SPECIAL MEETING
DESTIN CITY COUNCIL
APRIL 13, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

*****Core Value of the Month - Transparency *****

CALL TO ORDER

*** INVOCATION / PLEDGE OF ALLEGIANCE**

PUBLIC COMMENTS

NEW BUSINESS

A. Quasi-judicial hearing regarding a Development Order Compliance Review (in lieu of a Major Development Order amendment) for Harborwalk Village Phase II development (Application No. DEV-001575-2025), proposed for properties located at 76 and 100 Harbor Boulevard, Destin, Florida.

PUBLIC COMMENTS

If a person decides to appeal any decision made by the council with respect of any matter considered at this meeting, he/she may need a record of the proceeding, and for such purpose, he/she may need to ensure that verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. FS286.0105

Persons with disabilities who required assistance to participate in this meeting are requested to notify the City Clerk's Office at (850) 837-4242 as soon as possible.

ITEM # 2026-584

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 13, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: A.

TO: City Council

THRU: Kimberly Kopp, City Attorney
Larry Jones , City Manager

FROM: Jesse Hernandez, Planner
Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: April 9, 2026

SUBJECT: Quasi-judicial hearing regarding a Development Order Compliance Review (in lieu of a Major Development Order amendment) for Harborwalk Village Phase II development (Application No. DEV-001575-2025), proposed for properties located at 76 and 100 Harbor Boulevard, Destin, Florida.

I. BACKGROUND:

On March 28, 2025, Legendary, LLC, on behalf of Pelican Point Harbor, LLC, (the "Applicant") submitted an application for a minor deviation to an existing major development order. The original HarborWalk Village (HWV) Development Order (DO-02-55) was issued on January 28, 2003, and has since been amended several times, including DO-10-02 (November 5, 2009), which established Phase II of the HWV development.

Initially, the Applicant approached staff to commence discussions on the Applicant's request to make modifications to their existing development approvals for HarborWalk Village Phase 2 (DO-10-02). The Applicant requested a staff-level approval of the proposed modifications for Phase II, but Staff and the City Attorney determined that the proposed changes would require City Council approval either as a Major Deviation to DO-10-02, or for a determination that the modified plans are compliant with DO-10-02, which was previously approved by the City Council. (See Exhibit A City Attorney Memo, and Exhibit B Community Development Director Memo). The Applicant chose to proceed with the current process rather than apply for a Major Deviation at this time.

On April 21, 2025, the proposed changes to existing DO-10-02 were presented by the Applicant to the City Council for a preliminary discussion. As previously determined, this preliminary discussion allowed the Applicant to provide a general overview of its proposal, given the large-scale nature of the anticipated project and proposed changes to the previously approved

development.

At this time, the Applicant has returned to formally present the application for a Council determination as to whether the current application is compliant with the originally proposed Phase II Development Order 10-02, or if a Major Deviation to DO-10-02 will be required. A finding of compliance by the City Council would permit the Applicant's proposed modifications to proceed as a Minor Deviation to Development Order 10-02, without requiring a Major Deviation to the existing Phase II Development Order 10-02. On the other hand, if Council finds that the proposed changes are not compliant with DO 10-02, a Major Deviation to the Phase II Development Order DO-10-02 will be required.

Major Deviation/Minor Deviation Criteria

Per Development Order 04-13, Condition #19, City review and approval shall be required for each phase/zone as defined on Sheet A-1.8, 4 of 11, and 8A of 11, and shall be subject to the following:

A. Any deviation from this final development order, which exceeds the following thresholds shall be subject to the process required for major deviations to a final development order and pursuant to Article 2, Section 2.06.00 of the City of Destin Land Development Code.

i. Alteration of the location of any:

a. Private road by more than five (5) feet. "Private road" shall be limited to the portion of a private road within the public right-of-way unless achange greater than (5) feet is required by Florida DOT in which case any changes required by FDOT shall also require the City Engineering review and comment prior to issuance of the FDOT permit. Any other private road/vehicular accessway may deviate to the extent that it remains consistent with the "Village Character" as defined in Exhibit "K" (See attached) and maintains the general character as set forth on Sheet L3 of approved plans; or

b. Walkway that is not in general conformity with the walkway system as shown on Sheet L3 of the approved plans or which alteration thereof does not maintain substantial pedestrian connectivity from the public right-of-way to the harbor, from each road intersection, and which does not provide for a substantial pedestrian promenade along the harbor from Building "A" easterly to the east property line as delineated on Sheet L3 of the approved plans; or

c. Landscaping areas (adjustments to planters and plant beds may vary in number, size, and shape) that are not in substantial conformity with Sheet L1 of the approved plans and which do not maintain at least 18% open space landscape area (unless modified by the Community Development Department Condition No. 8); or

d. Structures having a building footprint larger than 1,500 square feet that deviate more than 50 feet; or

e. Structures having a building footprint that are at or below the previously stated criteria ("d") and that do not remain consistent with the "Village Character" as defined in Exhibit "K" (See attached).

ii. Subject to Condition No. 8 on page 3 of 27 and Condition No. 5 on page 21 of 27, any reduction in the total amount of open space landscape area; or

iii. Any change or increase of the use of the site or buildings in total; or

iv. Any increase in height beyond the limits as outlined on Sheet A1.8; or

v. Any amendment to a condition in the final development order that was expressly imposed by the City Council

B. Any deviation from this final development order and approved plans that is less than the thresholds specified above (minor deviation) shall be subject only to review and approval by the City Staff. No additional compatibility analysis will be required.

This staff report points out several issues related to the criteria for a Major Deviation:
A(iii) changes or increases in the use of the site or buildings in total;
A(iv) increases in height beyond the limits set forth in the applicable development order;
and A(v) amendments to conditions in the final development order that were expressly imposed by the City Council, as explained below.
In addition to the analysis in the staff report and any other competent substantial evidence provided at the public hearing, all criteria will be re-reviewed upon receipt of engineered drawings.

Staff has also included the current definitions for Major and Minor Deviations per the ***Land Development Code (LDC) Article 3,*** which ultimately raise many of the same issues as the DO criteria.

"*Major deviation(s): A deviation from a final development plan, including any change to a condition in the final development order that was expressly imposed by the City Council; or any change that adversely affects the compatibility of the proposed project; or any change that the City Manager, or his designee, determines should be reviewed by the City Council due to the community impact of the proposed change.*"

"Minor deviation(s): A deviation from a final development plan that does not meet the definition of a major deviation."

On June 4, 2024, Staff and the Community Development Director opined via the attached initial review memo (Exhibit B) that the proposal would require a Major Deviation to the Development Order. Again, one of the criteria requiring a Major Deviation is where an amendment is made to a condition in the final development order that was expressly imposed by the City Council. While the Exhibit B memo analyzed previously submitted plans that have since been updated by the Applicant, Staff has determined that the issues relating to access discussed in the memo remain, and that there are additional issues for Council to review, as discussed in detail below (broken down by subject below including height, setbacks, etc.). Additionally, the analysis in the Exhibit B memo related to changes of use is no longer applicable due to the determination that restaurants are included in Retail/Shopping Center.

As noted, the Applicant has continued to submit additional and updated information to the City over the past several weeks and months. Staff continuously reviewed and provided feedback to

the Applicant throughout the process. Additionally, Staff contracted an outside consulting firm (Inspire Placemaking Collective, Inc.) to conduct an independent parking analysis of the proposed development and to verify existing uses on the HarborWalk Village site.

II. DISCUSSION: The Applicant is proposing 32,899 square feet of retail space, 86 condominiums, and 254 hotel rooms, a pool and amenity area, along with associated infrastructure and a multi-level parking garage.

Staff has reviewed all applicable development orders and the Phase II approvals granted under DO-10-02 and has compared them with the elements proposed in the requested application. Land use, phasing, height, open space, ingress, egress, and parking were all included in Staff's evaluations.

The approved Phase II plan states, "This 3rd amended D.O. and all subsequent applications filed by the Developer for city permits issued pursuant to this 3rd Amended D.O., including without limitation building permits, impact fees, land development codes, shall be governed by the Comp Plan, LDC and City ordinances in effect as of October 27, 2005, except as may be modified by the City's proposed Multimodal Transportation Districts Ordinance #08-14-LC, adopted January 20, 2009;" therefore, these are the regulations that Staff utilized for evaluating compliance. In cases where applicable definitions were not provided in those regulations, definitions from the Florida Building Code were used.

It should also be noted that a master site plan was provided for the proposed Phase II, and the Applicant is proposing sub-phasing Phase II into Phases IIA and IIB. At this time, the Applicant has only provided staff with information for structures and sitework pertaining to Phase IIA.

LAND USE AND PHASING

A summary of the uses, development density and intensity approved in the prior Development Orders and the overall proposed development program for Phase II is provided in the table below. While the use breakdown between Phases IIA and II B is not specified on the plans, the Applicant has stated that Phase IIA will include 32,899 square feet of retail, and 280 keyed hotel units and that Phase IIB will consist of a building containing 86 condominium units with a pool and amenity area. The master site plan states that "If built, Phase 2B is subject to change."

As part of this Compliance Review application, the Applicant is also requesting the following approval from the Council regarding changes:

1. That the Council authorize City Staff to approve further modifications to the site plan, provided that such modifications remain within the parameters and tolerances (i.e., setbacks, height, density, and intensity) established in the existing project development orders (DO Nos: DO-02-55, DO-04-13, DO-10-02, DO-18-19, DO-18-13, DO-21-01).

Staff Comment in Response: Pursuant to the criteria for a Major Deviation, Council should consider that additional Council approvals may be required dependent on the nature of any proposed deviations from a final development plan, pursuant to the LDC and Development Orders.

2. To allow the Applicant to exchange previously approved shopping center square footage for hotel rooms or dwelling units. Any such exchange shall be calculated on a 1:1 square-footage basis (i.e., one square foot of approved shopping center use equals one square foot of hotel room area) and shall be approved by the City Manager and shall not

exceed a maximum of 285 hotel units ("keys") and 90 short-term dwelling units ("keys").

Staff Comment in Response: Staff recommends further evaluation of this request.

Harborwalk Village Table of Authorized Uses					
	Retail Space (sf)	Condominiums (units)	Hotel Rooms (keyed units)	Density (du/acre)	Intensity (FAR)
Authorized per DO-02-55	199,999	170	-	23.1	0.72
Authorized per DO-04-13	-	122	-	19.9	1.07
Authorized per DO-10-02	25,001	90	251	25.9	1.75*
Authorized per DO-18-13 / 17-DO-EX-06	-8,427	-3	34	-	-
Authorized Totals	216,573	379	285	25.9	1.75*
Existing Currently in PH I	97,650	289	26	19.65	0.72
Proposed in PH II	32,899	86	254	25.5	1.48
Site Total	**130,549**	**375**	**280**	**25.5**	**1.01**
*1.75 FAR is approved – an additional .5 FAR can be used for parking structures					

For the purposes of reviewing the project entitlements for Phase II, page two (2) of DO-10-02, states "Applicant reserves the right to build all unused density and intensity approved in Development Order No. 02-55 and 1st Amendment No. 04-13 and all request (sic) improvements." The remaining square footage is 118,923 square feet of retail space, 90 condo units, and 259 hotel rooms as provided in the above Table of Authorized Uses.

DO-18-13 (May 23, 2018) was intended to, "Establish a baseline of existing and available parking for the Harborwalk Village and associated uses currently approved within the master development area." Included within that approval was 49,063 square feet of restaurant area which at that time accounted for 50.1% of the gross floor area of the retail. This was determined at that time to be compliant with the existing approvals.

Part of the analysis performed by Inspire, the City's consultant that assisted in Compliance Review, was to confirm existing uses on the property. That analysis determined that restaurant uses currently occupy 45.9% (44,847 square feet) of the gross floor area of the retail. The 199,999 square feet of retail space that was included in Phase I was approved as "Shopping Center." Per the LDC in effect when the project was approved, the definition of "Shopping Center," states that no more than 30% of the gross floor area shall be used by restaurants, lounges (eat in or take out), and medical uses other than offices. The project currently exceeds the amount of restaurant square footage allowed by that definition, but is within the 50.1% threshold established in DO-18-13. It is not specified in the current application if any of the retail square footage is proposed to be used for restaurants, but any restaurant uses proposed in the future will have to be evaluated to ensure the project does not exceed 50.1%. It should be noted that for the purposes of the City consultant's parking analysis, 30% of the proposed retail square footage was assumed to be allocated to restaurant use to be consistent with the definition of "Shopping Center."

In DO-10-02, the approved site plan authorized sub-phasing for Phase II, with the timing to be determined by market conditions. The newly proposed Phase II maintains this approach, allowing sub-phasing and timing to remain market-driven. Thus, the Applicant has proposed to further delineate Phase II into two components: Phase IIA and Phase IIB.

