trail
Destin, Florida 32541

Reference: **Variance Request – 3500 Emerald Coast Parkway, Destin
00-2S-22-0000-0001-039A (ECA# 25-013)**

ECAE, LLC. (ECA) is pleased to provide the following Letter of Request for the referenced parcel identification number. The property is located in Section 00, Township 2 South, Range 22 West in Okaloosa County, Florida. More specifically, the site is located at 3500 Emerald Coast Parkway at the southeast intersection of Emerald Coast Parkway (Highway 98) and Crystal Beach Drive. In the existing condition, the site is developed with a two-story office building and the associated driveway/parking lot. The owner is proposing to demolish the existing building and rebuild the structure for use as a bank building with an associated attached drive-thru service area. The request is for variance from the 20-foot maximum setback from the Crystal Beach Drive right-of-way.

The property is a corner lot, causing it to have two maximum setbacks. This forces the building into the corner of the lot. Circulation around the building is necessary for the drive-thru service but can not be accomplished due to the setbacks. Access from Highway 98 is only one-way in per Florida Department of Transportation. This furthers the need for circulation around the building. Additionally, the Fire Department desires fire access around the building.

The requested variance is the minimum that will allow for access while allowing convenient entry to the front of the building. The requested variance will improve public welfare by providing improved fire access to the building and more efficient circulation for the bank.

ECA appreciates your review of this Letter of Request for the variance. Please contact us with any questions or comments regarding this project.

Sincerely,

ECAE, LLC.

Dean A. F. Burgis, P.E.
President

Destin Fire Control District

848 Airport Road – Destin, Florida 32541
Telephone (850) 837-8413 Fax (850) 837-6715



Chief Kevin Sasser

April 14, 2026

City of Destin
Planning Division
Destin City Hall Annex
4100 Indian Bayou Trail
Destin, Florida 32541

Reference: **Variance Request – 35000 Emerald Coast Parkway, Destin**
Parcel Identification Number: 00-2S-22-0000-0001-039A

Destin Fire has reviewed the Variance Request for the property at 35000 Emerald Coast Parkway in the southeast corner of the intersection of Emerald Coast Parkway (Highway 98) and Crystal Beach Drive. In the existing condition, the site is developed with a two-story office building and the associated driveway/parking lot. The owner is proposing to demolish the existing building and rebuild the structure for use as a bank building with an associated attached drive-thru service area. The request is for variance from the 20-foot maximum setback from the Crystal Beach Drive right-of-way.

The property is a corner lot, causing it to have two maximum setbacks. This forces the building into the corner of the lot. The Destin Fire Control District would support the ability for fire access to all sides of the building. Accordingly, we support the request for variance.

Sincerely,



Matt Taylor, Fire Marshal
Destin Fire Control District



**A Heart Ready
Community**



**An Advanced Life
Support Service**

Prepared by and return to:
William L. Ketchersid
Attorney at Law
Ketchersid Land & Title, LLC
4014 Commons Dr W Ste 100
Destin, FL 32541
850-424-3618
File Number: FSB-SAVA

DC MNichols
Brad E Embry Clerk of Circuit Court Okaloosa County, FL

Parcel Identification No. 00-2S-22-0000-0001-039A

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F S)

This Indenture made this 7th day of April, 2025 between SAVA Properties, a Florida general partnership whose post office address is 506 Hwy 98 E, Destin, FL 32541 of the County of Okaloosa, State of Florida, grantor*, and First Security Bank, Inc., a Florida foreign corporation whose post office address is 314 N. Spring Street, Searcy, AR 72143 of the County of White, State of Arkansas, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okaloosa County, Florida, to-wit:

Commence at the Northwest Corner of Block 35, Crystal Beach Subdivision as recorded in Plat Book 1, Page 17, Official Records of Okaloosa County, Florida; thence N08°33'01"E along the East Right-of-Way of Northerly Continuation of Eighth Street (75' R/W) a distance of 949.32 feet to the Point of Beginning; thence continue N08°33'01"E along said Northerly Continuation of Eighth Street (75' R/W) a distance of 231.25 feet to the Southerly R/W of State Road 30 (Hwy 98) and a point on a curve concave to the Southeast having a radius of 3719.72 feet and a central angle of 2°54'11"; thence Northeasterly along said curve a distance of 188.47 feet (Chord Bearing N87°34'13"E, Chord Distance 188.45 feet); thence S08°33'01"W a distance of 267.14 feet; thence N81°26'59"W a distance of 185.00 feet to the Point of Beginning.

