**AGENDA**
**LOCA PLANNING AGENCY**
**THURSDAY, DECEMBER 12, 2019**
**5:30 PM**
**DESTIN CITY HALL BOARDROOM**

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
   - **A. November 11, 2019 Local Planning Agency Minutes**
4. **NEW BUSINESS**
   - **A. Evaluation and Appraisal Report - Traci Goodhart**
5. **DIRECTOR'S REPORT**
6. **NEXT MEETING DATE: TBD**
7. **ADJOURNMENT**

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

**MINUTES**
**LOCAL PLANNING AGENCY**
**NOVEMBER 21, 2019 - 5:30 P.M.**
**DESTIN CITY HALL BOARDROOM**

## 1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency meeting to order on Thursday, November 21, 2019 at 5:30 p.m., in the Destin City Hall Boardroom; followed by the Pledge of Allegiance.

## 2. ROLL CALL:

| ***Members Present*** | ***Member Absent*** | ***Staff Members Present*** |
|---|---|---|
| James T. Wood, Jr. | Corey Ledbetter | Kim Montgomery, Deputy City Clerk |
| Darryl Shelton | | Lauren Witt, Planning Manager |
| | | Samantha Brisolara, Planner |
| Jason Klosterman | | Kyle Bauman, City Attorney |
| Don David | | Kimberly Kopp, Land Use Attorney |
| Kevin Schmidt | | |

## 3. APPROVAL OF MINUTES:

A. October 17, 2019

**Agency member Klosterman moved for approval of minutes of October 17, 2019 meeting; seconded by Agency member Shelton. Motion passed 5-0. Agency member Schmidt was absent.**

## 4. NEW BUSINESS:

A. A public hearing regarding Ordinance No. 19-34-LC relating to changes to the Zoning Map, which changes the zoning of one (1) parcel from Residential, Office Institutional-Tourist Development (ROI-TD) to Commercial General (CG). The proposed Ordinance title is as follows:

The City Attorney read the title of Ordinance 19-34-LC into the record.

**ORDINANCE NO. 19-34-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2 ZONING MAPS TO**

**INCLUDE A CHANGE IN THE ZONING DESIGNATION OF THE PROPERTY DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM RESIDENTIAL, OFFICE AND INSTITUTIONAL-TOURIST DEVELOPMENT (ROI-TD) TO COMMERCIAL GENERAL (CG); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mrs. Kopp explained this is the last ordinance to rezone Area 15 on the Official Zoning Map to be consistent with the Future Land Use Map.

Mr. Zunguze added that the area will now be governed by the new Commercial General Zoning District.

The Chairman opened the public, with no one coming forward he closed the public and asked for a motion.

**Agency member Shelton moved to recommend City Council adopt Ordinance 19-34-LC, with Agency member Schmidt providing the second. A roll call vote of 5-0 was taken and the motion passed.**

B. A public hearing regarding Ordinance No. 19-35-LC relating to changes to the Zoning Map, which changes the zoning of one (1) parcel from Bay Estates (BE) to Recreation (REC). The proposed Ordinance title is as follows:

The City Attorney read the title of Ordinance 19-34-LC into the record.

**ORDINANCE NO. 19-35-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2 ZONING MAPS TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF THE PARCEL DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM BAY ESTATES (BE) TO RECREATION (REC); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS**

**OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mrs. Kopp explained the nature of the Ordinance is to rezone the cement plant property next to Joe's Bayou Boat Ramps to Recreation from Bay Estates so that it can be used as a park like the surrounding properties.

Agency member Klosterman asked staff if they know what the plans are for the property.

According to Mrs. Kopp, the actual plans for the use of the property are still not certain and this Ordinance is just strictly to rezone the property so the land can be consistent for a park; regardless of the type of recreation use.

The Chairman opened the public, with no one coming forward he closed the public and asked for comments from the members or a motion.

Agency member Shelton stated that he was under the impression that the entire area between 820 and 860 was already zoned Recreation. According to Mrs. Witt, the city already owns that portion and it's zoned Recreation.

**Agency member Shmidt moved to recommend City Council adopt Ordinance 19-35-LC, with Agency member Shelton providing the second. A roll call vote of 5-0 was taken and the motion passed.**

C. A public hearing regarding Ordinance No. 19-36-LC relating to the creation of a "lot split" procedure, which is an addition to the subdivision of land procedures as laid out in Article 2 of the Land Development code. The proposed Ordinance title is as follows:

The City Attorney read the title of Ordinance 19-36-LC into the record.

**ORDINANCE NO. 19-36-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 2 OF THE LAND DEVELOPMENT CODE; PROVIDING PROCEDURES FOR LOT SPLITS; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING**

**PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mrs. Kopp explained that this ordinance is a customer service friendly ordinance where the code has been rather cumbersome for simple lot splits. She did note that there is a change that staff has determined that should be made prior to this ordinance going to the City Council level and that being on page 2 of 3 in section 2.19.05. Lot Splits, at the top that reads, "The City Council may be Resolution, at a public hearing may grant waivers from the platting requirements of this chapter the divisions of land that constitute a lot split." And noted that staff would actually want that to be done at the Community Development Level, under the Department Directors purview, so staff proposes allowing lot splits at staff level it would be more sufficient for the applicant to not have to go through the process of getting scheduled on a Council agenda. Adding that major subdivisions would still have to go through that process for Council's approval. So, the change to the wording would cross out ~~**City Council**~~ and replace it with ***Staff may,*** to read," *Staff may by resolution at a public hearing grant waivers from the platting requirements of this chapter for division of land that constitute a lot split." As well as at the bottom of the page cross out the word* ~~***approval***~~ *to read, "Upon determination by the Community Development Director, the lot split by resolution of the City Council, the resolution shall be duly recorded in the public records of Okaloosa County and recorded on the appropriate city maps and documents.*

Agency member David asked if this would allow someone to come in and split a lot in half, then come in again and split those two lots again to effectively go from one lot down to four smaller lots. According to Mr. Zunguze, as long as the requirements of the Code and the zoning district are met, there should not be any issues.

The Land Use Attorney also pointed out a change to 2.19.05 B. b. to change Twelve (12) copied down to Three (3).

The Chairman opened the public portion of the hearing, having no one in the public, he closed the public hearing.

**Chairman Wood moved to recommend City Council adopt ordinance 19-36-LC with the recommended changes by the Land Use Attorney with Agency member Shelton providing the second. The motion passed with a 5-0 vote.**

D. A public hearing regarding Ordinance No. 19-37-LC amending relating to the consolidation of the Residential, Office, Institutional – General Development (ROI-GD) and Residential, Office, Institutional – Village Residential (ROI-VR) zoning districts. The proposed Ordinance title is as follows:

The City Attorney read the title of Ordinance 19-37-LC into the record.

**ORDINANCE NO. 19-37-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 7 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE RESIDENTIAL, OFFICE AND INSTITUTIONAL-GENERAL DEVELOPMENT ZONING DISTRICT (ROI-GD) AND CONSOLIDATE IT WITH THE RESIDENTIAL, OFFICE AND INSTITUTIONAL-VILLAGE RESIDENTIAL ZONING DISTRICT (ROI-VR); AND TABLE 7-3 SCHEDULE OF DIMENSIONAL REQUIREMENTS PROVIDING FOR; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

According to Mrs. Witt, last month when staff presented them with Ordinance 19-28-LC which amended Table 7-3 to remove ROI-GD from the Zoning District. However, as a result, ROI-VR permits nonresidential uses as conditional uses and was not the intent. So, this ordinance, further amends Table 7-3 to include dimensional requirements for non-residential uses in the ROI-VR zoning district.

The Chairman opened the public portion of the hearing, having no one in the public, he closed the public hearing.

**Agency member Schmidt made the motion to recommend City Council adopt Ordinance 19-37-LC with Agency member Klosterman providing the second. The motion passed with a 5-0 vote.**

E. A public hearing regarding Ordinance No. 19-38-LC relating to the use of wheeled vehicles on public and private areas of the beach, which amends Section 11.08.02 of the Land Development Code. The proposed Ordinance title is as follows:

The City Attorney read the title of Ordinance 19-38-LC into the record.

**ORDINANCE NO. 19-38-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO THE USE OF WHEELED VEHICLES ON PUBLIC AND PRIVATE AREAS OF THE**

**BEACH; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AN AMENDMENT TO ARTICLE 11 OF THE LAND DEVELOPMENT CODE PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mrs. Kopp explained this ordinance is a housekeeping ordinance that was previously passed. Adding that staff inadvertently added a condition that Council had not approved regarding the maximum of three vehicles allowed on the beach. Therefore, what they are asking is to approve the added condition that wheeled vehicles are allowed by each beach vendor be allowed additional vehicles, one per location, with a maximum of three.

The Chairman stated that he has already asked about the vendors that have more than three locations and staff's response was three is the maximum allowed and they will have to spread the three between their locations.

The Chairman opened the public portion of the hearing, having no one in the public, he closed the public hearing.

**Agency member Shelton made the motion that City Council approve Ordinance 19-38-LC with Agency member David providing the second.**

Agency member Schmidt asked for clarification on the time restrictions meaning that wheeled vehicles would not be allowed on the beach from 5:01 PM to 9:00 AM CST.

According to Mrs. Kopp, that is correct unless the times are suspended because of some type of emergency.

The Chairman asked when do vendors start removing their chairs off the beach. According to Mr. Forgione, they normally start at 4PM and have them all removed by 5PM.

Mrs. Kopp added those times were worked out and agreed upon to help both the vendors and the sea turtles.

**The motion passed with a 5-0 vote.**

**5. DIRECTOR'S REPORT: None**

- **Civic Clerk Meeting Material Distribution**
- **Upcoming Ordinances**

**6. NEXT MEETING DATE: December 12, 2019 @ 5:30 p.m.**

**7. ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 5:15 p.m.

Adopted and approved this _____ day of _____ 2019.

_____ _____

James Wood, Jr. Chairman Kim Montgomery, Destin City Clerk

**ITEM # _____**

**COMMUNITY DEVELOPMENT DEPARTMENT**

# AGENDA ITEM

**LOCAL PLANNING MEETING DATE:** December 12, 2019
**TYPE OF AGENDA ITEM: Staff Report and Recommendation**

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**TO:** Local Planning Agency

**THRU:** Louis Zunguze, Community Development Director
Lauren Witt, Principal Planner
Kimberly Kopp, Land Use Attorney

**FROM:** Traci Goodhart, Planner
Sam Brisolara, Planner

**DATE:** December 2, 2019

**SUBJECT:** State Required Evaluation and Appraisal of the Coastal Management Element (EAR)

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## I. BACKGROUND:

The State required that the City performs an Evaluation and Appraisal process periodically to evaluate its implementation of its Comprehensive Plan and to address State Updates and requirements.

Pursuant to the requirements of Chapter 163.3191, F.S., Evaluation and Appraisal of Comprehensive Plan, the City of Destin is required to amend the Coastal Management Element per requirements of Section 163.3178, F.S.

Timeline:

- February 14, 2019 – City submitted Letter of Notification to the State Department of Economic Opportunity (DEO)
- September – December 2019 – City Staff commenced review of current Coastal Management Element
- December 12, 2019 – Coastal Management Element Workshop with LPA
- January 16, 2020 – EAR documents brought before LPA for recommendation
- January 21, 2020 – LPA recommendations brought before City Council for consideration (First Reading)
- February 19, 2020 – City Council recommendations sent to the DEO for review
- State review period is 60 days, after which any State suggested changes or comments will be considered at the Second Reading

## II. DISCUSSION:

City Staff conducted a review of the Coastal Management Element per requirements of Section 163.3178, F.S. The review consisted of two parts:

- Evaluation and Appraisal of the Coastal Management Element
  - An evaluation of the City's current Coastal Management Policies
- Update per new Florida State Statutes
  - A review of new Florida State Statutes to be included in the City's Coastal Management Element.

## III. CONCLUSION:

Pursuant to the requirements of Chapter 163.3191, F.S., City Staff has conducted an evaluation and appraisal of the current Coastal Management Element and update per new Florida State Statues. The Evaluation and Appraisal (EAR) presentation outlines action taken by the City to support current Coastal Management Policies, and lists new, revised, or additional policy changes per state requirements.

Attachments:

a) Current Coastal Management Element
b) Evaluation and Appraisal of the Coastal Management Element
c) Update of the Coastal Management Element per new Florida State Statutes

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# CHAPTER 6: - COASTAL MANAGEMENT ELEMENT

**Editor's note—** Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 6 in its entirety to read as herein set out. Former chapter 6, pertained to similar subject matter. See Table of Amendments for complete derivation.

**(Reference 163.3177(6)(d), FS)**

**Introduction.** The Coastal Management Element focuses the City of Destin's (City's) resources to protect and enhance the coastal assets of the City. The emphasis is on achieving a balance between continuing growth, access to coastal amenities and preservation and enhancement of coastal resources.

This Element is supported by the Coastal Resources Data, Inventory, and Analysis (DIA) required pursuant to § 163.3177(6)(g) and § 163.3178, FS, and is based upon the data and analysis requirements pursuant to § 163.3177(6)(g) FS.

This element, as all others, is organized around a hierarchical series of topical Goals, Objectives, and Policies (GOPS). The Goals are broad and general, the objectives are specific and measurable, and policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

The major topics of this element include:

- Coastal Resource Protection.
- Coastal Waters Adverse Impact Mitigation.
- Coastal Shorelines.
- Shoreline Use and Public Access Prioritization.
- Land Use Controls and Construction Standards for Protecting the Natural Shoreline and Beach/Dune System.
- Coastal High Hazard Area Hazard Mitigation.
- Coastal High Hazard Area Public Infrastructure Subsidy Limitations.
- Coastal High Hazard Area Avoidance of Population Concentrations.
- Hurricane Evacuations.
- Post-Disaster Redevelopment.
- Access to Public Beach and Shoreline.
- Historic Resource Protection.
- Public Facility Level of Service Standards.

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- Intergovernmental Coordination within Coastal Area.
- Continuing Evaluation of Coastal management Element Effectiveness.

**GOAL 6-1: COASTAL MANAGEMENT. RESTRICT DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY COASTAL RESOURCES, PROTECT HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.**

**OBJECTIVE 6-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS.** Coastal resources, wetlands, water resources, living marine resources, coastal barrier and wildlife habitats, and other natural resources shall be protected, conserved, and enhanced through implementation of the following policies:

**Policy 6-1.1.1: Conserve Through Land Acquisition.** The City shall annually evaluate opportunities to acquire coastal lands and wetlands through state and/or federal conservation land acquisition grant programs.

**Policy 6-1.1.2: Protect Living Marine Resources, Coastal Wetlands, and Seagrass Beds.** Development shall not cause degradation of coastal wetland habitats and seagrass beds. The City shall accomplish this through implementation of site design and stormwater management facilities that prevent runoff from lowering water quality within Choctawhatchee Bay, Destin Harbor, the City's bayous, or the Gulf of Mexico below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C. Commercially operated marinas with in-water vessel storage shall be prohibited along Choctawhatchee Bay from Cobb's Point eastward to Indian Bayou. When evaluating sites for public boat launching facilities, the City will give highest priority to shoreline areas designated by the State Division of Aquaculture as prohibited for shellfish harvesting. Only after the City has determined that no sites are viable for public boat launch facilities within prohibited shellfish harvesting areas, shall consideration of other shoreline areas be considered.