Phase IIA includes the parking structure "wrapped" by retail, hotel, and condominium uses,

along with the proposed pool, bar, kitchen and meeting rooms and all associated site infrastructure. While not specified on the plans, the Applicant has stated that Phase IIB consists of a proposed building containing 86 condominium units with a pool and amenity area. The site plan states that "If built, Phase 2B is subject to change." Staff has not yet received detailed drawings for the proposed building planned for Phase IIB; however, the proposed density and intensity is included in the overall calculations for Phase II in the Land Use section above.

HEIGHT

Since no information has been submitted regarding the Phase IIB building, this height analysis is limited to the building proposed in Phase IIA.

Per the plans approved with DO-10-02, building height within the designated Tall Building Restricted Zone is measured from the crown of Highway 98 and the proposed building height must be evaluated using the Comp Plan, LDC and City ordinances in effect as of October 27, 2005, except as may be modified by the City's proposed Multimodal Transportation Districts Ordinance #08-14-LC, adopted January 20, 2009. Definitions and Policies from the applicable version of the Comprehensive Plan (Comprehensive Plan: 2010) and the Florida Building Code are provided below for reference.

Building Height/Stories Summary:

Maximum Authorized Building Height in DO-10-02:

100'/9 stories (within the Tall Building Restricted Zone as measured from the crown of Highway 98, 33'ASL to the cornice line)

Proposed Phase IIA Building Height:

106.75'/10 stories or 11 stories as explained below (within the Tall Building Restricted Zone as measured from the crown of Highway 98, 33'ASL to the cornice line).

Building Stories Evaluation:

In evaluating the number of stories, because Phase IIA proposes an extension of the Phase I retail uses along the Harbor, staff reviewed the Phase I approved plans to ensure consistency between the methodologies used across both Phases. During that review, it was noted that the level which includes the retail uses along the Harbor and some operations support facilities (e.g. kitchen, laundry, employee locker rooms) was labeled Sublevel 1 (S1) on the Phase IIA plan, and was excluded from the total count of stories; however, the same retail level was labeled Story 1 on the Phase I plans, and was included in the total count of stories. If this level is determined to be a story consistent with its determination as a story in Phase I, the building elevations and floorplans for Phase IIA include eleven (11) stories which is two stories in excess of the Maximum Authorized Building Height in DO-10-02. If this level is determined to not be a story, then the plans include ten (10) stories, also in excess of the Maximum Authorized Building Height in DO-10-02. As there was no definition of "Story" in the applicable Comprehensive Plan, the definition of "Story" from the Florida Building Code was utilized in the review.

The Applicant has stated that Sublevel 1 (S1) meets the below definition of Basement from the Comprehensive Plan: 2010 which is: *Basement: The portion of a building below the first or ground floor provided that it does not have more than one-half of its floor to ceiling height above the average level of adjoining ground.* The Applicant has not provided documentation to

support this statement and therefore staff cannot verify its accuracy at this time.
Comprehensive Plan Policy 1-2.1.5: Method of Measuring Building Height is applicable, which provides, in part, that, "basements, whether habitable or non-habitable (e.g., basement parking garages), as defined in the Florida Building Code shall not be counted against the number of stories allowed." Again, because plans were not provided as part of the application showing the elevations needed to determine if Sublevel 1 (S1) is a basement, staff is not able to confirm the statement from the Applicant. Instead, the Applicant desires to demonstrate that it meets the definition of *basement* during staff-level permitting submittals.

Building Height Evaluation:
The uses proposed on the floor labeled L10 on the Elevations plan and Floor Plan are parking, hotel lobby, pool, bathrooms, cabanas, kitchen, bar, meeting space, and storage. While non-habitable architectural embellishments are excluded from the calculation of building height in the applicable Comprehensive Plan, floor L10 includes uses that render them habitable areas. Additionally, while Comprehensive Plan Policy 1-2.1.5 provides for an exclusion for habitable space within sloping roofs; aspects of the floor labeled L10 (including the proposed meeting space areas) do not meet this criterion.

Exhibit L demonstrates how staff measured the building height from the elevation of the crown of Highway 98 to the cornice line of the portion of the building which is proposed to be used for meeting space. Staff's calculation results in a building height of 106.75'.

Below are the applicable Comprehensive Plan and Florida Building Code sections relevant to this analysis:

Comprehensive Plan Chapter 11 Glossary: *"Height, building: Building height, except within the "Harbor Waterfront", as established in Policy 1-2.43 (2) shall be the distance from the highest point of the crown of the road to the cornice line of the building. Within the "Harbor Waterfront," building height shall be the distance from 0.0 feet based upon the National Geodetic Vertical Datum (NGVD) of 1929 to the cornice line of the building. Building height shall not include non-habitable architectural roof embellishments (e.g. spires, watch towers, crows' nests, cupolas, chimneys, and similar architectural embellishments), or appurtenant structural systems (e.g. machinery rooms, elevator shafts, stairwells, and similar ancillary facilities)." (Definition from City's Comprehensive Plan in effect as of October 27, 200*5)

Comprehensive Plan Land Use Element: *Policy 1-2.1.5 Method of Measuring Building Height provides, in part, that "The measurement of building height hall not include non-habitable architectural roof embellishments (e.g. spires, watch towers, crows' nests, cupolas, chimneys, and similar architectural embellishments), dormers or appurtenant structural systems (e.g. machinery rooms, elevator shafts, stairwells, and similar ancillary facilities). Habitable space that is located within sloping roofs, when such roofs are a requirement of the LDC, shall not count in the measurement of height of the building or number of floors. Basements, whether habitable or non-habitable (e.g., basement parking garages), as defined in the Florida Building Code shall not be counted against the number of stories allowed."*

Comprehensive Plan Chapter 11 Glossary: "*Basement: The portion of a building below the first or ground floor provided that it does not have more than one-half of its floor to ceiling height above the average level of adjoining ground."*

Florida Building Code: *"Habitable Space: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, screen enclosures, sunroom Categories I, II, III and IV as defined in Section 2002.6, storage or utility spaces and similar areas are not considered habitable spaces."*

Florida Building Code: ***"****Story: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters."*

Minimum Authorized in DO-10-02:

18% with the following incentives: Pedestrian Information Kiosk: 1%
Transit Stop: 5%
5% over 20% of Boats for Fare Carrying/Transient: 4%
Developments with 70% of Parking In Structure: 6%

TOTAL: 16%

Proposed in Phase II:

18% (same incentives proposed)

*** At the time of building permit, transit stop feasibility will be reviewed and staff will confirm whether reduction in the total amount of open space landscape area is at issue.*

SETBACKS

Since no information has been submitted regarding the Phase IIB building, this setback analysis is limited to the building proposed in Phase IIA.

Authorized in DO-10-02:

PROPERTY LINE	REQUIRED SETBACK (Phase II)	PROVIDED (Phase II)
North (front)	• Min 15 ft. to max 25 ft. for any portion of a building having a height below 40 ft. • Min 35 ft. for any portion of a building having a height above 40 ft. NOTE: Setbacks shall be measured from the "frontage road" within the property that runs parallel to Harbor Boulevard.	• 15 ft to 25 ft. NOTE: A "Restricted Zone" is provided on the site plan to identify the restrictions set forth by the setbacks and where the building, once finally located within the zone, will be placed.
West (side)	• Not applicable. In accordance with prior final development order.	• Not applicable. Existing structures compliant with previous development order.
East (side)	• Min 0 ft. for any portion of a building having a height of 35 ft. or less • Min 15 ft. for any portion of a building having a height above 35 ft. but below 50 ft. • Additional 2 ft. setback for each 10 ft. or fraction thereof exceeding 50 ft. in height = 25ft. min for 100 foot structure.	• 32 ft. NOTE: A "Restricted Zone" is provided on the site plan to identify the restrictions set forth by the setbacks and where the building, once finally located within the zone, will be placed, unless lesser distance if east building is reduced in height
South (rear)	• 0 ft.	• Varies

Proposed in Phase IIA:
The area referred to as the "Restricted Zone" is provided on the site plan to identify the restrictions set forth by the setbacks and where the building, once finally located within the zone, will be placed. Small portions of the building extend outside the "Restricted Zone," including minor entrance overhangs, a utility closet, a dumpster enclosure on the front of the building, and retail space on Sublevel 1 (S1) and Level 1 (L1) at the rear. The proposed plans also state: "Any portion of the proposed building outside of the height limitation area will comply with all requirements;" however, there are small portions of the proposed building that extend beyond the "Restricted Zone" and do not meet the required 15 to 25-foot setback from the frontage road that was established in DO-10-02 . For example, the proposed dumpster enclosure is approximately seven (7) feet from the frontage road.

The previously approved site plan for Phase II kept the proposed building entirely within the "Restricted Zone," with the exception of a porte-cochere. The currently proposed site plan consists of an expansion outside of the Restricted Zone, to the extent explained above and as illustrated in Exhibit G, which provides a visual overlay of the footprint of the approved Phase II building and the proposed Phase IIA building.

INGRESS/EGRESS

Authorized in DO-10-02:
The approved plan has a main entrance aligned with Stahlman Avenue, which includes dual ingress lanes and a dedicated right egress and a straight/left egress lane. The plan also provided for a secondary access onto Highway 98, which was a right-out only in the northeast corner of the property. The plan also provided a proposed cross-access connection with the parcel to the east via the frontage road. The secondary right-out access point onto Highway 98 was specifically addressed in the Development Order. Condition 11 of DO-10-02 states, "The property owner shall continue to attempt to coordinate with the adjacent landowner to the east to discuss any proposed redevelopment, the need for, and to finalize a shared ingress/egress, cross access and all necessary easements. The shared egress/ingress drive will allow the elimination of the right out exit. All changes shall be subject to FDOT approval."

Proposed in Phase II:
The proposed site plan adds a right-hand turn deceleration lane from Harbor Boulevard into the property. The easternmost right-out egress has also been expanded into a right-hand ingress and a right-hand only egress from the property. Staff reviewed the proposed right-in right-out for consistency with Condition 11 on page 18 of DO 10-02, which was intended to mitigate traffic impacts from the proposed development. As the condition speaks to finalizing a shared ingress/egress drive, it is clear that the intent of the Council was to eliminate the need for the access on to Highway 98 and instead require access through the shared drive with the property to the east. This was identified by staff as a change to a condition that was imposed by the Council, which pursuant to the LDC, necessitates a Major Deviation (see Exhibit B for consistent analysis of earlier plans which showed only a right-out exit).

Finally, although the proposed plan shows a future driveway connection to the property to the east at the northeast corner; no information has been provided in the application regarding the status of these future connections and the northeast access conflicts with an existing billboard that is noted "to remain."

PARKING:
Required Parking in DO-10-02:

1,497 Spaces

Proposed in Phase II:

2,084 Spaces

Staff commissioned Inspire, a private consulting firm, to conduct an independent parking analysis for the proposed Phase II and to verify the existing uses and parking conditions at Harborwalk Village. The complete Inspire Parking Analysis is included as an attachment to this report.

Based on the authorizations granted under DO-18-13 and the 2002 Land Development Code (LDC), Inspire determined that the proposed Phase II parking plan would result in a surplus of 587 parking spaces. Recognizing that certain conditions and assumptions regarding parking have changed since DO-18-13, Inspire also conducted a separate analysis using the 2025 Land Development Code, which identified a surplus of 144 parking spaces. Finally, Inspire completed an onsite parking inventory and shared parking analysis. The results indicate that following full buildout of the proposed Phase II, the site would maintain a surplus of 252 parking spaces during weekend peak demand periods. Further details are provided in the Parking Analysis (Exhibit C).

It is important to note that Ordinance 08-14-LC (which applies to this project) created parking maximums within the multimodal transportation district (MMTD) and the Applicant **is not permitted to have surplus parking in addition to the required parking for the existing uses on site.** As previously stated, per DO-10-02 "All subsequent applications filed by the developer… shall be governed by the Comp Plan, LDC, and City ordinances in effect as October 27, 2005, except as may be modified by the City's proposed Multimodal Transportation Districts Ordinance, 08-14-LC, adopted January 20, 2009." Mr. Peter Bos submitted an email dated April 8, 2026 to the City with respect to the project, including commentary from the Applicant's perspective related to surplus parking. (See Exhibit GG).

A. Link to Strategic Goals / Objectives: III. Economic development and revitalization

B. Effect on Budget (EOB): There is no effect on the budget anticipated.

C. Level of Service (LOS): The traffic generated by HWV Phase II was previously reviewed as part of the Concurrency Management system in effect when DO-18-13 was approved, and is accounted for in the City's Transportation Capacity Table, which is used for tracking existing and committed trips. Therefore, there is no anticipated impact on the surrounding Level of Service (LOS) at this time.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Legendary, LLC, on behalf of Pelican Point Harbor, LLC, is seeking City Council approval to move forward with a Minor Deviation to a Major Development Order (in lieu of a Major Deviation) if Council determines that the scope of work and proposed changes are compliant with the approved DO-10-02.