Bearing based on R/W of Eighth Street by D.O.T. Bearing of N08°33'01"E. All lying in Okaloosa County, Florida.

Parcel ID: 00-2S-22-0000-0001-039A

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

SAVA Properties, a Florida general partnership

By: [Signature]
William W. Abbott, Jr., Managing General Partner

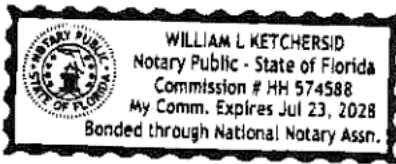
[Signature]
Witness Signature
William L. Ketchersid
4014 Commons Dr W, Ste 100, Destin, FL 32541

[Signature]
Witness Signature
Colin T. Ainsworth
4014 Commons Dr W, Ste 100, Destin, FL 32541

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2025 by William W. Abbott, Jr., Managing General Partner on behalf of SAVA Properties, a Florida general partnership. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public, State of Florida

Printed Name: William L. Ketchersid

My Commission Expires: July 23, 2028

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Brett Wilson, Market President ^{First Security Bank.} am presently the owner and/or leaseholder at 00-2S-22-0000-0001-039A, and desiring

to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Dean Burgis/ECAE, LLC whose address is 2052 W Co Hwy 30A, Unit R1-202, Santa Rosa Beach, County of Walton, State of Florida,

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: Variance Request and proposed development order for the parcel identified above.

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."

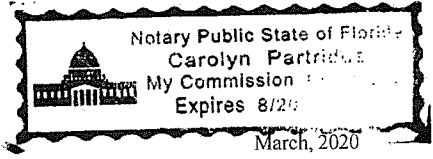
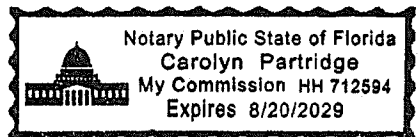
OWNER
[Signature]
Signature
Brett Wilson
Printed Name

STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of march, 2026, by _____ (name of person acknowledging)

[Signature]
Signature of Notary
Carolyn Partridge
Printed Name of Notary or Seal

Personally known OR Produced Identification _____
Type of Identification Produced _____





Community Development Planning and Zoning Division

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

April 2, 2026

**Subject: Notification of Development Project: 35000 Emerald Coast Parkway;
Variance Request—20 Foot Maximum Setback
City of Destin Project Number: PZ-2026-48**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Variance. As an 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 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.

Name of Owner: First Security Bank

Name of Agent: Dean Burgis of ECAE, LLC

Address of Project: 35000 Emerald Coast Parkway

Parcel ID Number: 00-2S-22-0000-0001-039A

Project Description: This is an application for a variance from **Land Development Code (LDC) Section 7.12.08**, which requires a maximum front setback of twenty feet (20'). The applicant is seeking relief from the maximum front setback of twenty feet (20') to allow for a drive-thru service area for the bank.

Location Map: Please refer to the back of this letter.

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,

Christopher Rush



Christopher Rush
Planner

Cc: Tina Deater, Community Development Director
Planning Division
Project File

**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: Dean Burgis/ECAE, LLC,

the owner and/or authorized agent of the following described property: 35000 Emerald Coast Parkway, Destin

Parcel ID: 00-2S-22-0000-0001-039A -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

DEAN AF BURGIS
Printed Name of Owner/Agent

STATE OF Florida

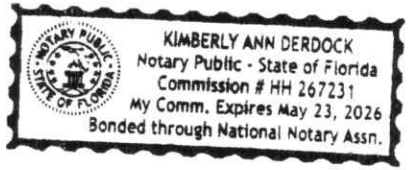
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization , this 7th day of April, 2026.

By: Kimberly Ann Derdock
(Print name)

Personally known OR Produced Identification

Kimberly Ann Derdock Seal:
Notary Signature



City of Destin

Public Notice

for

Proposed Development VARIANCE

PROJECT PZ-2026-48

Authorized Agent: ECAE, L.L.C.

Agent's Phone Number:

850-267-0473

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

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: May 6, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.B.