**Policy 6-1.1.3: Protect Coastal and Estuarine Environmental Quality and the Shoreline.** The City shall not approve a development order until it has evaluated the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The applicant shall bear the burden of demonstrating that adverse impacts on natural resources of the coastal area will be prevented and that all applicable State and/or federal regulatory measures shall be or have been satisfied. The development review process shall involve all local, regional, State, and federal entities with jurisdictional authority. All development shall:

A. Protect fish and wildlife habitat.

B. Prevent degradation of water quality and estuaries.

C. Manage surface water run-off.

D. Protect living marine resources.

E. Reduce exposure to natural hazards.

F. Ensure adequate public access.

G. Preserve White Sands.

**Policy 6-1.1.4: Restrict Development in Wetlands.** Wetland jurisdictional determinations shall be consistent with those of the Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (USACE).

**Policy 6-1.1.5: Protect Estuarine Wetlands.** No development shall be allowed to fill wetlands connected to Choctawhatchee Bay, the Gulf of Mexico, or any of the City's bayous unless such

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development complies with state wetland protection standards and necessary permits are obtained from the respective agency.

**Policy 6-1.1.6: Reduce Commercial Land Use Impacts to Choctawhatchee Bay.** Water-dependent commercial land uses shall be oriented toward Destin Harbor and shoreline areas of Choctawhatchee Bay south of Joe's Bayou where shellfish harvesting is prohibited.

**Policy 6-1.1.7: Minimize Impacts of Outdoor Lighting in Coastal Areas.** Outdoor lighting along Gulf shoreline areas shall not adversely impact sea turtle nesting habitat during nesting season. The City shall continue to enforce the Outdoor lighting standards for the marine turtle conservation zone ordinance, which controls the use of outdoor lighting for development adjacent to Gulf shoreline areas.

**Policy 6-1.1.8: Enforce the Gulf Shoreline Protection Zone.** Within the Gulf Shoreline Protection Zone established under Policy 5-1.5.7, land shall be retained in its natural state except for permitted minor structures approved by the City and FDEP. Where minor structures are permitted by the FDEP or for beach access facilities, only the minimum amount of land necessary to accommodate and access the structures may be constructed upon but shall not exceed more than 10% of the land area within the Gulf Shoreline Protection Zone, whichever is less. For narrow parcels or lots used for beach access facilities or emergency access (i.e., dune crossovers), the affected land area within the Gulf Shoreline Protection Zone can exceed more than 10% of the land area within the Gulf Shoreline Protection Zone but the impacted area shall not exceed a width of 20 feet. All remaining lands within the Zone shall be preserved in natural vegetation. The City's seriously eroding coastal areas may be temporarily or permanently armored pursuant to conditions set forth in the City's Land Development Code which include:

- A permit for such armoring has been issued by FDEP, and any other applicable Federal and local requirements have been satisfied, or

- If such armoring is authorized by the City's adoption of an emergency resolution pursuant to FS § 161.085(3), and any other applicable Federal, State and local requirements have been satisfied.

**Policy 6-1.1.9: Support the Artificial Reef Program.** The City shall continue to support artificial reef programs sponsored by the State and County that create habitat for aquatic species and/or protect Gulf beaches from soil erosion. The City shall continue to monitor the activities of Okaloosa County as the County coordinates with the U.S. Army USACE, the U.S. Fish and Wildlife Service, and the FDEP to provide inspection services for artificial reef materials and ensure that such materials are suitable for use as artificial habitats in the Gulf and Bay.

**Policy 6-1.1.10: Protect Norriego Point.** The City shall continue its efforts to preserve and protect Norriego Point, a peninsula separating Destin Harbor from East Pass. Appropriate portions of Norriego Point under public ownership shall be preserved as a bird rookery. The City will take all necessary measures to preserve and restore Norriego Point as outlined in the most current management plans approved by the City Council. Efforts will include coordination with the FDEP and U.S. Army Corps of Engineers. The City will continue to monitor the condition of the point and notify both agencies whenever erosion or other activities threaten the Point. The City shall continue to request that spoils materials from dredging East Pass be used to renourish and replenish Norriego Point.

**Policy 6-1.1.11: Enforce the Bay Shoreline Protection Zone.** Within the Bay Shoreline Protection Zone established under Policy 5-1.5.6, the land shall consist of preserved native vegetation, including canopy, understory, and ground cover. No more than 40% of the area within the zone may be used for accessory uses/structures or impervious surfaces.

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**OBJECTIVE 6-1.2: REDUCE ADVERSE IMPACTS TO WATER QUALITY IN COASTAL WATERS.** The City shall reduce adverse impacts to water quality within Destin Harbor, Choctawhatchee Bay, the Gulf of Mexico, and adjacent bayous through implementation of the following activities:

**Policy 6-1.2.1: Implement Stormwater System Improvements.** Continue refinement and implementation of the Stormwater Master Plan for the City. The City shall incorporate recommended improvements annually into its Five-Year Schedule of Capital Improvements. When prioritizing stormwater improvements for available funding, the City shall take into consideration those improvements that contribute to reducing the volume of stormwater runoff entering coastal waters.

**Policy 6-1.2.2: Prohibit Stormwater Run-off into Coastal Waters.** Channeling run-off directly into coastal water bodies shall be prohibited.

**Policy 6-1.2.3: Protect Water Quality within Destin Harbor.** Upland development impacting coastal resources and water quality within Destin Harbor shall be required to provide stormwater improvements and site design that ensures post-development runoff volume and water quality of receiving waters entering Destin Harbor meets or exceeds minimum standards established by the FDEP and NWFWMD. For water-dependent development proposed over water within Destin Harbor, the City will continue to administer its Net Positive Environmental Benefit (NPEB) Program to assess such development a fee to support funding of infrastructure improvements that benefit or enhance water quality within Destin Harbor. Water-dependent development for purposes of this policy include marinas, boating facilities, construction supporting commercial or sport fishing, construction supporting marine activities, passenger ferries, boardwalks, and recreation-related activities. Net positive environmental benefits are the gains in environmental quality or other ecological properties attained by remediation or ecological restoration, less the environmental harm caused by those actions. The NPEB contribution shall be computed as 25% of the cost for construction occurring waterward from the mean high water line. The NPEB fee shall only be assessed for those construction projects receiving necessary permits or exemption documentation from the Florida Department of Environmental Protection. Fees collected by the City shall be earmarked to a water quality improvement fund used only to pay for infrastructure improvements or ecological projects benefiting water quality or ecology within Destin Harbor. In lieu of payment of a fee used for water quality infrastructure improvements, the City may grant fee credit for stormwater improvements or other similar environmental projects implemented by property owners or developers if such improvement or project enhances or benefits water quality or the ecologic conditions within Destin Harbor above minimum standards established by the City and DEP.

**Policy 6-1.2.4: Protect Bayous.** To minimize potential future adverse impacts to the City's bayous, principal land uses located adjacent to these waters shall be limited to those supporting single family residential or conservation or recreation activities and their ancillary uses. The Future Land Use Map (FLUM) shall support such uses adjacent to the City's bayous.

**Policy 6-1.2.5: Fund Stormwater Management System-related Capital Improvements.** The City shall continue to fund stormwater system improvements through the Capital Improvements Program (CIP).

**Policy 6-1.2.6: Monitoring Federal Standards.** The City, in coordination with Destin Water Users (DWU), will monitor new and evolving EPA requirements pertaining to stormwater runoff and treatment.

**Policy 6-1.2.7: Require Pump-out Facilities.** The City shall explore opportunities for a pump-out program.

**OBJECTIVE 6-1.3: PROTECT AND ENHANCE COASTAL SHORELINES.** Coastal shorelines shall be protected and enhanced through the following programs or activities:

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**Policy 6-1.3.1: Reduce Shoreline Erosion Through the Land Development Code.** The City shall continue to enforce its Shoreline Protection Ordinance. No native vegetation shall be removed from the coastal or wetland shoreline without a duly authorized permit from the city and state agencies, as applicable. Development along the shoreline shall revegetate, stabilize, and enhance damaged vegetative shorelines by planting native vegetation which:

A. Contribute to fish and wildlife habitat, marine productivity and water quality.

B. Offer protection from erosion and flooding.

C. Contribute to the natural soil building process.

See also Policy 5-1.5.7 (Gulf Shoreline Protection Zone) of the Conservation Element.

**Policy 6-1.3.2: Control Boat Launching Locations.** The City shall prohibit boat launching from various rights-of-way that are not designated as public boat ramps and restrict the creation of random water access points.

**Policy 6-1.3.3: Preserve Coastal Vegetation.** No vegetation shall be removed unless the applicant agrees to a mitigation plan to ensure that revegetation occurs. Appropriate federal and/or state agencies having jurisdiction shall approve the mitigation plan and establish the appropriate revegetation ratio. Hardening of the shoreline with bulkheads or other similar devices shall not be allowed without proper permits.

**Policy 6-1.3.4: Support Coastal Revegetation Programs.** The City shall continue to support programs administered by the FDEP to plant coastal vegetation and sea oats along shoreline beaches. The City shall also annually evaluate available state grant funds to assist revegetation activities along the City's shoreline.

**Policy 6-1.3.5: Support Beach Renourishment Programs.** The City shall continue to support the FDEP's Beach Erosion Control Plan. The City shall annually evaluate available grant funds administered by the FDEP for beach restoration and renourishment. (Language that duplicated 6-1.4.5 was removed.)

**Policy 6-1.3.6: Support Artificial Reef Programs.** The City will continue to support State programs to create near-shore artificial reefs that reduce shoreline erosion.

**Policy 6-1.3.7: Manage Impact of Coastal Development on Tidal Patterns.** No development shall produce changes in the tidal flushing and circulation patterns unless all agencies having jurisdiction grant clearance and the applicant has submitted hydrographic information sufficient to clearly demonstrate that no adverse environmental impacts shall be occasioned by the proposed changes in tidal flushing and circulation patterns. No alteration in tidal flow shall be permitted that causes stagnation or siltation.

**Policy 6-1.3.8: Prevent Erosion Impacts Generated by Motorized Watercraft.** Where the City experiences shoreline erosion from wave impacts generated by watercraft operating within near shore areas and within bayous, coordination will occur with the State Office of Waterway Management regarding establishment of no wake zones, watercraft speed limits, or boating restrictions within the affected shoreline areas. For areas where existing boating restrictions are posted, the City will coordinate with State Office of Waterway Management regarding increased enforcement activities.

**Policy 6-1.3.9: Coordinate Sand Deposits at Norriego Point.** The City shall continue to coordinate with the USACE regarding depositing sands dredged from East Pass onto Norriego Point.

**Policy 6-1.3.10: Pursue Beach Renourishment and Stabilization.** The City shall continue to pursue beach renourishment and stabilization along its entire boundary with the Gulf of Mexico.

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**OBJECTIVE 6-1.4: PRIORITIZE SHORELINE USES AND PROVIDE PUBLIC ACCESS TO SHORELINE.** Within shoreline protection areas, the City shall promote land uses and development that are compatible with the protection of shorelines and their associated dune or coastal wetland systems.

**Policy 6-1.4.1: Criteria for Prioritizing Shoreline Uses and Public Shoreline Access.** In reviewing applications for shoreline development, first priority shall be directed to the following shoreline uses:

A. Non-structural shoreline protection uses such as native shoreline revegetation programs.

B. Approved water-dependent shoreline uses such as pile supported access ways and duly permitted dock facilities and commercial marinas. All such facilities shall satisfy all provisions of the City's land development regulations and obtain requisite permits from all environmental permitting agencies prior to obtaining City approval. Proposed marinas shall not be approved unless the applicant demonstrates that the marina site is consistent with the City's conservation and coastal management policies. Such uses must comply with all relevant criteria in this Comprehensive Plan. Priority shall be directed to water dependent uses that are available for public use.

C. Non-water dependent uses.

Second priority shall be directed toward water-related uses such as:

A. Parking facilities for shoreline access located outside wetlands and dune systems.

B. Residential structures that comply with the building code for structures within the coastal building zone.

C. Recreational facilities that comply with applicable codes.

**Policy 6-1.4.2: Provide Public Shoreline Access.** Development along the Gulf of Mexico shoreline shall use site design that discourages pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation by providing narrow accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices promoted by the FDEP.

**Policy 6-1.4.3: Apply Site Design Promoting Coastal Community Character.** Development occurring along the Gulf of Mexico, Choctawhatchee Bay, or the City's bayous shall apply site design that provides breezeways, promotes scenic corridors, and allows view of coastal water from adjacent properties or roadways separated from the shoreline. Building orientation, scale, mass, and architecture shall promote scenic vistas and open space connections from the beachfront side of a property to its boundaries abutting adjacent public streets.

**Policy 6-1.4.4: Implement Beach Access Point Level of Service Standards.** The LDC shall include criteria for evaluating new development for compliance with the City's beach access point level of service standard. The LDC shall also include development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas along the Gulf and Choctawhatchee Bay.

**Policy 6-1.4.5: Coordinate with TDC and Board of County Commissioners.** [1] [1] Prior to the next EAR, the City shall request the Okaloosa County TDC and the Okaloosa County Board of County Commissioners to participate in a joint-study with the City to prepare a beach access plan to identify potential locations for access points, establish minimum design standards for beach access facilities, and determine annual funding sources for maintenance of existing access facilities and installation of new facilities. Furthermore, the City shall request the Okaloosa County TDC and the Okaloosa County Board of County Commissioners to dedicate annual funding to construct new and maintain existing beach access facilities.

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**OBJECTIVE 6-1.5: LAND USE CONTROLS AND CONSTRUCTION STANDARDS FOR PROTECTING THE NATURAL SHORELINE AND THE BEACH/DUNE SYSTEM.** Shoreline areas shall be protected by prohibiting construction of manmade structures along publicly owned beaches, excepting beach access structures compliant with construction standards of the FDEP. In addition, water dependent structures such as lifeguard stands or those related to beach renourishment (as approved by the FDEP) may be constructed if such structures meet the construction standards of federal and state agencies having jurisdiction. Any such construction activity must include measures to restore the beach and vegetation pursuant to a plan approved by the federal and/or state agencies having appropriate jurisdiction. No vegetation shall be removed unless the applicant agrees to a mitigation plan to ensure that revegetation occurs. Appropriate federal and/or state agencies having jurisdiction shall approve the mitigation plan and establish the appropriate revegetation ratio.

**Policy 6-1.5.1: Enforce Development Restrictions Seaward of the CCCL.** The City shall coordinate the development review process by forwarding all applications for construction seaward of the Coastal Construction Control Line (CCCL) to FDEP for jurisdictional action. Following such action, any construction permitted by the State shall comply with best management principles and practices for respective activities and shall receive permits from all other public agencies having jurisdiction.

**Policy 6-1.5.2: Support Natural Shoreline and Beach/Dune Stabilization.** Shoreline development and access shall continue to be restricted in order to preserve the shoreline. Rigid shoreline protection structures are not permitted except for those structures approved by FDEP or the U.S. Corps of Engineers. When beach renourishment projects are needed, the dune system should be restored, as necessary, using natural, indigenous vegetation.

**Policy 6-1.5.3: Enforce Restrictions on Operation of Vehicles on Beaches.** The City shall continue to enforce restrictions that prohibit any motorized vehicle upon or over the City's incorporated portion of the beach adjacent to the Gulf of Mexico, excepting mechanical beach cleaning equipment, public safety and emergency vehicles, and vehicles permitted by the FDEP.

**Policy 6-1.5.4: Restore Beach and Dune Systems.** The City shall continue to coordinate with the Florida Department of Environmental Protection to require beach and dune system restoration where development is proposed on the adjacent upland to the primary dune system and where breaches are caused in any portion of a dune system. Furthermore, beach and dune system restoration shall be incorporated into the landscape plan required for new development. The property owner is required to maintain and restore beach and dune systems, including all coastal vegetation, occurring within the parcel or lot consistent with the landscape plan. The LDC shall require dune and beach restoration plans as part of the landscape standards.

