

**REGULAR MEETING
DESTIN CITY COUNCIL
JANUARY 17, 2023
ANNEX COUNCIL CHAMBERS
6:00 PM**

*****Core Value of the Month - Professionalism*****

CALL TO ORDER

*** INVOCATION (Pastor Steve Farris, First Baptist Church of Destin)**

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL *(Matters not specifically listed on the agenda may be added and acted upon with a super-majority vote of the Council members present and eligible to vote on the matter)*

- 1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / **PUBLIC PRESENTATIONS / ANNOUNCEMENTS**
 - A. City of Destin Employee of the Year 2022 Award
- 2. PUBLIC COMMENTS (Section 5 - Public Hearings has separate public comments time for these items)** (Note: Individual speakers will be limited to 3 minutes. At the discretion of the mayor, this 3 minute allowance may be adjusted depending on the level of business coming before the City Council)
- 3. *** CONSENT AGENDA**
 - A. Capital Project Status
 - B. Operations Financial Report
 - C. Palm Street Extension final acceptance
 - D. Single-Family Residential Marine Construction Proposed at 10 Moreno Point Rd (PARCEL ID: 00-2S-24-2186-000C-0100)
 - E. Authorization to Purchase Two Ford F150 4x4s, Public Works & Parks/Recreation
 - F. Authorization to Purchase One Ford Bronco Sport 4x4
 - G. Resolution 23-01 Financial Institution Signature Authority
 - H. Approval of minutes of January 3, 2023 Regular City Council Meeting
 - I. Minutes of Boards and Committees
- 4. CITY MANAGER REPORTS**
 - A. Okaloosa County Letter - Development of a Comprehensive County-Wide Attainable Housing Strategic Plan
 - B. Proposed ordinance prohibiting smoking on public beaches and parks in the City of Destin
 - C. Budget Amendment- authorization to fund two new full-time positions in the Finance department
 - D. Budget Amendment - adjustment for senior leader compensation
 - E. Announcements
- 5. PUBLIC HEARINGS**

- A. Second reading of Ordinance 23-01-CN - Providing for amendment of Sections 2-61 through 2-65 of the City of Destin Code of Ordinances on disposal of surplus property.
- B. 21-25-SP & 21-26-MS - Jamie Fairbanks of Jenkins Engineering, Inc. is seeking approval for a proposed Major Development Order and Major Subdivision. The project includes the subdivision and the construction of a long-term, ± 66-unit townhome complex, along with the required site infrastructure to be located at Parcel ID(s) 00-2S-22-0098-0000-001A, 00-2S-22-6401-0000-0040, and 00-2S-22-0000-0013-0000.

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, LAND USE ATTORNEY AND CITY ATTORNEY

- A. Councilmember Sweetser
- B. Councilmember Geile
 - 1. Request council sanction a Short Term Rental Impact Committee
- C. Councilmember Destin
- D. Councilmember Bagby
- E. Councilmember Hebert
 - 1. Utility boxes paint project update.
 - 2. A status update on the \$200,000 State Representative Maney received from the Legislature to be used to design the Linear Park in the City of Destin.
- F. Councilmember King
- G. Councilmember Schmidt
 - 1. Helicopter Safety
 - 2. Code Enforcement Inconsistencies
 - 3. Legion Drive Traffic Study
- H. Mayor Wagner
- I. Land Use Attorney
- J. City Attorney

7. PUBLIC COMMENTS (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)

8. ADJOURN

* Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council, or the City staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.

** To be placed on the agenda under public presentations, citizens must contact the City Manager or City Clerk's office one (1) week prior to the scheduled City Council Meeting, completing a Speakers Request Form and providing any accompanying documentation as requested in the form's instructions.

*** All items listed under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and may be considered separately.

If a person decides to appeal any decision made by the Council with respect to any matter considered at this meeting, he/she may need a record of the proceedings, and for such purpose, he/she may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105.

Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 837-4242 in advance. Hearing Impaired: TTY: 711. Assistance also available through Human Resources, Title VI Coordinator, at (850) 837-4242. Personas con discapacidades que necesitan asistencia o personas que necesitan ayuda con un idioma para participar en las reuniones de la ciudad, deberán notificar la oficina de la Secretaria Municipal al (850) 837-4242 antes de la reunión. Discapacidad auditiva: TTY: 711 (Solicitar Espanol CA). La ayuda tambien está disponible por Recursos Humanos, Coordinador del Título VI, al (850) 837-4242.

All regularly scheduled city council meetings will be streamed live via the city's YouTube channel, www.youtube.com/CityofDestin. Past council meetings can also be viewed here. Please visit our agenda center on the city website at www.cityofdestin.com/agendas.

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Special Presentation

AGENDA OUTLINE NUMBER: 1.A.

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Jamie Dittmer, Human Resources Manager

DATE:

SUBJECT: City of Destin Employee of the Year 2022 Award

I. BACKGROUND: City staff has been recognizing its exemplary employees for 32 years. The selection process asks individuals to nominate staff members that possess and demonstrate our core values while carrying out the staff mission.

II. DISCUSSION: A selection committee representing each of the five Home Teams interviewed each person that submitted a nomination and, based on the criteria, selected the 2022 Employee of the Year.

Nominees for 2022 were:

Stanley Bazlak- Code Compliance

James Lauria- IT

Sheri Bethea- City Manager

Miguel Maldonado - Recreation

Daniel Butler-Community Development

Reese Monson- Public Works

Co-workers identified these core values in our 2022 Employee of the Year:

- Transparency
- Teamwork
- Integrity
- Professionalism
- Stewardship

These were some of the highlights from our 2022 Employee of the Year nomination

- Always promotes mutual respect and communication
- Contagious personality and work ethic
- Works 24/7, always maintaining a spirit of teamwork.

- Always helpful and a team player. He is always willing to stop what he's doing to help, teach, and train.

It is a pleasure to honor Miguel Maldonado of the Recreation department as the 2022 Employee of the Year.

Miguel began working for the City in April 2014. He has been an integral part of the Parks department and continually increases morale for not only his team, but park patrons as well. Miguel's determination to create a positive work environment has had a ripple effect across the entire city.

A. **Link to Strategic Goals / Objectives:** Financially sound city providing service excellence

B. **Effect on Budget (EOB):** Employee of the year winners receive a trophy, reserved parking space, and a \$750 award.

C. **Level of Service (LOS):** Enhance Level of Service

D. **Legislative Sponsor:**

III. **CONCLUSION:** Congratulations, Mr. Moldonado on all of your accomplishments with the City of Destin

IV. **RECOMMENDED MOTION:**

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM:

AGENDA OUTLINE NUMBER: 3.A.

TO: City Council

THRU: Jeffrey Cozadd, Grants Manager
Webb Warren, Deputy City Manager
Kyle Bauman, City Attorney
Lance Johnson, City Manager

FROM: Krystal Strickland, Finance Director

DATE: January 12, 2023

SUBJECT: Capital Project Status

I. BACKGROUND: Informational Item Only

II. DISCUSSION: Please find attached a summary of the current capital improvement projects, showing status and Year-to-Date expenditures and encumbrances.

A. Link to Strategic Goals / Objectives: Financially sound City providing Service Excellence

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

Attachments:

1. 2023 0112 Capital Projects

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

COUNCIL/ MGMT OBJECTIVE	October 1, 2022 - January 12, 2023		FY2023 Budget*	YTD Actuals	YTD Encumbrances	FY2023 Available Budget	Status	Notes
PRIORITY	Citizen/Council Directed							
1.3	EN615	Cross-Town Connector	\$ 8,986,021	\$ 703,097	\$ 308,212	\$ 7,974,712	Ongoing	Atkins design is complete. Accomplished 4/9 ROW acquisitions.
1.4	CM001	Beach Acquisition	19,565,504	14,041,725	347,842	5,175,936	Ongoing	TDC working on beach park design.
1.2	EVENT	City Center Feasibility/Planning/Design	50,000	-	-	50,000		
1.5	UNDER	Undergrounding	11,956,015	15,400	125,615	11,815,000	Ongoing	Final design work continues. Waiting on a binding cost estimate from FPL.
1.8	TR621	Transit Trolley	-	-	-	-	In process	This is being reviewed as part of the mobility study in process with 3TP Ventures.
1.9	MARINA	City Marina	-	-	-	-		
1.7	ANNEX	Annexation Study	10,000	-	-	10,000	In process	Enclave annexation process draft is underway.
	Renewal & Replacement		-	-	-	-		
3.2	RR051	General Government	42,293	-	29,205	13,088	Ongoing	Renewed wiring at Facilities Maint Bldg; Public Works Dept moved to Facilities Maintenance Building; 2 HVAC units replaced at City Hall Annex.
3.2	RR052	Public Safety	286,000	-	-	286,000	Ongoing	Building Dept//replaced transfer switch (emergency mgmt)
3.2	RR053	Physical Environment (Stormwater, Cemetery)	150,000	-	-	150,000	Ongoing	Harbor Pump has been rebuilt and re-installed. VFD installed. Mountain Dr Storm sewer pipe section replacements.
3.7	RR054	Roads, Sidewalks, Street Lighting (Gas Tax 1)	1,263,140	20,309	116,683	1,126,148	On Hold	Findings were presented at June 2022 PW/PS committee meeting. 06/30/22: ACCESS TO ASPHALT DELAYED BY FDOT.
3.2	RR057	General Culture & Recreation	79,880	63,309	21,333	(4,762)	Ongoing	Library AC unit replaced; replaced dock decking at Joe's Bayou; replacing a drinking/pet water fountain; replacing com ctr stage; sidewalks were renewed at Library and Morgans; bid request to replace com ctr doors/windows & fix roof leaks.
3.2	RR571	Library	224,000	3,726	-	220,274		
3.2	RR572	Parks and Recreation	508,718	-	18,242	490,476		
3.2	RR573	Other Facilities (i.e. Museum)	39,500	-	-	39,500		
3.2	RRVEH	Vehicles	766,812	-	392,525	374,287	Ongoing	FY22 vehicles/equipment received Brush Chipper, JD410L Loader and two F150s. Dump Truck ordered, arrival TBD.
	Growth Necessitated & Comp Plan		-	-	-	-		
	CE002	Code Enforcement Equipment	10,000	-	-	10,000		
	LB002	Library Impact Fee Projects	140,000	-	-	140,000		RFQ for architectural work is being prepared.
	NORG1	Norriego Point Road	4,131	-	4,131	-	Ongoing	Council-approved development order. Road design is complete. Developer's contractor will begin work on the roadway, estimated spring of 2023.
	SW54	Stormwater Cleanouts	-	-	-	-		Gulf Shore Drive swales (x2) in process.

COUNCIL/ MGMT OBJECTIVE	October 1, 2022 - January 12, 2023		FY2023 Budget*	YTD Actuals	YTD Encumbrances	FY2023 Available Budget	Status	Notes
1.6	TR618	Zerbe-Calhoun Pedestrian Pathway	149,571	-	149,571	-	Ongoing	Baskerville-Donovan engineering firm presented 60% design. FDOT is not supporting pathway development under the Marler Bridge due to bridge renovation plans and location of critical utility lines. Consider refocus to Stahlman.
1.10	TR619	Sibert-Zerbe Parking Lot Consolidation	150,000	-	-	150,000		A survey is required to do the design and complete the DO process. The survey should start soon.
	TR620	ADA Transition - Pedestrian Facilities	96,993	-	96,993	-	Ongoing	Phase 2 (prioritization; engineering estimate of costs) underway.
1.10	TR622	General Parking Improvements	250,000	-	-	250,000		
	Other Capital Projects		-	-	-	-		
4.15	ARP	Stormwater Infrastructure Projects	1,504,112	37,671	331,308	1,135,133	Started	One IT Security project and one Stormwater project approved to date.
	CE001	Code Compliance Boat Trailer	-	-	-	-	Completed	Sheriff's office donated a vessel. Code using some of these funds to purchase a trailer for the donated boat. Code Compliance team updating equipment needs list for potential budget transfer.
4.9	CRH63	Captain Royal Melvin Heritage Park and Plaza (RESTORE)	163,511	7,000	66,447	90,064	Ongoing	The estimated completion date for construction is February 2023. The park opening may take place in March.
4.16	CRT17	Town Center CRA Easement Trail/Linear Park	540,000	-	-	540,000		
	CRT64	Town Center CRA Wayfinding	100,000	-	-	100,000		
	HURRC	Hurricane Response	100,000	-	-	100,000		
	IT002	Tech Fund Hardware/Software Replacements	157,000	-	-	157,000	Ongoing	
	IT003	Other Hardware/Software Replacements	65,000	-	2,509	62,491	Ongoing	
	RC101	Harbor Boardwalk Improvements	339,469	174,967	18,024	146,477	Completed	Project has been recently completed.
	RC124	Morgan's Children's Park Playground Structure	100,000	-	-	100,000	In Process	Playground contractor is working on a design (and quote) to best fit our budget.
	RC125	Buck Destin Restrooms	200,000	-	-	200,000	In Process	Location is chosen. Reviewing modular options. Permits being reviewed. Budget moved to FY 2023.
4.17	RC127	Pickleball Court	400,000	-	-	400,000		Staff is working to procure space and potential funding assistance.
	RC128	Morgan's Bathrooms/Storage/Fieldhouse	345,000	-	-	345,000		Staff is drafting a tentative layout for an engineering firm to start a design.
4.12	RC216	Clement Taylor Park Renovations	764,918	8,305	22,400	734,213		Park plans are being updated. Updated plans will be sent to the county once approved by council to complete the Treasury application.
	SW53	Stormwater Master Plan	4,023	-	4,023	-	Ongoing	Started in 2018 Jenkins Engineering
	TRSAF	Intersection Safety	169,270	37,470	69,300	62,500	Ongoing	
	XMAS	Holiday Decorations	50,000	-	-	50,000	Complete	
		Total Projects	49,730,880	15,112,980	2,124,364	32,493,537		

COUNCIL/ MGMT OBJECTIVE	October 1, 2022 - January 12, 2023	FY2023 Budget*	YTD Actuals	YTD Encumbrances	FY2023 Available Budget	Status	Notes
-------------------------------	---------------------------------------	-------------------	----------------	---------------------	----------------------------	--------	-------

*Includes encumbrances rolled forward from prior years and budget amendments due to changes in Interlocal and Grant Agreements

CITY OF DESTIN 5-YEAR CAPITAL IMPROVEMENT PLAN

STRATEGIC OBJECTIVE			PY Encumbrances rolling forward 08/21/2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total
	PRIORITY	Citizen/Council Directed							
	1.3	EN615 Cross-Town Connector	\$ 325,366	\$ 6,877,809	\$ -	\$ -	\$ -	\$ -	\$ 6,877,809
	1.4	CM001 Beach Acquisition	95,364	25,357,849	-	-	-	-	25,357,849
	1.2	EVENT City Center Feasibility/Planning/Design	-	50,000	-	-	-	-	50,000
	1.5	UNDER Undergrounding	171,421	11,815,000	5,775,000	5,400,000	8,375,000	325,000	31,690,000
	1.8	TR621 Transit Trolley	-	-	-	-	-	-	-
	1.9	MARINA City Marina	-	-	75,000	-	-	-	75,000
	1.7	ANNEX Annexation Study	-	10,000	-	-	-	-	10,000
		Renewal & Replacement							
	3.2	RR051 General Government	3,669	30,000	53,500	30,500	30,500	30,500	175,000
	3.2	RR052 Public Safety	20,666	286,000	184,044	128,044	239,500	239,500	1,077,089
	3.2	RR053 Physical Environment (Stormwater, Cemetery)	69,048	150,000	26,307	1,117,307	100,307	26,307	1,420,227
	3.7	RR054 Roads, Sidewalks, Street Lighting (Gas Tax 1)	440,420	1,147,000	1,031,667	1,011,667	1,011,667	1,044,167	5,246,167
	3.2	RR057 General Culture & Recreation	118,434	-	-	-	-	-	-
	3.2	RR571 Library	-	224,000	90,833	50,833	50,833	50,833	467,332
	3.2	RR572 Parks and Recreation	-	508,718	733,978	265,978	298,978	258,978	2,066,631
	3.2	RR573 Other Facilities (i.e. Museum)	-	39,500	24,701	9,701	9,701	9,701	93,303
	3.2	RRVEH Vehicles	419,326	598,000	-	-	-	-	598,000
		Growth Necessitated & Comp Plan							
		CE002 Code Enforcement Equipment	-	10,000	-	-	-	-	10,000
		LB002 Library Impact Fee Projects	-	140,000	235,000	-	-	-	375,000
		NORG1 Norriego Point Road	6,981	-	-	-	-	-	-
		SW54 Stormwater Cleanouts	14,995	-	-	-	-	-	-
	1.6	TR618 Zerbe-Calhoun Pedestrian Pathway	149,571	-	-	-	-	-	-
	1.10	TR619 Sibert-Zerbe Parking Lot Consolidation	-	150,000	-	-	-	-	150,000
		TR620 ADA Transition - Pedestrian Facilities	109,475	-	-	-	-	-	-
	1.10	TR622 General Parking Improvements	4,426	250,000	100,000	-	-	-	350,000
		Other Capital Projects							
	4.15	ARP Stormwater Infrastructure Projects	483,779	1,135,133	-	-	-	-	1,135,133
		CE001 Code Compliance Boat Trailer	7,500	-	-	-	-	-	-
	4.9	CRH63 Captain Royal Melvin Heritage Park and Plaza (REST	70,815	90,000	-	-	-	-	90,000
		CRH64 Harbor CRA Wayfinding Plan Signage	-	-	150,000	-	-	-	150,000
	4.16	CRT17 Town Center CRA Easement Trail/Linear Park	-	540,000	50,000	1,000,000	-	-	1,590,000
		CRT64 Town Center CRA Wayfinding Plan Signage	-	100,000	-	-	-	-	100,000
		TR64 General Wayfinding Plan Signage	-	-	-	-	-	-	-
	HURRIC	Hurricane Response	-	100,000	-	-	-	-	100,000
	IT002	Tech Fund Hardware/Software Replacements	-	157,000	-	-	-	-	157,000

STRATEGIC OBJECTIVE			PY Encumbrances rolling forward 08/21/2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total
	IT003	Other Hardware/Software Replacements	-	65,000	85,000	-	-	-	150,000
	LB001	Library Tablet Station & Biblioteca RFID and Mobil A	4,853	-	-	-	-	-	-
3.9	MM001	Multimodal expansion program	-	-	-	-	-	-	-
	PW015	Vehicle WashDown Station	-	-	-	-	-	-	-
	RC101	Harbor Boardwalk Improvements	313,904	21,500	-	-	-	-	21,500
	RC124	Morgan's Children's Park Playground Structure	-	100,000	-	-	-	-	100,000
	RC125	Buck Destin Restrooms	-	200,000	-	-	-	-	200,000
4.17	RC127	Pickleball Court	-	400,000	-	-	-	-	400,000
	RC128	Morgan's Bathrooms/Storage/Fieldhouse	-	345,000	-	-	-	-	345,000
4.12	RC216	Clement Taylor Park Renovations	-	764,918	-	-	-	-	764,918
	SALLY	Hurricane Sally	2,457	-	-	-	-	-	-
	SW53	Stormwater Master Plan	4,023	-	-	-	-	-	-
4.15	SW56	Stormwater Swale Work	-	-	-	-	-	-	-
4.15	SW57	Stormwater Basin Studies	-	-	-	-	-	-	-
	TRSAF	Intersection Safety	37,470	100,000	100,000	100,000	100,000	100,000	500,000
	XMAS	Holiday Decorations	-	50,000	-	-	-	-	50,000
Total Projects			\$ 2,873,961	\$ 51,812,427	\$ 8,715,030	\$ 9,114,030	\$10,216,486	\$ 2,084,986	\$ 81,942,958

			PY Encumbrances rolling forward 08/21/2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total
Funding Sources									
General Fund	0151212	GENERAL FUND	\$ -	-	-	-	-	-	-
General Fund	30058585	RR GENERAL	695,523	\$ 2,228,218	\$ 1,615,363	\$ 2,084,363	\$ 1,211,819	\$ 1,097,819	\$ 8,237,582
General Fund	30558500	GENERAL FUND	208,095	905,000	160,000	-	-	-	1,065,000
TC CRA	10258500	TOWN CENTER CRA	-	920,000	50,000	1,000,000	4,000,000	-	5,970,000
Harbor CRA	11058500	HARBOR CRA	-	6,000,000	150,000	-	-	-	6,150,000
Parking Fund	12254500	PARKING FUND	4,426	496,000	120,667	20,667	20,667	20,667	678,667
Tech Fund	12552400	TECHNOLOGY FUND	-	112,000	-	-	-	-	112,000
Oka 1/2 Penny	12953831	OKA 1/2 STORMWATER	-	-	-	-	-	-	-
Oka 1/2 Penny	12953931	OKA 1/2 UNDERGROUNDING	171,421	1,940,000	2,400,000	2,400,000	1,375,000	325,000	8,440,000
Oka 1/2 Penny	12954100	OKA 1/2 PUBLIC WORKS & SAFETY	-	100,000	100,000	100,000	100,000	100,000	500,000
Oka 1/2 Penny	12957231	OKA 1/2 BEACH ACQ	71,941	982,997	-	-	-	-	982,997
Gas Taxes	30054131	GAS TAX#1 RR ROADS	376,039	509,000	509,000	509,000	509,000	541,500	2,577,500
Gas Taxes	31554031	GAS TAX#2 COMP PLAN	4,023	500,000	-	-	-	-	500,000
Impact Fees	31552000	POLICE IMPACT FEES	7,500	10,000	-	-	-	-	10,000
Impact Fees	31554032	MULTI-MODAL IMPACT FEES	109,475	140,000	-	-	-	-	140,000

			PY Encumbrances rolling forward						Total
STRATEGIC OBJECTIVE			08/21/2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
Impact Fees	31554132	ROAD IMPACT FEES	61,072	1,600,000	-	-	-	-	1,600,000
Impact Fees	31557132	LIBRARY IMPACT FEES	-	140,000	235,000	-	-	-	375,000
Impact Fees	31557232	PARK IMPACT FEES	5,412	422,000	-	-	-	-	422,000
Restricted	12753700	NPEB	-	150,000	-	-	-	-	150,000
Restricted	31553833	STORMWATER TRUST FUND	14,995	-	-	-	-	-	-
Franch fees	31553977	ELECTRIC FRANCHISE UNDERGROUNDING	-	3,375,000	3,375,000	3,000,000	3,000,000	-	12,750,000
Grant	30554100	BOCC XTOWN CONSTRUCTION	-	3,300,000	-	-	-	-	3,300,000
Grant	30554036	DEVELOPER CONTRIBUTION	3,491	-	-	-	-	-	-
Grant	30554133	FDOT TRIP GRANT	267,785	1,337,809	-	-	-	-	1,337,809
Grant	30554200	STATE GRANT LINEAR TRL	-	270,000	-	-	-	-	270,000
Grant	30557133	LIBRARY/MUSEUM GRANTS	4,853	-	-	-	-	-	-
Grant	30557233	RESTORE PARK GRANT	46,806	729,918	-	-	-	-	729,918
Grant	30557212	TDC 12.5% (includes Advanced Funding)	313,904	11,032,045	-	-	-	-	11,032,045
Grant	30557237	BOCC (TDC) BEACH ACQ GRANT	23,423	13,454,307	-	-	-	-	13,454,307
Grant	30555900	AMERICAN RESCUE PLAN	483,779	1,135,133	-	-	-	-	1,135,133
Grant	31557236	MORGANS KID PARK GRANT	-	23,000	-	-	-	-	23,000
Total Sources			\$ 2,873,961	\$ 51,812,427	\$ 8,715,030	\$ 9,114,030	\$ 10,216,486	\$ 2,084,986	\$ 81,942,958
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		5-Year Capital Budget Amount
Council Objectives		
1.1	Offer livable wages & benefits to attract and maintain high caliber, qualified staff	\$ -
1.2	Work with stakeholders to pursue the Destin City Center	50,000
1.3	Complete two-lane Crosstown Connector	6,877,809
1.4	Public Beachfront acquisition initiative	25,357,849
1.5	Underground Utilities	31,690,000
1.6	Stahlman/US 98 pedestrian and vehicle improvements in cooperation with FDOT	-
1.7	Annexation of unincorporated enclaves	10,000
1.8	Transit/Trolley system	-
1.9	City Marina (phase 1 Feasibility Study)	75,000
1.10	Improve parking, explore options (i.e., parking garage, surface parking)	500,000
1.11	Beach re-nourishment, planning and scheduling	-
Management Objectives		
2.1-2.11	These are management-related, not capital project related	-
Management in Progress		
3.1	Memorialize institutional knowledge	-
3.2	Plan for renewal and replacement of city facilities and infrastructure	5,897,582
3.3	Monitor & Manage current grant & funding awards	-
3.4	Find and secure new funding opportunities for city services and city projects	-
3.5	Complete Land Development Code (LDC) revisions	-
3.6	Develop/Implement Wayfinding Program; Improve the City's gateways	-
3.7	Implement a pavement management program	5,246,167
3.8	Provide orientation and key training to Board and Committee members	-
3.9	Improve sidewalks (wider, more walkable)	-
3.10	Redevelopment (Update CRA's Master Plans)	-
3.11	Reestablish environmental committee	-
Major Projects		
4.1	Implement and manage COMPASS software (in progress)	-
4.2	Harbor Capacity Study (USACE) (in progress)	-
4.3	Land Development Code revision (in progress)	-
4.4	Impact Fee Study (in progress)	-
4.5	Building Permit Fee Study (in progress)	-
4.5	Building Permit Fee Study (in progress)	-
4.6	Develop and implement the Mobility Plan and associated Fees (in progress)	-
4.7	Update Business Tax Receipts (BTR) Fee Schedule and processes	-
4.8	Research Stormwater Utility options and Funding	-

4.9	Construct Capt Royal Melvin Heritage Park (in progress)	90,000
4.10	FDOT Median Improvement project (in progress)	-
4.11	Norriego Point Park improvements Phase III - Recreation Components (Pending GSD Roadway extension) (in progress)	-
4.12	Renovate Clement Taylor Park	764,918
4.13	Redevelop Joe's Bayou Recreation Area (in progress)	-
4.14	Continuity of streetlights/Conversion to LEDS (in progress)	-
4.15	Implement prioritized stormwater improvements based on the Stormwater Master Plan (in progress)	1,135,133
4.16	Linear Park: (In partnership with FPL) Secure additional funding, complete design, secure required easements, construct phase 1 Mattie Kelly Blvd to 98 Palms	1,590,000
4.17	Pickleball Courts: Secure additional funding, acquire land, complete design and construct	400,000
	TOTAL	\$ 79,684,458

TOTAL FY2023-2027 CAPITAL BUDGET \$ 81,942,958
% FOR STRATEGIC PLAN 97%

FY 2023 PROPOSED CAPITAL BUDGET
by Governmental Activity

General Government

ANNEX	Annexation Study	10,000
EVENT	Multi-Use Convention/Sports/Comm Ctr	50,000
IT002	Tech Fund Hardware/Software Replacements	157,000
IT003	Other Hardware/Software Replacements	65,000
MARINA	City Marina	-
RR051	General Government	30,000
RRVEH	Vehicles	598,000
Subtotal		910,000

Public Safety

CE002	Code Enforcement Equipment	10,000
HURRIC	Hurricane Response	100,000
RR052	Public Safety	286,000
Subtotal		396,000

Physical Environment

ARP	Stormwater Infrastructure Projects	1,135,133
RR053	Physical Environment (Stormwater, Cemetery)	150,000
UNDER	Undergrounding	11,815,000
Subtotal		13,100,133

Transportation

EN615	Cross-Town Connector	6,877,809
RR054	Roads, Sidewalks, Street Lighting (Gas Tax 1)	1,147,000
TR619	Sibert-Zerbe Parking Lot Consolidation	150,000
TR621	Transit Trolley	-
TR622	General Parking Improvements	250,000
TRSAF	Intersection Safety	100,000
Subtotal		8,524,809

Economic Development

CRH63	Captain Royal Melvin Heritage Park and Plaza (RESTORE	90,000
CRT17	Town Center CRA Easement Trail/Linear Park	540,000
CRT64	Town Center CRA Wayfinding Plan Signage	100,000
Subtotal		730,000

Culture & Recreation

CM001	Beach Acquisition	25,357,849
LB002	Library Impact Fee Projects	140,000
RC101	Harbor Boardwalk Improvements	21,500
RC124	Morgan's Children's Park Playground Structure	100,000
RC125	Buck Destin Restrooms	200,000
RC127	Pickleball Court	400,000

RC128	Morgan's Bathrooms/Storage/Fieldhouse	345,000
RC216	Clement Taylor Park Renovations	764,918
RR571	Library	224,000
RR572	Parks and Recreation	508,718
RR573	Other Facilities (i.e. Museum)	39,500
XMAS	Holiday Decorations	50,000
Subtotal		<u>28,151,485</u>
GRAND TOTAL		<u><u>51,812,427</u></u>

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Consent Agenda

AGENDA OUTLINE NUMBER: 3.B.

TO: City Council

THRU: Webb Warren, Deputy City Manager
Kyle Bauman, City Attorney
Lance Johnson, City Manager

FROM: Krystal Strickland, Finance Director

DATE: January 12, 2023

SUBJECT: Operations Financial Report

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Year-to-date budget versus actuals for the General Fund and the two CRAs shall be provided to Council within forty-five days of the month end. Governmental funds are accounted for on a modified accrual basis.

Highlights as of 10/31/2022:

- *We are 1/12th (8%) of the way through the fiscal year
- * 4% of Ad Valorem Taxes have been received/recorded (most is usually collected in November/December of each year)
- * We expended approximately 5% of Operating budget
- * We expended approximately 1% of Capital Outlay budget
- *The net change in total fund balance is a year-to-date decrease of \$81 thousand

Details for all funds are on file with the Finance Department, and are available upon request.

A. Link to Strategic Goals / Objectives: Goal #1: Financially sound city providing service excellence

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. 2022 1031 YTD Budget

City of Destin, Florida

Balance Sheet - Governmental Funds

	01, 700	102	110	111	122, 125, 129	209, 213, 214, 221	300, 305, 315	
<i>Period ended October 31,</i>								2022
	General Fund	1998-2028 or to 2037 Town Center CRA	2003-2043 Harbor CRA	Florida Building Code Fund	Other Special Revenue Funds	Debt Service Funds	Capital Project Funds	Total Governmental Funds
Assets								
Cash and cash equivalents	\$ 8,236,627	\$ 730,237	\$ -	\$ -	\$ 5,298,037	\$ -	\$ 1,253,458	\$ 15,518,360
Investments	16,025,964	-	-	-	-	-	-	16,025,964
Due from other funds	707,281	-	-	-	-	-	1,143	708,423
Due from other governments	669,002	-	-	-	-	-	709,712	1,378,714
Advance to other funds	2,448,824	-	-	-	-	-	-	2,448,824
Accounts receivable - other	200,480	-	-	-	178,117	-	87,147	465,744
Prepaid expenditures	920	-	-	-	-	-	-	920
Restricted cash and cash equivalents	-	-	434,012	479,330	-	447,401	6,150,294	7,511,038
Total assets	\$ 28,289,097	\$ 730,237	\$ 434,012	\$ 479,330	\$ 5,476,154	\$ 447,401	\$ 8,201,755	\$ 44,057,986
Liabilities, deferred inflows of resources and fund balances								
Liabilities:								
Accounts payable	165,139	13,460	8,245	4,895	16,675	-	184,822	393,236
Accrued payroll	(103,806)	-	-	-	-	-	-	(103,806)
Due to other funds	-	-	-	1,143	-	-	707,281	708,423
Advance from other funds	-	2,448,824	-	-	-	-	-	2,448,824
Total liabilities	61,332	2,462,284	8,245	6,037	16,675	-	892,103	3,446,676
Deferred inflows of resources								
Deferred revenue	327,290	-	-	-	-	-	1,455,005	1,782,295
Total deferred inflows of resources	327,290	-	-	-	-	-	1,455,005	1,782,295
Fund balances:								
Nonspendable	2,581,251	-	-	-	-	-	-	2,581,251
Restricted	-	-	368,159	462,696	-	447,401	2,841,983	4,120,240
Committed	13,683,891	-	-	-	5,281,083	-	1,425,041	20,390,015
Assigned	2,893,013	68,820	57,608	10,597	178,396	-	1,587,623	4,796,056
Unassigned	8,742,320	(1,800,868)	-	-	-	-	-	6,941,452
Total fund balances (deficit)	27,900,475	(1,732,047)	425,767	473,293	5,459,479	447,401	5,854,647	38,829,015
Total liabilities, deferred inflows of resources and fund balances	\$ 28,289,097	\$ 730,237	\$ 434,012	\$ 479,330	\$ 5,476,154	\$ 447,401	\$ 8,201,755	\$ 44,057,986
	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ (0)	\$ -	\$ -

Nonspendable = Long-term advance to TownCenter CRA \$2,448,823.50 (in 01 fund) plus prepaid expenses

Restricted = Interlocal Agreements, State and Local Regulations (Harbor CRA 110, Florida Building Code Fund 111, Impact Fees 315), Bond covenants (2013, 2014, 2021 Debt Service Funds), Grant Agreements (305)

Committed = Council resolutions, motions, includes fund balance resolution for 1 yr debt service (\$2.7m) + 3 mos emergency ops x 2 (\$6.7m), Tech Fund balance (125), Oka Half Penny fund balance (129)

Assigned = Contracts, purchase orders, unofficial RR fund (300)

Unassigned = Funds with a negative balance (TC CRA 102), net assets not otherwise categorized

CITY OF DESTIN

Actuals 10/01/2022 - 10/31/2022

SUMMARY ALL FUNDS	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
Ad Valorem Taxes	\$ 10,691,777	\$ 403,095		\$ 10,605,964	\$ 10,288,682
Tax Increment Financing (TIF)	1,597,791	-		1,313,239	1,597,791
Delinquent Ad Valorem Taxes	5,000	33		(759)	4,967
Sales and Use Taxes	3,565,731	298,625		3,701,870	3,267,106
Licenses and Permits	4,938,550	440,238		4,889,503	4,498,312
Impact Fees	105,500	15,715		140,647	89,785
Intergovernmental	25,552,221	108,257		3,994,885	25,443,964
Charges for services	906,500	76,764		901,108	829,736
Fines and Forfeitures	71,500	5,163		57,856	66,337
Investment Income	243,369	(199,721)		27,327	443,090
Contributions	1,700	50		3,674	1,650
Miscellaneous income	3,601	10,432		82,007	(6,831)
TOTAL REVENUES	47,683,240	1,158,652	-	25,717,321	46,524,588
	47,683,240	1,158,652	-	25,717,321	46,523,938
General Government	4,714,923	171,795	285,607	4,510,523	4,257,522
Public Safety	4,749,035	312,255	2,396,960	4,620,317	2,039,821
Physical Environment	333,954	15,180	35,240	385,051	283,533
Transportation	2,132,334	123,042	42,521	2,086,165	1,966,771
Economic Environment	181,860	10,962	126,429	213,328	44,470
Health & Human Services	90,085	777	1,527	83,404	87,781
Culture and Recreation	4,452,821	265,220	149,659	4,293,643	4,037,943
Capital Outlay	43,639,679	231,956	1,767,855	13,870,689	41,639,868
Debt Service	3,605,098	109,006	-	2,610,100	3,496,091
TOTAL EXPENDITURES	63,899,790	1,240,192	4,805,797	32,673,222	57,853,801
	63,899,790	1,240,193	4,805,797	32,673,222	57,682,801
Excess (deficiency) of revenues over expenditures	(16,216,550)	(81,540)		(6,955,900)	
Proceeds from issuance of debt	30,045,000	-		41,250	30,045,000
Transfers In	30,656,405	284,805		17,389,793	30,021,592
Transfers Out	(35,256,398)	(284,805)		(5,240,670)	(34,971,592)
Total other financing sources (uses)	25,445,008	-	-	12,190,373	25,095,000
Net change in fund balances	9,228,458	(81,540)		5,234,473	
Fund Balance, Beginning	38,910,555	38,910,555		38,910,555	
Fund Balance, Ending	48,139,013	38,829,015		44,145,029	

* FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

FUND BALANCE SUMMARY ALL FUNDS	FY2023		
	ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 PROJECTION
Nonspendable	2,361,624	2,581,251	2,581,251
Restricted	11,308,305	4,120,240	10,465,798
Committed	17,791,930	20,390,015	17,057,835
Assigned	1,000,000	4,796,056	1,000,000
<i>Unassigned</i>	<i>15,677,153</i>	<i>6,941,452</i>	<i>13,040,144</i>
Ending Fund Balance	48,139,013	38,829,015	44,145,029

(0)

01 GENERAL FUND	FY2023			FY2023	
	ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
01-31 Ad Valorem Taxes	9,779,417	403,095		9,693,604	9,376,322
01-31 Delinquent Ad Valorem Taxes	5,000	33		(759)	4,967
01-31 Sales and Use Taxes	1,745,054	152,740		1,746,546	1,592,314
01-32 Licenses and Permits	2,962,950	274,213		3,020,044	2,688,737
01-32 Impact Fees	-	-		-	-
01-33 Intergovernmental	3,141,375	108,257		3,114,093	3,033,118
01-34 Charges for Services	463,700	47,627		472,685	416,073
01-35 Fines and Forfeitures	71,500	5,163		57,856	66,337
01-36 Investment Income	235,100	(200,802)		14,706	435,902
01-36 Contributions	1,700	50		1,608	1,650
01-36 Miscellaneous Revenue	3,601	10,432		76,432	(6,831)
TOTAL REVENUES	18,409,397	800,808	-	18,196,815	17,608,589
01-51 General Government	4,564,923	171,795	285,607	4,510,523	4,107,522
01-52 Public Safety	3,535,516	266,748	2,386,363	3,468,113	882,405
01-53 Physical Environment	312,954	15,180	35,240	333,301	262,533
01-54 Transportation	2,046,434	117,287	42,521	2,001,668	1,886,626
01-55 Economic Environment	14,500	-	-	13,292	14,500
01-56 Health & Human Services	90,085	777	1,527	83,404	87,781
01-57 Culture and Recreation	4,452,821	265,220	149,659	4,293,643	4,037,943
01-59 Capital Outlay	86,654	4,358	1,495	83,499	80,800
01-59 Debt Service Principal	19,254	1,108	-	19,179	18,145
01-59 Debt Service Interest	3,390	8	-	3,320	3,382
TOTAL EXPENDITURES	15,126,532	842,482	2,902,412	14,809,943	11,381,637

Excess (deficiency) of revenues over expenditures

	3,282,865	(41,675)	3,386,872	
01-38 Proceeds from Issuance of Debt	45,000	-	41,250	45,000
01-38 Transfers In	87,200	-	79,933	87,200
01-58 Transfers Out	(3,635,128)	(146,710)	(3,478,910)	(3,488,418)
Total other financing sources (uses)	(3,502,928)	(146,710)	(3,357,727)	(3,356,218)

01 Net change in fund balances	(220,063)	(188,384)	29,145
01 Fund Balance (deficit), Beginning	28,088,861	28,088,861	28,088,861
01 Fund Balance (deficit), Ending	27,868,798	27,900,476	28,118,006

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

102 TOWN CENTER CRA 1998-2037 (RESTRICTED; ECON DEV)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
102-31 County TIF	1,185,012	-		957,717	1,185,012
102-31 City TIF (Ad Valorem)	499,581	-		499,581	499,581
102-36 Investment Income	1,100	63		911	1,037
TOTAL REVENUES	1,685,693	63		1,458,209	1,685,630
102-55 Economic Environment	87,380	7,433	68,820	111,622	11,127
102-59 Capital Outlay	270,000	-	-	247,500	270,000
TOTAL EXPENDITURES	357,380	7,433	68,820	359,122	281,127
Excess (deficiency) of revenues over expenditures	1,328,313	(7,370)		1,099,087	
102-38 Transfers In	-	-		-	-
102-58 Transfers Out	(818,831)	(60,969)		(811,564)	(757,862)
Total other financing sources (uses)	(818,831)	(60,969)		(811,564)	(757,862)
102 Net change in fund balances	509,482	(68,339)		287,523	
102 Fund Balance (deficit), Beginning	(1,663,709)	(1,663,709)		(1,663,709)	
102 Fund Balance (deficit), Ending	(1,154,227)	(1,732,047)		(1,376,186)	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

110 HARBOR CRA 2003-2043 (RESTRICTED; ECON DEV)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
110-31 County TIF	412,779	-		355,522	412,779
110-31 City TIF (Ad Valorem)	412,779	-		412,779	412,779
110-36 Investment Income	500	37		580	463
TOTAL REVENUES	826,058	37		768,881	826,021
110-55 Economic Environment	79,980	3,529	57,608	88,415	18,843
110-59 Capital Outlay	-	-	-	-	-
TOTAL EXPENDITURES	79,980	3,529	57,608	88,415	18,843
Excess (deficiency) of revenues over expenditures	746,078	(3,491)		680,467	
110-38 Transfers In	-	-		-	-
110-58 Transfers Out	(479,995)	(39,860)		(479,855)	(440,135)
Total other financing sources (uses)	(479,995)	(39,860)		(479,855)	(440,135)
110 Net change in fund balances	266,083	(43,351)		200,612	
110 Fund Balance (deficit), Beginning	469,117	469,117		469,117	
110 Fund Balance (deficit), Ending	735,201	425,766		669,729	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

111 FLORIDA BUILDING CODE FUND (RESTRICTED; PUBLIC SAFETY)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
111-32 Licenses and Permits	1,195,100	80,303		989,719	1,114,797
111-36 Investment Income	30	11		62	19
TOTAL REVENUES		80,314		989,781	1,114,816
111-52 Public Safety	1,205,519	45,506	10,597	1,144,871	1,149,416
111-59 Capital Outlay	-	-	-	-	-
TOTAL EXPENDITURES		45,506	10,597	1,144,871	1,149,416
Excess (deficiency) of revenues over expenditures		34,808		(155,090)	
111-38 Transfers In	-	-		-	-
111-58 Transfers Out	(119,050)	(8,010)		(117,139)	(111,041)
Total other financing sources (uses)		(8,010)		(117,139)	(111,041)
111 Net change in fund balances	(129,439)	26,798		(272,228)	
111 Fund Balance (deficit), Beginning	446,495	446,495		446,495	
111 Fund Balance (deficit), Ending	317,055	473,293		174,266	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

122 PARKING FUND (COMMITTED; TRANSPORTATION)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
122-34 Charges for Services	442,800	29,137		428,423	413,663
122-36 Investment Income	44	27		102	17
TOTAL REVENUES	442,844	29,164		428,525	413,680
122-54 Transportation	85,900	5,755	-	84,497	80,145
122-59 Capital Outlay	496,000	-	-	454,667	496,000
TOTAL EXPENDITURES	581,900	5,755	-	539,164	576,145
Excess (deficiency) of revenues over expenditures	(139,056)	23,409		(110,639)	(162,465)
122-38 Transfers In	-	-		-	-
122-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	-	-		-	-
122 Net change in fund balances	(139,056)	23,409		(110,639)	
122 Fund Balance (deficit), Beginning	347,845	347,845		347,845	
122 Fund Balance (deficit), Ending	208,789	371,254		237,206	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

125 TECH FUND (COMMITTED; PUBLIC SAFETY)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
125-36 Investment Income	100	29		269	71
TOTAL REVENUES	100	29		269	71
125-52 Public Safety	8,000	-	-	7,333	8,000
125-59 Capital Outlay	112,000	-	-	102,667	112,000
TOTAL EXPENDITURES	120,000	-	-	110,000	120,000
Excess (deficiency) of revenues over expenditures	(119,900)	29		(109,731)	
125-38 Transfers In	197,995	16,733		189,814	181,262
125-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	197,995	16,733		189,814	181,262
125 Net change in fund balances	78,095	16,762		80,084	
125 Fund Balance (deficit), Beginning	351,126	351,126		351,126	
125 Fund Balance (deficit), Ending	429,221	367,887		431,209	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

127 WATER QUALITY IMPROVEMENT FUND (ENVIRONMENT; RESTRICTED)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
127-32 Licenses and Permits	500	-		458	500
127-36 Investment Income	150	-		138	150
TOTAL REVENUES	650	-	-	596	650
127-53 Physical Environment	21,000	-	-	19,250	21,000
127-53 Capital Outlay	150,000	-	-	137,500	150,000
TOTAL EXPENDITURES	171,000	-	-	156,750	171,000
Excess (deficiency) of revenues over expenditures	(170,350)	-		(156,154)	
127-38 Transfers In	350,008	-		320,841	350,008
127-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	350,008	-		320,841	350,008
127 Net change in fund balances	179,658	-		164,687	
127 Fund Balance (deficit), Beginning	-	-		-	
127 Fund Balance (deficit), Ending	179,658	-		164,687	

**129 OKA 1/2 PENNY
01/01/2019-12/31/2029
(COMMITTED; CAPITAL OUTLAYS)**

	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
129-31 Sales and Use Taxes	1,556,293	122,166		1,708,618	1,434,127
129-36 Investment Income	2,100	384		4,119	1,716
TOTAL REVENUES	1,558,393	122,549		1,712,736	1,435,844
129-59 Capital Outlay	3,179,293	15,400	178,396	2,887,389	2,985,497
TOTAL EXPENDITURES	3,179,293	15,400	178,396	2,887,389	2,985,497
Excess (deficiency) of revenues over expenditures	(1,620,900)	107,149		(1,174,652)	
129-38 Transfers In	2,950,000	-		2,704,167	2,950,000
129-58 Transfers Out	(353,394)	(29,257)		(353,202)	(324,137)
Total other financing sources (uses)	2,596,606	(29,257)		2,350,965	2,625,863
129 Net change in fund balances	975,706	77,892		1,176,313	
129 Fund Balance (deficit), Beginning	4,642,445	4,642,445		4,642,445	
129 Fund Balance (deficit), Ending	5,618,152	4,720,337		5,818,758	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
213 DEBT SERVICE 2013 NOTE (RESTRICTED; DEBT SERVICE)					
213-36 Investment Income	200	12		272	188
TOTAL REVENUES	200	12		272	188
213-59 Debt Service Principal	424,247	-	-	412,531	424,247
213-59 Debt Service Interest	130,172	-	-	142,713	130,172
TOTAL EXPENDITURES	554,419	-	-	555,245	554,419
Excess (deficiency) of revenues over expenditures	(554,219)	12		(554,973)	
213-38 Transfers In	554,420	46,337		555,445	508,083
213-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	554,420	46,337		555,445	508,083
213 Net change in fund balances	201	46,349		472	
213 Fund Balance (deficit), Beginning	93,504	93,504		93,504	
213 Fund Balance (deficit), Ending	93,705	139,853		93,976	

214 DEBT SERVICE 2014 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
214-36 Investment Income	200	26		330	174
TOTAL REVENUES	200	26		330	174
214-59 Debt Service Principal	441,795	-	-	427,021	441,795
214-59 Debt Service Interest	289,836	-	-	304,397	289,836
TOTAL EXPENDITURES	731,631	-	-	731,418	731,631
Excess (deficiency) of revenues over expenditures	(731,431)	26		(731,088)	
214-38 Transfers In	731,631	60,969		731,507	670,662
214-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	731,631	60,969		731,507	670,662
214 Net change in fund balances	200	60,995		419	
214 Fund Balance (deficit), Beginning	245,972	245,972		245,972	
214 Fund Balance (deficit), Ending	246,172	306,966		246,390	

221 DEBT SERVICE 2021 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
221-36 Investment Income	25	4		40	21
TOTAL REVENUES	25	4		40	21
221-59 Debt Service Principal	1,208,000	100,000	-	1,200,000	1,108,000
221-59 Debt Service Interest	88,404	7,889	-	100,938	80,515
221-51 General Government	-	-	-	-	-
TOTAL EXPENDITURES	1,296,404	107,889	-	1,300,938	1,188,515
Excess (deficiency) of revenues over expenditures	(1,296,379)	(107,885)		(1,300,898)	
221-38 Transfers In	1,296,403	107,889		1,300,938	1,188,514
221-58 Transfers Out	-	-		-	-
221-38 Proceeds from issuance of debt	-	-		-	-
Total other financing sources (uses)	1,296,403	107,889		1,300,938	1,188,514
221 Net change in fund balances	24	4		40	
221 Fund Balance (deficit), Beginning	577	577		577	
221 Fund Balance (deficit), Ending	602	582		618	

223 DEBT SERVICE 2023 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
223-36 Investment Income	-	-		-	-
TOTAL REVENUES	-	-		-	-
223-59 Debt Service Principal	1,000,000	-	-	-	1,000,000
223-59 Debt Service Interest	-	-	-	-	-
223-51 General Government	150,000	-	-	-	150,000
TOTAL EXPENDITURES	1,150,000	-	-	-	1,150,000
Excess (deficiency) of revenues over expenditures	(1,150,000)	-		-	
223-38 Transfers In	1,000,000	-		-	1,000,000
223-58 Transfers Out	(29,850,000)	-		-	(29,850,000)
223-38 Proceeds from issuance of debt	30,000,000	-		-	30,000,000
Total other financing sources (uses)	1,150,000	-		-	1,150,000
223 Net change in fund balances	-	-		-	
223 Fund Balance (deficit), Beginning	-	-		-	
223 Fund Balance (deficit), Ending	-	-		-	

300 RENEWAL AND REPLACEMENT (COMMITTED; CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
300-36 Investment Income	1,900	196		2,251	1,704
TOTAL REVENUES	1,900	196		2,251	1,704
300-59 Capital Outlay	3,114,344	46,848	484,784	2,844,890	2,582,712
TOTAL EXPENDITURES	3,114,344	46,848	484,784	2,844,890	2,582,712
Excess (deficiency) of revenues over expenditures	(3,112,444)	(46,652)		(2,842,640)	
300-38 Transfers In	1,633,748	52,877		1,550,479	1,580,871
300-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	1,633,748	52,877		1,550,479	1,580,871
300 Net change in fund balances	(1,478,696)	6,224		(1,292,161)	
300 Fund Balance (deficit), Beginning	1,900,750	1,900,750		1,900,750	
300 Fund Balance (deficit), Ending	422,055	1,906,975		608,590	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

305 GRANT AND GF CAPITAL PROJECT FUND (RESTRICTED; CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
305-33 Intergovernmental	22,410,846	-		880,792	22,410,846
305-36 Contributions	-	-		2,066	-
TOTAL REVENUES	22,410,846	-		882,858	22,410,846
305-53 Physical Environment	-	-	-	-	-
305-59 Capital Outlay	29,875,726	165,349	957,518	1,122,867	28,752,859
TOTAL EXPENDITURES	29,875,726	165,349	957,518	1,122,867	28,752,859
Excess (deficiency) of revenues over expenditures	(7,464,880)	(165,349)		(240,010)	
305-38 Transfers In	10,905,000	-		240,010	10,905,000
305-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	10,905,000	-		240,010	10,905,000
305 Net change in fund balances	3,440,120	(165,349)		-	
305 Fund Balance (deficit), Beginning	(2,199)	(2,199)		(2,199)	
305 Fund Balance (deficit), Ending	3,437,921	(167,548)		(2,199)	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

315 IMPACT AND OTHER RESTRICTED (CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
315-32 Impact Fees	105,500	15,715		140,647	89,785
315-32 Licenses and Permits	780,000	85,722		879,281	694,278
315-31 Sales and Use Taxes	264,384	23,720		246,706	240,665
315-36 Investment Income	1,920	292		3,549	1,628
315-36 Miscellaneous Revenue	-	-		5,575	-
TOTAL REVENUES	1,151,804	125,449		1,275,758	1,026,355
315-53 Physical Environment	-	-	-	32,500	-
315-59 Capital Outlay	6,355,662	-	145,662	5,989,710	6,210,000
TOTAL EXPENDITURES	6,355,662	-	145,662	6,022,210	6,210,000
Excess (deficiency) of revenues over expenditures	(5,203,858)	125,449		(4,746,452)	
315-38 Transfers In	10,950,000	-		10,037,500	10,950,000
315-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	10,950,000	-	-	10,037,500	10,950,000
315 Net change in fund balances	5,746,142	125,449		5,291,048	
315 Fund Balance (deficit), Beginning	3,989,771	3,989,771		3,989,771	
315 Fund Balance (deficit), Ending	9,735,913	4,115,220		9,280,819	

**FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 3.C.

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: January 9, 2023

SUBJECT: Palm Street Extension final acceptance

I. BACKGROUND: City Council approved the Final Development Order 18-20-SP for Vintage Destin on February 19, 2019. The project included right-of-way dedication identified in the **Transportation Corridor Management Plan in Land Development Code (LDC) Article 8.01.00.E**. The northerly 516' segment of Palm Street was constructed in accordance with the Development Order to include roadway 10' wide sidewalks (both sides), roadside parking, transit stops, and associated stormwater facilities was preliminarily accepted on September 20, 2021, starting the one-year minimum maintenance period at that time.

II. DISCUSSION: Following the procedures outlined in **Land Development Code (LDC) Article 2. 20.00. E**. for preliminary acceptance of the Palm Street Extension, the applicant, TDK COMPANIES/Vintage Destin, LLC., is now seeking final permanent acceptance of the improvements noted in the Development Order. The applicant has provided all documentation including maintenance bond for preliminary acceptance of the right-of-way and constructed infrastructure and completed the required one-year maintenance period. The City Engineer's office has inspected the facilities and reviewed all documentation and determined that the project improvements were built in accordance with the approved plans and specifications.

TDK COMPANIES/Vintage Destin, LLC is requesting City Council to permanently accept the improvements into the City's Maintenance Program.

A. Link to Strategic Goals / Objectives: Improved mobility and connectivity

B. Effect on Budget (EOB): This segment of roadway will add to the City's maintenance budget after the one-year maintenance period and final acceptance by City Council. The annual maintenance budget for this segment of road is estimated at \$4,985.00.

C. Level of Service (LOS): 98 Palms, once completed, will improve the multimodal transportation level of service within the Town Center and City by providing an alternate route for local traffic to access services.

D. Legislative Sponsor:

III. CONCLUSION: TDK COMPANIES/Vintage Destin, LLC. has provided all documentation including maintenance bond for preliminary acceptance of the right-of-way and constructed infrastructure and completed the required one-year maintenance period.

The City Engineer's office has inspected the facilities determined that the project improvements were built in accordance with the approved plans and specifications and ready to incorporate the right-of-way and improvements for final permanent acceptance into the City's Maintenance Program.

IV. RECOMMENDED MOTION: I move that the City Council accept the components of the Palm Street Extension for final permanent acceptance into the City's Maintenance Program.

Attachments:

1. As Built Survey
2. Preliminary Acceptance Agenda Item
09.20.2021

PALMS STREET AT VINTAGE DESTIN (FINAL AS-BUILT SURVEY)

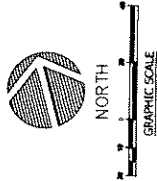
LEGAL DESCRIPTION (PER PLAT)

PALMS STREET, AN 80.00' WIDE RIGHT-OF-WAY, AS SHOWN ON VINTAGE DESTIN, AS RECORDED IN PLAT BOOK 29, PAGE 10 IN THE PUBLIC RECORDS OF OKALOSA COUNTY, FLORIDA

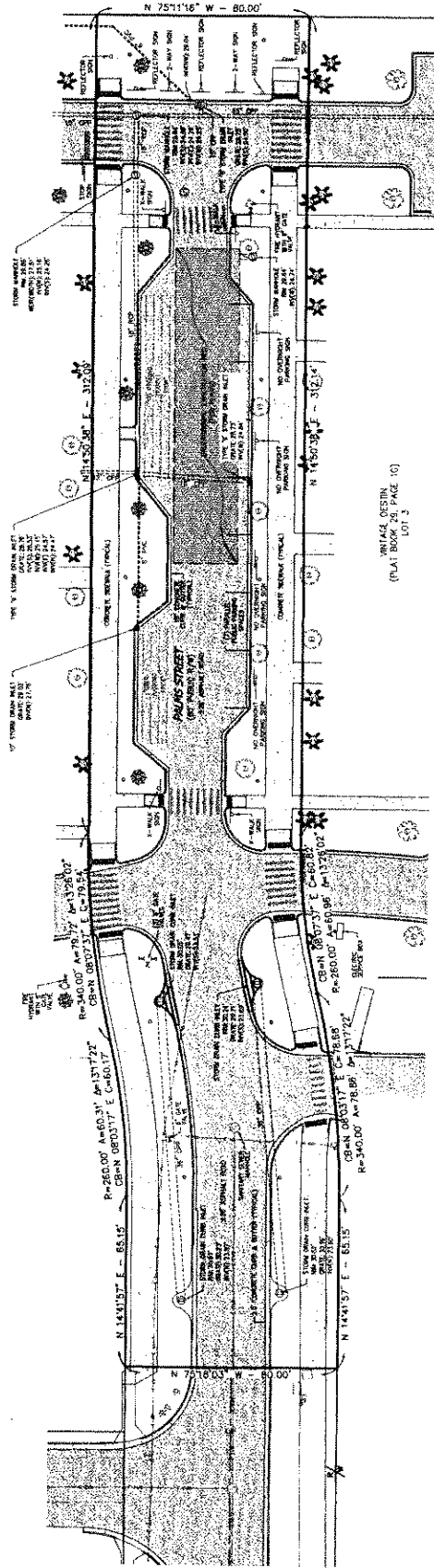
SURVEY REPORT

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY GUSTIN, COTHEM & TUCKER, INC. AS TO THE EXISTENCE OF EASEMENTS OR APPARENT USE DO NOT EXIST.
2. THIS SURVEY IDENTIFIED HEREON WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING IN FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING PURSUANT TO SECTION 402.007 OF THE FLORIDA STATUTES.
3. NO ENVIRONMENTAL JURISDICTIONAL LIMITS HAVE BEEN DETERMINED BY GUSTIN, COTHEM & TUCKER, INC.
4. APPARENT USES ARE NOT DETERMINED. THIS IS NOT A BOUNDARY SURVEY.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOSA COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH BOUNDARY OF THE SUBJECT PROPERTY, SAID LINE BEARING S 75°1'46" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THIS PARCEL LIES IN FLOOD ZONE 7 (NO MINOR), AS DETERMINED BY SCALE FROM FEMA PANEL #20010404N, DATED 12/09/2007, AND FURNISHED BY OKALOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
9. UTILITIES AND STORM STRUCTURE LOCATIONS WITHIN THIS ROADWAY SHOWN HEREON WERE TAKEN FROM AN AS-BUILT SURVEY PERFORMED BY RUSSELL D. ALDRICH FOR 4 AND 5 CONTINGUOUS, DATED 22 JAN 2021.

- LEGEND
- 1. NUMBER
 - 2. TREATMENT NOT TO SCALE
 - 3. LOT
 - 4. LOT
 - 5. LOT
 - 6. LOT
 - 7. LOT
 - 8. LOT
 - 9. LOT
 - 10. LOT
 - 11. LOT
 - 12. LOT
 - 13. LOT
 - 14. LOT
 - 15. LOT
 - 16. LOT
 - 17. LOT
 - 18. LOT
 - 19. LOT
 - 20. LOT
 - 21. LOT
 - 22. LOT
 - 23. LOT
 - 24. LOT
 - 25. LOT
 - 26. LOT
 - 27. LOT
 - 28. LOT
 - 29. LOT
 - 30. LOT
 - 31. LOT
 - 32. LOT
 - 33. LOT
 - 34. LOT
 - 35. LOT
 - 36. LOT
 - 37. LOT
 - 38. LOT
 - 39. LOT
 - 40. LOT
 - 41. LOT
 - 42. LOT
 - 43. LOT
 - 44. LOT
 - 45. LOT
 - 46. LOT
 - 47. LOT
 - 48. LOT
 - 49. LOT
 - 50. LOT
 - 51. LOT
 - 52. LOT
 - 53. LOT
 - 54. LOT
 - 55. LOT
 - 56. LOT
 - 57. LOT
 - 58. LOT
 - 59. LOT
 - 60. LOT
 - 61. LOT
 - 62. LOT
 - 63. LOT
 - 64. LOT
 - 65. LOT
 - 66. LOT
 - 67. LOT
 - 68. LOT
 - 69. LOT
 - 70. LOT
 - 71. LOT
 - 72. LOT
 - 73. LOT
 - 74. LOT
 - 75. LOT
 - 76. LOT
 - 77. LOT
 - 78. LOT
 - 79. LOT
 - 80. LOT
 - 81. LOT
 - 82. LOT
 - 83. LOT
 - 84. LOT
 - 85. LOT
 - 86. LOT
 - 87. LOT
 - 88. LOT
 - 89. LOT
 - 90. LOT
 - 91. LOT
 - 92. LOT
 - 93. LOT
 - 94. LOT
 - 95. LOT
 - 96. LOT
 - 97. LOT
 - 98. LOT
 - 99. LOT
 - 100. LOT



Gustin, Cothem & Tucker, Inc.
LAND SURVEYING
17711 HWY 90W
OKALOSA, FL 33479
(850) 771-1171
FAX (850) 771-1172
GUSTIN, COTHEM & TUCKER, INC.
LAND SURVEYING
17711 HWY 90W
OKALOSA, FL 33479
(850) 771-1171
FAX (850) 771-1172



VINTAGE DESTIN
(PLAT BOOK 29, PAGE 10)
LOT 1

170595
170595.41

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: September 20, 2021**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 6.A.**TO:** City Council**THRU:** Lance Johnson, City Manager
Krystal Strickland, Finance Director**FROM:** Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney
Joe Bodi, Engineering Asst. II**DATE:** September 9, 2021**SUBJECT:** 18-20-SP Vintage Destin, Right of Way Preliminary Acceptance - Palm Street Extension

I. BACKGROUND: City Council approved the final Development Order 18-20-SP for Vintage Destin on February 19, 2019. The project included right-of-way dedication identified in the **Transportation Corridor Management Plan in Land Development Code (LDC) Article 8.01.00.E**. The northerly 516' segment of Palm Street was constructed in accordance with the Development Order to include roadway 10' wide sidewalks (both sides), roadside parking, transit stops and associated stormwater facilities.