Staff has provided the City Council with all documents submitted by the Applicant, as well as historical documents, such as previously approved Development Orders and associated documents.

Per Development Order 04-13, Condition #19, City review and approval shall be required for each phase/zone as defined on Sheet A-1.8, 4 of 11, and 8A of 11, and shall be subject to the following:

A. Any deviation from this final development order, which exceeds the following thresholds shall be subject to the process required for major deviations to a final development order and pursuant to Article 2, Section 2.06.00 of the City of Destin Land Development Code.

i. Alteration of the location of any:

a. Private road by more than five (5) feet. "Private road" shall be limited to the portion of a private road within the public right-of-way unless achange greater than (5) feet is required by Florida DOT in which case any changes required by FDOT shall also require the City Engineering review and comment prior to issuance of the FDOT permit. Any other private road/vehicular accessway may deviate to the extent that it remains consistent with the "Village Character" as defined in Exhibit "K" (See attached) and maintains the general character as set forth on Sheet L3 of approved plans; or

b. Walkway that is not in general conformity with the walkway system as shown on Sheet L3 of the approved plans or which alteration thereof does not maintain substantial pedestrian connectivity from the public right-of-way to the harbor, from each road intersection, and which does not provide for a substantial pedestrian promenade along the harbor from Building "A" easterly to the east property line as delineated on Sheet L3 of the approved plans; or

c. Landscaping areas (adjustments to planters and plant beds may vary in number, size, and shape) that are not in substantial conformity with Sheet L1 of the approved plans and which do not maintain at least 18% open space landscape area (unless modified by the Community Development Department Condition No. 8); or

d. Structures having a building footprint larger than 1,500 square feet that deviate more than 50 feet; or

e. Structures having a building footprint that are at or below the previously stated criteria ("d") and that do not remain consistent with the "Village Character" as defined in Exhibit "K" (See attached).

ii. Subject to Condition No. 8 on page 3 of 27 and Condition No. 5 on page 21 of 27, any reduction in the total amount of open space landscape area; or

iii. Any change or increase of the use of the site or buildings in total; or

iv. Any increase in height beyond the limits as outlined on Sheet A1.8; or

v. Any amendment to a condition in the final development order that was expressly imposed by the City Council

B. Any deviation from this final development order and approved plans that is less than the thresholds specified above (minor deviation) shall be subject only to review and approval by the City Staff. No additional compatibility analysis will be required.

This staff report points out several issues related to the criteria for a Major Deviation: A(iii) changes or increases in the use of the site or buildings in total; A(iv) increases in height beyond the limits set forth in the applicable development order, and A(v) amendments to conditions in the final development order that were expressly imposed by the City Council, as explained. In

addition to the analysis in the staff report and any other competent substantial evidence provided at the public hearing, all criteria will be re-reviewed upon receipt of engineered drawings.

Staff has also provided Council with the current definitions for Major and Minor Deviations per the ***Land Development Code (LDC) Article 3,*** which ultimately raise the same questions.
"*Major deviation(s): A deviation from a final development plan, including any change to a condition in the final development order that was expressly imposed by the City Council; or any change that adversely affects the compatibility of the proposed project; or any change that the City Manager, or his designee, determines should be reviewed by the City Council due to the community impact of the proposed change.*"

"Minor deviation(s): A deviation from a final development plan that does not meet the definition of a major deviation."

It should be noted that this project has not been formally reviewed by the Technical Review Committee (TRC) at this time; contingent on the outcome of this Compliance Review, the project shall undergo either a Minor or Major Deviation Development Order review prior to any approvals being issued, which will include any required public notices.

IV. RECOMMENDED MOTION: Two alternative motions have been provided and the applicable motion should be made based on competent, substantial evidence provided at the public hearing.

Option 1 (Determination of Compliance): I move that the City Council determine that the proposed plans and development program for the project HarborWalk Village Phase II: Minor Deviation to a Major Development Order (DEV-001575-2025) are in compliance with the previously approved Development Orders, and may proceed through the established review process for a Minor Deviation to a Major Development Order, based on the evidence submitted and findings made at this public hearing.

IF THE RECOMMENDED OPTION 1 MOTION IS UTILIZED, **Council may make additional motions** pursuant to the Applicant's additional requests, or may take no action on the following Optional Motion 1A and 1B (taking no action will constitute denial of the additional request(s):

Optional Motion 1A:
I move to authorize City Staff to approve further modifications to the site plan, provided that such modifications remain within the parameters and tolerances (i.e., setbacks, height, density, and intensity) established in the existing project development orders (DO Nos: DO-02-55, DO-04-13, DO-10-02, DO-18-19, DO-18-13, DO-21-01))

Optional Motion 1B:
I move to allow the Applicant to exchange previously approved shopping center square footage for hotel rooms or dwelling units. Any such exchange shall be calculated on a 1:1 square-footage basis (i.e., one square foot of approved shopping center use equals one square foot of hotel room area) and shall be approved by the City Manager and shall not exceed a maximum of 285 hotel units ("keys") and 90 short-term dwelling units ("keys").

Option 2 (Determination of Noncompliance): I move that the City Council determine that the proposed plans and development program for the project HarborWalk Village Phase II: Minor Deviation to a Major Development Order (DEV-001575-2025) are not in compliance with the previously approved Development Orders, and must proceed through the established review process for a Major Deviation to a Major Development Order, based on the evidence submitted and findings made at this public hearing including the following_____.

Attachments:

1. Exhibit A City Attorney Memo
2. Exhibit A1 Dana Matthews Memo
3. Exhibit B HarborWalk Village Community Development Director Memo
4. Exhibit C Inspire Harborwalk Village Parking Analysis
5. Exhibit D Inspire Harborwalk Village Parking Requirements Comparison 2002 vs. 2025
6. Exhibit E 2015 AVCON Analysis
7. Exhibit F Harborwalk Village PHII Civils
8. Exhibit G Harborwalk Village Modified Siteplan Overlaid on Approved Plan
9. Exhibit H HarborWalk Village Parking Inventory (Nov 25)
10. Exhibit I Existing Parking Counts
11. Exhibit J Harborwalk Village PHII Floorplans
12. Exhibit K Elevations
13. Exhibit L Elevations - Building Height Explained
14. Exhibit M Harborwalk Village PHII Emerald Grande Comparison
15. Exhibit N Emerald Grande Map
16. Exhibit O Landscape Plan
17. Exhibit P Boundary Survey
18. Exhibit Q Agent Affidavit
19. Exhibit R Land Lease Agreement
20. Exhibit S DWU Letter of Availability
21. Exhibit T Hall Transportation Letter
22. Exhibit U Harbowalk Village Compliance Letter
23. Exhibit V Harborwalk Village, DO-02-55 with Compatibility Assessment
24. Exhibit W HarborWalk Village, DO-04-13
25. Exhibit X HarborWalk Village, DO-08-19
26. Exhibit Y HarborWalk Village, DO-10-02
27. Exhibit Z HarborWalk Village Approved Plans DO-10-02
28. Exhibit AA HarborWalk Village - DO-18-13 (including adopted parking calculations)
29. Exhibit BB HarborWalk Village, DO-21-01
30. Exhibit CC Legendary Request for Parameters for Plans Modifications
31. Exhibit DD Property Sign Posting
32. Exhibit EE Property Sign Posting Affidavit
33. Exhibit FF Adjacent Property Notification Letter (Special Meeting)
34. Exhibit GG Legendary Email 1
35. Exhibit HH Legendary Email 2

ROMANO KOPP LAW, P.A.

P.O. Box 5524
Destin, Florida 32541
Phone: (407) 430-7070
Email:kkopp@romanokopplaw.com

TO: **DANA MATTHEWS, ATTORNEY FOR APPLICANT**

CC: **LARRY JONES, STEPHEN TATUM, STEVE O'CONNER, GREG DARDEN**

FROM: **KIMBERLY ROMANO KOPP, CITY ATTORNEY**

DATE: **FEBRUARY 18, 2025**

RE: **HARBORWALK PHASE II APPLICATION ("Project")**

This memo is in response to the memo submitted to the City by Dana Matthews on February 11, 2025, which memo is attached hereto as **Exhibit "A."**

1. ***Staff comments were provided to the applicant on February 18, 2025, in response to the Applicant's pre-application submittal.***

2. Once City comments on the Pre-Application are addressed to the satisfaction of City Staff, the City will prepare a Staff Report with the content of such Staff Report to be determined by the City Staff/City Attorney, in the form deemed appropriate by the City Staff/City Attorney. The City Staff Report will acknowledge existing approvals, including the existing Development Order. The City will provide a courtesy copy to the Applicant prior to finalization, and will consider input from the Applicant. However, the City will make the final determination as to what is included or not included in the City Staff report. The Applicant may include a separate report written by the Applicant/Applicant's Attorney with the agenda if it so desires. The Applicant shall provide all materials for the City Council's consideration to the City Attorney and City Clerk at least 10 business days prior to the City Council meeting, to ensure inclusion with the agenda and to ensure the City's IT requirements are met for any electronic records.

3. The Applicant Team will attend a workshop at a regular meeting of the City Council to answer any questions Council may have regarding the Application's pending submittal. The potential workshop dates in April are Monday April 7 and Monday April 21, both at 6pm. May dates are May 5th or 19th, both at 6pm.

4. At the next *available* regularly scheduled City Council meeting following the workshop, the City Council will consider, at a public quasi-judicial hearing, a D.O. Compliance Review in lieu of Major DO amendment, and vote to approve or deny the application. This hearing may or may not occur at the next regular meeting following the workshop, depending on other scheduled items and in the sole discretion of the City. However, the City agrees the DO Compliance Review will be held within 45 days of the workshop unless the Applicant requests more time. The City will provide notice of the pending development application to property owners within 300 feet of the property, and a sign shall be posted on the property for at least ten days prior to the public hearing, to advise the public of the pending hearing for the D.O. Compliance Review.

5. If the City Council approves the D. O. Compliance Review application, the Applicant can proceed to submit a Minor D.O. per number 6 below. If the DO Compliance Review application is denied, the Applicant has the option to either (a) submit for a Major DO or (b) resubmit for DO Compliance Review with modifications to address the reason(s) for the Council's denial. Nothing herein waives the Applicant's rights to use appropriate avenues via civil litigation in the circuit courts of Okaloosa County.

6. Contingent on approval by the City Council of the DO Compliance Review, Applicant will submit a Minor DO to be reviewed on a staff level only for stormwater plans, lighting plans, and other technical plans not currently contained in the D.O. Compliance Review submittals. However, the Applicant will pay the City's Major DO application fee to cover the Minor DO as well as DO Compliance Review public hearing. The Applicant may simply pay the Minor DO fee online and staff will invoice the Applicant for the remainder of the fee.

7. Understood that both parties reserve all rights.

DANA C. MATTHEWS
DANA C. "D.C." MATTHEWS II
MICHAEL A. JONES
Of Counsel
KENNETH M. BORICK
Of Counsel
Also admitted in Georgia and South Carolina
CHRISTA P. DIVINEY
Board Certified Criminal Trial Lawyer
Also admitted in Alabama

MATTHEWS & MATTHEWS
ATTORNEYS AT LAW

INSIGHT | INTEGRITY | INNOVATION

C. STEPHEN TATUM
DAWN E. STUNTZ
Also admitted in Mississippi
TIMOTHY A. WILKERSON
W. HUNTER BELL
ELIZABETH C. BILLHIMER
Also admitted in Texas and District of Colombia

REPLY TO DESTIN
DMATTHEWS@DESTINLAW.COM

MEMORANDUM

DATE: FEBRUARY 11, 2025

TO: KIM KOPP

FROM: DANA C. MATTHEWS

CC: STEVE O'CONNOR; STEPHEN TATUM; GREG DARDEN

RE: HARBORWALK PHASE II APPLICATION ("Project")

Following our meetings last week, Legendary has agreed to the City's suggested process for final approval of the Project, to wit:

1. The City Staff will review and provide comments to our submittal uploaded into the portal on January 21, 2025 for the Harborwalk Village Phase 2 D.O. Compliance Confirmation Review ("D.O. Compliance Review").

2. Once City comments addressed, the CDD will prepare a staff report detailing history of Harborwalk Village D.O.'s, vested entitlements, etc. as detailed in my D.O. Compliance Review letter.

3. Legendary team will attend a workshop with the City Council to answer any questions they have with our submittal. We would like potential dates in April so I can confirm team availability. Unfortunately Mr. Bos and Mr. Knowles are not available on March 3 and March 17, and both want to attend the workshop.

4. At the next regularly scheduled City Council meeting following the workshop, the City Council will consider the D.O. Compliance Review and vote to approve or deny. This meeting will be conducted as a quasi judicial procedure.

5. My client will submit a Minor D.O. Amendment application to be reviewed on a staff level only for stormwater plans, lighting plans, and other technical plans not currently contained in the D.O. Compliance Review submittals.

