

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, Director

FROM: Planning & Development Review Staff

SUBJECT: 402978-BCC-2016 and 402981-BCC-2016, Request for plan amendment and rezoning, Mid-Bay Marina

DATE: September 8, 2016

BCC DISTRICT: (5) Commissioner Windes

PLANNING COMMISSION DISTRICT: (5) John Collins

PUBLIC HEARING: Consideration of a request changing the use of land submitted by Tom Patton as agent for LYC Destin, LLC relating to property located within the Mid-Bay Marina DRI. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Mixed Use (MU)** to **Mixed Use - 1 (MU-1)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Mixed Use (MU)** district to **Mixed Use - 1 (MU-1)** district, or a more restrictive zoning district. Property contains 5.5 acres, more or less.

STAFF FINDINGS:

- In a separate action this same applicant has requested a change to the Mid-Bay Marina Development of Regional Impact (DRI) development order that would expand the boundary of the current DRI.
- The area to be included in the DRI is currently designated as MU on the FLUM and Official Zoning Map.
- As stated in Comprehensive Plan Policy 10. 1, Table 1 *The purpose of the MU – 1 category is to provide areas for Developments of Regional Impact pursuant to Section 380.06, Fla. Stat.* The same is true for the MU – 1 zoning district.
- The MU – 1 is specifically intended to include those areas of the County where DRI development orders are applicable.
- If the request to change the DRI development order is approved it is fitting that the FLUM and zoning map also be changed to comport with the Comprehensive Plan and zoning regulations.

STAFF POSITION: Staff has no objection to the requested FLUM amendment and rezoning.

RECOMMENDATION: It is recommended that the Board consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make a recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: Scheduled for September 20, 2016 at 9:00 AM in the County Administration Building, Shalimar.

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – Future Land Use/Zoning Map
- E – Proposed Future Land Use/Zoning Map
- F – 1 Mile FLUM/Zoning Map

TJ/tj

GIS ANALYSIS RESULTS

Date: 7/13/2016

Project: 00-2S-22-0000-0001-A690/A78A/A78B

Permit: 402905-BCC-2016

Property Address: LOCATED WITHIN THE MID-BAY MARINA DRI, DESTIN, FL

Zoning: MU

FLU: MU

Proposed Zoning: MU-1

Proposed FLU: MU-1

Fire District: DESTIN

Commissioner District: 5

Census Tract: 23308

Soil Type: 16 - Lucy loamy sand - 0 to 5% slopes well drained permeability rapid in upper part, moderate in lower, run off is slow, dries quickly

17 – Mandarin Sand – 0 to 3% slopes, permeability is very rapid in the surface and subsurface layer. Wetness is a moderate limitation for home sites or businesses.

21 – Resota Sand – 0 to 5% slopes, moderately well drained.

Wind Zone: GREATER THAN 140 IN THE WIND-BORNE DEBRIS AREA

Flood Zone: AE 7 & X 500 Year Flood Plain IN THE COBRA **Map Number:** 12091CO 493H