II. DISCUSSION:

Following the procedures outlined in **Land Development Code (LDC) Article 2. 20.00. E**. for preliminary acceptance of the Palm Street extension, the applicant, TDK COMPANIES/Vintage Destin, LLC., is seeking preliminary acceptance of the improvements noted in the Development Order. The applicant has provided all documentation including maintenance bond for preliminary acceptance of the right-of-way and constructed infrastructure. The City Engineer's office has inspected the facilities and reviewed all documentation and determined that the project improvements were built in accordance with the approved plans and specifications.

By City Code, preliminary acceptance of the roadway has a maintenance warranty period prior to final acceptance. In accordance with **LDC Article 2.20.00.F.1.**, the developer shall **maintain the infrastructure for a minimum period of one year from the preliminary acceptance date**. During the maintenance period, the City shall inspect all improvements at mid-year and prior to permanent acceptance by City Council. The City Engineer shall advise the developer in writing of any corrective measures needing to be made during the

maintenance period. At the end of the maintenance period, the developer shall request City Council to take the improvements for permanent acceptance into the City's maintenance program.

A. Link to Strategic Goals / Objectives: Improved mobility and connectivity

B. Effect on Budget (EOB):

This segment of roadway will add to the City's maintenance budget after the one-year maintenance period and final acceptance by City Council. The annual maintenance budget for this segment of road is estimated at \$4,985.00.

C. Level of Service (LOS): 98 Palms, once completed, will improve the multimodal transportation level of service within the Town Center and City by providing an alternate route for local traffic to access services.

D. Legislative Sponsor:

III. CONCLUSION: The developer of Vintage Destin constructed the Palm Street extension infrastructure in accordance with the construction plans previously approved by City Council. Staff has reviewed the submitted documentation and concurs that the roadway was constructed in accordance with the approved plans and specifications and recommends preliminary acceptance, and the commencement of the one-year maintenance by the developer, prior to requesting permanent acceptance. Under the current code (**Article 8.01.00.A**), the developer is responsible for maintenance of all landscaping in perpetuity. After the one year warranty, the City will be responsible for the hardscape, including sidewalk, curbing, roadway, lighting and stormwater.

IV. RECOMMENDED MOTION:

I move that City Council accept the components of the Palm Street extension as constructed pursuant to the Vintage Destin Development Order and start the one-year minimum maintenance period.

Attachments:

1. Vintage Destin Palm Street
Preliminary Acceptance Packet



7/23/21

City of Destin, Community Development Department

Subject: Vintage Destin - Palm Street Lighting – Preliminary and Permanent Acceptance Process

To Whom it May Concern,

Please allow this letter to act as a written request, pursuant to LDC 2.20.00.E, for preliminary acceptance of the Palm Street Extensions. Attached is the following information:

- As Built Survey of the right-of-way showing all as built conditions for Palm St Extension only.
- An As Built certification to include stormwater certification from the engineer of record.
- Provide the road construction testing data (Base, Sub-Base, asphalt compaction testing, core data, and asphalt mix design sheet.)
- All applicable shop drawings approved by the engineer of record
- The cost and paid invoice and schedule of installation from Gulf Power for the roadway lighting on a circuit separate from the project.
- The required security/surety as specified in section 2.20.00.F.1.c

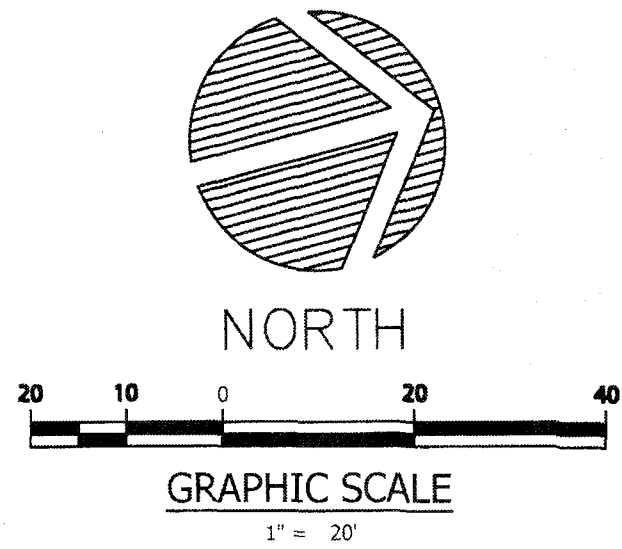
If you have any questions, please contact my office.

Sincerely,

Tim Keach

Manager

PALMS STREET
AT VINTAGE DESTIN
(FINAL AS-BUILT SURVEY)



LEGAL DESCRIPTION (PER PLAT)

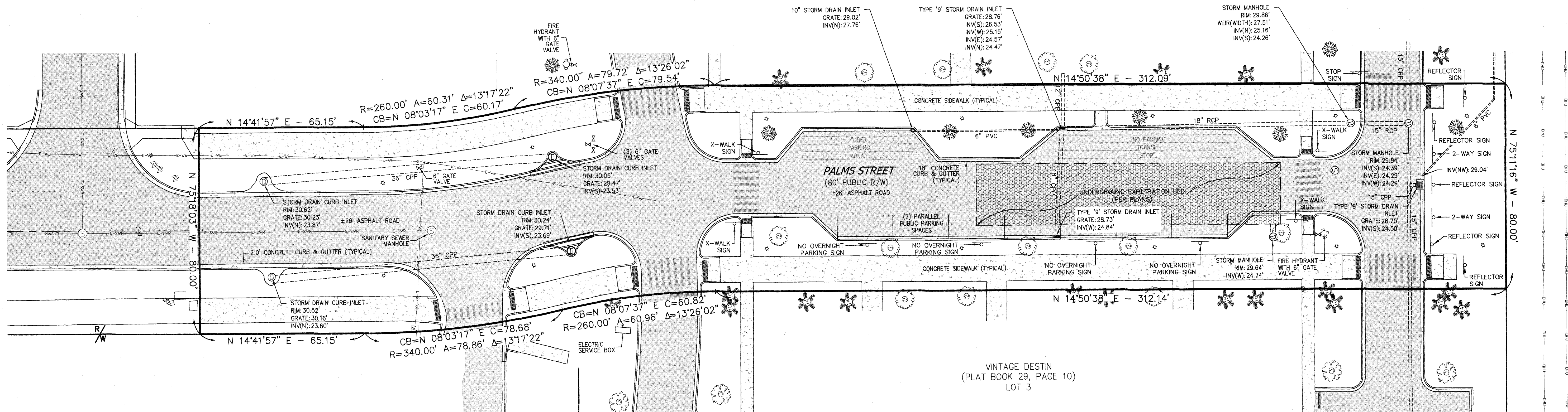
PALMS STREET, AN 80 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON VINTAGE DESTIN, AS RECORDED IN PLAT BOOK 29, PAGE 10 IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

SURVEY REPORT

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
3. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
4. APPARENT USES ARE NOT DETERMINED. THIS IS NOT A BOUNDARY SURVEY.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH BOUNDARY OF THE SUBJECT PROPERTY, SAID LINE BEARING S 75°11'16" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0488 H, DATED 12/06/2002, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
9. UTILITIES AND STORM STRUCTURE LOCATIONS WITHIN THIS ROADWAY SHOWN HEREON WERE TAKEN FROM AN AS-BUILT SURVEY PERFORMED BY RUSSELL D. ALDRICH FOR H AND T CONTRACTORS, DATED 22 JAN 2021.

LEGEND

- | | |
|---------------------------------------|---|
| No. OR # = NUMBER | ⊗ = GAS VALVE |
| — = DISTANCE NOT TO SCALE | ⊗ = GATE VALVE |
| L.B. = LICENSED BUSINESS | ⊗ = HYDRANT |
| L.S. = LICENSED SURVEYOR | ⊗ = WATER METER |
| P.S.M. = PROFESSIONAL SURVEYOR | ⊗ = TELEPHONE SERVICE BOX |
| AND MAPPER | ⊗ = TELEVISION SERVICE BOX |
| NAD = NORTH AMERICAN DATUM | ⊗ = STORM DRAINAGE MANHOLE |
| R/W = RIGHT-OF-WAY | ⊗ = SANITARY SEWER MANHOLE |
| CL = CENTERLINE | ⊗ = 10" ROUND YARD DRAIN |
| ± = MORE OR LESS | ⊗ = CATCH BASIN |
| R = RADIUS | ⊗ = STORM DRAIN INLET |
| A = ARC LENGTH | ⊗ = TRACTION MAT (TYPICAL) |
| Δ = CENTRAL ANGLE (DELTA) | ⊗ = CROPE MYRTLE TREE (WITH DIAMETER SHOWN IN INCHES) |
| CB = CHORD BEARING | ⊗ = CYPRESS TREE (WITH DIAMETER SHOWN IN INCHES) |
| C = CHORD | ⊗ = MAGNOLIA TREE (WITH DIAMETER SHOWN IN INCHES) |
| INV = INVERT | ⊗ = OAK TREE (WITH DIAMETER SHOWN IN INCHES) |
| CPP = CORRUGATED PLASTIC PIPE | ⊗ = PALM TREE (WITH DIAMETER SHOWN IN INCHES) |
| RCP = REINFORCED CONCRETE PIPE | |
| PVC = PVC PIPE | |
| —OHU— = OVERHEAD UTILITIES | |
| —E-SW— = EXISTING SANITARY SEWER PIPE | |
| —E-W— = EXISTING WATER LINE | |
| ⊙ = LIGHT POLE | |
| — = SIGN | |



Gustin, Cothern & Tucker, Inc.
LAND SURVEYING
121 Hart Street
Naples, FL 34102
Fax: (850) 729-2460
L.B. No. 3501
www.gct-survey.com

Palms Street
AT VINTAGE DESTIN
PLAT BOOK 29, PAGE 10, IN UNDIVIDED
TOWNSHIP 2 SOUTH, RANGE 22 WEST,
OKALOOSA COUNTY, FLORIDA

CLIENT: KRIS GINGROW
SURVEY TYPE: AS-BUILT (FINAL)
DATE: JUNE 7, 2021
F.B. NO. 18-08 (80)/21-02 (23)
DATUM: HORIZONTAL
NAD 83

SHEET 1 OF 1
170595
MAP # 170595.41

DATE: JUNE 9, 2021

ALLEN E. TUCKER, P.S.M. No. 4584
JOSHUA P. WOOD, P.S.M. No. 6880



Jenkins Engineering, Inc.
1234 Airport Road, Suite 126
Destin, FL 32541

TEL 850.837.2448
FAX 850.837.2450
jeicivil.com

May 13, 2021

City of Destin Public Services
4200 Indian Bayou Trail
Destin, FL 32541

Re: Site Stormwater Certification
Vintage Destin

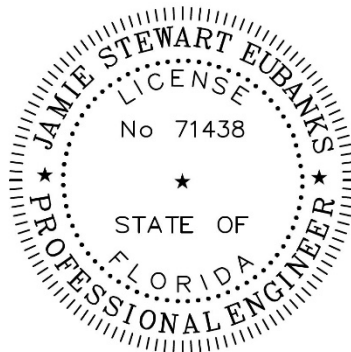
Jenkins Engineering staff has reviewed the as-builts provided by the owner's representative. Site visits to verify field conditions were also performed. Based on a review of the provided information, the site is in compliance with the approved development order drawings, the City of Destin Land Development Code, and the approved stormwater management plan.

General elevations and grades are within standard tolerances of construction. All weirs/baffles are set at, or above, the minimum required elevations based on the as-built information. No substantial deviations from the design plans are noted.

Should you have any questions about this letter, please do not hesitate to contact me.

Sincerely,

Jamie S. Eubanks, P.E.
Vice President
Jenkins Engineering, Inc.



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ASPHALT MIX DESIGN - SP 20-18143A (TL-C)

Owning Company C. W. Roberts Contracting, Inc.
 Type Mix SP-9.5 Intended Use Of Mix Structural
 Design Traffic Level C Gyration @ Ndes 75

Product	Description	Name	Production Facility	Plant/Mine	Terminal
334-CRUSHED	Crushed RAP Stockpile	1-10	C. W. Roberts Contracting, Inc.	A0720	
C53	S1B Stone	S1B Stone	Vulcan Materials Company	AL149	
F22	Screenings	Screenings	Vulcan Materials Company	AL149	
F21	Screenings	Screenings	Vulcan Materials Company	AL149	
Sand	Sand				

PERCENTAGE BY WEIGHT TOTAL AGGREGATE PASSING SIEVES

Blend		30%	31%	22%	7%	10%			JOB MIX FORMULA	CONTROL POINTS	PRIMARY CONTROL SIEVE
Product		334-CRUSHED RAP	C53	F22	F21	Sand					
SIEVE SIZE	3/4" 19.0mm	100	100	100	100	100			100		
	1/2" 12.5mm	99	100	100	100	100			100	100 -	
	3/8" 9.5mm	94	96	100	100	100			97	90 - 100	
	No. 4 4.75mm	78	46	100	98	100			77	- 89	
	No. 8 2.36mm	62	8	85	72	100			55	48 - 67	47
	No. 16 1.18mm	52	3	52	42	100			41	35 -	
	No. 30 600µm	43	2	34	29	90			32	26 -	
	No. 50 300µm	27	2	21	19	40			19	19 -	
	No. 100 150µm	14	2	10	16	6			9		
	No. 200 75µm	8.6	1.5	3.9	13.5	2.0			5.7	2 - 10	
G _{sb}		2.684	2.703	2.698	2.648	2.610			2.683		

The mix properties of the Job Mix Formula have been conditionally verified, pending successful final verification during production at the assigned plant, the mix design is approved subject to F.D.O.T. specifications. JMF reflects aggregate changes expected during production.

Total Binder Content	<u>5.5</u> %	Gmb @ Ndes	<u>2.414</u>		
Ignition Oven Corr. Factor	<u>0.15</u>	Gmm	<u>2.514</u>		
(+ To Be Added)/(- To Be Subtracted)					
Gmm Corr. Factor	<u>-0.001</u>	Va	<u>4.0</u>		
Mixing Temp.	<u>300</u> °F	VMA	<u>15.0</u>	Effective Date	<u>3/9/2020</u>
(Plant)					
Compaction Temp.	<u>300</u> °F	VFA	<u>73</u>	Expiration Date	<u>3/9/2023</u>
(Roadway)					
Spread Rate @ 1"	<u>109</u> lb/yd ²	P-200/Pbe	<u>1.2</u>		
Binder from Recycled Materials	<u>1.77</u> %	Additives			
PG 58-22 to be added	<u>3.73</u> %				

Troxler 5850 Gyrotory Compactor

Sample ID: _____

Time: 11:31A

Date: 10/01/20

Serial No: 77199

Pressure: 600 kPa

Angle Reference: Internal

	1	2	3	4	5	6	7	8	9	10	
0	132.9 1.161 599	130.6 1.161 599	129.0 1.160 599	127.8 1.161 600	126.9 1.161 600	126.1 1.161 600	125.5 1.160 600	124.9 1.160 600	124.5 1.160 600	124.0 1.161 600	mm deg kPa
1	123.7 1.161 600	123.3 1.161 600	123.0 1.160 600	122.7 1.160 600	122.4 1.160 600	122.2 1.160 600	122.0 1.160 600	121.8 1.160 600	121.6 1.160 600	121.4 1.160 600	mm deg kPa
2	121.2 1.160 600	121.1 1.161 600	120.9 1.160 600	120.7 1.160 600	120.6 1.160 600	120.5 1.160 600	120.4 1.160 600	120.2 1.160 600	120.1 1.160 600	120.0 1.160 600	mm deg kPa
3	119.9 1.160 600	119.8 1.160 600	119.7 1.160 600	119.6 1.160 600	119.5 1.160 600	119.4 1.160 600	119.3 1.161 600	119.3 1.160 600	119.2 1.161 600	119.1 1.160 600	mm deg kPa
4	119.0 1.160 600	119.0 1.160 600	118.9 1.160 600	118.8 1.160 600	118.8 1.160 600	118.7 1.160 600	118.6 1.161 600	118.6 1.160 600	118.5 1.160 600	118.5 1.160 600	mm deg kPa
5	118.4 1.160 600	118.3 1.160 600	118.3 1.160 600	118.2 1.160 600	118.2 1.160 600	118.1 1.160 600	118.1 1.160 600	118.0 1.160 600	118.0 1.160 600	118.0 1.161 600	mm deg kPa
6	117.9 1.160 600	117.9 1.160 600	117.8 1.160 600	117.8 1.160 600	117.8 1.160 600	117.7 1.160 600	117.7 1.160 600	117.6 1.160 600	117.6 1.160 600	117.6 1.160 600	mm deg kPa
7	117.5 1.161 600	117.5 1.160 600	117.5 1.160 600	117.4 1.160 600	117.4 1.160 600						mm deg kPa

Troxler 5850 Gyrotory Compactor

Sample ID: _____

Time: 11:37A

Date: 10/01/20

Serial No: 77199

Pressure: 600 kPa

Angle Reference: Internal

	1	2	3	4	5	6	7	8	9	10	
0	133.5 1.160 600	131.1 1.161 600	129.5 1.161 600	128.3 1.161 600	127.4 1.160 600	126.6 1.160 600	126.0 1.160 600	125.4 1.161 600	124.9 1.161 600	124.5 1.160 600	mm deg kPa
1	124.1 1.160 600	123.8 1.160 600	123.4 1.161 600	123.1 1.160 600	122.9 1.160 600	122.6 1.160 600	122.4 1.160 600	122.2 1.160 600	122.0 1.161 600	121.8 1.160 600	mm deg kPa
2	121.6 1.160 600	121.5 1.160 600	121.3 1.160 600	121.2 1.161 600	121.0 1.160 600	120.9 1.160 600	120.8 1.161 600	120.6 1.161 600	120.5 1.160 600	120.4 1.160 600	mm deg kPa
3	120.3 1.160 600	120.2 1.160 600	120.1 1.160 600	120.0 1.160 600	119.9 1.161 600	119.8 1.160 600	119.7 1.161 600	119.7 1.160 600	119.6 1.160 600	119.5 1.160 600	mm deg kPa
4	119.4 1.160 600	119.4 1.160 600	119.3 1.160 600	119.2 1.160 600	119.1 1.160 600	119.1 1.161 600	119.0 1.160 600	119.0 1.161 600	118.9 1.161 600	118.8 1.160 600	mm deg kPa
5	118.8 1.160 600	118.7 1.160 600	118.7 1.160 600	118.6 1.160 600	118.6 1.160 600	118.5 1.160 600	118.5 1.160 600	118.4 1.160 600	118.4 1.161 600	118.4 1.160 600	mm deg kPa
6	118.3 1.160 600	118.3 1.161 600	118.2 1.160 600	118.2 1.160 600	118.1 1.160 600	118.1 1.160 600	118.1 1.160 600	118.0 1.161 600	118.0 1.160 600	118.0 1.160 600	mm deg kPa
7	117.9 1.160 600	117.9 1.160 600	117.9 1.160 600	117.8 1.160 600	117.8 1.160 600						mm deg kPa



Date: 10-1-20

Project:

Type Mix: FC 9.5

Mix Design #

Pills

Test #	Dry Wt	SSD Wt	Water Wt	Vol	GMB
1	4904.2	4905.8	2849.2	2056.6	2.385
2	4907.7	4909.1	2847.2	2061.9	2.380
3					
				Average	2.383

Rice

	1076.4	#1	#2	1065.1
A. Wt of Flask + Sample	2131.3	1054.9	1052.6	2117.7
B. Wt of Flask + Water		1075		
C. Wt of Flask + Water + Sample		3296.5	3269.9	
GMM = $A / (A + B - C)$		3822.1	3893.8	428.7
Difference	429.30	2.457	2.455	
Average GMM		2.456		
G _{mm} Corr. Factor		-0.01 = 2.455		
% Va		2.93% Air Void		

BLACKLIDGE

11030 Reichold Gulfport, MS 39503

Manifest Number	PO Number	Sales Agreement Number	Manifest Date and Time
01-2020-1449	N/A	N/A	2020-09-02 15:40:27

Manifest(Non-Negotiable)

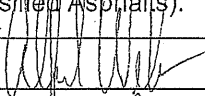
Delivered To	Bill To	Customer Number
C.W. ROBERTS CONTRACTING, INC	C.W. ROBERTS CONTRACTING, INC	C10424
160 INDUSTRIAL PARK RD, FREEPORT, 32439-3117,Florida	ATTN: ACCOUNTS PAYABLE - 3372 CAPITAL CIR NE, TALLAHASSEE, 32308-3710,Florida	

Cert A	LOT Number	Product Being Transported
N/A	20-120	NTSS-1HM
Truck Number	Trailer Number	Last Product Transported
BEI	7085	NTSS-1HM
Tank Number	Lab Number	Product Id
GPT 1H Florida	N/A	APL#916-017-003,916-024-003
Product Weight	Net Weight	Gallons Number
8.53	44740	5245
Tons	Gross Weight	Tare Weight
22.37	73780	29040
Transport		
BEI		

BOL Notes:
A0720

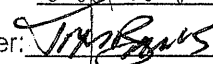
CERTIFICATION

"This is to certify that the referenced gallons of Asphalt Emulsion delivered to the above contractor on the above referenced date, was produced in conformance with current FDOT spec 916 and the Supplier's QC program (Emulsified Asphalts)."

Signed:  Authorized Representative of Supplier

This is to verify that this transport tank was cleaned and free from contaminating materials when loaded. The material transported on the previous load was: NTSS-1HM

Signed:  Authorized Representative of Transporter

Driver: 

EMERGENCY RESPONSE: CHEMTREC-1-800-424-9300

Date: 10-1-20

Design/Type: FC 9.5

Project: H+T+

3PM 19-17734A

A. BASKET WT:

(TLC)

2868.0

B. BASKET & SAMPLE:

4357.9

Bgn. Sample Wt (B-A):

1489.90

C. End Basket & Sample Wt:

4275.4

D. Final/G. Extracted Agg Wt. (C-A)

1407.40

E. A/C Ticket Reading:

5.56

F. A/C with C/F:

+ .24 = 5.800

Target
5.7

H. Wash Wt:

1325.1

200 Loss (G-H)

82.30

GRADATION

	% RET.	% PASS	TARGET
3/4"	0	100	100
1/2"	0	100	100
3/8"	12.1	99.14	97
4	368.3	73.83	75
8	636.1	54.80	54
16	814.8	42.10	39
30	949.2	32.55	29
50	1140.3	18.90	19
100	1272.6	9.57	10
200	1317.5	6.38	5.8
PAN	7.6		2.645

- .001

Elapsed Time: 38:00
 Sample Weight: 1490g
 Weight Loss: 85.8g
 Percent Loss: 5.76%
 Temp Comp: 0.20%
 Calib. Factor: 0.00%
 Bitumen Ratio: 5.91%
 =====
 Calibrated Asphalt Cnt
 5.56%

Filter Set Pt: 900°C
 Chamber Set Pt: 538°C

Tested By: _____

Mix Type: _____

Sample ID: _____
 Time: 8:14:19
 Date: 10-01-20

**Sample Certificate Of Analysis****MAC Sample ID: 2100742738**

FDOT State Materials Office, 5007 N.E. 39th Avenue, Gainesville, FL 32609 (352) 955-6600

Project No.:

Contract ID:

Pay Item:

Material: **911**Sample Level: **QC**FDOT Sample Number: **210201**

Mix Design:

Mix Type:

Production Facility ID: **AL585**

Source Facility:

Manufacturer:

Lot:

Sub Lot:

Load No:

Product: **911: B01 - Limerock Base - Process 1 - Limerock Base** Process: **1**Aggregate Sample Type: **At Source****J & M Testing Laboratory, Inc.**

1053 Commerce Avenue

Chipley, FLORIDA 32428

(850) 638-1506

Lab ID: **I03010**Sample Status: **Finalized**Date Sample Taken: **1/15/2021 By G60000068**

Submitted for Lab Testing:

Comparison Status:

Received: **1/15/2021 By JILL SNAIDMAN**

Resolution Status:

Submitted for FDOT Verification:

Finalized: **1/27/2021 By JILL SNAIDMAN****AASHTO T 89 and AASHTO T 90 Liquid Plastic Limit**Test Status: **Test Complete**

Tested: 1/26/2021 By: P40078553

Technician Qualification Status: **Qualified**

<u>Test - Rep # 1</u>	<u>Assay Results</u>	<u>Primary Limits</u>	<u>Pass</u>
Can the Liquid Limit be determined?:	No		
Can the Plastic Limit be determined?:	No		
Plastic Limit (PL):	NP		
Liquid Limit (LL):	0	Liquid Limit (LL) <= 35	
Plastic Limit (PL):	0		
Plasticity Index (PI):	0		
Plasticity Index (PI):	NP		

FM 1-T 180 Modified ProctorTest Status: **Test Complete**

Tested: 1/26/2021 By: P40078553

Technician Qualification Status: **Qualified**

<u>Test - Rep # 1</u>	<u>Assay Results</u>	<u>Primary Limits</u>	<u>Pass</u>
How many specimens are compacted?:	4		
4" or 6" diameter mold?:	6 inch		
What type of procedure method is used?:	A		
What type of rammer is used?:	Sector		

Specimen 1

Can Number:	26
Wet Soil & Can:	511.8 g
Dry Soil & Can:	459.0 g
Water Mass:	52.8 g

Sample Certificate Of Analysis (MAC Sample ID: 2100742738)

Can Mass:	0.0 g
Dry Soil Mass:	459.0 g
Moisture Content:	11.5 %

Specimen 2

Can Number:	27
Wet Soil & Can:	511.0 g
Dry Soil & Can:	454.6 g
Water Mass:	56.4 g
Can Mass:	0.0 g
Dry Soil Mass:	454.6 g
Moisture Content:	12.4 %

Specimen 3

Can Number:	28
Wet Soil & Can:	512.5 g
Dry Soil & Can:	451.1 g
Water Mass:	61.4 g
Can Mass:	0.0 g
Dry Soil Mass:	451.1 g
Moisture Content:	13.6 %

Specimen 4

Can Number:	29
Wet Soil & Can:	510.8 g
Dry Soil & Can:	445.3 g
Water Mass:	65.5 g
Can Mass:	0.0 g
Dry Soil Mass:	445.3 g
Moisture Content:	14.7 %

Specimen 1

Mold Number:	26
Mold Volume:	0.0750 ft3
Wet Mass & Mold:	17.640 lbs
Mold Mass:	7.760 lbs
Wet Mass:	9.880 lbs
Wet Unit Mass:	131.7 lbs/ft3
Dry Unit Mass:	118.1 lbs/ft3
Moisture Appearance:	
Use on graph?:	Yes

Specimen 2

Mold Number:	27
Mold Volume:	0.0750 ft3
Wet Mass & Mold:	17.860 lbs
Mold Mass:	7.770 lbs
Wet Mass:	10.090 lbs
Wet Unit Mass:	134.5 lbs/ft3
Dry Unit Mass:	119.7 lbs/ft3
Moisture Appearance:	

Sample Certificate Of Analysis (MAC Sample ID: 2100742738)Use on graph?: **Yes****Specimen 3**

Mold Number: **28**
Mold Volume: **0.0750 ft3**
Wet Mass & Mold: **18.100 lbs**
Mold Mass: **7.760 lbs**
Wet Mass: **10.340 lbs**
Wet Unit Mass: **137.9 lbs/ft3**
Dry Unit Mass: **121.4 lbs/ft3**
Moisture Appearance:
Use on graph?: **Yes**

Specimen 4

Mold Number: **29**
Mold Volume: **0.0750 ft3**
Wet Mass & Mold: **18.120 lbs**
Mold Mass: **7.810 lbs**
Wet Mass: **10.310 lbs**
Wet Unit Mass: **137.5 lbs/ft3**
Dry Unit Mass: **119.9 lbs/ft3**
Moisture Appearance:
Use on graph?: **Yes**

Passing: **3 1/2**%: **100.0**Passing: **3/4**%: **5.0**Passing: **No. 4**%: **50.0**Maximum Dry Density: **121.4 lbs/ft3**

Maximum Dry Density > 90

Optimum Moisture: **13.7 %**# of points equal/below peak: **3**# of points above peak: **1**Proctor Curve: **{Graph}****FM 5-515 Limerock Bearing Ratio**Test Status: **Test Complete**

Tested: 1/26/2021 By: P40078553

Technician Qualification Status: **Qualified****Test - Rep # 1****Assay Results****Primary Limits****Pass**Sample Soaked?: **Yes****Specimen 1**Moisture Content: **11.5 %**Dry Unit Mass: **118.1 lbs/ft3****Specimen 2**Moisture Content: **12.4 %**Dry Unit Mass: **119.7 lbs/ft3****Specimen 3**Moisture Content: **13.6 %**Dry Unit Mass: **121.4 lbs/ft3**

Sample Certificate Of Analysis (MAC Sample ID: 2100742738)**Specimen 4**

Moisture Content: **14.7 %**
Dry Unit Mass: **119.9 lbs/ft3**
Maximum Dry Density: **121.4 lbs/ft3**
Optimum Moisture: **13.7 %**

Specimen 1

LBR: **63**
Record Number:
Use on graph?: **Yes**

Specimen 2

LBR: **95**
Record Number:
Use on graph?: **Yes**

Specimen 3

LBR: **125**
Record Number:
Use on graph?: **Yes**

Specimen 4

LBR: **59**
Record Number:
Use on graph?: **Yes**
Maximum LBR: **129**
LBR Curve: **{Graph}**

Maximum LBR >= 100



**SOUTHERN
EARTH SCIENCES**
Geotechnical | Environmental | Materials Testing

DESTIN OFFICE

150 Industrial Park Road, Ste. 6
Destin, FL 32541

Tel: (850) 837-9966
Fax: (850) 837-9967
www.soeearth.com

H and T Contractors
Post Office Box 969
Freeport, Florida 32439

July 19, 2021
File No.: P19-0053

Attention: Mr. Tim Tindle

Subject: Asphaltic Concrete Testing for the Palms Street Extension into Vintage Apartments,
Destin, Okaloosa County, Florida

Dear Mr. Tindle:

As requested, Southern Earth Sciences, Inc. has completed testing of the asphaltic-concrete Type SP-9.5mm used as the wearing surface at the project referenced above.

On July 15, 2021, three (3) asphalt cores were obtained by Southern Earth Sciences, Inc. in the locations shown in the table. The cores were taken back to our laboratory and measured for thickness. The cores thickness and locations are shown in the attached Table I. The asphalt cores met the minimum requirements for thickness as required by the project plans.

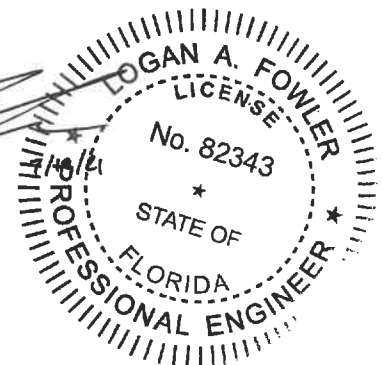
We appreciate the opportunity to be of service to you on this project. Should any additional information be required, please advise.

Yours very truly,

SOUTHERN EARTH SCIENCES, INC.

Shane George
Branch Manager

Logan A. Fowler, P.E.
Eng. Reg. No. 82343
State of Florida



SG/laf

TABLE I

Core Number / Location	Material Type	Measured Thickness (inches)	Thickness Req. (inches)
1 Station No. 20+50	SP 9.5mm	2.50	2.00
2 Station No. 23+00	SP 9.5mm	2.50	2.00
3 Station No. 25+00	SP 9.5mm	2.50	2.00

Asphalt Mix Design Provided by C.W. Roberts Contracting, Inc. Freeport, Florida



Panama City Branch Office
7500 McElvey Road, Suite A
Panama City, FL 32408
Phone: 850 769 4773 | Fax: 850 872 9967

NUCLEAR SOIL DENSITY

Report Date: 07/09/2021
Test Method: ASTM D6938

Client:

T D K CONSTRUCTION COMPANY, INC
1610 SOUTH CHURCH ST; SUITE C
MURFREESBORO, TN 37130

Project:

P17-0638
VINTAGE APARTMENTS, DESTIN
DESTIN, FL

Test Results														
Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	In Place Wet Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
260		08/28/20	R#1(FILL)(P17-0143A)	D-1557 (A)	SP-SM	9.5	115.1	7.9	113.8	122.8	12	99	98	Pass
261		08/28/20	R#1(FILL)(P17-0143A)	D-1557 (A)	SP-SM	9.5	115.1	9.5	117.0	128.1	12	102	98	Pass
262		08/28/20	R#1(FILL)(P17-0143A)	D-1557 (A)	SP-SM	9.5	115.1	9.9	113.0	124.2	12	98	98	Pass
Test Information														
Test #	Test Location						Elevation	Reference		Gauge Make / Model / SN / Calibrated			Field Technician	
260	Parking Lot: Subgrade - Palms Street Station 21+00						1.0	Feet below top of subgrade		Troxler / 3440 / 35837 / 06/11/2020			CONROY, PAT	
261	Parking Lot: Subgrade - Palms Street Station 23+00						1.0	Feet below top of subgrade		Troxler / 3440 / 35837 / 06/11/2020			CONROY, PAT	
262	Parking Lot: Subgrade Palms Street - Station 24+50						1.0	Feet below top of subgrade		Troxler / 3440 / 35837 / 06/11/2020			CONROY, PAT	
Remarks				Comments										
Pass: Meets Density Specifications				Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.										

Should the tested soils be subjected to rain, freezing or otherwise disturbed after testing but prior to paving, concreting, etc., SESI. recommends re-evaluation. Proper compaction of soils does not ensure the structural integrity or stability of the foundation. A geotechnical investigation of the foundation soils would be required to evaluate the stability of the foundation and existing soils supporting the test fill. The information in this report is for the sole purpose of the intended recipient. Any reproductions without expressed consent of the recipient or SESI is prohibited. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



Panama City Branch Office
7500 McElvey Road, Suite A
Panama City, FL 32408
Phone: 850 769 4773 | Fax: 850 872 9967

NUCLEAR SOIL DENSITY

Report Date: 07/09/2021
Test Method: ASTM D6938

Client:

T D K CONSTRUCTION COMPANY, INC
1610 SOUTH CHURCH ST; SUITE C
MURFREESBORO, TN 37130

Project:

P17-0638
VINTAGE APARTMENTS, DESTIN
DESTIN, FL

Test Results														
Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	In Place Wet Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
268		12/09/20	FDOT(2019) (3RD QTR)(S. ROCK)	FM 5-515 / T180	LR	12.7	116.0	13.1	116.5	131.8	6	100	98	Pass
269		12/09/20	FDOT(2019) (3RD QTR)(S. ROCK)	FM 5-515 / T180	LR	12.7	116.0	12.4	116.5	130.9	6	100	98	Pass
270		12/09/20	FDOT(2019) (3RD QTR)(S. ROCK)	FM 5-515 / T180	LR	12.7	116.0	10.6	118.1	130.6	6	102	98	Pass
Test Information														
Test #	Test Location						Elevation	Reference		Gauge Make / Model / SN / Calibrated		Field Technician		
268	Base Fill: Base - Palms Street -Station 21+25						0.0	Feet below top of base.		Troxler / 3440 / 35837 / 06/11/2020		THOMSON, GLENDON		
269	Base Fill: Base - Palms Street Station 23+50						0.0	Feet below top of base.		Troxler / 3440 / 35837 / 06/11/2020		THOMSON, GLENDON		
270	Base Fill: Base - Palms Street - Station 24+75						0.0	Feet below top of base.		Troxler / 3440 / 35837 / 06/11/2020		THOMSON, GLENDON		
Remarks				Comments										
Pass: Meets Density Specifications				Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.										

Should the tested soils be subjected to rain, freezing or otherwise disturbed after testing but prior to paving, concreting, etc., SESI. recommends re-evaluation. Proper compaction of soils does not ensure the structural integrity or stability of the foundation. A geotechnical investigation of the foundation soils would be required to evaluate the stability of the foundation and existing soils supporting the test fill. The information in this report is for the sole purpose of the intended recipient. Any reproductions without expressed consent of the recipient or SESI is prohibited. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Heather Adams

From: Martin, Pamela <Pamela.Martin@nexteraenergy.com>
Sent: Monday, May 24, 2021 8:12 AM
To: Kris Gingrow
Cc: Ross Bradley; Heather Adams; Todd Hardy
Subject: RE: Vintage Destin

Good morning Kris

Both jobs have been released to the field the contract has up to 6 weeks to complete the order. They will usually have it done before then. I will try to get you a time line but not sure when that will be. Once the wire has been pushed by the underground contractor then the lights are installed soon after that.

I will keep you updated as I find out a time line.

Pam

From: Kris Gingrow <KGingrow@tdkconstruction.com>
Sent: Monday, May 24, 2021 8:06 AM
To: Martin, Pamela <Pamela.Martin@nexteraenergy.com>
Cc: Ross Bradley <RBradley@tdkconstruction.com>; Heather Adams <HAdams@tdkconstruction.com>; Todd Hardy <toddhardy@tdkconstruction.com>
Subject: RE: Vintage Destin

Pam,

Wanted to touch base, I believe all the conduit has been installed and inspected and ready for your team to now install the proper poles.

I just want to confirm that is the stage we are in, and if you happen to have a time frame for when the poles will be installed?

Thank you,

Kris Gingrow
Sr. Project Manager
TDK Construction Company, Inc.
1610 S Church Street
Murfreesboro, TN 37130
O.615-895-8743 C.615-268-6878

From: Martin, Pamela <Pamela.Martin@nexteraenergy.com>
Sent: Tuesday, May 11, 2021 12:36 PM
To: Kris Gingrow <KGingrow@tdkconstruction.com>
Cc: Ross Bradley <RBradley@tdkconstruction.com>; Heather Adams <HAdams@tdkconstruction.com>; Todd Hardy <toddhardy@tdkconstruction.com>
Subject: RE: Vintage Destin

To: VINTAGE DESTIN INC
2004 98 PALMS BLVD
DESTIN, FL 32541

Receipt Date: 4/29/2021

Total: 80,683.38

Payment Details

Description	Unit Cost	Quantity	Total	Paid Before Work?	Internal Use Only Account Number
Differential Cost	9,748.08	1	9,748.08	Y	
LED-7026-Destin I	2,924.53	15	43,867.95	Y	
13 ft. decorative concrete pole	1,804.49	15	27,067.35	Y	

Charges Paid Before Work:	80,683.38
Tax:	0.00
Subtotal:	80,683.38

Charges Paid On Completion:	0.00
Tax:	0.00
Subtotal:	0.00

Total Charges Paid:	80,683.38
Total Tax:	0.00
Total Paid Including Tax:	80,683.38

MAINTENANCE/WARRANTY BOND

Bond No. 0240161

KNOW ALL MEN BY THESE PRESENTS, Vintage Destin Owner, LLC, as Principal, and Berkley Insurance Company, 475 Steamboat Road, Greenwich, CT 06830, a corporation duly organized under the laws of the State of Delaware and licensed to transact business in the state of Florida, as Surety, are held and firmly bound unto City of Destin as Obligee, in the penal sum of Seventy-Nine Thousand Three Hundred Sixty-Three & 63/100's Dollars (\$ 79,363.63), lawful money of the United States of America, for which payment, well and truly to be made, Principal and Surety bind themselves, their legal representatives, successors or assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal entered into a contract with the said Obligee, dated _____ for

Vintage Destin

WHEREAS, the Obligee requires that these presents be executed on or before the final completion and acceptance of said contract and;

WHEREAS said contract shall be completed and accepted by _____.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall remedy, without cost to the Obligee, any defects caused by defective or inferior materials or workmanship, which may develop during a period of One (1) Year from the date of completion and acceptance of the work performed under the contract, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

Any suit under this bond must be instituted before the expiration of one year from completion of the maintenance period.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

Signed, sealed and dated this day of July 27, 2021

(seal)

Principal: Vintage Destin Owner, LLC

By: Timothy D. Nease

Berkley Insurance Company (seal)

By: Dawn Denise Wright
Dawn Denise Wright, Attorney-in-Fact

Palms Street Extention Engineer's Cost Estimate					
NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
DEMO & EROSION CONTROL					
1	Silt Fence	LF	100	\$3.00	\$300.00
2	Misc. Demo (Palms St Curb/Etc)	LS	1	\$1,500.00	\$1,500.00
3	Existing Drainage Demo & Realignment (Exfil & Inlet Materials)	LS	1	\$45,000.00	\$45,000.00
4	Clearing & Site Stripping	AC	0.75	\$4,000.00	\$3,000.00
					\$49,800.00
EARTHWORK					
5	Import Fill	CY	1984	\$8.50	\$16,864.00
6	Finished Grading - Grassed Areas	SY	700	\$1.00	\$700.00
7	Seed/Stabilize Right-of-Way	SY	700	\$1.00	\$700.00
					\$18,264.00
ASPHALT & SITE CONCRETE					
8	2" Asphalt Surface Course	TN	209	\$100.00	\$20,900.00
9	8" Limerock Base	SY	2194	\$13.00	\$28,522.00
10	12" Stabilized Subgrade	SY	2331	\$3.50	\$8,158.50
11	12" F Curb	LF	1,000	\$16.00	\$16,000.00
12	10' Wide Concrete Sidewalk	SF	7,720	\$4.50	\$34,740.00
13	Repair / Reconnect Sidewalks/Drives	LS	1	\$3,000.00	\$3,000.00
					\$111,320.50
STORM DRAIN SYSTEM					
14	18" RCP Pipe (Extend Vintage Discharge)	LF	134	\$40.00	\$5,360.00
15	18" ADS Pipe	LF	65	\$24.00	\$1,560.00
16	Type 9 Inlet	EA	4	\$2,500.00	\$10,000.00
17	Drainage Manhole	EA	3	\$1,800.00	\$5,400.00
18	Exfiltration Systems (3' Deep / 18" Perf Pipe)	LS	1	\$60,000.00	\$60,000.00
					\$82,320.00
GENERAL SITE COSTS					
19	Pedestrian Lighting & Electrical (Per Pole)	EA	14	\$3,000.00	\$42,000.00
20	Mobilization	LS	1	\$2,500.00	\$2,500.00
21	MOT	LS	1	\$500.00	\$500.00
22	Construction Water	LS	1	\$750.00	\$750.00
23	Construction Staking	LS	1	\$2,000.00	\$2,000.00
24	As-Built Survey	LS	1	\$2,000.00	\$2,000.00
25	Testing	LS	1	\$2,000.00	\$2,000.00
26	Signage & Striping & ADA Landings	LS	1	\$4,000.00	\$4,000.00
					\$55,750.00
				Subtotal	\$317,454.50
				200% Amount	\$634,909.00

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 3.D.**TO:** City Council**THRU:** Lance Johnson, City Manager**FROM:** Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney**DATE:** January 9, 2023**SUBJECT:** Single-Family Residential Marine Construction Proposed at 10 Moreno Point Rd
(PARCEL ID: 00-2S-24-2186-000C-0100)

I. BACKGROUND: Mr. Cliff Briggs has submitted a Harbor and Waterways (HWB) application for City Council review for the construction of a single-family residential marine construction project at 10 Moreno Point Road (Parcel ID: 00-2S-24-2186-000C-0100). The project proposes to rearrange the eight (8) existing pilings, install two (2) new boat lifts, install two (2) new pilings, and construct a new dock.

II. DISCUSSION: The applicant requests City Council approval for single-family marine construction located at 10 Moreno Point Road, located within the Destin Harbor. The application proposes to rearrange the eight (8) existing pilings, install two (2) new boat lifts, install two (2) new pilings, and to construct a new seventy-two (72) square-foot dock, within twenty-five (25) feet of the adjacent property line.

The proposed marine construction project meets the following requirements of ***Section 11.05.00, City of Destin Land Development Code (LDC)***,

- ***11.05.01.A*** – Construction of new dock
- ***11.05.01.C, 11.05.01.D*** – Waste Disposal into the Harbor and Waterways of Destin
- ***11.05.01.F, 11.05.01.G, and 11.05.01.M*** – Length of the pier
- ***11.05.01.H*** – Vessel docking regulation
- ***11.05.01.K*** – Mooring of boats that constitute navigation hazard
- ***11.05.01.O*** – Vessel operation in Destin Harbor
- ***11.05.01. P*** – Water emission in Destin Harbor

COMPREHENSIVE PLAN CONSISTENCY: The proposed marine construction project is consistent with **Coastal Management Element Goal 6-1, Coastal Management Element Objective 6-1.1, and Coastal Management Element Policy 6-1.1.3: Protect Coastal and Estuarine Environmental Quality and the Shoreline.**

- A. **Link to Strategic Goals / Objectives:** Enhance Quality of Life
- B. **Effect on Budget (EOB):** There is no anticipated effect on the budget.
- C. **Level of Service (LOS):** There is no anticipated effect on the LOS.
- D. **Legislative Sponsor:**

III. CONCLUSION: The applicant has provided a receipt of submittal from the Florida Department of Environmental Protection (FDEP) of Self-Certification Application File #0423719001EE. City Staff has also reviewed the application and determined that the plans comply with City Codes and regulations. Specifically, the proposed dock complies with ***LDC Section 11.05.01, Marina Siting***, and the Coastal Management Element of the City's Comprehensive Plan (***Coastal Management Element Policy 6-1.1.3***).

HARBOR AND WATERWAYS BOARD RECOMMENDATION: At the regularly scheduled Harbor and Waterways Board (HWB) meeting on December 19, 2022, the Harbor and Waterways Board unanimously recommended City Council approval of the proposed single-family marine construction project located at 10 Moreno Point Road, consisting of rearranging the eight (8) existing pilings, installing two (2) new boat lifts, installing two (2) new pilings, and constructing a new seventy-two (72) square-foot dock, subject to the applicant meeting all applicable City permit requirements.

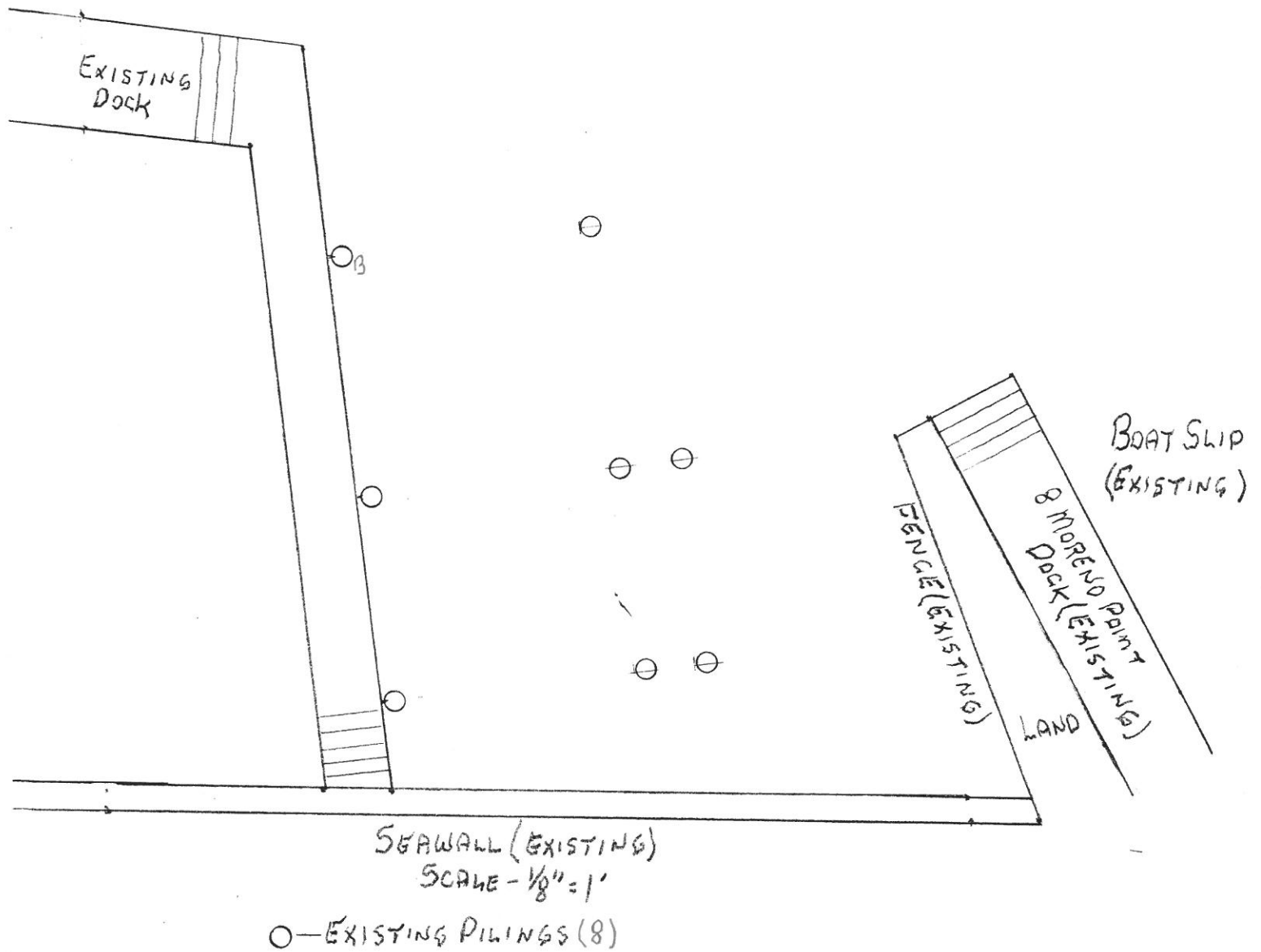
IV. RECOMMENDED MOTION: I move that the City Council approve the single-family marine construction project located at 10 Moreno Point Road, subject to the applicant meeting all applicable City, State and Federal permit requirements.

Attachments:

- 1. A. Existing Site Plan
- 2. B. Proposed Site Plan
- 3. C. Scope of Work
- 4. D. FDEP Receipt of Submittal
- 5. E. Cost Estimate
- 6. F. Site Photos
- 7. G. Agent Affidavit

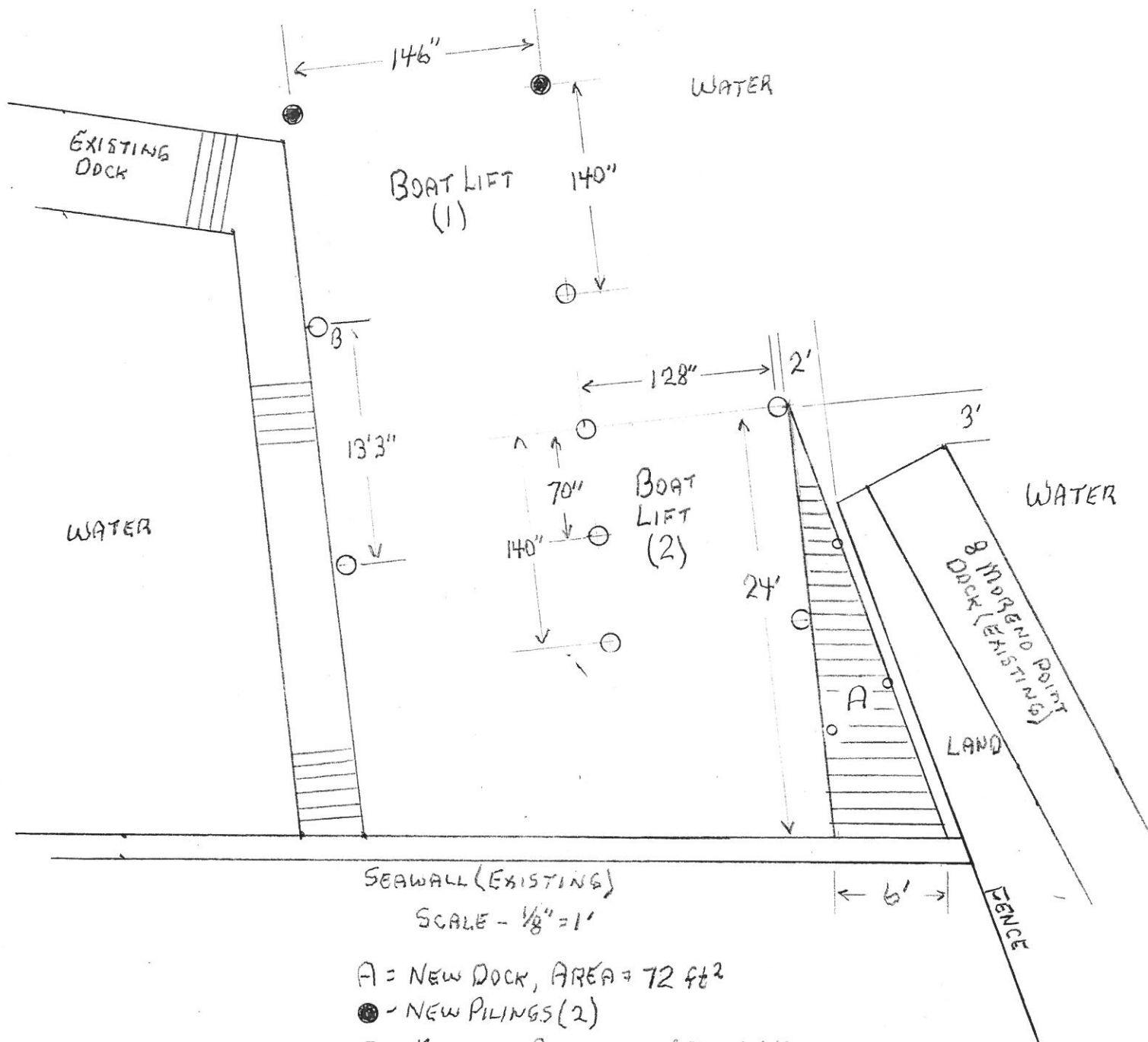
BRIGGS
10 MORENO PT. RD.
DESTIN, FLORIDA
850 837-4173

EXISTING



BRIGGS
10 MORENO POINT RD.
DESTIN, FLORIDA
850 837-4173

PROPOSED PILING LAYOUT + DOCK



A = NEW DOCK, AREA = 72 ft²

● - NEW PILINGS (2)

○_B - EXISTING PILING NOT RELOCATED

○ - EXISTING PILINGS (7) RELOCATED

○ - SMALL DOCK PILINGS

SCOPE OF WORK

Relocation of dock from (A) to (B) and resulting changes in dock width and lifts as shown on Drawing 1 (which is the original drawing submitted with permit number 007528-2022) and Drawing 2.

**FLORIDA DEPARTMENT OF
Environmental Protection**

Ron DeSantis
Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Submission

**SELF-CERTIFICATION FOR A PROJECT AT A
PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK**

07/13/2022

Self-Certification File No.: **0423719001EE**

File Name: **10 Moreno Point Road Destin, FL 32541 - Self Cert Exempt Dock with Boat Lift(s)
(General)**

Dear **Cliff Briggs**: On **07/13/2022** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **30** Minutes: **23** Seconds: **11.0595**
LONG - Degrees: **-86** Minutes: **29** Seconds: **20.954**
SITE ADDRESS: **10 Moreno Point Road Destin, FL 32541**
COUNTY: **Okaloosa**

For:
Cliff Briggs
10 Moreno Point Road Destin, FL 32541

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit.;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In

addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by clicking [here](#).

FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

You have certified that the project you propose to construct at the above location meets all the conditions of the SPGP Self-Certification Process and will be built in conformance to those conditions (attached for reference). Your proposed activity as certified is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, attached. **No further permitting for this activity is required by the Corps. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.**

Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

1. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps
2. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
3. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
4. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following

address.

1. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
2. For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

This SPGP Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. You have recognized that your certification is effective only for the specific project proposed, and provided the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the SPGP Self-Certification Process. This Self-Certification will not apply if any substantial modifications are made to the project. You agree to contact the Department for review of any plans to construct additional structures or to modify the project, as changes may result in a permit being required.

You have acknowledged that this Self-Certification will automatically expire if:

1. construction of the project is not completed by midnight, July 27, 2026, unless construction commenced or a contract to construct was executed before July 27, 2026, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 27, 2027. However, in no case can construction continue for more than one year beyond the Self-Certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self-Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self-Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

If you have any questions, please contact your local Department District Office. Contact information can be found at:

https://floridadep.gov/sites/default/files/SLERC_contacts_web_map_01-2017_0.pdf.

For further information, contact the Corps directly at:

<https://www.saj.usace.army.mil/Missions/Regulatory.aspx>. When referring to your project, please use the SPGP Self-Certification file number listed above.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled Coordination Agreement between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

ADDITIONAL INFORMATION

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions or issues with the attached documents, please contact your local Department

District Office:
Northwest District
NWD_ERP_Applications@FloridaDEP.gov

Sincerely,
Florida Department of Environmental Protection.

Attachments:

FDEP Terms and Conditions
SPGP Terms and Conditions
Project Design Criteria



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

TERMS AND CONDITIONS

Self Certification File No.: **0423719001EE**

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with [Section 403.813\(1\)\(b\), F.S.](#) The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Is used **ONLY** for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

Boat lifts are subject to the following additional conditions:

1. Is to be installed in a proposed slip or, at or adjacent to the waterward end of the dock;
2. With other mooring will not result in the mooring of more than two vessels (including jet skis);
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Will not be located in areas prohibited for mooring by a previously issued permit or other form of authorization issued by a local government;

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under [Chapters 253, F.S.](#) or [258, F.S.](#)

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged

lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.

3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times

- while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
 4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
 5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
 6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

**CONDITIONS FOR DEPARTMENT OF THE ARMY SELF-CERTIFIED STATE
PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY
RESIDENCE**

Self Certification File No.: **0423719001EE**

Verification that the project meets the Project Design Criteria:

You have verified that the project meets the Project Design Criteria (attached in a separate document), and have authorized FDEP to send a copy of this verification to the Corps on your behalf.

General Conditions:

1. The time limit for completing the work authorized on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization:
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any

liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
 7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Manatee Conditions:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at **ImperiledSpecies@myFWC.com**.
6. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

COST OF BRIGGS DOCK SYSTEM

One new boat lift installed	\$4300.00
One lift from original dock	.00
Two new pilings installed	800.00
Two foot wide dock material only, owner installed	600.00
Fiberglass reinforcement (5x2 ft), gift from neighbor leftover, labor	1000.00
Total	\$6700.00

PHOTOGRAPH ADDENDUM

Borrower/Client		John Briggs	
Property Address		10 Moreno Point Drive	
City	Destin	County	Ocalaosa
		State	FL
		Zip Code	32541
Lender		John Briggs	



Gulf of Mexico View



Harbor View

11/96

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, CLIFF BRIGGS am
presently the owner and/or leaseholder at 10 MORENO PT RD, DESTIN, FL, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint BAYOU BUILDERS OF WALTON CO., INC.
whose address is 125 MADGE LANE, County of WALTON, State of FL,
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: PERMIT # MARI-007528-2022 PININGS + DOCK

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

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

OWNER

Cliff Briggs
Signature

CLIFF BRIGGS
Printed Name

STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online

notarization, this 9 day of August, 2022, by
(name of person acknowledging)

Cliff Briggs

Karen S. Shumaker
Signature of Notary

Printed Name Karen S. Shumaker
Notary Public
State of Florida
Comm# HH050966
Expires 10/24/2024

Personally known ☒ OR Produced Identification _____

Type of Identification Produced _____

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 3.E.

TO: City Council

THRU: Lance Johnson, City Manager
Webb Warren, Deputy City Manager
Krystal Strickland, Finance Director

FROM: Michael Burgess, Public Services Director

DATE: 01/09/2023

SUBJECT: Authorization to Purchase Two Ford F150 4x4s, Public Works & Parks/Recreation

I. BACKGROUND: The FY23 budget provides funding for the replacement of aging vehicles in the City's Fleet.

II. DISCUSSION: This 2023 or 2024 vehicle will replace 12-03, a 2012 Ford F150 and 05-03, a 2005 Ford F150 . One item not included in the State-Contract (25-00000-21-STC) quote is a third programmed key. The additional cost for this key is \$395 per Step-One. The quote for one F150 with an optional third key is \$37,365.00 and is attached as ATT1.

\$37,365 x 2 = \$74,730.00 (two trucks)

A. Link to Strategic Goals / Objectives: from Strategic Goals 2026:

I. Financially Sound City providing Service Excellence
also: Emergency Management, ability to respond post-disaster

B. Effect on Budget (EOB): Motorized vehicles are in the adopted FY 2023 Budget in the Renew & Replace fund project number RRVEH. The effect on budget:

30058585-564000-RRVEH	\$ 598,000
Motorized Equip-Renew & Replace	
FY23 Adopted Budget	598,000
Prior Year Rollforward for encumbrances	168,812
Revised Budget	766,812
Previous Expenses/Encumbrances	(392,525)
Available Program Budget	374,287
This Agreement +(-)	(74,730)
FY23 Remaining Program Budget	\$ 299,557

C. Level of Service (LOS): Improved safety as these new 4x4 vehicles will have added safety equipment (back sensors and camera) and improved reliability. The Parks and Recreation Department will have a reliable long-bed pickup truck to provide services to our parks and beach accesses.

D. Legislative Sponsor:

III. CONCLUSION: Approving this item will allow the City to replace two vehicles that are over 11-years-old. Both vehicles will subsequently be put up for auction.

IV. RECOMMENDED MOTION: I move that the City Manager be authorized to purchase these vehicles from Step-One Ford of Crestview, FL in the amount of \$74,730.