**Policy 6-1.5.5: Enforce Marina Siting Criteria and Construction Standards.** The City shall continue to enforce its regulations for marina siting in accordance with the Northwest Florida Coast Resource Management Plan.

**Policy 6-1.5.6: Enforce Federal Emergency Management Agency (FEMA) Construction Standards.** The City shall continue to enforce FEMA construction standards for development that occurs within the 100-year floodplain or flood prone designated areas.

**Policy 6-1.5.7: Protect Wildcat Mountain.** The City shall prohibit the removal of sand from Wildcat Mountain to retain and preserve the dune system, except for the allowance of minor grading and filling necessary to accommodate development occurring thereon.

**OBJECTIVE 6-1.6: MITIGATE HAZARDS IN THE COASTAL HIGH HAZARD AREAS (CHHA).** Development shall occur in a manner that minimizes danger to life and property occasioned by hurricane events. The LDC shall continue to include performance standards regulating development activities to minimize threat to life and property occasioned by hurricane events by ensuring that any development order approved by the City is coordinated with the Okaloosa County Hurricane

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Evacuation Plan and applicable regional or State hurricane evacuation plans. The City shall eliminate uses that are inconsistent with interagency hazard mitigation reports deemed appropriate by the City. This objective shall be measured through implementation of the following Policies.

**Policy 6-1.6.1: CHHA Defined.** As defined in § 163.3178(2)(h) FS Coastal Management, The Coastal High-Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Policy 6-1.6.2: Hazard Mitigation Management.** The City shall continue participate in the County's technical coordinating committee in preparing the hazard mitigation component of the Comprehensive Emergency Management Plan. Updates of the Plan shall identify specific actions that may be implemented to reduce exposure to natural hazards.

In addition, the City shall enforce more restrictive land use controls within the CHHA than in areas outside of the CHHA, including but not limited to:

A. Not allowing increases in maximum density as identified in the Future Land Use Map.

B. Performance criteria within the LDC shall mandate that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations establish coastal construction control lines, as well as applicable state and local construction codes regulating construction activity in coastal areas.

2. Surface water management improvements that mitigate against loss of flood plain and comply with adopted surface water management level of service standards for drainage cited in the Public Facilities Element.

3. Publicly funded infrastructure shall not be built within the CHHA unless the facility is for the protection of public health and safety, creation of open space, implementation of beach restoration or shoreline erosion protection programs.

4. Land use controls shall ensure that wetlands are preserved and protected from the adverse impacts of development.

5. Dune and beach system restoration including ongoing maintenance of coastal vegetation.

C. A multi-agency site plan review process shall be initiated to ensure that all proposed development or redevelopment having adverse impacts on water quality, wetlands, shoreline stabilization, natural habitats, fish or wildlife, hurricane evacuation, or other coastal resources, shall be coordinated with County, State, federal, or regional agencies having jurisdiction. A primary function of this review process shall be to effectively reconcile hazard mitigation issues prior to issuance of any development orders.

**Policy 6-1.6.3: Implement General Hazard Mitigation.** The LDC shall restrict the density/intensity of development within the high hazard area as denoted on the Future Land Use Map Series. Furthermore, the state and local coastal construction control lines shall be enforced. Performance criteria shall stipulate the need to reduce exposure of human life and property to natural hazards.

**Policy 6-1.6.4: Hazard Mitigation and Redevelopment.** In the event that Destin faces a major disaster or is included in a Presidential Disaster Declaration, the City shall implement the adopted Post Disaster Redevelopment Plan and the interagency hazard mitigation report when adopting a redevelopment plan for the affected areas. Interagency hazard mitigation report shall mean the recommendations of a team of federal, state, regional, or local officials addressing measures that reduce the potential for future flood losses and which is prepared in response to

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a major disaster or a Presidential Disaster Declaration. The City will amend its local mitigation plan or implement a new program in order to reduce risks of natural disaster and ensure compliance with Federal, State, or regional regulations, imposed on the receipt of Federal monies under the Robert T. Stafford Disaster Assistance and Relief Act, Public Law 93-388.

**Policy 6-1.6.5: Coastal Population Densities and Hurricane Evacuation.** Prior to the next EAR, the City of Destin shall amend the LDC to include administrative procedures ensuring that any development order approved by the City complies with the Okaloosa County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans.

**Policy 6-1.6.6: Hurricane Evacuation and Roadway Improvements.** The City shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Tri-State Hurricane Evacuation Study, USACE, 1997 (reference Appendix C of the Study). Promotion of roadway improvements shall be accomplished through the City's participation with the Okaloosa-Walton Transportation Planning Organization (OWTPO) and the Florida Department of Transportation.

**OBJECTIVE 6-1.7: LIMIT PUBLIC SUBSIDY OF DEVELOPMENT IN THE CHHA.** The City shall limit public expenditures that subsidize private development permitted in the CHHA, including high velocity storm surge areas. However, public funds for improved public facilities, such as improvements to roads, potable water, wastewater, or drainage included in the Capital Improvements Element, and water dependent structures, such as beach accessways, piers, and beach renourishment activities, may be permitted where approved by state and/or federal agencies having jurisdiction, and where required to implement the goals, objectives, and policies of the Comprehensive Plan.

**Policy 6-1.7.1: Existing Infrastructure in the CHHA.** Within two years of Plan adoption, The City shall establish a list of infrastructure facilities located in the CHHA that could be relocated, mitigated or replaced should state funding become available for such activities. Infrastructure is defined as roads, bridges, sanitary sewer facilities, and potable water facilities. The City shall give priority for relocating, mitigating, or replacing infrastructure facilities to the facilities located in the high velocity storm surge areas.

**Policy 6-1.7.2: Future Infrastructure in the CHHA.** The City shall continue to allow infrastructure facilities to be constructed within the CHHA provided that the facilities are necessary to serve the existing and/or future population, and are constructed in a manner that minimizes the impacts from storm events.

**Policy 6-1.7.3: Prohibit Septic Tanks in the CHHA.** The City shall not approve development that proposes installation of new septic tanks within the CHHA.

**OBJECTIVE 6-1.8: AVOID POPULATION CONCENTRATIONS IN CHHA.** The City shall direct population concentrations away from CHHA by not increasing the density of residential development and redevelopment within the CHHA above that allowed by the City's FLUM. The City's FLUM mandates maximum density thresholds for properties within the CHHA. The density threshold varies with the severity of environmental constraints of each site and the proximity of the site to the shoreline. The intent of the density allocation is to direct population concentrations away from CHHA to the greatest extent consistent with the State Comprehensive Plan private property rights goal and related policies [Reference Ch. 187.201(16)(a and b), FS].

**Policy 6-1.8.1: Restrict Development in CHHA.** The City shall continue to allow development within the CHHA; however, the City shall direct population concentrations, including nonresidential development, away from these areas. Residential development and/or redevelopment in the CHHA shall not exceed the residential densities shown on the Future Land Use Map for that property.

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**Policy 6-1.8.2: Enforce CHHA Construction Standards.** Within the CHHA, the City shall allow no new permanent residential structures, which do not meet the construction standards required by the FDEP if the construction is seaward of the CCCL or by the FEMA construction standards if located within applicable flood zones.

**OBJECTIVE 6-1.9: COORDINATE HURRICANE EVACUATIONS.** The City shall coordinate with Okaloosa County and Walton County in hurricane evacuation through the implementation of the following policies:

**Policy 6-1.9.1: Utilize Emergency Management Plans.** Through the City's emergency management department, the City shall manage its local emergency plan and utilize the recommendations provided in the latest revision of the Okaloosa County Emergency Management Plan (CEMP). The Northwest Florida Hurricane Evacuation Study (July 1999) should also be consulted where information is still current.

**Policy 6-1.9.2: Coordinate Hurricane Evacuation Logistical Support.** To prevent congestion on roads and overcrowding at evacuation centers, the City shall coordinate with Okaloosa County in disseminating information concerning the need for residents to evacuate at various hurricane threat levels. The City shall coordinate with the County and the Okaloosa County Emergency Management Director in assisting implementation of the County's campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.

**Policy 6-1.9.3: Plan for Future Coordination with the County in Emergency Preparedness.** To provide for safe and efficient evacuation of the residents of Destin, in the event of a hurricane, the City shall coordinate with Okaloosa County in annually updating the County's Comprehensive Emergency Management Plan. The City shall coordinate with the County in updating hurricane evacuation center assignments as well as other policy formulation surrounding land use and emergency preparedness. This update shall enable the County and incorporated municipalities to plan for future population densities that will neither adversely impact the efficiency of the evacuation plan nor increase evacuation times. The City shall also coordinate with the County in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding land use and emergency preparedness.

**Policy 6-1.9.4: Designate Hurricane Evacuation Routes.** The City designates Harbor Boulevard/Emerald Coast Parkway and Mid-Bay Bridge as the primary evacuation routes out of Destin as part of its Hurricane Evacuation Plan.

**Policy 6-1.9.5: Coordinate Re-Entry Following a Hurricane Evacuation.** The City shall coordinate with Walton County and Okaloosa County Emergency Management Services to coordinate efficient and safe re-entry into the City following a mandatory evacuation. The City's adopted Post-Disaster Redevelopment Plan shall be used as its established program addressing re-entry into the City when destruction and damage to buildings and infrastructure have occurred due to a storm event that resulted in evacuation.

**Policy 6-1.9.6: Improve Hurricane Evacuation Time.** The City shall continue to support programs that reduce evacuation time through improved warning and evacuation notification systems. To improve hurricane evacuation time, the City shall plan the construction of an alternative east/west roadway parallel to and north of Harbor Boulevard/Emerald Coast Parkway. The City shall incorporate this new roadway into its hurricane evacuation plans as an alternative route to Harbor Boulevard/Emerald Coast Parkway in the event an accident, traffic congestion, or flooding limits or prevents use of the highway along any portion from Danny Wuerffel Way to Calhoun Ave. The City shall also coordinate with FDOT regarding available FDOT funds to support construction of a alternative east-west evacuation route for Harbor Boulevard/Emerald Coast Parkway.

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**Policy 6-1.9.7: Evaluate Hurricane Evacuation Clearance Times.** The City shall annually perform a hurricane clearance time analysis as part of the City's annual transportation concurrency review. As part of the clearance time analysis, the transportation model shall determine when traffic conditions result in unreasonable clearance times. The City shall coordinate the clearance time analysis with the Okaloosa County Emergency Management Division to access modifications for timing of evacuation notices.

**Policy 6-1-9.8: Hurricane Evacuation Carrying Capacity Study.** Continue to monitor and evaluate the carrying capacity of all evacuation routes within the City. Based on the findings of the carrying capacity study, the City shall identify transportation improvement needs, hurricane preparedness actions, or land use controls to assure timely evacuation of the entire City prior to hurricane landfall. As evacuation routes are also used by residents and visitors within Walton County and Okaloosa County, the City shall request participation from Walton County and Okaloosa County in the preparation of a carrying capacity study for Harbor Boulevard/Emerald Coast Parkway and other evacuation routes leading from coastal areas to the mainland.

**OBJECTIVE 6-1.10: POST-DISASTER REDEVELOPMENT.** The City maintains a post-disaster redevelopment plan which is coordinated with Okaloosa County's post-disaster redevelopment plan. All redevelopment activities after a hurricane storm event must comply with this redevelopment plan and according to the goals, objectives, and policies of the Comprehensive Plan.

**Policy 6-1.10.1: Recovery Operations and Post-Disaster Redevelopment.** The City shall continue coordination with Okaloosa County to modifying the Comprehensive Emergency Management Plan when necessary to address changes that may result from growth and development anticipated within the Comprehensive Plan. The Post-Disaster Redevelopment Plan shall include strategies for post-disaster recovery operations, including the management of redevelopment and reconstruction within the City and the CHHA. The management plan, at minimum, should provide a basis for considering the following activities during times of natural disaster:

A. Ensuring a means to restore economic activity, including the tourist industry and water-related businesses.

B. Establishing a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety.

C. Developing procedures for reviewing and deciding upon emergency building permits.

D. Coordinating with State and Federal officials to prepare disaster assistance applications.

E. Analyzing and recommending to the City Council hazard mitigation options, including reconstruction or relocation of damaged public facilities.

F. Developing a redevelopment plan.

G. Recommending amendments to the Comprehensive Emergency Management Plan and other appropriate policies and procedures.

**Policy 6-1.10.2: Coordinate Amendments to the Redevelopment Plan.** The City shall coordinate any amendments to its Post-Disaster Redevelopment Plan with the Okaloosa County Emergency Management Office for compliance with the Comprehensive Emergency Management Plan.

**Policy 6-1.10.3: Repair and Cleanup.** In planning post-disaster redevelopment activities, factors to be considered to protect the public health and safety shall include:

A. Repairs to potable water, wastewater and power facilities.

B. Removal of debris.

C. Stabilization or removal of structures in a perilous condition.

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D. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and cleanup operations.

**Policy 6-1.10.4: Manage Unexpected Redevelopment Activities.** The City shall manage unanticipated future redevelopment activities necessitated by hurricane events or other natural disasters through this Plan and adopted land development regulations. Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events or other natural disasters. Recovery actions to reconstruct housing and services for year-round residents and the local workforce shall take priority over reconstruction of structures supporting seasonal and tourist population.

**Policy 6-1.10.5: Redevelopment Compliance Codes and Plans.** If rebuilt, structures that suffer damage in excess of 50% of their appraised value shall be rebuilt in accordance with all current and applicable land use and building code requirements upon adoption of the LDC.

**Policy 6-1.10.6: Review Building Facilities.** The City shall establish a process for reviewing available alternatives for managing damaged public facilities following a hurricane event, including coordination with Destin Water Users, Inc. The procedures shall evaluate future options for such facilities, including, but not limited to, abandonment, repair in place, relocation, and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

A. Cost to construct.

B. Cost to maintain.

C. Recurring damages.

D. Impacts on land use.

E. Impacts on the environment.

F. Public sector.

G. Repair to any public facilities that shall be deemed historic structures according to the inventory of the National Register of Historic Places shall be guided by the U.S. Secretary of the Interior's Guidelines for Rehabilitation until such time as the City adopts other guidelines and standards for the repair of historic structures.

H. Other relevant factors.

**Policy 6-1.10.7: Maintain a Disaster Assistance Contingency Fund.** The City shall maintain a contingency fund to cover the City's required match for disaster assistance grants.

**Policy 6-1.10.8: Limit Redevelopment of Nonconforming Structures.** If a nonconforming structure is substantially damaged (based on the definition in Chapter 161, FS) or abandoned, it shall be rebuilt only to the extent that complies with the current Future Land Use designation and density/intensity for the affected property.

**Policy 6-1.10.9: Participate in the National Flood Insurance Program.** The City shall continue its participation in the National Flood Insurance Program.

**Policy 6-1.10.10: Help Improve the National Flood Insurance Program.** The City shall continue to indentify inappropriate Flood Insurance Rate Map (FIRM) and Coastal Barrier Resource Systems (CBRS) map designations within the City and work with the appropriate federal agency to provide the correct map designations.

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**OBJECTIVE 6-1.11: MAINTAIN ACCESS TO PUBLIC BEACH AND SHORELINE.** The City shall maintain land use policies that promote continuance of the existing shoreline access and water dependent and related activities described in the Coastal Management Element data inventory and analysis. Beaches shall remain unobstructed and, to the extent lawful, no barriers shall be erected which prevent pedestrian access along the shoreline, subject to reasonable regulations, such as closing times, access, and use.

**Policy 6-1.11.1: Maintain Public Beach Access.** The City shall continue to maintain all designated public beach access points.

**Policy 6-1.11.2: Publicly Funded Gulf Front Development must Provide Beach Access.** Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking lots, restrooms and refuge collection.