TO: Board of Adjustment

THRU: Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Chris Rush, Planner

DATE: April 29, 2026

SUBJECT: PZ-2026-57 21 Pine Ridge Trace Staff Report

I. BACKGROUND:

Mr. Craig Schultz is seeking relief from ***Land Development Code (LDC) Section 7.12.08, Table 7-3***, which requires a front setback of 20 feet for properties within the Medium Density Residential-Village (MDR-V) zoning district. The subject property is a corner lot, and per the City's definition of front yard (provided below) and the governing plat, it is required to provide two front setbacks.

Yard, front: A yard extending between side lot lines across the front of a lot adjoining a public street. In the case of through lots and corner lots, front yards shall be those adjoining both streets, except as allowed by the Land Development Code.

II. DISCUSSION:

As previously stated, Mr. Craig Schultz is seeking relief from ***Land Development Code (LDC) Section 7.12.08, Table 7-3***, which requires a front setback of 20 feet. The applicant is requesting a reduction of the front setback along Trail Court to 13 feet.

The subject property is located at 21 Pine Ridge Trace, Destin FL 32541 (00-2S-22-2077-000A-0020).

Applicant: Craig Schultz

Location: 21 Pine Ridge Trace, Destin FL 32541

Size of Property: Approximately 0.16 acres (6969.60 sq. ft.)

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

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

Legal Notice: The legal notice for the proposed variance request was submitted for

publication in the Northwest Florida Daily News with publication dates of **April 26, 2026 and May 1, 2026.**

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

LDC Section 17.12.08 Dimensional Requirements

Dimensional requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

<i>MDR-V</i>	<i>Front 20</i>	<i>Side 7.5*</i>	<i>Rear 10</i>
--------------	------------------------	------------------	----------------

** It should be noted that the governing plat for this property (A Resubdivision of a Portion of Pine Ridge Trace) prescribes a 5' side setback on the southern property line and a 10' rear setback on the western property line).*

FINDINGS:

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

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

Applicant response:

As can be seen from the survey and drawings included with this application, the subject property is bounded on the front by Pine Ridge Trace and bounded on the north side by the Pine Ridge Trace cul-de-sac. Because of the cul-de-sac to the north, the LDC requires the side yard setback on the north side of the home to be 20 feet from the property line. Per our survey, the home is currently 21.3 feet from the north property line. The addition requested by the applicant would reduce this setback to approximately 12 feet. The subject property is uniquely constrained because it is bounded by the cul-de-sac to the north, which triggers a 20-foot setback and reduces the build able area for a home on the subject property in a manner not shared by normal interior lots without a cul-de-sac boundary. Homes without a street on one side of the property and a cul-de-sac on another side of a property are permitted 7.5 foot or less side yard setbacks. Thus, the 20 foot side yard setback is peculiar to the subject property and not shared by a vast majority of other single family lots in the same zoning district. These site-specific boundary conditions constitute the type of parcel-specific circumstances that the Destin LDC and Florida law contemplates when it requires an exceptional and unique hardship tied to the particular parcel.

Staff Findings:

The Applicant has not identified, or provided Staff with any evidence of, any special circumstances existing on site which are not applicable to other properties in the zoning district. Staff has identified two other corner properties in the direct vicinity of this property that were created by the same plat and are required to

provide two front setbacks of 20' (99 Cord Place and 89 Pine Ridge Trace).

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

Applicant response:

The subject property is a lot created by the Pine Ridge Trace Plat, which was recorded in February, 1990, in Plat Book 12, page 14 of the public records of Okaloosa County, Florida. The existing home was built on the subject property in 1990 according to the Okaloosa County Property Appraiser's website. The applicant purchased the subject property in April, 1996. The applicant has not made any previous improvements which encroached on or affected the setbacks on the subject property. The special conditions in this case were not the result of any actions by the applicant.

Staff Findings:

As noted earlier in this staff report, Staff nor the applicant has identified any special circumstance existing on site, as there are other corner lot properties within the same platted area that provided two twenty foot frontages.

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

Applicant Response:

The applicant is proposing to maintain a 10-13 foot setback on the north side of the subject property which exceeds the side yard setback requirements for other one story homes in the MDR-V zoning district. The requested variance will not confer any special privilege on the applicant not already enjoyed by a vast majority of other owners in the district, i.e. those without a cul-de-sac and a road on two separate sides of the property

Staff Findings:

The Applicant response indicates that the proposed project encroaches on the side setback, but rather, the proposed project would encroach on the front setback. As previously mentioned, there are other properties within the same zoning district that are subject to providing two front yard setbacks of 20 feet. Granting this variance would place a special privilege denied by current *LDC Section 7.12.08*.