6. Legendary reserves all vested rights provided in prior City issued D.O.'s/Amendments.

Please advise as to the City's fees for the (i) D.O. Compliance Review; and (ii) Minor Development Order Amendment, so Greg can deliver them to CDD. Please also advise whether this memo accurately reflects our agreement. I tried calling today but got your voicemail. I am available to discuss at your convenience,.

FYI: Steve O'Connor stated he would send staff comments last Friday. I did not see them and would appreciate them being sent ASAP to Greg Darden, Stephen Tatum, and myself.

Thanks.

Community Development

Planning and Zoning Division

Phone: 850-654-1119
www.cityofdestin.com

MEMORANDUM

DATE: June 4, 2024

TO: Kimberly Kopp, City Attorney

THRU: Louis Zunguze, City Manager

FROM: Steve O'Connor, Principal Planner
Tina Deater, Planner

SUBJECT: Harbor Walk Village

A request has been made by the Developers of HarborWalk Village (HWV) for a Vested Rights Confirmation to clarify the required approval process for the development plan discussed with Staff at the Pre-Application Meeting that occurred on January 25, 2024. Specifically, the question has been raised as to whether or not a Major Deviation to the Development Order will be required.

Staff has prepared this memo to summarize our findings regarding the history of approvals for HarborWalk Village and to reiterate our position that a Major Deviation is required due to:

1. The addition of a new use
2. Changes to conditions imposed by City Council
3. The community impacts from the traffic congestion at the US Highway 98 and Stahlman Avenue intersection
4. The potential adverse effects these changes and impacts have on compatibility.
5. The traffic conditions in the area

The following citations from the City of Destin Land Development Code (LDC) are pertinent to the issues under discussion:

Definitions of Major Deviation and Change of Use:

Major deviation(s)*: A deviation from a final development plan, including any change to a condition in the final development order that was expressly imposed by the City Council; or any change that adversely affects the compatibility of the proposed project; or any change that the City Manager, or his designee, determines should be reviewed by the City Council due to the community impact of the proposed change.*

Change of use*: Is a change in the purpose, use, impacts and/or level of activity within a building or a parcel of land that results in a change in application of the requirements of the Land Development Code. The definition shall also apply to the usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve the purpose of this Code, and to obtain compliance with other City codes and ordinances.*

Change of Use criteria from Article 2 of the LDC:

2.28.01. Change of use permits.

A.Applicability and criteria. A change of use permit shall be required for the following types of changes, which includes all permanent, temporary, and seasonal uses:

1. A property or structure (including portions of a property or structure) is, or is proposed to be, a different land use than the approved use or existing use. (Examples may include, but are not limited to, a new retail use where a warehouse use was previously approved or permitted, or an amenity proposed for a residential use has been changed to a commercial use.)

2. Properties and/or structures where the intensity of a use is increased, which results in additional impacts including but not limited to additional required parking, structure or site modifications, or other impacts affecting the public welfare, as determined by the Community Development Director or designee (Examples may include, but are not limited to, a retail center allowing a mobile vendor to operate).

Change of Use Analysis

The original Development Order (DO 02-55) was approved for 199,999 square feet of Retail (Shopping Center) and the totality of that approved square footage was used to construct the existing HarborWalk development.

The 3rd Amendment to the Development Order (DO 10-02): A Tier Two Minor Deviation to a Previously Approved Major Development Order was approved for an additional 25,001 square feet of retail space. The developer now desires to use a portion of that approved square footage for a restaurant.

Staff's analysis of DO 10-02 demonstrates that there was a clear intent **not to use** that square footage for restaurant use for the following reasons:

1. Parking was calculated using the Retail rate of 1 space per 300 square feet rather than the higher Restaurant rates ranging from 1 space per 75 square feet to 1 space per 150 square feet, depending on the type pof restaurant.
2. Impact Fees were calculated in the Development Order at the Retail rates, rather than the Restaurant rates:
    a. Police Protection: Fees were calculated at the U.S. 98 Retail rate of $47.59 per 1,000 square feet instead of the U.S. 98 Eating/Drinking rate of $246.04 per 1,000 square feet
    b. Transportation: Fees were calculated at the Retail rate of $9,400 per 1,000 square feet instead of the Restaurant rates ranging from $3,851 to $12,947 per 1,000 square feet, depending on the type of restaurant.

Staff asserts that the parking and impact fee calculations utilizing Retail rates instead of Restaurant rates clearly demonstrate that there was never an intent to use the 25,001 square feet of approved retail space for restaurant uses, and that the addition of restaurant uses is a Change of Use under the definition in the LDC due to the increased parking demand and the increased impact on public services.

Changes To Imposed Conditions

The development plan presented to Staff at the Pre-Application Meeting is also not consistent with the previously approved Development Orders, as follows:

1. The development plan shows a right-out exit onto US Highway 98 on the eastern side of the property. Staff reviewed the proposed right-out exit for consistency with Condition 11 on Page 18 of 20 of DO 10-02, which was intended to mitigate traffic impacts from the proposed development. As the condition speaks to finalizing a shared ingress/egress drive, it is clear that the intent of the Council was to eliminate the need for the right-out exit. Retaining the right-out exit in lieu of a shared drive with the property to the east constitutes a change to a condition that was imposed by the Council and necessitates a Major Deviation.

2. The development plan also does not show the required deceleration lane entering the site at the US Highway 98 and Stahlman Avenue intersection. The removal of the deceleration lane constitutes a change to a condition that was imposed by the Council and necessitates a Major Deviation.

Community Impacts and Compatibility Analysis

Traffic was identified as one of the major factors influencing compatibility in the Compatibility Analysis prepared by Solin and Associates, Inc. as part of the approval of DO 02-55. The US Highway 98 at Stahlman Avenue intersection is of particular concern to City Council due to the problems with traffic congestion in the area. The congestion problems have reached the level where the Council has identified them as having such a negative impact on the community that they have tasked Staff with researching mitigation strategies.

The proposed development plan shows an internal decision point approximately 50’ from this intersection, which will exacerbate the congestion issues. Due to the concerns expressed by Council, the influence traffic has on compatibility, and the community impacts from traffic congestion, Staff would consider any changes to the approved development plans affecting the US Highway 98 at Stahlman Avenue intersection as warranting a Major Deviation.

Summary

In conclusion, Staff affirms our position that a Major Deviation is required due to the addition of the proposed restaurant use, changes to conditions expressly imposed by City Council, the community impacts from the traffic congestion at the US Highway 98 and Stahlman Avenue intersection, and the potential adverse effects these changes and impacts have on compatibility.

Inspire
PLACEMAKING COLLECTIVE

To: Daniel Butler, Principal Planner, City of Destin

From: George Kramer, AICP

CC: Gabriela Castro, AICP, Jose Fernandez, AICP Candidate

Date: February 24, 2026

Reference: Harborwalk Village Parking Analysis

Introduction

The following analysis was conducted to evaluate the existing (Phase I) and proposed (Phase II) parking and land uses at Harborwalk Village to determine if adequate parking is planned to support existing and planned development as part of Phase II. Harborwalk Village is a mixed-use development anchored by restaurants, a shopping center, multifamily short-term rentals, and a marina. Prior to the completion of this analysis, the most recent shared parking analysis for Harborwalk Village was completed on August 26th, 2015. The 2015 parking study was approved by City of Destin Development Order 18-13 and adheres to the City of Destin's 2002 Land Development Code.

Methodology

Two site visits were conducted to Harborwalk Village to confirm the current land uses and parking inventory. Site visits were conducted on December 17th and December 27th, 2025. The December 17th site visit confirmed the existing uses and their associated square feet. An updated business inventory, annotated site plan, and site maps are included in this document as a result of this site visit. The December 27th site visit evaluated the existing parking inventory and occupancy. A shared parking demand analysis evaluating the site was created using the results of this site visit. An additional analysis evaluating Harborwalk Village Phases I and II under 2002 and current (2025) City of Destin Land Development Code parking requirements was conducted to understand changes in parking regulations in the City and compliance of Harborwalk Village.

Results

The following attachments are results of the site visit, parking analysis, and discussions with City of Destin and Harborwalk Village staff. Development within Harborwalk Village is only required to adhere to DO 18-13 and the parking requirements outlined in the 2002 Land Development Code. Evaluation of Harborwalk Village under the current (2025) Land Development Code is for contextual and analytical purposes only. The required parking for Harborwalk Village Phases I and II under each condition are summarized as follows and a full breakdown of the parking requirements is provided in Attachment E.

DO 18-13/2002 Land Development Code

As of December 27th, 2025, Harborwalk Village provides 1,163 parking spaces for its Phase I development. The City of Destin DO 18-13 and 2002 Land Development Code (LDC) require Harborwalk Village Phase I to provide 1,407 parking spaces based on the existing uses, however, the required number of parking spaces is reduced to 1,064 using parking reductions provided by the Multimodal Transportation District (MMTD) and the August 2015 Parking Analysis for Internal Capture/Shared Parking. At the time of this analysis, Harborwalk Village is compliant with the parking requirements outlined in DO 18-13 and the 2002 LDC, with a surplus of 99 parking spaces.

Table 1: Harborwalk Village Phase I – DO 18-13 Required Parking

	Required Parking
Total Phase I Spaces Required per Current Uses (prior to MMTD and Internal Capture/Shared Parking Reduction)	1,407
Total Spaces Required per Current Uses based on MMTD and not including Internal Capture per August 2015 Parking Analysis	1,267
Total Spaces Required Per Current Uses including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	1,064
Total Spaces Provided on Campus - To Date	1,163
PHASE 1 SURPLUS SPACES TO DATE 12-27-2025	**99**

The planned Harborwalk Village Phase II will increase the required parking for Harborwalk Village by an additional 573 parking spaces prior to MMTD and internal capture parking reductions. Utilizing the same MMTD and Parking Analysis reductions as Phase I, the required total number of parking spaces for Phase II is 433 parking spaces. At buildout, Harborwalk Village will be required to provide 1,497 parking spaces to remain compliant with DO 18-13 and the 2002 LDC. The total proposed parking spaces provided at Phase II buildout for Harborwalk Village is 2,084 parking spaces and will provide a surplus of 587 parking spaces.

Table 2: Harborwalk Village Phases I & II – DO 18-13 Required Parking

	Required Parking
Total Net Spaces Required for Phase 1	1,064
Total Net Spaces Required for Proposed Phase 2	433
Total Net Spaces Required for Phase 1 And Proposed Phase 2	1,497
Total Proposed Spaces Provided Including New Parking Garage at Completion of Phase 2	2,084
PHASE 1 AND PROPOSED PHASE 2 TOTAL SURPLUS SPACES TO DATE 12-27-2025	**587**

Current (2025) Land Development Code

Analysis of Harborwalk Village under the current (2025) Land Development Code (LDC) is for contextual and analytical purposes only and aids in the understanding of changes in parking regulations in the City of Destin. According to the current LDC, Harborwalk Village Phase I is required to provide 1,940 parking spaces based on the existing uses. Including the MMTD and 2015 Parking Analysis, the required parking for Harborwalk Village Phase I is reduced to 1,467 parking spaces. Based on the parking provided as of December 27th, 2025 (1,163 parking spaces), Harborwalk Village is operating in a parking deficit of 304 parking spaces.

Table 3: Harborwalk Village Phase I – 2025 LDC Required Parking

	Required Parking
Total Phase I Spaces Required per Current Uses (prior to MMTD and Internal Capture/Shared Parking Reduction)	1,940
Total Spaces Required per Current Uses based on MMTD and not including Internal captures per August 2015 Parking Analysis	1,746
Total Spaces Required Per Current Use including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	1,467
Total Spaces Provided on Campus - To Date	1,163
PHASE 1 DEFICIT SPACES TO DATE 12-27-2025	**-304**

Harborwalk Village Phase II will increase the total required parking for the facility by 626 parking spaces per the proposed uses and the current LDC. Utilizing the same MMTD and Parking Analysis reductions as Phase I, the required number of parking spaces for Phase II is 473 parking spaces. If Harborwalk Village were required to meet the current LDC parking standards, the facility would be required to provide 1,940 parking spaces, inclusive of the parking reductions. The total proposed parking spaces at the completion of Phase II for Harborwalk Village is 2,084 parking spaces and would address the existing parking deficit and provide a surplus of 144 parking spaces.