**Policy 6-1.11.3: Consider Scenic View in Site Plans.** Waterfront development shall include design measures that provide, enhance and preserve scenic views of the water for the general public from public rights-of-way. Structures along the shoreline shall be designed to prevent walling off of waterfront views. The LDC shall regulate building location, intensity, and design to protect or enhance scenic views. The site plan and building criteria within the LDC shall require new development to demonstrate that views of adjacent water bodies will be preserved.

**Policy 6-1.11.4: Enhance Waterfront Access [1].** Prior to the next EAR, the City shall conduct a study to identify additional shoreline access opportunities and assess the cost-benefit of each; and amend the LDC to include procedures and substantive provisions that protect and ensure public access to the priority shoreline areas.

**Policy 6-1.11.5: Coordinate with Okaloosa County.** Coordinate all beach access planning, funding, and implementation with Okaloosa County in recognition that the County's Tourist Development Council and other components of the County's budget to fund various aspects of beach maintenance and enhancement. The City and County should be encouraged to coordinate more fully in public access projects to encourage county participation in funding.

**OBJECTIVE 6-1.12: PROTECT HISTORIC RESOURCES LOCATED IN COASTAL AREAS.** The City shall ensure protection of historic resources within coastal area and shall ensure that there shall be no loss of historic resources on City owned property. The LDC shall ensure that historic resources on public and private property within coastal areas shall be protected, preserved, or reused in a manner sensitive to the historic properties of the site and/or structure.

**Policy 6-1.12.1: Promote Identification of Historic, Archaeological, and Cultural Resources.** Ensure that all municipal actions encourage and promote the preservation of the City's historic resources. To this end the City shall coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve the City's historical, archaeological, and cultural resources.

**Policy 6-1.12.2: Performance Standards for Protecting Sites of Historic or Archaeological Significance.** The LDC shall include provisions to address adverse impacts to historic or archaeological sites of significance created by development or redevelopment of the site.

**OBJECTIVE 6-1.13: PUBLIC FACILITY LEVEL OF SERVICE STANDARDS IN COASTAL AREA.** The City shall allow no development in the coastal area unless level of service standards are maintained and infrastructure needs are fulfilled in compliance with the City's Concurrency Management System within the Capital Improvements Element.

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**Policy 6-1.13.1: Maintain Level of Service Standards within Coastal Areas.** The entire jurisdictional area of Destin is a coastal area. The level of service standards shall be those established within other elements of the Comprehensive Plan.

**Policy 6-1.13.2: Maintain Beach Renourishment Standards.** Any future proposed beach renourishment project shall follow best management practices and shall secure the required permits from all federal and state agencies having jurisdiction, including the FDEP.

**Policy 6-1.13.3: Coordinate Infrastructure Availability and Timing.** Future development shall be directed to those areas where public facilities are available concurrent with the impacts of the development or redevelopment. Development and redevelopment shall occur only at the densities proposed by the future land use plan, consistent with coastal resource protection and safe evacuation. The City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment. To ensure appropriate timing and staging, no development order shall be granted until a plan is submitted by the developer/applicant to the City which demonstrates that all required infrastructure shall be in place and available for use by the development concurrent with the impacts of development. The infrastructure shall be designed in a manner consistent with the existing and projected future demands generated by development projected in the future land use element. The infrastructure shall also be consistent with applicable local, regional and state coastal resource protection policies.

**OBJECTIVE 6-1.14: MAINTAIN INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA.** The City shall maintain an intergovernmental coordination mechanism to manage coastal resources within the jurisdiction of more than one local government or public agency. The City shall assist other agencies in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including management of surface water runoffs, impacts of development on coastal waters and living marine resources.

**Policy 6-1.14.1: Intergovernmental Coordination for the Coastal Area.** The City shall coordinate with Okaloosa County, Walton County, and appropriate regional, state, and federal agencies in managing coastal resources. Management activities shall include, but not be limited to, the following:

A. The City shall coordinate the following coastal resource management issues that transcend jurisdictional lines with Okaloosa County, Walton County (when appropriate), and the Northwest Florida Water Management District (NWFMD):

   1. Forums and technical review concerning emergency preparedness and hurricane evacuation issues and update of the Comprehensive Emergency Management Plan, including hurricane evacuation plans.

   2. Technical review and in formulation of policies concerning the Harbor Boulevard/Emerald Coast Parkway and Mid-Bay Bridge corridors, including stormwater management policies. This activity shall also be coordinated with the FDOT.

   3. Public access issues including issues surrounding maintenance and improvements.

   4. Issues surrounding conservation of the shoreline of the Gulf and Bay. This activity shall also be coordinated with the USACE and the FDEP as appropriate.

   5. The inclusion of the appropriate regulatory agencies having planning jurisdiction over coastal areas in the City's efforts at providing enhanced public access to the beaches.

B. The City shall establish a multi-agency development review process to coordinate intergovernmental and resource management issues surrounding proposed development and redevelopment. The City shall also incorporate procedures in the LDC to ensure that all issues surrounding development impacting wetlands or other resources under federal

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and/or state jurisdiction are managed based on timely coordination, exchange of information, and appropriate follow up by the City and all agencies having jurisdiction. The City shall require the applicant to get jurisdictional determinations from all appropriate agencies prior to the issuance of development orders or building permits for all sites within the City. The City shall coordinate with the U.S. Coast Guard, U.S. Fish and Wildlife Service, the USACE, FDEP, NWFWMD, the West Florida Regional Planning Council (WFRPC), and other federal, state, and regional agencies as may be appropriate in managing the following activities:

1. The City shall coordinate all development and resource conservation measures impacting the waters of the Gulf and Choctawhatchee Bay with the above cited agencies as well as other applicable public agencies. These activities shall include, but not be limited to, review of proposed development potentially impacting natural resources, including development petitions for docks, shoreline stabilization, dredging, or other alteration of natural resources under Federal or State jurisdiction.
2. All applications for development activity impacting waters of the State or other lands under the jurisdiction of the State shall be coordinated with agencies having appropriate jurisdiction.
3. The City shall coordinate with technical staff within FDEP and NWFWMD to ensure implementation of sound principles and practices of coastal resource management during the development review process as well as in the formulation of policies impacting coastal resource management.
4. The City shall coordinate with the NWFWMD, FDEP, as well as other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity, and consumptive use permitting.

C. The City shall coordinate on a continuing basis with the WFRPC in preparing the Comprehensive Plan and amendments to ensure consistency with the WFRPC Comprehensive Plan. In addition, the City shall coordinate other planning issues of regional significance with the WFRPC. The City shall forward copies of development proposals within the coastal area to public agencies having jurisdiction in the management of potentially impacted natural resources.

**OBJECTIVE 6-1.15: CONTINUE EVALUATION OF COASTAL MANAGEMENT ELEMENT EFFECTIVENESS.** The City shall use the following policies as criteria in evaluating the effectiveness of the Coastal Management Element:

**Policy 6-1.15.1: Review the Impact of Changing Conditions on Coastal Management Policy.** The City shall monitor and evaluate significant changes in the characteristics of natural coastal resources. Policy implications of such changes shall be examined and corrective measures shall be pursued. Coastal management policies shall be refined as needed to remain responsive to evolving problems and issues.

**Policy 6-1.15.2: Schedule, Budget, and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed coastal management activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing coastal management goals, objectives, and policies.

**Policy 6-1.15.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Coastal Management Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in coastal management policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving coastal management problems and issues.

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**Policy 6-1.15.4: Monitor Achievement of Coastal Management Goals.** The effectiveness of the Coastal Management Element shall be measured by the City's success in achieving coastal management goals, objectives, and policies. The Coastal Management Element incorporates a systematic planning process to identify coastal management problems and issues and implement corrective actions.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

Footnotes:

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Also see Policies 6-1.11.4, 6-1.11.5, and 6-1.14.1.

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See also Policy 1-3.4.2 of the Future Land Use Element.

# CHAPTER 6: - COASTAL MANAGEMENT ELEMENT

**GOAL 6-1: COASTAL MANAGEMENT. RESTRICT DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY COASTAL RESOURCES, PROTECT HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.**

**OBJECTIVE 6-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS.** Coastal resources, wetlands, water resources, living marine resources, coastal barrier and wildlife habitats, and other natural resources shall be protected, conserved, and enhanced through implementation of the following policies:

**Policy 6-1.1.1: Conserve Through Land Acquisition.** The City shall annually evaluate opportunities to acquire coastal lands and wetlands through state and/or federal conservation land acquisition grant programs.

*The City has initiated a Beach Acquisition Program. This program, utilizing a combination of City funds and grants from community partners and state and federal programs, is intended to purchase beachfront properties (some of which are currently developed) to provide additional recreational opportunities for both citizens and tourists. The City continues to evaluate opportunities to acquire or establish bayfront parks through state and federal programs. Three recent acquisitions include, the 3.9-acre Cemex plant to expand the Joe's Bayou Recreational Area, the new 3.4-acre Captain Leonard Destin Park and the Norriego Point park projects.*

**OBJECTIVE 6-1.2: REDUCE ADVERSE IMPACTS TO WATER QUALITY IN COASTAL WATERS.** The City shall reduce adverse impacts to water quality within Destin Harbor, Choctawhatchee Bay, the Gulf of Mexico, and adjacent bayous through implementation of the following activities:

**Policy 6-1.2.7: Require Pump-out Facilities.** The City shall explore opportunities for a pump-out program.

*The City encourages Clean Marina programs by reducing impact fees (i.e., Net Positive Environmental Benefit (NPEB)) for private marinas that provide pump out facilities.*

**OBJECTIVE 6-1.3: PROTECT AND ENHANCE COASTAL SHORELINES.** Coastal shorelines shall be protected and enhanced through the following programs or activities:

**Policy 6-1.3.4: Support Coastal Revegetation Programs.** The City shall continue to support programs administered by the FDEP to plant coastal vegetation and sea oats along shoreline beaches. The City shall also annually evaluate available state grant funds to assist revegetation activities along the City's shoreline.

*The City provides funding to the Choctawhatchee Basin Alliance (CBA) to support coastal vegetation propagation, planting and related educational programs. The City has also taken remedial action to stabilize the coastal dune system and restore coastal vegetative habitat found along Norriego Point. The restoration metrics include:*

- *115,000 cubic yards of sand, adding approximately 7 acres of land area*
- *117,995 Sea Oat (Uniola paniculata) plants*
- *18,916 Panic grass (Panicum sp.) plants*
- *12,077 Beach Elder (Iva imbricata) plants*
- *12,077 Railroad Vine (Ipomoea pes-caprae) plants*

- *12,077 Sea Purslane (Sesuvium portulacastrum) plants*

*To further protect the City's coastal dunes, City Staff plans to propose an Ordinance, early 2020, that establishes penalties for the destruction of dune vegetation.*

**Policy 6-1.3.5: Support Beach Re-nourishment Programs.** The City shall continue to support the FDEP's Beach Erosion Control Plan. The City shall annually evaluate available grant funds administered by the FDEP for beach restoration and re-nourishment. (Language that duplicated 6-1.4.5 was removed.)

*The City has an Army Corp of Engineers (ACOE) dredging permit that may be used to re-nourish beachfront, however due to pending litigation, any potential action associated with the permit has been delayed. In addition, the City partners with the Okaloosa County Tourist Development Council, providing a portion of the City's bed tax revenue for beach nourishment projects.*

**OBJECTIVE 6-1.4: PRIORITIZE SHORELINE USES AND PROVIDE PUBLIC ACCESS TO SHORELINE.** Within shoreline protection areas, the City shall promote land uses and development that are compatible with the protection of shorelines and their associated dune or coastal wetland systems.

**Policy 6-1.4.4: Implement Beach Access Point Level of Service Standards.** The LDC shall include criteria for evaluating new development for compliance with the City's beach access point level of service standard. The LDC shall also include development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas along the Gulf and Choctawhatchee Bay.

*The City has 5 beach parks and 8 beach trail points within the City limits. Contingent on available funds and need, the City shall provide beach and dune walkovers on any public rights-of-way or easements which provide public access to the beach or shoreline (Article 11.02.00.B). The City has dedicated RESTORE Act and Triumph funding to renovate existing park infrastructure for the Captain Leonard Destin Park. In 2015, the Trust for Public Land purchased the 3.42-acre property at 101 Calhoun Avenue with Natural Resource Damage Assessment (NRDA) early restoration funds with a vision to create more public space and provide public access to the shoreline, while preserving the history of the Destin community. Upon completion, the Trust for Public Land will donate the park to the City along with operations and maintenance funds for 10 years. The City's rezoning of waterfront property in Bay Estates, to Recreational will provide additional public access to the Choctawhatchee Bay shoreline areas. The City recently purchased a 3.9-acre waterfront parcel to expand the existing Joe's Bayou Recreational Area. The City continues to pursue grant and federal funding to develop this area into a public waterfront recreational area.*

**Policy 6-1.4.5: Coordinate with TDC and Board of County Commissioners.** [1] [] Prior to the next EAR, the City shall request the Okaloosa County TDC and the Okaloosa County Board of County Commissioners to participate in a joint-study with the City to prepare a beach access plan to identify potential locations for access points, establish minimum design standards for beach access facilities, and determine annual funding sources for maintenance of existing access facilities and installation of new facilities. Furthermore, the City shall request the Okaloosa County TDC and the Okaloosa County Board of County Commissioners to dedicate annual funding to construct new and maintain existing beach access facilities.

*The City of Destin is investing $2 million dollars towards its public beach initiative. This is a top priority for the City to sustain our long-term economic vitality and deliver upon our beach brand. The City is working with the Tourist Development Council (TDC) which has secured $6.5 million towards the initiative. The City is currently working with the Emerald Coast Conventions & Visitors Bureau to obtain tourism information. In addition, City Staff is working with the University of West Florida's Haas Center, to create a questionnaire/survey related to beach access to send to our visitors (through property management companies) which will aide in our efforts to provide more detailed information that will be crucial in seeking additional funding to purchase waterfront property. Several appraisals have been secured for beachfront properties within the City's Crystal Beach area. Beach front property to be purchased by the City of Destin is dependent upon funding from local, state, and federal partners.*

*Currently, the Public Information Manager is working with the Deputy City Manager and Parks and Recreation Director to highlight the progress of our City parks through content, video and photographs on the City's website and social media platforms. Monthly articles are also submitted to Destin Life covering the progress of our parks and beach initiatives.*

*Annually, the TDC gives money to support parks and recreation projects. The City of Destin identifies what is the critical need and provides detailed information by the TDC submission date.*

**OBJECTIVE 6-1.5: LAND USE CONTROLS AND CONSTRUCTION STANDARDS FOR PROTECTING THE NATURAL SHORELINE AND THE BEACH/DUNE SYSTEM.** Shoreline areas shall be protected by prohibiting construction of manmade structures along publicly owned beaches, excepting beach access structures compliant with construction standards of the FDEP. In addition, water dependent structures such as lifeguard stands or those related to beach re-nourishment (as approved by the FDEP) may be constructed if such structures meet the construction standards of federal and state agencies having jurisdiction. Any such construction activity must include measures to restore the beach and vegetation pursuant to a plan approved by the federal and/or state agencies having appropriate jurisdiction. No vegetation shall be removed unless the applicant agrees to a mitigation plan to ensure that revegetation occurs. Appropriate federal and/or state agencies having jurisdiction shall approve the mitigation plan and establish the appropriate revegetation ratio.

**Policy 6-1.5.6: Enforce Federal Emergency Management Agency (FEMA) Construction Standards.** The City shall continue to enforce FEMA construction standards for development that occurs within the 100-year floodplain or flood prone designated areas.