Attachments:

1. DESTIN 2023 F150 X1E 011023

FORD CRESTVIEW**FT WALTON BCH CDJR**

STEP ONE AUTOMOTIVE GROUP
 4060 FERDON BLVD
 CRESTVIEW, FL 32536
 ERIC JORE
 GOVERNMENT SALES
 CELL 407-234-5116
 OFFICE 850-292-4580
 E-MAIL
 EJORE@STEPONEAUTO.COM

PROPOSAL

NAME CITY OF DESTIN	
EMAIL	
ATTN	
DATE 1-9-23	
2023 FORD F150 SUPERCAB XL 4WD 145" WB 6.5 BOX	35,050.00
3.3 V-6 ENGINE 10 SPEED AUTO TRANS, LIMITED SLIP REAR AXLE	
VINYL SEATS AND FLOORS	
265/70R -17 TIRES	
POWER WINDOW AND LOCK PKG 101A (INC CRUISE CONTROL	
BACK UP SENSORS, BACK UP CAMERA)	
RUNNING BOARDS	250.00
XL CHROME PKG BUMPERS, GRILL, WHEELS, FOG LAMPS	775.00
SPRAY BED LINER	595.00
3 RD KEY	695.00
PER STATE CONTRACT 25-00000-21-STC	
UNIT PRICE	37,365.00
IN ORDER BANK	
DELIVERY 120-150 DAYS ARO	

PURCHASER ACKNOWLEDGES:

STEP ONE AUTOMOTIVE IS UNABLE TO GUARANTEE DELIVERY DATES DUE TO MANY FACTORS, NOT LIMITED TO BUT INCLUDING: PRODUCTION SCHEDULES, WEATHER, AVAILABILITY OF RAIL CARS, ETC.

ALL PAYMENTS ARE DUE ON A NET 30 DAY BASIS UPON RECEIPT OF EACH VEHICLE AS INVOICED REGARDLESS OF THE NUMBER OF VEHICLES ON THE PURCHASE ORDER.

We thank you for the opportunity to make this proposal and will appreciate your acceptance. Acceptance of this proposal will not be binding until this proposal is approved here in writing by an official of Step One Automotive. **Return of one copy of this proposal and your purchase order number constitutes your official acceptance.**

Respectfully submitted,
 Eric Jore
 Government Sales

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 3.F.

TO: City Council

THRU: Lance Johnson, City Manager
 Webb Warren, Deputy City Manager
 Krystal Strickland, Finance Director

FROM: Michael Burgess, Public Services Director

DATE: 01/10/2023

SUBJECT: Authorization to Purchase One Ford Bronco Sport 4x4

I. BACKGROUND: The FY23 budget provides funding for the replacement of aging vehicles in the City's Fleet.

II. DISCUSSION: This 2023 or 2024 vehicle will replace 12-05, a 2012 Ford Fusion. The quote for the vehicle is \$29,605.00 and is attached as ATT1.

A. Link to Strategic Goals / Objectives: from Strategic Goals 2026:

I. Financially Sound City providing Service Excellence
 also: Emergency Management, ability to respond post-disaster

B. Effect on Budget (EOB): Funds to replace vehicles are in the Adopted FY 2023 Budget in project number RRVEH. The effect on budget:

30058585-564000-RRVEH	
Motorized Equip-Renew & Replace	\$ 598,000
FY23 Adopted Budget	598,000
Prior Year Rollforward for encumbrances	168,812
Revised Budget	766,812
Previous Expenses/Encumbrances	(467,255)
Available Program Budget	299,557
This Agreement +(-)	(29,605)
FY23 Remaining Program Budget	\$ 269,952

C. Level of Service (LOS): Improved safety as this new 4x4 vehicle will have added safety equipment (backing sensors, rear camera, and Ford's CoPilot 360 safety features) as well as improved reliability.

D. Legislative Sponsor:

III. CONCLUSION: Approving this item will allow the City to replace a 10-year-old vehicle. Once delivered, the 2012 Ford Fusion will subsequently be put up for auction.

IV. RECOMMENDED MOTION: I move that the City Manager be authorized to purchase this vehicle from Step-One Ford of Crestview, FL in the amount of \$29,605.00.

Attachments:

1. ATT1: DESTIN 2023 BRONCO
SPORT 011023

FORD CRESTVIEW**FT WALTON BCH CDJR**

STEP ONE AUTOMOTIVE GROUP
 4060 FERDON BLVD
 CRESTVIEW, FL 32536
 ERIC JORE
 GOVERNMENT SALES
 CELL 407-234-5116
 OFFICE 850-292-4580
 E-MAIL
 EJORE@STEPONEAUTO.COM

PROPOSAL

NAME CITY OF DESTIN	
EMAIL	
ATTN	
DATE 1-9-23	

2023 FORD BRONCO SPORT 4WD	28,850.00
1.5 ECO BOOST ENGINE 8 SPEED AUTO TRANS,	
CLOTH SEATS WITH CARPET	
225/65 R 17 TIRES	
POWER WINDOW AND LOCK PKG	
FLOOR LINERS	160.00
3 RD KEY	595.00
PER STATE CONTRACT 25-00000-21-STC	
UNIT PRICE	29,605.00
DELIVERY 120-150 DAYS ARO	

PURCHASER ACKNOWLEDGES:

STEP ONE AUTOMOTIVE IS UNABLE TO GUARANTEE DELIVERY DATES DUE TO MANY FACTORS, NOT LIMITED TO BUT INCLUDING: PRODUCTION SCHEDULES, WEATHER, AVAILABILITY OF RAIL CARS, ETC.

ALL PAYMENTS ARE DUE ON A NET 30 DAY BASIS UPON RECEIPT OF EACH VEHICLE AS INVOICED REGARDLESS OF THE NUMBER OF VEHICLES ON THE PURCHASE ORDER.

We thank you for the opportunity to make this proposal and will appreciate your acceptance. Acceptance of this proposal will not be binding until this proposal is approved here in writing by an official of Step One Automotive. **Return of one copy of this proposal and your purchase order number constitutes your official acceptance.**

Respectfully submitted,
 Eric Jore
 Government Sales

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Resolution

AGENDA OUTLINE NUMBER: 3.G.

TO: City Council

THRU: Kyle Bauman, City Attorney
Lance Johnson, City Manager

FROM: Webb Warren, Deputy City Manager

DATE: January 10, 2023

SUBJECT: Resolution 23-01 Financial Institution Signature Authority

I. BACKGROUND: The last financial institution signature authorization resolution was approved in December of 2021. Council member changes require an updated resolution.

II. DISCUSSION: With this resolution, we change the Mayor from Gary Jarvis to Robert "Bobby" Wagner. All other signatories remain the same. This resolution reinforces our dual signature rules for opening accounts with financial institutions while also allowing Ms. Strickland to enhance the cash management services provided by Trustmark, like fraud alerts and setting up dual controls for internal and external cash transfers.

A. Link to Strategic Goals / Objectives: Goal #1: Financially sound city providing service excellence

B. Effect on Budget (EOB): No effect on budget.

C. Level of Service (LOS): To improve safety and security of City assets.

D. Legislative Sponsor:

III. CONCLUSION: Staff recommends adopting Resolution 23-01 to update signature authority and to designate the Finance Director as the Authorized Representative on behalf of the City before financial institutions.

IV. RECOMMENDED MOTION: I move to approve Resolution 2023-01.

Attachments:

1. Resolution 23-01 Financial Institution Signatories

RESOLUTION 2023-01

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF DESTIN AUTHORIZING CERTAIN
FINANCIAL INSTITUTIONS TO AMEND
SIGNATURE AUTHORIZATION FOR ALL
PRESENT AND FUTURE FINANCIAL ACCOUNTS
WITH THE CITY OF DESTIN, FLORIDA; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Destin deposits and invests the funds of the City on a regular basis with financial institutions and the State Board of Administration; and

WHEREAS, the City of Destin maintains several separate accounts within each financial institution; and

WHEREAS, whenever there is a change in the status of these accounts, it will be necessary for all authorized persons to execute individual signature cards for each separate account;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Destin that:

Section 1. Financial Institutions with which the City currently does and in the future will do business with are hereby authorized and directed to amend their current records on file for the City of Destin, Florida and to accept the signatory authorizations listed below in lieu thereof.

Lance Johnson, City Manager

Krystal Strickland, Finance Director

Robert T. Wagner, Mayor

Dewey Destin, Mayor Pro Tem

Reynaldo Bailey, City Clerk

W. Webb Warren, Deputy City Manager

Section 2. Two (2) signatures are required as authorized by the City Council for all present and future accounts. This authorization includes any loans made in the name of the City of Destin from time to time while this Resolution is in effect; and

Section 3. That said financial institutions are hereby authorized and directed to honor and pay any checks, drafts, notes or orders so drawn, whether such checks, drafts, notes or orders be payable to the order of any such person, signing and/or countersigning said checks, drafts, notes or orders are deposited to the individual credit of the person so signing and/ or countersigning said checks, drafts, notes or orders, or the individual credit of any of the officers or not; and

Section 4. Account Representative. Be it further resolved that the Financial Director for the City of Destin, Florida is designated as the account representative for all above referenced accounts.

Section 5. Effective Date. This Resolution shall become effective on January 12th, 2023 and continue and remain in full force and effect until written notice to the contrary is duly served on said bank.

SO, DONE THIS 17th DAY OF JANUARY 2023
By:

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk

**MINUTES
REGULAR MEETING
DESTIN CITY COUNCIL
JANUARY 3, 2023
CITY HALL ANNEX COUNCIL CHAMBERS
6:00 PM**

The Council of the City of Destin met in regular session with the following members and staff present:

Destin City Council

Mayor Bobby Wagner
Councilmember Jim Bagby
Councilmember Terésa Hebert
Councilmember Kevin Schmidt

Councilmember Dewey Destin
Councilmember Torey Geile
Councilmember Matthew Sweetser
Councilmember Johnny King

Destin City Staff

City Manager Lance Johnson
City Clerk Rey Bailey
Finance Director Krystal Strickland
Community Development Director Louis Zunguze
Grants/Project Manager Jeffrey Cozadd
Land Use Attorney Kimberly Kopp

Deputy City Manager Webb Warren
Human Resources Manager Jaime Dittmer
Public Works Director Michael Burgess
Building Official Noelle Bell
City Engineer Ryan Scott
City Attorney Kyle Bauman

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM. The mayor called for a moment of silence, which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Councilmember Sweetser requests the nomination of Mr. Christian Meyers to the Harbor CRA Advisory Committee be added under his name on the agenda.

Motion by Councilmember Schmidt, seconded by Councilmember Sweetser, to approve the agenda, as amended, passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser passed 7-0).

1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / PUBLIC PRESENTATIONS / ANNOUNCEMENTS

A. 2022 Destin Christmas Parade Winners

The mayor presented an award plaque to each of the following winners at the City of Destin 38th Annual Destin Christmas Parade:

- Noel Award / Band Award: Fort Walton Beach High School and Destin Middle School Bands
- Elf Award / Children Service: Destin Middle School Cheerleaders
- Santa's Helper Award / Children Commercial: Studio6twenty5
- Angel Award / Religious Award: Destin United Methodist Church
- Chamber Award / Commercial: Legendary Marine Service Department
- Civic Club / Civic Award: Miss North Florida Scholarship Pageant
- Crowd Pleaser: Destin Water Users

B. Recognition of 2022 Holiday Decorating Contest Winners

The mayor presented an award plaque to each of the following City of Destin Holiday Outdoor Decorating Contest winners:

- Best Decorated Home: Sarah Micholic, 307 Cardinal Lane
- Best Decorated Business: The Village Veterinarian, 155 Stahlman Avenue
- Best Decorated Organization: The Palms of Destin Homeowners' Association, 4201 Indian Bayou Trail
- Best Overall Holiday Award: Andy Murphy, 618 Sea Oats Drive

C. Lien Reduction Request - Ms. Carolyn Jones

Ms. Carolyn Jones presented a formal request to the city council for a lien reduction on two properties owned by her now deceased father: 74 Terra Cotta Way and 79 Tranquility Lane. The subject properties were previously the subject of code compliance actions before the city's special magistrate, and were found in violation of city code for failure to register as a short-term rental. The property owner is now deceased, and the property is currently going through probate proceedings. The property has now come into compliance through actions of the property owner's daughter, Ms. Carolyn Jones, to pay outstanding fees and properly register as a short-term rental. Ms. Jones requests that the lien be released. She provided several documentation in support of her request, including the timeline of events leading to the request for review by the council. She informed the council that daily fines were being imposed on her late father's property since 2018 without the knowledge of his family while her father was going through serious on-going health issues at the time. The fees accrued were more than the equity in the home. She asked the city council for some leniency towards this matter.

Councilmember Geile noted that Ms. Jones' statement with regards to fees accrued being more than the equity in the home might be misleading; adding that fees accrued for each home were \$330,000, and that Ms. Jones is combining both fees into the equity for one home. He also stated that since the deceased father was self-managing his properties during his illness, he was still accruing revenues on his properties while failing to fulfill his obligations to the city.

Councilmember Schmidt moved to decrease the accrued fines to \$45,000 for each property; seconded by Councilmember Sweetser.

Councilmember Hebert inquired as to the amount of money offered on both properties before the amount of the fines became known.

Ms. Jones stated they were only in the process of selling one of the properties and were in line to receive about \$300,000 in equities; adding they have not placed the other property on the market.

Councilmember Destin stated that they owe it to the citizens to enforce the fines. However, it was the deceased who violated the law and not the family members left behind. It would not be fair to obligate them to pay the full amount of the fines. They should only be responsible from the time they took charge of the properties.

Councilmember Destin offered a substitute motion to reduce the fines to \$20,000 for each property for a total of \$40,000. Councilmember Schmidt withdrew his motion on the floor and seconded the substitute motion.

Councilmember Bagby stated that they need to have a written policy on lien reduction. He feels the amount of lien being proposed is too low. It is not fair to the citizens, and that he is concerned about the message they will be sending to the public if they approve the motion.

Councilmember Schmidt stated this is a unique situation that warrants some leniency. It is not a scenario where someone is asking for a lien reduction without a valid reason.

Councilmember Geile noted that according to their strategic plan, their number one priority is their citizens. They will be denying them revenue from someone who was competent enough to manage and continued to accrued revenue on his properties while failing to comply with the law and pay his fees to the city.

Councilmember Sweetser stated that they should be able to show some compassions on these kinds of situations. He does not feel they would be setting a bad precedence by showing some compassion. .

Councilmember Bagby offered a substitute motion to reduce the lien amount to 10%, for a total of \$66,000 for both properties. Councilmember Hebert provided a second to the motion which passes 6-1 (Council members Schmidt, King, Hebert, Bagby, Destin, and Sweetser voting “yes”; Councilmember Geile voted “no”).

Councilmember Bagby moved to direct staff to bring back a proposed plan on lien reduction by the end of March 2023; seconded by Councilmember Destin. Motion passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser passed 7-0).

D. Lien Reduction Request - Mr. William Roof - 351 Sailfish

The current code compliance lien on the subject property is in the total amount of \$50,250. This amount reflects 201 days of noncompliance from January 22, 2022 through August 11, 2022 at \$250 a day. The property was brought into compliance on August 11, 2022, and the lien stopped accruing additional fines on that day. The applicant was asked to pay administrative fees in the amount of \$1,000 to reflect actual costs incurred by the city in staff

time for enforcement and special magistrate hearings, but the applicant has not paid the administrative fines to date due to a claim of financial hardship. The subject property was previously the subject of a code compliance action before the city's special magistrate and was found in violation of city code for excessive junk in the front yard. After entry of the order of violation, the city recorded the lien in the public record on June 17, 2022. The property is now in compliance through actions of the property owner, Mr. William Roof.

Mr. Roof explained that he was incarcerated during the time the lien was put on his property. Prior to the incarceration, he has been working on his property to get it up to code. He stated that his house was in compliance after the issuance of the initial citation. After he left the state for a divorce hearing, he came back to a new citation issued by another code officer. He continued that after his incarceration, it became his priority to clean up his property. He brought his property into compliance, however, the city's code officer insisted he returns to future special magistrate hearing for his property to stop incurring further penalties. He requested that the lien on his property be removed. His property was brought up to code following the initial citation, and due to unforeseen circumstances, he was unable to personally take care of his property after being issued the additional citation. He added that his property currently meets all codes and that he intends to keep it that way in the future.

Councilmember King stated that this is also a unique situation, adding he has known the applicant for quite a while to be a hard worker and a contributing member of the society.

Councilmember Geile noted that he has conducted his own investigations into this matter, knocking on doors, and talking to Mr. Roof's neighbors and asking questions about him. The majority of his neighbors described Mr. Roof as a good person always ready to help other people. He also stated he is more inclined to show leniency in this case since Mr. Roof's property is not a rental property. However, he noticed other things that need to be cleaned up on the property. In addition, Mr. Roof has a utility trailer and a vehicle in his driveway blocking the sidewalk, and another vehicle parked halfway on the street. He recommends giving Mr. Roof 30 days to fix these other issues and to be in full compliant, and the council could then reevaluate the situation and make their decisions at that time.

The Land Use Attorney noted that the violation on the property involved trash on the yard and not for parking in the right-of-way. Under the statutes, they would not be affording Mr. Roof due process if they held him to that condition in order to reduce or remove the lien on his property. The council's decision should be based solely on staff finding the applicant in compliant with respect to the trash on the yard.

The Land Use Attorney also noted it was her understanding the Deputy Code Compliance Director served Mr. Roof the notice of the hearing while incarcerated and could have assigned someone to represent him at the special magistrate hearing. However, there is no statutory requirement to physically hand-delivered the notice of the hearing in jail. The statutes only require the address of the respondent to be served, which staff has done, and so Mr. Roof was afforded due process in this case.

Mr. Roof denied being served with the notice of the hearing while in jail.

Councilmember Schmidt moved to reduce the fees to \$2,500; seconded by Councilmember Hebert.

The Land Use Attorney noted there is also an amount of \$1,000 in administrative fee which have not been paid. She asked whether the \$2,500 involves the fee.

Councilmember Bagby stated he would be more inclined to support reducing the fines to \$5,000 and allowing the applicant to come back in a year to request abatement for that amount.

Councilmember King stated this is a very different situation and that he feels they should forgive the entire lien amount.

Councilmember King offered a substitute motion to reduce the lien to zero and to have the applicant pay the administrative fee in the amount of \$1000; seconded by Councilmember Hebert.

Councilmember Bagby stated that violations involving trash in the yard are committed by residents and not short-term rentals, and so he will adhere to his previous recommendation. He feels they will be sending a bad message to the code compliance officers who are working hard writing up the violations resulting in fines only to be waived by the council because they feel sorry for the individual.

Motion passed 6-1 (Council members Schmidt, King, Hebert, Destin, Geile, and Sweetser voting “yes”; Councilmember Bagby voted “no”).

2. PUBLIC COMMENTS

3. CONSENT AGENDA

- A. Purchase of a John Deere ProGator 2020A and HD200 Select Sprayer
- B. Budget Amendment - Adjust to grant balance
- C. Approval of minutes of December 12, 2022 Council Executive Session
- D. Approval of minutes of December 12, 2022 Regular City Council Meeting

Motion by Councilmember Hebert, seconded by Councilmember Destin, to approve Consent Agenda items 3A thru 3D, as printed above, passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted “yes”).

4. CITY MANAGER REPORTS

- A. Budget Amendment- authorization to fund two new full-time positions in the Finance Department

The Finance Director explained that the Finance Department is currently understaffed and unable to meet the full service demands of the city; and that this is due to a number of factors:

1. The revenue for the city, mostly due to a large increase in grants since 2020, has increased the amount of administrative time spent on complex projects as well as financial accounting.
2. Upcoming major upgrade and implementation of MUNIS and ENERGOV information systems requires a large amount of finance staff time.
3. The Finance Director must have the necessary time to develop staff to execute the day-to-day functions and financial processes to ensure the city is sustainable in operations, has financial accountability, and is meeting strict financial regulatory mandates.
4. The city has experienced significant growth in grant programs in recent years. Additional staffing is needed to maintain the current and future levels of grant and project activity.

Councilmember Schmidt moved to approve the budget amendments to authorize two new full-time positions in the Finance Department; seconded by Councilmember Hebert.

Councilmember Destin noted there is no actual budget amendments attached to this item, and that he cannot support this motion without knowing possible revenue sources of funding for these positions.

Councilmember Destin offered a substitute motion to approve the two new positions in the Finance Department and ask the City Manager to bring back sources of funding as a budget amendment in February; seconded by Councilmember Hebert.

Councilmember Geile noted they just relinquished over \$600,000 in fines that could have gone to the General Funds, and which could have been used to fund these two new positions.

Motion passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted “yes”).

B. Public Information Manager Confirmation - Ms. Tamara Young

According to Councilmember Bagby, by the charter, the council confirms the director’s position and not the manager position. The City Manager has the authority to hire a manager without confirmation from the council.

Councilmember Destin moved to authorize the City Manager to exercise his proper authority to hire a Public Information Manager, or any manager he sees fit, was seconded by Councilmember Bagby and passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser passed 7-0).

C. Proposed Request for Qualifications (RFQ) for Post Certificate of Occupancy Building Inspections

Building Official Noell Bell noted this item was tabled during the November 7, 2022 council meeting, but the council agreed to bring it back for further discussion tonight. The RFQ is in correlation with the recently adopted city ordinance based on the Florida Legislature’s

adopted Senate Bill signed into law on May 27, 2022. This law requires Condominium and Cooperative Associations to conduct Milestone Structural Inspections of building and to perform Structural Integrity Reserve Studies to ensure the buildings are safe for continued use. The Milestone Structural Inspection must be performed by a licensed architect or engineer authorized to practice in Florida for the purposes of attesting to the lift safety and adequacy of the structural components of the building and determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair or replacement of any structural component of the building. The purpose of the milestone structural inspection is to determine if the condition of an existing building is in compliance with the Florida Building Code or the Fire Safety Code:

- Phase One Milestone Inspection: Visual examination of habitable and non-habitable areas of the building.
- Phase Two Milestone Inspection: Must be performed if any substantial structural deterioration is identified during phase one

Upon determining that a building must have a milestone inspection, the city's Community Development Department Building Division will provide written notice of such required inspection to the condominium association or cooperative association. Milestone inspection reports shall be submitted to the city's Building Official who shall review the reports and interprets the results of the inspections performed. Staff recommends the use of a professional consultant to help with the interpretations and understanding of the inspection reports.

Councilmember Schmidt moved to approve the proposed RFQ for Post Certificate of Occupancy Building Inspections; seconded by Councilmember Hebert.

Councilmember Bagby pointed out that nowhere in the statutes where it says, "It is the city's responsibility to review the milestone reports provided and interpret the results of the inspections performed."

The Land Use Attorney stated it is not required by the statutes. It is in the council's discretion.

Councilmember Bagby opined that the city is trying to do something that is not required and not envisioned in the state statutes at this time and could potentially put a liability on the city. He also feels they are way too far ahead of the process at this time; and that they may still be about two years away from needing to have a Structural Engineer on staff. He added that they may not be a requirement for them to do anything regarding this matter once some of the inconsistencies or the unknowns in Senate Bill 4D are worked out during the upcoming Legislative Sessions.

According to the Land Use Attorney, if the city ever taken any action, they could make an argument they are increasing liability on the part of the city.

Councilmember Hebert offered a substitute motion to continue this item to the second meeting in May; seconded by Councilmember Bagby. Motion passed 5-2 (Council members King, Hebert, Bagby, Geile, and Sweetser voted "yes"; Council members Destin and Schmidt voted "no").

Councilmember Destin asked whether the ordinance they recently passed pertinent to this issue contain the section Councilmember Bagby had concern about that would require the city to perform at Phase 2 Milestone Inspection. The Building Official replied that it does not.

D. Announcements

- Snowbirds' registration took place at the Destin Community Center today. So far, 860 people have registered.
- January 10, 2023 – Stakeholders' meeting on the Harbor Capacity Study results beginning at 5:30 PM in the Annex Council Chambers.
- City facilities will be closed on Monday, January 16th in observance of Martin Luther King Jr. Day. Next city council meeting is scheduled for Tuesday, January 17th.

5. PUBLIC HEARINGS

- A. First reading of Ordinance 23-01-CN - Providing for amendment of Sections 2-61 through 2-65 of the City of Destin Code of Ordinances on disposal of surplus property.

The City Attorney read proposed Ordinance 23-01-CN by title, and then presented it to the city council on first reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR AMENDMENT OF SECTIONS 2-61 THROUGH 2-65 OF THE CITY'S CODE OF ORDINANCES, DISPOSAL OF SURPLUS PROPERTY; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none, the mayor closed the public hearing and turned the matter over to the city council for their discussion and consideration.

Motion by Councilmember Hebert, seconded by Councilmember King to approve Ordinance 23-01-CN on first reading and direct staff to advertise for second reading passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted "yes").

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, LAND USE ATTORNEY AND CITY ATTORNEY

A. Councilmember Sweetser

1. Nomination of Mr. Jerod Hayden for an appointment to the Harbor and Waterways Board

Motion by Councilmember Sweetser, seconded by Councilmember Hebert, to appoint Mr. Jerod Hayden to the Harbor and Waterways Board passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted “yes”).

2. Nomination of Mr. Christian Meyers to the Harbor CRA Advisory Committee

Motion by Councilmember Sweetser, seconded by Councilmember Hebert, to appoint Mr. Christian Meyers to the Harbor CRA Advisory Committee passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted “yes”).

B. Councilmember Geile

1. Amendment to Section 7-28 - Tombstone, Monument, and Markers - of the ordinance of the City of Destin regulating city cemeteries designating another section of the Destin Memorial Cemetery Phase II to allow for tombstones, markers, or other monuments.

Councilmember Geile requests they open another section at the Destin Memorial Ceremony Phase II where they would allow upright monuments on burial plots. They currently only have one section opened and they have all been purchased. He stated that doing so would provide the city an additional revenue of approximately \$102,000.

Councilmember Geile moved to amend the ordinance allowing tombstones, markers, or other monuments on burial plots in sections FF, K, L, and OO at the Destin Memorial Cemetery Phase II located on Sibert Avenue; seconded by Councilmember Hebert.

Councilmember Sweetser stated that they should not be limited on what they could place on burial plots for their loved ones; adding that upright monuments should be allowed throughout the cemetery.

Councilmember Destin noted that he was a member of the council when they passed the ordinance to only allow flat markers at this cemetery. He did not agree to it then and he does not agree with it now.

Councilmember Bagby noted that the main reason that rule was created was for ease of maintenance. However, he would be agreeable to allowing upright monuments on burial plots throughout the cemetery as long as they meet existing parameters in terms of height, width, and so forth.

Councilmember Destin offered a substitute motion to amend the ordinance to allow for tombstones, markers, or other monuments on burial plots throughout the Destin Memorial Cemetery Phase II located on Sibert Avenue as long as they meet existing requirements, including height and width limitations, was seconded by Councilmember Hebert and passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted “yes”).

Next, Councilmember Geile recommends adjusting the fees to charge a non-resident substantial cost to purchase burial plots in the City of Destin, such as 10 times the amount charged to a resident, or not allowing them to purchase one at all. He added that they have over 13,000 residents and a very limited number of burial plots. Local residents are their number one priority according to their strategic plan.

The City Attorney noted that there are some legal issues they need to consider, such as the Equal Protection Clause. There are also special laws pertaining to cemeteries that they need to research to avoid any civil violations for the city.

Councilmember Geile moved to direct the City Attorney to work with staff in researching and bringing back proposed fee increases for the purchase of burial plots that is fair and reasonable and is supportable under the law; seconded by Councilmember Hebert. Motion passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Sweetser voted “yes”).

- C. Councilmember Destin
- D. Councilmember Bagby
- E. Councilmember Hebert

Councilmember Hebert requests the following items be placed under her name on the next council meeting agenda:

- Utility boxes paint project update
- Status update on the \$200,000 State Representative Maney received from the legislature to be used to design the Linear Park

- F. Councilmember King
- G. Councilmember Schmidt

1. Nomination of Capt. Jim Green for an appointment to the Harbor and Waterways Board

Councilmember Schmidt moved to appoint Capt. Jim Green to the Harbor and Waterways Board; seconded by Councilmember Hebert. Motion passed 6-1 (Council members Schmidt, King, Hebert, Bagby, Destin, and Geile voted “yes”; Councilmember Sweetser voted “no”).

Councilmember Schmidt requests scheduling workshop sessions with the city council to discuss the results of the Harbor Capacity Study, and what regulations, if any, they would need to put into place before the existing livery vessel moratorium expires in June 2023.

Councilmember Schmidt stated they need to adopt some type of regulation or a resolution to the FAA to disallow tour helicopters from infringing upon the City of Destin airspace. They are a safety issue, and the noise is ruining the outdoors.

Councilmember Destin noted that these tour helicopters are regulated by the FAA. They tried to control it several times in the past and ended up with similar results. The helipad for these helicopters is not located within the city limits. He added that there is current litigation whereby the

tour helicopter company is suing the county, and the city does not want to get involved in that litigation.

Councilmember Bagby stated they may have a chance to do something against the tour helicopters if they have video evidence they are violating FAA rules and regulations.

Councilmember Schmidt requests the following items be placed on the next council meeting agenda:

- Helicopter Safety
- Code Enforcement Inconsistencies

H. Mayor Wagner

1. Smoke-free parks and beaches in the City of Destin

The mayor asked staff to determine how the county voted on this issue

Councilmember Hebert asked staff to bring back a proposed ordinance at the next council meeting prohibiting smoking at any public beaches and parks in the City of Destin.

I. Land Use Attorney

J. City Attorney

1. City of Destin Enhanced Public Records Policy

The City Attorney briefly discussed Resolution 19-27 – The City of Destin’s Enhanced Public Records Policy.

7. PUBLIC COMMENTS

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 9:00 PM.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Consent Agenda

AGENDA OUTLINE NUMBER: 3.I.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Minutes of Boards and Committees

I. BACKGROUND:

II. DISCUSSION:

- A. Link to Strategic Goals / Objectives:**
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):**
- D. Legislative Sponsor:**

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

- 1. 12-1-22 LPA
- 2. 11-28-22HB
- 3. 12-19-22HB

**LOCAL PLANNING AGENCY
MEETING MINUTES
DECEMBER 1, 2022 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, December 1, 2022, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Karen Hudson
Marcie Bell
Corey Ledbetter
Todd Buhr

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor Principal Planner
Kimberly Kopp, LUA

3. OLD BUSINESS:

A. Zoning District Consolidation

Mr. O'Connor explained this is a continuation of their previous conversation at last month's meeting for the zoning consolidations and conversations of CMU and CMU-V zoning districts. He reminded the members that there was an issue that was raised by Agency member Buhr when consolidating the two zoning districts and how on slide 29 of staff's presentation, a correction needed to be made to an error in the table of uses in the LDC. The issue that the board had, was that with the consolidation of the two zones in the way it was presented, it looked as if staff was increasing the use of short-term seasonal rentals into CMUV, which is not the case, because seasonal short-term residential uses in single family, detached dwellings, is already a Conditional Use in the CMU-V zoning district and is not an expansion of that use, that is controversial, north of Highway 98. Therefore, staff's recommendations of all the consolidation of the zoning districts to include CMU and CMU-V stands. Additionally, when staff brings back this consolidated zoning district, it will be to recommend that single family detached seasonal, short-term rentals as a Conditional Use not permitted use.

Agency member Buhr asked if this would still constitute a taking for the two vacant parcels in CMU.

According to Mr. O'Connor, it would not. They are just adding in a process that can be considered a limitation, but we're not taking that right away, its just a new process.

The LUA added that if the use was permitted but gets denied, then that is considered a take.

Chairman Wood made the motion for the Local Planning Agency forward a positive recommendation of the recommended zoning district consolidations as presented and with any changes recommended by the Local Planning Agency, which there were none. Agency member Bell provided the second, the motion passed 5-0.

5. DIRECTOR'S REPORT:

- The Harbor CRA Master Plan and the Town Center CRA Master Plan are being updated by staff and 3TP Consultants and currently, it is in the evaluation and analysis stage, going through State Statutes and the current plan, looking for deficiencies and identifying the gaps thereof. Also looking at the needs and various other studies that may or may not be required for those Master Plan Updates, with the goal of having them completed by the end of next year.

- Mobility Plan: The aim is to update the Transportation Impact Fees, to allow for application across the entire city and not just specific areas, and through the plan itself, identify appropriate corridors for multimodal transportation to allow for an expansion of the network in order to reduce the number of cars on the network by allowing better pedestrian, bicycle and other modes of transportation on appropriate infrastructure. The plan will also identify a proposed mobility fee to help update and improve the Transportation Impact Fees for when new developments is created. The plan for 3TP is to provide City Council with the update in January.

Agency member Buhr asked about the error and how that would be handled. According to Mr. O'Connor, that would have to be done through the text amendment process.

Agency member Bell spoke of how on the map for Holiday Isle, in reference to Conservation area in green on page 47, which is the State Lands portion. There is a narrow strip that runs from the jetty eastward to the property line behind Jetty East Condos, noting that all the sand that lies along the Gulf front is State Land and should be reflected as so in green on the map.

6. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 5:45p.m.

Adopted and approved this _____ day of _____ 2022.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL, NOVEMBER 28, 2022 - 5:00 P.M.**

1. CALL TO ORDER:

Chairman Hoey called the Destin Harbor and Waterways Board meeting to order at approximately 5:00 p.m. on Monday, November 28, 2022, at Destin City Hall, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Member Present:

Richard Hoey
Jim Green
Bill McKissick
Guy Tadlock
John Stephens

Members Absent

Harvey Hurst
Casey Jones

Staff:

Kim Montgomery Deputy City Clerk
Steve O'Connor Principal Planner
Daniel Butler Senior Planner
Christopher Willis Planner
Kyle Bauman City Attorney

3. MINUTES: September 26, 2022

Motion by Board member Stephens to approve the minutes of the September 26, 2022, meeting passed with Board member McKissick providing the second. The motion passed with a 4-0 vote, Board member Green not being present at the time of the vote.

4. PUBLIC COMMENTS:

None

5. NEW BUSINESS:

A) 4049 Indian Bayou North - Proposed Single-Family Residential Marine Construction Project

Chairman Hoey mentioned that in light of not having the applicant present to answer their questions and the scope of the request, he feels that this project should be heard at the next scheduled meeting.

Motion by Board member Tadlock to table hearing the requested project to the next scheduled meeting.

Mr. O'Connor spoke up and reminded the members that they cannot hold up the approval process because the FDEP and ACOE permits have not been obtained, which is only allowed, per State Statutes, at the Marine Construction Permit level, which is after City Council's approval.

Board member Tadlock withdrew his motion to table the project.

Mr. Christopher Willis presented the request to the member providing the details and location of the project request.

Mr. Butler added that the applicant is looking to remove the 4-foot section that makes it a shared dock making it two separate parcel docks.

Motion by Board member Stephens that the Harbor & Waterways Board recommend City Council approval of the single-family marine construction project located at 4049 Indian Bayou North, subject to the applicant meeting all applicable City, State and Federal permit requirements, Board member Tadlock provided the second.

The Chairman asked staff if the letters of notification were sent out to the adjacent property owners as well as the owners on the other side of the body of water. According to Mr. Butler, per code, staff is only required to send the letters to the adjacent property owners, which they did.

The contractor and agent for the applicant, Branson Wright entered the meeting. He then proceeded to ask if the property owner could request to have two jet ski lifts installed at this level or at the State level.

According to Board member McKissick, he recommended they should request for the separate lifts at the State level.

There was additional discussion about what happens if the applicant changes the design of the request. According to Mr. O'Connor if the applicant reduces the request then it would not come back before this Board, but if he increases it, it would trigger a new request.

Board member Tadlock pointed out to staff that the request with the covered boat house is 27-feet and asked isn't that going out too far, according to the 20% rule in the Code. Staff reviewed the plans and determined that Mr. Tadlock's calculations is correct.

Mr. Wright asked since there is protected species presence are they not allowed to go out further.

The City Attorney stated that since the request is now questionable, he recommends that the board withdraw the motion to recommend the project and table it until staff can work with the applicant to determine what steps need to be taken.

Board member Stephens withdrew his original motion and made the motion to continue the project to the next scheduled meeting of the Harbor & Waterways Board, with Board member Tadlock providing the second. The motion passed 5-0.

B. 119 Calhoun- Proposed Commercial Marine Construction Project

The City Attorney swore in members of staff and Stephen Tatum, representative for the applicant for any testimony they may provide.

Mr. Butler provided the board with the details of the project request spoke of how it originally came before the Board in April however, the request was tabled due to questions regarding the slip density and the drawings. Then there was a quorum problem with the next scheduled meeting and so, the applicant is not back before them for the recommendation to City Council for approval. Mr. Butler added that the drawings now are all up-to-date with the request and their State and Federal permit requests and staff recommends approval of the request with the three conditions outlined in the packet which does not include the forth since that has been provided after the agenda packet was provided to the Board.

The City Attorney moved the application and staff report into the record with no objection from the applicant, Mr. Steven Tatum.

Mr. Tatum addressed the Board noting that everything is now consistent with the code and if they had any questions, he would be glad to provide any additional information.

Board member Stephens asked if gas cans were to be used for fueling the vessels. According to Mr. Tatum, that is correct, unless they are taken to the marina to be filled.

Board member McKissick asked if the definition of one slip is one boat? According to Mr. Butler, that is correct.

Board member Tadlock asked if there are any plans to have any additional boats moored. According to Mr. Tatum, there is not, and they have removed the two parasail boats that were originally proposed.

Board member McKissick asked why the requested size of the slips are 18-feet wide if only 8-foot wide pontoon boats are going in the slips, noting that is big enough for two pontoon boats in one slip.

Board member Green spoke up and explained the livery vessel requirement policy that was created through the Harbor CRA-AC and all the requirements that livery vessel companies must meet in order to get their approval to run their businesses in the city.

Mr. Tatum added that the Development Order for the project approved that many slips adding the parking is based on the number of boats requested and nothing more.

Board member McKissick stipulated that he contacted the city prior to this meeting and was informed that the applicant has more permits than what is being portrayed in the request.

The City Attorney spoke up and informed the Board that this is a Quasi-Judicial hearing, and any outside information is grounds for reversal therefore all questions need to be asked to staff to answer and not for the applicant to explain.

Mr. O'Connor stated for the record that currently staff has no knowledge of the number of livery vessels permitted for this site.

Motion by Board member Green recommend City Council approval of a commercial watersports docking facility at 119 Calhoun Avenue, which consists of a 144-ft by 6-ft access pier and a 50-ft by 6-ft terminal platform, containing a total of twelve (12) slips and comprising approximately 1,134 square feet, subject to the applicant meeting all applicable City, State, and Federal permitting requirements, with the following conditions:

- 1. The proposed dock does not propose a sewage pump-out; therefore, no vessels utilized by Wet N' Wild Watersports shall have on-board toilets, per LDC 11.05.01.I.**
- 2. The proposed dock shall install a white navigation/security night-light installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year, per LDC 11.05.01.U. Such light shall be installed prior to the issuance of the Certificate of Occupancy.**
- 3. The applicant provides the City with approval from FDEP and USACE regarding the revised set of plans at the time of building permit application. The revised plans that are to be sent to FDEP and USACE are not to exceed twelve (12) slips, the maximum slip density allowed per LDC 11.05.01.N and shall be consistent with what is being reviewed by the City of Destin.**

Board member Stephens provided the second. A roll call vote of 3-2 was taken and the motion was denied, with Board members Hoey, Tadlock and McKissick dissenting.

The City Attorney noted that even though this is a recommending board, generally a reason for denial should be voiced.

Chairman Hoey spoke up and stipulated that he voted incorrectly and would like to change his vote.

The City Attorney advised the correct procedure is to make a motion to reopen the voting.

Motion by Board member Stephens to reopen the voting with Chairman Hoey providing the second. A roll call vote of 3-2 was taken and the motion passed, with Board members McKissick and Tadlock dissenting.

Motion by Board member Green recommend City Council approval of a commercial watersports docking facility at 119 Calhoun Avenue, which consists of a 144-ft by 6-ft access pier and a 50-ft by 6-ft terminal platform, containing a total of twelve (12) slips and comprising approximately 1,134 square feet, subject to the applicant meeting all applicable City, State, and Federal permitting requirements, with the following conditions:

1. The proposed dock does not propose a sewage pump-out; therefore, no vessels utilized by Wet N' Wild Watersports shall have on-board toilets, per LDC 11.05.01.I.

2. The proposed dock shall install a white navigation/security night-light installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year, per LDC 11.05.01.U. Such light shall be installed prior to the issuance of the Certificate of Occupancy.

3. The applicant provides the City with approval from FDEP and USACE regarding the revised set of plans at the time of building permit application. The revised plans that are to be sent to FDEP and USACE are not to exceed twelve (12) slips, the maximum slip density allowed per LDC 11.05.01.N and shall be consistent with what is being reviewed by the City of Destin.

Board member Stephens provided the second. A roll call vote of 3-2 was taken and the motion was passed, with Board members Hoey and McKissick dissenting.

**C) 600 Harbor Boulevard - Proposed Commercial Marine Construction Project
Mr. John Green agent for the applicant.**

The City Attorney swore in staff members and Mr. John Green for any testimony that may be provided.

Mr. Willis, Planner provided the details of the request to the board.

The City Attorney asked if staff wanted to add the staff report and all the exhibits into the record. With Staff verifying that they do, the Chairman accepted them into the record. Mr. Green stipulated that he has no objections to the action.

Motion by Board member Green, seconded by Board member McKissick, that the Harbor & Waterways Board recommend City Council approval of the commercial marine construction project located at 600 Harbor Blvd, subject to the applicant meeting all applicable City, State and Federal permit requirements and with the following conditions:

- 1. The Marine Construction Permit pertaining to this proposed marine facility cannot be issued until the Development Order Deviation is approved.**
- 2. A new FDEP submittal shall be made to accurately reflect the proposed improvements /conditions and approved, and then that approval shall be provided to Staff prior to the issuance of any Building Permit.**
- 3. If the FDEP approves the fuel storage facilities on-site, an Oil Abatement Plan per 11.05.01.E. shall be submitted for review before issuance of any Marine Construction permit.**
- 4. The cost estimate provided does not reflect the current scope of work being proposed. Prior to issuance of any Building Permit, the applicant shall provide the City with a revised cost estimate that reflects the current scope of work. This cost estimate shall be used to determine the Net Positive Environmental Benefit (NPEB) payment that is to be made to the city, per Land Development Code (LDC) 11.05.02.N.**

Mr. O'Connor explained that #4 condition was removed because the cost estimate has been provided to staff after the publication of this staff report.

Board member Stephens asked if the Oil Abatement Plan would have to come back before this board after City Council's review. According to Mr. O'Connor, it would not, however they do have it in their power to make that a condition to have it come back before this board for their review and consideration.

Board member Green amended his motion by removing Condition #4 cost estimate.

Board member Stephens stated that he would prefer that the oil abatement plan come back before this board for their review. **Board member Green agreed and amended the original motion to make the Oil Abatement Plan as Condition #4 to be reviewed by the board, once obtained. Board member Stephens provided the second to the amended motion.**

Board member Tadlock asked where the property lines are on the plans. Mr. John Green explained the location of the property lines to the members are on page four of four. Board member Tadlock then asked if there is a plan for any retail sales of the gas to the public. According to Mr. Butler, in the Development Order review, there is no request for retail sales of gas.

The hearing was opened to the public for comment. Ms. Sam Perman of 4652 Destiny Way stated that she understands the purview of the board and mentioned that she too sees things that were approved by the Board but are not being adhered to on the harbor and knows that Code Compliance is understaffed and understands why those things happen.

With no one else coming forward to speak, Chairman Hoey closed the public and called for the vote.

A roll call vote of 5-0 was taken the motion passed.

C. COMMITTEE MEMBER REPORTS:

Tadlock – Spoke of how he feels that certified letters should be sent out to the adjacent property owners instead of just regular mailed letters so that staff has proof that the adjacent property owners have seen the letters and are properly informed of the proposed project.

Mr. O'Connor informed the Board that now is the time to get everything to staff that they would like to recommend to Council they feel needs to be added to Chapter 11, Marina Siting section of the Land Development Code.

Motion by Board member Tadlock, seconded by Board member Green, write into the procedures for marine application permits in Chapter 11 of the Marina Siting to require certified letters to adjacent property owners or applicable waterbody, whatever the application may be, that the adjacent property owners are to receive a certified letter and in the letter, the project request be described with the statement of notifying staff with any comments or concerns prior to the hearing. The motion passed unanimously 5-0.

Board member Tadlock spoke of how to him he feels that there should be some verbiage in the code regarding property line and riparian lines setbacks to keep the city from any possible litigation. Mr. O'Connor suggested that they include the word, “implied” and how it describes as the furthest distance allowed that goes out for any docks.

Motion by Board member Green to recommend that the setback for dock and marina facilities are setback to whatever distance identified per an implied riparian line at the same ray and/or degree of the property line for the furthest distance for a dock allowed. With Committee member Stephens providing the second.

There was a brief discussion regarding any future City Council meetings being rescheduled that happen to fall on this board's same meeting day to reschedule Harbor & Waterways Board meeting be rescheduled to meet on another day.

Mr. O'Connor explained that the draft for the Harbor Capacity Study is wrapping up and should be ready sometime in January. There will be some workshops scheduled and surveys should be sent out specifically to property owners, Livery Vessel, and Charter Boat Associations. There will also be people on the ground surveying as well.

D. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 7:05 p.m.

Adopted and approved this _____ day of _____ 2022.

Richard Hoey, Chairman

Kim Montgomery, Deputy City Clerk

**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL, DECEMBER 19, 2022 - 5:00 P.M.**

1. CALL TO ORDER:

Chairman Hoey called the Destin Harbor and Waterways Board meeting to order at approximately 5:00 p.m. on Monday, December 19, 2022, at Destin City Hall, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

<u>Member Present:</u>	<u>Members Absent</u>	<u>Staff:</u>
Richard Hoey	Casey Jones	Kim Montgomery Deputy City Clerk
Guy Tadlock	Jim Green	Steve O'Connor Principal Planner
Bill McKissick		Christopher Willis Planner
John Stephens		Kyle Bauman City Attorney

3. PUBLIC COMMENTS:

None

4. NEW BUSINESS:

A) Proposed Single-Family Residential Marine Construction Project - 10 Moreno Point Road

City Planner Christopher Willis explained the details of the request to the board members.

Motion by Board member Tadlock, seconded by Board member McKissick that the Harbor & Waterways Board recommend City Council approval of the single-family marine construction project located at 10 Moreno Point Rd, subject to the applicant meeting all applicable City, State and Federal permit requirements.

In discussion, Board member Tadlock spoke of being familiar with the project and the previous project at the address as well.

Chairman Hoey questioned if the certified letters they spoke of at their last meeting had been implemented yet.

Mr. O'Connor explained that their recommendations for any changes first has to be approved through Council prior to being implemented.

Board member Tadlock spoke of how this home is one of the oldest built on Holiday Isle and he feels sure that if any one of the neighbors had any issues with the request, they would have voiced their concerns.

Chairman Hoey opened the hearing to the public for comment. With no one coming forward to speak he closed the public and called for the vote. **The motion passed with a unanimous vote of 4-0.**

B. BOARD MEMBER REPORTS:

➤ **Board member McKissick** spoke of how he feels that in the adjacent property owner letter they spoke of last month that they recommended to be sent certified, should also have a timeframe for to contact the city before the project is heard to express concerns to staff.

➤ **Board member Tadlock** spoke of ongoing construction work being done without the city knowing or permitting the work and asked staff what is being done about it.

According to Mr. O'Connor, when staff is made aware of the work, Code Compliance is sent out to issue a stop work on the construction site and a determination is made by staff to either have it permitted after-the-fact or if the structure should be removed. Additionally, the contractor is reported to the Department of Business Regulations. Mr. O'Connor also informed the board members that per State Statutes, anytime someone calls the city about these type of issues, the complainant has to provide their name and number to staff. If the complainant decides they don't want to, then there is nothing that can be done.

Board member Tadlock also spoke of canvas covers over boat lifts and questioned how those are handled. According to Mr. O'Connor, currently there is not language in the State or city level so those are not regulated.

➤ **Board member Stephens** - Spoke of Oil Abatement Plan and recommends that the city mirror the state's regulations in the code. The members discussed at length the categories of projects that come for recommendations, their size, and if they're residential or commercial and the requirements for oil abatement plans.

Board member Tadlock spoke of his concern for fuel dispensing in residential areas and spoke of an incident where an oil spill took place at a residential address and how there was no plan in place and by the time the correct governmental entity was contacted the spill had gotten out of control. He mentioned how he does not want this to ever take place again and how a plan needs to be put in place to prevent such an incident ever happening again.

Motion by Board member Stephens to recommend City Council approve an Oil Abatement plan required for any Category 3 proposed Marine Construction Project and it would need to follow FDEP guidelines.

Mr. O'Connor explained that staff is still working on obtaining necessary information and as soon as they can gather the information they can bring it forward to this Board for further discussion and a possible recommendation to Council.

Board member Stephens withdrew his motion.

➤ **Chairman Hoey** mentioned how the results of the Harbor Capacity Study information is available. There was a brief discussion regarding the study and the timeline of the information being compiled and the processes that follows with the committee meeting and making recommendations to Council.

Mr. O'Connor explained that he will make sure that the information is provided to this Board either through an email or at one of their upcoming meetings.

C. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:20 p.m.

Adopted and approved this _____ day of _____ 2022.

Richard Hoey, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Council Discussion Item

AGENDA OUTLINE NUMBER: 4.A.

TO: City Council

THRU: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney
Kyle Bauman, City Attorney
Krystal Strickland, Finance Director
Lance Johnson, City Manager

FROM: Webb Warren, Deputy City Manager

DATE: 1/11/23

SUBJECT: Okaloosa County Letter - Development of a Comprehensive County-Wide Attainable Housing Strategic Plan

I. BACKGROUND: The City Manager recieved a letter from the Okaloosa County Administrator requesting consideration of interest from municipalities to participate in the planning process of a County-Wide Attainable Housing Strategic Plan.

II. DISCUSSION: The County is inquiring if there is any interest from the City of Destin to participate in the development of a Comprehensive County-Wide Attainable Housing Strategic Plan. The cost to develop the plan is estimated to be \$150,000.

The County is also requesting if there are any discretionary funds that municipalities would be interested in allocating to this project. Additional information can be found in the attached County's agenda item and RFP/Scope of Work for the proposed plan.

Planning efforts will likely occur during the month of March through to September. Once the county receives proposals and selects a firm, they will have a better idea of specific activities that municipalities will be engaged in. At a minimum, participating municipalities will be encouraged to participate in one or more planning workshops and we expect that the firm will coordinate with each participating municipality's staff to identify specific affordable housing planning efforts underway and to solicit ideas.

It is envisioned the plan could be similar to the [Seminole County Attainable Housing Strategic Plan](#)

A. Link to Strategic Goals / Objectives: 1.1 - Offer liveable wages and benefits to

attract and maintain high-caliber, qualified staff.

B. Effect on Budget (EOB): Contingent on Council's Interest, funds could be allocated from Council's Contingency Fund (0151110-5999000 - \$45,000)

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION: Staff is providing this as an informational item on the Okaloosa County Attainable Housing Strategic Plan Process. If Council wants the City of Destin to contribute financially to the process of developing a Comprehensive County-Wide Attainable Housing Strategic Plan, staff could be directed to make that contribution.

IV. RECOMMENDED MOTION: I move to contribute \$_____ from Council Contingency fund 0151110-599000 Council Contingency to contribute to Okaloosa County for the development of a Comprehensive County-Wide Attainable Housing Strategic Plan.

OR

Do nothing. The item is informational only.

Attachments:

1. Attainable Housing Strategic Plan RFP
Scope of Work
2. Agenda Memo Attainable Housing
Strategic Plan 01.03.2023

**Attainable Workforce Housing Strategic Plan
RFP BCC 24-23**

Notice is hereby given that the Board of County Commissioners of Okaloosa County, FL, will accept sealed proposals until **3:00 p.m. (CST) February 9, 2023** for **Attainable Workforce Housing Strategic Plan**.

Interested respondents desiring consideration shall submit their response online at Vendor Registry through the link provided below:

<https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=21d474a1-e536-4f4d-9f2c-77c3b1e3c683>

Unless otherwise stipulated in the proposal description, all responses must be submitted using Vendor Registry only. No other means of submission of responses will be accepted. Responses will be accepted by Vendor Registry until **3:00 p.m. CST February 9, 2023**, at which time all proposals that are timely submitted will be opened and reviewed.

The County reserves the right to award to the firm submitting a responsive proposal with a resulting negotiated agreement that is most advantageous and in the best interest of Okaloosa County, and to waive any irregularity or technicality in proposals received. Okaloosa County shall be the sole judge of the resulting negotiated agreement that is in its best interest and its decision will be final.

For this solicitation please contact:
DeRita Mason
Sr. Contracts and Lease Coordinator
850-689-5960
dmason@myokaloosa.com

Jeffrey Hyde
Purchasing Manager

Date

OKALOOSA COUNTY
BOARD OF COUNTY COMMISSIONERS
ROBERT A. "TREY" GOODWIN,
III, CHAIRMAN

PROPOSAL REQUIREMENTS

PROPOSAL #: RFP BCC 24-23

PROPOSAL ITEM: ATTAINABLE WORKFORCE HOUSING STRATEGIC PLAN

1) INTRODUCTION

The Board of County Commissioners of Okaloosa County, Florida, on behalf of the Affordable Housing Advisory Committee (AHAC) and participating municipalities, seeks the services of a qualified individual or firm (herein after “Contractor”) to perform complex statistical, social, and economic research and analyses to develop a County-wide Comprehensive Attainable Workforce Housing Strategic Plan (Plan) that will detail the number and type of housing units needed (both owner-occupied and rental) and outline regulatory, programmatic, and financial recommendations that seek to: promote development, preservation, and access to housing priced in a range that can be attained by households with modest means, including Okaloosa County's workforce. Plan development shall be led by the County, who will act as the Plan’s primary administrative and management entity.

The purpose of this Request for Proposals (“RFP”) is to solicit sealed proposals to establish a contract through competitive procurement for the services described in these specifications. These specifications provide information concerning the objectives, scope, general methodology, conduct of services, and instructions for submitting a proposal. All provisions of these specifications and instructions will be part of the contract executed by the County and the contractor, unless otherwise expressly provided in the contract.

Time is of the essence. Once the highest-ranked proposal is determined, the County will seek to negotiate and award a contract as soon as practical.

2) OVERVIEW

- a) Okaloosa County, Florida has a population of approximately 213,255 and is located in the northwest panhandle of Florida. According to Census Data, the most common employment sectors among those who reside in Okaloosa County are Accommodation and Food Services, Retail Trade, and Health Care & Social Assistance. Many jobs within these sectors are seasonal, and tend to be at the lower end of the wage scale. Conversely, the Census Data also indicate that Okaloosa County has an unusually high number of people employed in the fields of Architecture and Engineering, which are among the more highly paid occupations. Finally, Okaloosa County is home to Eglin Air Force Base and Hurlburt Field and numerous military commands which support more than 300 defense related businesses. As many service personnel live off base, Okaloosa County’s housing market is heavily influenced by the military and supporting industries.
- b) A rapidly-growing and high-cost community, Okaloosa County is facing a shortage in attainable housing for its residents. As indicated by high prices and rents, there is an unmet demand for housing as supply has not kept up with demand. This is a growing problem that is projected to escalate in coming years due to anticipated growth in military missions stationed at the Eglin Reservation, the influx of new residents who do not need to wait until retirement to come to Florida due to the advent of “zoom towns” and tele-working, and the general attractiveness of Florida due to its generally relaxed regulatory climate and lack of state income tax.

While the County has implemented several measures to promote the availability of attainable housing, including regulatory incentives, lack of impact fees, and participation in state and federal housing programs (primarily State Housing Initiatives Partnership and Neighborhood Stabilization programs), no studies have been conducted by Okaloosa County to quantify their effectiveness. It is desired that a Contractor will undertake the appropriate research and analysis of data and develop a comprehensive plan of actions, strategies and timelines toward

specific goals to provide a year by year framework for increasing the County's long-term attainable housing inventory. The primary audience for the Plan will be the general public, County leadership and staff, municipalities within the County, community service providers, attainable housing partners, and developers. The plan should consider the diverse continuum of housing needs in the community from shelter beds, supportive and transitional housing, workforce housing, homeownership, rehabilitation, and older residents desiring to age in place.

- c) A comprehensive attainable housing strategic plan could include one or more of the following: review existing and pending projects; propose new housing and infrastructure projects, including on County-owned or acquired land; identify potential funding options; revise existing housing regulations and incentives; and provide an assessment of proposed ideas including but not limited to expanding current attainable housing programs and appropriations; reservation of infrastructure capacity; and establishing a housing development corporation or similar entity.
- d) The selected Contractor will lead a process to identify resources and strategies for innovative solutions and collaboration. The final product will be designed and presented in a way easily accessible to the public with plain language and clear supporting graphics and visual elements. Deliverables will include specifically defined strategic tools and action steps to meet community needs.
- e) The overall goal for the plan should be making housing attainable for households across Okaloosa County's employment spectrum.

3) BACKGROUND

The cost of housing in Okaloosa County has gone up significantly due to a number of factors including the cost of land that has dramatically increased over the past few years, material shortages caused by supply chain and production interruptions wrought by COVID-19, and a general labor shortage.

The availability of land is also contributory, since most of the land south of the Eglin Reservation has been built out with most construction now associated with re-development. The area south of the Reservation is in high demand as it is close to the County's main employment generator, Eglin Air Force Base and Hurlburt Field, as well as the existing population centers, shopping, and entertainment industries. The scarcity of land south of the Reservation has driven development pressure north to Crestview and the surrounding unincorporated areas where land is more abundant; however, prices for new and existing homes north of the Reservation have also seen dramatic increases.

The state's concurrency and growth management laws found in chapters 163 and 380, Florida Statutes, which require provision of infrastructure at the time of development can add substantial cost. Likewise, the Florida Building Code, which applies to any structure regardless of the income of those building/buying it, also adds cost. In addition, if the property is located in a Special Flood Hazard Area, there will be additional costs due to the elevation of structures and appurtenances; however, attainable housing should be directed away from flood prone areas so this should not be too great an issue.

Okaloosa County, along with most of its municipalities, has enacted incentives to provide attainable housing within their Comprehensive Plans and Land Development Codes. In addition, all jurisdictions have provided substantial areas zoned for residential or mixed use development.

In addition to documents and information discovered or developed in the course of this project, the Contractor shall review and take into consideration the attached Local Housing Assistance Plan, Shimberg Report, BEBR projections, Community Health Report, and the excerpts from the Comprehensive Plans and Land Development Codes from the County and each municipality.

Reference materials that are available as Exhibits to this RFP are as follows:

Exhibit A	LHAP
Exhibit B	Shimberg Report
Exhibit C	BEER Projections
Exhibit D	Community Health Report
Exhibit E	Comprehensive Plan
Exhibit F	LDC
Exhibit G	NACO Report
Exhibit H	A listing of current low-income housing providers

4) QUALIFICATION REQUIREMENTS

Respondents to this RFP must demonstrate:

- Professional experience in evaluation and implementation of policies and plans governing attainable housing in Florida;
- Ability to analyze relevant data, policies and regulations;
- Complete and thorough understanding of real estate markets and financing;
- Ability to present analysis and recommendations in a way that is easy for the lay person to understand;
- Experience in facilitating public input and involvement and consensus building;
- Experience working with elected officials in the development of plans and policies; and
- Experience developing community plans and associated implementing regulations.

5) SPECIFICATIONS AND DELIVERABLES

- a) Objective. The objective of the plan is to provide a roadmap for Okaloosa County and its municipalities to increase its long-term housing inventory to meet project demand across household income strata. The anticipated Scope of Services is generally described below; however, respondent proposals will be evaluated to determine the best possible work program that will result in an Attainable Housing Plan that meets the needs of Okaloosa County in addition to attaining compliance with Florida Statutory requirements and best practice recommendations identified by the State of Florida.
- b) Scope. At a minimum, the Contractor will:
- i. Collaborate with public and private stakeholders, including the municipalities, county leadership and departments, the military, economic development entities, nonprofits, housing authority providers and advocates, social service agencies, developers, development consultants, licensed contractors, financial institutions, realtors, and community groups including environmental, cultural and formally or informally organized groups with expertise or interest in housing. The Contractor shall review all attainable housing proposals currently under construction, under grant or permit review, or soon-to-be proposed by any housing provider.
 - ii. Engage the Okaloosa County/City of Ft Walton Beach Affordable Housing Advisory Committee (AHAC) to review the Local Housing Assistance Plan in a way that utilizes the expertise of the individual members and ensures incorporation of the Plan's recommended actions, as appropriate, into the Local Housing Assistance Plan as developed by the AHAC and which also indicates where Plan revisions are necessary.
 - iii. Develop and implement a robust public outreach program to solicit input from the community and promote community engagement throughout the process of developing the Plan.