Table 4: Harborwalk Village Phases I & II – 2025 LDC Required Parking

	Required Parking
Total Net Spaces Required for Phase 1	1,467
Total Net Spaces Required for Proposed Phase 2	473
Total Net Spaces Required for Phase 1 And Proposed Phase 2	1,940
Total Proposed Spaces Provided Including New Parking Garage at Completion of Phase 2	2,084
PHASE 1 AND PROPOSED PHASE 2 TOTAL SURPLUS SPACES TO DATE 12-27-2025	**144**

ATTACHMENTS

A. Harborwalk Village Shared Parking Demand Analysis

B. Shared Parking Analysis – Phase I Base Data

C. Shared Parking Analysis – Phase I & Phase II Base Data

D. Harborwalk Village Table of Land Uses 2015 vs. 2025

E. Harborwalk Village Parking Requirements Comparison 2002 vs. 2025

F. Harborwalk Village Property Map

G. Harborwalk Village Marina Map

H. Harborwalk Village Annotated Shopping Center Site Plan

MAPS
MOBILITY & PARKING SERVICES

ATTACHMENT A. Harborwalk Village Shared Parking Demand Analysis

To: **David Prichard, Community Development Director**
City of Destin

From: **David Taxman, P.E., Mobility & Parking Services**

Date: **January 9, 2026**

Subject: **Harborwalk Village Shared Parking Demand Analysis**
Destin, Florida

Parking Inventory and Occupancy

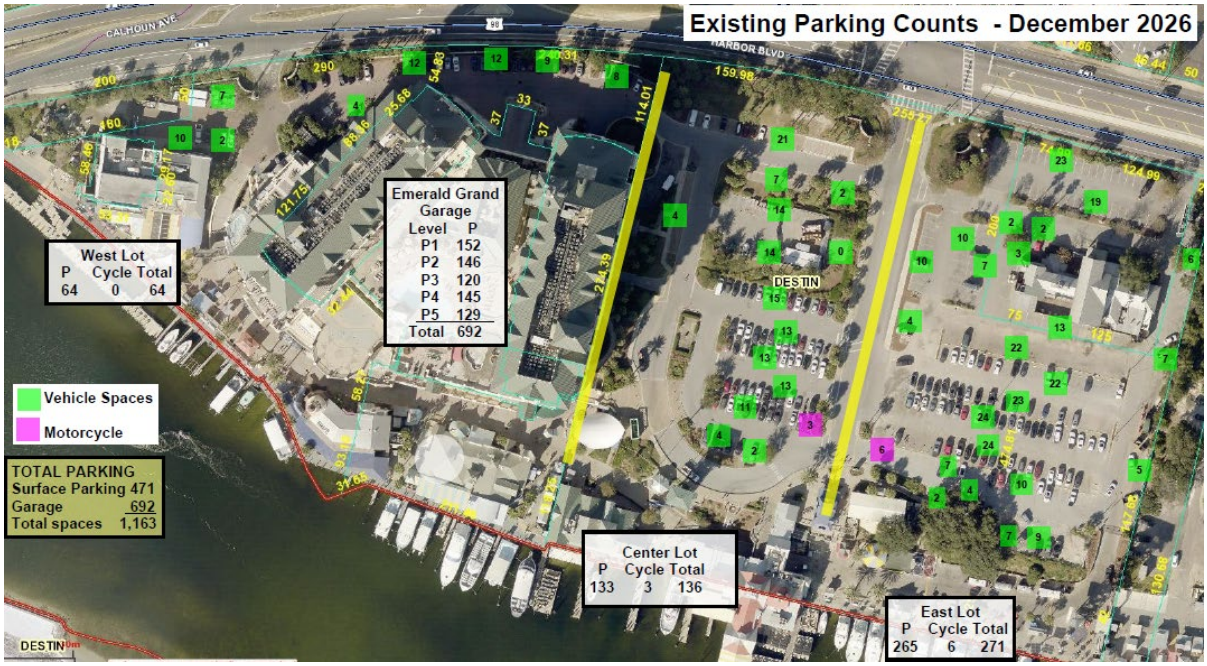
Parking inventory and hourly occupancy counts were conducted at Harborwalk Village between 10 AM and 8 PM on Saturday, December 27, 2025. **Table 1** provides a summary of the parking inventory and occupancy counts. **Figure 1** shows the parking inventory map, which provides a breakdown of the parking inventory for the Emerald Grand Garage and surface parking areas (i.e. East Lot, Center Lot and West Lot). There is a total of 1,163 spaces, with 692 spaces in the garage. Levels four and five of the garages (~274 spaces) are nested (gated) for guests at the Emerald Grand Resort. The parking occupancy counts were not conducted during the peak summer season. The peak observed occupancy was 60% between 3 PM and 4 PM. This was a holiday weekend since it was just after Christmas and before New Years when many people are on vacation.

The parking at Harborwalk Village was free to the public during the parking occupancy counts. Between Memorial Day and Labor Day, they typically charge a flat fee of $20 for guests parking at Harborwalk Village. Public parking lots in the area were charging a fee. Private lots displayed signage that vehicles would be towed if they were not a patron of that business. People were observed parking at Harborwalk Village and walking along the harbor off the property to other businesses in the area. People were also parking at the adjacent pay parking lot and visiting businesses at Harborwalk Village. This shows that not all patrons visiting Harborwalk Village Park on-site and people visiting Harborwalk Village may also visit a business in the area.

Table 1: Harborwalk Village Parking Inventory and Occupancy Counts

Parking Area	Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
East Lot	271	53	97	185	189	198	204	205	181	111	102	67
Center Lot	136	65	85	132	126	125	121	120	112	106	99	64
Emerald Grand Garage	692	266	272	292	302	325	325	326	284	260	252	244
West Lot	64	40	39	36	38	43	44	45	47	51	48	46
Totals	**1,163**	**424**	**493**	**645**	**655**	**691**	**694**	**696**	**624**	**528**	**501**	**421**
Parking Occupancy		**36%**	**42%**	**55%**	**56%**	**59%**	**60%**	**60%**	**54%**	**45%**	**43%**	**36%**

Figure 1: Harborwalk Village Parking Inventory Map



Shared Parking Analysis

A shared parking study was conducted for the existing (Phase I) and proposed (Phase II) Harborwalk Village development. The shared parking analysis is based on the methodology applied in the Urban Land Institute (ULI) *Shared Parking, 3rd Edition*. A shared parking analysis considers time-of-day factors, monthly factors, mode-split, and internal capture factors to determine the parking demand by time to determine the overall peak shared demand between the land use mix. Internal capture factors include when a person generated by a primary land use also visits a secondary use on the site, like a hotel patron visiting an on-site restaurant or an office worker going to a store while at work.

Existing and Proposed Land Uses

The Harborwalk Village consists of a mix of commercial shopping, restaurants, a leisure hotel, family entertainment, office, charter and rental boats. A site visit was conducted to confirm the existing land uses and size. **Table 2** below provides a summary of the existing land uses (Phase I) and the proposed Phase II development program. The land use breakdown in **Table 2** is how it was analyzed as part of the shared parking analysis, which is a more accurate way of assessing parking needs based on specific land uses (i.e. retail, restaurant, family entertainment, and office). The eight (8) food trucks were assumed to be 250 SF each and operate similar to fast / casual restaurant. The nineteen (19) vendor kiosks were assumed to 200 SF each and be retail space. For the proposed Phase II development program, it was assumed that 30% of the commercial space would be equally designated (i.e. 10% per land use) between family restaurant, fine / casual dining restaurant, and bar / nightclub space. The remaining commercial space would be for general retail.

MAPS
MOBILITY & PARKING SERVICES

Table 2: Phase I and Phase II Development Program

Land Use	Size	
Phase I Program		
Leisure Hotel	26	Keys
Multifamily short-term rentals / timeshares (1 bedroom)	14	Units
Multifamily short-term rentals / timeshares (2+ bedrooms)	275	Units
Family Restaurant	15,374	SF GLA
Fine / Casual Dining Restaurant	21,563	SF GLA
Fast Casual / Fast Food (8 vendors @ 250 SF each)	2,000	SF GLA
Bar / Nightclub	7,910	SF GLA
Retail [4]	31,252	SF GLA
Family Entertainment	5,492	SF GLA
Office	7,369	SF GLA
Charter Boats (1-6 passengers)	19	Boats
Charter Boats (7 or more passengers)	9	Boats
Leisure Boat Rentals (448 total passengers)	56	Boats
Leisure Personal Watercraft (PWC)	90	PWC
Parasailing Boats (24 total passengers)	3	Boats
Snorkel/Sightseeing Boats	816	Seats
Private Boats	2	Boats
Ancillary Hotel Space [1]	1,175	SF
Parking	1,163	Spaces
Phase II Program		
Leisure Hotel	277	Keys
Multifamily short-term rentals / timeshares (2+ bedrooms)	86	Units
Family Restaurant [2]	3,257	SF GLA
Fine / Casual Dining Restaurant [2]	3,257	SF GLA
Bar / Nightclub [2]	3,257	SF GLA
Retail [3]	23,029	SF GLA
Parking	921	Spaces

[1] Assumed this space does not generate additional parking demand.
[2] Assumed 30% of Phase II commercial spaces include restaurant and bar space.
[3] Assumed 70% of Phase II commercial space includes retail space.
[4] Includes 19 vendor kiosks at 200 SF each.

Phase I Shared Parking Analysis Results

The shared parking analysis was conducted for both Phase I and total future development with the Phase II development program. The parking ratios from ULI *Shared Parking, 3rd Edition,* were applied as part of the analysis except for private, charter, and rental boats. The parking ratios from the current City of Destin LDC were applied for the boat activity. The parking ratios for boats were reduced for the weekday periods since there is less boating activity during weekdays. The parking ratios for residential (suburban) were applied for the multifamily short-term / timeshare rentals. The parking ratios for 2 bedrooms were applied for the 3-bedroom and 4-bedroom units since these units are typically occupied by one family. The monthly factors were adjusted for all land uses to reflect the seasonality of the area, as the peak activity is during the summer months (i.e. June, July and August). The time-of-day factors for the charter, rental, and private boats were estimated based on observations with the peak times during the afternoon. No reduction was made for mode-split as the site is in a suburban area with minimal public transportation options. The default internal capture ratios in the ULI *Shared Parking, 3rd Edition* were applied. The internal capture ratios for hotel were applied for the short-term / timeshare rentals.

Table 3 provides a summary of the shared parking analysis results for the existing (Phase I) land uses at Harborwalk Village. **Figure 2** and **Figure 3** show the hourly parking demand by land use on a weekday and weekend during the peak month (June), respectively. The analysis projects a weekday and weekend peak parking demand of 1,235 and 1,351 spaces, respectively. Based on the results of the shared parking analysis, there is currently a deficit of 188 spaces (1,163 space inventory – 1,351 space demand = 188 space deficit) during the peak weekend period at noon in June.

MAPS
MOBILITY & PARKING SERVICES

Table 3: Existing (Phase I) Shared Parking Analysis

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 8 PM	Peak Mo Adj June	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj June	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	31,252	sf GLA	2.90	100%	68%	1.97	ksf GLA	3.20	100%	81%	2.58	ksf GLA	65%	100%	40	95%	100%	77
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		90%	100%	20	100%	100%	26
Food and Beverage																		
Fine/Casual Dining	21,563	sf GLA	13.25	100%	93%	12.35	ksf GLA	15.25	100%	89%	13.55	ksf GLA	100%	100%	267	50%	100%	146
Employee			2.25	100%	100%	2.25		2.50	100%	100%	2.50		100%	100%	49	75%	100%	41
Family Restaurant	15,374	sf GLA	15.25	100%	93%	14.22	ksf GLA	15.00	100%	89%	13.33	ksf GLA	80%	100%	175	100%	100%	205
Employee			2.15	100%	100%	2.15		2.10	100%	100%	2.10		95%	100%	32	100%	100%	33
Fast Casual/Fast Food	2,000	sf GLA	12.40	100%	10%	1.24	ksf GLA	12.70	100%	10%	1.27	ksf GLA	50%	100%	1	100%	100%	3
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		60%	100%	2	100%	100%	4
Bar/Lounge/Night Club	7,910	sf GLA	15.25	100%	93%	14.22	ksf GLA	17.50	100%	89%	15.55	ksf GLA	75%	100%	85	0%	100%	-
Employee			1.25	100%	100%	1.25		1.50	100%	100%	1.50		100%	100%	10	5%	100%	1
Entertainment and Institutions																		
Family Entertainment	5,492	sf GLA	1.80	100%	88%	1.58	ksf GLA	2.50	100%	95%	2.38	ksf GLA	0%	100%	-	85%	100%	11
Employee			0.20	100%	100%	0.20		0.25	100%	100%	0.25		10%	100%	-	100%	100%	2
Charter Boats/Leisure Boats/Parasailing/Snorkel	1,659	seats	0.20	100%	88%	0.18	seat	0.25	100%	95%	0.24	seat	45%	100%	131	100%	100%	395
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		55%	100%	-	100%	100%	-
Charter Boats (1-6 Passengers)	19	seats	3.00	100%	88%	2.63	seat	3.50	100%	95%	3.33	seat	45%	100%	22	100%	100%	64
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		55%	100%	-	100%	100%	-
Private Boats	2	seats	1.00	100%	88%	0.88	seat	1.00	100%	95%	0.95	seat	45%	100%	1	100%	100%	2
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		55%	100%	-	100%	100%	-
Hotel and Residential																		
Hotel-Leisure	26	keys	1.00	100%	100%	1.00	key	1.00	100%	100%	1.00	key	90%	100%	23	65%	100%	17
Hotel Employees	26	keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	20%	100%	1	100%	100%	4
Short-Term / Timeshare Rentals																0%		
1 Bedroom	14	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	80%	100%	10	68%	100%	9
2 Bedrooms	275	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	80%	100%	363	68%	100%	309
Office																		
Office <25 ksf	7,369	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	1%	100%	-	90%	100%	1
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		5%	100%	1	90%	100%	3
Additional Land Uses																		
													Customer/Visitor		746	Customer		921
													Employee/Resident		489	Employee/Resident		430
													Reserved		-	Reserved		-
													Total		**1,235**	**Total**		**1,351**