*The City of Destin's Floodplain Management Standards now exceed the minimums of the National Flood Insurance Program (NFIP). City standards require for new homes to be elevated at least 1 foot above the crown of the highest adjacent road. A two-foot free board requirement was adopted by City Council in 2018. The two-foot freeboard requirements apply to all structures in "A" zones where elevation is required by Florida Building Code. Property located in the "V" zones are treated differently as they oftentimes have areas below the Base Flood Elevation (BFE) used only for parking, access and storage as allowed in 40 CFR 60.3, the City Land Development Code (LDC) and the Florida Building Code.*

**OBJECTIVE 6-1.6: MITIGATE HAZARDS IN THE COASTAL HIGH HAZARD AREAS (CHHA).** Development shall occur in a manner that minimizes danger to life and property occasioned by hurricane events. The LDC shall continue to include performance standards regulating development

activities to minimize threat to life and property occasioned by hurricane events by ensuring that any development order approved by the City is coordinated with the Okaloosa County Hurricane

**Policy 6-1.6.5: Coastal Population Densities and Hurricane Evacuation.** Prior to the next EAR, the City of Destin shall amend the LDC to include administrative procedures ensuring that any development order approved by the City complies with the Okaloosa County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans.

*The City's Land Development Code (Article 2.27.00; 13.00.00, LDC) includes administrative procedures for intergovernmental review of developments proposed within the City limit, to ensure consistency with the Okaloosa County Hurricane Evacuation Plan. In addition, the City's Future Land Use Map and LDC encourage low population densities in coastal high hazard areas.*

**Policy 6-1.6.6: Hurricane Evacuation and Roadway Improvements.** The City shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Tri-State Hurricane Evacuation Study, USACE, 1997 (reference Appendix C of the Study). Promotion of roadway improvements shall be accomplished through the City's participation with the Okaloosa-Walton Transportation Planning Organization (OWTPO) and the Florida Department of Transportation.

*The City of Destin is a participating member of the Okaloosa-Walton Transportation Planning Organization (OWTPO). Highway 98 and the Mid-Bay Bridge serve as the only means of exiting Destin. Highway 98 is currently being widened to accommodate additional travel lanes. The Mid-Bay Bridge remains two-lanes and is a chokepoint during evacuations.*

**OBJECTIVE 6-1.7: LIMIT PUBLIC SUBSIDY OF DEVELOPMENT IN THE CHHA.** The City shall limit public expenditures that subsidize private development permitted in the CHHA, including high velocity storm surge areas. However, public funds for improved public facilities, such as improvements to roads, potable water, wastewater, or drainage included in the Capital Improvements Element, and water dependent structures, such as beach accessways, piers, and beach re-nourishment activities, may be permitted where approved by state and/or federal agencies having jurisdiction, and where required to implement the goals, objectives, and policies of the Comprehensive Plan.

**Policy 6-1.7.1: Existing Infrastructure in the CHHA.** Within two years of Plan adoption, The City shall establish a list of infrastructure facilities located in the CHHA that could be relocated, mitigated or replaced should state funding become available for such activities. Infrastructure is defined as roads, bridges, sanitary sewer facilities, and potable water facilities. The City shall give priority for relocating, mitigating, or replacing infrastructure facilities to the facilities located in the high velocity storm surge areas.

*The City maintains a list of Critical Facilities under its National Flood Insurance Program (NFIP) and Community Rating System (CRS) program. The list was last updated in 2018, to include; schools, public safety buildings, municipal, and healthcare facilities.*

**OBJECTIVE 6-1.9: COORDINATE HURRICANE EVACUATIONS.** The City shall coordinate with Okaloosa County and Walton County in hurricane evacuation through the implementation of the following policies:

**Policy 6-1.9.1: Utilize Emergency Management Plans.** Through the City's emergency management department, the City shall manage its local emergency plan and utilize the recommendations provided in the latest revision of the Okaloosa County Emergency

Management Plan (CEMP). The Northwest Florida Hurricane Evacuation Study (July 1999) should also be consulted where information is still current.

***Updated Policy per FS 163.3178(2)(d)*** *- The State Division of Emergency Management will be responsible for preparing regional hurricane evacuation plans. In the event of a natural disaster, the City shall respond to the instruction and guidance of the Okaloosa County Emergency Management office. The City shall periodically review the hurricane evacuation plan and will update and revise such plans based upon data from the Statewide Regional Evacuation Study for northwest Florida.*

**Policy 6-1.9.6: Improve Hurricane Evacuation Time.** The City shall continue to support programs that reduce evacuation time through improved warning and evacuation notification systems. To improve hurricane evacuation time, the City shall plan the construction of an alternative east/west roadway parallel to and north of Harbor Boulevard/Emerald Coast Parkway. The City shall incorporate this new roadway into its hurricane evacuation plans as an alternative route to Harbor Boulevard/Emerald Coast Parkway in the event an accident, traffic congestion, or flooding limits or prevents use of the highway along any portion from Danny Wuerffel Way to Calhoun Ave. The City shall also coordinate with FDOT regarding available FDOT funds to support construction of a alternative east-west evacuation route for Harbor Boulevard/Emerald Coast Parkway.

*The City has redesigned its alternative east -west corridor (Cross Town Connector) to be consistent with land use densities. The proposed route will serve as an alternative roadway to reduce congestion along Highway 98 in the event of a mandatory evacuation. The project design will be provided to City Council early in 2020.*

**Policy 6-1.9.7: Evaluate Hurricane Evacuation Clearance Times.** The City shall annually perform a hurricane clearance time analysis as part of the City's annual transportation concurrency review. As part of the clearance time analysis, the transportation model shall determine when traffic conditions result in unreasonable clearance times. The City shall coordinate the clearance time analysis with the Okaloosa County Emergency Management Division to access modifications for timing of evacuation notices.

*The City conducts, each year a Transportation Concurrency Analysis and produces a report. The concurrency report details levels of service for various collector streets and roads within the City limits to better inform hurricane evacuation clearance times.*

**OBJECTIVE 6-1.11: MAINTAIN ACCESS TO PUBLIC BEACH AND SHORELINE.** The City shall maintain land use policies that promote continuance of the existing shoreline access and water dependent and related activities described in the Coastal Management Element data inventory and analysis. Beaches shall remain unobstructed and, to the extent lawful, no barriers shall be erected which prevent pedestrian access along the shoreline, subject to reasonable regulations, such as closing times, access, and use.

**Policy 6-1.11.4: Enhance Waterfront Access [1] .**Prior to the next EAR, the City shall conduct a study to identify additional shoreline access opportunities and assess the cost-benefit of each; and amend the LDC to include procedures and substantive provisions that protect and ensure public access to the priority shoreline areas.

*The City has developed cost comparative metrics for several potential beach property acquisitions. Contingent on available funds and need, the City shall provide beach and dune walkovers on any public rights-of-way or easements which provide public access to the beach or shoreline (Article 11.02.00.B). The City has dedicated RESTORE Act funding to renovate existing park infrastructure and to purchase*

*bayfront property for the Captain Leonard Destin Park. In addition, the City's proposed rezoning of waterfront property in Bay Estates, to Recreational will provide additional public access to shoreline areas.*

*In addition, the City of Destin continues to work with the FDEP to utilize RESTORE Act funding in the stabilization and future development of recreational opportunities in the Norriego Point recreational area. The project focus is the restoration and stabilization of the dune system on Norriego Point, while enhancing recreational waterfront public access.*

**OBJECTIVE 6-1.14: MAINTAIN INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA.** The City shall maintain an intergovernmental coordination mechanism to manage coastal resources within the jurisdiction of more than one local government or public agency. The City shall assist other agencies in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including management of surface water runoffs, impacts of development on coastal waters and living marine resources.

**Policy 6-1.14.1: Intergovernmental Coordination for the Coastal Area.** The City shall coordinate with Okaloosa County, Walton County, and appropriate regional, state, and federal agencies in managing coastal resources. Management activities shall include, but not be limited to, the following:

A. The City shall coordinate the following coastal resource management issues that transcend jurisdictional lines with Okaloosa County, Walton County (when appropriate), and the Northwest Florida Water Management District (NWFMD):

1. Forums and technical review concerning emergency preparedness and hurricane evacuation issues and update of the Comprehensive Emergency Management Plan, including hurricane evacuation plans.
2. Technical review and in formulation of policies concerning the Harbor Boulevard/Emerald Coast Parkway and Mid-Bay Bridge corridors, including stormwater management policies. This activity shall also be coordinated with the FDOT.
3. Public access issues including issues surrounding maintenance and improvements.
4. Issues surrounding conservation of the shoreline of the Gulf and Bay. This activity shall also be coordinated with the USACE and the FDEP as appropriate.
5. The inclusion of the appropriate regulatory agencies having planning jurisdiction over coastal areas in the City's efforts at providing enhanced public access to the beaches.

*The City of Destin and Okaloosa County have an Interlocal Agreement, effective July 2002, establishing a unified concurrency methodology for evaluating traffic impacts within the established Unified Transportation Concurrency Management System (UTCMS) area. The Interlocal Technical Review Committee (ITRC) is responsible for reviewing and implementing the UTCMS, in addition to reviewing emergency preparedness and hurricane evacuation issues.*

*Article 11, Coastal Management and Conservation of the City's Land Development Code establishes protections for both the Gulf and Bay Shoreline Protection Zones. All activities within the established zones are coordinated with the USACE and FEDP as appropriate.*

*The City of Destin continues to work with the FDEP to utilize RESTORE Act funding to provide enhanced public access. Future development of recreational opportunities*

*in the Norriego Point recreational area will focus on the restoration and stabilization of the dune system on Norriego Point, while enhancing public access to the recreational waterfront.*

B. The City shall establish a multi-agency development review process to coordinate intergovernmental and resource management issues surrounding proposed development and redevelopment. The City shall also incorporate procedures in the LDC to ensure that all issues surrounding development impacting wetlands or other resources under federal and/or state jurisdiction are managed based on timely coordination, exchange of information, and appropriate follow up by the City and all agencies having jurisdiction. The City shall require the applicant to get jurisdictional determinations from all appropriate agencies prior to the issuance of development orders or building permits for all sites within the City. The City shall coordinate with the U.S. Coast Guard, U.S. Fish and Wildlife Service, the USACE, FDEP, NWFWMD, the West Florida Regional Planning Council (WFRPC), and other federal, state, and regional agencies as may be appropriate in managing the following activities:

1. The City shall coordinate all development and resource conservation measures impacting the waters of the Gulf and Choctawhatchee Bay with the above cited agencies as well as other applicable public agencies. These activities shall include, but not be limited to, review of proposed development potentially impacting natural resources, including development petitions for docks, shoreline stabilization, dredging, or other alteration of natural resources under Federal or State jurisdiction.
2. All applications for development activity impacting waters of the State or other lands under the jurisdiction of the State shall be coordinated with agencies having appropriate jurisdiction.
3. The City shall coordinate with technical staff within FDEP and NWFWMD to ensure implementation of sound principles and practices of coastal resource management during the development review process as well as in the formulation of policies impacting coastal resource management.
4. The City shall coordinate with the NWFWMD, FDEP, as well as other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity, and consumptive use permitting.

*The City continues to coordinate all development and resource conservation measures impacting the Gulf or Choctawhatchee Bay with local, state and federal agencies, as necessary. The City's Technical Review Committee (TRC), is made up of both internal and outside agencies (i.e., County government, utilities). The TRC is tasked with reviewing all proposed development and redevelopment within the City. Any development proposed near environmentally sensitive lands or State jurisdictional areas is required to have the necessary state and federal permitting, in addition to meeting City land development requirements.*

C. The City shall coordinate on a continuing basis with the WFRPC in preparing the Comprehensive Plan and amendments to ensure consistency with the WFRPC Comprehensive Plan. In addition, the City shall coordinate other planning issues of regional significance with the WFRPC. The City shall forward copies of development proposals within the coastal area to public agencies having jurisdiction in the management of potentially impacted natural resources.

*The City continues to coordinate with public agencies having jurisdiction in the management of potentially impacted natural resources, in addition to consulting with the Emerald Coast Regional Council (ECRC), formerly the West Florida Regional Planning Council (WFRPC) to ensure consistency with regional planning efforts.*

**OBJECTIVE 6-1.15: CONTINUE EVALUATION OF COASTAL MANAGEMENT ELEMENT EFFECTIVENESS.** The City shall use the following policies as criteria in evaluating the effectiveness of the Coastal Management Element:

**Policy 6-1.15.4: Monitor Achievement of Coastal Management Goals.** The effectiveness of the Coastal Management Element shall be measured by the City's success in achieving coastal management goals, objectives, and policies. The Coastal Management Element incorporates a systematic planning process to identify coastal management problems and issues and implement corrective actions.

*The City's coastal management goals, objectives, and policies are supported in the City Land Development Code and Comprehensive Plan (Article 11, LDC; Chapter 6, Comprehensive Plan). The Coastal Management Element outlines the planning process to identify coastal management issues, through required intergovernmental coordination at the local, state, and federal level. The City continues to monitor the achievement of the coastal management objectives through land use changes, density classification, and flood plain management.*

# CHAPTER 6: - COASTAL MANAGEMENT ELEMENT

**Editor's note** — Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 6 in its entirety to read as herein set out. Former chapter 6, pertained to similar subject matter. See Table of Amendments for complete derivation.

**(Reference 163.3177(6)(d), FS)**

**Introduction.** The Coastal Management Element focuses the City of Destin's (City's) resources to protect and enhance the coastal assets of the City. The emphasis is on achieving a balance between continuing growth, access to coastal amenities and preservation and enhancement of coastal resources.

This Element is supported by the Coastal Resources Data, Inventory, and Analysis (DIA) required pursuant to § 163.3177(6)(g) and § 163.3178, FS, and is based upon the data and analysis requirements pursuant to § 163.3177(6)(g) FS.

This element, as all others, is organized around a hierarchical series of topical Goals, Objectives, and Policies (GOPS). The Goals are broad and general, the objectives are specific and measurable, and policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

The major topics of this element include:

- Coastal Resource Protection.
- Coastal Waters Adverse Impact Mitigation.
- Coastal Shorelines.
- Shoreline Use and Public Access Prioritization.
- Land Use Controls and Construction Standards for Protecting the Natural Shoreline and Beach/Dune System.
- Coastal High Hazard Area Hazard Mitigation.
- Coastal High Hazard Area Public Infrastructure Subsidy Limitations.
- Coastal High Hazard Area Avoidance of Population Concentrations.
- Hurricane Evacuations.
- Post-Disaster Redevelopment.
- Access to Public Beach and Shoreline.
- Historic Resource Protection.
- Public Facility Level of Service Standards.

~~• Intergovernmental Coordination within Coastal Area.~~

~~• Continuing Evaluation of Coastal management Element Effectiveness.~~

**(Reference section 163.3177(6)(g), F.S. (2019)**)

The Coastal Management Element addresses how the City of Destin (City) protects and enhances the coastal assets of the City. The emphasis is on achieving a balance between economic growth opportunities, access to coastal amenities, and preservation and enhancement of coastal resources. In pursuit of these goals, the City considers planning that would restrict development activities that would damage or destroy coastal resources while simultaneously protecting human life and limiting public expenditures in areas that are subject to destruction by natural disasters.

This element, as all others, is organized around a hierarchical series of topical goals, objectives, and policies (GOPS). The goals are broad and general, the objectives are specific and measurable, and the policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

Pursuant to section 163.3178(2). each coastal management element required by section 163.3177(6)(g) shall be based on studies, surveys, and data; be consistent with coastal resource plans prepared and adopted pursuant to general or special law; and contain

(a) A land use and inventory map of existing coastal uses, wildlife habitat, wetland and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public access routes to beach and shore resources, historic preservation areas, and other areas of special concern to local government.