Storm Surge Area: YES CAT 4 & 5

Urban Development Area: YES

Water Efficient Area: YES

Wells: None

Environmental Data: None

Historical Data: None

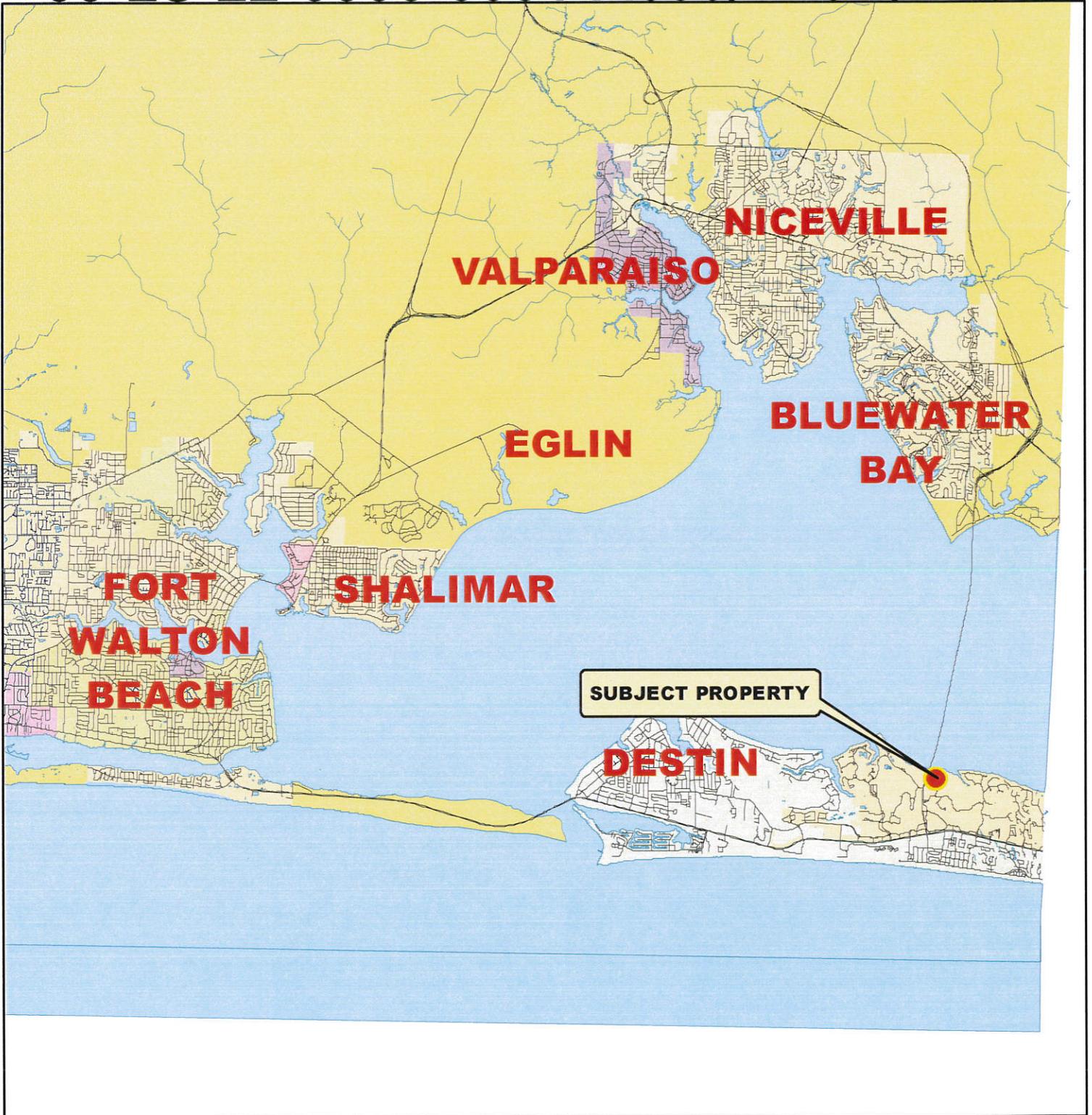
Wetlands: Uplands

Water and Sewer: SWUC

Within 3 mile of an Airport: NO