- iv. Conduct at least two community workshops with opportunities for direct participation, the first to be scheduled in coordination with Okaloosa County as soon as practical following the award of a contract. Regular community interaction is critical to the Plan's success.
- v. Identify Present and Future Attainable Housing Demand. Using U.S. Census/HUD data and data available from other sources (UWF Haas Center, UF Shimberg Center, etc.), quantify the existing and future needs in 5-year intervals over a 30-year planning horizon for housing that is attainable to very low, low, and moderate income households (households whose incomes range from 30% to 120% of the Area Median Income) in Okaloosa County. This includes incorporated as well as unincorporated areas. For purposes of this RFP, "attainable housing" is met when a household is paying no more than 30% of its income for gross housing costs, including utilities. The future demand analysis must take into consideration the current and likely future employment opportunities and patterns over the 30-year period.
- vi. Identify, use and reference, but do not repeat, any available research and studies to prioritize which measures, strategies, and actions would be the most effective for Okaloosa County and its municipalities to pursue.
- vii. Determine Where/How Attainable Housing is Currently Provided. Working with the stakeholders identified herein, identify areas in the County in which attainable housing is available, including not only housing provided by housing authorities, other non-profit or faith-based organizations, or government entities (including military, "on base" housing), but also by market forces, if any.
- viii. Review the Existing County and Municipal Regulatory Structure. Review the goals, objectives, and policies of the local comprehensive plans and their land development codes and identify areas that could be amended to better facilitate attainable housing.
- ix. Identify Opportunities and Impediments for/to Attainable Housing. Conduct a comprehensive analysis of all factors affecting the availability of attainable housing including factors that both encourage (low taxes, lack of impact fees, few permitting hurdles, availability of expedited permitting, the availability of SHIP funds, housing density bonuses, quality military jobs [including civilian contractors], military housing allowances, presence of housing authorities and housing non-profits, Neighborhood Stabilization Program rental units, etc.) and discourage (large percentage of minimum or near minimum wage [typically service industry] jobs, seasonal or temporary employment, competition from investor [vacation rental or second home] market, resistance to infill development, etc.), the provision of attainable housing.

c) Deliverables

- i. The Contractor shall, no later than 30 days prior to the due date as specified in the contract resulting from this RFP, produce a preliminary County-wide Comprehensive Attainable Workforce Housing Strategic Plan that at a minimum includes:
 - a. A map of existing and pending/proposed projects, that over the next five years will add additional units of attainable housing to households at or below 120% of the AMI. The map and accompanying narrative and reference materials must include:
 - 1. Designation of housing by type and number of units, AMI category to be served, location, tax map key, and current status.
 - 2. For pending or delayed projects, an outline of steps required to start, accelerate, or complete construction, and a survey of impediments and possible solutions as identified in consultation with the developer.

3. For new or proposed projects, an outline of costs, including land and infrastructure, possible funding sources, and visual examples or descriptions.
 4. Timelines for the production or availability of the housing units including pending or delayed projects as well as anticipated timelines for new or proposed projects.
 5. Projected total costs to the County of each housing project, including estimated land and infrastructure costs. For capital costs financed by County bonds, include the annual costs of payments on principal and interest.
 6. Projected financing for each housing project from County, State, and Federal sources, including HUD grants and Opportunity Zone investments, where applicable.
- b.A narrative that outlines the planning process, summarizes relevant data, statistics and information as discovered during the planning process.
- c. Specific language suitable for use in the County and municipal comprehensive plans and land development codes that will facilitate the development of attainable housing, in particular in the areas identified pursuant to 8) b), above. This may include but is not limited to creation of overlay zones; specific, additional incentives not currently provided; amended development standards, or any other measures that will effectively encourage the construction of attainable housing.
- d. Recommendations, as appropriate, for amendments to the Local Housing Assistance Plan and SHIP and NSP programs.
- e. Recommendations on actions that the Board of County Commissioners and municipal governments may undertake to facilitate the provision of attainable housing. This section shall identify anticipated financial impacts (no cost, low cost, etc.) and include a benefit cost analysis if appropriate. The actions should be grouped as short, medium, and long-term and will include but are not limited to:
1. Establishment of a “bank” of appropriately located properties (preferably within areas identified in 4.a., above) on which attainable housing may be constructed – with enforceable conditions for affordability periods and monitoring – by private developers, non-profit housing advocacy groups, faith-based organizations, housing authorities, or government entities. Such lands may include existing County properties (or parts thereof), or may include acquisition of properties through tax deed sale, code enforcement abatement, or any other legal means.
 2. Establishment of a dedicated fund to assist in underwriting the cost of developing attainable housing, including use as local match for state or federal grants developed by non-profit and for-profit attainable housing developers. The fund could also be used for impact/permit fee mitigation, material cost subsidies for new units, or repairs and maintenance of existing attainable units.
 3. Any other action as the Contractor may deem appropriate for consideration.
- f. Recommendations for an independent housing development corporation, agency, or similar entity to implement the Plan. The entity should have the power to purchase, sell, lease, and develop land; contract for housing development and management; and generate revenue and access capital through County, State, Federal, and private sources. Recommendations should be based on an included matrix comparing up to 10 existing models across various features, including:

1. Type of authority or corporation and the legislation required for its establishment.
2. Organization governance, structure, and relationship to municipal government.
3. Primary functions and powers.
4. Budget and sources of funding.
5. Access to development capital.
6. Housing inventory and land assets.
7. Demonstrated record of success.

- ii. Following receipt of comments provided by the County regarding the Preliminary plan, the Contractor will provide the final report no later than the due date as provided in the Contract.

6) FEE PROPOSAL

Okaloosa County reserves the right to modify or expand the Scope of Services in a manner that best services the interest of the County. Respondents may also offer alternate proposals or additional services.

7) SUBMISSION REQUIREMENTS

- *Letter of Interest.* Submit a letter of interest signed by an officer of the firm containing the following information:
 - Project Manager. Identify the person that will be assigned to manage services under this contract.
 - Experience. Briefly summarize relevant experience and the potential for conflicts of interest due to other clients/projects in Okaloosa County.
 - Contact. Provide the name, title and contact information for the person who should be contacted with questions on the proposal.
- *Experience.* Please provide a detailed written summary of the firm's history, experience and capability in providing the requested services in the State Florida. Examples of similar work performed, including a detailed description of the work performed by your firm and contact information for the sponsoring organization/municipality should also be provided.
- *Staffing Plan.* Please identify key personnel whom the firm has designated to work on projects under this contract, their state certifications, their background and experience and their areas and levels of responsibility. Please provide the resumes of all key personnel and a copy of their current professional licenses issued by the State of Florida, if any.
- *Approach and Management Plan.* Describe the firm's proposed approach to the requested services and the management plan that will be used to ensure timely completion of the services. The approach must include:
 - significant interaction with the County's Affordable Housing Advisory Committee (AHAC). Firms submitting proposals are hereby advised that the AHAC is subject to Florida's Sunshine Laws which require, among other things, public notice and the recording of minutes; and
 - a narrative describing how the firm will obtain and utilize public input during the development of the Plan .
- *Scope of Services.* Provide a detailed scope of services proposed in response to the RFP.
- *Fee Proposal.* Submit a detailed, itemized fee proposal as well as a schedule of hourly rates for all project personnel.

- *References.* Please provide six (6) references with a brief written summary of the scope of work, contract amount, name, telephone number and timing of service.

8) SELECTION CRITERIA AND AWARD PROCESS

The County will select a firm based on qualifications; experience and performance with similar projects; responsiveness of the approach to the scope of work and project objectives; ability to work with staff and lay committees; references; ability to provide timely services; awareness of project issues, opportunities and constraints; and overall cost.

Proposals will be evaluated by a special selection committee using a “Best Value Selection” method. A 100-point scale will be used to create the final evaluation and selection. The factors and weighting on which proposals will be judged are:

Qualifications and Experience - Organization, personnel and expertise (20 points)

1. Qualifications of personnel assigned to project (10)
2. Experience of personnel assigned to project (10)

Similar Projects (up to 10 points)

1. The extent to which firm has demonstrated completion of similar projects, considering factors such as scope and project outcomes.

Technical Approach (30 points)

1. Specialized expertise, capabilities and technical competence, as demonstrated by the Responder’s expressed project understanding, proposed project approach and methodology, project work plan, and project management techniques. (10)
2. Project background and experience, as demonstrated by the Responder’s ability, familiarity and experience with handling similar projects, and the qualifications and related experience of key staff members. (10)
3. The Responder’s record of past performance, including quality of work (10)

Work Plan (30 points)

1. Quality of proposal Work Plan including goals, scheduling, expressed project understanding, proposed project approach and methodology, and project management techniques (30).

Cost (10 points)

1. Overall cost to complete the project (10)

As part of the selection/award process, the County reserves the right to:

- Short-list and interview finalists
- Request clarification of any submitted information
- Accept or reject all proposals or options therein
- Select a firm or firms in a manner that is advantageous to the County
- Amend or cancel this process at any time
- Change the scope of services to be provided
- Waive any or all formalities in bidding

TERM OF CONTRACT AND RENEWAL OPTION

The agreement term shall commence when all parties have signed, the contract deliverables shall be delivered to the County within six (6) months of a notice of award being provided to the vendor and for purposes of presentations and the likes will continue for an additional (6) month term. This term may only be extended upon a written amendment by both parties.

Note: failure to provide all the required information, in the required format, may disqualify the vendor from further consideration.

PROCUREMENT SCHEDULE (ANTICIPATED)

Release of RFP	January 9, 2023
Due Date to Submit Questions	January 20, 2023
County's Response to Questions	January 25, 2023
Proposals Due	February 9, 2023
Proposal Evaluation	Week of February 20, 2023
Notice of Award	February 24, 2023
Contract Start	March 7, 2023
Work Plan Due	April 4, 2023
Draft Report Due	August 1, 2023
Final Report Due	September 1, 2023



BOARD OF COUNTY COMMISSIONERS AGENDA REQUEST

DATE: January 3, 2023
TO: Honorable Chairman and Distinguished Members of the Board
FROM: Sheila Fitzgerald
SUBJECT: Attainable Workforce Housing Strategic Plan Development
DEPARTMENT: County Administrator
BCC DISTRICT: All

STATEMENT OF ISSUE: Request approval of draft scope of work for the development of an Attainable Workforce Housing Strategic Plan and authorize the Affordable Housing Advisory Committee to serve as the procurement special selection committee.

BACKGROUND: A rapidly-growing and high-cost community, Okaloosa County is facing a shortage in attainable housing for its residents. As indicated by high prices and rents, there is an unmet demand for housing as supply has not kept up with demand. This is a growing problem that is projected to escalate in coming years due to anticipated growth in military missions stationed at the Eglin Reservation and the influx of new residents.

The Board has acknowledged the shortage in attainable housing for its residents and expressed a desire to improve the availability of workforce housing in the County. The Board requested that the Legislature fund the development of an Attainable Workforce Housing Strategic plan during the special local support grant opportunity this summer. Although supported by the Legislative Budget Committee, the Governor vetoed funding for all recommended projects. This initiative is important to the furtherance of affordable housing initiatives within the community and staff recommends that the Board proceed with developing the plan.

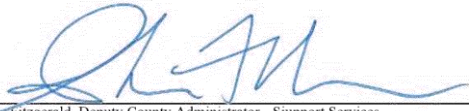
To that end, staff has developed a draft scope of work for the plan, which was discussed at the December 1, 2022 Affordable Housing Advisory Committee Meeting. With the AHAC's feedback incorporated within the draft, staff is now requesting that the Board approve the scope of work and authorize that the AHAC serve as the Special Selection Committee tasked with reviewing proposals, scoring, ranking and recommending a vendor to the Board. If the RFP is advertised in January, the tentative schedule for plan development would begin in April and plan deliverables would be due September.

FUNDING SOURCE: The estimated cost of the plan is \$150,000. Staff will coordinate with municipalities as to their willingness to partner with the County on the cost of the plan development. A request to approve funding and recommended funding source will occur in conjunction with the approval of a contract following the AHAC's evaluation of proposals and selection of a vendor.

OPTIONS: Approve/Disapprove/Modify/Table

RECOMMENDATIONS: Request approval of draft scope of work for the development of an Attainable Workforce Housing Strategic Plan and authorize the Affordable Housing Advisory

Committee to serve as the procurement special selection committee.



Sheila Fitzgerald, Deputy County Administrator - Support Services 12/29/2022

RECOMMENDED BY:



John Hofstad, County Administrator 12/29/2022

APPROVED BY:

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.B.

TO: City Council

THRU: Lance Johnson, City Manager

FROM: lisa Firth, Parks & Rec Director
Kimberly Kopp, Land Use Attorney
Louis Zunguze, Community Development Director

DATE: January 10, 2023

SUBJECT: Proposed ordinance prohibiting smoking on public beaches and parks in the City of Destin

I. BACKGROUND: On January 3, 2023, the City Council directed staff and legal to prepare an ordinance proposing to ban smoking and vaping at City parks and beaches. The City Land Use Attorney and staff have prepared the attached ordinance for Council discussion. The proposed ordinance has not been advertised for first reading at this time. If the City Council wishes to proceed with the proposed ordinance, the City Clerk will advertise for two future public hearings before the City Council.

Notably, Okaloosa County is concurrently working on a smoking and vaping ban at County-owned public beaches and County-owned public parks. Therefore, the City collaborated with the County and the ordinances are consistent.

II. DISCUSSION: Chapter 2022-213, Laws of Florida, which was enacted and signed into law by the Governor on June 24, 2022, effective July 1, 2022, amended the Florida Clean Air Act (Chapter 386, part II, Florida Statutes) to provide that counties and municipalities may restrict smoking within the boundaries of any public beaches and public parks they own, with the exception of restrictions on the smoking of unfiltered cigars which is preempted to the State.

On January 3, 2023, the City Council directed staff and legal to prepare an ordinance consistent with the Florida Clean Air Act to ban smoking at City parks and beaches.

Chapter 15 of the City Code of Ordinances currently sets forth regulations for Parks and Recreation. Section 15-38, "Behavior," identifies prohibited acts within parks and beaches located within the City.

The proposed ordinance amends Section 15-38 of the City Code to add the following provision to the existing prohibitions:

Smoking and vaping within City-owned public parks and public beaches. It shall be prohibited for any person in or on any City-owned public park or public beach to smoke, burn, ignite, inhale, exhale or consume any cigarette, pipe, lighted tobacco product, electronic cigarette, or vapor producing device other than an unfiltered cigar.

Okaloosa County is currently considering adopting the same language with respect to County-owned public parks and beaches.

A final note: The current version of the proposed ordinance does not allow for designated smoking areas. However, the City Council may also consider designated smoking areas at some of the larger parks within the City. The City Manager and staff are available to discuss this option further if the City Council wishes to pursue it.

A. Link to Strategic Goals / Objectives: City Comp Plan, Conservation Element: GOAL 5-1: CONSERVE, MANAGE, USE, AND PROTECT THE NATURAL AND ENVIRONMENTAL RESOURCES OF THE CITY; AND ENSURE CONTINUED RESOURCE AVAILABILITY AND ENVIRONMENTAL QUALITY.

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor: City Council directive on 1/3/2023

III. CONCLUSION: It is recommended that the City Council proceed with the current proposed ordinance, (with or without designated smoking areas) which is consistent with newly enacted State law and the ordinance currently pending in Okaloosa County. In the alternative, the City Council may recommend changes, or may elect to wait until after the County acts.

IV. RECOMMENDED MOTION: I move to direct the City Clerk to advertise the ordinance for first reading (as presented/or, if changes are requested, then as modified by the City Council).

Attachments:

1. Chapter 2022-213_Florida State Law
2. DRAFT Smoking Ban Jan 17 2023
mtg (1)

CHAPTER 2022-213

Committee Substitute for House Bill No. 105

An act relating to the regulation of smoking by counties and municipalities; revising the title of part II of ch. 386, F.S.; amending s. 386.201, F.S.; revising a short title; amending s. 386.209, F.S.; authorizing counties and municipalities to further restrict smoking within the boundaries of public beaches and public parks under certain circumstances; providing an exception; amending ss. 381.84 and 386.211, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Part II of chapter 386, Florida Statutes, entitled “INDOOR AIR: SMOKING AND VAPING,” is renamed “SMOKING AND VAPING.”

Section 2. Section 386.201, Florida Statutes, is amended to read:

386.201 Short title ~~Popular name.~~—This part may be cited as by the ~~popular name~~ the “Florida Clean Indoor Air Act.”

Section 3. Section 386.209, Florida Statutes, is amended to read:

386.209 Regulation of smoking preempted to state.—This part expressly preempts regulation of smoking to the state and supersedes any county or municipal ~~municipal or county~~ ordinance on the subject; however, counties and municipalities may further restrict smoking within the boundaries of any public beaches and public parks that they own, except that they may not further restrict the smoking of unfiltered cigars. A municipality may further restrict smoking within the boundaries of public beaches and public parks that are within its jurisdiction but are owned by the county, unless such restriction conflicts with a county ordinance, except that they may not further restrict the smoking of unfiltered cigars. School districts may further restrict smoking by persons on school district property. This section does not preclude the adoption of county or municipal ~~municipal or county~~ ordinances that impose more restrictive regulation on the use of vapor-generating devices than is provided in this part.

Section 4. Paragraph (h) of subsection (3) of section 381.84, Florida Statutes, is amended to read:

381.84 Comprehensive Statewide Tobacco Education and Use Prevention Program.—

(3) PROGRAM COMPONENTS AND REQUIREMENTS.—The department shall conduct a comprehensive, statewide tobacco education and use prevention program consistent with the recommendations for effective program components contained in the 1999 Best Practices for Comprehensive Tobacco Control Programs of the CDC, as amended by the CDC. The

program shall include the following components, each of which shall focus on educating people, particularly youth and their parents, about the health hazards of tobacco and discouraging the use of tobacco:

(h) *Enforcement and awareness of related laws.*—In coordination with the Department of Business and Professional Regulation, the program shall monitor the enforcement of laws, rules, and policies prohibiting the sale or other provision of tobacco to minors, as well as the continued enforcement of the Florida Clean Indoor Air Act prescribed in chapter 386. The advertisements produced in accordance with paragraph (a) may also include information designed to make the public aware of these related laws and rules. The departments may enter into interagency agreements to carry out this program component.

Section 5. Section 386.211, Florida Statutes, is amended to read:

386.211 Public announcements in mass transportation terminals.—Announcements about the Florida Clean ~~Indoor~~ Air Act shall be made regularly over public address systems in terminals of public transportation carriers located in metropolitan statistical areas with populations over 230,000 according to the latest census. These announcements shall be made at least every 30 minutes and shall be made in appropriate languages. Each announcement must include a statement to the effect that Florida is a clean ~~indoor~~ air state and that smoking and vaping are prohibited except as provided in this part.

Section 6. This act shall take effect July 1, 2022.

Approved by the Governor June 24, 2022.

Filed in Office Secretary of State June 24, 2022.

ORDINANCE NO. 23-02-CC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR AMENDMENTS TO THE CODE OF ORDINANCES TO PROHIBIT SMOKING IN CITY-OWNED PUBLIC PARKS AND CITY-OWNED PUBLIC BEACHES; AMENDING CHAPTER 15 “PARKS AND RECREATION”, SECTION 15-38, “BEHAVIOR”, OF THE CODE OF ORDINANCES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 386, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the tranquility, and orderly and safe use of City beaches is of prime importance to the city, its citizens and visitors; and

WHEREAS, the City Code of Ordinances, Chapter 15, “Parks and Recreation,” Section 15-38, “Behavior,” identifies prohibited acts within parks and beaches located within the City; and

WHEREAS, Chapter 2022-213, Laws of Florida, enacted and signed into law by the Governor on June 24, 2022, effective July 1, 2022, amended the Florida Clean Air Act (Chapter 386, part II, Florida Statutes) to provide that counties and municipalities may restrict smoking within the boundaries of any public beaches and public parks they own; and

WHEREAS, the legislation amends § 386.209, Florida Statutes, to expressly provide that counties and municipalities may further restrict smoking within the boundaries of any public beaches and public parks the local government owns, with the exception of restrictions on the smoking of unfiltered cigars which is preempted to the State; and

WHEREAS, cigarette butts are one of the most commonly found items of litter on Florida’s beaches; and

WHEREAS, the litter caused by those who improperly dispose of filtered cigars and cigarette butts or other tobacco products on the public beach and in public parks is difficult to remove from the beaches, can cause ingestion hazards to wildlife, can significantly detract from a healthy environment, and reduce the enjoyment of the City’s public beaches and parks for those

individuals and families who want to enjoy a healthy environment, free of smoking-related pollution and hazards; and

WHEREAS, research conducted by the Ocean Conservancy, a nonprofit environmental advocacy group, has found that cigarette butts are the fourth most harmful type of litter to marine life due to ingestion and contamination of the environment, and thus harm seabirds, sea turtles and marine mammals; and

WHEREAS, the City Council desires to protect the aesthetic beauty and environmental health of the City's public parks and beaches; and

WHEREAS, in addition to the harmful impact of litter, the Florida Legislature has found in § 386.202, Florida Statutes, that the intent of the Florida Clean Air Act is to protect people from the health hazards of secondhand tobacco smoke and vapor and to implement the Florida health initiative in s. 20, Art. X of the State Constitution; and

WHEREAS, the Florida Legislature in its staff analysis further notes that exposure to secondhand smoke can cause numerous health problems and has been causally linked to cancer and to other potentially fatal diseases. Secondhand smoke is generally defined as smoke from burning tobacco products or smoke that is exhaled by a tobacco smoker; and

WHEREAS, the City Council finds that this Ordinance serves the public interest and is necessary and appropriate to protect public health, safety, and welfare of its citizens and visitors.

WHEREAS, the City Council hereby bans smoking at City parks and beaches, consistent with Section 16-43(c) Okaloosa County Code of Ordinances to facilitate safe, effective and consistent public safety measures at City beaches for the benefit of residents and visitors alike; and

WHEREAS, the City Council has determined that this ordinance is in the best interests of the City and its citizens; and

WHEREAS, two public hearings have been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol *** represents sections of the Code of Ordinances that have been skipped and remain unchanged.

SECTION 3. AMENDING CHAPTER 15 OF THE CODE OF ORDINANCES, SECTION 15-38, "BEHAVIOR" TO PROHIBIT SMOKING/VAPING AT CITY-OWNED PUBLIC PARKS AND CITY-OWNED PUBLIC BEACHES.

Chapter 15 of the Code of Ordinances is hereby amended as follows:

CHAPTER 15 - PARKS AND RECREATION.

Sec. 15-38. - Behavior.

No person in a park shall:

(a) *Fireworks and explosives.* Have brought, or have in his possession, or set off or otherwise cause to explode or discharge or burn, any firecrackers, torpedo, rocket, or other fireworks or explosives of inflammable material, or discharge them or throw them into any such area from land or highway adjacent thereto. This prohibition includes any substance, compound, mixture, or article that in conjunction with any other substance or compound would be dangerous from any of the foregoing standpoints. Nothing herein shall be interpreted, applied or enforced in a manner which might constitute the regulation of the use or possession of a firearm, an area of regulation which is preempted to the state by F.S. § 790.33. Exceptions to this item may be made by the city manager for properly licensed professional pyrotechnics providers.

(b) *Domestic animals.* Have been responsible for the entry of a dog or other domestic animal into areas other than the Destin Dog Park or other official city dog park, automobile parking concourses and walks immediately adjacent thereto, and in such other areas as may be clearly marked by signs bearing the words "Domestic Animals Permitted in This Area." Nothing herein shall be construed as permitting the running of dogs at large except for those located within the Destin Dog Park or other official city dog park. All dogs in those areas where such animals are permitted shall be restrained at all times, except for those located within the Destin Dog Park or other official city dog park, on adequate leashes not greater than four (4) feet in length. This section shall not apply to any dog trained to aid disabled or handicapped persons, when any such dog is actually being used to assist any such person.

(c) *Reservation of facilities.* Occupy any seat or bench, or enter into or loiter or remain in any pavilion or other park structure or section thereof which may be reserved and designated by the city.

(d) *Fires.* Build or attempt to build a fire except in such areas designated for fires. No person shall drop, throw, or otherwise scatter lighted matches, burning cigarettes or cigars, tobacco paper or other inflammable material, within any park area or on any highway, road or street abutting or contiguous thereto.

(e) *Closed areas.* Enter an area posted as "Closed to the Public," nor shall any person use, or abet the use of any area in violation of posted notices.

(f) *Loitering and boisterousness.* Sleep or protractedly lounge on the seats, or benches, or other areas, or engage in loud, boisterous, threatening, abusive, insulting or indecent language, or engage in any disorderly conduct or behavior tending to a breach of the public peace. Nor operate any audio device that can be heard by a person using normal hearing facilities, at a distance of one hundred (100) feet or more from the source of the sound except for equipment used by law enforcement, rescue or beach safety personnel, city personnel or at city approved special events.

(g) *Interference with permittees.* Disturb or interfere unreasonably with any person or party occupying any area, or participating in any activity, under the authority of a permit.

(h) *Possession or use of glass or ceramic containers.* Possess or use any glass or ceramic container at, in or on the beaches, public parks or public recreational lands in the city.

(i) *Smoking and vaping within City-owned public parks and public beaches.* It shall be prohibited for any person in or on any City-owned public park or public beach to smoke, burn, ignite, inhale, exhale or consume any cigarette, pipe, lighted tobacco product, electronic cigarette, or vapor producing device other than an unfiltered cigar.

SECTION 4. INCORPORATION INTO CITY CODE OF ORDINANCES. This ordinance shall be incorporated into the City of Destin's Code of Ordinances and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

(Signature page follows)

ADOPTED this ____ day of _____, 2023.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk

The form and legal sufficiency of the foregoing
has been reviewed and approved by the City Land
Use Attorney, for the City of Destin, only.

Kimberly Romano Kopp, City Land Use Attorney

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.C.

TO: City Council

THRU: Webb Warren, Deputy City Manager
Lance Johnson, City Manager

FROM: Jamie Dittmer, Human Resources Manager

DATE: January 12, 2023

SUBJECT: Budget Amendment- authorization to fund two new full-time positions in the Finance department

I. BACKGROUND: The Finance Department is currently understaffed and unable to meet the full service demands of the city.

At the January 3, 2023 regular council meeting, Council authorized two new positions for the Finance Department, contingent upon a budget amendment being brought forth at the January 17, 2023 council meeting.

The city has experienced significant growth in the grant programs and capital projects in recent years. Additional staffing is needed to maintain the current and future levels of grant and capital project activity.

II. DISCUSSION:

The City's number one strategic goal is to maintain high caliber, qualified staff. Having an understaffed HR and Finance Department has hindered our ability to sufficiently serve our employees to accomplish our number one strategic goal. In addition, the understaffed HR/Finance department has not had adequate time to dedicate towards hiring, onboarding, and training new staff.

The current staffing plan for HR/Finance is:

*HR Specialist: Benefit administration, Onboarding, Payroll (benefit) updates and clerical support of sensitive HR files. *A candidate has accepted this position and will start mid-January, 2023.*

*HR/Risk Manager: Hiring, federal reporting, property insurance management, workers comp, strategic planning, risk mitigation, policy development and compliance. Hired

October 2022.

* Jr. Accountant: AP and Payroll. Requires a Bachelors Degree in Accounting. Hired December 2022.

* Sr. Accountant: Recording revenues, daily cash receipts, month-end close, financial statement drafts. Requires a Masters Degree in Accounting. Hired March 2022.

*Finance Director: Budget Director, Debt Administration, Treasury Management, Investments, Strategic Planning, Monthly financial reports, quarterly investment reports, Grant reporting, Policy updates, processes, procedures, implement GFOA best practices. Hired June 2020.

We are currently requesting the addition of two new positions:

1. Accounting Clerk: Assist with daily paper and electronic file management related to payroll, accounts payable, general journal entries, proper purchasing practices, and reimbursement grant reporting. No degree required. Office technology experience required (scanning, printing, Microsoft products, Adobe). Moving to a more digital environment including scanning all journal entries into our accounting software MUNIS will save long-term on costs of audits and financial record storage.

2. Jr. Accountant: The primary purpose of this position is to relieve the Payroll accountant of accounts payable duties. This will ensure the Payroll Accountant has proper time for benefit administration and timely withholding updates. This position will specialize in accounts payable and purchasing to ensure compliance with the Florida Prompt Payment Act and Purchasing Policies. The City's expenditures have grown significantly and have been overwhelming our small accounting department in recent years. This position will require an Associates Degree in Accounting.

Adding these two positions will allow for career progression, cross-training, and coverage when staff are out on leave. This will improve support to all departments for purchasing and to all staff for payroll and benefit administration. This is critical to the organization's ability to accomplish Council's Strategic Goal #1.

Tasks will be re-allocated amongst the existing staff, ultimately freeing up time of the Finance Director to allow her to focus more on updating fee schedules, negotiating overhead coverage with grantors and exploring alternative revenue sources.

FUNDING

General government administrative positions are typically funded by ad valorem tax revenues and paid by the General Fund. For several years in a row, the City has been increasing the general fund balance due to unanticipated revenues, such as lien payoffs and American Rescue Plan Act operating grants, and also due to cost savings from being understaffed.

	FY 2021	FY 2022	FY 2023
	ACTUALS	ACTUALS	ADOPTED BUDGET
Increase to General Fund Balance	\$ 898,653	\$ 1,769,425	\$ 106,268

Staff propose an appropriation from the adopted General Fund balance to cover the amount necessary to fund the two new positions in the Finance Department for Fiscal Year 2023.

For coverage in future years, staff will propose increases in charges for certain services to be reviewed at the February Visioning Session to be adopted by May 2023. The proposals will include increases to the parking fees (parking is free to city residents) and adjustments to charges Parks and Recreation services for residents and non-residents.

A. Link to Strategic Goals / Objectives: Strategic Goal: I. Financially sound city providing service excellence.

FY 23 Council Objective: 1.1 Offer livable wages & benefits to attract and maintain high caliber, qualified staff.

B. Effect on Budget (EOB): The estimated cost of salaries, benefits and workers compensation for the two new positions for the remaining nine months of the year (January - September 2023) is \$101,695.

The estimated addition to General Fund balance according to the Adopted Budget is \$106,268.

Staff are recommending an appropriation from General Fund Balance in the amount of \$101,695 to pay for the new positions in Finance. The proposed budget amendment is attached.

C. Level of Service (LOS): Increased level of service

D. Legislative Sponsor:

III. CONCLUSION: Staff recommend funding the two positions in the Finance Department by an appropriation from General Fund Balance for FY 2023.

IV. RECOMMENDED MOTION: I move to approve the budget amendment to fund the two new full-time positions in the Finance Department.

Attachments:

1. BUDGET AMENDMENT - FIN
STAFF

CITY OF DESTIN Budget Amendment Form

Fiscal Year 2023
 Period 4
 Ref 1 BUA
 Ref 2 ADJ

Short Description ADD 2 FINANCE STAFF
 Effective Date 1/3/2023
 Budget Year Code 1

Entity Code 1
 Amendment Type* 1
 Budget Projection Inclusion One Time

*AMENDMENT TYPE: 1 = Exp/Exp or Rev/Rev, 2 = Exp/Rev, 3 = Exp/Rev one sided, 7 = Exp/Rev Inter fund, 8 = Exp/Exp Inter Fund

ORG	OBJECT	PROJECT	LINE DESCRIPTION	(I)increase (D)decrease	AMOUNT	CURRENT AVAILABLE BUDGET	REVISED AVAILABLE BUDGET
0151320 FINANCE	512000 REG SALARIES		INCREASE FINANCE SALS & BENS	I	\$ 65,000.00		
0151320 FINANCE	521000 FICA		INCREASE FINANCE SALS & BENS	I	\$ 2,695.00		
0151320 FINANCE	522000 RETIREMENT		INCREASE FINANCE SALS & BENS	I	\$ 7,500.00		
0151320 FINANCE	523000 LIFE/HEALTH BENEFITS		INCREASE FINANCE SALS & BENS	I	\$ 25,000.00		
0151320 FINANCE	524000 WORKERS COMP		INCREASE FINANCE SALS & BENS	I	\$ 1,500.00		

Initials Date

Created by: _____

Entered by: _____

Approved by: _____

TOTAL \$ 101,695.00

Note
 AMEND SALARY AND BENEFIT BUDGET FOR THE FINANCE
 DEPARTMENT WITH AN APPROPRIATION FROM FUND BALANCE
 FOR FY 2023 FOR TWO NEW POSITIONS: ACCOUNTING CLERK
 (GRADE 104) AND JUNIOR ACCOUNTANT FOR ACCOUNTS
 PAYABLE (GRADE 105)

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.D.

TO: City Council

THRU: Krystal Strickland, Finance Director
Webb Warren, Deputy City Manager
Lance Johnson, City Manager

FROM: Jamie Dittmer, Human Resources Manager

DATE: 1/11/2023

SUBJECT: Budget Amendment - adjustment for senior leader compensation

I. BACKGROUND: The top critical priority in the FY22 and FY23 Strategic Plan, is to "Offer livable wages and benefits to attract and maintain high-caliber, qualified staff".

In support of this strategic goal, in late 2021 the City Council authorized staff to engage Evergreen Solutions to perform a compensation study for the City of Destin and it was subsequently implemented for all staff, *excluding senior leaders*, by (6-0) vote on March 21, 2022 with an effective date of April 2, 2022.

On December 12th, 2022 Council voted (5-0) to direct the City Manager to bring back an appropriate pay raise for Senior Leadership.

Additional Research

Staff did further research on this issue by reaching out to peer agencies to understand what is being done to address compensation for senior leadership. Agencies across the state are making senior leadership compensation packages a priority in an effort to retain their top talent. Some example compensation packages include:

Palm Beach Gardens: 5 Administrative leave days a year and cell phone stipend.

Martin County Board of County Commissioners: \$500 car allowance per month.

City of Stuart: 40 additional hours of PTO, \$500 reimbursement for a tablet that is connected to the City server (eligible for that reimbursement every two years).

Palm Beach County: \$500 car allowance per month

City of Miramar: 160 hours additional leave, Car allowance (\$7,800 annually) , Communication stipend (cell, internet, data), \$650 annually per stipend

City of Dania- \$500 a month stipend and 40 hours extra vacation time.

City of Fort Walton Beach- 56 hours of extra leave time per year.

Recruitment and retention of senior staff is a challenge when competing with comprehensive compensation packages offered across the state and local area. It is critical that we make an adjustment to our compensation package for our senior leaders.

II. DISCUSSION: Retention and recruitment challenges led staff to recommend implementing the proposed Evergreen Solution salary adjustments for Senior Leaders effective January 21, 2023. The annual financial cost for these adjustments to salaries, FICA and benefits would be \$102,282, with the cost for the remaining part of fiscal year 2023 being \$71,597.

The Fiscal Year ended 09/30/2022 added \$1.7 million to the general fund balance, primarily due to understaffing. Staff propose an appropriation of fund balance in the amount of \$71,597 to adjust senior leadership compensation for FY 2023. Staff propose that any future impact be funded through the normal FY2024 budgeting process where fees are analyzed, projects and service levels are studied. Staff recommendations to adjust future revenue streams will be brought to the City Council for consideration at the Visioning Session for adoption in May 2023.

A. Link to Strategic Goals / Objectives: Offer livable wages and benefits to attract and maintain high caliber, qualified staff.

B. Effect on Budget (EOB):

Total Additional Cost	\$102,282.04
-----------------------	--------------

Remaining	FY23	\$71,597.43
-----------	------	-------------

Adjustment	(70% of	
	payperiods remaining)	

C. Level of Service (LOS): Increased Level of Service

D. Legislative Sponsor: Teresa Hebert

III. CONCLUSION: Staff recommends a salary adjustment for senior leaders. The financial impact of this adjustment for the remainder of FY2023 is \$71,597. A budget amendment to appropriate from fund balance is attached. In accordance with the City Charter and Florida Statute, this amendment and all other budget amendments and transfers approved throughout the year will be summarized into an ordinance for formal adoption before the fiscal year closes.

IV. RECOMMENDED MOTION: I move to authorize the City Manager to implement the recommended salary adjustments for Senior Leaders effective January 21, 2023 and to adopt the attached Budget Amendment.

Attachments:

1. 2023 0117 Budget Amendment Sr Staff Compensation

CITY OF DESTIN Budget Amendment Form

Fiscal Year	2023	Short Description	SR LEADER COMPENSATION ADJ	Entity Code	1
Period	4	Effective Date	1/17/2023	Amendment Type*	1
Ref 1	BUA	Budget Year Code	1	Budget Projection Inclusion	One Time
Ref 2	ADJ				

*AMENDMENT TYPE: 1 = Exp/Exp or Rev/Rev, 2 = Exp/Rev, 3 = Exp/Rev one sided, 7 = Exp/Rev Inter fund, 8 = Exp/Exp Inter Fund

ORG	OBJECT	PROJECT	LINE DESCRIPTION	(I)ncrease (D)ecrease	AMOUNT	CURRENT AVAILABLE BUDGET	REVISED AVAILABLE BUDGET
0151212 CITY MGR	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 13,571.06		
0151212 CITY MGR	521000 FICA		INCREASE SALS & BENS	I	\$ 196.78		
0151212 CITY MGR	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 1,696.38		
0151215 CITY CLERK	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 6,988.35		
0151215 CITY CLERK	521000 FICA		INCREASE SALS & BENS	I	\$ 101.33		
0151215 CITY CLERK	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 873.54		
0151320 FINANCE	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 14,504.35		
0151320 FINANCE	521000 FICA		INCREASE SALS & BENS	I	\$ 210.31		
0151320 FINANCE	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 1,813.04		
0151321 HR	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 5,950.00		
0151321 HR	521000 FICA		INCREASE SALS & BENS	I	\$ 86.28		

ORG	OBJECT	PROJECT	LINE DESCRIPTION	(I)ncrease (D)ecrease	AMOUNT	CURRENT AVAILABLE BUDGET	REVISED AVAILABLE BUDGET
0151321 HR	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 743.75		
0151531 COM DEV	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 6,368.22		
0151531 COM DEV	521000 FICA		INCREASE SALS & BENS	I	\$ 92.34		
0151531 COM DEV	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 796.03		
0152543 EMER MGMT	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 1,098.86		
0152543 EMER MGMT	521000 FICA		INCREASE SALS & BENS	I	\$ 15.93		
0152543 EMER MGMT	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 137.36		
0153800 STORMWATER MGMT	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 1,098.86		
0153800 STORMWATER MGMT	521000 FICA		INCREASE SALS & BENS	I	\$ 15.93		
0153800 STORMWATER MGMT	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 137.36		
0154160 PUBLIC WORKS	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 3,296.59		
0154160 PUBLIC WORKS	521000 FICA		INCREASE SALS & BENS	I	\$ 47.80		
0154160 PUBLIC WORKS	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 412.07		
0157180 LIBRARY	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 2,891.81		

ORG	OBJECT	PROJECT	LINE DESCRIPTION	(I)ncrease (D)ecrease	AMOUNT	CURRENT AVAILABLE BUDGET	REVISED AVAILABLE BUDGET
0157180 LIBRARY	521000 FICA		INCREASE SALS & BENS	I	\$ 41.93		
0157180 LIBRARY	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 361.48		
0157283 PARKS & REC	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 1,737.05		
0157283 PARKS & REC	521000 FICA		INCREASE SALS & BENS	I	\$ 25.19		
0157283 PARKS & REC	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 217.13		
0157291 WTR FRONT PARKS	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 579.02		
0157291 WTR FRONT PARKS	521000 FICA		INCREASE SALS & BENS	I	\$ 8.40		
0157291 WTR FRONT PARKS	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 72.38		
10255231 TC CRA	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 805.80		
10255231 TC CRA	521000 FICA		INCREASE SALS & BENS	I	\$ 11.68		
10255231 TC CRA	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 100.72		
11055235 HARBOR CRA	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 805.80		
11055235 HARBOR CRA	521000 FICA		INCREASE SALS & BENS	I	\$ 11.68		
11055235 HARBOR CRA	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 100.72		

ORG	OBJECT	PROJECT	LINE DESCRIPTION	(I)ncrease (D)ecrease	AMOUNT	CURRENT AVAILABLE BUDGET	REVISED AVAILABLE BUDGET
11152441 BLDG FUND	512000 REG SALARIES		INCREASE SALS & BENS	I	\$ 3,136.58		
11152441 BLDG FUND	521000 FICA		INCREASE SALS & BENS	I	\$ 45.48		
11152441 BLDG FUND	522000 RETIREMENT		INCREASE SALS & BENS	I	\$ 392.07		

TOTAL \$ 71,597.44

Note

Amend the Salary & Benefit Budget for Sr. Leaders as per compensation study results of January 2022 approved by Council January 17, 2023.

	Initials	Date
Created by:	_____	_____
Entered by:	_____	_____
Approved by:	_____	_____

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.E.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Announcements

I. BACKGROUND:

II. DISCUSSION:

- A. Link to Strategic Goals / Objectives:**
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):**
- D. Legislative Sponsor:**

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023

TYPE OF AGENDA ITEM: Public Hearing

AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

THRU: Michael Burgess, Public Services Director
Lance Johnson, City Manager

FROM: Kyle Bauman, City Attorney

DATE: December 27, 2022

SUBJECT: Second reading of Ordinance 23-01-CN - Providing for amendment of Sections 2-61 through 2-65 of the City of Destin Code of Ordinances on disposal of surplus property.

I. BACKGROUND: At the Council's December meeting, the City Council directed the City staff and City Attorney to draft an ordinance allowing for more flexible disposition of surplus City property.

II. DISCUSSION: Currently, disposal of surplus City property is housed in two separate areas: (1) City Code at Sections 2-61 through 2-65 (Attachment 2) and (2) Ordinance #13-12-CN (Attachment 3). The Code and Ordinance #13-12-CN conflict.

The Code permits disposal of surplus property in a variety of ways. If disposed to other governmental entities, the Code permits competitive bidding for the property or a straight donation in certain circumstances. To any other person or entity, the Code permits disposal through an auction. If neither of these processes are practicable, then the Code permits destruction or abandonment of the surplus property. This and other provisions in the Code proved cumbersome and inefficient for staff throughout the years.

This inefficiency led to the adoption of Ordinance #13-12-CN, which radically simplified the disposal process. Ordinance #13-12-CN simply requires any property that can be disposed of through auction be disposed of through auction. This auction can be either public or online. If the property cannot be disposed of through auction, then the property can be disposed of in any legal manner. This simplified process has proven inefficient and uneconomical over the years.

This Ordinance addresses the conflict between the Code and Ordinance #13-12-CN by amending the Code and superseding all conflicting ordinances. It permits the City Council

to direct staff to dispose of surplus property in the following manner:

1. To other Governmental Units and Charitable Organizations through
 - a. Competitive Bidding; or
 - b. Donation
2. To other "persons" (defined as any other individual person or legal entity) through
 - a. Trade-in; or
 - b. Auction (either public or online)
3. Destruction or abandonment of the surplus property.

These expanded potential routes of disposal should allow additional flexibility for the Council and staff and permit the City to realize the most economical route of disposal. Previously, it proved difficult to achieve efficient and economic results because disposals of auctionable property (e.g., the City's streetsweeper) had to be disposed of through auction instead of a more efficient and most likely cost effective route such as trade-in.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): No direct impact but the Ordinance should have a positive impact on the budget.

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION: The attached Ordinance is intended to increase the City's efficiency and maximize the City's ability to realize money from surplus property.

IV. RECOMMENDED MOTION: I move to approve Ordinance 23-01-CN on second reading.

Attachments:

1. Ordinance Number 23-01-CN -- Surplus Property Disposal - first reading final
2. Attachment 2 -- Disposal of City Property -- Current Code
3. Attachment 3 -- Ordinance 13-12-CN Disposal of Surplus Property

ORDINANCE NO. 23-01-CN

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR AMENDMENT OF SECTIONS 2-61 THROUGH 2-65 OF THE CITY'S CODE OF ORDINANCES, DISPOSAL OF SURPLUS PROPERTY; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for the enactment of this ordinance is Article I, Section 1.01 of the City Charter and Section 166.021, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the City Council has previously adopted Ordinance Number 135 (codified in section 2-61 through 2-65 of the City's Code of Ordinances) and Ordinance Number 13-12-CN, both of which relate to the disposal of surplus property (the "Surplus Property Disposal Ordinances"); and

WHEREAS, the Surplus Property Disposal Ordinances conflict and are in need of revision to more efficiently and economically dispose of surplus City property; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

Note: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in ~~strike-thru~~ or underlined is not to be changed. The symbol *** represents sections of the City of Destin's Ordinance 109, As Amended, Personnel Rules and Regulations, that have been skipped and remain unchanged.

SECTION 3. AMENDMENT OF CITY CODE, DISPOSAL OF SURPLUS PROPERTY, BY AMENDING SECTION 2-62 – *DEFINITIONS*; SECTION 2-63 - *SURPLUS PROPERTY* ; SECTION 2-64 - *DISPOSAL OF SURPLUS PROPERTY TO GOVERNMENTAL UNITS*; SECTION 2-65 – *DISPOSAL OF SURPLUS PROPERTY TO PERSONS*

Section 2-62 is hereby amended as follows:

Section 2-62. Definitions.

Charitable organization shall mean a not-for-profit business entity whose primary objectives are philanthropy or social well-being and is tax exempt under Internal Revenue Code Section 501(c)(3).

Governmental unit shall mean the governing board, commission or authority of Okaloosa County, other municipalities within Okaloosa County, taxing districts of the state within Okaloosa County, or the Sheriff of Okaloosa County, or the governing board of the Okaloosa County fair.

Person shall mean any individual person or any other legal entity.

Trade-in shall mean property which is accepted by a retailer as partial payment for an item which will become property after it is purchased.

Section 2-63 is hereby amended as follows:

Section 2-63. Surplus property.

The city council shall may, upon the recommendation of the city manager, classify as surplus any of its property that is obsolete or the continued use of which is uneconomical or inefficient, or which serves no useful function. The city manager's recommendation shall include his a best estimate of the property's value. The city council may, in its reasonable discretion and upon consideration of the best interest of the city, the value and condition of property classified as surplus, and the probability of such property being desired by prospective bidders to whom offered, direct the city manager to dispose of surplus property to governmental units and charitable organizations through the procedures described in Section 2-64, to other persons through the procedures described in Section 2-65, or to destroy or abandon the property through the procedures described in Section 2-65.

Section 2-64 is hereby amended as follows:

Section 2-64. Disposal of surplus property to governmental units and charitable organizations.

~~Within the reasonable exercise of the discretion of the city council and having consideration for the best interest of the city, the value and condition of property classified as surplus, and the probability of such property being desired by prospective bidders to whom offered,~~ Upon consideration of the factors described in Section 2-63, the city council may direct the city manager to offer, by letter, surplus property to all other governmental units and charitable organizations; and through the following procedures:

- (1) ~~Such offer shall disclose the estimated value and condition of the property, the date and time by which bids should be received.~~ The city may solicit sealed, competitive bids

from all interested governmental units and charitable organizations. If the city elects to solicit sealed, competitive bids, then the city shall disclose the estimated value and condition of the property to prospective bidders, permit inspection of the property (if feasible), and include a date and time certain by which bids must be received. The city shall accept the highest bid from a responsible bidder.

- (2) ~~Such offer shall disclose the estimated value and condition of the property, the date and time by which bids should be received. In lieu of soliciting sealed bids or if no sealed bids are received after soliciting sealed bids, the city may, in its reasonable discretion, directly contact potentially interested governmental units and charitable organizations and donate the property directly to a governmental unit or charitable organization that desires the property.~~
- (3) ~~The cost of delivering and transferring the property shall be paid by the successful bidding governmental unit or charitable organization receiving the property, whether that property is received through sealed, competitive bidding or through donation.~~
- (4) ~~If no acceptable bid is received from a governmental unit, the city council may offer for donation such property to the governmental units. The cost of delivering and transferring the property shall be paid by the governmental unit accepting the property.~~

Section 2-65. Disposal of surplus property by destroying or abandoning the surplus property or to persons through trade-in or auction.

~~Within the reasonable exercise of the discretion of the city council and having consideration for the best interest of the city, the value and condition of property classified as surplus, and the probability of such property being desired by prospective bidders to whom offered, Upon consideration of the factors described in Section 2-63, the city council may direct the city manager to either destroy or abandon the surplus property or to dispose of surplus property for value to any person through the following procedures:~~

- (a) ~~Destroy or abandon surplus property. Trade-in the property; or~~
- (b) ~~Dispose of surplus property for value to any person. Auction the property through either a public auction or online auction.~~
- (c) Public auction. ~~If the Property of which the city council directs the property be sold through a public auction, then the following procedures control; pursuant to this section shall be sold only to the highest responsible bidder after a request for at least three bids, or by public auction.~~
 - (1) ~~If the sale is by bid, all bids shall be submitted on bid forms provided by the city. All bids shall be executed and submitted in a sealed envelope prior to the date and time of the bid opening as advertised in the notice. It is the bidder's responsibility~~

to assure that the bid is delivered at the property time and place of the bid opening. Notice of the sale by bid shall be published twice, more than seven (7) days prior to the date and time of the bid opening, in a newspaper having general circulation within the city and in additional papers, if in the judgment of the city manager, the best interest of the city will better be served by the additional notices. The notice shall contain a description, the estimated value, the location where and time when the surplus property may be inspected, the name and the telephone number of the person to contact regarding the property, and the place, date and time by which the bids must be received. All auction items must be available for review to all interested parties for two weeks prior to the auction.

- (2) If the sale is by public auction, notice thereof shall be published twice, more than seven (7) days prior to the sale, in a newspaper having general circulation within the city and in additional papers, if in the judgment of the city manager, the best interest of the city will better be served by the additional notices. The notice shall contain a description, the estimated value, the location where and time when the surplus property may be inspected, the name and the telephone number of the person to contact regarding the property, and the place, date and time when the public auction will be conducted. The city will publish an advertisement outlining the items for sale, the auction location and time to all interested parties in the local newspaper of general circulation at least 14 days prior to the auction. The city council may waive this requirement so long as notice is adequately published through electronic means in accordance with subsection (c)(3).
- (3) The city shall advertise the auction with all the details listed in subsection (c)(2) on the City's website at least 14 days prior to the auction.
- (4) All property sold at a public auction will be made to the highest responsible bidder.
- (5) If a written bid is submitted, it must be received prior to the auction date and time advertised.
- (6) All costs of transporting and delivering the auctioned item will be borne by the winning bidder.
- (d) Online auction. If the city council directs the property be sold through an online auction, then the following procedures control:

 - (1) All online auctions will be coordinated between the IT Director and Finance Director.

(2) All online auctions will be placed with a reputable and qualified online auction site that ensures transparency between the City and potential bidders.

(3) All costs of transporting and delivering the auctioned items will be borne by the winning bidder.

SECTION 4. INCORPORATION INTO CODE OF ORDINANCES.

This ordinance shall be incorporated into the City of Destin's Code of Ordinances and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing

SECTION 5. CONFLICTING PROVISIONS.

Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances, City Resolutions, or parts thereof, conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, phrase, sentence, provision, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provisions, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption by the City Council and the signature of the Mayor.

ADOPTED THIS ____ DAY OF _____ 2023.

BY: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

Rey Bailey, City Clerk

Kyle S. Bauman, City Attorney

First Reading: _____

Second Reading: _____

Sec. 2-61. - Authority.

The authority for the enactment of this division is [Section 1.01](#)(b) and (k) of the City Charter, and Section 166.021, Florida Statutes.

(Ord. No. 135, § 1, 6-5-89)

Sec. 2-62. - Definitions.

For the purpose of this division the following terms, phrases, words, abbreviations and their derivation shall have the meaning herein given. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. Words not defined shall be given their common and ordinary meaning, or for those so included, the meaning found in Ordinance 001 [section [1-2](#)].

Governmental unit shall mean the governing board, commission or authority of Okaloosa County, other municipalities within Okaloosa County, taxing districts of the state within Okaloosa County, the Sheriff of Okaloosa County, or the governing board of the Okaloosa County Fair.

Property shall mean all tangible personal property, owned by the City of Destin, of a nonconsumable nature.

(Ord. No. 135, § 2, 6-5-89)

Sec. 2-63. - Surplus property.

The city council shall, upon the recommendation of the city manager, classify as surplus any of its property that is obsolete or the continued use of which is uneconomical or inefficient, or which serves no useful function. The city manager's recommendation shall include his best estimate of the property's value.

(Ord. No. 135, § 3, 6-5-89)

Sec. 2-64. - Disposal of surplus property to governmental units.

Within the reasonable exercise of the discretion of the city council and having consideration for the best interest of the city, the value and condition of property classified as *surplus*, and the probability of such property being desired by prospective bidders to whom offered, the city may offer, by letter, surplus property to all other governmental units; and:

(1) Such offer shall disclose the estimated value and condition of the property, and the date and time by which bids should be received.

(2) The best bid may be accepted by the city.

(3) The cost of delivering and transferring the property shall be paid by the successful bidding governmental unit.

(4) If no acceptable bid is received from a governmental unit, the city council may offer for donation such property to the governmental units. The cost of delivering and transferring the property shall be paid by the governmental unit accepting the property.

(Ord. No. 135, § 4, 6-5-89)

• **Sec. 2-65. - Disposal of surplus property to persons.**

Within the reasonable exercise of the discretion of the city council and having consideration for the best interest of the city, the value and condition of property classified as surplus, and the probability of such property being desired by prospective bidders to whom offered, the city may:

(a) Destroy or abandon surplus property.

(b) Dispose of surplus property for value to any person.

(c) Property of which the city council directs sold pursuant to this section shall be sold only to the highest responsible bidder after a request for at least three bids, or by public auction.

(1) If the sale is by bid, all bids shall be submitted on bid forms provided by the city. All bids shall be executed and submitted in a sealed envelope prior to the date and time of the bid opening as advertised in the notice. It is the bidder's responsibility to assure that the bid is delivered at the proper time and place of the bid opening. Notice of the sale by bid shall be published twice, more than seven (7) days prior to the date and time of the bid opening, in a newspaper having general circulation within the city and in additional papers, if in the judgment of the city manager, the best interest of the city will better be served by the additional notices. The notice shall contain a description, the estimated value, the location where and time when the surplus property may be inspected, the name and the telephone number of the person to contact regarding the property, and the place, date and time by which the bids must be received.

(2) If the sale is by public auction, notice thereof shall be published twice, more than seven (7) days prior to the sale, in a newspaper having general circulation within the city and in additional papers, if in the judgment of the city manager, the best interest of the city will better be served by the additional notices. The notice shall contain a description, the estimated value, the location where and time when the surplus property may be inspected, the name and the telephone number of the person to contact regarding the property, and the place, date and time when the public auction will be conducted.

ORDINANCE 13-12-CN

AN ORDINANCE OF THE CITY OF DESTIN RELATING TO DISPOSAL OF TANGIBLE PERSONAL PROPERTY; PROVIDING FOR AUTHORITY; PROVIDING FOR SURPLUS PROPERTY DISPOSAL; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Destin has the authority for the enactment of this Ordinance in section 1.01 (b) and (k) of the City Charter, and Section 166.021, Florida Statutes.

WHEREAS, it is necessary to revise and update City policies that will streamline City government practices.

WHEREAS, the City has property that no longer has value in the day to day operations of the City and needs to be disposed of in a manner beneficial to the City.

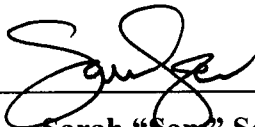
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

1. The City Council shall, upon the recommendation of the City Manager, classify as surplus any of its property that is obsolete or the continued use of which is uneconomical or inefficient, or which serves no useful function. The City Manager's recommendation shall include the best estimate of the property's value.
2. "Property" shall mean all tangible personal property, owned by the City of Destin, of a nonconsumable nature.
3. The disposal of surplus property may be made to all interested parties both, public and private, through a public auction by the following:
 - a. All auction items must be available for review to all interested parties for two weeks prior to the auction.
 - b. The City will publish an advertisement outlining the items for sale, the auction location and time to all interested parties in the local paper at least 14 days prior to the auction.
 - c. The City will advertise the auction with all of the details listed in item "b" on the City website at least 14 days prior to the auction.
 - d. All property sold at a public auction will be made to the highest responsible bidder.
 - e. If a written bid is submitted it must be received prior to the auction date and time advertised.
 - f. All costs of transporting and delivering the auctioned item will be borne by the winning bidder.

4. The disposal of surplus property may be made to all interested parties, both public and private, through an online auction.
 - a. All online auctions will be coordinated between the IT Director and Finance Director.
 - b. All online auctions will be placed with a reputable online auction site that ensures transparency between the City and potential buyers.
 - c. All costs of transporting and delivering the auctioned item will be borne by the winning bidder.
5. Any tangible personal property that cannot be disposed of through either a public or online auction may be disposed of or destroyed in any manner that is legal and in the best interest of the City.
6. All prior Ordinances in conflict with this Ordinance are hereby repealed.
7. This Ordinance shall become effective on October 21, 2013.

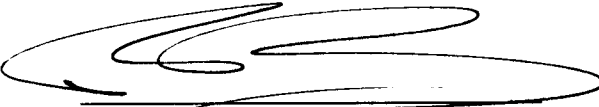
ADOPTED THIS 21ST DAY OF OCTOBER 2013

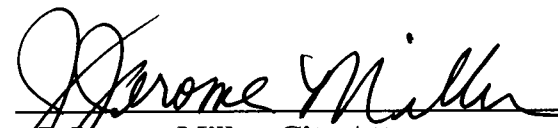
By:


Sarah "Sam" Seevers

ATTEST:

**This form and legal sufficiency of the foregoing
has been reviewed and approved by the City
Attorney.**


Rey Bailey, City Clerk


J. Jerome Miller, City Attorney

First Reading: October 07, 2013
Second Reading: October 21, 2013

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 17, 2023
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 5.B.

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: January 9, 2023

SUBJECT: 21-25-SP & 21-26-MS - Jamie Fairbanks of Jenkins Engineering, Inc. is seeking approval for a proposed Major Development Order and Major Subdivision. The project includes the subdivision and the construction of a long-term, ± 66-unit townhome complex, along with the required site infrastructure to be located at Parcel ID(s) 00-2S-22-0098-0000-001A, 00-2S-22-6401-0000-0040, and 00-2S-22-0000-0013-0000.

I. BACKGROUND: Jenkins Engineering, Inc., on behalf of Oldacre McDonald LLC, is requesting Major Development Order and Major Subdivision application approval for a 66-unit, long-term multi-family (townhomes) development to be located along Palm Street and 98 Palms Boulevard (Parcel IDs: 00-2S-22-0098-0000-001A, 00-2S-22-6401-0000-0040, and 00-2S-22-0000-0013-0000). The existing site is 5.59 acres.

II. DISCUSSION: COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The property is within the **Town Center Commons Planning Area**. The property has a Future Land Use Map Designation of **Town Center Mixed Use (TCMU)** and a Zoning Designation of **Town Center Mixed Use (TCMU)**. The proposed use is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

Land Use

Long-term multi-family dwellings are a conditional use within the **TCMU** future land use designation and the **TCMU** zoning district. The Council should note that the Conditional Use approval for this project was recommended by the Local Planning Agency (LPA) on December 2, 2021 and was granted by the City Council on January 3, 2022. The approval for the townhomes occurred prior to enactment of Ordinance 22-07-LC (adopted May 2, 2022), which amended the code to require certain nonresidential components within multi-family developments located in the **TCMU** zoning district. Therefore, the nonresidential component was not required for this application.

Density

Maximum allowed: 24 Dwelling Units/Acre
Provided: 12.02 Dwelling Units/Acre

Height

Maximum allowed: 50' / 4 stories
Provided: 18.4' / 2 stories

Pitched roof

Minimum required: 60%
Provided: Roof Pitch will be reviewed upon Building Permit submittal.

Setbacks

Front minimum required: 10' – 20'
Front provided: 16.3'

Side minimum required: 0'
Side provided: 11'

Rear minimum required: 0'
Rear provided: 20.3'

Open Space

Minimum required: 30%
Provided: 44%

Platting

A Major Subdivision application is running concurrently with this Major Development Order (DO) application. The applicant has provided all of the required guarantees and sureties. These documents have been reviewed and approved by the Technical Review Committee (TRC). Per ***Land Development Code (LDC) Section 2.19.03.D***, final action by City Council is required. If approved, mylar copies of the proposed subdivision will be submitted to the City for execution, followed by recording by the applicant.

Concurrency Management

Concurrency requirements have been met:

Traffic: Signed November 1, 2022

Stormwater Management: Signed December 19, 2022

Potable Water/Sanitary Sewer: Signed November 2, 2021

Solid Waste: Signed September 10, 2021

Airport Protection

As proposed, this project is not affected by nor affects the Destin Executive Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area.

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds

Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

Transportation Analysis

The traffic analysis, signed and dated February 25, 2021, indicates the proposed development will generate 41 PM peak hour trips. The analysis is consistent with the technical methodology outlined in *LDC 6.05.05*.

Right-of-Way Dedication

The project does not include right-of-way dedication.

Ingress/Egress

Vehicular access to the property is provided by one dual-way driveway from the Palm Street public Right-of-Way (ROW) and two dual-way accessways from the Shopping Area Access Road Private ROW.

Pedestrian Network

The project provides a complete pedestrian network as required in *LDC 8.09.03.A.6*. A continuous on-site internal sidewalk is provided throughout the development.

Parking

Required minimum-maximum vehicle parking spaces:	132-165
Provided vehicle parking spaces:	142

Required minimum bicycle parking spaces:	15
Provided bicycle parking spaces:	15

Utilities

All utilities are required to be undergrounded.

Stormwater

The City Manager’s Stormwater designee approved the stormwater plan on December 19, 2022.

Refuse Collection

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in a solid waste collection area or inside a building.

White Sand Zone

The proposed project is located within the White Sands Zone 2.

Landscaping

Front perimeter/common boundary:	Not applicable
Interior parking landscape:	Provided
Buffer zone:	Provided
Preservation and restoration:	
Reforestation trees required:	55
Preserved tree credits:	0

Protected trees to be removed: 10
 Replacement trees required: 10
 Required parking trees: 8
 Required street trees: 16

Total required trees: 89
Total trees provided: 97

Signs

No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

Impact Fees

Final impact fee amounts have been developed using the provisions outlined in *LDC 19.03.05.A.2*. The impact fees for the proposed project are estimated below. **These are provided as an estimate only.** Impact fees are assessed at the construction permit submittal phase.