(b) An analysis of the environment, socioeconomic, and fiscal impact of development and redevelopment proposed in the future land use plan, with required infrastructure to support this development or redevelopment, on the natural and historical resources of the coast and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; barrier islands, including beach and dune systems; unique wildlife habitat; historical and archaeological sites; and fragile coastal resources.

(c) An analysis of the effects of existing drainage systems and the impact of point source and nonpoint source pollution on estuarine water quality and the plans and principles, including existing state and regional regulatory programs, which shall be used to maintain or upgrade water quality while maintaining sufficient quantities of water flow.

**GOAL 6-1: COASTAL MANAGEMENT. RESTRICT DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY COASTAL RESOURCES, PROTECT HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.**

**OBJECTIVE 6-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS.** Coastal resources, wetlands, water resources, living marine resources, coastal barrier and wildlife habitats, and other natural resources shall be protected, conserved, and enhanced through implementation of the following policies:

**Policy 6-1.1.1: Conserve Through Land Acquisition.** The City shall ~~annually~~ evaluate opportunities to acquire coastal lands and wetlands through state and/or federal conservation land acquisition grant programs. The City has initiated a Beach Acquisition Program and intends

to purchase beachfront properties to provide additional recreational opportunities for both citizens and tourists.

**Policy 6-1.1.2: Protect Living Marine Resources, Coastal Wetlands, and Seagrass Beds.** Development shall not cause degradation of coastal wetland habitats and seagrass beds. The City shall accomplish this through implementation of site design and stormwater management facilities that prevent runoff from lowering water quality within Choctawhatchee Bay, Destin Harbor, the City's bayous, or the Gulf of Mexico below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C. Commercially operated marinas with in-water vessel storage shall be prohibited along Choctawhatchee Bay from Cobb's Point eastward to Indian Bayou. When evaluating sites for public boat launching facilities, the City will give highest priority to shoreline areas designated by the State Division of Aquaculture as prohibited for shellfish harvesting. Only after the City has determined that no sites are viable for public boat launch facilities within prohibited shellfish harvesting areas, shall consideration of other shoreline areas be considered.

**Policy 6-1.1.3: Protect Coastal and Estuarine Environmental Quality and the Shoreline.** The City shall not approve a development order until it has evaluated the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The applicant shall bear the burden of demonstrating that adverse impacts on natural resources of the coastal area will be prevented and that all applicable State and/or federal regulatory measures shall be or have been satisfied. The development review process shall involve all local, regional, State, and federal entities with jurisdictional authority. All development shall:

A. Protect fish and wildlife habitat.

B. Prevent degradation of water quality and estuaries.

C. Manage surface water run-off.

D. Protect living marine resources.

E. Reduce exposure to natural hazards.

F. Ensure adequate public access.

G. Preserve White Sands.

**Policy 6-1.1.4: Restrict Development in Wetlands.** Wetland jurisdictional determinations shall be consistent with those of the Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (USACE).

**Policy 6-1.1.5: Protect Estuarine Wetlands.** No development shall be allowed to fill wetlands connected to Choctawhatchee Bay, the Gulf of Mexico, or any of the City's bayous unless such development complies with state wetland protection standards and necessary permits are obtained from the respective agency.

**Policy 6-1.1.6: Reduce Commercial Land Use Impacts to Choctawhatchee Bay.** Water-dependent commercial land uses shall be oriented toward Destin Harbor and shoreline areas of Choctawhatchee Bay south of Joe's Bayou where shellfish harvesting is prohibited.

**Policy 6-1.1.7: Minimize Impacts of Outdoor Lighting in Coastal Areas.** Outdoor lighting along Gulf shoreline areas shall not adversely impact sea turtle nesting habitat during nesting season. The City shall continue to enforce the outdoor ~~Outdoor~~ lighting standards for the marine turtle conservation zone ordinance, which controls the use of outdoor lighting for development adjacent to Gulf shoreline areas.

**Policy 6-1.1.8: Enforce the Gulf Shoreline Protection Zone.** Within the Gulf Shoreline Protection Zone established under Policy 5-1.5.7, land shall be retained in its natural state

except for permitted minor structures approved by the City and FDEP. Where minor structures are permitted by the FDEP or for beach access facilities, only the minimum amount of land necessary to accommodate and access the structures may be constructed upon but shall not exceed more than 10% of the land area within the Gulf Shoreline Protection Zone, whichever is less. For narrow parcels or lots used for beach access facilities or emergency access (i.e., dune crossovers), the affected land area within the Gulf Shoreline Protection Zone can exceed more than 10% of the land area within the Gulf Shoreline Protection Zone but the impacted area shall not exceed a width of 20 feet. All remaining lands within the Zone shall be preserved in natural vegetation. The City's seriously eroding coastal areas may be temporarily or permanently armored pursuant to conditions set forth in the City's Land Development Code which include:

- A permit for such armoring has been issued by FDEP, and any other applicable Federal and local requirements have been satisfied, or

- If such armoring is authorized by the City's adoption of an emergency resolution pursuant to FS § 161.085(3), and any other applicable Federal, State and local requirements have been satisfied.

**Policy 6-1.1.9: Support the Artificial Reef Program.** The City shall continue to support artificial reef programs sponsored by the State and County that create habitat for aquatic species ~~and/~~or protect Gulf beaches from soil erosion. The City shall continue to monitor the activities of Okaloosa County as the County coordinates with the ~~U.S. Army~~ USACE, the U.S. Fish and Wildlife Service (USFWS), and the FDEP to provide inspection services for artificial reef materials and ensure that such materials are suitable for use as artificial habitats in the Gulf and Bay.

**Policy 6-1.1.10: Protect Norriego Point.** The City shall continue its efforts to preserve and protect Norriego Point, a peninsula separating Destin Harbor from East Pass. Appropriate portions of Norriego Point under public ownership shall be preserved as a bird rookery. The City will take all necessary measures to preserve and restore Norriego Point as outlined in the most current management plans approved by the City Council. Efforts will include coordination with the FDEP and U.S. Army Corps of Engineers. The City will continue to monitor the condition of the point and notify both agencies whenever erosion or other activities threaten the Point. The City shall continue to request that spoils materials from dredging East Pass be used to renourish and replenish Norriego Point.

**Policy 6-1.1.11: Enforce the Bay Shoreline Protection Zone.** Within the Bay Shoreline Protection Zone established under Policy 5-1.5.6, the land shall consist of preserved native vegetation, including canopy, understory, and ground cover. No more than 40% of the area within the zone may be used for accessory uses or structures or impervious surfaces.

**OBJECTIVE 6-1.2: REDUCE ADVERSE IMPACTS TO WATER QUALITY IN COASTAL WATERS.** The City shall reduce adverse impacts to water quality within Destin Harbor, Choctawhatchee Bay, the Gulf of Mexico, and adjacent bayous through implementation of the following activities:

**Policy 6-1.2.1: Implement Stormwater System Improvements.** Continue refinement and implementation of the Stormwater Master Plan for the City. The City shall incorporate recommended improvements annually into its Five-Year Schedule of Capital Improvements. When prioritizing stormwater improvements for available funding, the City shall take into consideration those improvements that contribute to reducing the volume of stormwater runoff entering coastal waters.

**Policy 6-1.2.2: Prohibit Stormwater Run-off into Coastal Waters.** Channeling run-off directly into coastal water bodies shall be prohibited.

**Policy 6-1.2.3: Protect Water Quality within Destin Harbor.** Upland development impacting coastal resources and water quality within Destin Harbor shall be required to provide stormwater improvements and site design that ensures post-development runoff volume and water quality of receiving waters entering Destin Harbor meets or exceeds minimum standards established by the FDEP and Northwest Florida Water Management District (NWFWMD). For water-dependent development proposed over water within Destin Harbor, the City will continue to administer its Net Positive Environmental Benefit (NPEB) Program to assess such development a fee to support funding of infrastructure improvements that benefit or enhance water quality within Destin Harbor. Water-dependent development for purposes of this policy include marinas, boating facilities, construction supporting commercial or sport fishing, construction supporting marine activities, passenger ferries, boardwalks, and recreation-related activities. Net positive environmental benefits are the gains in environmental quality or other ecological properties attained by remediation or ecological restoration, less the environmental harm caused by those actions. The NPEB contribution shall be computed as 25% of the cost for construction occurring waterward from the mean high-water line. The NPEB fee shall only be assessed for those construction projects receiving necessary permits or exemption documentation from the Florida Department of Environmental Protection. Fees collected by the City shall be earmarked to a water quality improvement fund used only to pay for infrastructure improvements or ecological projects benefiting water quality or ecology within Destin Harbor. In lieu of payment of a fee used for water quality infrastructure improvements, the City may grant fee credit for stormwater improvements or other similar environmental projects implemented by property owners or developers if such improvement or project enhances or benefits water quality or the ecologic conditions within Destin Harbor above minimum standards established by the City and DEP.

**Policy 6-1.2.4: Protect Bayous.** To minimize potential future adverse impacts to the City's bayous, principal land uses located adjacent to these waters shall be limited to those supporting single family residential or conservation or recreation activities and their ancillary uses. The Future Land Use Map (FLUM) shall support such uses adjacent to the City's bayous.

**Policy 6-1.2.5: Fund Stormwater Management System-related Capital Improvements.** The City shall continue to fund stormwater system improvements through the Capital Improvements Program (CIP).

**Policy 6-1.2.6: Monitoring Federal Standards.** The City, in coordination with Destin Water Users (DWU), will monitor new and evolving EPA requirements pertaining to stormwater runoff and treatment.

**Policy 6-1.2.7: Require Pump-out Facilities.** ~~The City shall explore opportunities for a pump-out program.~~ The City encourages Clean Marina programs by reducing impact fees (i.e., Net Positive Environmental Benefit (NPEB) for private marinas that provide pump out facilities.

**OBJECTIVE 6-1.3: PROTECT AND ENHANCE COASTAL SHORELINES.** Coastal shorelines shall be protected and enhanced through the following programs or activities:

**Policy 6-1.3.1: Reduce Shoreline Erosion Through the Land Development Code.** The City shall continue to enforce its Shoreline Protection Ordinance. No native vegetation shall be removed from the coastal or wetland shoreline without a duly authorized permit from the city and state agencies, as applicable. Development along the shoreline shall revegetate, stabilize, and enhance damaged vegetative shorelines by planting native vegetation which:

A. Contributes to fish and wildlife habitat, marine productivity and water quality.

B. Offers protection from erosion and flooding.

C. Contributes to the natural soil building process.

~~See also Policy 5-1.5.7 (Gulf Shoreline Protection Zone) of the Conservation Element~~.

**Policy 6-1.3.2: Control Boat Launching Locations.** The City shall prohibit boat launching from various rights-of-way that are not designated as public boat ramps and restrict the creation of random water access points.

**Policy 6-1.3.3: Preserve Coastal Vegetation.** No vegetation shall be removed unless the applicant agrees to a mitigation plan to ensure that revegetation occurs. Appropriate federal and~~/or~~ state agencies having jurisdiction shall approve the mitigation plan and establish the appropriate revegetation ratio. Hardening of the shoreline with bulkheads or other similar devices shall not be allowed without proper permits.

**Policy 6-1.3.4: Support Coastal Revegetation Programs.** The City shall continue to support programs administered by the FDEP, the University of Florida Institute of Food and Agricultural Science (IFAS), and the Choctawhatchee Basin Alliance (CBA) to plant coastal vegetation and sea oats along shoreline beaches. ~~The City shall also annually evaluate available state grant funds to assist revegetation activities along the City's shoreline.~~

**Policy 6-1.3.5: Support Beach Re-nourishment Programs.** The City shall continue to support the FDEP's Beach Erosion Control Plan. The City shall ~~annually~~ evaluate available grant funds administered by the FDEP for beach restoration and re-nourishment. ~~(Language that duplicated 6-1.4.5 was removed.)~~

**Policy 6-1.3.6: Support Artificial Reef Programs.** The City will continue to support State programs to create near-shore artificial reefs that reduce shoreline erosion.

**Policy 6-1.3.7: Manage Impact of Coastal Development on Tidal Patterns.** No development shall produce changes in the tidal flushing and circulation patterns unless all agencies having jurisdiction grant clearance and the applicant has submitted hydrographic information sufficient to clearly demonstrate that no adverse environmental impacts shall be occasioned by the proposed changes in tidal flushing and circulation patterns. No alteration in tidal flow shall be permitted that causes stagnation or siltation.

**Policy 6-1.3.8: Prevent Erosion Impacts Generated by Motorized Watercraft.** Where the City experiences shoreline erosion from wave impacts generated by watercraft operating within near shore areas and within bayous, coordination will occur with the State Office of Waterway Management (SOWM) regarding establishment of no wake zones, watercraft speed limits, or boating restrictions within the affected shoreline areas. For areas where existing boating restrictions are posted, the City will coordinate with SOWM ~~State Office of Waterway Management~~ regarding increased enforcement activities.

**Policy 6-1.3.9: Coordinate Sand Deposits at Norriego Point.** The City shall continue to coordinate with the USACE regarding depositing sands dredged from East Pass onto Norriego Point.

**Policy 6-1.3.10: Pursue Beach Re-nourishment and Stabilization.** The City shall continue to pursue beach re-nourishment and stabilization along its entire boundary with the Gulf of Mexico.

**OBJECTIVE 6-1.4: PRIORITIZE SHORELINE USES AND PROVIDE PUBLIC ACCESS TO SHORELINE.** Within shoreline protection areas, the City shall promote land uses and development that are compatible with the protection of shorelines and their associated dune or coastal wetland systems.

**Policy 6-1.4.1: Criteria for Prioritizing Shoreline Uses and Public Shoreline Access.** In reviewing applications for shoreline development, first priority shall be directed to the following shoreline uses:

A. Non-structural shoreline protection uses such as native shoreline revegetation programs.

B. Approved water-dependent shoreline uses such as pile supported access ways and duly permitted dock facilities and commercial marinas. All such facilities shall satisfy all provisions of the City's land development regulations and obtain requisite permits from all environmental permitting agencies prior to obtaining City approval. Proposed marinas shall not be approved unless the applicant demonstrates that the marina site is consistent with the City's conservation and coastal management policies. Such uses must comply with all relevant criteria in this Comprehensive Plan. Priority shall be directed to water dependent uses that are available for public use.

C. Non-water dependent uses.

Second priority shall be directed toward water-related uses such as:

A. Parking facilities for shoreline access located outside wetlands and dune systems.

B. Residential structures that comply with the building code for structures within the coastal building zone.

C. Recreational facilities that comply with applicable codes.

**Policy 6-1.4.2: Provide Public Shoreline Access.** Development along the Gulf of Mexico shoreline shall use site design that discourages pedestrian access across dune systems and shall reduce pedestrian impacts to coastal vegetation by providing narrow accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices promoted by the FDEP.

**Policy 6-1.4.3: Apply Site Design Promoting Coastal Community Character.** Development occurring along the Gulf of Mexico, Choctawhatchee Bay, or the City's bayous shall apply site design that provides breezeways, promotes scenic corridors, and allows view of coastal water from adjacent properties or roadways separated from the shoreline. Building orientation, scale, mass, and architecture shall promote scenic vistas and open space connections from the beachfront side of a property to its boundaries abutting adjacent public streets.

**Policy 6-1.4.4: Implement Beach Access Point Level of Service Standards.** The Land Development Code (LDC) shall include criteria for evaluating new development for compliance with the City's beach access point level of service standard. The LDC shall also include development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas along the Gulf and Choctawhatchee Bay.