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

Applicant Response:

Per the enclosed survey, the subject property is approximately 54.34 feet wide at rear of the property, which is along the western property line, and narrows as it goes east toward the front of the home. The north setback along the cul-de-sac is 20 feet and the setback on the south of the home is approximately 5 feet. Under a literal interpretation of the zoning ordinance, a home on the subject property may only be approximately 29 feet wide. A similar lot without a cul-de-sac boundary with a

single story home would have side yard setbacks at 7.5 feet at the most, meaning that the build able area width would be approximately 40 feet instead of 29 feet. The applicant wants to make a modest addition to this home but cannot within the building footprint required by a literal interpretation of the regulations, which works an unnecessary and undue hardship on the applicant.

Staff Findings:

The literal interpretation of the City's Land Development Code is not depriving the applicant of any rights or privileges afforded to other property in the same district.

As previously mentioned, there are other properties within the same zoning district that are subject to providing two front yard setbacks of 20 feet. The applicant is correct in noting that the homebuilder has maximized the buildable area of the lot by constructing the residence to the required building setback lines; however, it should be noted that the City recently vacated the Environmental Preservation Area located directly west of this property, which was approximately thirty feet (30') wide and a portion of the vacated area was granted to this lot. The homeowner has the ability to build an addition on the western side of his home, provided that all requirements of the LDC were met.

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

Applicant Response:

The variance requested is the minimum variance that would permit the applicant to make the reasonable proposed modest addition to his home. The applicant has two growing children and the addition will provide an additional bedroom, storage and usable space for a growing family. The proposed variance does not impact any underground utilities in the area.

Staff Findings:

The property is already being reasonably used as allowed by the LDC, as a single-family dwelling. As previously stated, the property owner could potentially construct an addition on the western portion of the property, provided all LDC requirements were met.

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

Applicant Response:

The proposed addition will remain residential in nature and will not introduce a use inconsistent with the zoning scheme, and that the encroachment will not alter the essential character of the neighborhood or interfere with the zoning plan and will be in harmony with the general intent and purpose of the MDR-V zoning category. Granting the variance will not be contrary to the public interest because the request is limited to a setback encroachment on a lot constrained by a cul-de-sac boundary, and the addition being designed to eliminate or minimize adverse impacts on adjacent properties and the streetscape.

Staff Findings:

The granting of the variance would appear to be in harmony with the general intent

and purpose of the code and does not pose a concern for public welfare.

PUBLIC COMMENTS:

To date, Staff has not received any public comment regarding this Variance Request.

A. **Link to Strategic Goals / Objectives:** N/A

B. **Effect on Budget (EOB):** N/A

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

D. **Legislative Sponsor:**

E. **Business Impact Statement:**

III. CONCLUSION:

The applicant is requesting relief from *Land Development Code (LDC) Section 7.12.08, Table 7-3*, which requires a front setback of 20 feet. The applicant is requesting a reduction of the front setback along Trail Court to 13 feet.

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

IV. RECOMMENDED MOTION:

I move that the Board of Adjustment deny the proposed variance request, PZ-2026-57.

ALTERNATIVE MOTIONS:

I move that the Board of Adjustment approve the proposed variance request, PZ-2026-57; OR I move that the Board of Adjustment approve the proposed variance request, PZ-2026-57 with the following conditions: _____.

Attachments:

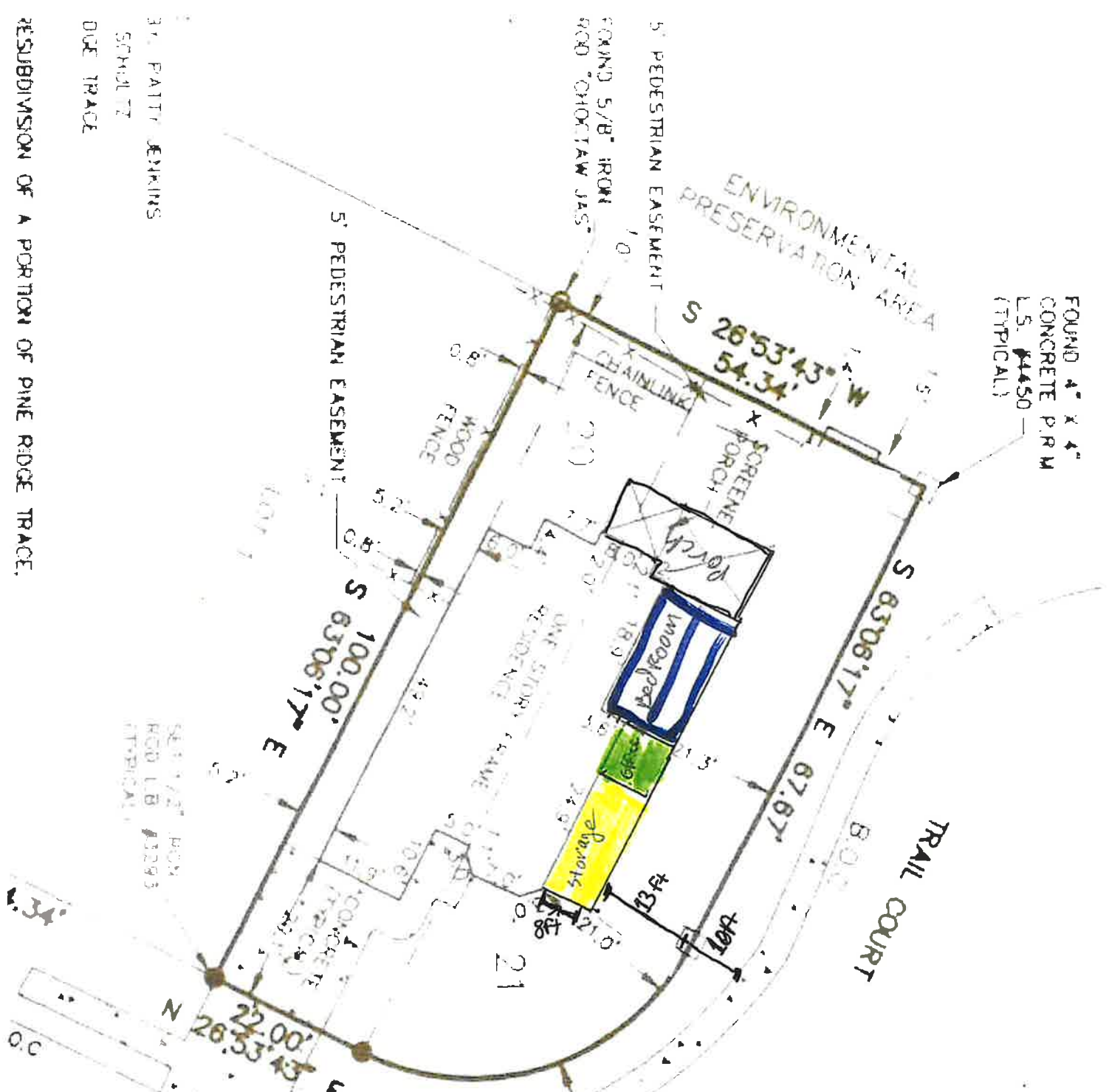
1. Letter of Request
2. Proposed Site Plan
3. Proof of Ownership
4. Abutter Notice
5. Property Posting Affidavit
6. Property Posting Photo

I Craig Schultz am asking for a variance to my property of 8th from the edge of my house towards the property line. We are looking at adding along the North side of the house along the Dead End Cul-De-Sac. The additions will be a small storage for electric bikes and water sport equipment as well as a Office and additional Bedroom.

In addition to giving my family more room to live in it will also increase the property value of the land. This in turn will raise the taxes that the city will collect in the future.

Thank you for your time

Craig Schultz



311. PATTY JENKINS
 SCHOOL T2
 DOE TRACE

RESUBDIVISION OF A PORTION OF PINE RIDGE TRACE.

General Idea
 adding on Additional storage
 a Office space
 a third Bedroom
 a extension of the screened in Porch.

8ft from well towards North
 Bondry on Trail court.
 13ft and a few inches from NE W side
 of the house to Land marker.
 10ft from Marker to Asphalt.