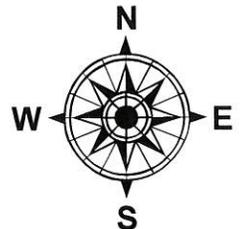
ATTACHMENT - A

00-2S-22-0000-0001-A690/A78A/A78B



Legend

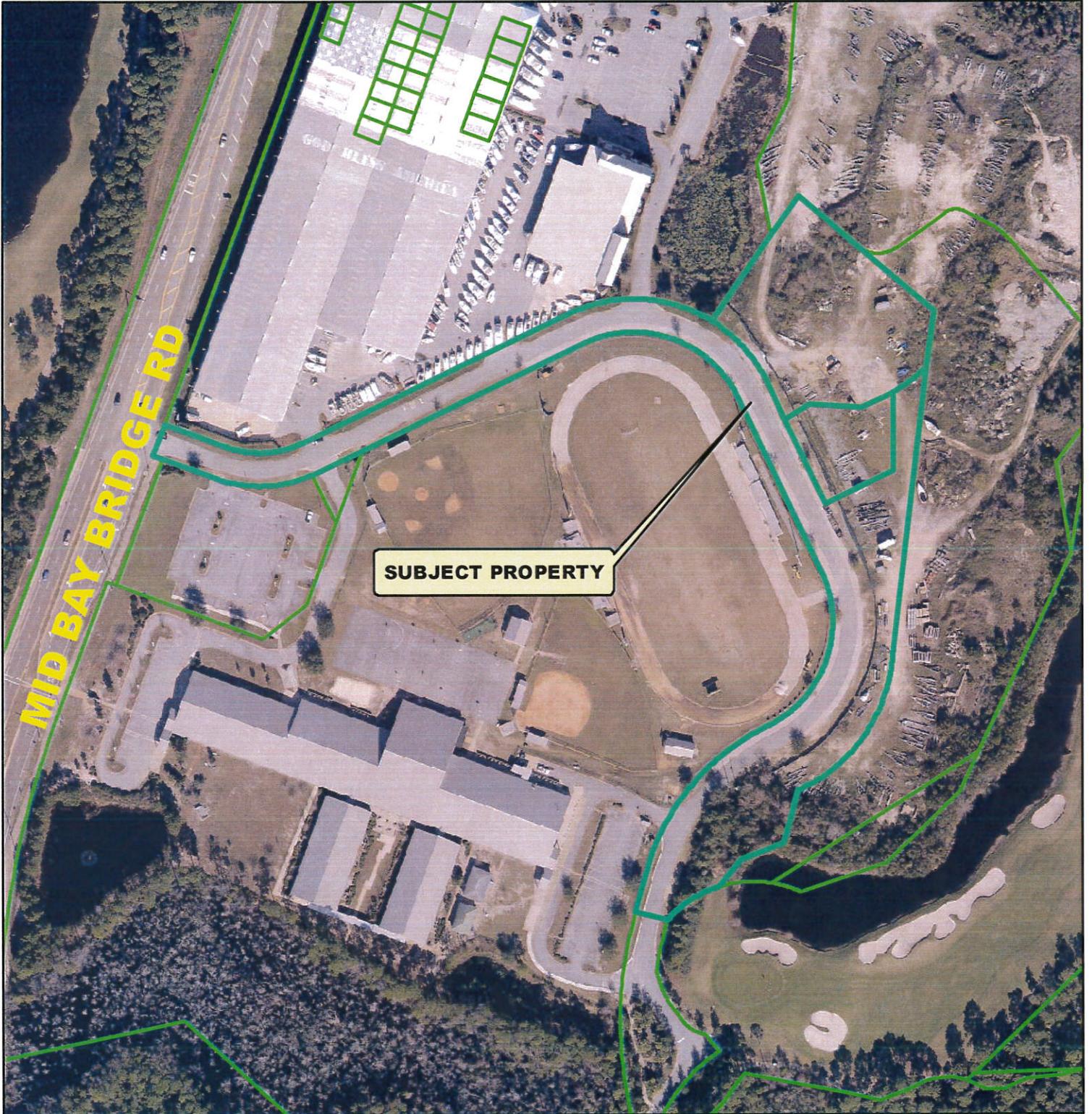
— Roads



Location Map

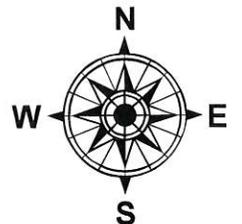
ATTACHMENT - B

00-2S-22-0000-0001-A690/A78A/A78B



Legend