**Policy 6-1.4.5: Coordinate with Tourist Development Council and Board of County Commissioners.** ~~[1] Prior to the next EAR~~, The City shall ~~request~~ coordinate with the Okaloosa County Tourist Development Council (TDC) and the Okaloosa County Board of County Commissioners ~~to participate in a joint study with the City~~ to prepare a beach access plan to identify potential locations for access points, establish minimum design standards for beach access facilities, and determine annual funding sources for maintenance of existing access facilities and installation of new facilities. Furthermore, the City shall request the Okaloosa County TDC and the Okaloosa County Board of County Commissioners to dedicate annual funding to construct new and maintain existing beach access facilities.

**Policy 6-1.4.6: Public Access Inventory.** The City will maintain and keep an inventory of public beach access facilities.

**OBJECTIVE 6-1.5: LAND USE CONTROLS AND CONSTRUCTION STANDARDS FOR PROTECTING THE NATURAL SHORELINE AND THE BEACH/DUNE SYSTEM.** Shoreline areas shall be protected by prohibiting construction of manmade structures along publicly owned beaches, excepting beach access structures compliant with construction standards of the FDEP. In addition, water dependent structures such as lifeguard stands or those related to beach re-nourishment (as approved by the FDEP) may be constructed if such structures meet the construction standards of

federal and state agencies having jurisdiction. Any such construction activity must include measures to restore the beach and vegetation pursuant to a plan approved by the federal and ~~and/or~~ state agencies having appropriate jurisdiction. No vegetation shall be removed unless the applicant agrees to a mitigation plan to ensure that revegetation occurs. Appropriate federal and ~~and/or~~ state agencies having jurisdiction shall approve the mitigation plan and establish the appropriate revegetation ratio.

**Policy 6-1.5.1: Enforce Development Restrictions Seaward of the Coastal Construction Control Line (CCCL).** The City shall coordinate the development review process by forwarding all applications for construction seaward of the ~~Coastal Construction Control Line~~ CCCL to FDEP for jurisdictional action. Following such action, any construction permitted by the State shall comply with best management principles and practices for respective activities and shall receive permits from all other public agencies having jurisdiction.

**Policy 6-1.5.2: Support Natural Shoreline and Beach/Dune Stabilization.** Shoreline development and access shall continue to be restricted in order to preserve the shoreline. Rigid shoreline protection structures are not permitted except for those structures approved by FDEP or the USACE ~~U.S. Corps of Engineers.~~ When beach re-nourishment projects are needed, the dune system should be restored, as necessary, using natural, indigenous vegetation.

**Policy 6-1.5.3: Enforce Restrictions on Operation of Vehicles on Beaches.** The City shall continue to enforce restrictions that prohibit any motorized vehicle upon or over the City's incorporated portion of the beach adjacent to the Gulf of Mexico, excepting mechanical beach cleaning equipment, public safety and emergency vehicles, and vehicles permitted by the FDEP.

**Policy 6-1.5.4: Restore Beach and Dune Systems.** The City shall continue to coordinate with the FDEP ~~Florida Department of Environmental Protection~~ to require beach and dune system restoration where development is proposed on the adjacent upland to the primary dune system and where breaches are caused in any portion of a dune system. Furthermore, beach and dune system restoration shall be incorporated into the landscape plan required for new development. The property owner is required to maintain and restore beach and dune systems, including all coastal vegetation, occurring within the parcel or lot consistent with the landscape plan. The LDC shall require dune and beach restoration plans as part of the landscape standards.

**Policy 6-1.5.5: Enforce Marina Siting Criteria and Construction Standards.** The City shall continue to enforce its regulations for marina siting in accordance with the FDEP and ACE. ~~Northwest Florida Coast Resource Management Plan.~~

**Policy 6-1.5.6: Enforce Federal Emergency Management Agency (FEMA) Construction Standards.** The City shall continue to enforce FEMA construction standards for development that occurs within the 100-year floodplain or flood prone designated areas. The City's floodplain management standards exceed the minimum standards set by the National Flood Insurance Program (NFIP)as well as the Florida Building Code (FBC). The two-foot freeboard requirements apply to all structures in "A" zones where elevation is required by the FBC. Property located in the "V" zones are treated differently as they oftentimes have areas below the Base Flood Elevation (BFE) used only for parking, access and storage as allowed in 40 CFR 60.3, the LDC and the FBC.

~~**Policy 6-1.5.7: Protect Wildcat Mountain.** The City shall prohibit the removal of sand from Wildcat Mountain to retain and preserve the dune system, except for the allowance of minor grading and filling necessary to accommodate development occurring thereon.~~

**OBJECTIVE 6-1.6: MITIGATE HAZARDS IN THE COASTAL HIGH HAZARD AREAS (CHHA).** Development shall occur in a manner that minimizes danger to life and property occasioned by hurricane events. The LDC shall continue to include performance standards regulating development

activities to minimize threat to life and property occasioned by hurricane events by ensuring that any development order approved by the City is coordinated with the Okaloosa County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans. The City shall designate as necessary, an adaptation action area for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. ~~The City shall eliminate uses that are inconsistent with interagency hazard mitigation reports deemed appropriate by the City.~~ This objective shall be measured through implementation of the following Policies.

**Policy 6-1.6.1: CHHA Defined.** As defined in § 163.3178(2)(h) FS Coastal Management, The Coastal High-Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Policy 6-1.6.2: Hazard Mitigation Management.** The City shall continue to participate in the County's technical coordinating committee in preparing the hazard mitigation component of the Comprehensive Emergency Management Plan. Updates of the Plan shall identify specific actions that may be implemented to reduce exposure to natural hazards.

In addition, the City shall enforce more restrictive land use controls within the CHHA than in areas outside of the CHHA, including but not limited to:

A. Not allowing increases in maximum density as identified in the Future Land Use Map.

B. Performance criteria within the LDC shall mandate that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations establish CCCL ~~coastal construction control lines~~, as well as applicable state and local construction codes regulating construction activity in coastal areas.

2. Surface water management improvements that mitigate against loss of flood plain and comply with adopted surface water management level of service standards for drainage cited in the Public Facilities Element.

3. Publicly funded infrastructure shall not be built within the CHHA unless the facility is for the protection of public health and safety, creation of open space, implementation of beach restoration or shoreline erosion protection programs.

4. Land use controls shall ensure that wetlands are preserved and protected from the adverse impacts of development.

5. Dune and beach system restoration including ongoing maintenance of coastal vegetation.

C. A multi-agency site plan review process shall be initiated to ensure that all proposed development or redevelopment having adverse impacts on water quality, wetlands, shoreline stabilization, natural habitats, fish or wildlife, hurricane evacuation, or other coastal resources, shall be coordinated with County, State, federal, or regional agencies having jurisdiction. A primary function of this review process shall be to effectively reconcile hazard mitigation issues prior to issuance of any development orders.

**Policy 6-1.6.3: Implement General Hazard Mitigation.** The LDC shall restrict the density/intensity of development within the high hazard area as denoted on the Future Land Use Map Series. Furthermore, the state and local coastal construction control lines shall be enforced. Performance criteria shall stipulate the need to reduce exposure of human life and property to natural hazards.

**Policy 6-1.6.4: Hazard Mitigation and Redevelopment.** In the event of ~~that Destin faces~~ a major disaster or if included in a Presidential Disaster Declaration, the City shall implement the adopted Post Disaster Redevelopment Plan and the interagency hazard mitigation report when adopting a redevelopment plan for the affected areas. Interagency hazard mitigation report shall mean the recommendations of a team of federal, state, regional, or local officials addressing measures that reduce the potential for future flood losses and which is prepared in response to a major disaster or a Presidential Disaster Declaration. The City will amend its local mitigation plan or implement a new program in order to reduce risks of natural disaster and ensure compliance with Federal, State, or regional regulations, imposed on the receipt of Federal monies under the Robert T. Stafford Disaster Assistance and Relief Act. ~~Public Law 93-388.~~

**Policy 6-1.6.5: Coastal Population Densities and Hurricane Evacuation.** ~~Prior to the next EAR~~, The City of Destin shall amend the LDC to include administrative procedures ensuring that any development order approved by the City complies with the Okaloosa County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans.

**Policy 6-1.6.6: Hurricane Evacuation and Roadway Improvements.** The City shall promote, to the extent possible, improvements to the critical roadway segments identified in the Statewide Regional Evacuation Study for northwest Florida. ~~delineated in the Tri-State Hurricane Evacuation Study, USACE, 1997 (reference Appendix C of the Study).~~ Promotion of roadway improvements shall be accomplished through the City's participation with the Okaloosa-Walton Transportation Planning Organization (OWTPO) and the Florida Department of Transportation (FDOT).

**OBJECTIVE 6-1.7: LIMIT PUBLIC SUBSIDY OF DEVELOPMENT IN THE CHHA.** The City shall limit public expenditures that subsidize private development permitted in the CHHA, including high velocity storm surge areas. However, public funds for improved public facilities, such as improvements to roads, potable water, wastewater, or drainage included in the Capital Improvements Element, and water dependent structures, such as beach accessways, piers, and beach renourishment activities, may be permitted where approved by state and/or federal agencies having jurisdiction, and where required to implement the goals, objectives, and policies of the Comprehensive Plan.

**Policy 6-1.7.1: Existing Infrastructure in the CHHA.** ~~Within two years of Plan adoption, The City shall establish a list of infrastructure facilities located in the CHHA that could be relocated, mitigated or replaced should state funding become available for such activities. Infrastructure is defined as roads, bridges, sanitary sewer facilities, and potable water facilities.~~ The City maintains a list of critical facilities under its NIFP and Community Rating System (CRS) programs. Infrastructure is defined as roads, bridges, sanitary sewer facilities, and potable water facilities. The list of critical facilities also includes, schools, public safety buildings, municipal buildings, and healthcare facilities. The City shall give priority for relocating, mitigating, or replacing infrastructure facilities to the facilities located in the high velocity storm surge areas.

**Policy 6-1.7.2: Future Infrastructure in the CHHA.** The City shall continue to allow infrastructure facilities to be constructed within the CHHA provided that the facilities are necessary to serve the existing and~~/or~~ future population, and such infrastructure facilities are constructed in a manner that minimizes the impacts from storm events.

**Policy 6-1.7.3: Prohibit Septic Tanks in the CHHA.** The City shall not approve development that proposes installation of new septic tanks within the CHHA.

**Policy 6-1.7.4**: **Public Expenditures in the CHHA**. Public funds shall be expended in the CHHA only in developments: that comply with residential densities adopted in this plan that will produce no adverse effects to the surrounding land uses or the environment without approved mitigation plans; and/or, that would further open up the

waterfront to public access.

**Policy 6-1.7.5: ADAPTION ACTION AREA DESIGNATION.** The City will identify areas for which land elevations are below, at or near mean high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.

**OBJECTIVE 6-1.8: AVOID POPULATION CONCENTRATIONS IN CHHA.** The City shall direct population concentrations away from CHHA by not increasing the density of residential development and redevelopment within the CHHA above that allowed by the City's FLUM. The City's FLUM mandates maximum density thresholds for properties within the CHHA. The density threshold varies with the severity of environmental constraints of each site and the proximity of the site to the shoreline. The intent of the density allocation is to direct population concentrations away from CHHA to the greatest extent consistent with the State Comprehensive Plan private property rights goal and related policies ~~[Reference Ch. 187.201(16)(a and b), FS].~~

**Policy 6-1.8.1: Restrict Development in CHHA.** The City shall continue to allow development within the CHHA; however, the City shall direct population concentrations, including nonresidential development, away from these areas. Residential development and~~/or~~ redevelopment in the CHHA shall not exceed the residential densities shown on the FLUM ~~Future Land Use Map~~ for that property.

**Policy 6-1.8.2: Enforce CHHA Construction Standards.** Within the CHHA, the City shall allow no new permanent residential structures, which do not meet the construction standards required by the FDEP if the construction is seaward of the CCCL or by the FEMA construction standards if located within applicable flood zones.

**OBJECTIVE 6-1.9: COORDINATE HURRICANE EVACUATIONS.** The City shall coordinate with State, regional, and county agencies ~~Okaloosa County and Walton County~~ in evaluation of major evacuation routes and determining where operational improvements can be made to maintain or reduce hurricane evacuation times. ~~through the implementation of the following policies:~~

~~**Policy 6-1.9.1: Utilize Emergency Management Plans.** Through the City's emergency management department, the City shall manage its local emergency plan and utilize the recommendations provided in the latest revision of the Okaloosa County Emergency Management Plan (CEMP). The Northwest Florida Hurricane Evacuation Study (July 1999) should also be consulted where information is still current.~~

**Policy 6-1.9.1: Utilize Emergency Management Plans.** The Division of Emergency Management will be responsible for preparing regional hurricane evacuation plans. In the event of a natural disaster, the City shall respond to the instruction and guidance of the Okaloosa County Emergency Management office. The City shall also periodically review the hurricane evacuation plan and will update and revise such plans based upon data from the Statewide Regional Evacuation Study for northwest Florida.

**Policy 6-1.9.2: Coordinate Hurricane Evacuation Logistical Support.** To prevent congestion on roads and overcrowding at evacuation centers, the City shall coordinate with Okaloosa County in disseminating information concerning the need for residents to evacuate at various hurricane threat levels. ~~The City shall coordinate with the County and the Okaloosa County Emergency Management Director in assisting implementation of the County's campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.~~

**Policy 6-1.9.3: Plan for Future Coordination with the County in Emergency Preparedness.** ~~To provide for safe and efficient evacuation of the residents of Destin, in the event of a hurricane,~~ The City shall coordinate with Okaloosa County in annually updating the County's Comprehensive Emergency Management Plan. The City shall coordinate with the County in updating hurricane evacuation center assignments as well as other policy formulation surrounding land use and emergency preparedness. ~~This update shall enable the County and incorporated municipalities to plan for future population densities that will neither adversely impact the efficiency of the evacuation plan nor increase evacuation times. The City shall also coordinate with the County in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding land use and emergency preparedness~~.

**Policy 6-1.9.4: Designate Hurricane Evacuation Routes.** The City designates Harbor Boulevard/Emerald Coast Parkway and Mid-Bay Bridge as the primary evacuation routes out of Destin as part of its Hurricane Evacuation Plan.

**Policy 6-1.9.5: Coordinate Re-Entry Following a Hurricane Evacuation.** The City shall coordinate with Walton County and Okaloosa County Emergency Management Services to coordinate efficient and safe re-entry into the City following a mandatory evacuation. ~~The City's adopted Post-Disaster Redevelopment Plan shall be used as its established program addressing re-entry into the City when destruction and damage to buildings and infrastructure have occurred due to a storm event that resulted in evacuation.~~

**Policy 6-1.9.6: Improve Hurricane Evacuation Time.** The City shall continue to support programs that reduce evacuation time through improved warning and evacuation notification systems. To improve hurricane evacuation time, the City has almost completed ~~shall plan~~ the construction of an alternative east/west roadway parallel to and north of Harbor Boulevard/Emerald Coast Parkway. The City shall incorporate this new roadway into its hurricane evacuation plans as an alternative route to Harbor Boulevard/Emerald Coast Parkway in the event an accident, traffic congestion, or flooding limits or prevents use of the highway along any portion from Danny Wuerffel Way to Calhoun Ave. The City shall also coordinate with FDOT regarding available funding ~~FDOT funds~~ to support construction of an alternative east-west evacuation route for Harbor Boulevard/Emerald Coast Parkway.