LAND USE	UNITS	PARK	LIBRARY	POLICE	TRANS.	TOTAL
Residential, 1,500 –66 1,999 square feet		\$399.00	\$133.00	\$19.00	\$1,198.00	\$1,749.00
Totals		\$26,334	\$8,778	\$1,254	\$79,068	\$115,434.00

Other Fees: None

Public Comments: None

A. Link to Strategic Goals / Objectives: Economic development and revitalization

Effective, efficient, and aesthetically pleasing infrastructure

B. Effect on Budget (EOB): There is no anticipated impact on the budget.

C. Level of Service (LOS): Given the current LOS for the surrounding Highway 98 corridor, the generation of 41 PM peak hour trips will minimally impact the surrounding LOS.

D. Legislative Sponsor:

III. CONCLUSION: With respect to the Major Development, *2.07.01(B) of the Land Development Code*:

Following the required public notice and hearing, the City Council shall either approve, approve with conditions, approve with modifications or deny the Community Development staff's recommendation and shall:

- 1. Determine conformity of the proposed development with the Comprehensive Plan, this Code, other applicable requirements, and the items enumerated above.**
- 2. Hear and address concerns and desires of surrounding landowners and other affected persons.**

3. Consider any rule, objective or policy of the Comprehensive Plan or any other criterion applicable to the particular development proposals in formulating its recommendation to either approve or deny the development proposal.

4. If the proposal is approved or approved with conditions, the City Council shall instruct the City Manager, or designee, to authorize the issuance of a development order that complies with *LDCSection 2.08.00*.

5. If the proposal is approved with modifications, a development order may be authorized by the City Manager, or his designee, once the required modifications have been completed and approved by the appropriate Technical Review Committee (TRC) members.

6. If the proposal is denied based upon the applicant's failure to meet the requirements of this Code in the proposed development plan(s), the application will become null and void, and the applicant will lose in-line priority consideration for concurrency. The applicant will have to submit a new application and start the review process over in order to secure consideration for approval of the proposal.

Additionally, Final Plat Approval shall be reviewed per *LDC Section 2.19.03*.

The City Council should review these criteria and render its decision on the applications in accordance therewith.

IV. RECOMMENDED MOTION: I move that the City Council approve Palm Street Townhomes, a Major Development Order and Major Subdivision, as presented.

ALTERNATE MOTION:

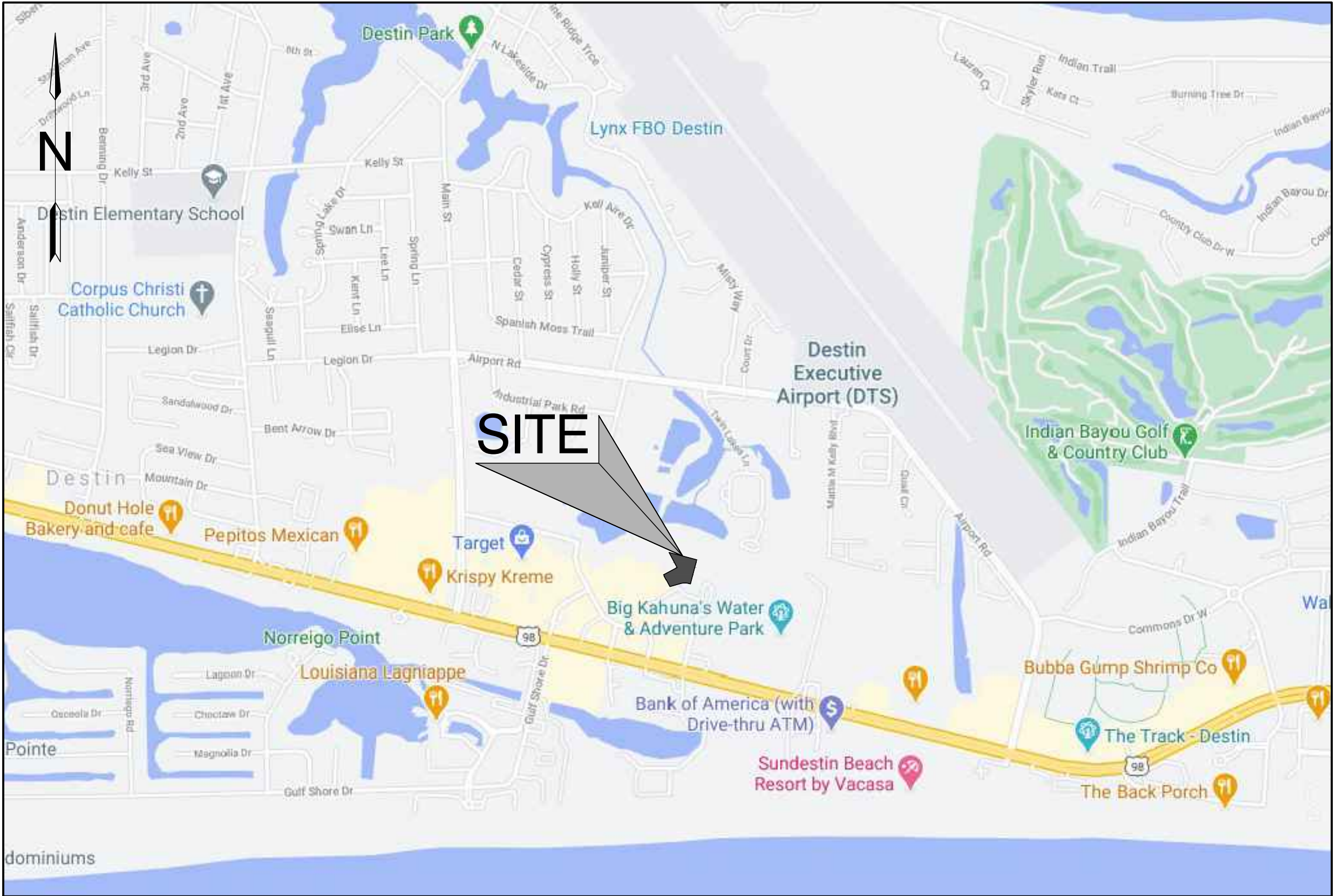
I move that the City Council approve/approve with conditions/approve with modifications/deny Palm Street Townhomes, a Major Development Order and Major Subdivision, as presented.

Attachments:

1. A. Civil Plans
2. B. Landscape Plan
3. C. Lighting Plan
4. D. Final Plat
5. E. Surety Estimate
6. F. DO-23-02_Palm Street Townhomes

PALM STREET TOWNHOMES

CITY OF DESTIN, FLORIDA



VICINITY MAP
NOT TO SCALE

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

LEGAL DESCRIPTION

PARCEL A
A PARCEL OF LAND IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, SITUATED EAST OF 98 PALMS SUBDIVISION (PLAT BOOK 19, PAGE 55) AND MATTIE KELLY BOULEVARD (80 FOOT PUBLIC RIGHT OF WAY), OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" CAPPED IRON ROD (L.B. #3501), MARKING THE NORTHEAST CORNER OF SAID 98 PALMS SUBDIVISION, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAID MATTIE KELLY BOULEVARD; THENCE S 14°55'36" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 302.27 FEET TO A FOUND 1/2" CAPPED IRON ROD (L.B. 3724); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, PROCEED S 75°07'37" E, A DISTANCE OF 226.85 FEET; THENCE S 14°51'31" W, A DISTANCE OF 200.00 FEET TO A FOUND 1/2" IRON ROD (L.B. 3724); THENCE N 75°08'21" W, A DISTANCE OF 226.55 FEET TO A FOUND 1/2" CAPPED IRON ROD (L.B. 3724), SAID POINT LYING ON THE AFORESAID EAST RIGHT OF WAY LINE OF MATTIE KELLY BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N 14°46'22" E, A DISTANCE OF 200.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING ±1.04 ACRES [±45345.55 SQUARE FEET]

PARCEL B
A PARCEL OF LAND IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING A PORTION OF LOT 1, 98 PALMS II, AS RECORDED IN PLAT BOOK 20, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA AND BOUNDED BY THE SOUTHERLY LINE OF LOT 2, VINTAGE DESTIN, AS RECORDED IN PLAT BOOK 29, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 2, VINTAGE DESTIN, SAID CORNER ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF MATTIE KELLY BOULEVARD (80' WIDE PUBLIC RIGHT OF WAY), AND BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 11°42'03", AN ARC DISTANCE OF 53.10 FEET, (CHORD BEARING = S 08°50'56" W, CHORD = 53.00 FEET); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (2) TWO CALLS: 1) S 14°41'57" W, A DISTANCE OF 90.15 FEET; 2) THENCE S 14°52'00" W, A DISTANCE OF 284.60 FEET TO THE WESTERLY LINE OF THE 98 PALMS SHOPPING CENTER PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 3101, PAGE 613; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING (9) NINE CALLS: 1) N 74°32'08" W, A DISTANCE OF 22.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 288.00 FEET; 2) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°57'02", AN ARC DISTANCE OF 155.57 FEET, (CHORD BEARING = S 89°22'55" W, CHORD = 153.69 FEET); 3) THENCE S 73°54'25" W, A DISTANCE OF 183.21 FEET; 4) THENCE N 28°08'26" W, A DISTANCE OF 132.34 FEET; 5) THENCE S 61°20'33" W, A DISTANCE OF 3.01 FEET; 6) THENCE N 28°11'38" W, A DISTANCE OF 70.18 FEET; 7) THENCE N 61°20'33" E, A DISTANCE OF 5.07 FEET; 8) THENCE N 28°09'32" W, A DISTANCE OF 27.93 FEET; 9) THENCE N 61°59'17" E, A DISTANCE OF 261.41 FEET; THENCE DEPARTING SAID WESTERLY LINE, PROCEED N 28°09'32" W, A DISTANCE OF 293.79 FEET TO THE SOUTH LINE OF THE AFORESAID LOT 2, VINTAGE DESTIN; THENCE ALONG SAID SOUTH LINE S 75°07'49" E, A DISTANCE OF 486.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING ±4.45 ACRES [193769.78 SQUARE FEET]

UTILITY PROVIDERS

(WATER/SEWER) DESTIN WATER USERS 218 MAIN STREET DESTIN, FL 32541 (850) 837-4930	(TELEPHONE) CENTURYLINK 411 MARY ESTHER CUTOFF FT. WALTON BEACH, FL 32548 (850) 244-1150	(ELECTRIC) GULF POWER CO 140 HOLLYWOOD BLVD SW FT. WALTON BEACH, FL 32548 (800) 225-5797	(GAS) OKALOOSA GAS DISTRICT 20 HUGHES STREET NE FT. WALTON BEACH, FL 32548 (850) 729-4700
--	--	--	---

CLIENT INFORMATION

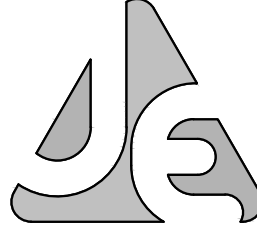
OLDACRE MCDONALD, LLC
MARK MCDONALD
3841 GREEN HILLS VILLAGE DRIVE, SUITE 400
NASHVILLE, TENNESSEE 37215
PHONE: (615) 269-5444

NOTE

USE LATEST CITY OF DESTIN AND/OR F.D.O.T. TECHNICAL SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	SITE PLAN
05	GRADING PLAN
06	DRAINAGE & EROSION CONTROL PLAN
07	UTILITY PLAN
09	ROAD & UTILITY PROFILES I
10	ROAD & UTILITY PROFILES II
11	MISCELLANEOUS DETAILS I
12	MISCELLANEOUS DETAILS II
13	STORMTECH DETAILS
14	UTILITY DETAILS I
15	UTILITY DETAILS II
16	SPECIFICATIONS I
17	SPECIFICATIONS II



JENKINS ENGINEERING, INC.
79 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

121 HART STREET
NICEVILLE, FLORIDA 32548
PHONE 850.676.5141
FAX 850.729.2460

JECIVIL.COM
C.O.A. NO. 9927

REV	DATE	DESCRIPTION	BY
1	11/29/2021	NWPMID ERP REVIEW COMMENTS	CEJ
2	05/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN SURETY COMMENTS	CEJ

OLDACRE MCDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

COVER SHEET

JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
01 OF 17

SHEET NUMBER
C01

File: c:\Users\JAW\B120-26 palm street townhomes - documents\Drawings\20-26 Design.dwg - Last Saved: 11/20/2022 12:00 PM by JAW

CITY OF DESTIN DUST CONTROL REQUIREMENTS:

1. GRADING OPERATIONS WILL NOT BE CONDUCTED WHEN WINDS EXCEED 30 MILES PER HOUR.
2. WATER WILL BE APPLIED WITH HOSE OR WATER TRUCK, AS NECESSARY, DURING EXCAVATION ACTIVITIES.
3. CONTRACTOR SHALL ENSURE THAT ANY OPEN-BODIED TRUCKS, TRAILERS OR OTHER VEHICLES TRANSPORTING PARTICULATE MATTER SHALL BE COVERED OR WETTED TO MINIMIZE DUST GENERATION DURING TRANSPORT.
4. STOCKPILED MATERIAL SHALL BE COVERED OR WETTED, AS REQUIRED, TO MINIMIZE DUST GENERATION DURING HIGH WIND CONDITIONS.
5. CONTRACTOR SHALL MINIMIZE THE HEIGHTS INVOLVED IN TRANSFER PROCESSES INVOLVING FREE FALL OF SOIL OR OTHER PARTICULATE MATTER TO MINIMIZE DUST EMISSIONS.
6. WATER WILL E APPLIED BY HOSE OR WATER TRUCK, AS NECESSARY, TO UNPAVED SURFACES, INCLUDING ADJACENT RIGHT-OF-WAYS, OR ANY OTHER SURFACE THAT COULD CREATE AIRBORNE DUST.
7. GROUND COVER WILL BE PLACED FOR ALL OPEN AREAS IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
8. DESIGNATED ROUTES WITHIN THE JOB SITE THAT WILL BE USED BY VEHICLES TRANSPORTING SOIL OR OTHER MATERIALS TO AND FROM THE SITE SHALL BE CLEARLY INDICATED.
9. CONTRACTOR SHALL PROVIDE BRUSHES, BROOMS, WATER, OR PRESSURE WASHERS, AS REQUIRED, TO REMOVE SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER FROM VEHICLE TIRES AND UNDERCARRIAGES PRIOR TO LEAVING THE SITE IN ORDER TO PREVENT THE TRACKING OUT OF SAID SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER ONTO THE ADJACENT RIGHT-OF-WAYS.
10. MAXIMUM SPEED OF CONSTRUCTION EQUIPMENT OR MATERIAL DELIVERIES SHALL BE 20 MILES PER HOUR.
11. ANY SOIL, SAND AND OTHER MATERIAL DEPOSITED OR EMITTED ONTO ANY RIGHT-OF-WAYS NEAR THE SITE SHALL BE REMOVED WITHIN 48 HOURS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY DUST CONTROL SYSTEMS AND/OR DEVICES, INCLUDING BUT NOT LIMITED TO WATER APPLICATION SYSTEMS, FILTER REPLACEMENT, OR DAILY REMOVAL OF EXCESS DUST FROM CONTAINMENT AREAS ARE IN PROPER WORKING CONDITIONS PER MANUFACTURERS REQUIREMENTS OR STANDARD INDUSTRY PRACTICE.
13. MONITORING OF DUST EMISSIONS SHALL BE DONE TO ENSURE COMPLIANCE WITH RELEVANT REGULATORY REQUIREMENTS.
14. CONTRACTOR SHALL MAINTAIN A DAILY DUST CONTROL CHECKLIST AND SHALL PROVIDE TO THE CITY UPON REQUEST TO DOCUMENT COMPLIANCE WITH THESE REQUIREMENTS, AND MAINTAIN AT THE JOB SITE AT ALL TIMES.

CITY OF DESTIN VIBRATION IMPACT PLAN:

1. ANY ACTIVITY INCLUDING, BUT NOT LIMITED TO: PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTORS AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VDB)
2. FOR ANY ACTIVITY EXCEEDING 80 VDB THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF DESTIN WITH A VIBRATION MINIMIZATION AND MITIGATION PLAN TO REDUCE IMPACTS TO THE SURROUNDING AREAS.

CITY OF DESTIN CONSTRUCTION VEHICLE PARKING MITIGATION PLAN:

1. ALL CONSTRUCTION VEHICLE PARKING SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA SHOWN ON SHEET C03 AT THE END OF THE WORK DAY.

FIRE DISTRICT NOTES:

1. ALL FIRE DISTRICT REVIEWS WILL BE IN ACCORDANCE WITH THE 5TH EDITION, FLORIDA FIRE PREVENTION CODE, APPROPRIATE FLORIDA STATUTES, FLORIDA ADMINISTRATIVE CODES, AND LOCAL ORDINANCES. SUBMITTALS SHALL COMPLY WITH FLA STATUTE 61G15-32. ALL SUBMITTALS SHALL REFERENCE THE APPROPRIATE CODE EDITIONS.
2. THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL INCLUDE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM. (F.A.C. 61G15-32)
3. THE FIRE ALARM SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD. (F.A.C. 61G15-32)
4. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, SHALL BE MADE AVAILABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS. (NFPA 1: 16.1.4 & 18.3)
5. FIRE DEPARTMENT ACCESS TO AND ON THE SITE SHALL BE MAINTAINED AT ALL TIMES. (2012 NFPA 1 CH.18.2.3)
6. THE UNDERGROUND FIRE SERVICE LINE, FROM THE POINT OF SERVICE TO 12" ABOVE THE FINISHED FLOOR, SHALL BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL THE DEDICATED PORTION OF THE FIRE SERVICE LINE. THE DESIGNATED POINT OF SERVICE SHALL BE APPROVED BY DESTIN FIRE DISTRICT. ONE (1) SET OF DRAWINGS OF THE PLANNED UNDERGROUND AND MATERIAL DARA SHEETS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AND APPROVAL PRIOR TO STARTING INSTALLATION. (FL. STATUTE 633.334; NFPA NFPA13 CH.10)
7. A RAPID ENTRY BOX (KNOX BOX) IS REQUIRED. CONTACT DESTIN FIRE DISTRICT PRIOR TO ORDERING.
8. FIRE FIGHTER SAFETY SYMBOLS ARE REQUIRED. (FS 633.027)
9. THE FIRE DISTRICT REQUIRES A COMPLETE ELECTRONIC PACKAGE OF PDF FILES ON A CD OR USB FLASH DRIVE. SUBMITTAL MUST INCLUDE ENGINEERED DRAWINGS OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
10. FIRE SAFETY PUBLIC SAFETY FACILITIES FEES (IMPACT FEES) AND PLAN REVIEW FEES WILL BE ASSESSED WHEN BUILDING PLANS ARE SUBMITTED. ALL FEES MUST BE PAID UPON COMPLETION OF REVIEW.

ARCHAEOLOGICAL/HISTORICAL PROTECTION:

ARCHAEOLOGICAL AND HISTORICAL SITES, CEMETERIES, AND BURIAL GROUNDS SHALL BE PRESERVED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, REGIONAL, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS. THE STATE DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT SHALL BE CONSULTED TO DETERMINE WHAT RESOURCES MAY BE LOCATED ON A MINING SITE. ANY ARCHAEOLOGICAL ARTIFACTS FOUND DURING EXCAVATION SHALL BE SUBJECT TO THE ARCHAEOLOGICAL PROVISIONS OF THE CITY OF DESTIN COMPREHENSIVE PLAN.

CITY OF DESTIN EMERGENCY CONTACT REQUIREMENTS:

1. DEVELOPMENT SHALL PROVIDE A POSTED SIGN NOTIFYING THE PUBLIC OF THE NAME, AND 24 HOURS A DAY, 7 DAYS A WEEK EMERGENCY CONTACT PHONE NUMBER OF THE PARTY RESPONSIBLE FOR DEVELOPMENT SITE.
2. SIGN SHALL BE NO LARGER THAN 18"x24" AND NO SMALLER THAN 10"x16".
3. SIGN SHALL BE PROMINENTLY PLACED ON SITE, NO FURTHER THAN 5 FEET FROM ADJACENT RIGHT-OF-WAY, AND SHALL BE LEGIBLE WHEN VIEWED FROM RIGHT-OF-WAY.
4. SIGN SHALL BE PLACED AT EXPENSE OF OWNER, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. OWNER SHALL PROVIDE CITY WITH A PHOTO OF SIGN AND POSTING OF PROPERTY AFFIDAVIT WITHIN 7 DAYS OF SIGN BEING POSTED.
6. SIGN SHALL BE REMOVED WITHIN 5 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR THE PROJECT.

CITY OF DESTIN CONSTRUCTION SCREENING CRITERIA & PLANS:

CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CONSTRUCTION SCREENING ORDINANCE SECTION 6-51 OF DESTIN CODE OF ORDINANCES. THE SCREEN MATERIAL SHALL BE MADE OF AN OPAQUE MATERIAL CAPABLE OF ALLOWING AIR TO PASS BUT SEMI-PERVIOUS TO DUST AND DIRT. THE SCREENING SHALL BE OF A FINENESS SUCH THAT NO MATERIAL OVER ONE-EIGHTH (1/8) INCH IN SIZE SHALL PASS THROUGH THE MESH. SUCH SCREENING SHALL BE SECURELY AFFIXED TO THE CONSTRUCTION FENCE. FENCE SCREENING SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET. THE SCREENING MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION AND TAUT THROUGHOUT THE ALLOTTED PERMIT TIME. THE SCREENING MUST BE KEPT SECURE FROM ANY WIND ACTION. IN CASES WHERE THE FINISHED GRADE OF THE DEVELOPMENT SITE IS HIGHER BY MORE THAN ONE (1) FOOT OR MORE THAN THE GRADE OF THE ADJOINING PROPERTIES, SAID FENCE SCREENING SHALL BE PLACED AT THE FINISHED GRADE AND NOT THE EXISTING GRADE. REFER TO ORDINANCE FOR SPECIFIC LANGUAGE.

PAVEMENT STRIPING NOTE:

ALL PAVEMENT STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING IN ACCORDANCE WITH THE MATERIALS, EQUIPMENT, APPLICATIONS, AND APPROVAL/CERTIFICATIONS LISTED IN SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JULY 2020 OR LATEST AVAILABLE EDITION. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING.

PAVEMENT NOTE:

DRIVE AISLES AND ROADWAYS SHALL BE 2.5" HEAVY DUTY PAVEMENT IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN NOVA REPORT, PROJECT NUMBER 10116-2020173r1, DATED JUNE 11, 2021. PAVEMENT DETAILS ARE SHOWN ON SHEET C12.

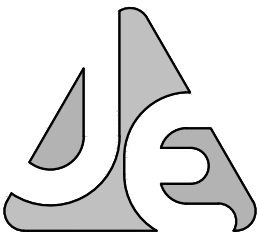
OFFICE OF PUBLIC SERVICES NOTES:

1. PRIOR TO OBTAINING ANY CITY OF DESTIN PERMITS, DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP NPDES PERMIT AND SUBMIT A COPY TO THE PUBLIC SERVICES DIRECTOR.
2. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 8 (TRANSPORTATION) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
3. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 11.09.00 (ILLCIT DISCHARGE) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

BUILDING DIVISION NOTES:

1. PROPER PERMITTING MUST BE APPLIED FOR AND APPROVED PRIOR TO ANY WORK BEING PERFORMED ON THE SUBJECT PROPERTY.
2. TWO (2) FULL SETS OF SIGNED AND SEALED CONSTRUCTION PLANS AND ONE (1) CD, SPECIFICATIONS, AND RELATED DOCUMENTS (SITE PLAN) AS REQUIRED BY THE FLORIDA BUILDING CODE CHAPTER 1 MUST BE SUBMITTED TO AND BE REVIEWED BY THE BUILDING DIVISION PRIOR TO ISSUANCE OF A PERMIT.
3. PLANS SHALL BE BASED ON THE FOLLOWING CODES (AS APPLICABLE) AND NOTED ON THE CONSTRUCTION DRAWINGS INFORMATIONAL PAGE: 2020 FLORIDA BUILDING CODE, 2020 FLORIDA FIRE PREVENTION CODE, AND 2020 NATIONAL ELECTRICAL CODE. THE FOLLOWING MINIMUM INFORMATION WILL BE REQUIRED AS APPLICABLE: CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, OCCUPANCY LOAD, MEAN ROOF HEIGHT AND PITCH, BUILDING AREA, AREA MODIFICATION, FIRE PROTECTION - SPRINKLED/NON-SPRINKLED, ULTIMATE WIND SPEED - RISK CATEGORY - WIND EXPOSURE, INTERNAL PRESSURE COEFFICIENT, DESIGN LOAD BEARING VALUE OF SOILS. (FOR A COMPLETE LIST OF MINIMUM PLAN REVIEW CRITERIA SEE: 107.3.4 FBC.)
4. DESTIN FIRE CONTROL DISTRICT APPROVAL LETTER BASED ON FINAL CONSTRUCTION DOCUMENTS PRIOR TO ISSUANCE OR A PERMIT.

DEVELOPMENT SCHEDULE							
TASK	MO. 1	MO. 2	MO. 3	MO. 4	MO. 5	MO. 6	MO. 7
E&S INSTALLATION & MAINTENANCE							
SITE CLEARING							
ROUGH GRADING							
UTILITY CONSTRUCTION							
STORMWATER CONSTRUCTION							
ROADWAY BASE PREPARATION							
CURB AND SIDEWALK CONSTRUCTION							
PAVING							
FINAL GRADING							
BUILDING CONSTRUCTION							
AMENITY CONSTRUCTION							
FINISHED GRADING							
FINAL LANDSCAPING							



JENKINS ENGINEERING, INC.

73 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JECIVIL.COM
C.O.A. NO. 9927

BY		DESCRIPTION	
CEL		NWPMID ERP REVIEW COMMENTS	
JAW		CITY OF DESTIN REVIEW COMMENTS	
JAW		CITY OF DESTIN REVIEW COMMENTS	
CEL		CITY OF DESTIN SURETY COMMENTS	

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

GENERAL NOTES

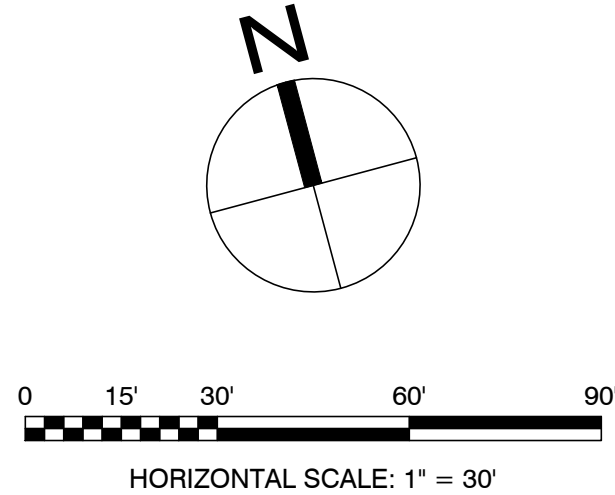
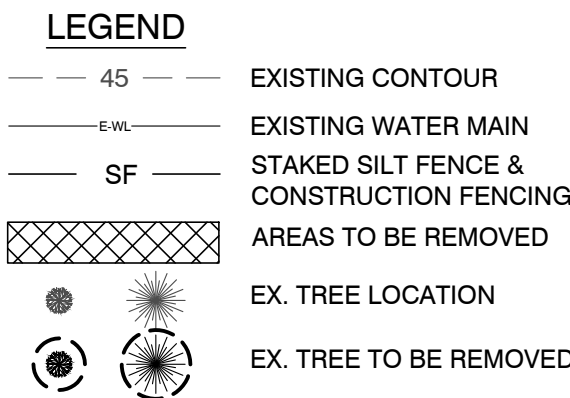
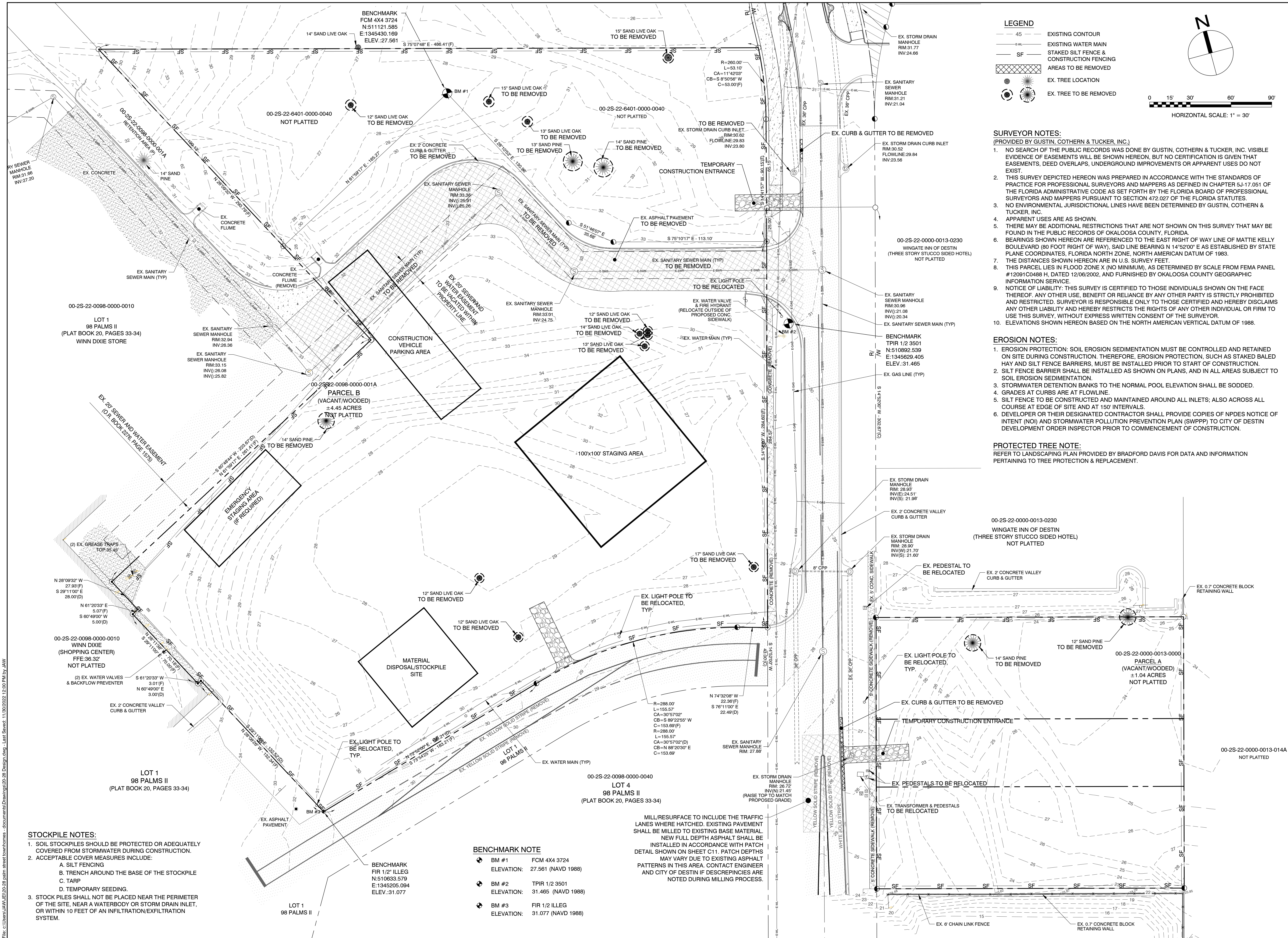
JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
02 OF 17

SHEET NUMBER
C02

File: c:\Users\JAW\OneDrive\Documents\Drawings\20-28\Design.dwg, Last Saved: 11/20/2023 12:00 PM by JAW



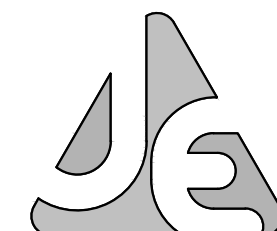
SURVEYOR NOTES:
(PROVIDED BY GUSTIN, COTHERN & TUCKER, INC.)

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF MATTIE KELLY BOULEVARD (80 FOOT RIGHT OF WAY), SAID LINE BEARING N 14°52'00" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0488 H, DATED 12/06/2002, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

EROSION NOTES:

- EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
- SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
- STORMWATER DETENTION BANKS TO THE NORMAL POOL ELEVATION SHALL BE SODDED.
- GRADES AT CURBS ARE AT FLOWLINE.
- SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS ALL COURSE AT EDGE OF SITE AND AT 150' INTERVALS.
- DEVELOPER OR THEIR DESIGNATED CONTRACTOR SHALL PROVIDE COPIES OF NPDES NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO CITY OF DESTIN DEVELOPMENT ORDER INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROTECTED TREE NOTE:
REFER TO LANDSCAPING PLAN PROVIDED BY BRADFORD DAVIS FOR DATA AND INFORMATION PERTAINING TO TREE PROTECTION & REPLACEMENT.



JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

121 HART STREET
NICEVILLE, FLORIDA 32558
PHONE 850.837.2448
FAX 850.837.2450

JECIVIL.COM
C.O.A. NO. 9927

BY	DESCRIPTION	DATE	REV
CEL	NWFMID ERP REVIEW COMMENTS	11/20/2023	1
JAW	CITY OF DESTIN REVIEW COMMENTS	05/10/2022	2
JAW	CITY OF DESTIN REVIEW COMMENTS	07/20/2022	3
CEL	CITY OF DESTIN SURETY COMMENTS	11/23/2022	4

OLDACRE MCDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
03 OF 17

SHEET NUMBER
C03

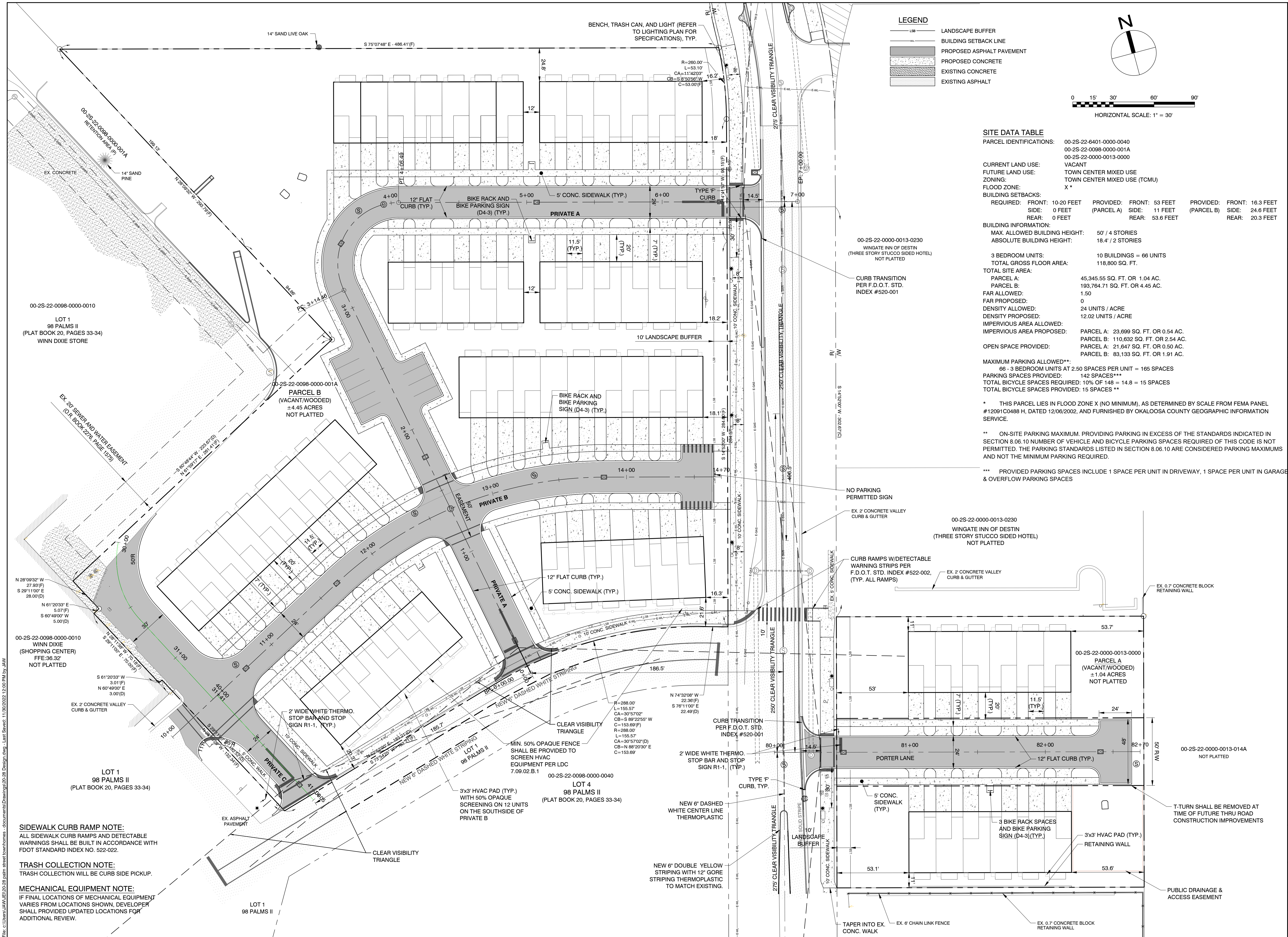
STOCKPILE NOTES:

- SOIL STOCKPILES SHOULD BE PROTECTED OR ADEQUATELY COVERED FROM STORMWATER DURING CONSTRUCTION.
- ACCEPTABLE COVER MEASURES INCLUDE:
 - SILT FENCING
 - TRENCH AROUND THE BASE OF THE STOCKPILE
 - TARP
 - TEMPORARY SEEDING.
- STOCK PILES SHALL NOT BE PLACED NEAR THE PERIMETER OF THE SITE, NEAR A WATERBODY OR STORM DRAIN INLET, OR WITHIN 10 FEET OF AN INFILTRATION/EXFILTRATION SYSTEM.

BENCHMARK NOTE

- BM #1 FCM 4X4 3724
ELEVATION: 27.561 (NAVD 1988)
- BM #2 TPIR 1/2 3501
ELEVATION: 31.465 (NAVD 1988)
- BM #3 FIR 1/2 ILLEG
ELEVATION: 31.077 (NAVD 1988)

MILL/RESURFACE TO INCLUDE THE TRAFFIC LANES WHERE HATCHED. EXISTING PAVEMENT SHALL BE MILLED TO EXISTING BASE MATERIAL. NEW FULL DEPTH ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH PATCH DETAIL SHOWN ON SHEET C11. PATCH DEPTHS MAY VARY DUE TO EXISTING ASPHALT PATTERNS IN THIS AREA. CONTACT ENGINEER AND CITY OF DESTIN IF DISCREPANCIES ARE NOTED DURING MILLING PROCESS.



LEGEND

- LANDSCAPE BUFFER
- BUILDING SETBACK LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT

North Arrow

Horizontal Scale: 1" = 30'

0 15' 30' 60' 90'

SITE DATA TABLE

PARCEL IDENTIFICATIONS:

00-2S-22-6401-0000-0040
00-2S-22-0098-0000-001A
00-2S-22-0000-0013-0000

CURRENT LAND USE: VACANT

FUTURE LAND USE: TOWN CENTER MIXED USE

ZONING: TOWN CENTER MIXED USE (TCMU)

FLOOD ZONE: X*

BUILDING SETBACKS:

REQUIRED:	FRONT: 10-20 FEET	PROVIDED:	FRONT: 53 FEET	PROVIDED:	FRONT: 18.3 FEET
	SIDE: 0 FEET		(PARCEL A) SIDE: 11 FEET		(PARCEL B) SIDE: 24.6 FEET
	REAR: 0 FEET		REAR: 53.6 FEET		REAR: 20.3 FEET

BUILDING INFORMATION:

MAX. ALLOWED BUILDING HEIGHT: 50' / 4 STORIES

ABSOLUTE BUILDING HEIGHT: 18.4' / 2 STORIES

3 BEDROOM UNITS: 10 BUILDINGS = 66 UNITS

TOTAL GROSS FLOOR AREA: 118,800 SQ. FT.

TOTAL SITE AREA:

PARCEL A:	45,345.55 SQ. FT. OR 1.04 AC.
PARCEL B:	193,764.71 SQ. FT. OR 4.45 AC.
FAR ALLOWED:	1.50
FAR PROPOSED:	0
DENSITY ALLOWED:	24 UNITS / ACRE
DENSITY PROPOSED:	12.02 UNITS / ACRE

OPEN SPACE PROVIDED:

PARCEL A:	23,699 SQ. FT. OR 0.54 AC.
PARCEL B:	110,632 SQ. FT. OR 2.54 AC.
PARCEL A:	21,647 SQ. FT. OR 0.50 AC.
PARCEL B:	83,133 SQ. FT. OR 1.91 AC.

MAXIMUM PARKING ALLOWED:** 06 - 3 BEDROOM UNITS AT 2.50 SPACES PER UNIT = 165 SPACES

PARKING SPACES PROVIDED: 142 SPACES***

TOTAL BICYCLE SPACES REQUIRED: 10% OF 148 = 14.8 = 15 SPACES

TOTAL BICYCLE SPACES PROVIDED: 15 SPACES **

* THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0488 H, DATED 12/06/2002, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.

** ON-SITE PARKING MAXIMUM. PROVIDING PARKING IN EXCESS OF THE STANDARDS INDICATED IN SECTION 8.06.10 NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED OF THIS CODE IS NOT PERMITTED. THE PARKING STANDARDS LISTED IN SECTION 8.06.10 ARE CONSIDERED PARKING MAXIMUMS AND NOT THE MINIMUM PARKING REQUIRED.

*** PROVIDED PARKING SPACES INCLUDE 1 SPACE PER UNIT IN DRIVEWAY, 1 SPACE PER UNIT IN GARAGE, & OVERFLOW PARKING SPACES

JENKINS ENGINEERING, INC.

73 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JECIVIL.COM
C.O.A. NO. 9927

REV	DATE	DESCRIPTION	BY
1	11/20/2021	NWMMO ERP REVIEW COMMENTS	CEJ
2	05/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN SURETY COMMENTS	CEJ

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

SITE PLAN

JOB: 20-28

DATE: 08/11/21

DESIGNED: JSE

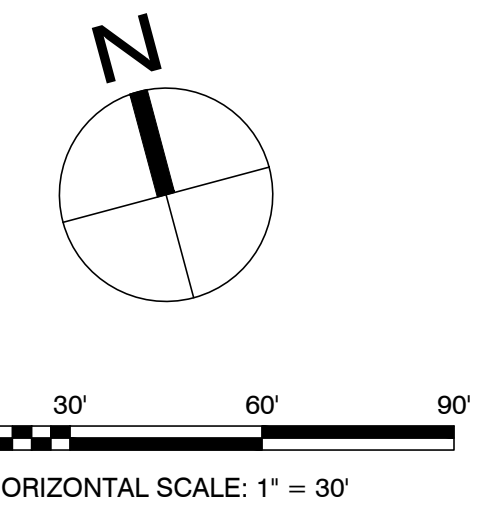
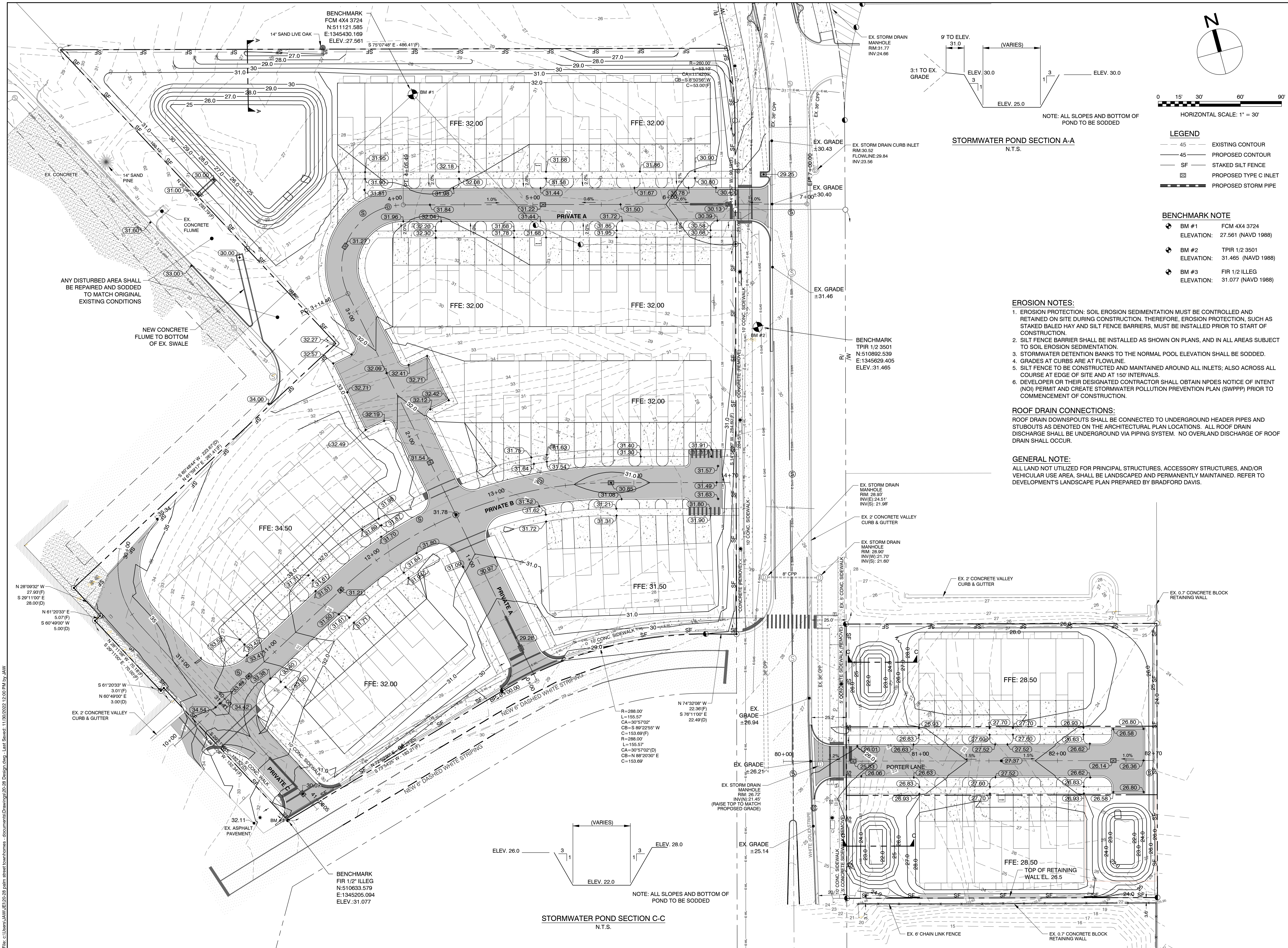
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
04 OF 17

SHEET NUMBER
C04

File: c:\Users\JAW\OneDrive\Documents\Drawings\20-28\Design.dwg - Last Saved: 11/20/2022 12:00 PM by JAW



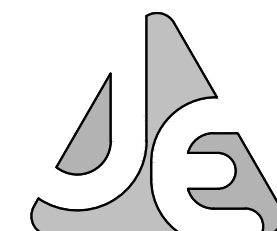
- LEGEND**
- 45 — EXISTING CONTOUR
 - 45 — PROPOSED CONTOUR
 - SF — STAKED SILT FENCE
 - PROPOSED TYPE C INLET
 - PROPOSED STORM PIPE

- BENCHMARK NOTE**
- BM #1 FCM 4X4 3724
ELEVATION: 27.561 (NAVD 1988)
 - BM #2 TP1R 1/2 3501
ELEVATION: 31.465 (NAVD 1988)
 - BM #3 FIR 1/2 ILLEG
ELEVATION: 31.077 (NAVD 1988)

- EROSION NOTES:**
- EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
 - SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
 - STORMWATER DETENTION BANKS TO THE NORMAL POOL ELEVATION SHALL BE SODDED.
 - GRADES AT CURBS ARE AT FLOWLINE.
 - SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS ALL COURSE AT EDGE OF SITE AND AT 150' INTERVALS.
 - DEVELOPER OR THEIR DESIGNATED CONTRACTOR SHALL OBTAIN NPDES NOTICE OF INTENT (NOI) PERMIT AND CREATE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ROOF DRAIN CONNECTIONS:
ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND HEADER PIPES AND STUBOUTS AS DENOTED ON THE ARCHITECTURAL PLAN LOCATIONS. ALL ROOF DRAIN DISCHARGE SHALL BE UNDERGROUND VIA PIPING SYSTEM. NO OVERLAND DISCHARGE OF ROOF DRAIN SHALL OCCUR.

GENERAL NOTE:
ALL LAND NOT UTILIZED FOR PRINCIPAL STRUCTURES, ACCESSORY STRUCTURES, AND/OR VEHICULAR USE AREA, SHALL BE LANDSCAPED AND PERMANENTLY MAINTAINED. REFER TO DEVELOPMENT'S LANDSCAPE PLAN PREPARED BY BRADFORD DAVIS.



JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JENKINS ENGINEERING, INC.
C.O.A. NO. 9927

REV	DATE	DESCRIPTION	BY
1	11/20/2021	NWMMO ERP REVIEW COMMENTS	CEJ
2	05/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN REVIEW COMMENTS	CEJ

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

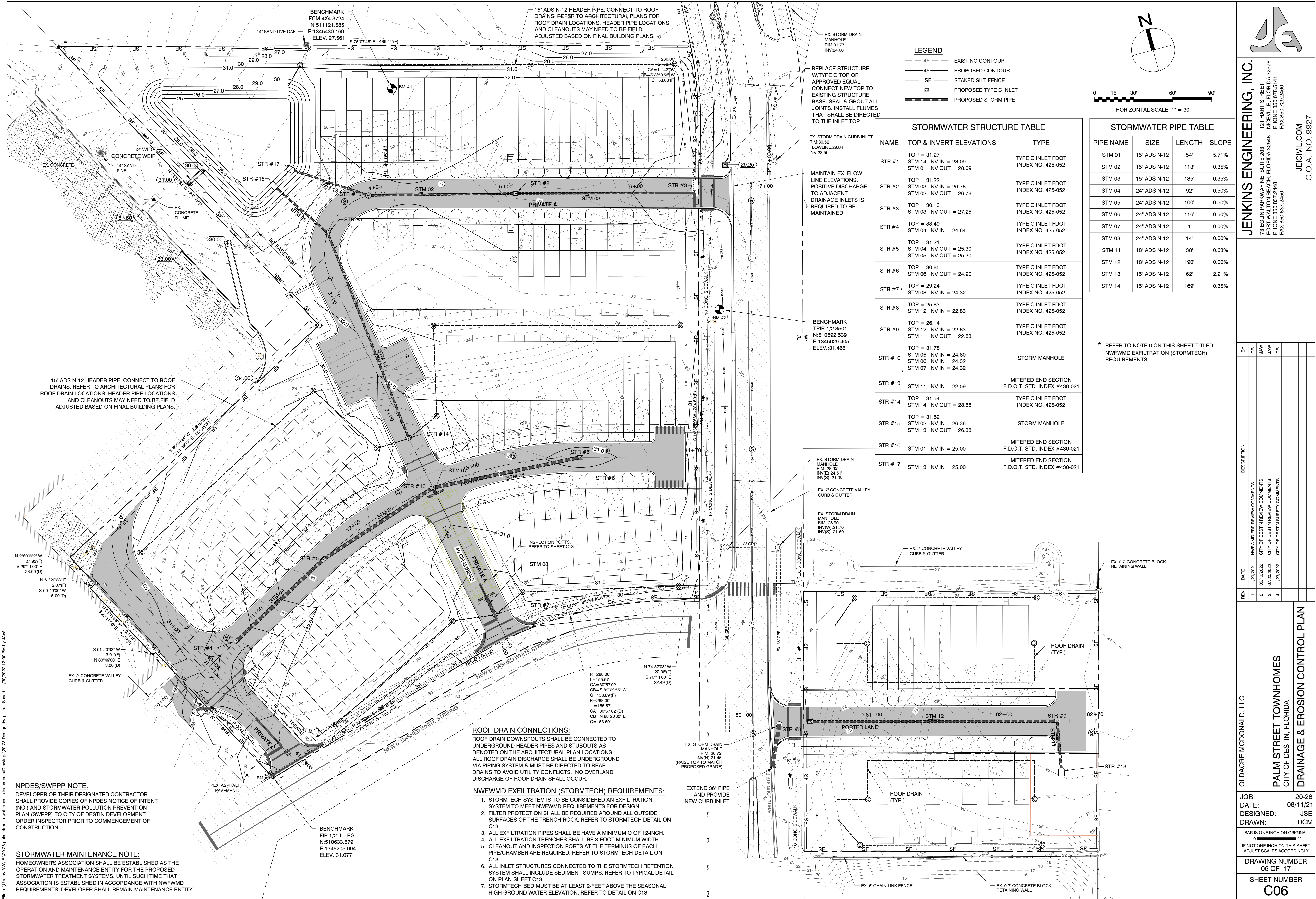
GRADING PLAN

JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
05 OF 17

SHEET NUMBER
C05



JENKINS ENGINEERING, INC.

73 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2460

JENKINS ENGINEERING, INC.

121 HART STREET
NICEVILLE, FLORIDA 32578
PHONE 850.878.5141
FAX 850.729.2460

JENKINS ENGINEERING, INC.

C.O.A. NO. 9927

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

DRAINAGE & EROSION CONTROL PLAN

JOB: 20-28

DATE: 08/11/21

DESIGNED: JSE

DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL

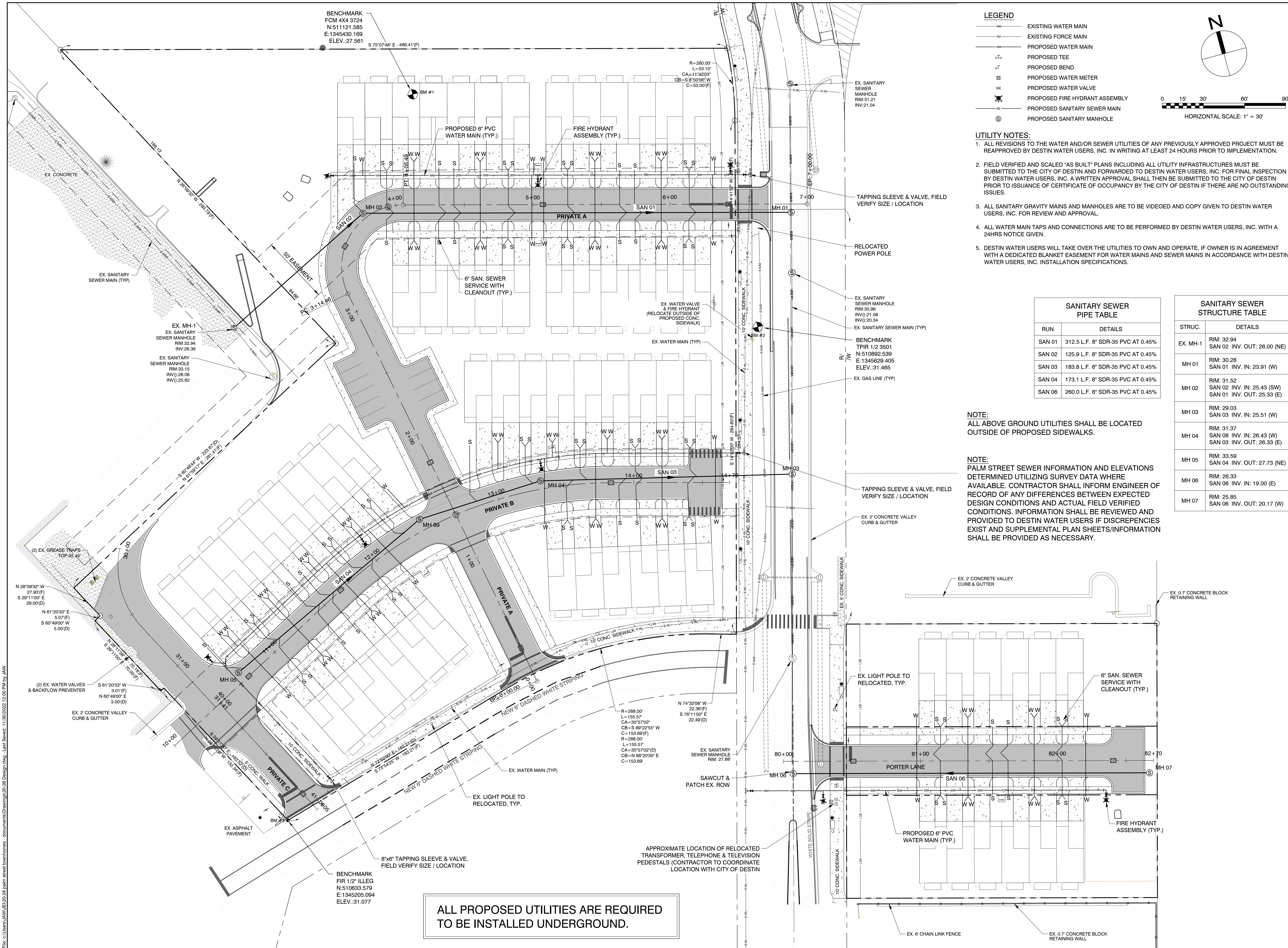
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
06 OF 17

SHEET NUMBER
C06

File: c:\Users\JAW\11202021\palm street townhomes - documents\Drawings\20-28 Drainage.dwg - Last Saved: 11/20/2021 12:00 PM by JAW

File: c:\Users\JAW\OneDrive\Documents\Drawings\20-28 Design.dwg - Last Saved: 11/20/2023 12:00 PM by JAW



SANITARY SEWER PIPE TABLE	
RUN	DETAILS
SAN 01	312.5 L.F. 8" SDR-35 PVC AT 0.45%
SAN 02	125.9 L.F. 8" SDR-35 PVC AT 0.45%
SAN 03	183.8 L.F. 8" SDR-35 PVC AT 0.45%
SAN 04	173.1 L.F. 8" SDR-35 PVC AT 0.45%
SAN 06	260.0 L.F. 8" SDR-35 PVC AT 0.45%

SANITARY SEWER STRUCTURE TABLE	
STRUC.	DETAILS
EX. MH-1	RIM: 32.94 SAN 02 INV. OUT: 26.00 (NE)
MH 01	RIM: 30.28 SAN 01 INV. IN: 23.91 (W)
MH 02	RIM: 31.52 SAN 02 INV. IN: 25.43 (SW) SAN 01 INV. OUT: 25.33 (E)
MH 03	RIM: 29.03 SAN 03 INV. IN: 25.51 (W)
MH 04	RIM: 31.37 SAN 08 INV. IN: 26.43 (W) SAN 03 INV. OUT: 26.33 (E)
MH 05	RIM: 33.59 SAN 04 INV. OUT: 27.73 (NE)
MH 06	RIM: 26.33 SAN 06 INV. IN: 19.00 (E)
MH 07	RIM: 25.85 SAN 06 INV. OUT: 20.17 (W)

NOTE:
ALL ABOVE GROUND UTILITIES SHALL BE LOCATED OUTSIDE OF PROPOSED SIDEWALKS.

NOTE:
PALM STREET SEWER INFORMATION AND ELEVATIONS DETERMINED UTILIZING SURVEY DATA WHERE AVAILABLE. CONTRACTOR SHALL INFORM ENGINEER OF RECORD OF ANY DIFFERENCES BETWEEN EXPECTED DESIGN CONDITIONS AND ACTUAL FIELD VERIFIED CONDITIONS. INFORMATION SHALL BE REVIEWED AND PROVIDED TO DESTIN WATER USERS IF DISCREPANCIES EXIST AND SUPPLEMENTAL PLAN SHEETS/INFORMATION SHALL BE PROVIDED AS NECESSARY.

LEGEND

EXISTING WATER MAIN

EXISTING FORCE MAIN

PROPOSED WATER MAIN

PROPOSED TEE

PROPOSED BEND

PROPOSED WATER METER

PROPOSED WATER VALVE

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SANITARY SEWER MAIN

PROPOSED SANITARY MANHOLE

015'30'60'90'

HORIZONTAL SCALE: 1" = 30'

ALL PROPOSED UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND.

JENKINS ENGINEERING, INC.