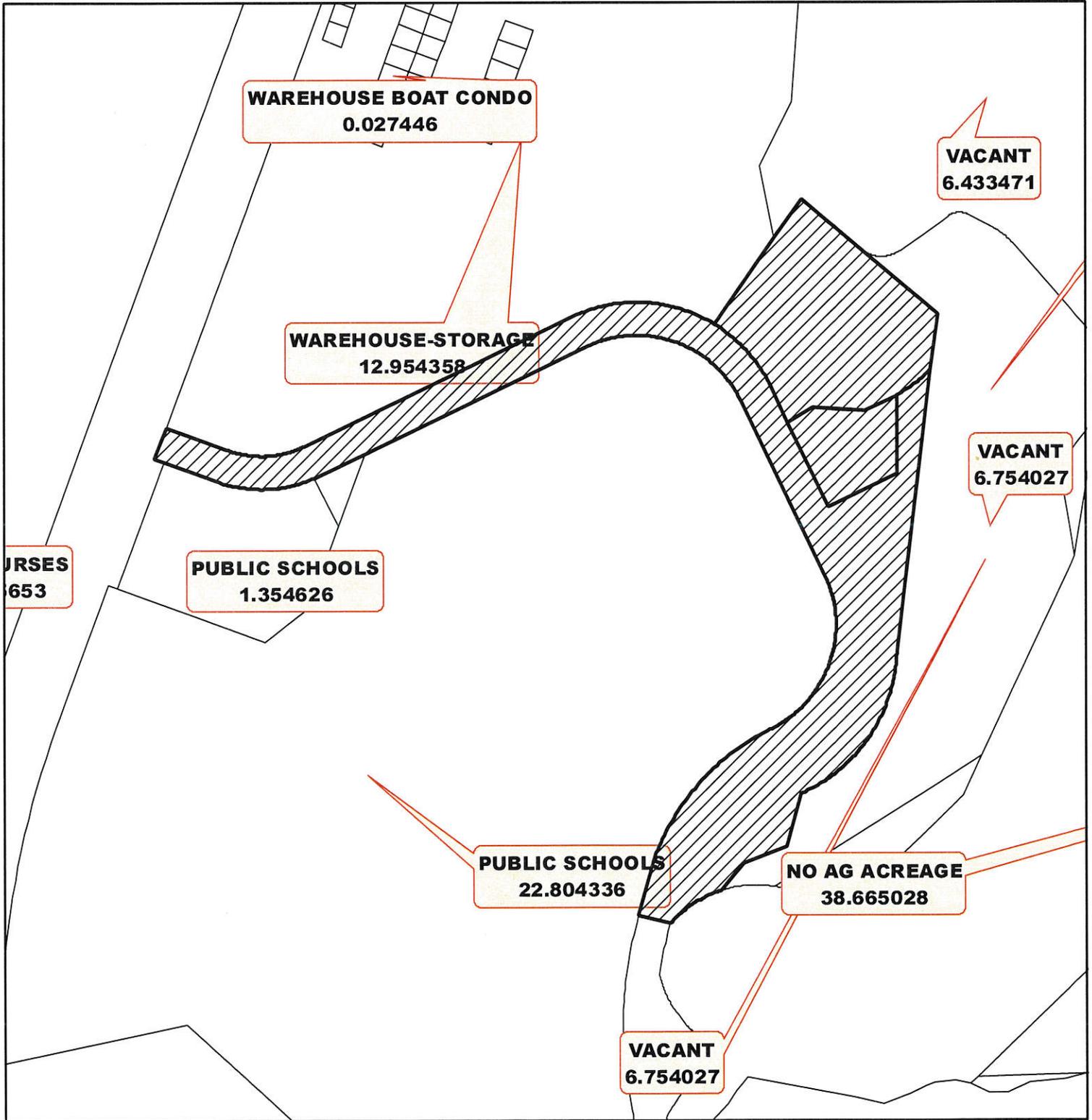
 Parcel Lines



Aerial Photo

ATTACHMENT - C

00-2S-22-0000-0001-A690/A78A/A78B



URSES
653

VACANT
6.433471

WAREHOUSE BOAT CONDO
0.027446

WAREHOUSE-STORAGE
12.954358

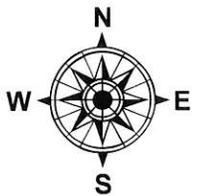
VACANT
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PUBLIC SCHOOLS