△	=	90°00'00"
R	=	32.33'
L	=	50.78'

Prepared By:
Mr. Craig M Schultz
21 Pine Ridge Trce
Destin, Florida 32541

After Recording Return To:
Craig M Schultz
21 Pine Ridge Trce
Destin, Florida 32541

)
)
) File #: 3717770 10/21/2024 04:34 PM
) Fees: \$27.00
)
) DC HHudgens
) JD Peacock II Clerk of Circuit Court Okaloosa County, FL
)
)
) **TAX PARCEL ID #:**
00-2S-22-2077-00A-0020

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Craig M Schultz ("*Grantor*") , whose address is 21 Pine Ridge Trce, Destin, Florida 32541, and Mrs. Donna L Schultz ("*Grantor*"), whose address is 414 Evergreen Dr, Destin, Florida 32541, hereby **REMISE, RELEASE AND FOREVER QUITCLAIM TO** Mr. Craig M Schultz ("*Grantee*") and Mrs. Niu Ge ("*Grantee*") , a married couple, whose address is 21 Pine Ridge Trce, Destin, Florida 32541, all right, title, interest and claim to the following real estate property located at 21 Pine Ridge Trce in the City/Township of Destin, located in the County of Okaloosa and State of Florida and ZIP code of 32541, to-wit:

Property having Lot No. 2, with the Section No. A, and having the following description: Pine Ridge Trace RE/SUB PB 12 PG 14 LOT 2 BLK A.

FOR VALUABLE CONSIDERATION, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 10/14/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Craig Schultz

(Grantor's or Authorized Representative's Signature)

Craig M Schultz

Donna L Schultz

(Grantor's or Authorized Representative's Signature)

Donna L Schultz

Craig Schultz

(Grantee's or Authorized Representative's Signature)

Craig M Schultz

Niu Ge

(Grantee's or Authorized Representative's Signature)

Signed in our presence:

Maya Edwards

(Witness #1 Signature)

Maya Edwards

(FIRST WITNESS NAME TYPED)

Jamie M.

(Witness #2 Signature)

Jamie McMahon

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Craig M Schultz and Mrs. Niu Ge
21 Pine Ridge Trce
Destin, Florida 32541

Grantor's Address:

Mr. Craig M Schultz
21 Pine Ridge Trce
Destin, Florida 32541

Mrs. Donna L Schultz
414 Evergreen Dr
Destin, Florida 32541

Mail Subsequent Tax Bills To:

Craig M Schultz
21 Pine Ridge Trce
Destin, Florida 32541

STATE OF FLORIDA

)

) SS.

COUNTY OF OKALOOSA

)

The foregoing Quit Claim Deed was acknowledged before me on 10/21/2024 by Mr. Craig M Schultz and Mrs. Donna L Schultz, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

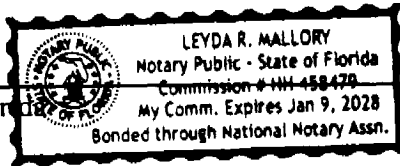
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Leyda R. Mallory

(Signature of Notary)

Leyda R. Mallory
(Printed Notary Name) Okaloosa, Florida



My Commission expires: _____



Community Development Planning and Zoning Division

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

April 17, 2026

**Subject: Notification of Development: 21 Pine Ridge Trace
Variance – Front Setback from 20’ to 13’
City of Destin Project Number: PZ-2026-57**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a variance. As an 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 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.

Name of Owner: Craig Schultz

Address of Project: 21 Pine Ridge Trace

Parcel ID Number: 00-2S-22-2077-000A-0020

Project Description: The applicant requests a variance of the front setback from 20 feet to 13 feet on the north side of the subject property.

Location Map: Please refer to the back of this letter.