101 HART STREET
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JECIVIL.COM

C.O.A. NO. 9927

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

UTILITY PLAN

JOB: 20-28

DATE: 08/11/21

DESIGNED: JSE

DRAWN: DCM

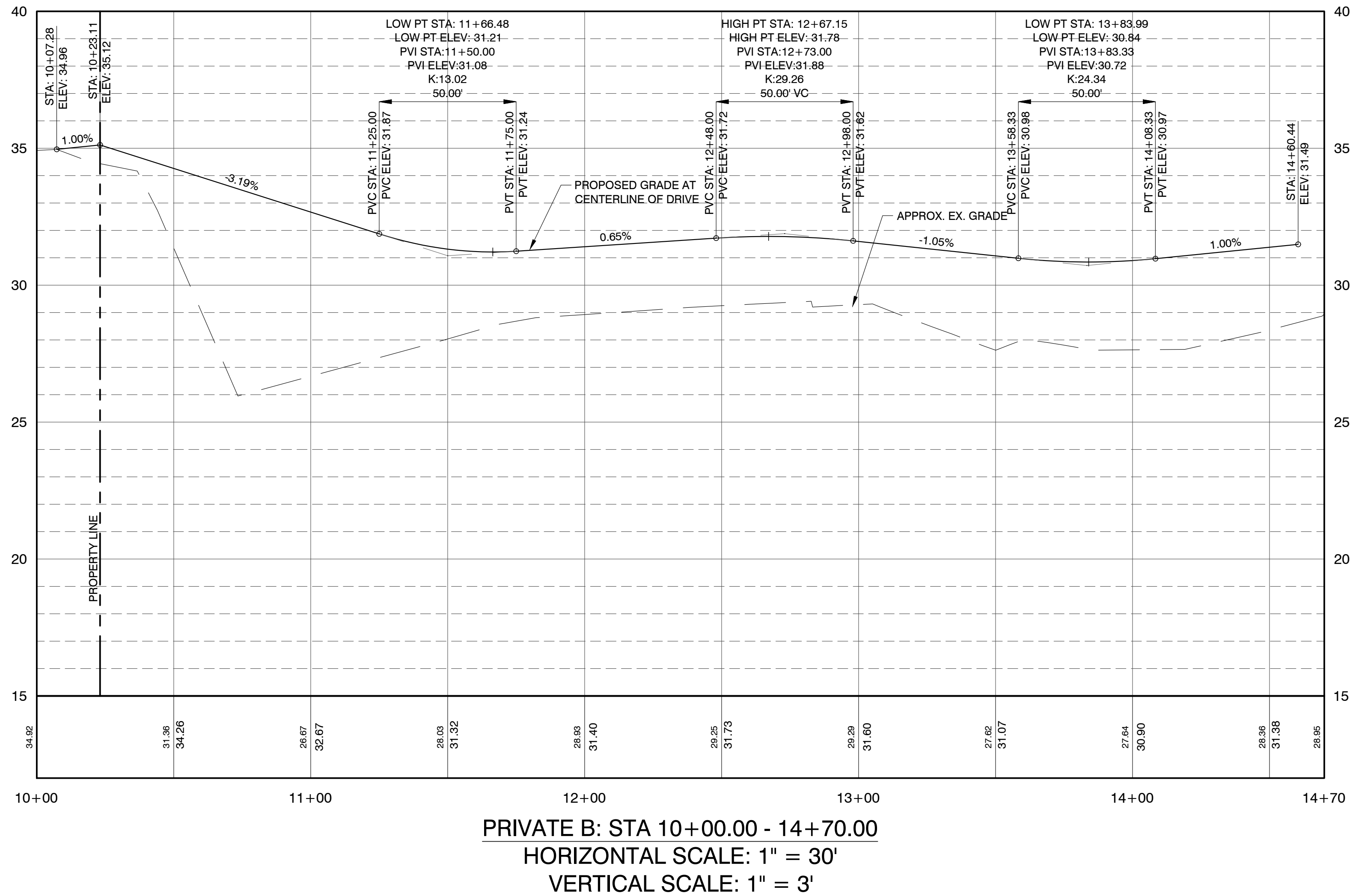
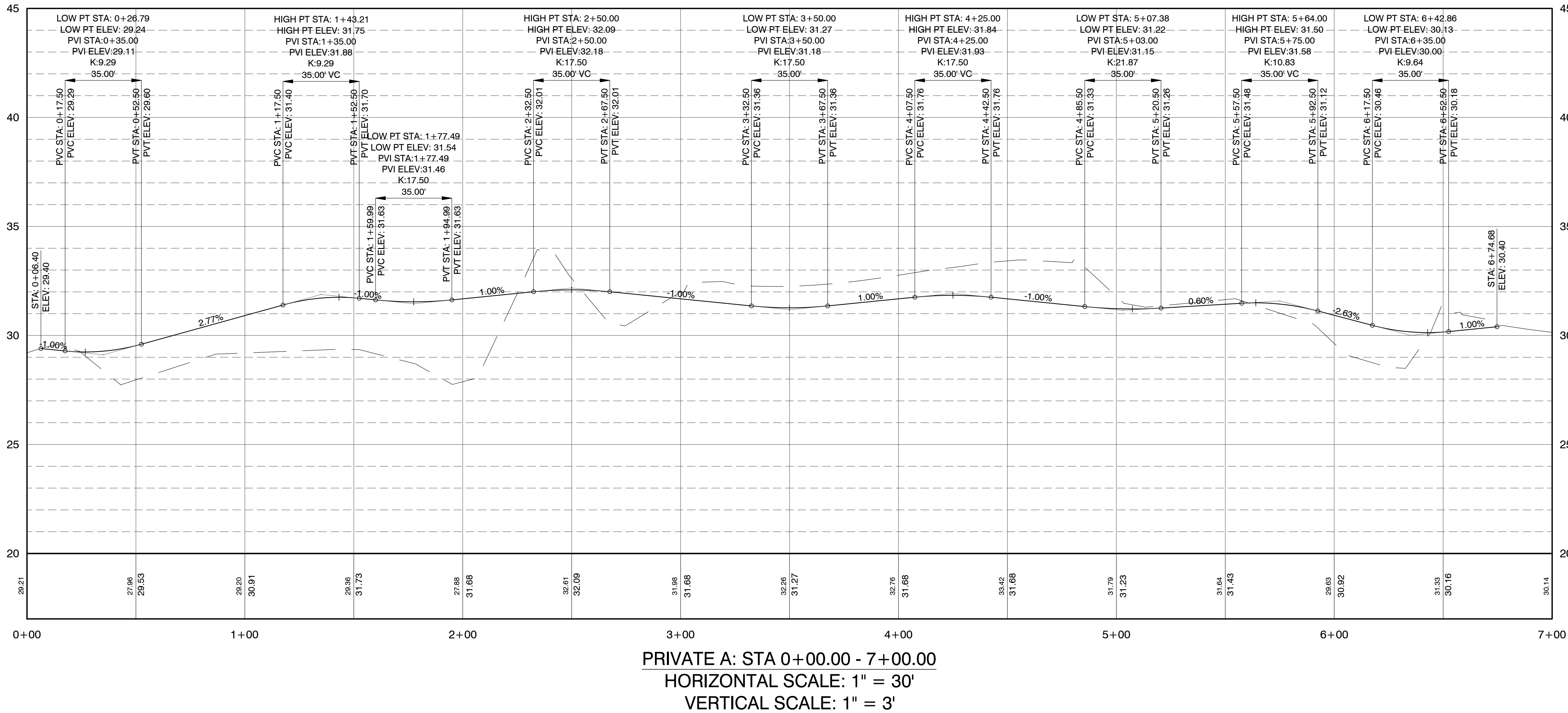
BAR IS ONE INCH ON ORIGINAL

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

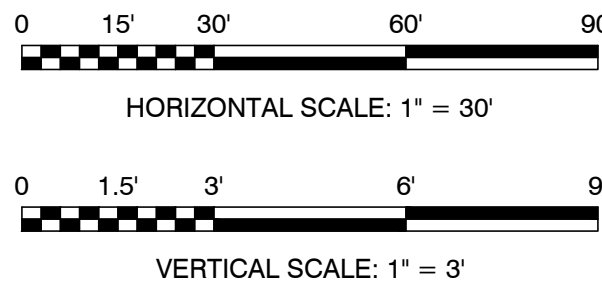
DRAWING NUMBER
07 OF 17

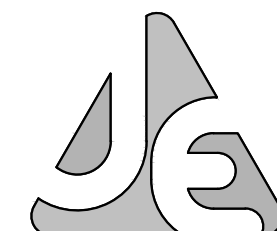
SHEET NUMBER
C07

File: c:\Users\JAW\B\20-28 palm street townhomes - documents\Drawings\20-28 Design.dwg - Last Saved: 11/20/2022 12:00 PM by JAW



NOTE:
NO CONFLICT WITH STORMTECH
CHAMBERS AND SANITARY SEWER.





JENKINS ENGINEERING, INC.
79 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JECIVIL.COM
C.O.A. NO. 9927

REV	DATE	DESCRIPTION	BY
1	11/29/2021	NWPMO ERP REVIEW COMMENTS	CEJ
2	05/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN SURETY COMMENTS	CEJ

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

ROAD & UTILITY PROFILES I

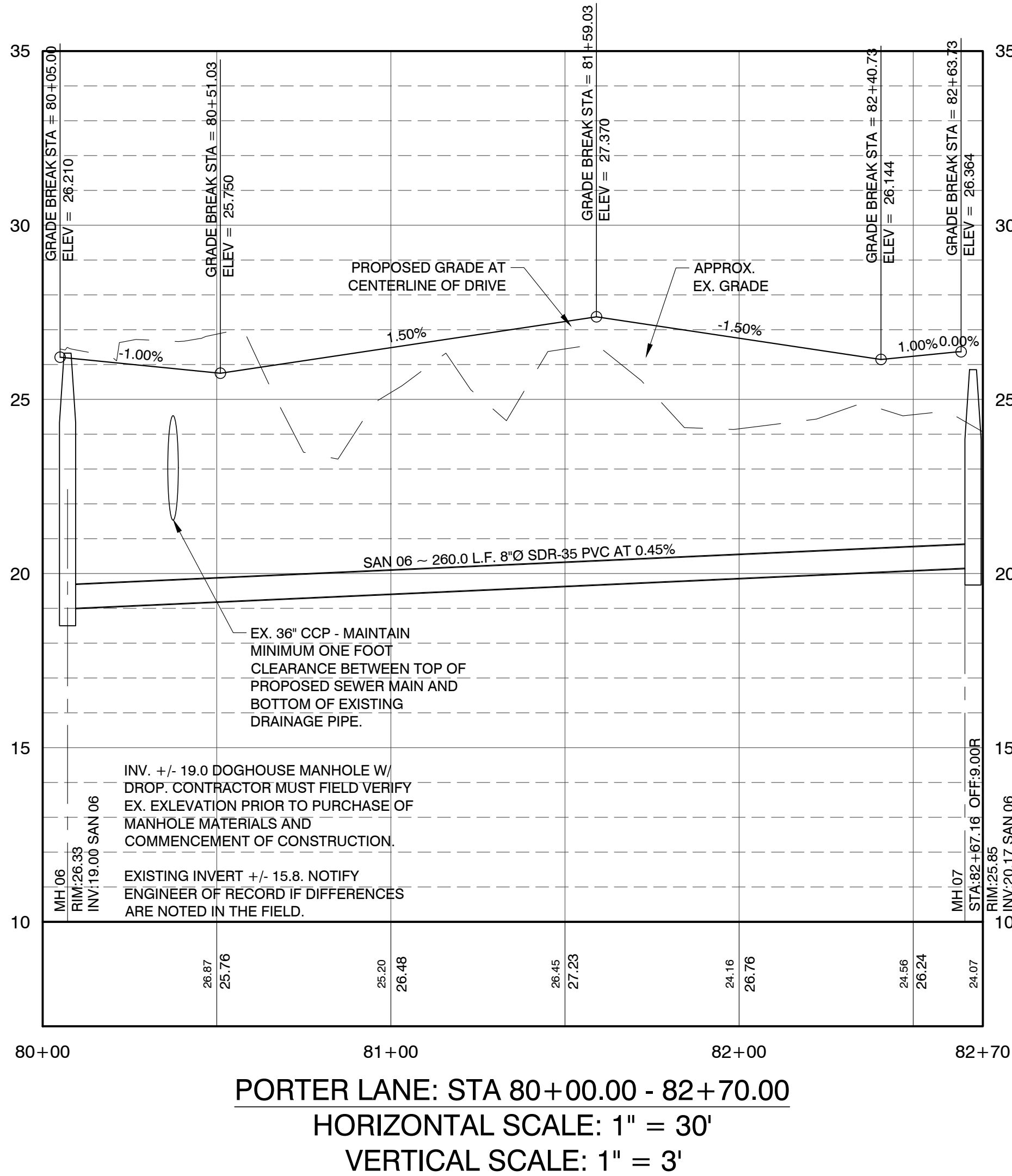
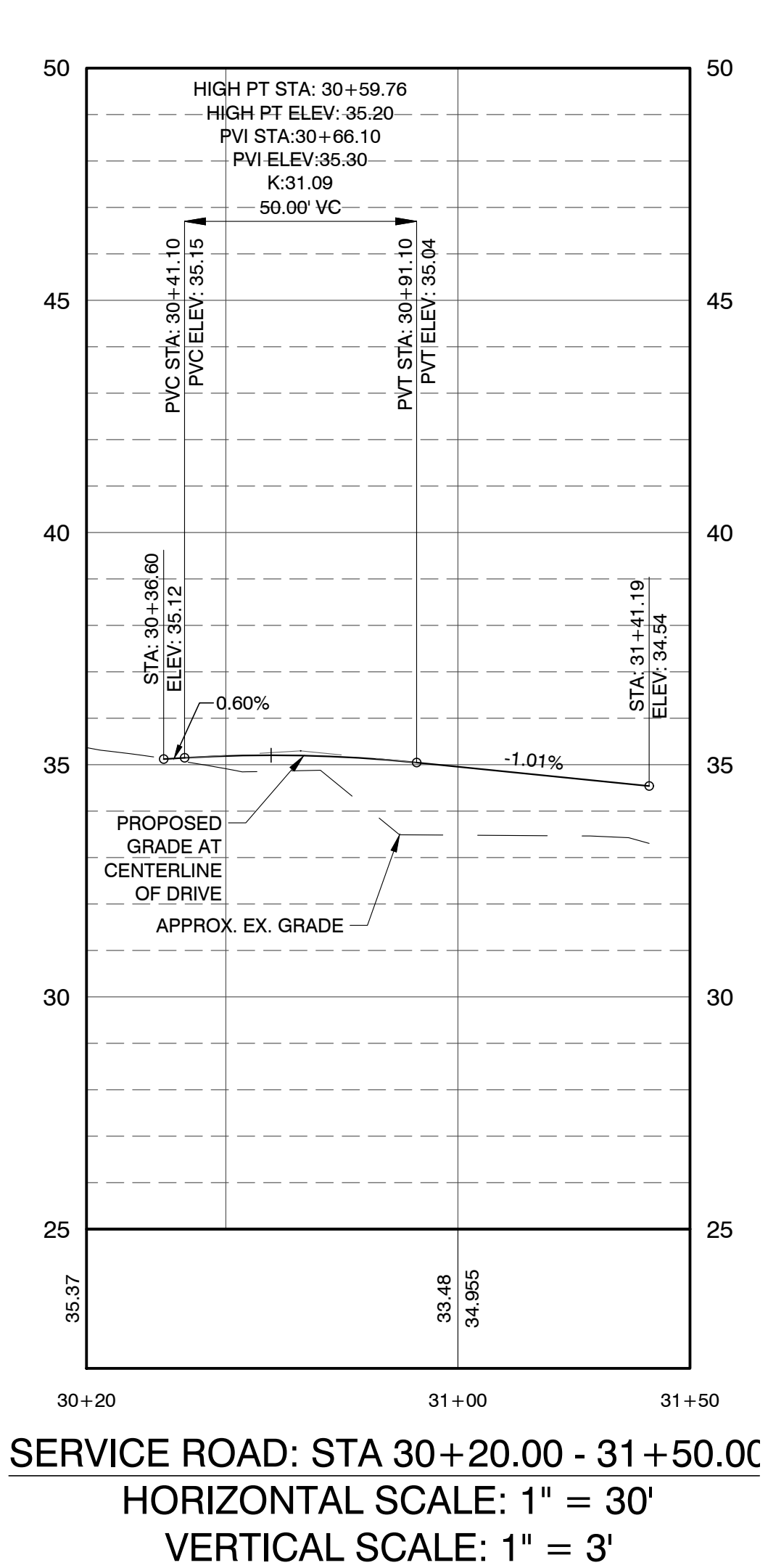
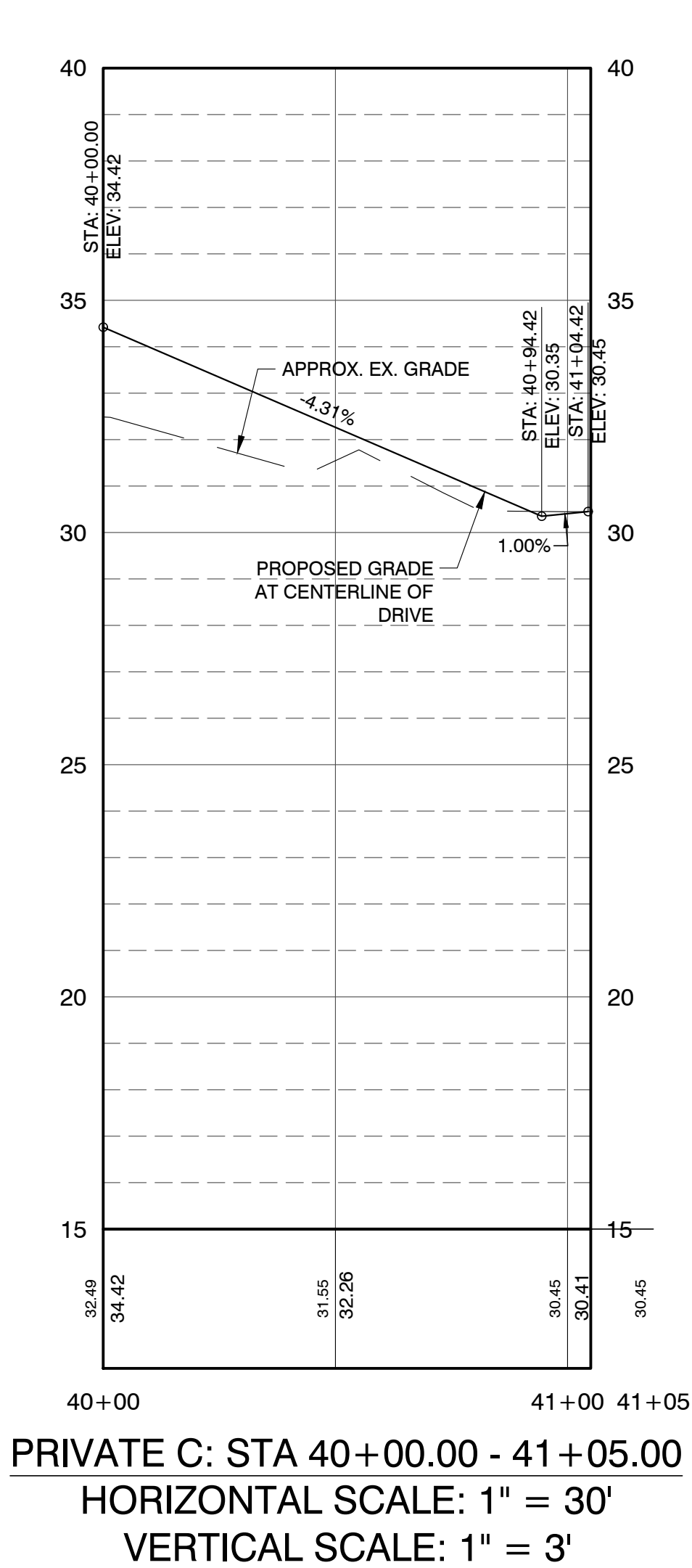
JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

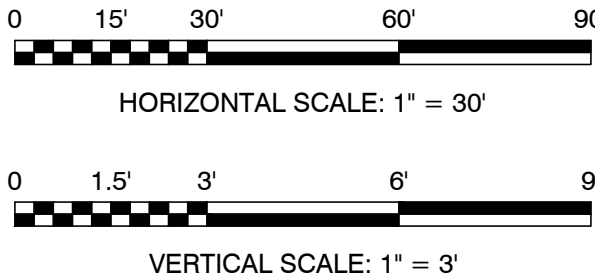
DRAWING NUMBER
09 OF 17

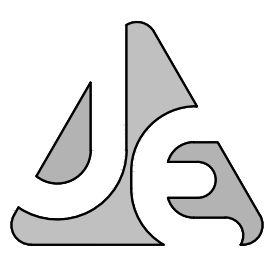
SHEET NUMBER
C09

File: c:\Users\JAW\B120-26\palm street townhomes - documents\Drawings\20-28 Design.dwg - Last Saved: 11/20/2022, 12:00 PM by JAW



NOTE:
NO CONFLICT WITH STORMTECH
CHAMBERS AND SANITARY SEWER.





JENKINS ENGINEERING, INC.
79 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JENKINS ENGINEERING, INC.
79 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JENKINS ENGINEERING, INC.
79 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

ROAD & UTILITY PROFILES II

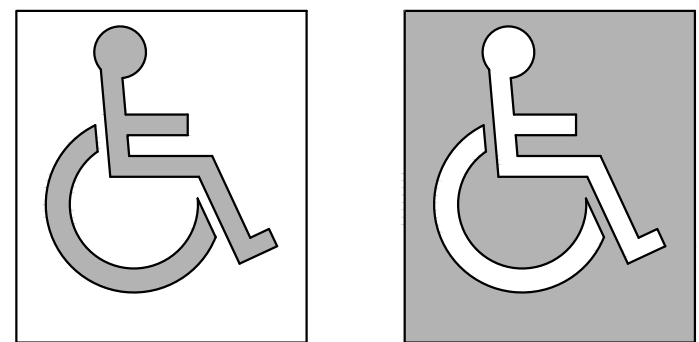
JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
10 OF 17

SHEET NUMBER
C10

REV	DATE	DESCRIPTION	BY
1	11/20/2021	NWFMID ERP REVIEW COMMENTS	CEJ
2	05/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN SURETY COMMENTS	CEJ



NOTE:
SYMBOL SHALL BE PAINTED BLUE
AND TO THE DIMENSIONS SHOWN

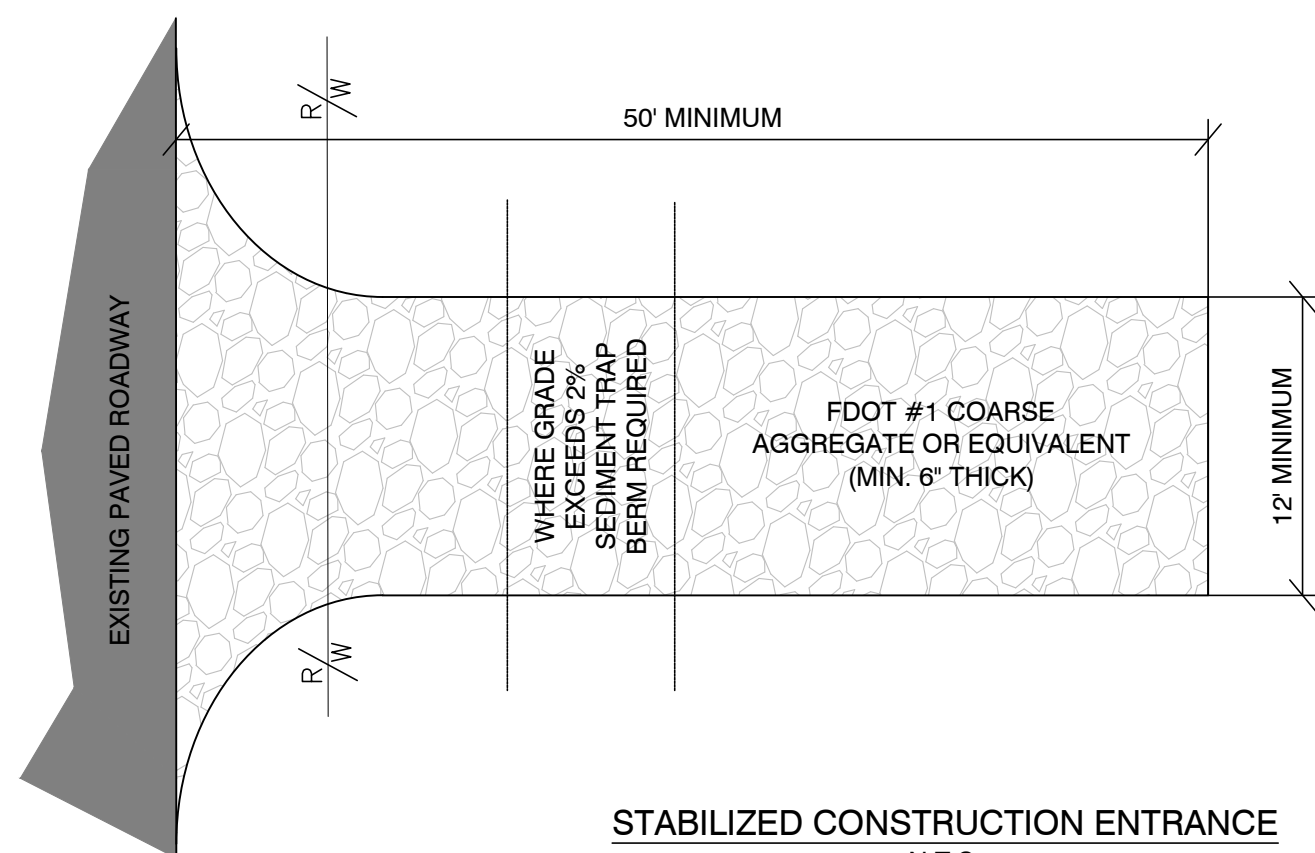
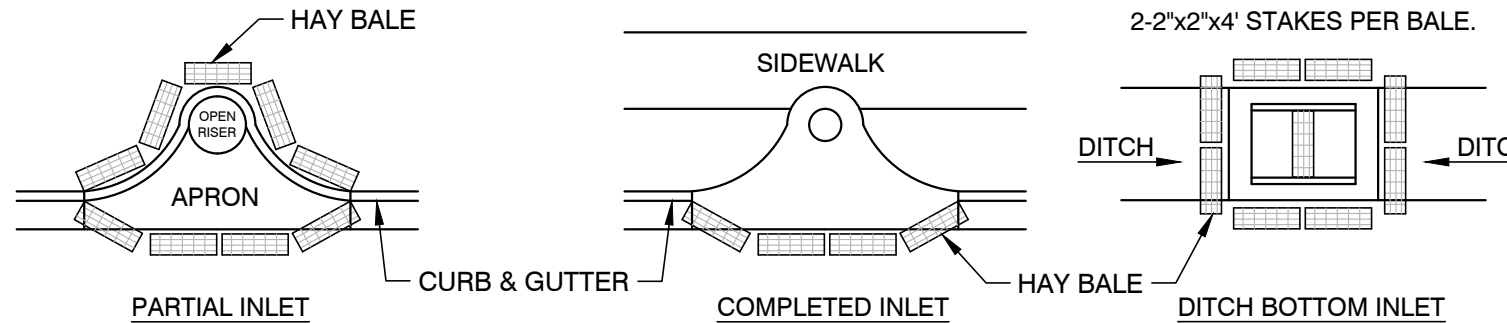
Parking by Disabled Permit Only

**\$250 FINE
F.S. 316.1955**

(FTP - 55)
BACKGROUND
LEGEND & BORDER

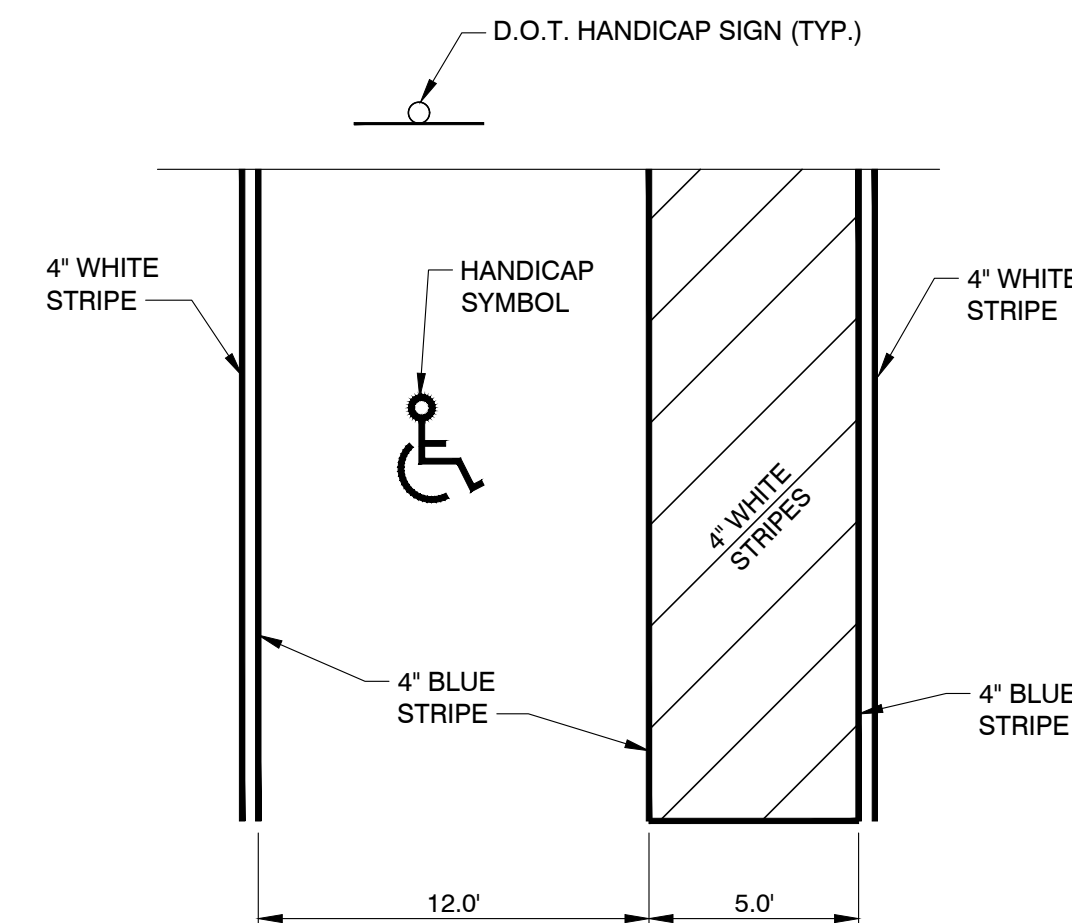
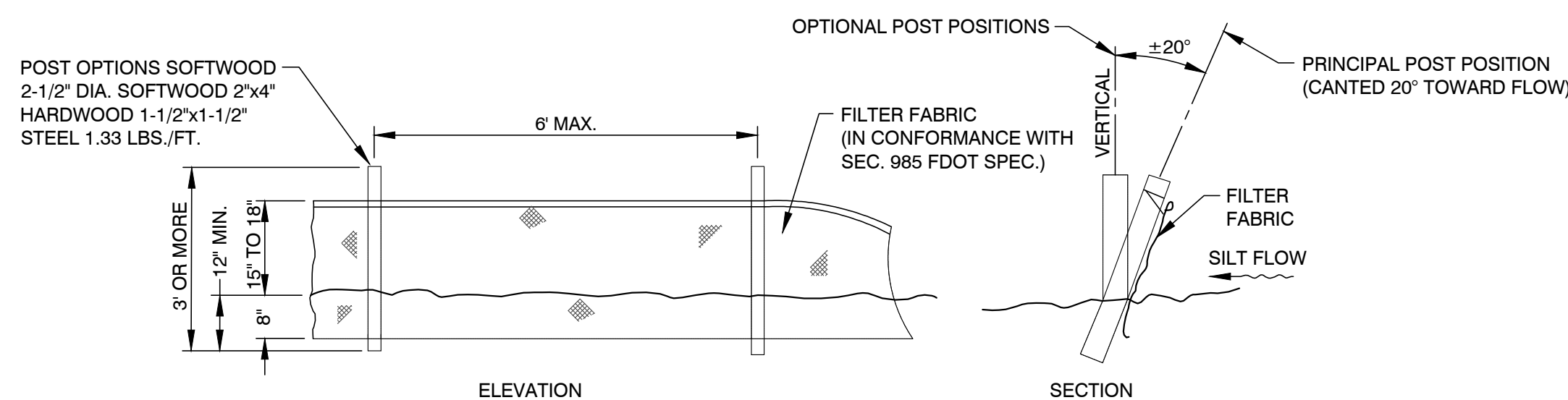
COLOR
WHITE
BLACK

THIS PANEL SHALL BE INSTALLED UNDER THE
FTP-25 OR FTP-26 HANDICAP PARKING SIGN.

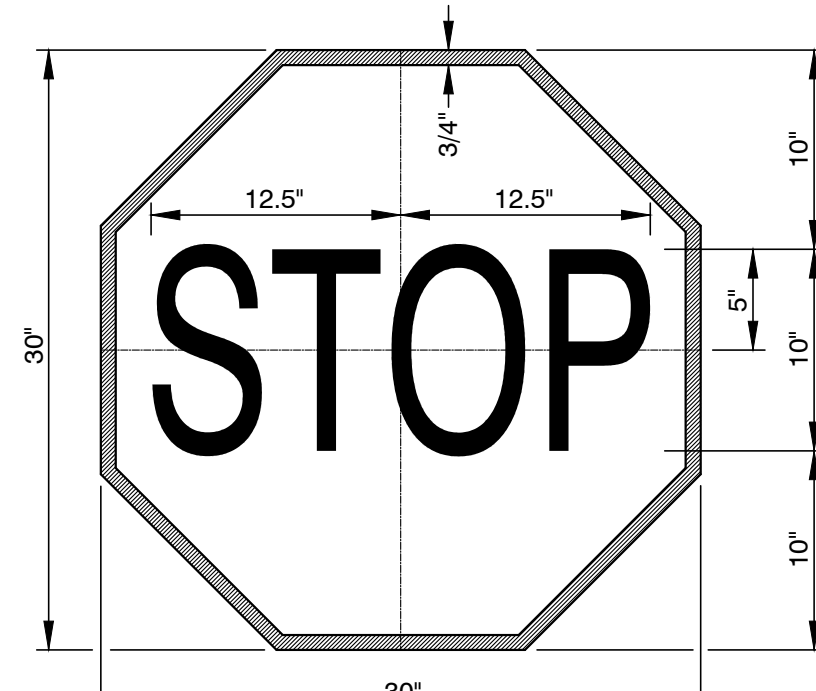
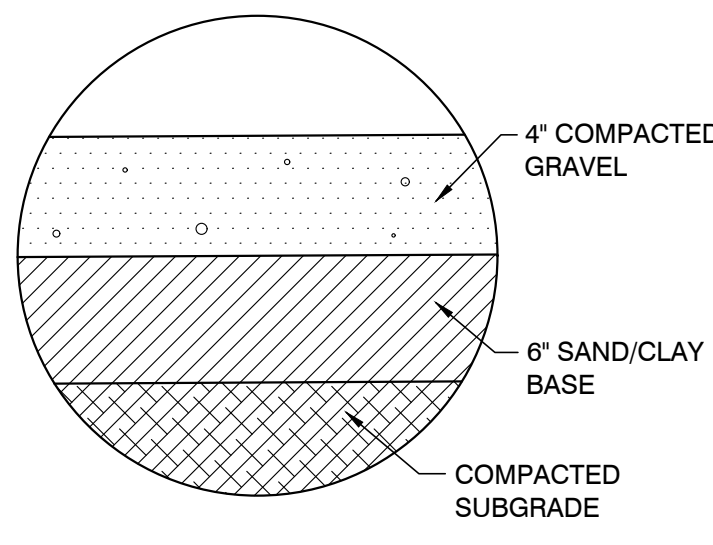


NOTE:

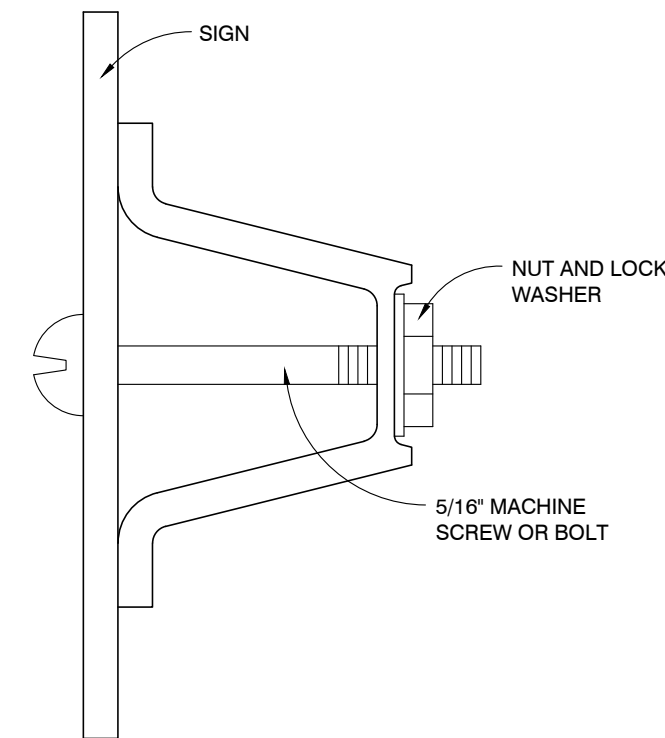
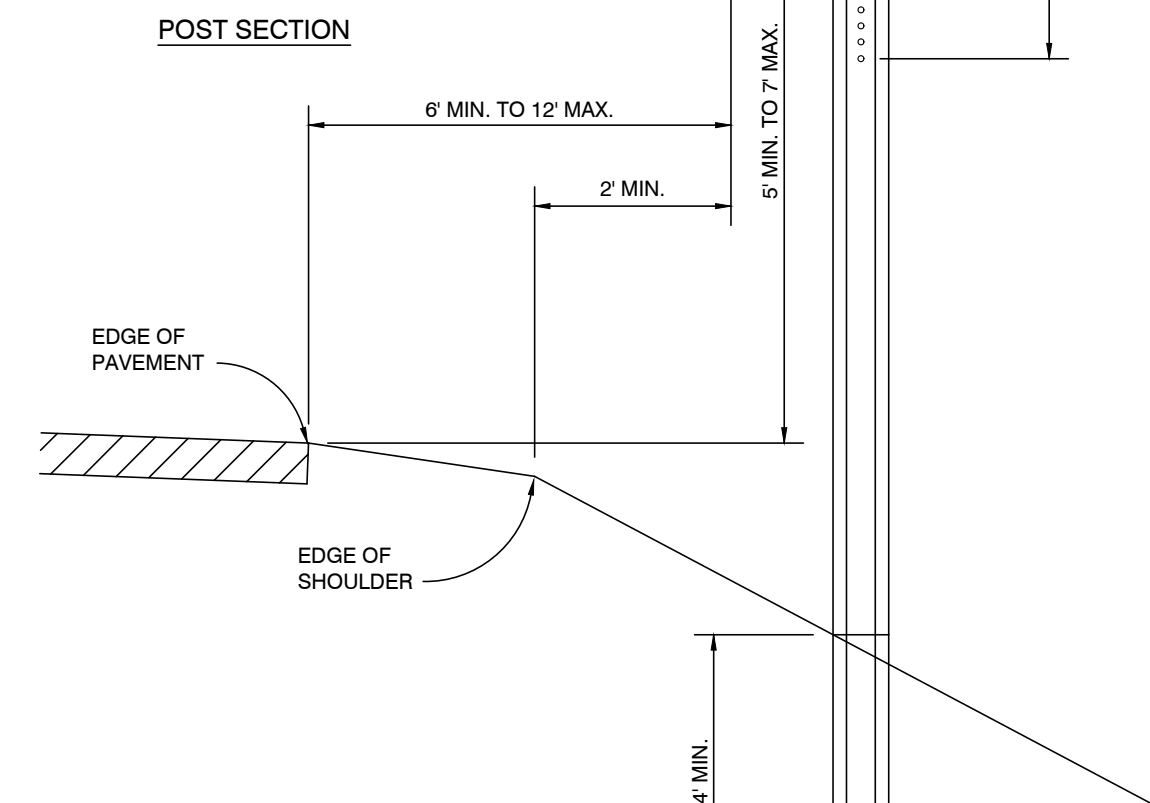
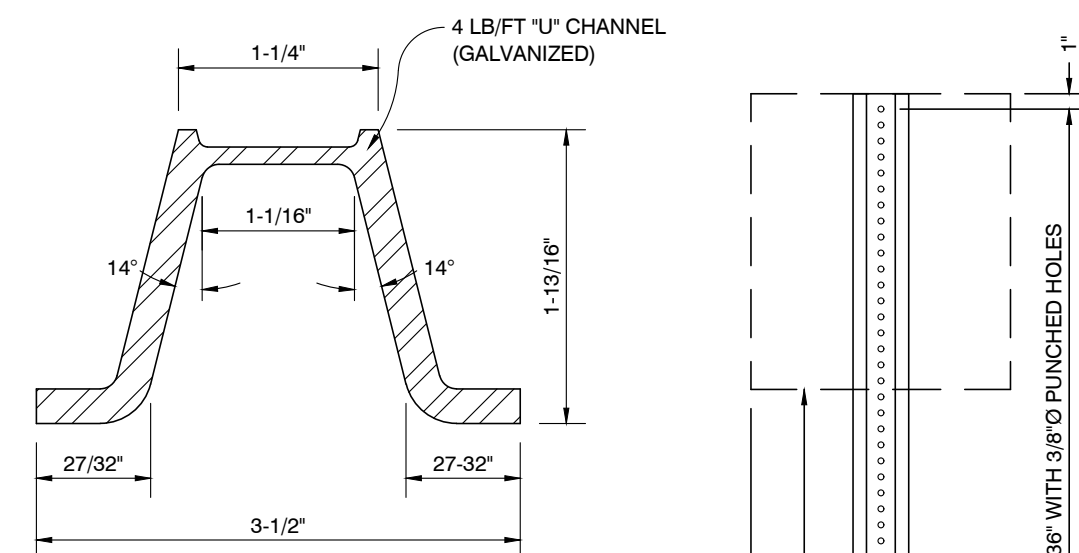
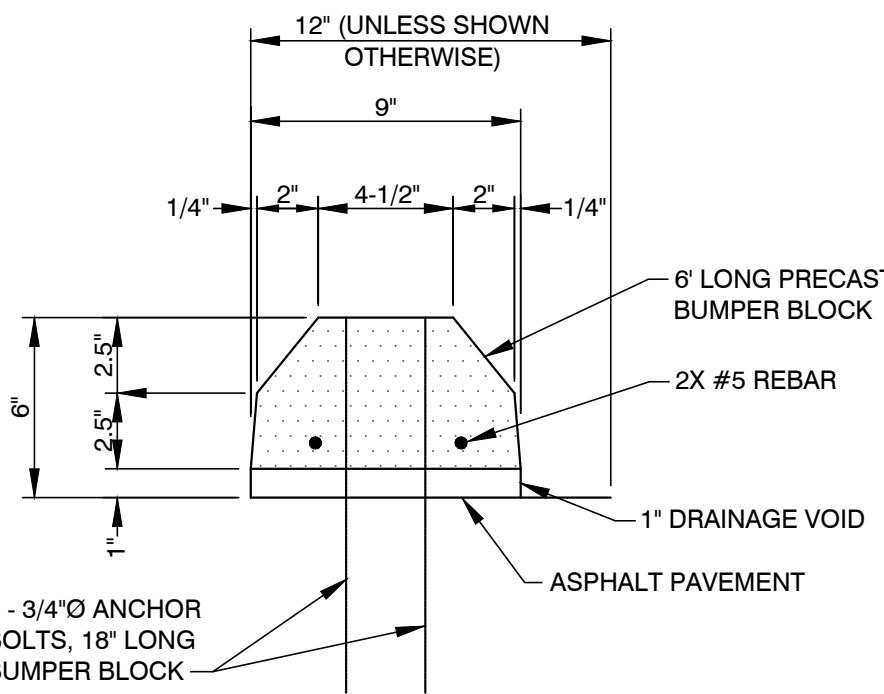
1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACKING SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS.
2. THE ENTRANCE SHALL BE MAINTAINED IN CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH FOOT #1 COARSE AGGREGATE OR EQUIVALENT THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



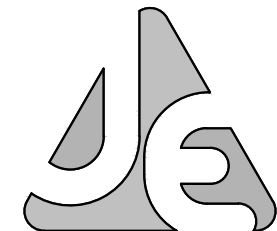
NOTE:
HANDICAP PARKING SPACES SHALL BE A MINIMUM OF TWELVE (12) FEET WIDE, MEASURED FROM CENTER TO CENTER OF THE BLUE DEMARCATION LINES AS PER CHAPTER 6, SECTION 6.04.061 OF THE OKALOOSA COUNTY LDC.



SIGN COLORS: LEGEND, BORDER (WHITE
BACKGROUND (RED)



MOUNTING DETAIL



JENKINS ENGINEERING, INC.

773 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JEICIVIL.COM
C.O.A. NO. 9927

REV	DATE	DESCRIPTION	BY
1	11/29/2021	NFMID ERP REVIEW COMMENTS	CEJ
2	06/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN SURETY COMMENTS	CEJ

OLDACRE MCDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

MISCELLANEOUS DETAILS I

JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

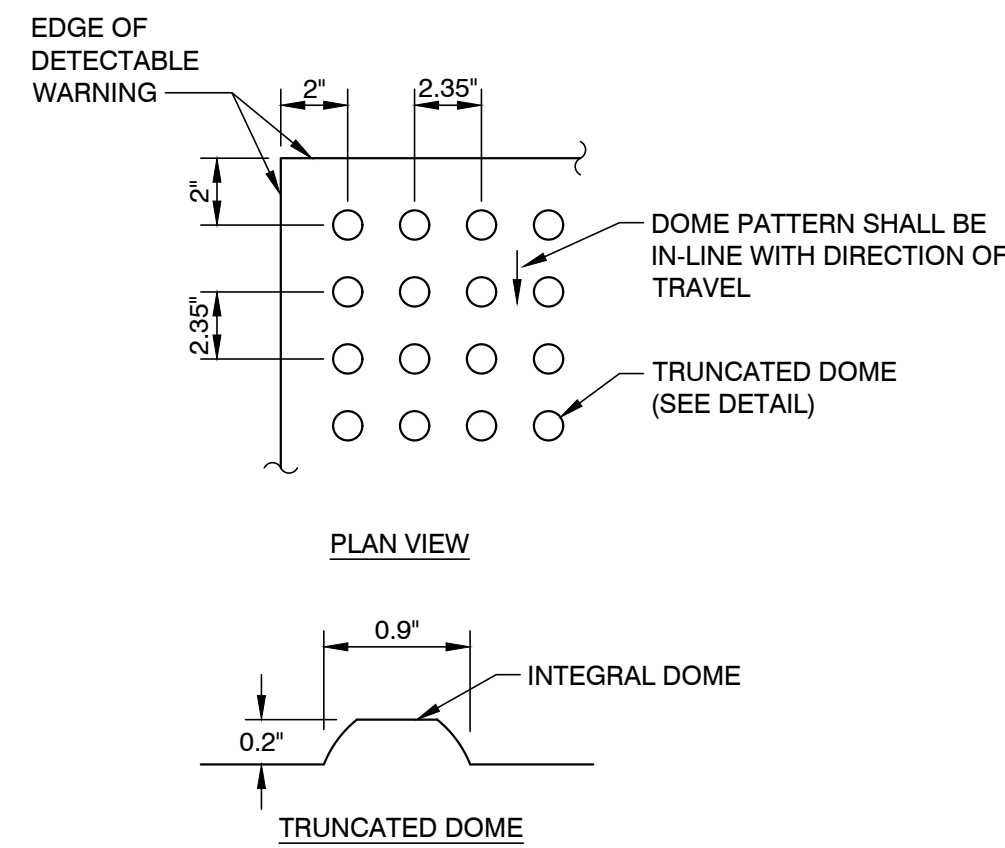
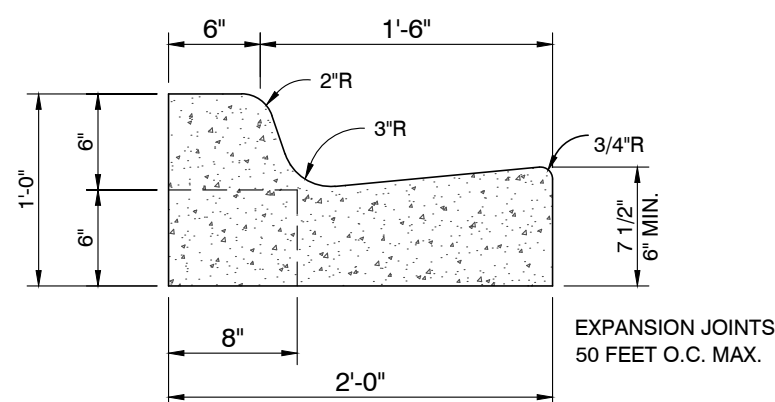
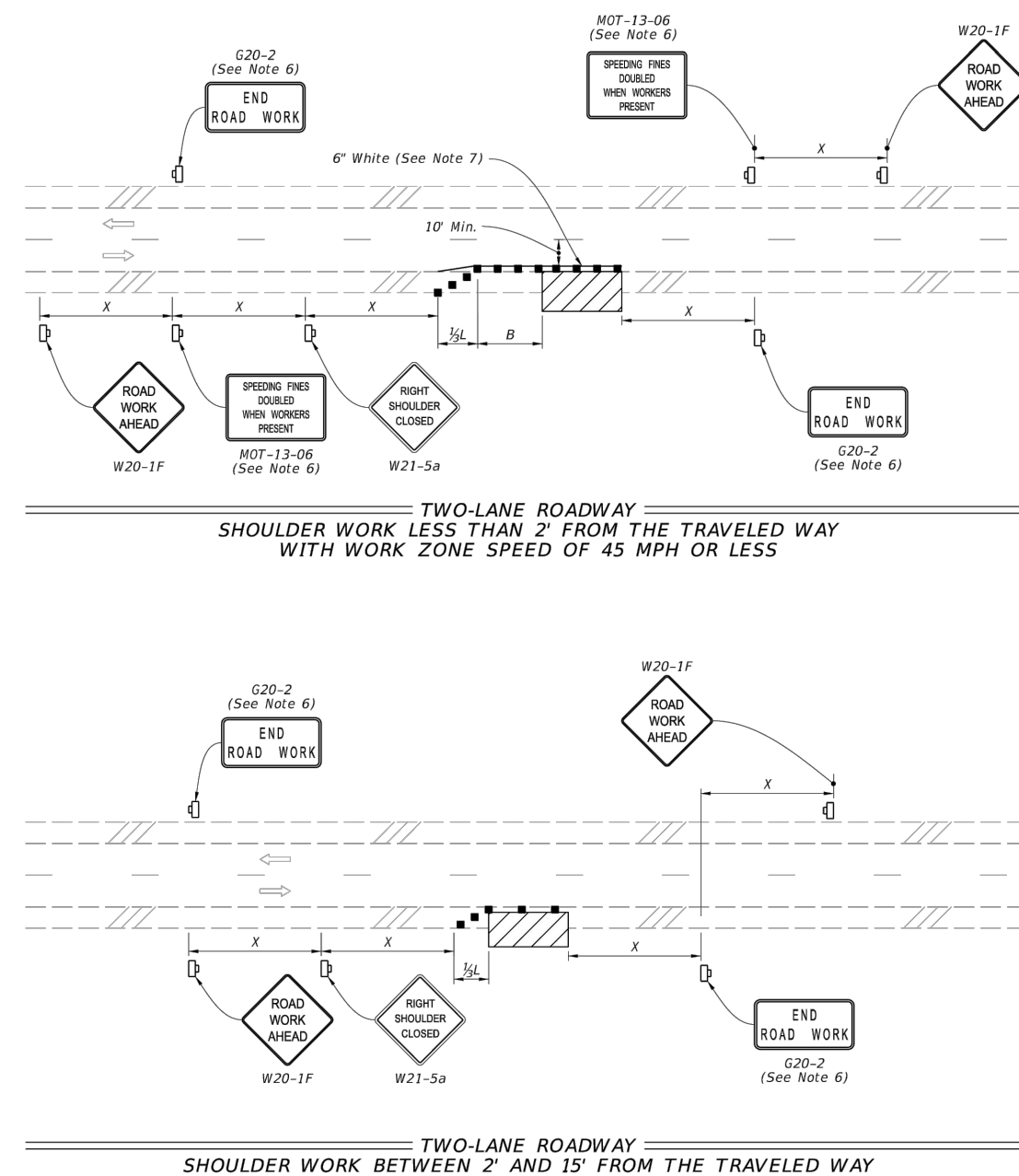
BAR IS ONE INCH ON ORIGINAL
0  1"
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
11 OF 17

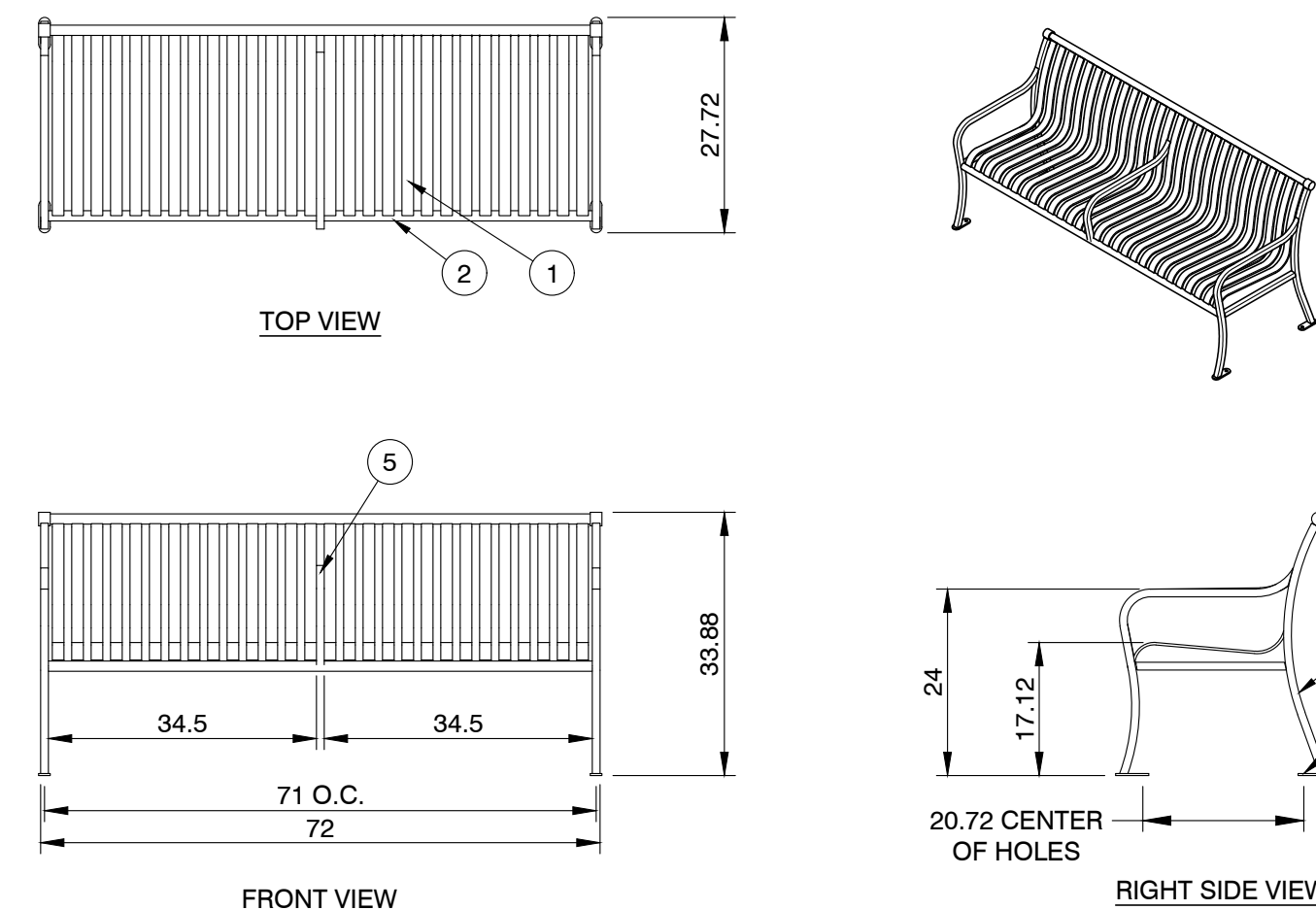
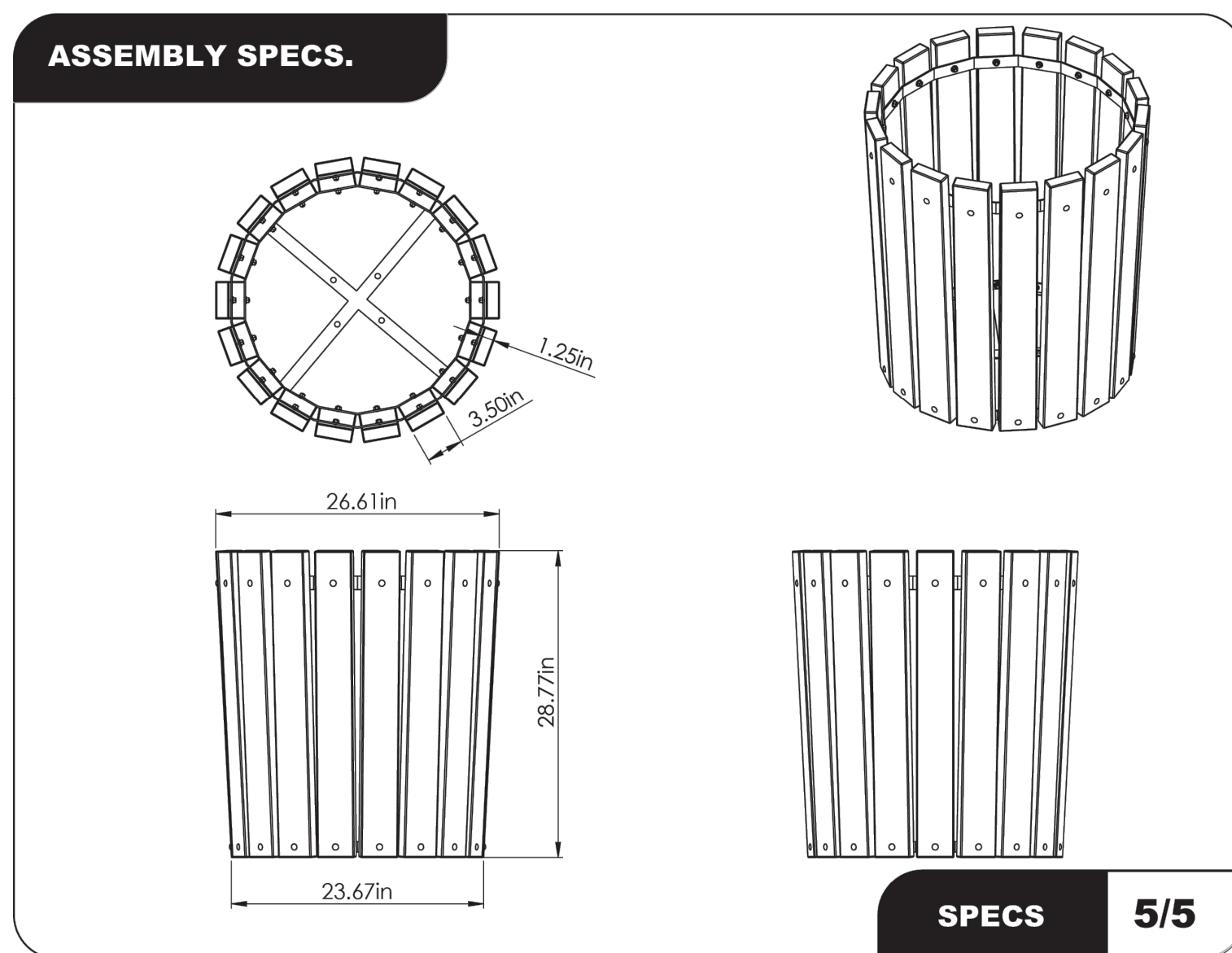
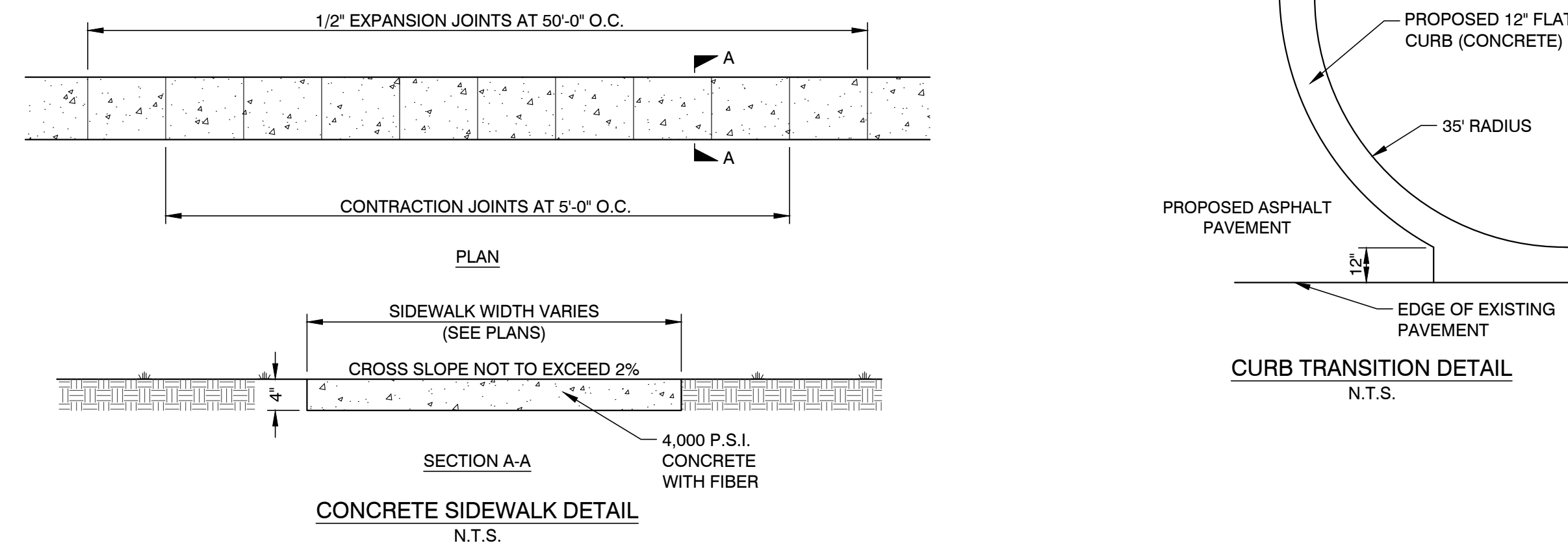
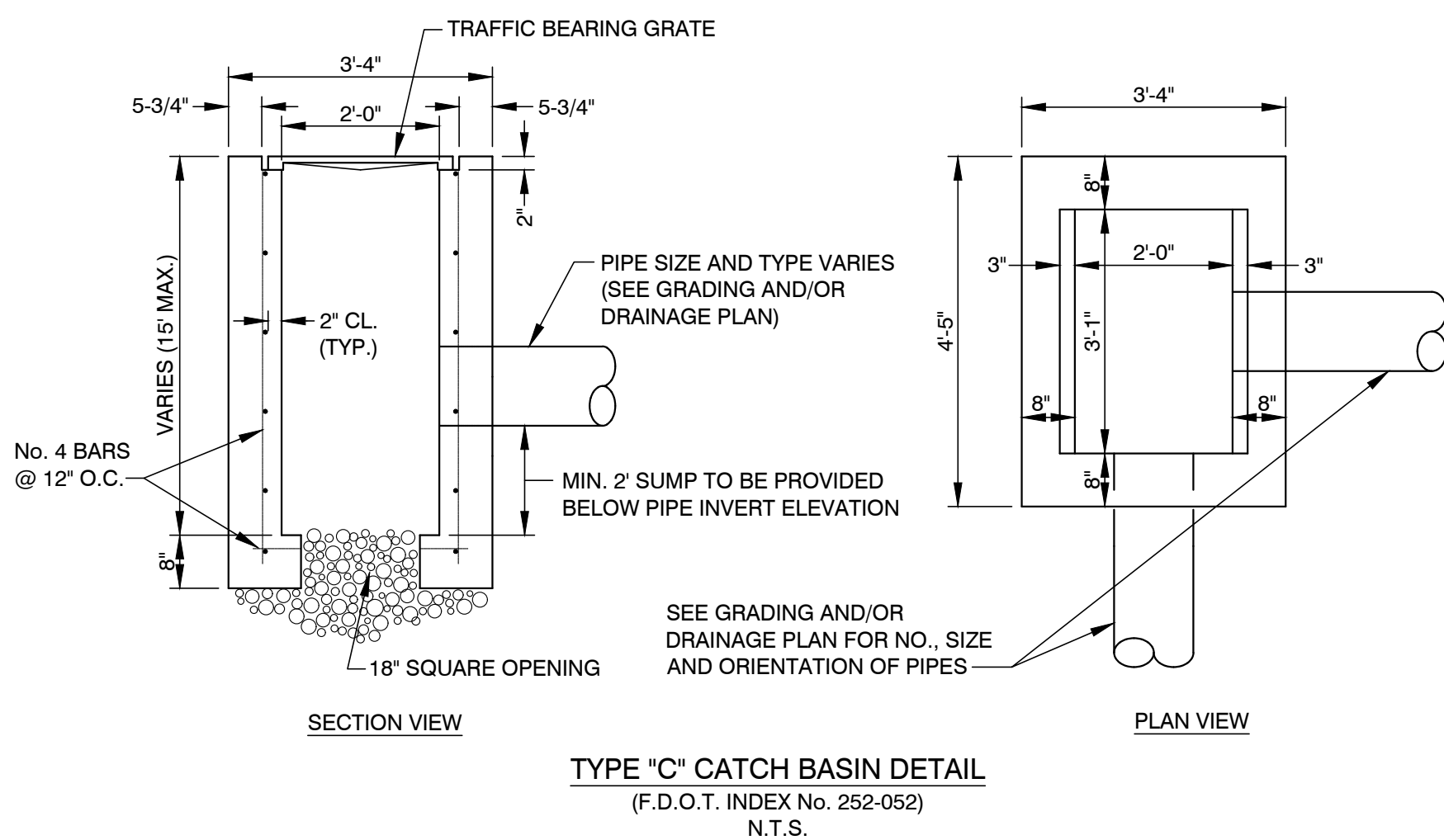
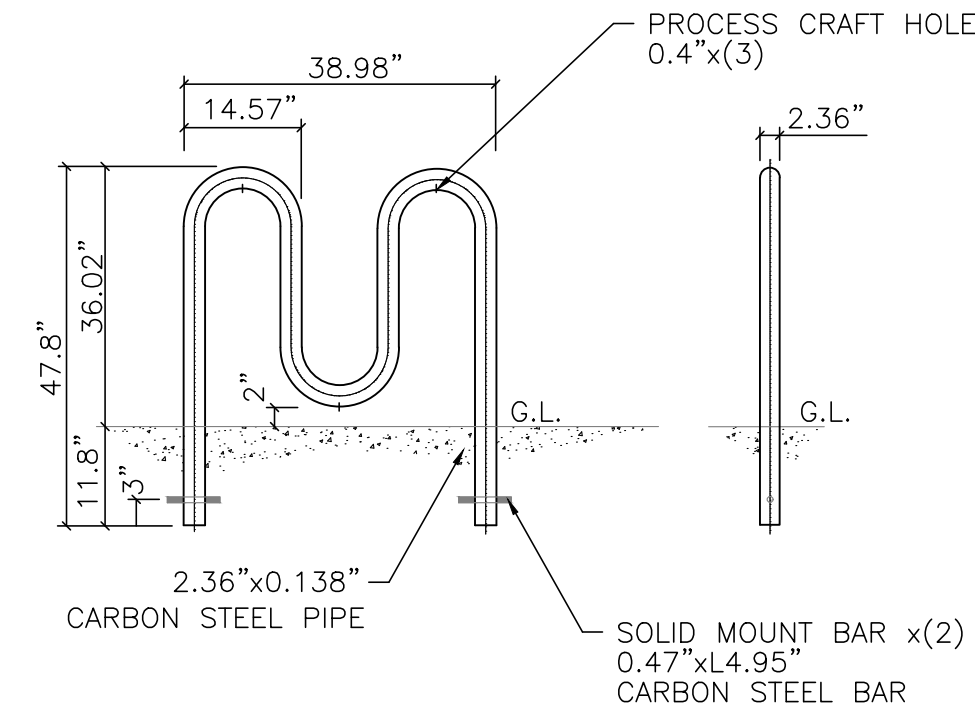
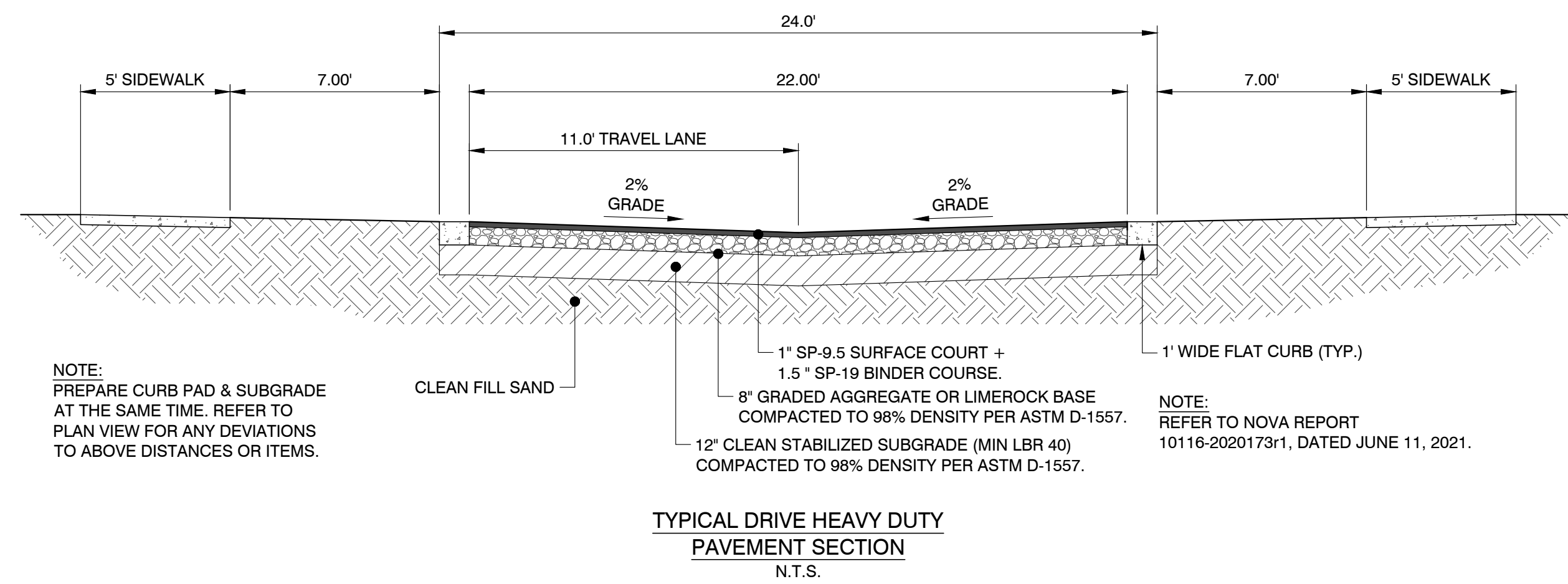
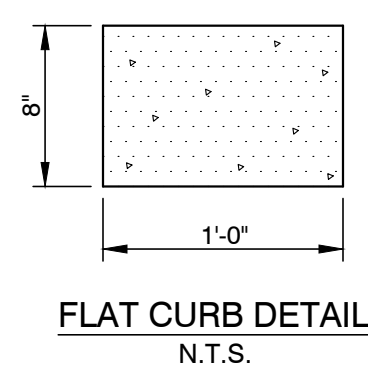
SHEET NUMBER
C11