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PUBLIC SCHOOLS
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NO AG ACREAGE
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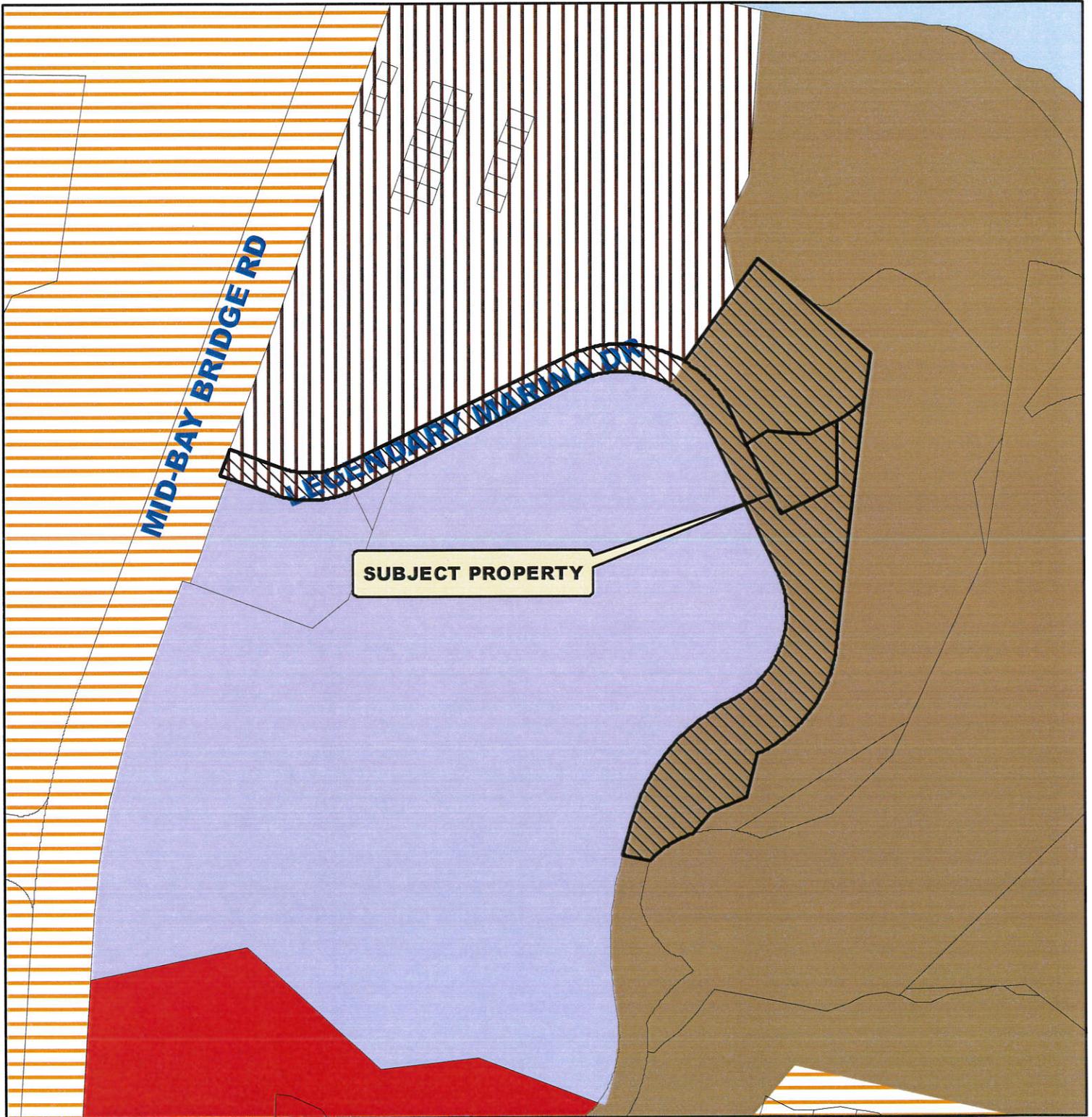
VACANT
6.754027