Figure 2: Phase I Peak Month (June) Weekday Hourly Parking Demand

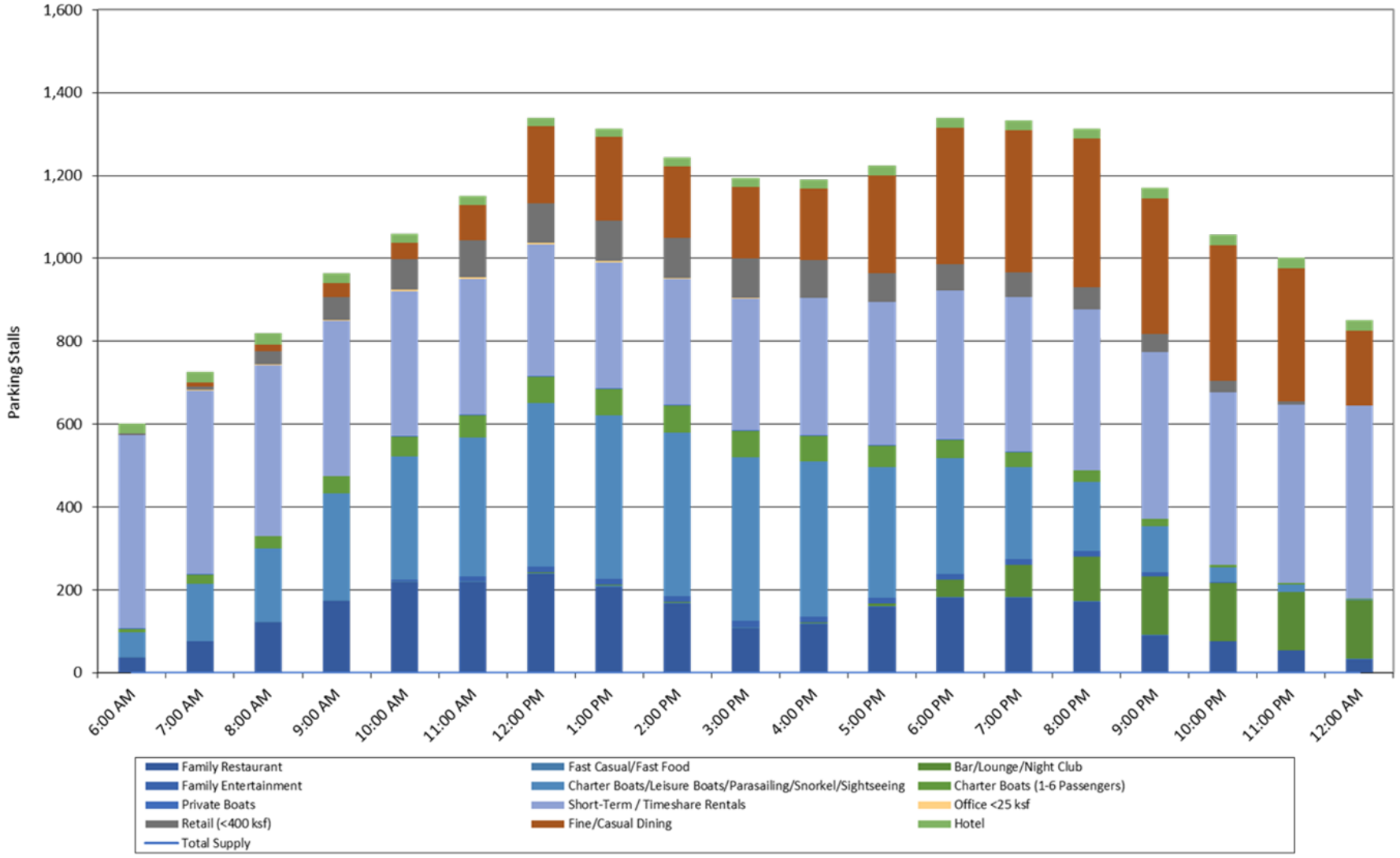
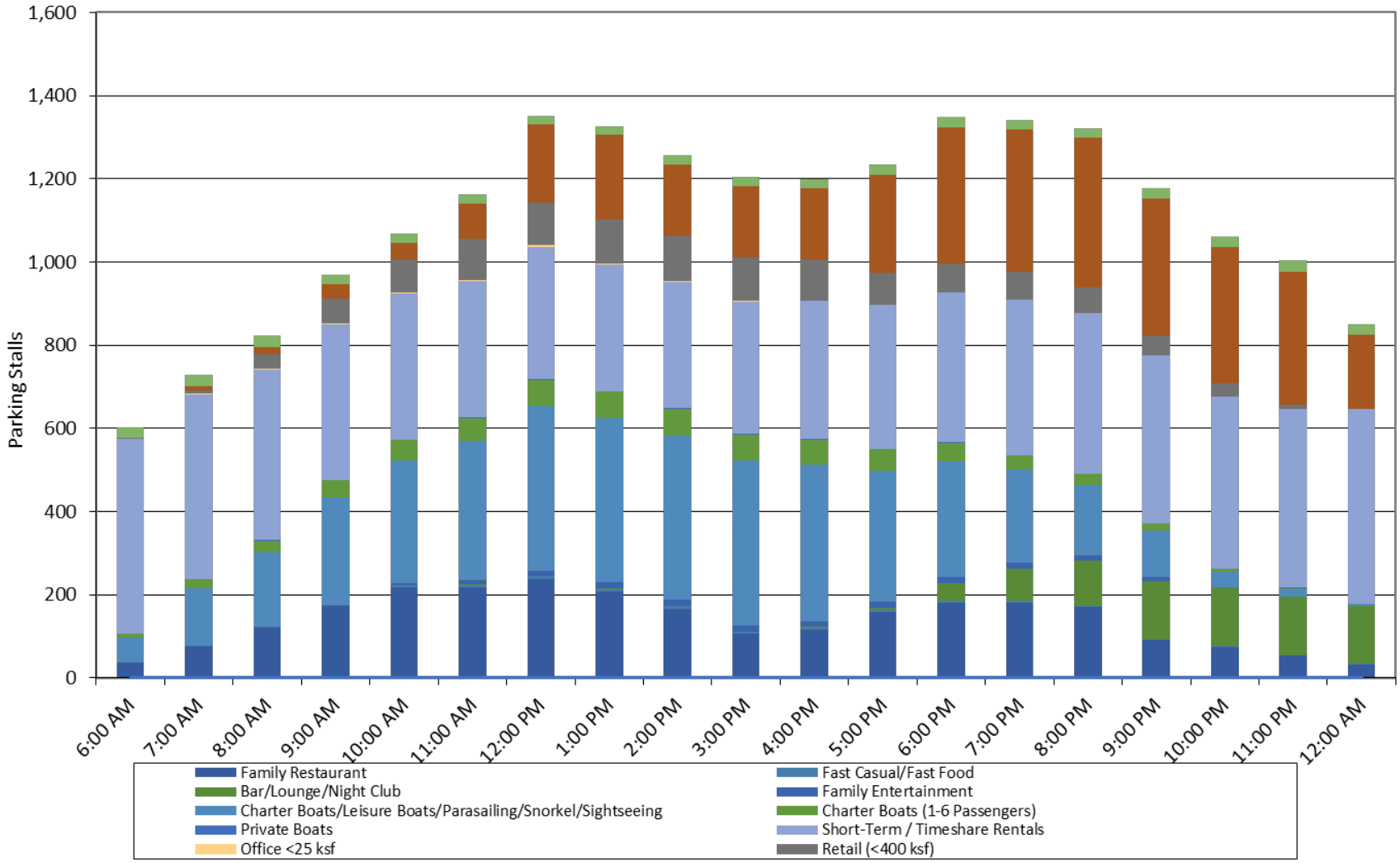


Figure 3: Phase I Peak Month (June) Weekend Hourly Parking Demand



Phase II Shared Parking Analysis Results

Table 4 includes the shared parking analysis for the Phase II development program, which also includes the existing land uses. **Figure 4** and **Figure 5** show the hourly parking demand by land use on a weekday and weekend in the peak month (June) for the full-build out, respectively. The same parking demand ratios, monthly factors, time-of-day factors, and internal capture ratios as applied for the Phase I shared parking analysis were applied for the Phase II analysis. Based on the shared parking analysis, the site is projected to generate a peak weekday and weekend parking demand of 1,736 and 1,832 spaces, respectively. Phase II plans to include a total of 2,084 spaces, which would allow for a surplus of 252 spaces during the peak period.

MAPS
MOBILITY & PARKING SERVICES

Table 4: Phase II Shared Parking Analysis Results

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 8 PM	Peak Mo Adj June	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj June	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	54,281	sf GLA	2.90	100%	67%	1.95	ksf GLA	3.20	100%	63%	2.03	ksf GLA	65%	100%	69	65%	100%	72
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		90%	100%	34	75%	100%	33
Food and Beverage																		
Fine/Casual Dining	24,820	sf GLA	13.25	100%	89%	11.81	ksf GLA	15.25	100%	88%	13.48	ksf GLA	100%	100%	293	100%	100%	335
Employee			2.25	100%	100%	2.25		2.50	100%	100%	2.50		100%	100%	56	100%	100%	63
Family Restaurant	18,631	sf GLA	15.25	100%	89%	13.59	ksf GLA	15.00	100%	88%	13.25	ksf GLA	80%	100%	203	65%	100%	161
Employee			2.15	100%	100%	2.15		2.10	100%	100%	2.10		95%	100%	39	95%	100%	38
Fast Casual/Fast Food	2,000	sf GLA	12.40	100%	10%	1.24	ksf GLA	12.70	100%	10%	1.27	ksf GLA	50%	100%	1	50%	100%	1
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		60%	100%	2	60%	100%	2
Bar/Lounge/Night Club	11,167	sf GLA	15.25	100%	89%	13.59	ksf GLA	17.50	100%	88%	15.46	ksf GLA	75%	100%	114	75%	100%	130
Employee			1.25	100%	100%	1.25		1.50	100%	100%	1.50		100%	100%	14	100%	100%	17
Entertainment and Institutions																		
Family Entertainment	5,492	sf GLA	1.80	100%	79%	1.43	ksf GLA	2.50	100%	83%	2.07	ksf GLA	0%	100%	-	90%	100%	10
Employee			0.20	100%	100%	0.20		0.25	100%	100%	0.25		10%	100%	-	100%	100%	2
Charter Boats/Leisure Boats/Parasailing/Snorke	1,659	seats	0.20	100%	79%	0.16	seat	0.25	100%	83%	0.21	seat	45%	100%	118	45%	100%	154
Charter Boats (1-6 Passengers)	19	seats	3.00	100%	79%	2.38	seat	3.50	100%	83%	2.89	seat	45%	100%	20	45%	100%	25
Private Boats	2	seats	1.00	100%	79%	0.79	seat	1.00	100%	83%	0.83	seat	45%	100%	1	45%	100%	1
Hotel and Residential																		
Hotel-Leisure	303	keys	1.00	100%	100%	1.00	key	1.00	100%	100%	1.00	key	90%	100%	273	90%	100%	273
Hotel Employees	303	keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	20%	100%	9	20%	100%	9
Short-Term / Timeshare Rentals																0%		
1 Bedroom	14	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	80%	100%	10	83%	100%	11
2 Bedrooms	361	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	80%	100%	477	83%	100%	495
Office																		
Office <25 ksf	7,369	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	1%	100%	-	0%	100%	-
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		5%	100%	1	0%	100%	-
Additional Land Uses																		
													Customer/Visitor		1,093	Customer		1,162
													Employee/Resident		643	Employee/Resident		670
													Total		**1,736**	**Total**		**1,832**