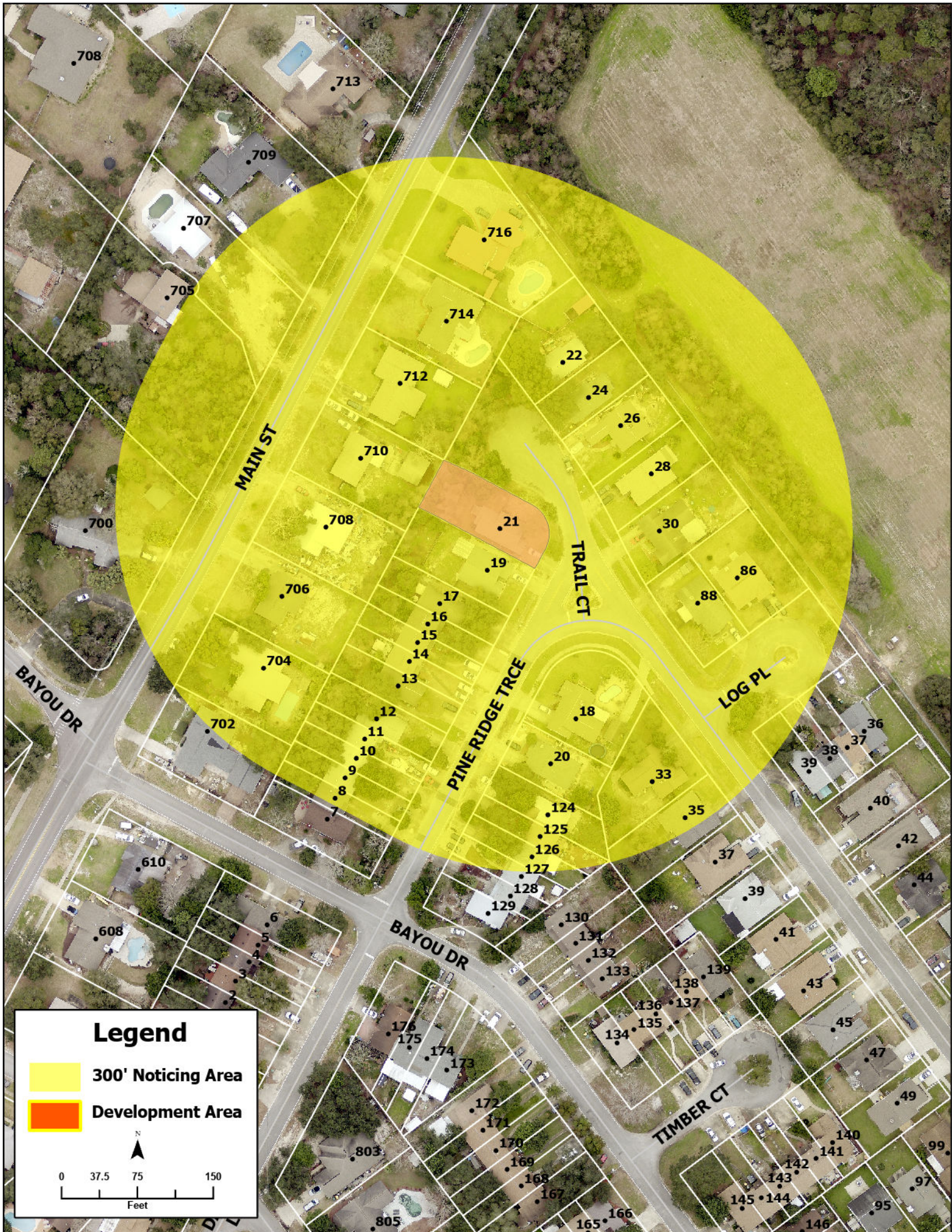
Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: <http://www.cityofdestin.com/forms.aspx?fid=121>

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

Sincerely,

Christopher Rush

Christopher Rush
Planner



**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: Craig Schultz,
the owner and/or authorized agent of the following described property: 21 Pine Ridge Trace
Destin FL 32541 -who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the development activity, city project number, and authorized agent and phone number.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days from the date of the City's Completeness Letter.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the City's Planning Division no later than seven (7) working days from the posting of the sign.

I have completed the said requirements as described in the City of Destin Land Development Code.

Craig Schultz
Signed Name of Owner/Agent
Craig Schultz
Printed Name of Owner/Agent

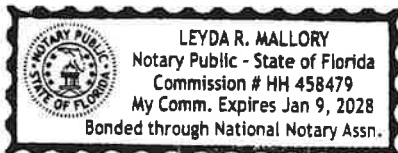
STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
2, this 20th day of April, 2020

By: Craig Schultz
(Print name)

Personally known OR Produced Identification

Leyda R. Mallory Seal:
Notary Signature



City of Destin
Public Notice
for
Proposed Development

Variance
Project 2026-57

Craig Schultz
850-974-1516

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