Existing Land Use Map

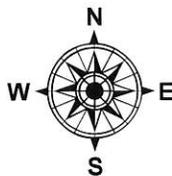
ATTACHMENT - D

00-2S-22-0000-0001-A690/A78A/A78B



FLUM Legend

- MU
- MU-1
- MU-2
- C
- INST



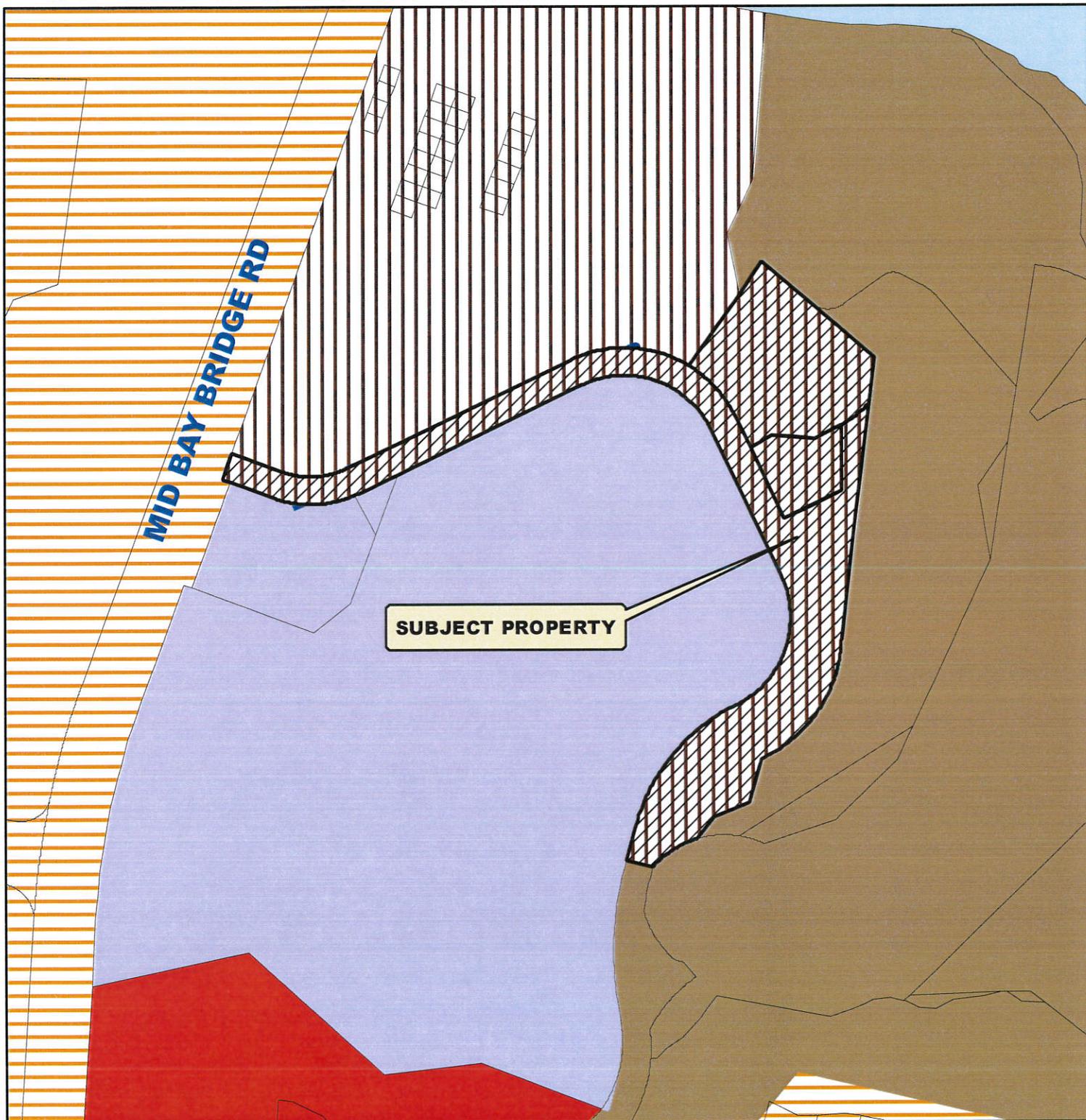
ZONE Legend

- MU
- MU-1
- MU-2
- C-3
- INST

FLUM & Zoning Map

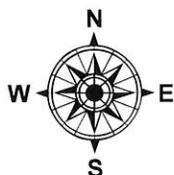
ATTACHMENT - E

00-2S-22-0000-0001-A690/A78A/A78B



FLUM Legend

- MU (Brown)
- MU-1 (Vertical Black Hatching)
- MU-2 (Orange Horizontal Hatching)
- C (Red)
- INST (Light Blue)