MAPS
MOBILITY & PARKING SERVICES

Figure 4: Phase II Peak Month (June) Weekday Hourly Parking Demand

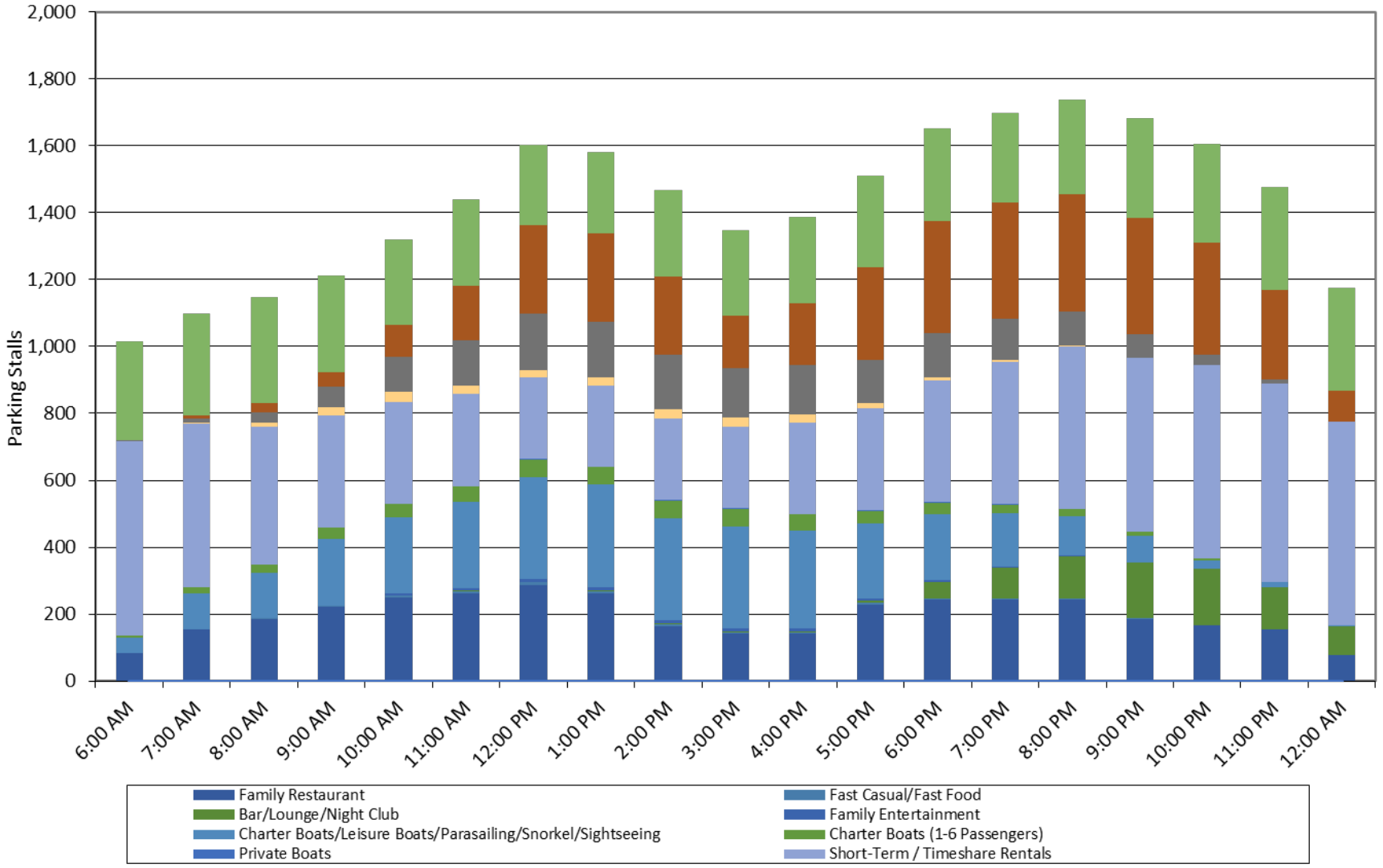
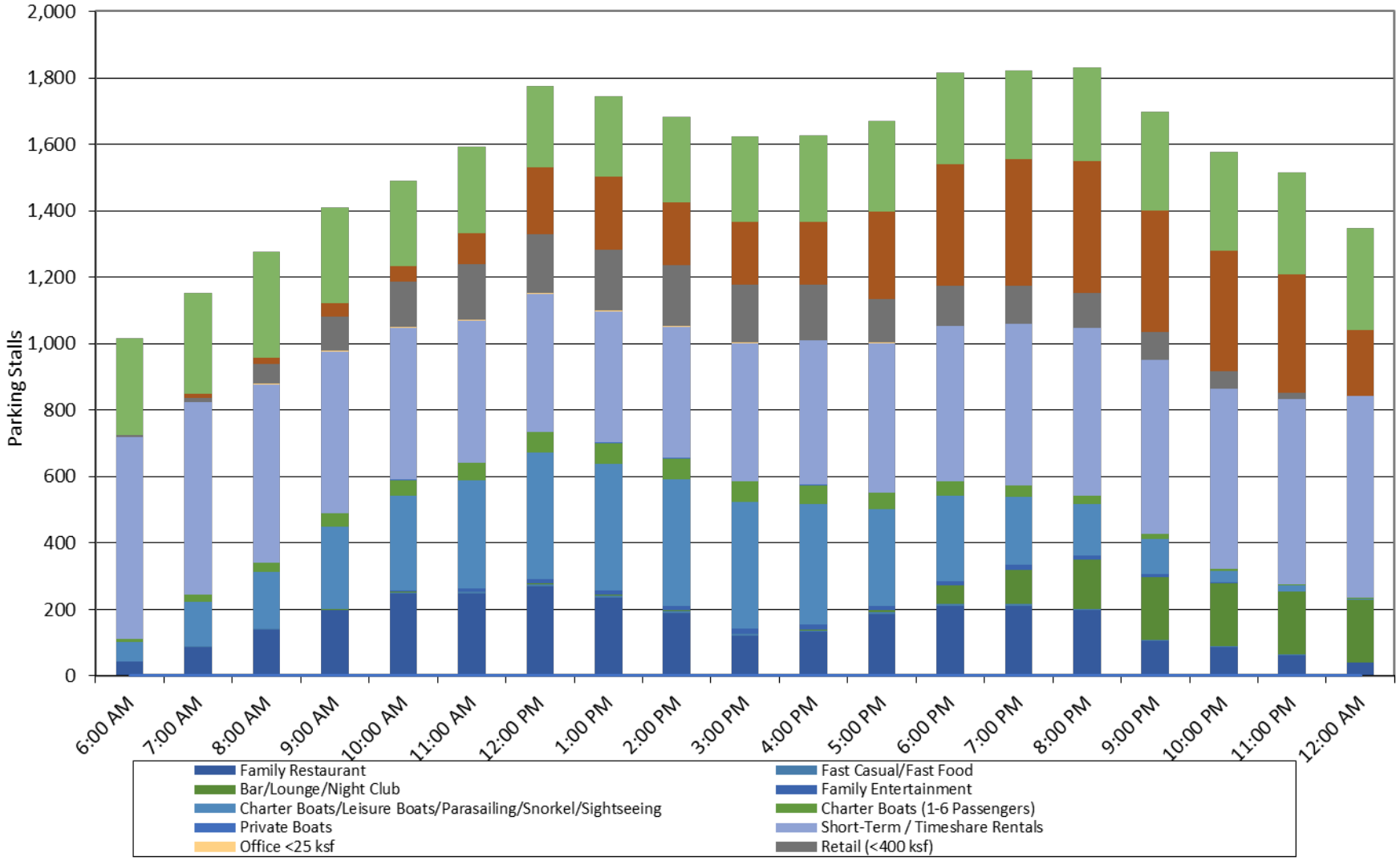


Figure 5: Phase II Peak Month (June) Weekend Hourly Parking Demand

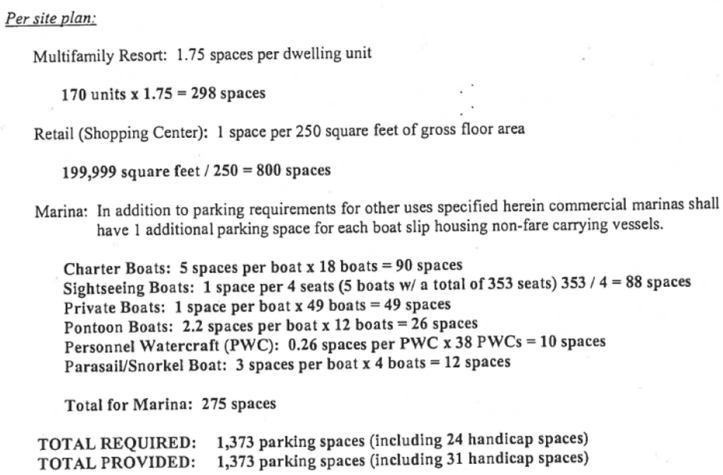


Previous Parking Studies

There is a history of parking studies that were conducted for the Phases I and II of Harborwalk Village. Below is a summary of these previous parking studies.

As part of Development Order (DO) 02-55 the parking was calculated based on the City of Design 2002. **Figure 4** shows the parking requirement calculations, which includes 170 multifamily resort units, 199,999 SF of retail, 18 charter boats, 5 sightseeing boats (353 seats), 49 private boats, 12 pontoon boats, 38 personnel watercrafts (PWC), and 4 parasail/snorkel boats. The calculated parking need is 1,373 spaces.

Figure 4: Development Order 02-55 Parking Requirements Calculation



Per site plan:

Multifamily Resort: 1.75 spaces per dwelling unit

170 units x 1.75 = 298 spaces

Retail (Shopping Center): 1 space per 250 square feet of gross floor area

199,999 square feet / 250 = 800 spaces

Marina: In addition to parking requirements for other uses specified herein commercial marinas shall have 1 additional parking space for each boat slip housing non-fare carrying vessels.

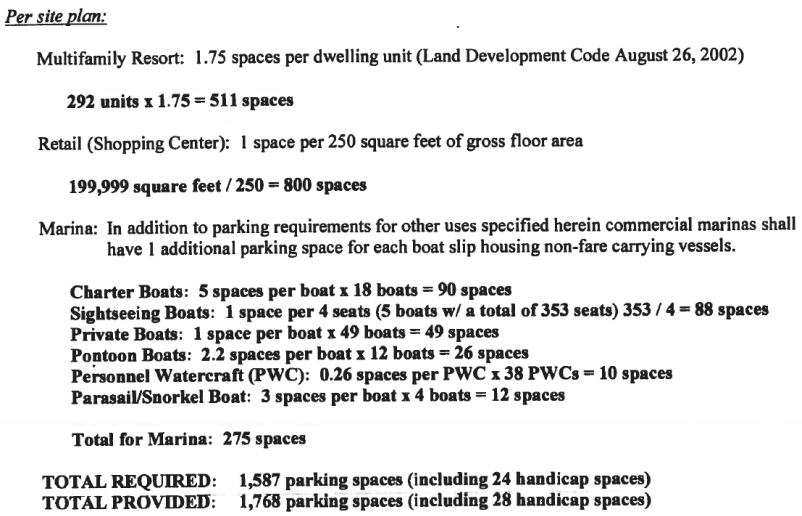
Charter Boats: 5 spaces per boat x 18 boats = 90 spaces
Sightseeing Boats: 1 space per 4 seats (5 boats w/ a total of 353 seats) 353 / 4 = 88 spaces
Private Boats: 1 space per boat x 49 boats = 49 spaces
Pontoon Boats: 2.2 spaces per boat x 12 boats = 26 spaces
Personnel Watercraft (PWC): 0.26 spaces per PWC x 38 PWCs = 10 spaces
Parasail/Snorkel Boat: 3 spaces per boat x 4 boats = 12 spaces

Total for Marina: 275 spaces

TOTAL REQUIRED: 1,373 parking spaces (including 24 handicap spaces)
TOTAL PROVIDED: 1,373 parking spaces (including 31 handicap spaces)

The 1st amendment to the DO (04-13) included the increase of 122 dwelling units. **Figure 5** shows the parking requirements calculation with a total of 292 multifamily resort units. The total parking requirement was 1,587 spaces and it was stated that 1,768 spaces would be provided.

Figure 5: Development Order 04-13 (1st Amendment) Parking Requirement Calculation



Per site plan:

Multifamily Resort: 1.75 spaces per dwelling unit (Land Development Code August 26, 2002)

292 units x 1.75 = 511 spaces

Retail (Shopping Center): 1 space per 250 square feet of gross floor area

199,999 square feet / 250 = 800 spaces

Marina: In addition to parking requirements for other uses specified herein commercial marinas shall have 1 additional parking space for each boat slip housing non-fare carrying vessels.

