

# Developer sees no end to growth

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**DESTIN** — There's no stopping the wave of baby boomers headed to this waterfront community, and now is the time to brace for the influx, says developer Peter Bos.

Bos shared his economic vision for the Emerald Coast on Friday at Legendary's Outlook '07 conference at Rutherford's 465 in Regatta Bay.

"It's an exciting time," he said. "It's coming and it's coming big."

Bos — the force behind Destin Commons and the partially complete Emerald Grande at HarborWalk Village — is optimistic about the "flood that's coming our way."

"Destin has all the infrastructure for year-round living that no other community has on the Florida Gulf Coast," he said. "We are head and shoulders above everyone else ... Destin is going to be the choice."

Bos says aging boomers are heading south and bringing their money and expectations with them.

"Where capital goes, so goes investment," he says.

To manage that growth, Destin and surrounding

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Peter Bos, CEO of Legendary Inc., speaks Friday about the future of Destin's economy at Legendary's Outlook '07 at Rutherford's 465 at Regatta Bay. The lack of developable land means that density must be greater and traffic solutions more creative, he said.

KATHY HARRISON  
Special to the Daily News

**As the Emerald Coast grows, the areas and projects that will thrive will be the ones that offer something unique.**



## **DEVELOPER** from page C1

communities must recognize their limitations, Bos said.

"The Nicevilles, the Destin, the Fort Walton Beaches — they're out of land," he said. "That's good and bad. Because of the huge (land) ownership of the military and parks, we are like islands."

Growth under those conditions requires higher density, creative traffic solutions and an increase in mixed-use development, Bos added.

"Every time you can take a residential community and add a store, even a convenience store, you ease the burden on infrastructure."

The reason is that people who live next to commercial outlets will walk instead of drive, he said.

Bos has plans to create that kind of feel — and foot traffic — at the Destin Harbor. He envisions shops and restaurants surrounding Emerald Grande that will attract locals and tourists.

"For the harbor promenade to be successful, we have to have enough people to support the shops," he said.

As the Emerald Coast adjusts to the coming growth, the areas and projects that will thrive will be the ones that offer

something unique.

"What really, really drives everything that we do? Scarcity," Bos said. "Think about supply and demand. If there's a lot of something and it's really not different, it's going to be the last to go."

Bos said he is hopeful about the cost of doing business in the future and that the state's property insurance crisis will be solved.

"If we can go another year (without a storm), I think it's huge," he says. "I think there will be a correction and a lot of money flowing back into the insurance industry."