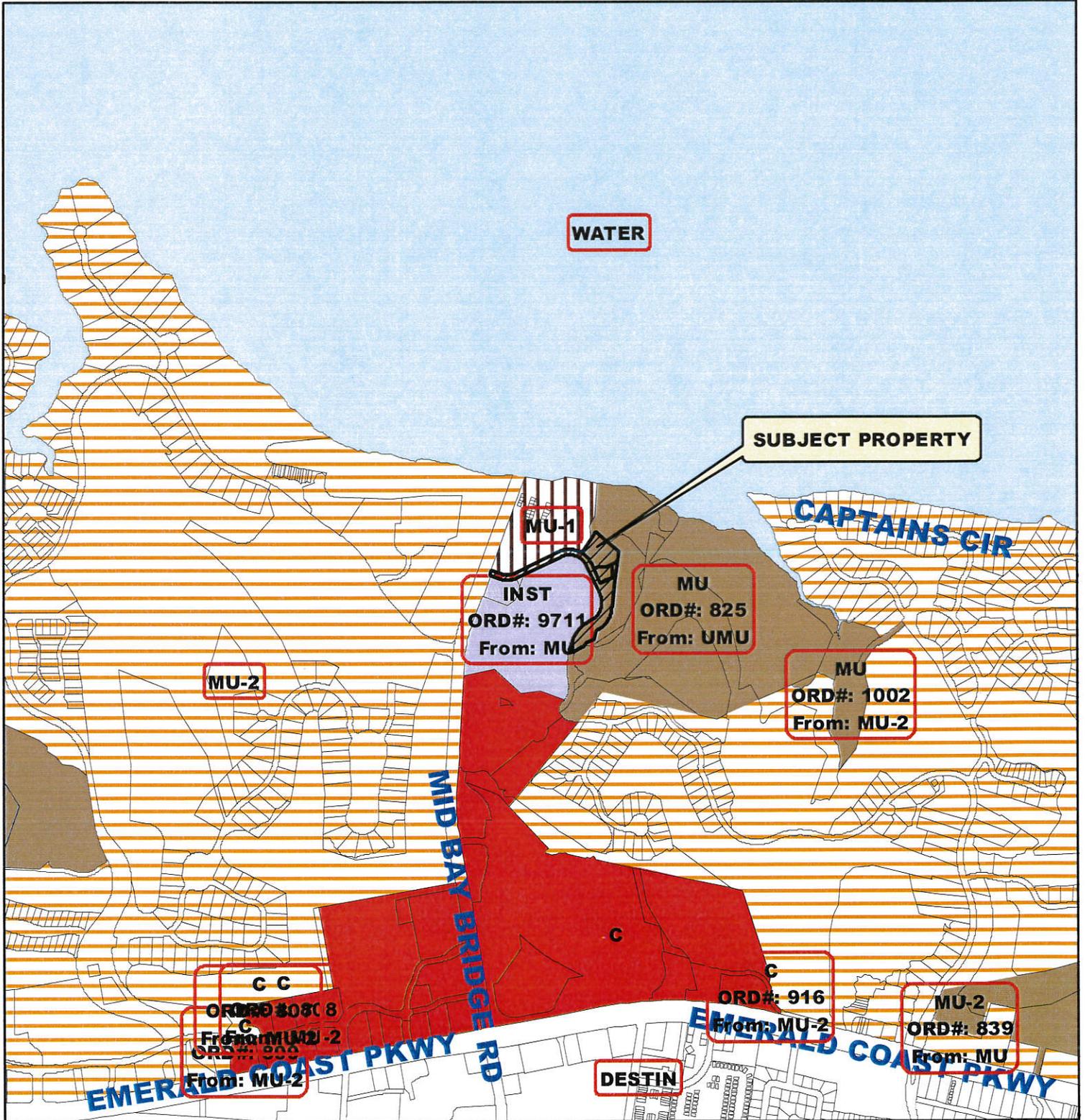
ZONE Legend

- MU (Brown)
- MU-1 (Vertical Black Hatching)
- MU-2 (Orange Horizontal Hatching)
- C-3 (Red)
- INST (Light Blue)

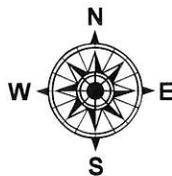
Proposed FLUM & Zoning Map

ATTACHMENT - F

00-2S-22-0000-0001-A690/A78A/A78B



FLUM Legend



ZONE Legend



1 Mile FLUM & Zoning Map