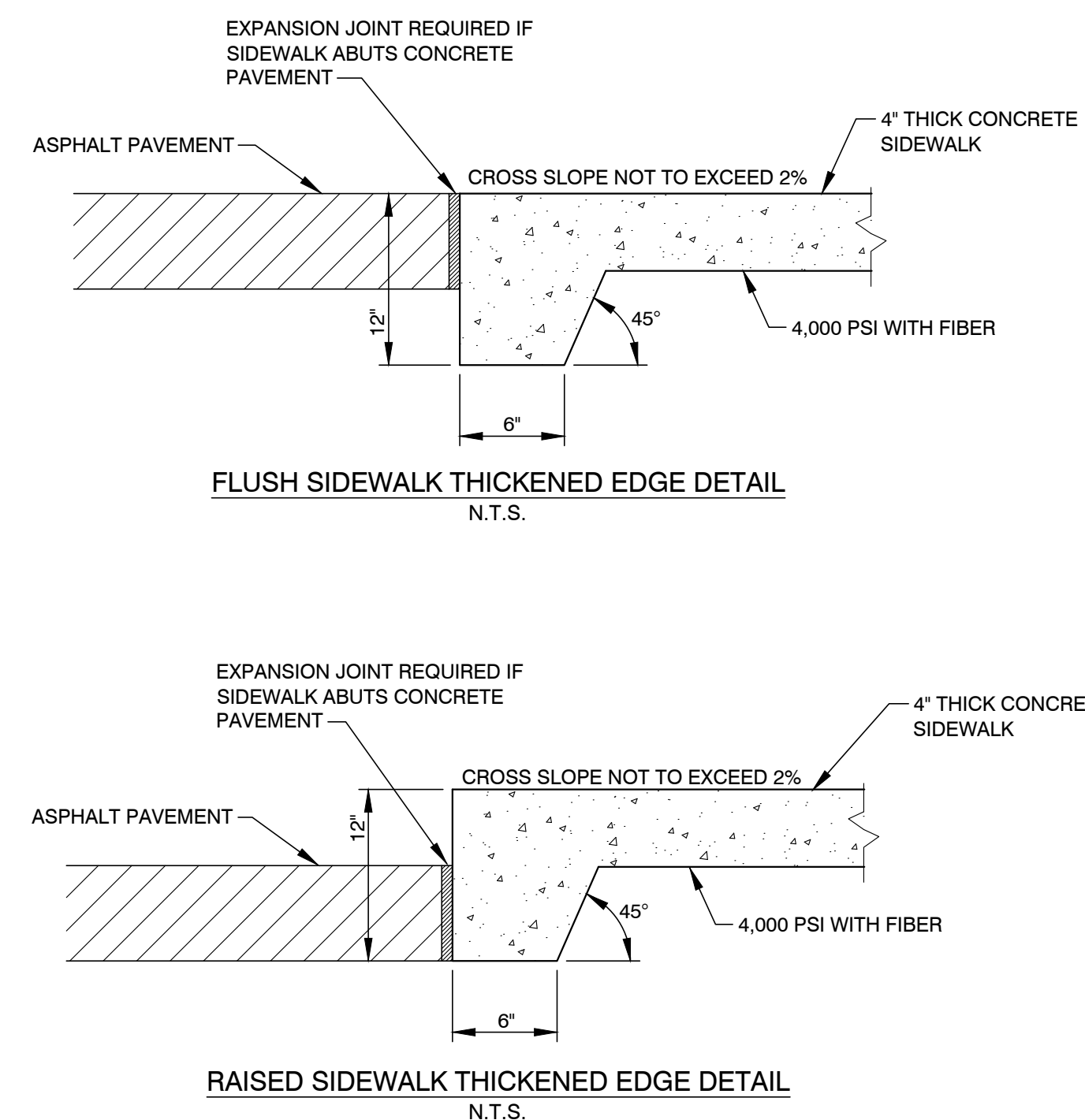
2. This Inflix applies to Two-Lane, Two-Way and Multiple Roadways, including Right-of-Way Encroachments, with work on the shoulder.
3. 2 L x 2 T Taper
4. 2 L x 2 T Taper
5. 2 L x 2 T Taper
6. 2 L x 2 T Taper
7. For incidental work (e.g. mowing or litter removal) only the Road Work Area Sign is required.
8. For work less than two feet from the travel lane and work zone speed is greater than 45 MPH, use a lane closure.
9. The "Speeding Fine Notice When Workers in Lane" sign and work zone speed limit sign (W2-5) are required for all "Road Work" Signs (W2-1) along with the associated work zone speed limiting sign (W2-6) and the "No Passing" sign (W2-7). The work zone speed limit temporary condition is in place for 24 hours.
10. Temporary placement markings may be omitted when the work zone is in place for 3 days or less.
11. If the work encroaches on a marked bicycle lane, the sign (W2-1) must be placed on the shoulder in accordance with the Plans.
12. 0mi: "Speedy Closure" Signs (W2-5) along with associated work zone speed limiting sign (W2-6) are required.



NOTE:
CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2, (DETAIL SHOWN ABOVE). TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.



- MATERIALS LIST:**
- (1) SEAT STRAPS - 5/16" x 1 1/2" STEEL FLAT BAR
 - (2) SUPPORT PIPES - Ø 1.315" x .133" STEEL PIPE
 - (3) END UNITS - 1" SQUARE SOLID STEEL BAR
 - (4) SURFACE MOUNT PLATES - 1/4" x 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE
 - (5) CENTER ARMREST - 1" SQUARE SOLID STEEL BAR
 - (6) MOUNTED WITH FOUR Ø 1/2" x 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)



JENKINS ENGINEERING, INC.

121 HART STREET
NICEVILLE, FLORIDA 32578
PHONE 850.678.5141
FAX 850.729.2490

173 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

JEICIVIL.COM
C.O.A. NO. 9927

REV	DATE	DESCRIPTION	BV
1	11/29/2021	NWFWMD ERP REVIEW COMMENTS	CEL
2	06/10/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
3	07/20/2022	CITY OF DESTIN REVIEW COMMENTS	JAW
4	11/23/2022	CITY OF DESTIN SURETY COMMENTS	CEL

OLDACRE MCDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

MISCELLANEOUS DETAILS II

JOB:	20-28
DATE:	08/11/21
DESIGNED:	JSE
DRAWN:	DCM

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
12 OF 17

SHEET NUMBER
C12

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS				
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹

PLEASE NOTE:

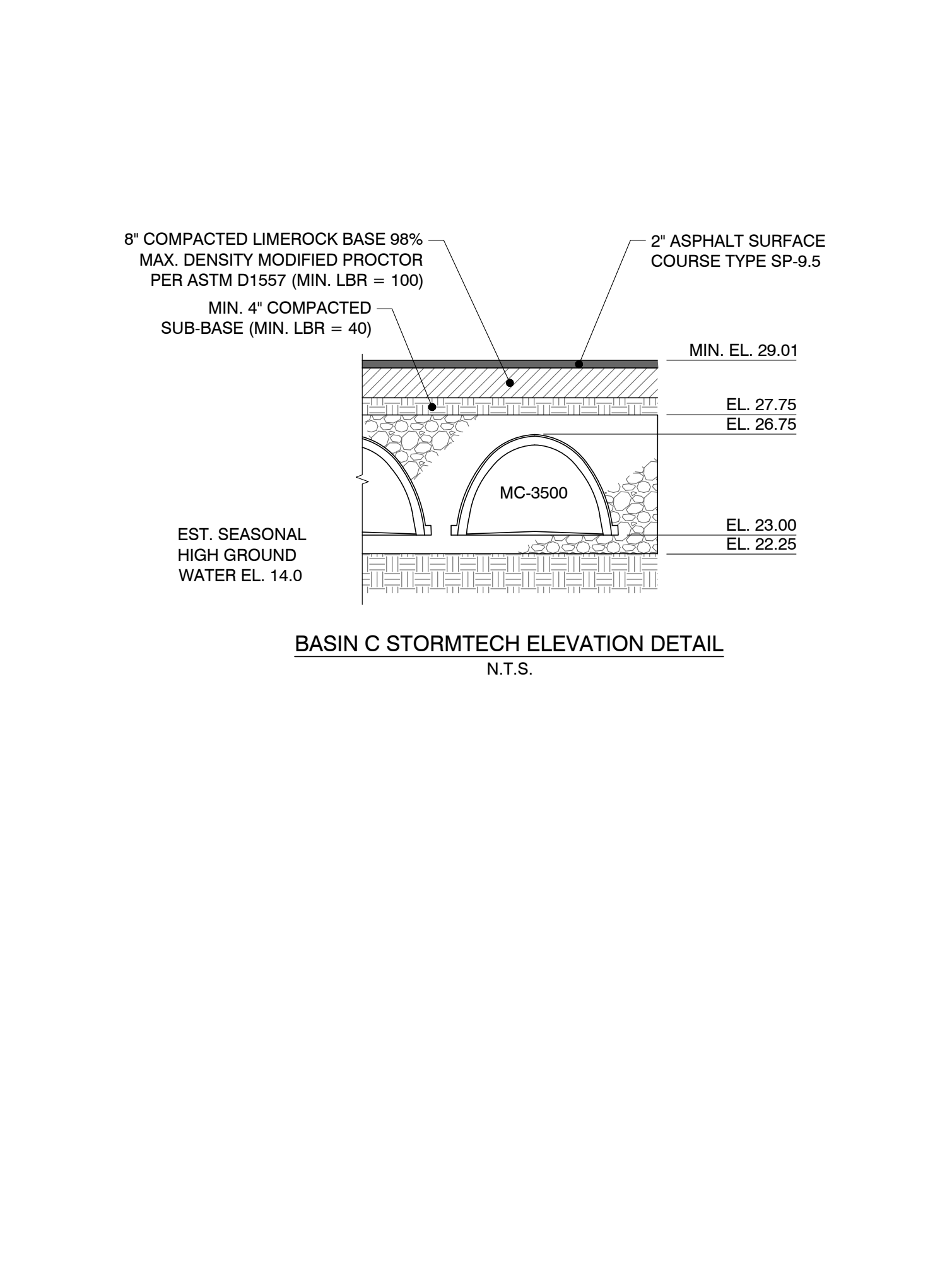
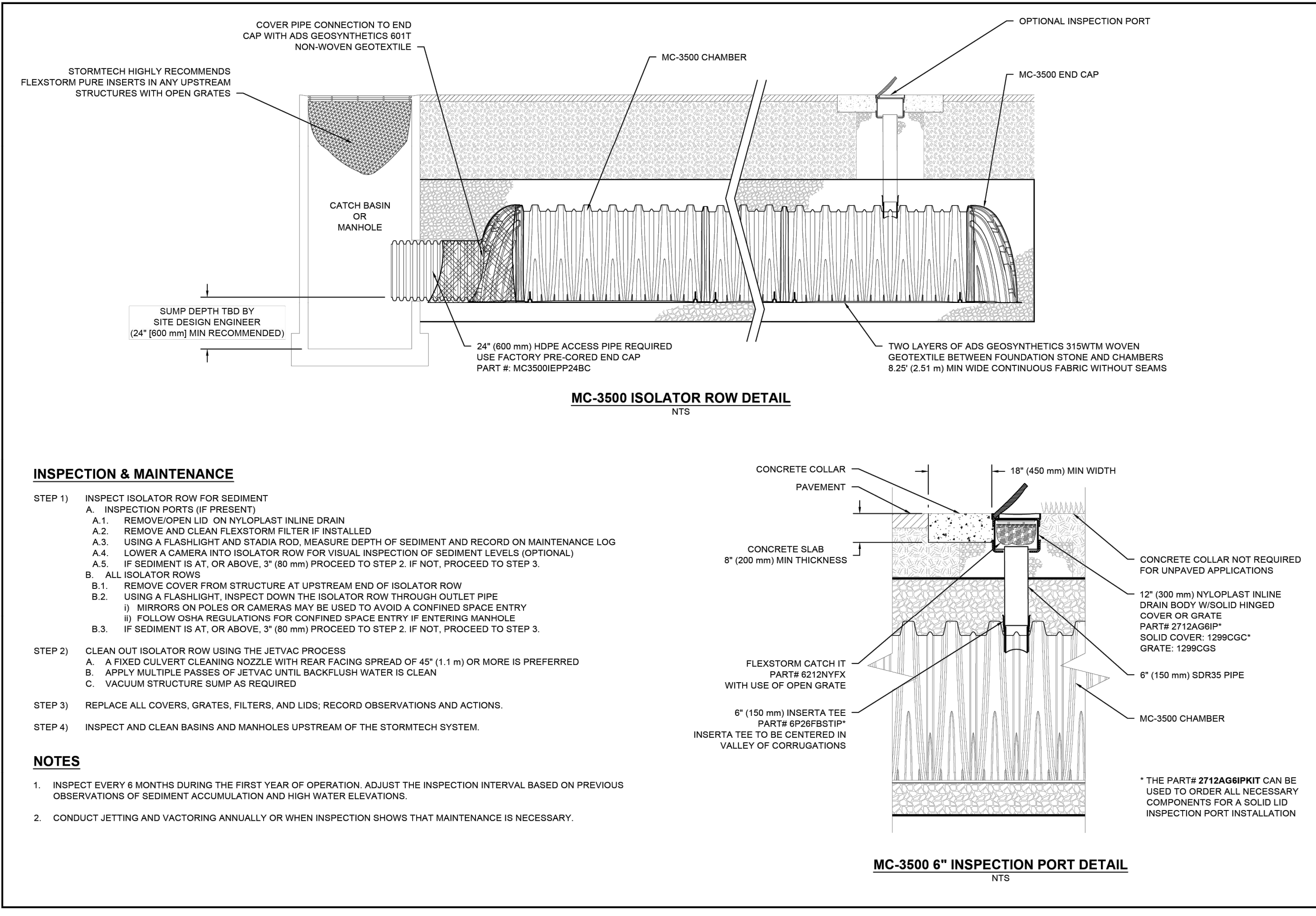
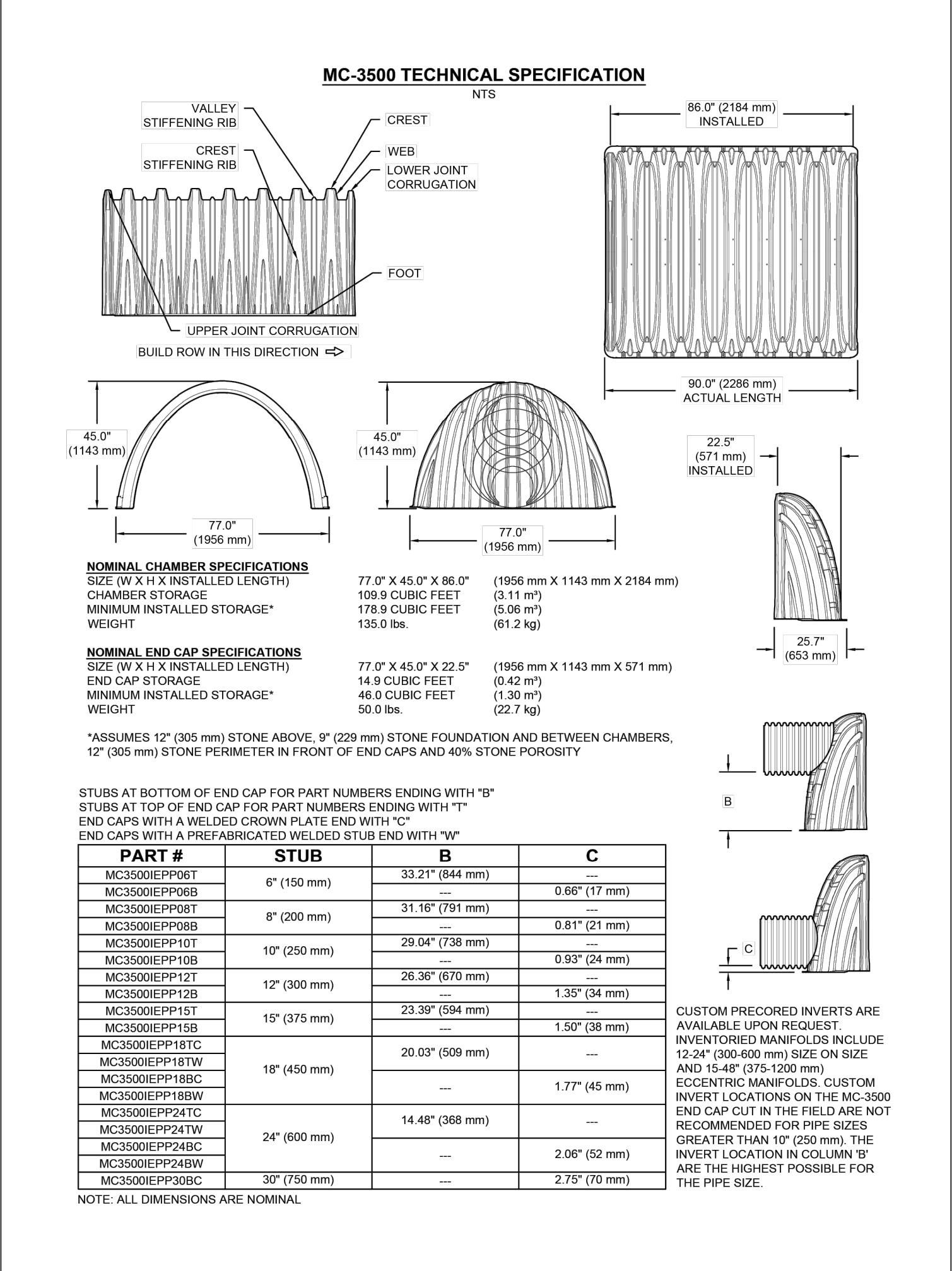
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

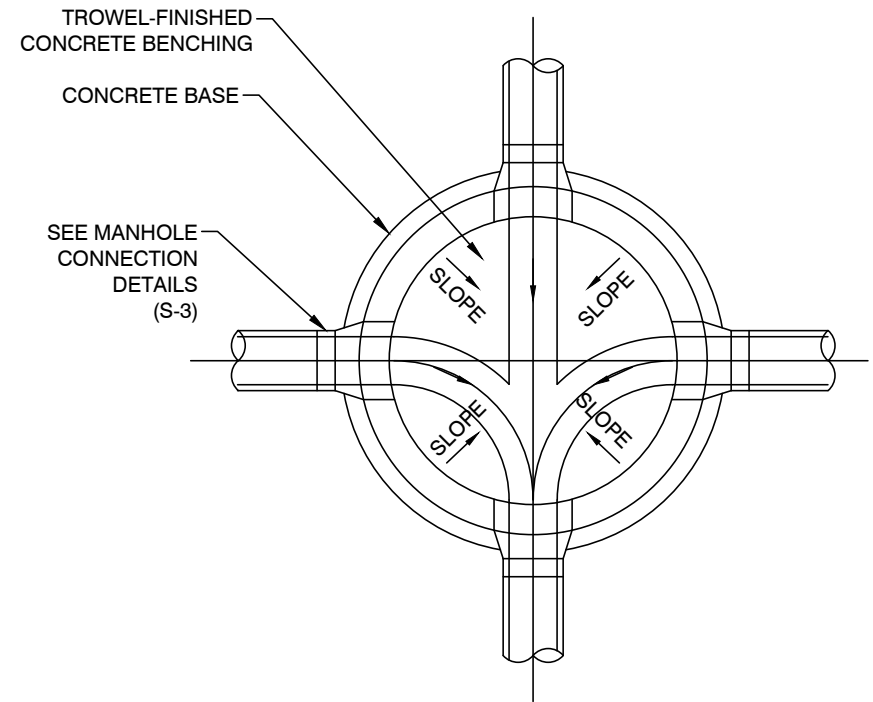
The diagram illustrates the cross-section of the Stormtech MC-3500 Chamber System. It shows three chambers installed in a row. The layers are labeled A through D from bottom to top. Layer A is the foundation stone, Layer B is the embedment stone, Layer C is the initial fill, and Layer D is the final fill. The diagram includes various dimensions: 6" (150 mm) MIN for the perimeter stone, 9" (230 mm) MIN for the subgrade soils, 77" (1950 mm) for the chamber spacing, 12" (300 mm) TYP for the depth of stone, and 24" (600 mm) MIN for the initial fill above the chamber. It also shows the MC-3500 End Cap and the ADS Geosynthetic 601T Non-Woven Geotextile All Around Clean, Crushed, Angular Stone in A & B Layers. The pavement layer is designed by the site design engineer.

*FOR COVER DEPTHS GREATER THAN 8.0' (2.4 m) PLEASE CONTACT STORMTECH

NOTES:

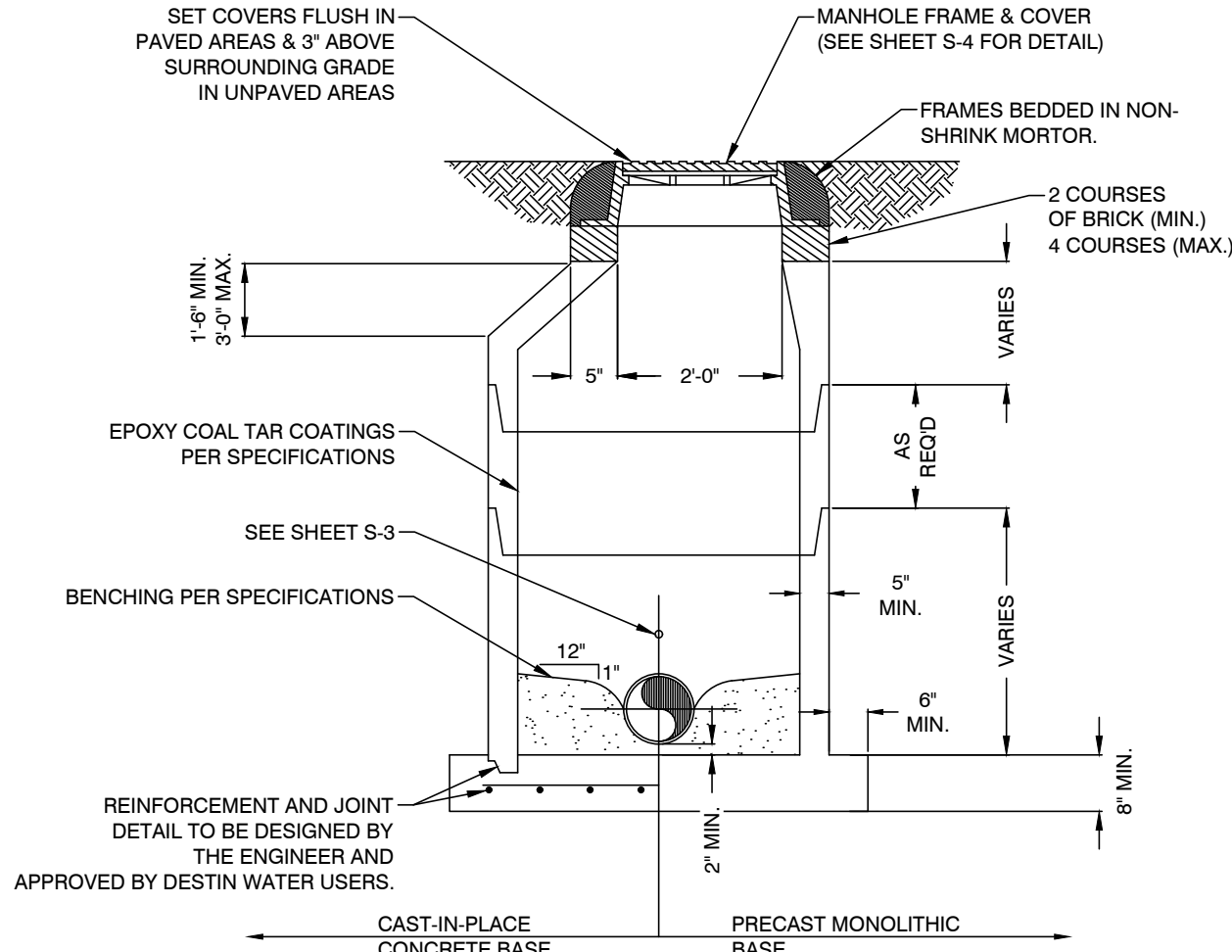
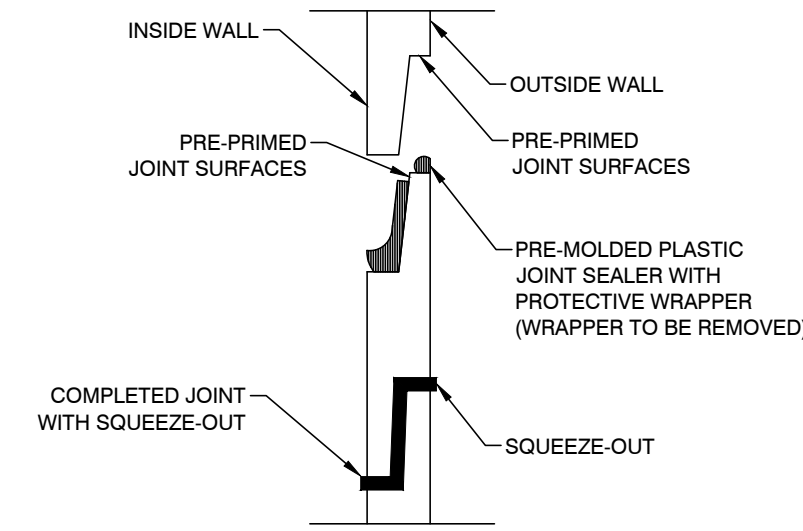
- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.





PRECAST CONCRETE MANHOLE
DETAILS (JOINTS & FLOW)

N.T.S.

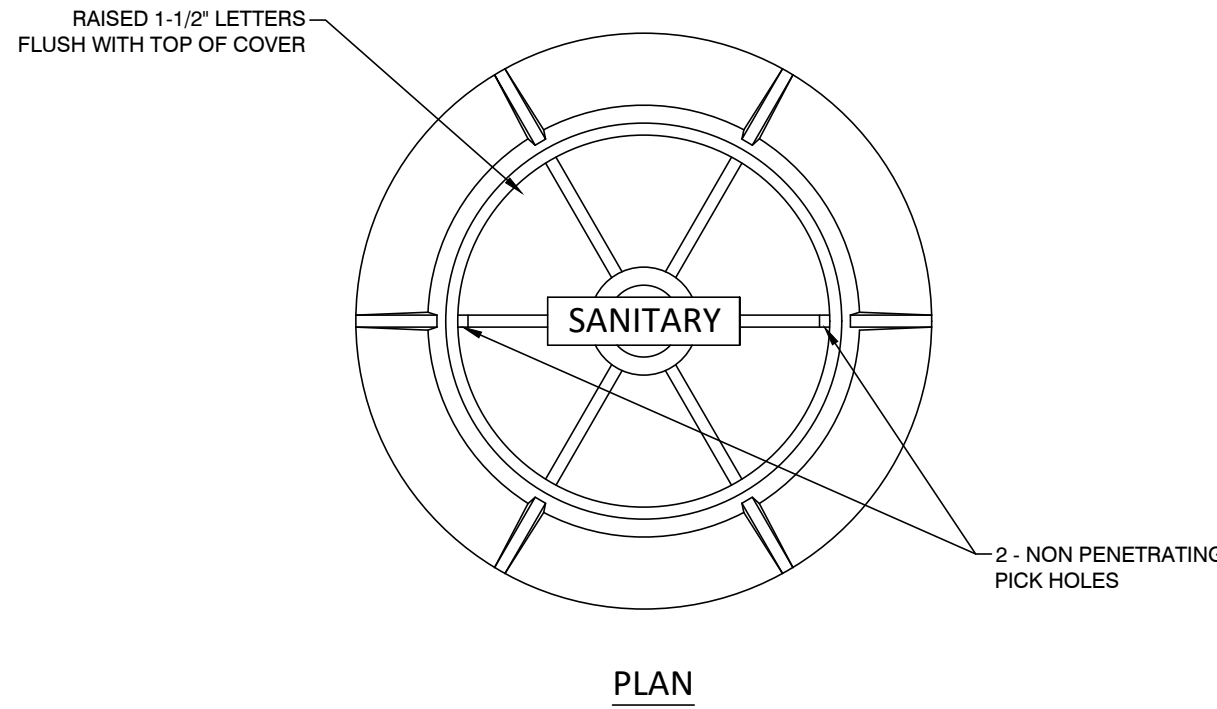


NOTES:

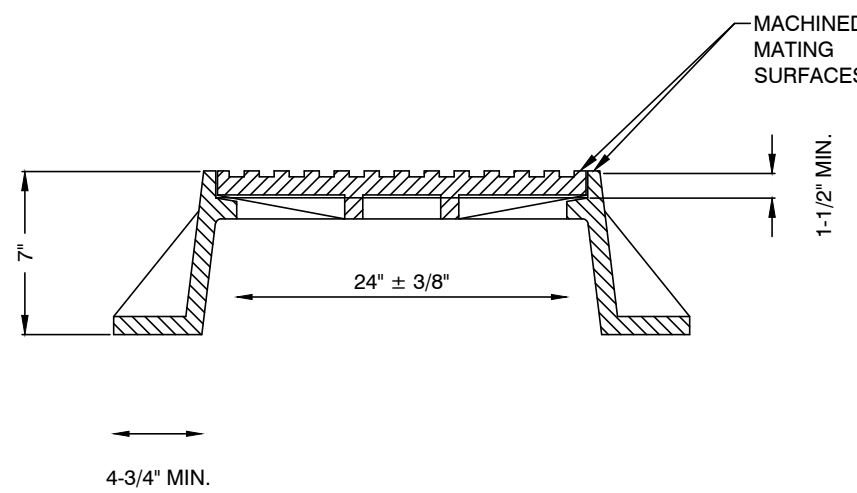
- 1.) ANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 18". MANHOLE DIAMETER FOR SEWERS GREATER THAN 18" SHALL BE AS APPROVED BY DESTIN WATER USERS.
- 2.) DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
- 3.) APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
- 4.) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED W/ NON-SHRINK MORTAR.
- 5.) MANHOLE COVERS IN SWALES OR DITCHES SHALL BE EXTENDED TO TOP OF BANK ELEVATION.

PRECAST CONCRETE MANHOLE
DETAILS (SECTION & NOTES)

N.T.S.



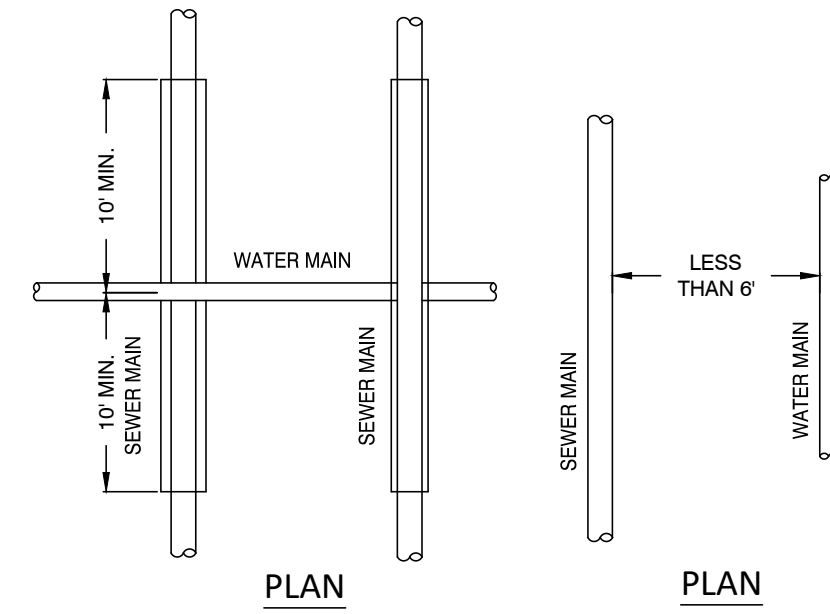
PLAN



ELEVATION

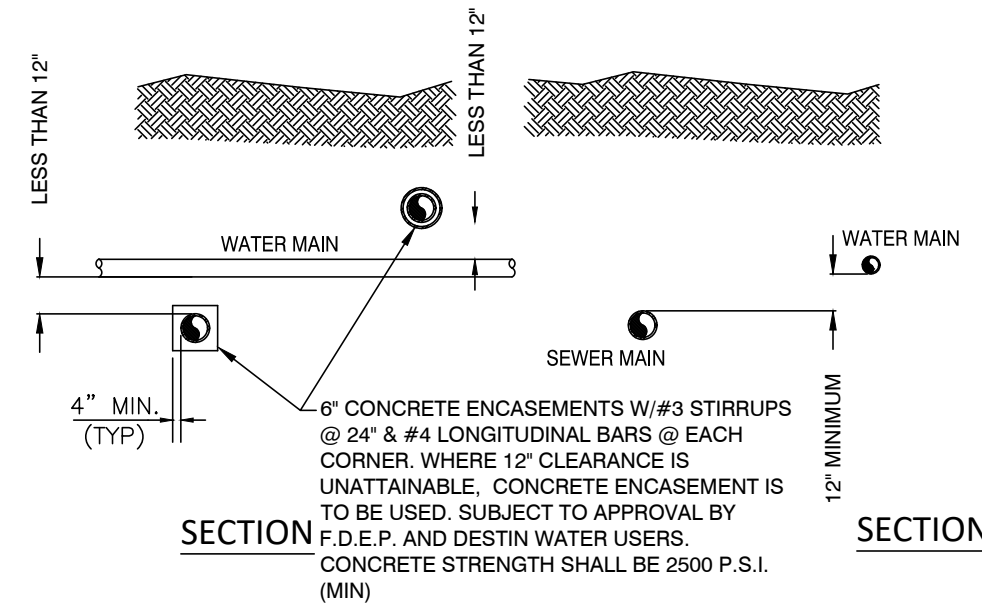
STANDARD MANHOLE
FRAME & COVER

N.T.S.



PLAN

PLAN

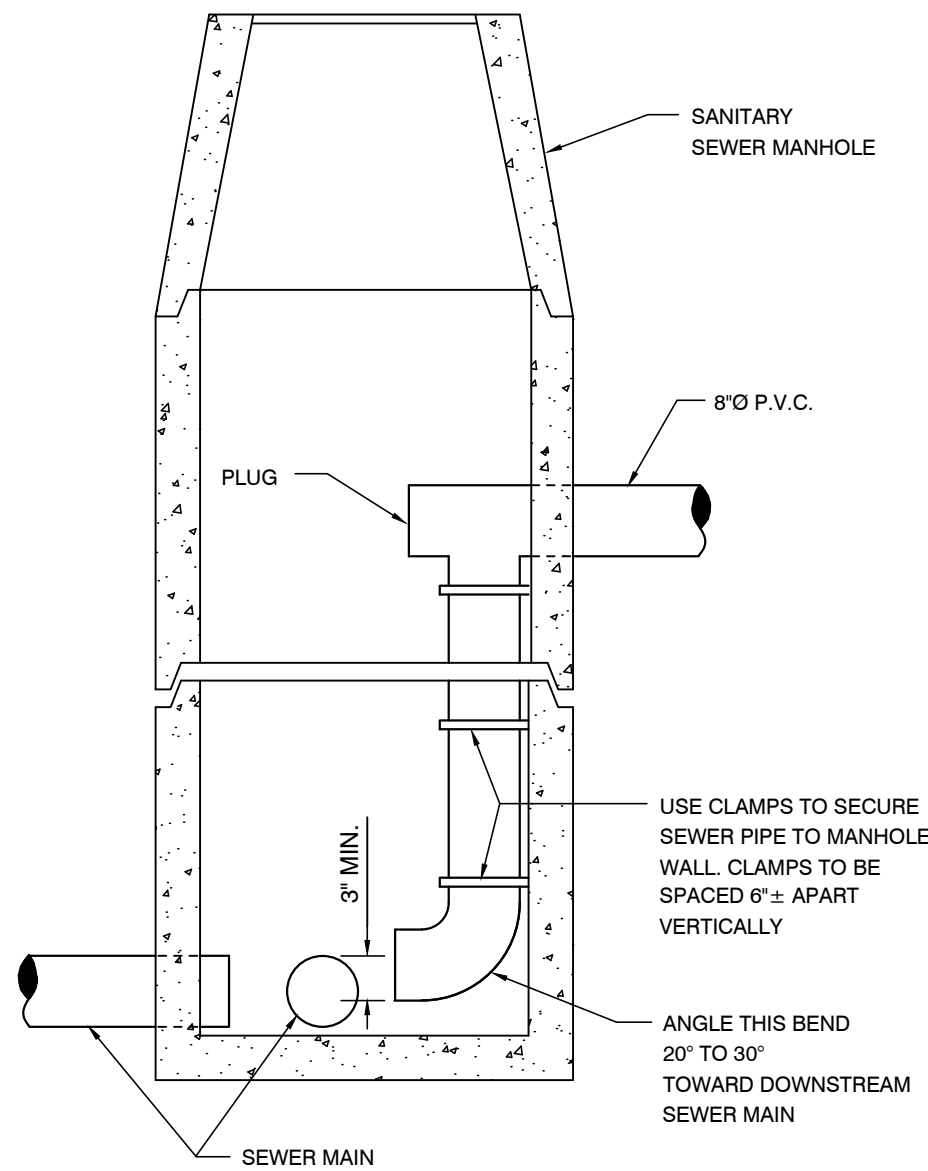


SECTION

SECTION

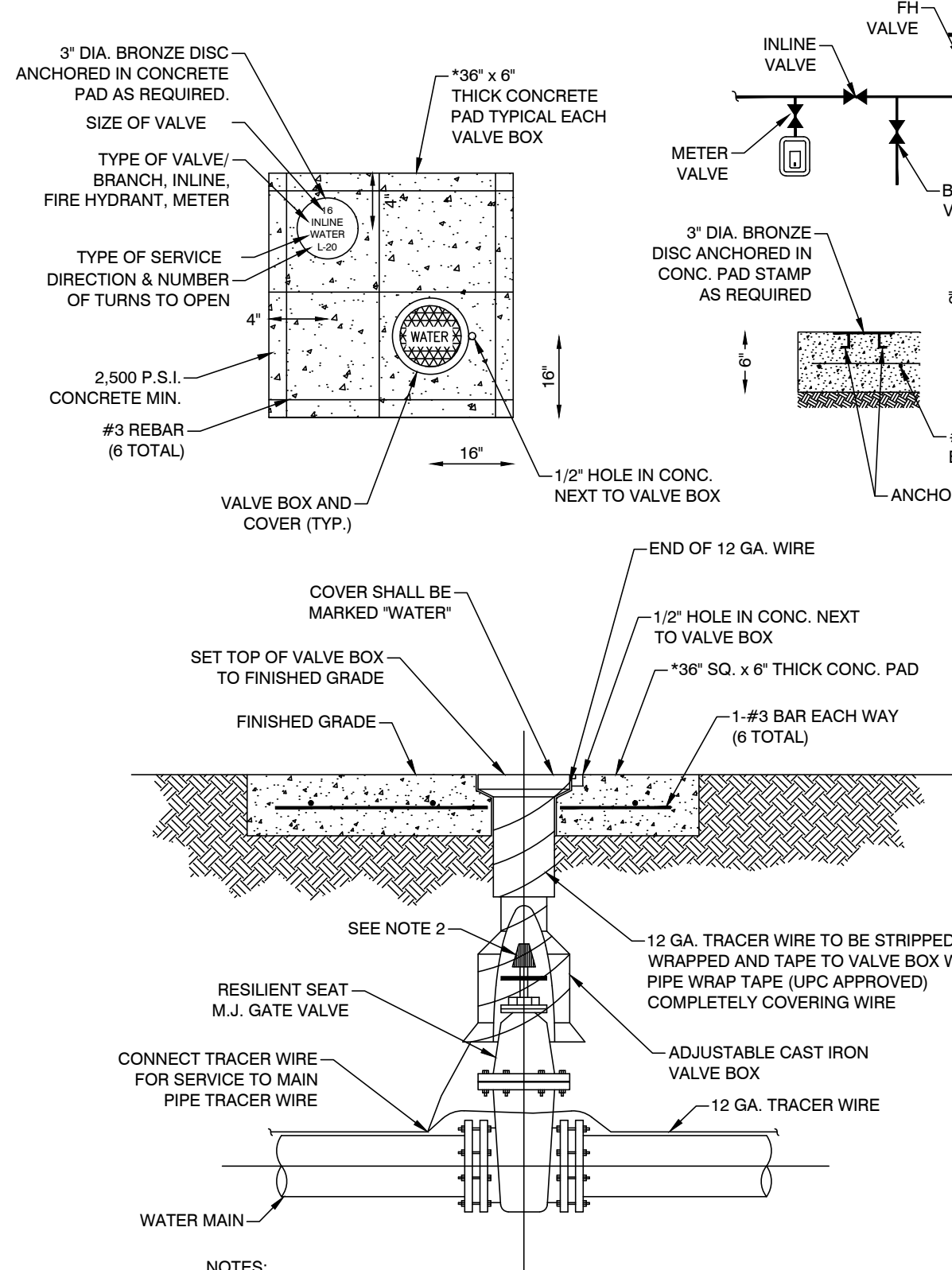
WATER & SEWER MAIN
CROSSING/SEPARATION DETAIL

N.T.S.



INSIDE DROP PIPE ASSEMBLY

N.T.S.



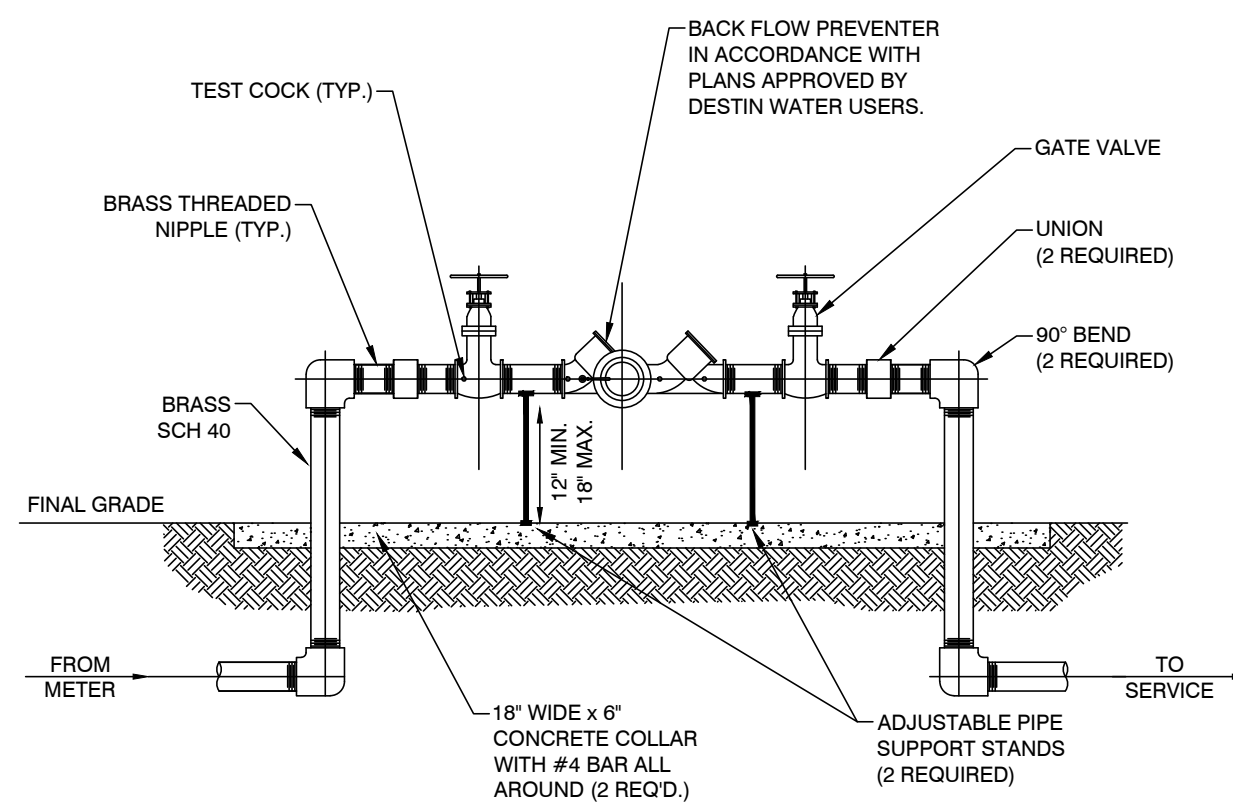
NOTES:

- 1.) PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
- 2.) THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

* NOTE: 24" SQ. PAD TO BE CONSTRUCTED INSIDE RESIDENTIAL AREAS.

4" TO 16" GATE VALVE DETAIL

N.T.S.

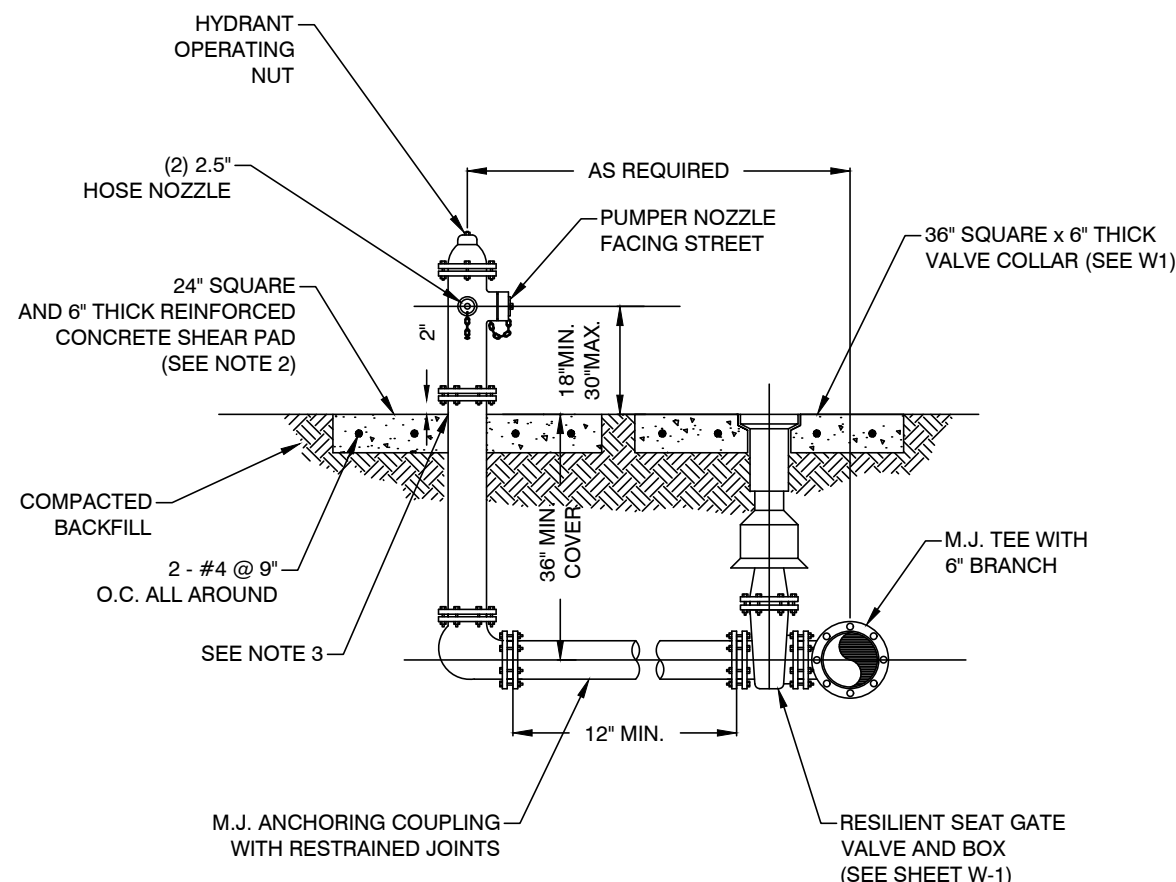


NOTES:

- 1.) ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.
- 2.) PROVIDE PROTECTION AGAINST FREEZING, INSULATE OR "HOT BOX".
- 3.) TWO PIPE SUPPORTS REQUIRED.

BACK FLOW PREVENTER
ASSEMBLY DETAIL

N.T.S.

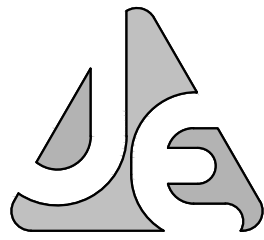


NOTES:

- 1.) FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
- 2.) THE SHEAR PAD MAY BE RECESSED UP TO 6 INCHES BELOW FINISHED GRADE.
- 3.) CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A 6" MINIMUM.
- 4.) HYDRANT SHALL BE AVK MODEL 2780 NOSTALGIC, AMERICAN DARLING B-84-B, OR US FIRE HYDRANT, MODEL SENTINEL 250 WITH SS VALVE ROD.
- 5.) A WEATHER SHIELD SHALL BE PROVIDED TO PROTECT OPERATING STEM OR NUT.
- 6.) THE HYDRANT'S UPPER AND LOWER STEM, BREAK COUPLING, INTERNAL PINS AND CLIPS, AND ALL EXTERNAL BOLTING SHALL BE MANUFACTURED OF STAINLESS STEEL.

5-1/4" FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.



JENKINS ENGINEERING, INC.

73 EGLIN PARKWAY NE SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450

101 HART STREET
NICEVILLE, FLORIDA 32578
PHONE 850.878.5141
FAX 850.729.2480

JECIVIL.COM
C.O.A. NO. 9927

BY	CEL	JAW	JAW	CEL					
DESCRIPTION	NAVIMD ERP REVIEW COMMENTS	CITY OF DESTIN REVIEW COMMENTS	CITY OF DESTIN REVIEW COMMENTS	CITY OF DESTIN SURETY COMMENTS					
REV	1	2	3	4					
DATE	11/29/2021	05/10/2022	07/20/2022	11/23/2022					

OLDACRE McDONALD, LLC

PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA

UTILITY DETAILS II

JOB: 20-28
DATE: 08/11/21
DESIGNED: JSE
DRAWN: DCM

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
15 OF 17

SHEET NUMBER
C15

CONTINUED ON NEXT COLUMN

CONTINUED ON NEXT COLUMN

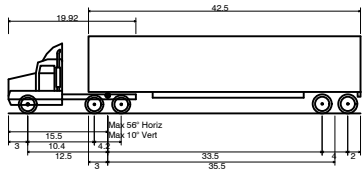
CONTINUED ON NEXT COLUMN

CONTINUED ON NEXT SHEET

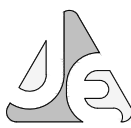


COA NO 0037
JERICIVIL.COM

File: c:\Users\JAW\JEl20-28 palm street townhomes - documents\Drawings\20-28 Design.dwg - Last Saved: 11/30/2022 12:00 PM by JAW



WB-50 - Intermediate Semi-Trailer	55.000ft
Overall Length	8.500ft
Overall Width	12.052ft
Overall Body Height	1.334ft
Min Body Ground Clearance	8.500ft
Max Track Width	6.00s
Lock-to-lock time	45.000ft
Curb to Curb Turning Radius	

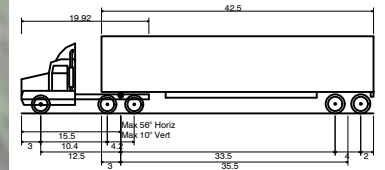


JENKINS ENGINEERING, INC.
1234 AIRPORT ROAD, SUITE 126
DESTIN, FLORIDA 32541
PHONE 850.837.2448
FAX 850.837.2450
C.O.A. NO. 9927

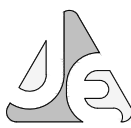
121 HART STREET
NICEVILLE, FLORIDA 32578
PHONE 850.678.5141
FAX 850.729.2460
JEICIVIL.COM

PALM STREET TOWNHOMES
VEHICLE TRACKING (ARRIVING)

OLDACRE MCDONALD, LLC
DATE: 10-2020
DRAWING NUMBER 01 OF 02
SHEET NUMBER C01



WB-50 - Intermediate Semi-Trailer	55.000ft
Overall Length	8.500ft
Overall Width	12.052ft
Overall Body Height	1.334ft
Min Body Ground Clearance	8.500ft
Max Track Width	6.00s
Lock-to-lock time	45.000ft
Curb to Curb Turning Radius	



JENKINS ENGINEERING, INC.
 1234 AIRPORT ROAD, SUITE 126
 DESTIN, FLORIDA 32541
 PHONE 850.837.2448
 FAX 850.837.2450
 C.O.A. NO. 9927

121 HART STREET
 NICEVILLE, FLORIDA 32578
 PHONE 850.678.5141
 FAX 850.729.2460
 JEICIVIL.COM

PALM STREET TOWNHOMES
VEHICLE TRACKING (DEPARTING)

OLDACRE MCDONALD, LLC
 DATE: 10-2020
 DRAWING NUMBER 02 OF 02
 SHEET NUMBER C02

PLANTING NOTES

SECTION I : GENERAL

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION. PRIOR TO SUBMITTING A BID, VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS, OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS AND SUBMIT TEST RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THESE RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO INITIAL SOIL TEST REPORT APPROVAL. TESTING SHALL BE DONE BY SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL RESULTS AND PROPER ADJUSTMENT HAVE BEEN

SOME TREES AND SPECIMEN PLANT MATERIAL MAY BE SUPPLIED BY OWNER. VERIFY WITH OWNER.

CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR PLANTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOURS NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.

DUE TO EXISTING VEGETATION AND OTHER SITE CONDITIONS, THE CONTRACTOR SHOULD ANTICIPATE FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE FULL YEAR (SOD 60 DAYS) FROM DATE OF FINAL ACCEPTANCE.

SECTION II : MATERIALS

PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OR VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE. ALL MATERIAL REJECTED SHALL BE REMOVED FROM THE PROJECT SITE AT NO ADDITIONAL COST TO THE OWNER.

ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED.

ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOTBALLS.

SECTION III : EXECUTION

ALL TREES SHALL BE STAKED AND GUYED ON THREE SIDES. SEE DETAIL.

ALL SHRUB AND TREE PITS SHALL BE AMENDED WITH A SOIL MIXTURE CONSISTING OF GRO-TONE BED MIX (1/4 LB. PER GALLON OF PLANT SIZE), 1/2 BLACK KOW COMPOSTED COW MANURE,(1 LB PER GALLON OF PLANT SIZE).

ALL GROUND COVER AND COLOR BEDS SHALL HAVE THE ABOVE SOIL MIXTURE TILLED INTO BED AREA TO A DEPTH OF 4".

BACK ROW OF SHRUBS SHALL BE PLANTED AT 36" FROM FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND (12" FOR GROUND COVER) BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK FROM DRIVEWAY AND PARKING AREAS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANT AREAS.

ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" (AFTER SETTLEMENT) LAYER OF PINE STRAW.

EXCAVATE EDGE OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT CRISP DEFINITION. SEE DETAIL.

CONTRACTOR SHALL REMOVE ALL DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.

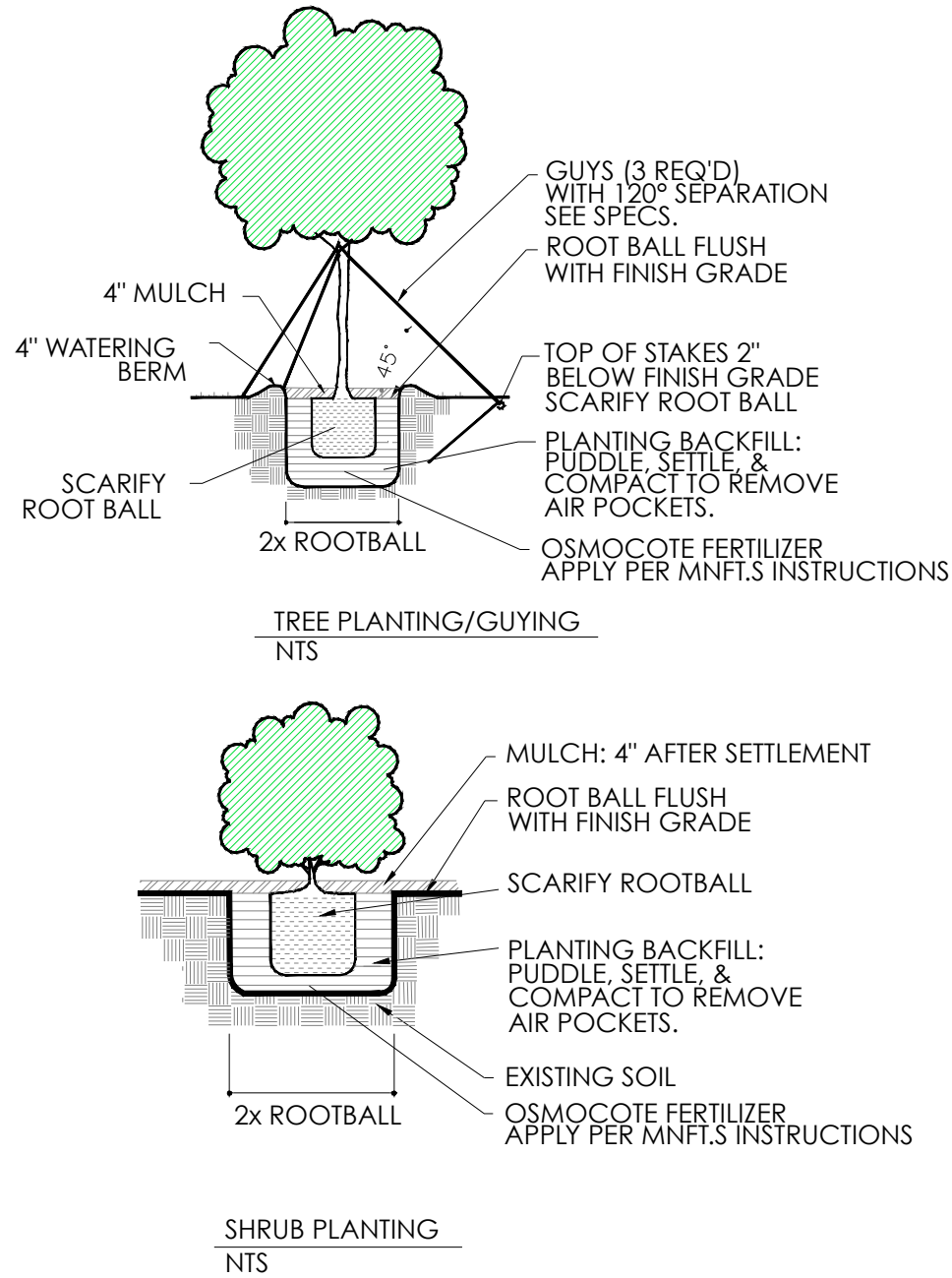
REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD. PLANT LIST PROVIDED AS A COURTESY, VERIFY ALL QUANTITIES.

PRICING TO INCLUDE ALL COMPONENTS NEEDED FOR A COMPLETE AND PROFESSIONAL INSTALLATION.

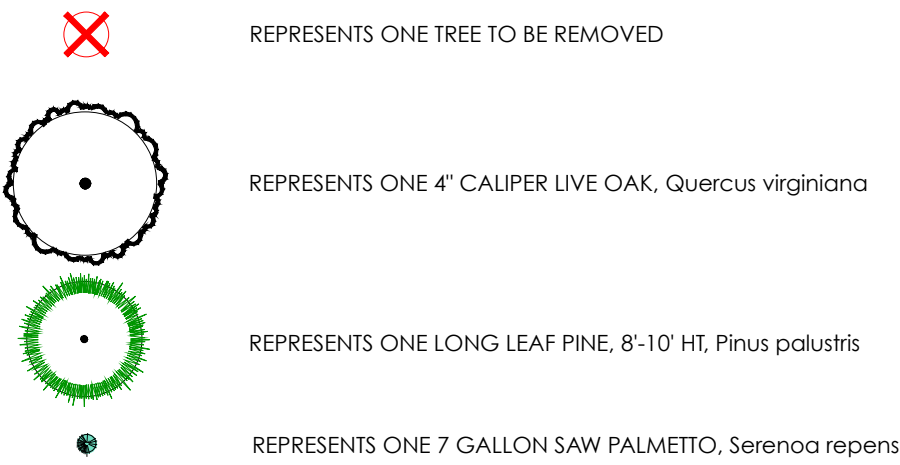
ALL PLANTED AREAS ARE TO BE IRRIGATED BY AN AUTOMATIC SYSTEM THAT HAS 100% COVERAGE WITH A MINIMUM 55% OVERLAP.

SOD TO BE EMPIRE ZOYSIA

PLANTING DETAILS



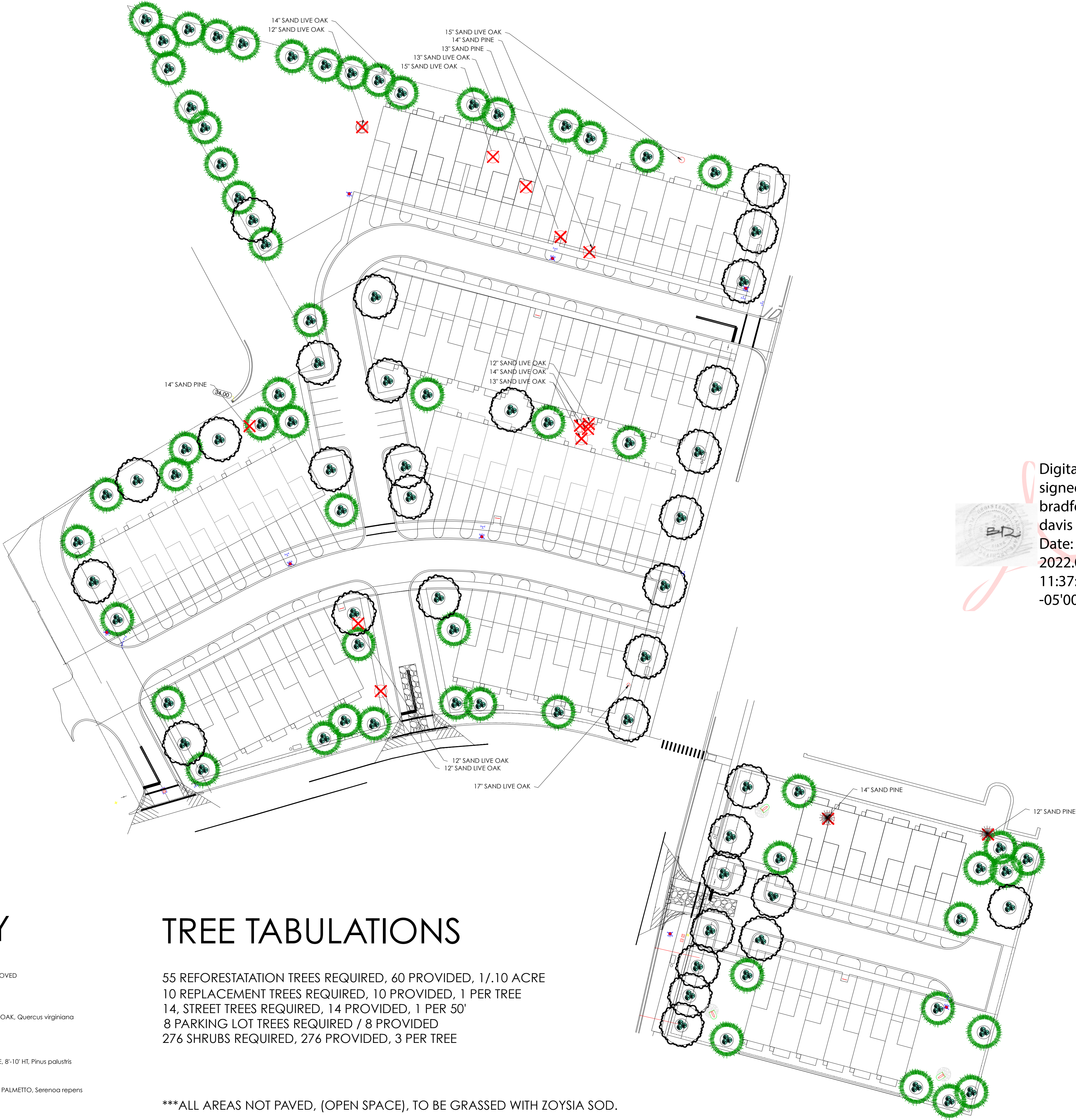
PLANT KEY



TREE TABULATIONS

55 REFORESTATION TREES REQUIRED, 60 PROVIDED, 1/.10 ACRE
10 REPLACEMENT TREES REQUIRED, 10 PROVIDED, 1 PER TREE
14, STREET TREES REQUIRED, 14 PROVIDED, 1 PER 50'
8 PARKING LOT TREES REQUIRED / 8 PROVIDED
276 SHRUBS REQUIRED, 276 PROVIDED, 3 PER TREE

***ALL AREAS NOT PAVED, (OPEN SPACE), TO BE GRASSED WITH ZOYSIA SOD.



Digitally signed by
bradford davis
Date:
2022.09.08
11:37:34
-05'00'

LANDSCAPE PLAN

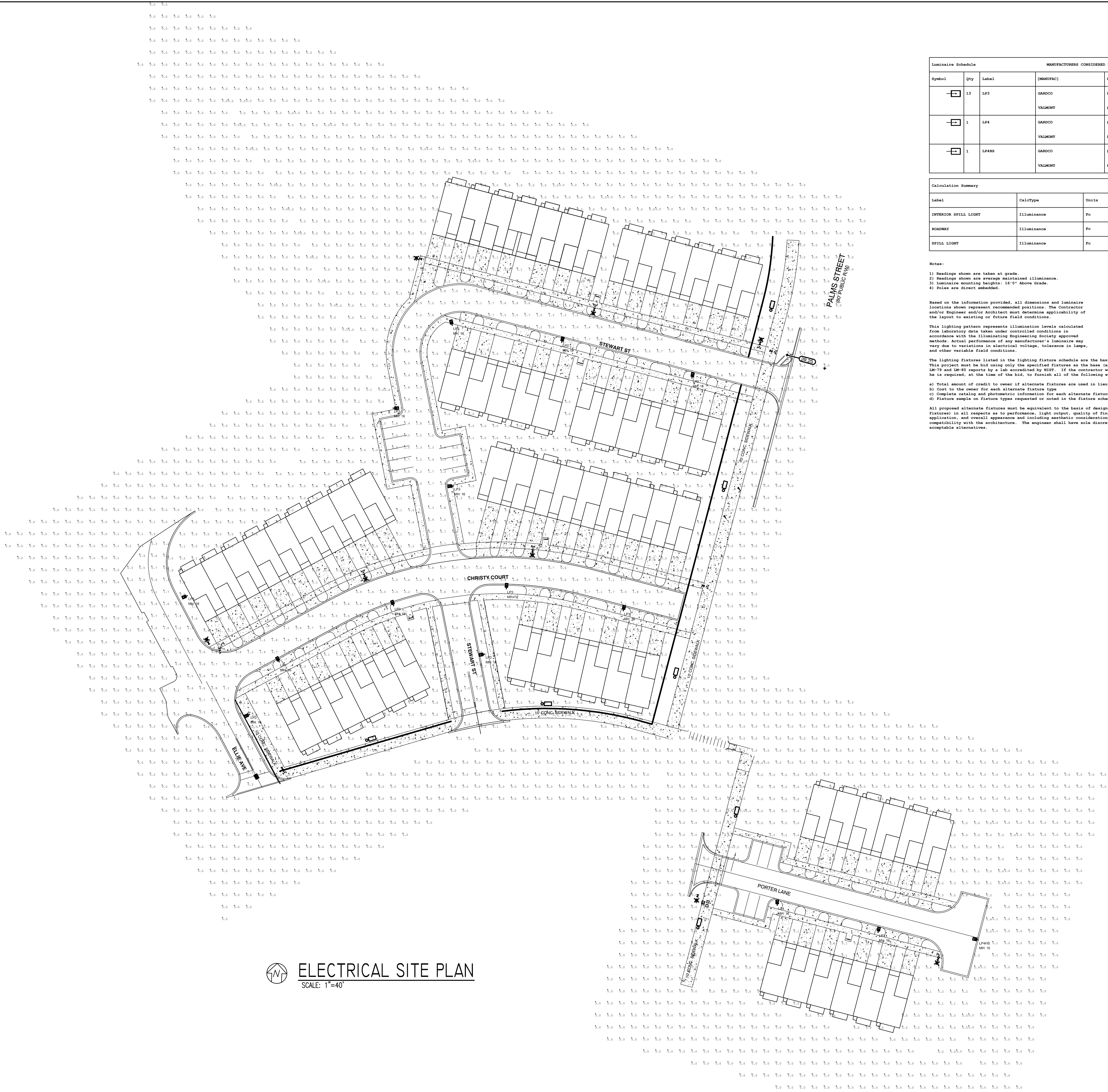
1" = 40'



bradford robert davis
LANDSCAPE ARCHITECT

284 oak avenue
point washington, fl 32459
telephone 850.974.0614
bradfordrdavis@gmail.com
www.brda.com
fl 0001730
fc26000474

date	revision
6/13/22	REVISED PER CITY COMMENTS
9/10/22	REVISED PER CITY COMMENTS



ELECTRICAL SITE PLAN
SCALE: 1"=40'

Luminaire Schedule									
MANUFACTURERS CONSIDERED EQUAL MUST SUBMIT TO ENGINEER 10 DAYS PRIOR TO BID FOR WRITTEN APPROVAL									
Symbol	Qty	Label	(MANUFAC)	Description	Lamp Type	LLF	Lumens	Wattage	Total Watts
	13	LP3	GARCO	RCF-B-32L-365-WW-G2-AR-3-(OPTIONS)-FINISH-	4000K CCT LED	0.900	5713	40	520
			VALMONT	R-1508-30505-TS-D1-(FINISH)					
	1	LP4	GARCO	RCF-B-32L-365-WW-G2-AR-4-(OPTIONS)-FINISH-	4000K CCT LED	0.900	5934	40	40
			VALMONT	R-1508-30505-TS-D1-(FINISH)					
	1	LP4HS	GARCO	RCF-B-32L-365-WW-G2-AR-4-HIS-(OPTIONS)-FINISH-	4000K CCT LED	0.900	4653	40	40
			VALMONT	R-1508-30505-TS-D1-(FINISH)					

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid E	
INTERIOR SPILL LIGHT	Illuminance	Fc	0.12	3.0	0.0	N.A.	N.A.	0	
ROADWAY	Illuminance	Fc	1.07	3.1	0.2	5.35	15.50	0	
SPILL LIGHT	Illuminance	Fc	0.00	0.4	0.0	N.A.	N.A.	0	

Notes:

1) Readings shown are taken at grade.
2) Readings shown are average maintained illuminance.
3) Luminaire mounting height: 15'0" Above Grade.
4) Poles are direct embedded.

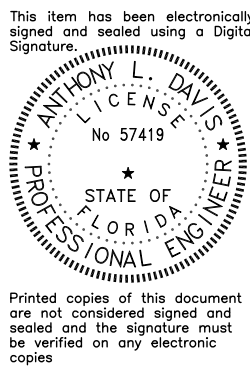
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The Contractor and/or Engineer and/or Architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variations in electrical voltage, tolerance in lamps, and other variable field conditions.

The lighting fixtures listed in the lighting fixture schedule are the basis of design for the lighting system for this project. This project must be bid using only the specified fixtures as the base (as specified) bid. All L20 product submittals must include LM-79 and LM-80 reports by a lab accredited by NIST. If the contractor would like to propose alternate fixtures to those specified, he is required, at the time of the bid, to furnish all of the following with his bid:

a) Total amount of credit to owner if alternate fixtures are used in lieu of specified fixtures.
b) Cost to the owner for each alternate fixture type
c) Complete catalog and photometric information for each alternate fixture type
d) Fixture sample on fixture types requested or noted in the fixture schedule

All proposed alternate fixtures must be equivalent to the basis of design (specified fixtures) in all respects as to performance, light output, quality of finish, suitability for the application, and overall appearance and including aesthetic considerations for compatibility with the architecture. The engineer shall have sole discretion in determining acceptable alternatives.



Digitally signed by
Anthony L. Davis
Date: 2022.06.03
08:38:11 -05'00'

ANTHONY L. DAVIS, P.E.
3035 WHITLEY LN., PACE, FL 32571
PACE, FL 32571
Email: anthonyldavis@att.net
Ph: (850) 995-2548

FL PE #57419/AL PE #24573/GA PE #35421
MS PE #19437/VA PE #402056233
NC PE #040692/TN PE #116862
TX PE #117871/PA PE #084120

JENKINS ENGINEERING, INC.
121 HART STREET
PORT ST. LUCIE, FL 34956
PHONE: 888.673.1141
FAX: 888.729.2460

1234 AIRPORT ROAD, SUITE 126
PORT ST. LUCIE, FL 34956
PHONE: 888.673.1141
FAX: 888.729.2460

C.O.A. NO. 9927 - L.B. NO. 8081

BY: _____
DESCRIPTION: _____
DATE: _____
REV: _____

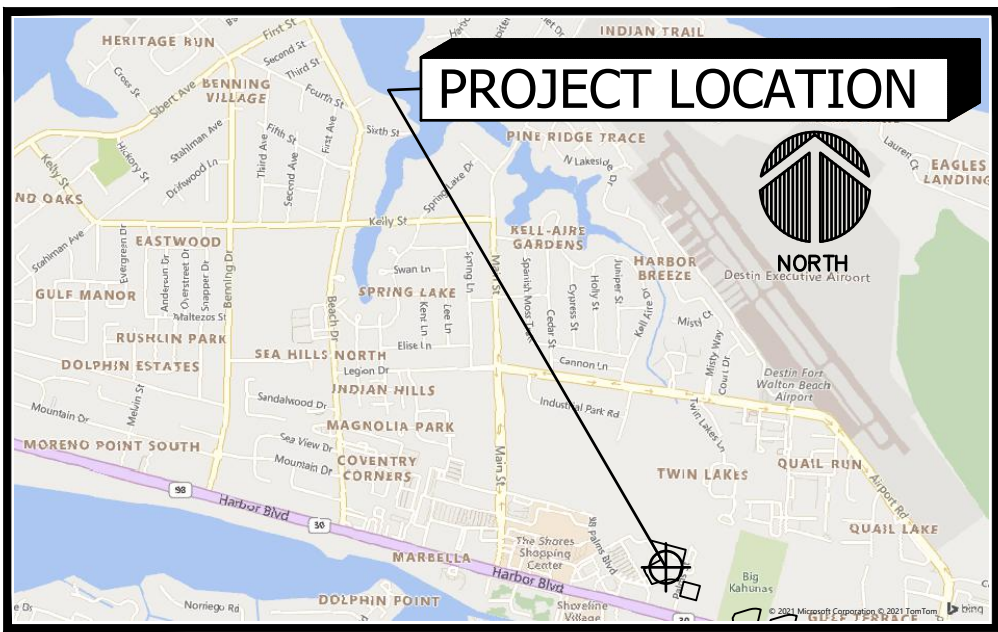
OLD ACRE MCDONALD, LLC
PALM STREET TOWNHOMES
CITY OF DESTIN, FLORIDA
SITE LIGHTING PLAN

JOB: 20-28
DATE: 05-2021
DESIGNED: ALD
DRAWN: ALD

DRAWING NUMBER
SHEET NUMBER
E01

PALMS STREET TOWNHOMES

A TOWNHOME SUBDIVISION BEING A REPLAT OF LOT 4, VINTAGE DESTIN
(PLAT BOOK 29, PAGE 10) IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST,
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT 98 PALMS LTD. UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "PALMS STREET TOWNHOMES", DOES HEREBY DEDICATE IN FEE SIMPLE, ALL COMMON AREAS AS SHOWN HEREON TO THE 98 PALMS TOWNHOME HOME OWNER ASSOCIATION, LLC, AND DOES ALSO HEREBY GRANT THE UTILITY EASEMENTS AS SHOWN HEREON TO DESTIN WATER USERS, INC. FURTHERMORE, 98 PALMS LTD. DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO CENTURYLINK, COX COMMUNICATIONS, GULF POWER, OKALOOSA GAS DISTRICT, AND DESTIN WATER USERS, INC., OVER THE COMMON AREAS AS SHOWN HEREON.

98 PALMS LTD. DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

98 PALMS, LTD., AN ALABAMA LIMITED PARTNERSHIP
BY: CORPORATE GENERAL, INC., AS GENERAL PARTNER
MARK McDONALD, VICE-PRESIDENT

WITNESS

WITNESS

Acknowledgment to Dedication:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, MARK McDONALD, AND IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS VICE PRESIDENT OF CORPORATE GENERAL, INC., AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF CORPORATE GENERAL, INC.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Joinder and Consent to Dedication:

DESTIN WATER USERS HAS AN INTEREST IN THE SEWER AND WATER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2276, AT PAGE 1575 AS SHOWN HEREON. DESTIN WATER USERS DECLARES THAT THE PORTION OF SAID EASEMENT LYING WITHIN THE PLAT AS SHOWN HEREON IS HEREBY VACATED AND DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREON.

D. LOCKWOOD WERNET, GENERAL MANAGER
DESTIN WATER USERS

WITNESS

WITNESS

Acknowledgment to Joinder and Consent:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, D. LOCKWOOD WERNET, AND IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS GENERAL MANAGER OF DESTIN WATER USERS, AND THEY ACKNOWLEDGE TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DESTIN WATER USERS.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2022.

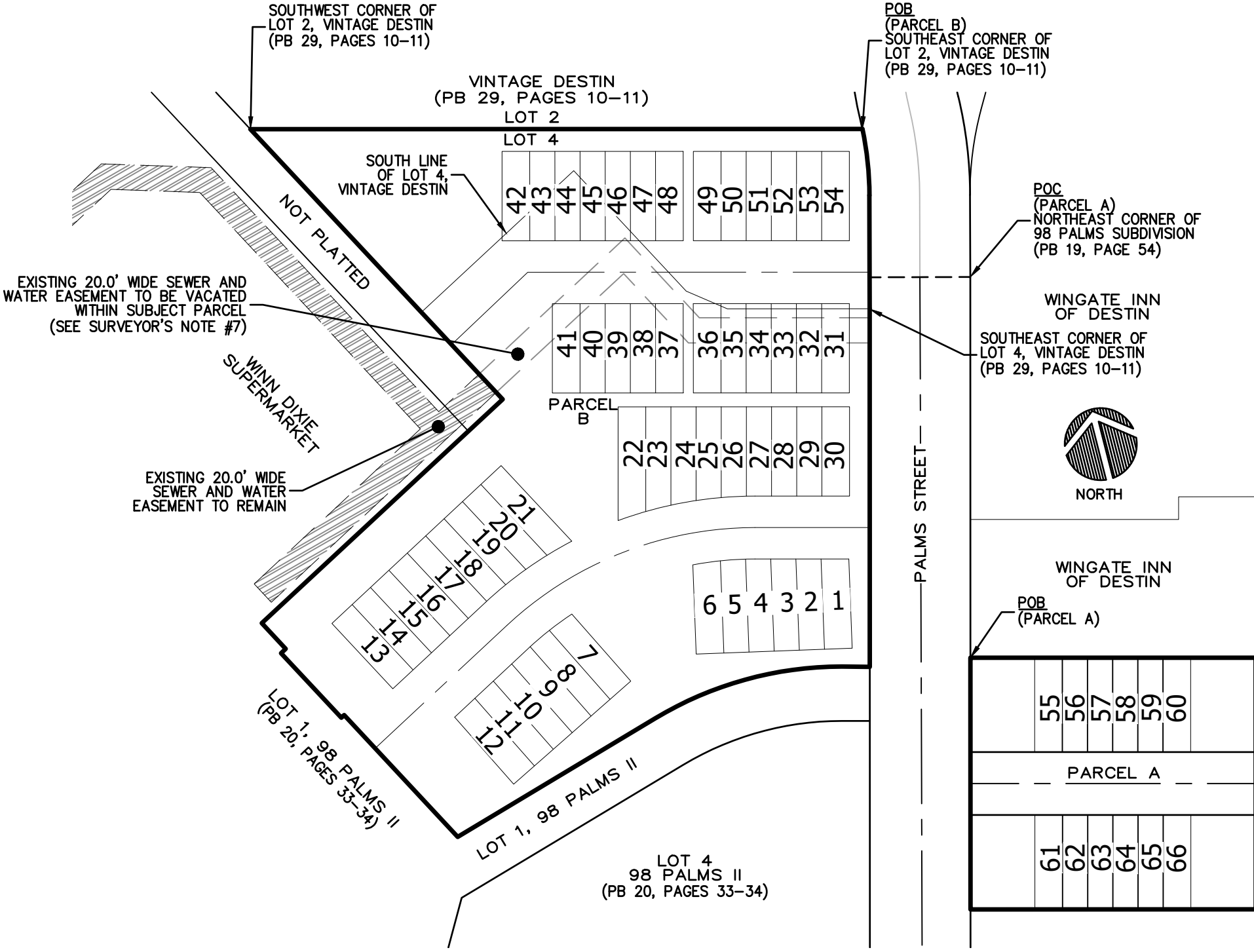
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Title Opinion:

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON, AND THERE ARE NO UNSATISFIED MORTGAGES ON THE PROPERTY OTHER THAN AS SHOWN HEREON.

DANA C. MATTHEWS
MATTHEWS & JONES LLP

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Key Map

NOT TO SCALE

Index

SHEET 1: KEY MAP AND CERTIFICATES
SHEET 2: DETAIL SHEET

LEGAL DESCRIPTION (AS FURNISHED):

PARCEL A

A PARCEL OF LAND IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, SITUATED EAST OF 98 PALMS SUBDIVISION (PLAT BOOK 19, PAGE 55) AND MATTIE KELLY BOULEVARD (80 FOOT PUBLIC RIGHT OF WAY), OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD (L.B. #3501), MARKING THE NORTHEAST CORNER OF SAID 98 PALMS SUBDIVISION, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAID MATTIE KELLY BOULEVARD; THENCE S 14°52'00" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 302.67 FEET TO AN IRON ROD (L.B. 3724). SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, PROCEED S 75°07'37" E, A DISTANCE OF 226.69 FEET; THENCE S 14°51'31" W, A DISTANCE OF 200.00 FEET TO AN IRON ROD (L.B. 3724); THENCE N 75°08'21" W, A DISTANCE OF 226.71 FEET TO AN IRON ROD (L.B. 3724). SAID POINT LYING ON THE AFORESAID EAST RIGHT OF WAY LINE OF MATTIE KELLY BOULEVARD; THENCE N 14°52'00" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 200.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.04 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND LYING IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING LOT 4, VINTAGE DESTIN (PLAT BOOK 29, PAGES 10 AND 11) AND A PORTION OF LOT 1, 98 PALMS II (PLAT BOOK 20, PAGES 33 AND 34), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2, VINTAGE DESTIN, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY LINE OF MATTIE KELLY BOULEVARD (80 FOOT WIDE PUBLIC RIGHT OF WAY), AND BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 11°42'03", AN ARC DISTANCE OF 53.10 FEET, (CHORD BEARING = S 08°50'56" W, CHORD = 53.00 FEET); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (2) TWO CALLS:

1) S 14°41'57" W, A DISTANCE OF 90.15 FEET; 2) THENCE S 14°52'00" W, A DISTANCE OF 284.60 FEET TO AN EASTERLY CORNER OF THE 98 PALMS SHOPPING CENTER PARCEL (OFFICIAL RECORDS BOOK 3101, PAGE 613); THENCE ALONG THE EASTERLY LINE THEREOF THE FOLLOWING (9) NINE CALLS:

1) N 74°32'08" W, A DISTANCE OF 22.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 288.00 FEET; 2) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°57'02", AN ARC DISTANCE OF 155.57 FEET, (CHORD BEARING = S 89°22'55" W, CHORD = 153.69 FEET); 3) THENCE S 73°54'25" W, A DISTANCE OF 183.21 FEET; 4) THENCE N 28°08'26" W, A DISTANCE OF 132.34 FEET; 5) THENCE S 61°20'33" W, A DISTANCE OF 3.01 FEET; 6) THENCE N 28°11'38" W, A DISTANCE OF 70.18 FEET; 7) THENCE N 61°20'33" E, A DISTANCE OF 5.07 FEET; 8) THENCE N 28°09'32" W, A DISTANCE OF 27.93 FEET; 9) THENCE N 61°59'17" E, A DISTANCE OF 261.41 FEET, SAID POINT BEING AN EXTENSION OF THE EASTERLY LINE THEREOF; THENCE DEPARTING SAID EASTERLY LINE EXTENSION, PROCEED N 28°09'32" W, A DISTANCE OF 293.79 FEET TO THE NORTHWEST CORNER AFORESAID LOT 4; THENCE S 75°07'48" E ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 486.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.45 ACRES, MORE OR LESS.

Surveyor's Notes:

- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF MATTIE KELLY BOULEVARD (80 FOOT RIGHT OF WAY), SAID LINE BEARING N 14°52'00" E, ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC.
- CAPTIONS WHICH APPEAR OUTSIDE THIS PHASE OF THE SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THIS SUBDIVISION PHASE IS INTENDED OR IMPLIED.
- LINE EXTENDING FROM CURVED LINES ARE RADIAL UNLESS OTHERWISE SHOWN.
- UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED EXCEPT AS SHOWN HEREON.
- THE EXISTING 20.0' WIDE SEWER AND WATER EASEMENT (O.R. 2276, PAGE 1575), INTERIOR TO THE SUBJECT PARCEL, IS HEREBY VACATED BY THIS PLAT.

City Surveyor's Certificate:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011-177.151 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2022.

ERIC B. STUART PROFESSIONAL SURVEYOR & MAPPER NO. 6707
CITY OF DESTIN SURVEYOR

City of Destin Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS _____ DAY OF _____, 2022.

CITY MANAGER

MEMBER

CITY CLERK

MEMBER

Public Works Department Approval:

PRESENTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____, 2022.

MICHAEL BURGESS
PUBLIC WORKS DEPARTMENT DIRECTOR

Tax Collectors Statement:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE _____ DAY OF _____, 2022.

BEN ANDERSON, OKALOOSA COUNTY TAX COLLECTOR

Community Development Department Approval:

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____, 2022.

LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

County Clerk Certificate of Recording:

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2022 IN PLAT BOOK _____, PAGE _____.

J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

Surveyor's Certificate:

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, ALLEN E. TUCKER, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

ALLEN E. TUCKER, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 4584
GUSTIN, COTHERN & TUCKER, INC. L.B. NO. 3501
121 HART STREET, NICEVILLE, FLORIDA 32578
PHONE: (850) 678-5141 FAX: (850) 729-2460

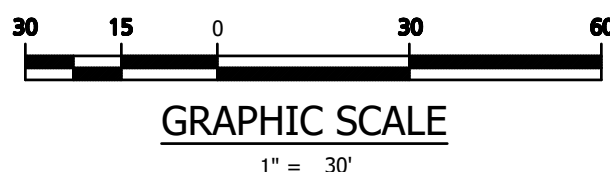
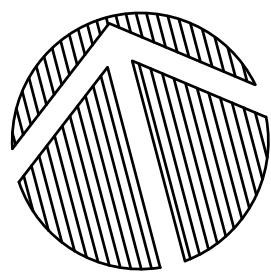
Prepared: JUNE 2022

PREPARED BY:
Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

PALMS STREET TOWNHOMES
SHEET 1 OF 2

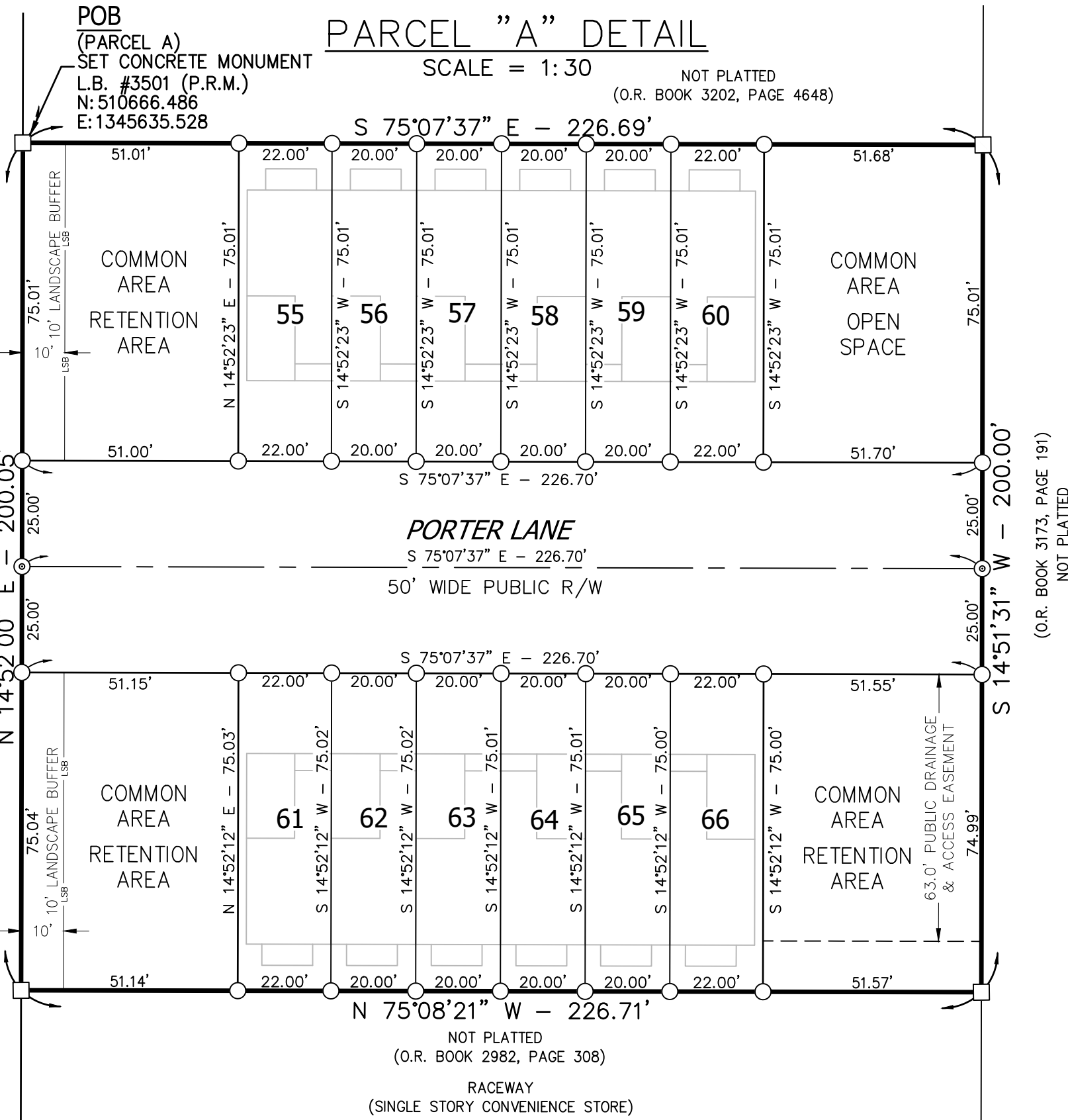
PALMS STREET TOWNHOMES

A TOWNHOME SUBDIVISION BEING A REPLAT OF LOT 4, VINTAGE DESTIN (PLAT BOOK 29, PAGE 10) IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST, CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA



Legend

- = SET 1/2" CAPPED IRON ROD, (P.R.M.) (L.B. #3501)
 - = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)
 - ⊙ = FOUND PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3724)
 - = FOUND 1/2" CAPPED IRON ROD, (L.B. #3501)
 - ⊕ = FOUND 1/2" CAPPED IRON ROD, (NO IDENTIFICATION)
 - = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
C/L = CENTERLINE
(°) = DEGREES
(') = MINUTES OR FEET
(") = SECONDS
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS
No. OR # = NUMBER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
L.B. = LAND SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
± = MORE OR LESS
— = DISTANCE NOT TO SCALE
N = NORTH OR NORTHING
E = EAST OR EASTING
LSB = LANDSCAPE BUFFER



LINE TABLE		
LINE#	BEARING	LENGTH
L1	S 13°54'51" W	11.00'

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	22.14'	264.00'	04°48'16"	S 83°29'40" E	22.13'
C2	20.01'	264.00'	04°20'36"	S 78°55'14" E	20.01'
C3	7.46'	264.00'	01°37'07"	S 75°56'22" E	7.46'
C4	1.89'	264.00'	00°24'35"	N 62°03'51" E	1.89'
C5	20.01'	264.00'	04°20'32"	N 64°28'24" E	20.00'
C6	22.11'	264.00'	04°47'53"	N 69°00'37" E	22.10'
C7	1.30'	314.00'	00°14'14"	N 61°58'41" E	1.30'
C8	20.02'	314.00'	03°39'09"	N 63°55'22" E	20.01'
C9	20.10'	314.00'	03°40'06"	N 67°34'59" E	20.10'
C10	20.28'	314.00'	03°41'59"	N 71°16'02" E	20.27'
C11	22.61'	314.00'	04°07'34"	N 75°10'49" E	22.61'
C12	23.16'	314.00'	04°13'32"	N 86°43'03" E	23.15'
C13	20.63'	314.00'	03°45'52"	S 89°17'15" E	20.63'
C14	20.34'	314.00'	03°42'41"	S 85°32'59" E	20.34'
C15	20.14'	314.00'	03°40'31"	S 81°51'23" E	20.14'
C16	20.03'	314.00'	03°39'19"	S 78°11'28" E	20.03'
C17	6.76'	314.00'	01°14'01"	S 75°44'48" E	6.76'
C18	40.34'	314.00'	07°21'41"	N 80°55'28" E	40.31'
C19	104.57'	264.00'	22°41'39"	N 82°45'23" E	103.89'
C20	44.00'	264.00'	09°33'00"	N 66°38'03" E	43.95'

Prepared: JUNE 2022

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.
Land Surveying & Mapping

121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

PALMS STREET TOWNHOMES

SHEET 2 OF 2

200381.02c.3

Engineer's Opinion of Probable Cost**Project:****Palm Street Townhomes**

Item	Quantity	Units	Unit Cost	Total Cost
<u>Private Development Portions</u>				
Erosion Control				
Silt Fence	2799	LF	\$3.00	\$8,397.00
Construction Screening	2799	LF	\$5.50	\$15,394.50
Subtotal				\$23,791.50
Earthwork & Demolition				
Clear/Grub/Demo	1	LS	\$30,000.00	\$30,000.00
Earthwork (Net Fill/Cut)	15000	CY	\$14.50	\$217,500.00
Inlet Protection	8	EA	\$150.00	\$1,200.00
Temp Driveway	3	EA	\$1,500.00	\$4,500.00
Subtotal				\$253,200.00
Paving, Concrete, & Earthwork				
12" Stabilization of Subgrade (min. LBR 40)	4378	SY	\$4.75	\$20,795.50
8" Limerock Base Material (LBR 100)	4815	SY	\$17.00	\$81,855.00
Asphalt Type (2.5" thick / 165 pcf)	5300	SY	\$17.00	\$90,100.00
5' Concrete Sidewalk	12443	SF	\$6.20	\$77,146.60
Striping & Signage	1	LS	\$7,500.00	\$7,500.00
Truncated Domes	6	EA	\$350.00	\$2,100.00
12" Ribbon Curb	3107	LF	\$13.00	\$40,391.00
Subtotal				\$319,888.10
Potable Water System				
Misc. Fittings	1	LS	\$2,500.00	\$2,500.00
6" Gate Valve	12	EA	\$675.00	\$8,100.00
Fire Hydrant	8	EA	\$5,500.00	\$44,000.00
Residential Water Service (Double)	24	EA	\$300.00	\$7,200.00
Residential Water Service (Single)	13	EA	\$200.00	\$2,600.00
6" Water Main	997	LF	\$16.00	\$15,952.00
Subtotal				\$80,352.00
Sanitary Sewer System				
8" Gravity Line	1148	LF	\$28.00	\$32,138.40
Residential Sewer Services (Double)	22	EA	\$750.00	\$16,500.00
Residential Sewer Services (Single)	21	EA	\$450.00	\$9,450.00
Manhole	5	EA	\$5,000.00	\$25,000.00
Subtotal				\$83,088.40



Storm Drainage System

FDOT Type C	12	EA	\$4,500.00	\$54,000.00
Concrete Weir	1	LS	\$500.00	\$500.00
15" ADS	533	LF	\$42.00	\$22,386.00
18" ADS	334	LF	\$48.00	\$16,032.00
24" ADS	326	LF	\$67.00	\$21,842.00
MES	3	EA	\$450.00	\$1,350.00
Stormtech Drainage Chambers/System	1	LS	\$36,000.00	\$36,000.00
# 57 Stone (Exfiltration Bed)	114	TON	\$70.00	\$7,980.00
Filter Fabric	91	SY	\$8.00	\$728.00
Rough Grading	11642	SY	\$1.75	\$20,373.50
Finished Grading & Sod	11642	SY	\$4.50	\$52,389.00
Storm Manhole	2	EA	\$5,000.00	\$10,000.00
Concrete Flume	1	LS	\$1,750.00	\$1,750.00
Subtotal				\$245,330.50

Miscellaneous

Mobilization	1	LS	\$40,000.00	\$40,000.00
Construction Staking & Layout	1	LS	\$15,000.00	\$15,000.00
As-Built Survey	1	LS	\$12,500.00	\$12,500.00
Testing & Cleanup	1	LS	\$7,500.00	\$7,500.00
NPDES / SWPPP	1	LS	\$12,000.00	\$12,000.00
Subtotal				\$87,000.00

Private Development Total**\$1,092,650.50****Public Development Portions****Earthwork & Demolition**

Clear/Grub/Demo	1	LS	\$1,500.00	\$1,500.00
Earthwork (Net Fill/Cut)	250	CY	\$14.00	\$3,500.00
Inlet Protection	2	EA	\$125.00	\$250.00
Relocate Utility Light Pole	4	EA	\$3,500.00	\$14,000.00
Relocate Water Valve & Hydrant	1	EA	\$4,000.00	\$4,000.00
Relocate Pedestals & Transformers	4	EA	\$1,500.00	\$6,000.00
Mill ROW	1	LS	\$20,000.00	\$20,000.00
Subtotal				\$49,250.00

Paving, Concrete, & Earthwork

10' Concrete Sidewalk	8958	SF	\$7.00	\$62,706.00
Striping & Signage	1	LS	\$7,500.00	\$7,500.00
Type F Curb	197	LF	\$25.00	\$4,925.00
Truncated Domes	10	EA	\$350.00	\$3,500.00
Subtotal				\$78,631.00

Sanitary Sewer System

Connect to Existing Gravity Line (Cut/Patch Roadway)	3	EA	\$7,500.00	\$22,500.00
Doghouse Manhole	2	EA	\$8,000.00	\$16,000.00
Subtotal				\$38,500.00

Storm Drainage System

FDOT Type C	2	EA	\$4,500.00	\$9,000.00
18" ADS	240	LF	\$48.00	\$11,520.00
MES	1	EA	\$450.00	\$450.00
Rough Grading	130	SY	\$1.75	\$227.50
Finished Grading & Sod	130	SY	\$4.50	\$585.00
Raise MH at Station 80+27	1	LS	\$1,250.00	\$1,250.00
Type C Top	1	EA	\$1,250.00	\$1,250.00
36" ADS	33	LF	\$98.00	\$3,234.00
Subtotal				\$27,516.50

Miscellaneous

Benches, Bike Racks, Pedestrian Lighting & Trash Cans	1	LS	\$17,500.00	\$17,500.00
Mobilization	1	LS	\$8,000.00	\$8,000.00
Contruction Staking & Layout	1	LS	\$3,500.00	\$3,500.00
As-Built Survey	1	LS	\$3,500.00	\$3,500.00
Testing & Cleanup	1	LS	\$4,000.00	\$4,000.00
NPDES / SWPPP	1	LS	\$5,000.00	\$5,000.00
MOT	1	LS	\$15,000.00	\$15,000.00
Subtotal				\$56,500.00

Public Development Total

\$250,397.50

Overall Development Total

\$1,343,048.00

Overall Total + 100% Contingency (200% Total)

\$2,686,096.00



Community Development Department

Office of the Director

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

January 6, 2023

Development Order No. 22-26

Final Development Order:

PALM STREET TOWNHOMES MAJOR DEVELOPMENT ORDER AND MAJOR SUBDIVISION (21-25-SP & 21-26-MS)

Based upon the City's approval and issuance of this Development Order on January 18, 2023, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

Jenkins Engineering, Inc., on behalf of Oldacre McDonald LLC, is requesting Major Development Order and Major Subdivision application approval for a 66-unit, long-term multi-family (townhomes) development to be located along Palm Street and 98 Palms Boulevard (Parcel IDs: 00-2S-22-0098-0000-001A, 00-2S-22-6401-0000-0040, and 00-2S-22-0000-0013-0000). The existing site is 5.59 acres.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the Civil Plans (Exhibit A), Landscape Plans (Exhibit B), Lighting Plan (Exhibit C), and Preliminary Plat (Exhibit D) dated approved January 18, 2023.
2. All the findings and requirements of the Technical Review Committee report are incorporated herein.

CONDITIONS OF APPROVAL:

1. Pursuant to the City of Destin Land Development Code:

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **January 18, 2023** (no later than **January 18, 2023**), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (*Land Development Code (LDC) Section 2.21.00*).



NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (*LDC Section 2.21.00*).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review *LDC Section 2.21.00* for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1. above, the concurrency capacity allocation status for “Palm Street Townhomes” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
 - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with *LDC Section 2.10.00* to maintain concurrency, or**
 - B. **Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under *LDC Article 6*.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (these may require appropriate bonding):
 - A. Disturbance of the City's Right-Of-Way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. The following items must be addressed in the appropriate order:
 - A. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to ***LDC 7.01.02(B)*** for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

- B. **Prior to the Commencement of Construction**, a permit, with a copy of the demolition plan for the site indicating the location of the Construction Site Screening, must be submitted and approved by the City. Said screening must meet the requirements set forth in ***Destin Code of Ordinances, Section 6-51 Screen Criteria***.
- C. **Prior to the issuance of any City Permit**, obtain a Florida Department of Transportation Right-of-Way Construction Permit and submit copy to the City Engineer, if applicable.
- D. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) permit and submit a copy to the City Engineer. Provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) as required for the NPDES permit for all construction disturbance over 1 acre. If the site is less than 1 acre, provide an erosion control plan in accordance with LDC Article 11.
- E. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a NPDES storm water construction generic Permit (if applicable) approval shall be provided.
- F. **Prior to the issuance of a Certificate of Occupancy**, the developer/owner, engineer of record and the contractor shall make themselves familiar with LDC Article 11.09.00., Illicit Discharge, and shall comply with the codes, or be subject to enforcement.
- G. **Prior to the issuance of a Certificate of Occupancy**, the developer/owner, engineer of record and the contractor shall make themselves familiar with LDC Article 8, Transportation, and shall comply with the codes, or be subject to enforcement.
- H. **Prior to the issuance of a Certificate of Occupancy**, all applicable Impact Fees and other outstanding costs associated with this project that are owed to the City must be paid in full.

Estimated impact fee total: **\$ 115,434.00**

- I. **Prior to the issuance of a Certificate of Occupancy**, the site layout, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
- J. **Prior to the issuance of a Certificate of Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
- K. **Prior to the issuance of a Certificate of Occupancy**, assigned address number for the principal building shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility.
Ref. LDC Section 7.18.04.

Louis Zunguze, MURP
Community Development Director
City of Destin

Date

Jamie Eubanks, P.E.
Authorized Agent
Jenkins Engineering, Inc.

Date

**TECHNICAL REVIEW COMMITTEE REPORT
PALM STREET TOWNHOMES
MAJOR DEVELOPMENT ORDER & MAJOR SUBDIVISION (21-25-SP & 21-26-MS)**

Applicant: Oldacre McDonald LLC
Agent: Jenkins Engineering, Inc.
Location: Three (3) parcels along Palm St. and 98 Palms Blvd.
Request: Approval of a 66-unit, long-term multi-family (townhome) development.
Parcel Size: ±5.49 acres, 239,144 square feet
Future Land Use: Town Center Mixed Use (TCMU)
Zoning District: Town Center Mixed Use (TCMU)
Density: 12.02 Dwelling Units/Acre
Intensity: Not applicable
Application Date: August 18, 2021
Approved Site Plan Date: January 18, 2023

DISCUSSION/FINDINGS

Jenkins Engineering, Inc., on behalf of Oldacre McDonald LLC, is requesting Major Development Order and Major Subdivision application approval for a 66-unit, long-term multi-family (townhomes) development to be located along Palm Street and 98 Palms Boulevard (Parcel IDs: 00-2S-22-0098-0000-001A, 00-2S-22-6401-0000-0040, and 00-2S-22-0000-0013-0000). The existing site is 5.59 acres.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The property has a Future Land Use Map Designation of **Town Center Mixed Use (TCMU)** and a Zoning Designation of **Town Center Mixed Use (TCMU)**. The proposed use is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

LAND USE

Long-term multi-family dwellings are a conditional use within the **TCMU** future land use designation and the **TCMU** zoning district. Conditional use approval was granted by the City Council on January 3, 2022.

DENSITY

Maximum allowed: 24 Dwelling Units/Acre
Provided: 12.02 Dwelling Units/Acre

HEIGHT

Maximum allowed: 50' / 4 stories
Provided: 18.4' / 2 stories

PITCHED ROOF

Minimum required: 60%
Provided: Roof Pitch will be reviewed upon Building Permit submittal.

SETBACKS

Front minimum required: 10' – 20'
Front provided: 16.3'

Side minimum required: 0'
Side provided: 11'

Rear minimum required: 0'
Rear provided: 20.3'

OPEN SPACE

Minimum required: 30%
Provided: 44%

PLATTING

A Major Subdivision application is running concurrently with this Major Development Order (DO) application. The applicant has provided all of the required guarantees and sureties. These documents have been reviewed and approved by the Technical Review Committee (TRC). Per ***Land Development Code (LDC) Section 2.19.03.D***, final action by City Council is required. If approved, mylar copies of the proposed subdivision will be submitted to the City for execution, followed by recording by the applicant.

CONCURRENCY MANAGEMENT

Concurrency requirements have been met:

Traffic: Signed November 1, 2022

Stormwater Management: Signed December 19, 2022

Potable Water/Sanitary Sewer: Signed November 2, 2021

Solid Waste: Signed September 10, 2021

AIRPORT PROTECTION

As proposed, this project is not affected by nor affects the Destin Executive Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport impact area.

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

TRANSPORTATION ANALYSIS

The traffic analysis, signed and dated February 25, 2021, indicates the proposed development will generate 41 PM peak hour trips. The analysis is consistent with the technical methodology outlined in ***LDC 6.05.05***.

RIGHT-OF-WAY DEDICATION

The project does not include any Right-of-Way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by one dual-way driveway from the Palm Street public Right-of-Way (ROW) and two dual-way accessways from the Shopping Area Access Road Private ROW.

PEDESTRIAN NETWORK

The project provides a complete pedestrian network as required in *LDC 8.09.03.A(6)*. A continuous on-site internal sidewalk is provided throughout the development.

PARKING:

Required maximum vehicle parking spaces:	165
Provided vehicle parking spaces:	165

Required maximum bicycle parking spaces:	16
Provided bicycle parking spaces:	15

UTILITIES:

All utilities are required to be undergrounded.

STORMWATER:

The City Manager's Stormwater designee approved the stormwater plan on December 19, 2022.

REFUSE COLLECTION:

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in a solid waste collection area or inside a building.

WHITE SANDS ZONE

The proposed project is located within the White Sands Zone 2.

LANDSCAPING

Front perimeter/common boundary: Not applicable

Interior parking landscape: Provided

Buffer zone: Provided

Preservation and restoration:

Reforestation trees required:	55
-------------------------------	----

Preserved tree credits:	0
-------------------------	---

Protected trees to be removed:	10
--------------------------------	----

Replacement trees required:	10
-----------------------------	----

Required parking trees:	8
-------------------------	---

Required street trees:	16
------------------------	----

Total required trees:	89
------------------------------	-----------

Total trees provided:	97
------------------------------	-----------

SIGNS

No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

IMPACT FEES:

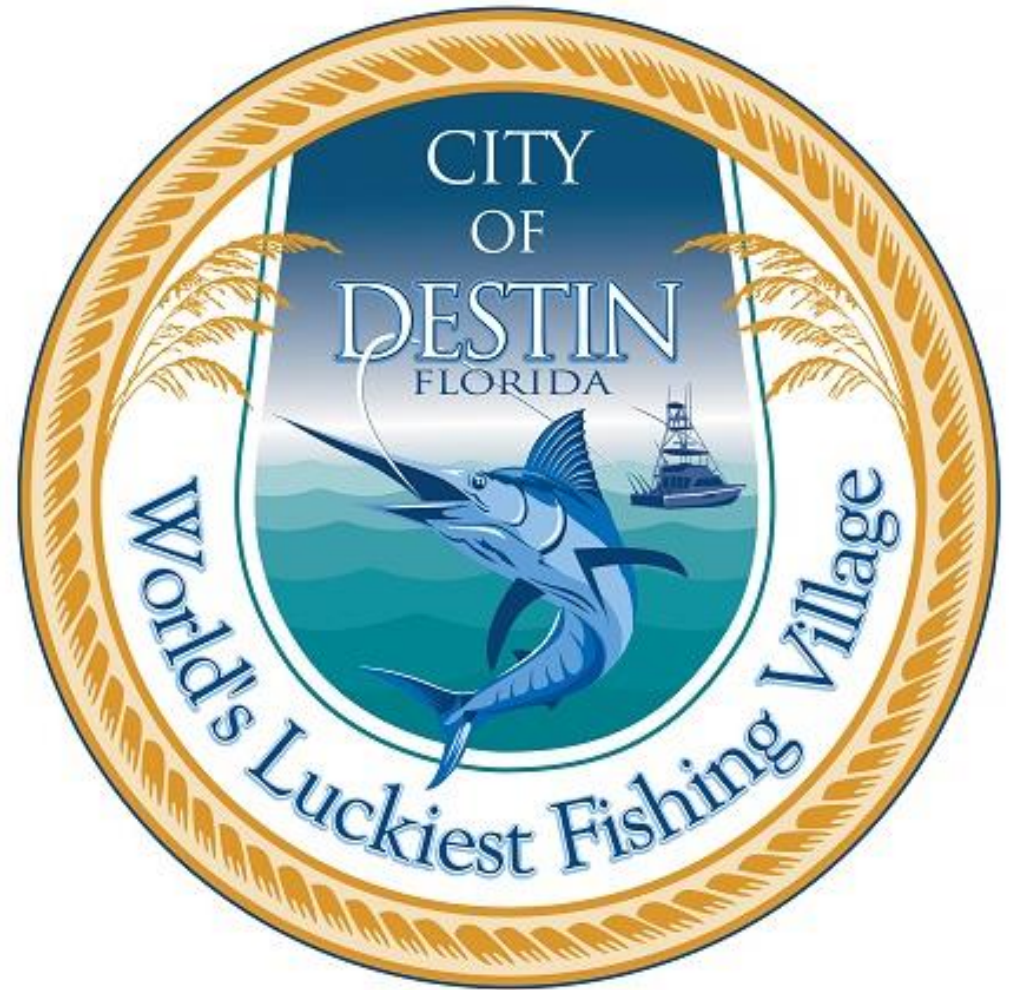
Final impact fee amounts have been developed using the provisions outlined in *LDC Section 19.03.05.A.2*. The impact fees for the proposed project are estimated to be:

LAND USE	UNITS	PARK	LIBRARY	POLICE	TRANS.	TOTAL
Residential, 1,500 – 1,999 square feet	66	\$399.00	\$133.00	\$19.00	\$1,198	\$1,749
<i>Totals</i>		<i>\$26,334</i>	<i>\$8,778</i>	<i>\$1,254</i>	<i>\$79,068</i>	<i>\$115,434.00</i>

OTHER FEES: NONE

COMMENTS: NONE

Utility Wrapping Project



City Council Request

City Council directed staff to investigate the feasibility to wrap various utility boxes throughout the City:

- FPL Equipment
- Cox Communication Equipment
- Lumen (CenturyLink) Equipment
- Okaloosa DOT Equipment
- FDOT Equipment

Actions to Date



Provided Application process and pre-approved wraps



They are investigating if they will allow this or not. They do not have a process in place.



They are investigating if they will allow this or not. They do not have a process in place.



Will allow wraps and a ROW permit would need to be filed.



Will allow wraps and have a two-part application process (Concept Phase & Final Phase).

Florida Power & Light Company

Requirements
Application
process and pre-
approved wraps

American Evergreen



**Florida Power &
Light Company**

Wrap Options

Banyan Tree Leaves



**Florida Power &
Light Company**

Wrap Options

Japanese Orange Plant



**Florida Power &
Light Company**

Wrap Options

Sunset



**Florida Power &
Light Company**

Wrap Options

Sea Life



Recommended Course of Action



Phase 1

- Move forward with coordination with Lumen and appropriate parties to implement a custom design for a Kohlton Memorial Wrap at the intersection of Main Street and Kelly Street.
- Identify potential locations throughout Phase 1 and how to phase the rest of the City.
- Determine the required processes, initial costs, maintenance, cost etc.

Phase 2

- Implement all findings into the US98 undergrounding project and wrapping equipment installed as part of the undergrounding effort.

Main Street & Kelly Street

Lumen Utility Box:
Requested to
provide a custom
wrap to this box



Phase 1

Identify:
Utility box
locations for
wrapping. Focus
on boxes on
arterial roads.

Utility owners and
feasibility





Recommendation

With City Council's direction, Staff will bring back cost estimate for consideration.