**Policy 6-1.9.7: Evaluate Hurricane Evacuation Clearance Times.** The City shall ~~annually~~ perform a hurricane clearance time analysis as part of the City's ~~annual~~ transportation concurrency review using pre-impact and best practices outlined in the National Hurricane Program. ~~As part of the clearance time analysis, the transportation model shall determine when traffic conditions result in unreasonable clearance times. The City shall coordinate the clearance time analysis with the Okaloosa County Emergency Management Division to access modifications for timing of evacuation notices.~~

**Policy 6-1-9.8: Hurricane Evacuation Carrying Capacity Study.** Continue to monitor and evaluate the carrying capacity of all evacuation routes within the City. Based on the findings of the carrying capacity study, the City shall identify transportation improvement needs, hurricane preparedness actions, or land use controls to assure timely evacuation of the entire City prior to hurricane landfall. ~~As evacuation routes are also used by residents and visitors within Walton County and Okaloosa County, the City shall request participation from Walton County and Okaloosa County in the preparation of a carrying capacity study for Harbor Boulevard/Emerald Coast Parkway and other evacuation routes leading from coastal areas to the mainland.~~

**OBJECTIVE 6-1.10: POST-DISASTER REDEVELOPMENT.** The City maintains a post-disaster redevelopment plan which is coordinated with Okaloosa County's post-disaster redevelopment plan. All redevelopment activities after a hurricane storm event must comply with this redevelopment plan and according to the goals, objectives, and policies of the Comprehensive Plan.

**Policy 6-1.10.1: Recovery Operations and Post-Disaster Redevelopment.** The City shall continue coordination with Okaloosa County to modifying the Comprehensive Emergency

Management Plan ~~when necessary~~ to address changes that may result from growth and development anticipated within the Comprehensive Plan. The Post-Disaster Redevelopment Plan shall include strategies for post-disaster recovery operations, including the management of redevelopment and reconstruction within the City and the CHHA. The management plan, at minimum, should provide a basis for considering the following activities during times of natural disaster:

A. Ensuring a means to restore economic activity, including the tourist industry and water-related businesses.

B. Establishing a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety.

C. Developing procedures for reviewing and deciding upon emergency building permits.

D. Coordinating with State and Federal officials to prepare disaster assistance applications.

E. Analyzing and recommending to the City Council hazard mitigation options, including reconstruction or relocation of damaged public facilities.

F. Developing a redevelopment plan.

G. Recommending amendments to the Comprehensive Emergency Management Plan and other appropriate policies and procedures.

**Policy 6-1.10.2: Coordinate Amendments to the Redevelopment Plan.** The City shall coordinate any amendments to its Post-Disaster Redevelopment Plan with the Okaloosa County Emergency Management Office for compliance with the Comprehensive Emergency Management Plan.

**Policy 6-1.10.3: Repair and Cleanup.** In planning post-disaster redevelopment activities, factors to be considered to protect the public health and safety shall include:

A. Repairs to potable water, wastewater and power facilities.

B. Removal of debris.

C. Stabilization or removal of structures in a perilous condition.

D. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and cleanup operations.

**Policy 6-1.10.4: Manage Unexpected Redevelopment Activities.** The City shall manage unanticipated future redevelopment activities necessitated by hurricane events or other natural disasters through this Plan and adopted land development regulations. Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events or other natural disasters. Recovery actions to reconstruct housing and services for year-round residents and the local workforce shall take priority over reconstruction of structures supporting seasonal and tourist population.

**Policy 6-1.10.5: Redevelopment Compliance Codes and Plans.** If rebuilt, structures that suffer damage in excess of 50% of their appraised value shall be rebuilt in accordance with all current and applicable land use and building code requirements upon adoption of the LDC.

**Policy 6-1.10.6: Review Building Facilities.** The City shall establish a process for reviewing available alternatives for managing damaged public facilities following a hurricane event, including coordination with Destin Water Users, Inc. The procedures shall evaluate future options for such facilities, including, but not limited to, abandonment, repair in place, relocation,

and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

A. Cost to construct.

B. Cost to maintain.

C. Recurring damages.

D. Impacts on land use.

E. Impacts on the environment.

F. Public sector.

G. Repair to any public facilities that shall be deemed historic structures according to the inventory of the National Register of Historic Places shall be guided by the U.S. Secretary of the Interior's Guidelines for Rehabilitation until such time as the City adopts other guidelines and standards for the repair of historic structures.

H. Other relevant factors.

**Policy 6-1.10.7: Maintain a Disaster Assistance Contingency Fund.** The City shall maintain a contingency fund to cover the City's required match for disaster assistance grants.

**Policy 6-1.10.8: Limit Redevelopment of Nonconforming Structures.** If a nonconforming structure is substantially damaged (based on the definition in Chapter 161, FS) or abandoned, it shall be rebuilt only to the extent that complies with the current Future Land Use designation, ~~and~~, density, and intensity for the affected property.

**Policy 6-1.10.9: Participate in the National Flood Insurance Program.** The City shall continue its participation in the National Flood Insurance Program.

**Policy 6-1.10.10: Help Improve the National Flood Insurance Program.** The City shall continue to identify inappropriate Flood Insurance Rate Map (FIRM) and Coastal Barrier Resource Systems (CBRS) map designations within the City and work with the appropriate federal agency to provide the correct map designations.

**OBJECTIVE 6-1.11: MAINTAIN ACCESS TO PUBLIC BEACH AND SHORELINE.** The City shall maintain land use policies that promote continuance of the existing shoreline access and water dependent and related activities described in the Coastal Management Element data inventory and analysis. Beaches shall remain unobstructed and, to the extent lawful, no barriers shall be erected which prevent pedestrian access along the shoreline, subject to reasonable regulations, such as closing times, access, and use.

**Policy 6-1.11.1: Maintain Public Beach Access.** The City shall continue to maintain all designated public beach access points.

**Policy 6-1.11.2: Publicly Funded Gulf Front Development Must Provide Beach Access.** Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking lots, restrooms and refuge collection.

**Policy 6-1.11.3: Consider Scenic View in Site Plans.** Waterfront development shall include design measures that provide, enhance and preserve scenic views of the water for the general public from public rights-of-way. Structures along the shoreline shall be designed to prevent walling off of waterfront views. The LDC shall regulate building location, intensity, and design to protect or enhance scenic views. The site plan and building criteria within the LDC shall require new development to demonstrate that views of adjacent water bodies will be preserved.

**Policy 6-1.11.4: Enhance Waterfront Access [1] .** ~~Prior to the next EAR,~~ The City has developed cost comparative metrics for several potential beach front property acquisitions. The City shall ~~conduct a study to~~ identify additional shoreline access opportunities and assess the cost-benefit of each; ~~and amend the LDC~~ to include procedures and substantive provisions that protect and ensure public access to the priority shoreline areas.

**Policy 6-1.11.5: Coordinate with Okaloosa County.** The City shall coordinate ~~Coordinate all~~ beach access planning, funding, and implementation with Okaloosa County, when necessary. ~~in recognition that the County's Tourist Development Council and other components of the County's budget to fund various aspects of beach maintenance and enhancement. The City and County should be encouraged to coordinate more fully in public access projects to encourage county participation in funding.~~

**OBJECTIVE 6-1.12: PROTECT HISTORIC RESOURCES LOCATED IN COASTAL AREAS.** The City shall ensure protection of historic resources within coastal areas and shall ensure that there shall be no loss of historic resources on City owned property. The City shall coordinate with the appropriate agencies in the protection, preservation or sensitive reuse of historic and/or archeological resources. ~~The LDC shall ensure that historic resources on public and private property within coastal areas shall be protected, preserved, or reused in a manner sensitive to the historic properties of the site and/or structure.~~

**Policy 6-1.12.1: Promote Identification of Historic, Archaeological, and Cultural Resources.** ~~Ensure that all municipal actions encourage and promote the preservation of the City's historic resources. To this end.~~ The City shall continue to support efforts to identify historic sites and register them with the appropriate agencies. The City shall coordinate with the State Division of Historic Resources, local historical groups, and others ~~in continuing~~ to identify, document and preserve the City's historical, archaeological, and cultural resources.

**Policy 6-1.12.2: Performance Standards for Protecting Sites of Historic or Archaeological Significance.** The City shall establish historic overlay districts and guidelines, as necessary, to establish controls for safe construction practices and for retaining the character of development within said districts. The LDC shall include provisions to address adverse impacts to historic or archaeological sites of significance created by development or redevelopment of the site.

**OBJECTIVE 6-1.13: MAINTAIN PUBLIC FACILITY LEVEL OF SERVICE STANDARDS IN COASTAL AREAS.** The City shall allow no development in the coastal area unless the established level of service standard is maintained, and infrastructure needs are fulfilled in compliance with the City's Concurrency Management System within the Capital Improvements Element.

**Policy 6-1.13.1: Maintain Level of Service Standards within Coastal Areas.** The entire jurisdictional area of Destin is a coastal area. The level of service standards shall be those established within other elements of the Comprehensive Plan.

**Policy 6-1.13.2: Maintain Beach Re-nourishment Standards.** Any future proposed beach re-nourishment project shall follow best management practices and shall secure the required permits from all federal and state agencies having jurisdiction, including the FDEP.

**Policy 6-1.13.3: Coordinate Infrastructure Availability and Timing.** Future development shall be directed to those areas where public facilities are available concurrent with the impacts of the development or redevelopment. Development and redevelopment shall occur only at the densities proposed by the future land use plan, consistent with coastal resource protection and safe evacuation. The City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment. To ensure appropriate timing and staging, no development order shall be granted until a plan is submitted by the developer or applicant to the City which demonstrates that all required infrastructure shall be in place and available for use by the development concurrent with the impacts of development. The infrastructure shall be designed in a manner consistent with the existing and

projected future demands generated by development projected in the future land use element. The infrastructure shall also be consistent with applicable local, regional and state coastal resource protection policies.

**OBJECTIVE 6-1.14: MAINTAIN INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA.** The City shall maintain an intergovernmental coordination mechanism to manage coastal resources within the jurisdiction of more than one local government or public agency. The City shall assist other agencies in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including management of surface water runoffs, impacts of development on coastal waters and living marine resources.

**Policy 6-1.14.1: Intergovernmental Coordination for the Coastal Area.** The City shall coordinate with Okaloosa County, Walton County, and appropriate regional, state, and federal agencies in managing coastal resources. Management activities shall include, but not be limited to, the following:

A. The City shall coordinate the following coastal resource management issues that transcend jurisdictional lines with Okaloosa County, Walton County (when appropriate), and the ~~Northwest Florida Water Management District~~ (NWFMD):

1. Forums and technical review concerning emergency preparedness and hurricane evacuation issues and update of the Comprehensive Emergency Management Plan, including hurricane evacuation plans.

2. Technical review and in formulation of policies concerning the Harbor Boulevard/Emerald Coast Parkway and Mid-Bay Bridge corridors, including stormwater management policies. This activity shall also be coordinated with the FDOT.

3. Public access issues including issues surrounding maintenance and improvements.

4. Issues surrounding conservation of the shoreline of the Gulf and Bay. This activity shall also be coordinated with the USACE and the FDEP as appropriate.

5. The inclusion of the appropriate regulatory agencies having planning jurisdiction over coastal areas in the City's efforts at providing enhanced public access to the beaches.

B. The City shall establish a multi-agency development review process to coordinate intergovernmental and resource management issues surrounding proposed development and redevelopment. The City shall also incorporate procedures in the LDC to ensure that all issues surrounding development impacting wetlands or other resources under federal and/~~or~~ state jurisdiction are managed based on timely coordination, exchange of information, and appropriate follow up by the City and all agencies having jurisdiction. The City shall require the applicant to get jurisdictional determinations from all appropriate agencies prior to the issuance of development orders or building permits for all sites within the City. The City shall coordinate with the U.S. Coast Guard, U.S. Fish and Wildlife Service, the USACE, FDEP, NWFWMD, the Emerald Coast ~~West Florida~~ Regional ~~Planning~~ Council (ECRC), and other federal, state, and regional agencies as may be appropriate in managing the following activities:

1. The City shall coordinate all development and resource conservation measures impacting the waters of the Gulf and Choctawhatchee Bay with the above cited agencies as well as other applicable public agencies. These activities shall include, but not be limited to, review of proposed development potentially impacting natural resources, including development petitions for docks, shoreline stabilization, dredging, or other alteration of natural resources under Federal or State jurisdiction.

2. All applications for development activity impacting waters of the State or other lands under the jurisdiction of the State shall be coordinated with agencies having appropriate jurisdiction.

3. The City shall coordinate with technical staff within FDEP and NWFWMD to ensure implementation of sound principles and practices of coastal resource management during the development review process as well as in the formulation of policies impacting coastal resource management.

4. The City shall coordinate with the NWFWMD, FDEP, as well as other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity, and consumptive use permitting.

C. The City shall coordinate on a continuing basis with the ECRC ~~WFRPC~~ in preparing the Comprehensive Plan and amendments to ensure consistency with the ECRC ~~WFRPC~~ Comprehensive Plan. In addition, the City shall coordinate other planning issues of regional significance with the ECRC ~~WFRPC~~. The City shall forward copies of development proposals within the coastal area to public agencies having jurisdiction in the management of potentially impacted natural resources.

**OBJECTIVE 6-1.15: CONTINUE EVALUATION OF COASTAL MANAGEMENT ELEMENT EFFECTIVENESS.** The City shall use the following policies as criteria in evaluating the effectiveness of the Coastal Management Element:

**Policy 6-1.15.1: Review the Impact of Changing Conditions on Coastal Management Policy.** The City shall monitor and evaluate significant changes in the characteristics of natural coastal resources. Policy implications of such changes shall be examined, and corrective measures shall be pursued. Coastal management policies shall be refined as needed to remain responsive to evolving problems and issues.

**Policy 6-1.15.2: Schedule, Budget, and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed coastal management activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing coastal management goals, objectives, and policies.

**Policy 6-1.15.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Coastal Management Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in coastal management policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving coastal management problems and issues.

**Policy 6-1.15.4: Monitor Achievement of Coastal Management Goals.** The effectiveness of the Coastal Management Element shall be measured by the City's success in achieving coastal management goals, objectives, and policies. The City's coastal management goals, objectives, and policies are supported in the City LDC. The City continues to monitor the achievement of the coastal management objectives through land use changes, density classification, and flood plain management strategies. In addition, The Coastal Management Element incorporates a systematic planning process to identify coastal management problems, ~~and~~ issues, and ~~implement~~ corrective actions.

**OBJECTIVE 6-1. 16: PRESERVE RECREATIONAL AND COMMERCIAL WORKING WATERFRONTS.** The City shall encourage shoreline development of those land uses which are dependent on or related to access to the water.

**Policy 6-1.16.1. Encourage Shoreline Development Related to Water Access.** The City shall preserve recreational and commercial waterfronts through proper land use planning, the public acquisition of land for parks and open space and shall continue to provide the siting of water dependent and water-related uses through the zoning guidelines of appropriate land use districts.

**OBJECTIVE 6-1.17: REDUCE RISK IN COASTAL AREAS.** The City recognizes the risk of being impacted by damaging winds and flooding increases for those properties located closer to shorelines and low-lying coastal areas. To ensure that future development occurs in a manner that minimizes risk, the City will implement principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

**Policy 6-1.17.1: Reduce Flood Risk**. In order to reduce flood risk from, or associated with, high-tide events, storm surge, flash floods, stormwater runoff, and the impacts related to sea-level rise, the City will continue to promote the use of the development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code and the Land Development Regulations

**Policy 6-1.17-2: Development and Redevelopment Standards in Coastal Areas.** The City shall continue to ensure development and redevelopment utilize the best available data on minimum floor elevation, including FEMA flood zones.

**Policy 6-1.17-3: Reduce Flood Damage in Coastal Areas.** The City shall, through implementation of all Land Development Regulations, continue to ensure that all new buildings or structures meet, or exceed, the flood resistant construction requirements of the Florida Building Code and Federal Flood Plain Management regulations including flood proofing and storm surge.

**Policy 6-1.17-4**: **Participation in the National Flood Insurance Program.** Participate in the National Flood Insurance Program in conformance with Public Law 92-288 and the Community Rating System Program.