Charter Boats: 5 spaces per boat x 18 boats = 90 spaces
Sightseeing Boats: 1 space per 4 seats (5 boats w/ a total of 353 seats) 353 / 4 = 88 spaces
Private Boats: 1 space per boat x 49 boats = 49 spaces
Pontoon Boats: 2.2 spaces per boat x 12 boats = 26 spaces
Personnel Watercraft (PWC): 0.26 spaces per PWC x 38 PWCs = 10 spaces
Parasail/Snorkel Boat: 3 spaces per boat x 4 boats = 12 spaces

Total for Marina: 275 spaces

TOTAL REQUIRED: 1,587 parking spaces (including 24 handicap spaces)
TOTAL PROVIDED: 1,768 parking spaces (including 28 handicap spaces)

A 3rd Amendment to the DO (10-02) was implemented as part of the approval of Site Plan 06-02 by TRC on 11/5/09. **Figure 6** includes the parking requirement calculation which is based on the multimodal transportation district (MMTD) regulation adopted on January 20, 2009. This DO includes the Phase 2 development which includes 90 multi-family attached dwelling units, 251 hotel units, 15,000 SF conference area, 25,001 SF retail space, 33 fare carrying vessels, sightseeing vessels with 600 total seats, 18 pontoon boats, 34 PWC, and 2 private boats. The total parking requirement without any reductions for the Phases I and II development was 2,667 spaces and was 2,396 spaces with 20% reduction per the MMTD. A shared parking analysis was performed which calculated a total parking requirement of 1,629 spaces, which also includes the MMTD reduction. An additional reduction of 20% should not be applied to the parking requirement results of a shared parking analysis, as the MMTD reduction is a separate parking variance.

Figure 6: Development Order 10-02 (3rd Amendment) Parking Requirements Calculation

PARKING:

The overall site is currently required to provide 1,586 parking spaces based on the uses and the requirements applicable to the existing development order. The added land uses attributable to this amendment and their associated parking requirements are based on the multimodal transportation district regulations adopted on January 20, 2009.

Per MMTD Ordinance:

Multi-family attached dwelling (Short-term): 90, 2-3 bedroom units x 2 spaces per unit = 180 spaces
Bicycle Parking – 180 x 0.10 = 18 bicycle spaces
SubTotal: 180 spaces and 18 bicycle spaces

Hotel/CTLA: 251 keyed units (2 sleeping rooms within each keyed unit = 502 sleeping rooms)
251 x 1 space per 1st sleeping room = 251 spaces
251 x 0.50 spaces per additional sleeping room = 125.5 spaces
1 space per 20 units (251 keyed units) for staff = 12.6 spaces
Bicycle Parking – 389 x 0.05 = 19 bicycle spaces
SubTotal: 389 spaces and 19 bicycle spaces

Conference Area: 1 space per 45 sq. ft. of area (15,000 sq. ft.) / 45 = 333 spaces
SubTotal: 333 spaces

Retail: 1 space per 300 sq. ft. (25,001) / 300 = 83 spaces
Bicycle Parking – 83 x 0.10 = 8 bicycle spaces
SubTotal: 83 spaces and 8 bicycle spaces

Marina: Fare carrying vessels – 33 x 5 = 165 spaces
Bicycle Parking – 165 x 0.1 = 16.5 bicycle spaces
Sightseeing vessels – 600 seats total / 4 seats = 150 spaces
Bicycle Parking – 150 x 0.1 = 15 bicycle spaces
Pontoon Boats – 18 (10 seats) 180 seats total / 4 seats = 45 spaces
Bicycle Parking – 45 x 0.1 = 4.5 bicycle spaces
Personal Watercraft (Waverunner/Jetskis) – 34 / 4 = 8.5 spaces
Bicycle Parking – 8.5 x 0.1 = 0.85 bicycle spaces
Private vessels – 2 vessels = 2 spaces
SubTotal: 371* spaces and 37 bicycle space
***371 spaces include the 275 spaces required for the existing marina.**

TOTAL Phase 2 Max Required: 1,356 vehicle spaces and 82 bicycle spaces
TOTAL Project Max Required: 1,356 + Existing Spaces of 1,311 (less 275 existing marina spaces) = 2,667 vehicle spaces and 82 bicycle spaces

TOTAL Phase 2 Required (20% reduction): 1,085 vehicle spaces and 82 bicycle spaces
TOTAL Project Required (20% reduction) 1,085 vehicle spaces + Existing Spaces of 1,311 (less 275 existing marina spaces) = 2,396 vehicle spaces and 82 bicycle spaces

TOTAL Required with MMTD reduction and approved Internal Capture and Shared Parking Analysis: 1,629 vehicle spaces and 82 bicycle spaces.

A shared parking analysis was conducted on August 20, 2009, by Connelly & Wicker Inc. This study considered the following development program for Phase I: 199,999 SF of retail, 292 residential condominiums, 18 charter fishing boats, 5 sightseeing boats (353 seats), 49 private boats, 10 fuel slips, 12 pontoon boats, 38 PWC, and 4 parasail/snorkel boats. The Phase II development program included: 25,001 SF of retail, 251 hotel rooms, 15,000 SF of conference space, 90 residential condominiums, and 124 more marina slips. This analysis applied internal capture factors of 20% and 10% for retail and marina uses, respectively. The shared parking analysis calculated a requirement of 1,629 and 1,571 spaces for the weekday and weekend peak periods, respectively.

Another shared parking analysis was conducted on August 17, 2015 by AVCON. This study considered the following development program: 288 multi-family resort units, 97,650 SF retail space, 27 vendor booths, 28 charter boats, 40 pontoon boats, 90 PWC, 3 parasailing boats, snorkeling/sightseeing boats with a total of 920 seats, and 3 private boats. This study lumped all the retail space as one and did not break out the restaurant or family entertainment space, which does not provide an accurate assessment. The analysis calculated a peak parking requirement of 1,074 spaces in July at 2 PM.

The most recent parking requirements calculation was conducted as part of the Harborwalk Phase II Site Plans dated November 10, 2025. **Figure 7** shows the parking requirements calculation for Phases I and II, based on the program, City of Destin LDC, and shared parking. The analysis shows a parking requirement of 2,099 spaces per Destin's LDC and a requirement of 1,680 spaces with the 20% MMTD reduction. Another 20% reduction is included, which is based on shared parking. As stated previously, the 20% MMTD parking reduction should not be added to a shared parking analysis. Overall, a total of 2,064 spaces is proposed which would allow for a surplus of 384 spaces with a parking requirement of 1,680 spaces (includes a 20% MMTD reduction).

MAPS
MOBILITY & PARKING SERVICES

Figure 7: Harborwalk Phase II Site Plan Parking Requirements Calculation (11/10/25)

REQUIRED PARKING SUMMARY

PHASE I

Retail (see Parking Study)	97,650 square feet at 4 per 1,000	391 spaces	
Residential	289 units at 1.75per unit	506 spaces	
East Tower	144 units		
West Tower	125 units		
Captains Quarters	10 units		
Sunset Suites	10 units		
Hotel	26 keyed units at 1.5 per unit	39	
Hotel Staff	1 space per 20 keyed unit for staff parking	2	
Marina (See Parking Study)		484 spaces	
		1422	1,138 SPACES REQUIRED Phase I

PHASE 2 UTILIZING MMTD REQUIREMENTS: SHARED USE 20% reduction

Retail	32,899 square feet at 1 space per 250	132 spaces	105 spaces
Hotel	254 keyed units at 1.5 per unit	381 spaces	305 spaces
Hotel	1 space per 20 keyed unit for staff parking	13 spaces	11 spaces
Residential	86 units at 1.75 spaces per unit	151 spaces	121 spaces
	Phase II Totals	677 spaces	542 SPACES REQUIRED PHASE 2

Total Spaces Required Before Shared Parking Reduction 2,099 spaces

1,680 Phase 1 & 2 spaces with 20% reductio Shared Parking
1,259 Phase 1 & 2 spaces with 40% reductio MMTD

PROPOSED PARKING SUMMARY

West Surface Lot	63
Emerald Grande Ph 1 Garage	681
Phase 2 Garage	1325
North Surface Lot	15
Total Proposed	2084
SURPLUS	825

If you have any questions regarding the shared parking study, please contact me.

Sincerely,

Mobility and Parking Services

David Taxman, P.E.
Florida PE Registration Number: 8555



Copyright © 2020 All rights reserved.The Urban Land Institute, International Council of Shopping Centers, and National Parking Association.

ATTACHMENT B. Shared Parking Analysis – Phase I Base Data

Land Use	Weekday			Weekend			Unit
	Visitor	Employee	Total	Visitor	Employee	Total	
Retail							
Retail (<400 ksf)	2.90	0.70	3.60	3.20	0.80	4.00	ksf
Retail (400 to 600 ksf)	2.30	0.50	2.80	2.40	0.60	3.00	ksf
Retail (600 ksf to 1,000 ksf)	3.20	0.80	4.00	3.60	0.90	4.50	ksf
Retail (1,000 ksf to 2,000 ksf)	3.50	0.90	4.40	4.00	1.00	5.00	ksf
Retail (over 2,000 ksf)	2.90	0.70	3.60	3.20	0.80	4.00	ksf
Supermarket/Grocery	4.00	0.75	4.75	4.00	0.75	4.75	ksf
Pharmacy	3.00	0.40	3.40	3.00	0.40	3.40	ksf
Discount Stores/Superstores	3.40	0.85	4.25	3.80	0.95	4.75	ksf
Home Improvement Stores/Garden	3.10	0.80	3.90	3.45	0.90	4.35	ksf
Food and Beverage							
Fine/Casual Dining	13.25	2.25	15.50	15.25	2.50	17.75	ksf
Family Restaurant	15.25	2.15	17.40	15.00	2.10	17.10	ksf
Fast Casual/Fast Food	12.40	2.00	14.40	12.70	2.00	14.70	ksf
Bar/Lounge/Night Club	15.25	1.25	16.50	17.50	1.50	19.00	ksf
Entertainment and Institutions							
Family Entertainment	1.80	0.20	2.00	2.50	0.25	2.75	ksf
Active Entertainment	1.50	0.15	1.65	1.80	0.20	2.00	ksf
Amusement Park/Water Park	2.60	0.26	2.86	3.00	0.30	3.30	ksf
Adult Active Entertainment	9.00	1.00	10.00	10.00	1.20	11.20	ksf
Charter Boats/Leisure Boats/Parasailing/Snorkel/Sightseeing	0.20	0.00	0.20	0.25	0.00	0.25	seats
Charter Boats (1-6 Passengers)	3.00	0.00	3.00	3.50	0.00	3.50	boats
Private Boats	1.00	0.00	1.00	1.00	0.00	1.00	seats
Outdoor Amphitheater	0.30	0.07	0.37	0.33	0.07	0.40	seats
Public Park/Destination Open Space	4.00	0.40	4.40	5.00	0.50	5.50	acre
Museum/Aquarium	4.00	0.40	4.40	4.50	0.50	5.00	ksf
Arena	0.27	0.03	0.30	0.30	0.03	0.33	seats
Pro Football Stadium	0.30	0.01	0.31	0.30	0.01	0.31	seats
Pro Baseball Stadium	0.31	0.01	0.32	0.34	0.01	0.35	seats
Health Club	6.60	0.40	7.00	5.50	0.25	5.75	ksf
Public Library	2.00	0.25	2.25	1.90	0.20	2.10	ksf
Convention Center	5.50	0.50	6.00	5.50	0.50	6.00	ksf
Hotel and Residential							
Hotel-Business	1.00	0.15	1.15	1.00	0.15	1.15	keys
Hotel-Leisure	1.00	0.15	1.15	1.00	0.15	1.15	keys sqft/key
Restaurant/Lounge	6.67	1.20	7.87	7.67	1.33	9.00	ksf
Meeting/Banquet (0 to 20 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	ksf 0
Meeting/Banquet (20 to 50 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	kfs 0
Meeting/Banquet (50 to 100 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	ksf 0
Convention (100 to 200 sq ft/key)	0.00	0.00	0.00	5.50	0.00	5.50	kfs 0
Convention (> 200 sq ft/key)	5.50	0.50	6.00	5.50	0.50	6.00	ksf
Short-Term / Timeshare Rentals							
Studio Efficiency	0.00	0.85	0.85	0.00	0.85	0.85	units
1 Bedroom	0.00	0.90	0.90	0.00	0.90	0.90	units
2 Bedrooms	0.00	1.65	1.65	0.00	1.65	1.65	units
3+ Bedrooms	0.00	2.50	2.50	0.00	2.50	2.50	units
Residential, Urban							
Studio Efficiency	0.10	0.85	0.95	0.15	0.85	1.00	units
1 Bedroom	0.10	0.90	1.00	0.15	0.90	1.05	units
2 Bedrooms	0.10	1.65	1.75	0.15	1.65	1.80	units
3+ Bedrooms	0.10	2.50	2.60	0.15	2.50	2.65	units
Active Senior Housing	0.55	0.30	0.85	0.42	0.30	0.72	units
Office							
Office <25 ksf	0.30	3.50	3.80	0.03	0.35	0.38	ksf
Office 25 to 100 ksf	0.32	3.62	3.93	0.03	0.36	0.39	ksf
Office =100 ksf	0.25	3.15	3.40	0.03	0.32	0.35	ksf
Office 100 to 500 ksf	0.26	3.29	3.55	0.03	0.33	0.36	ksf
Office >500 ksf	0.20	2.60	2.80	0.02	0.26	0.28	ksf
Open Plan/High Density Office	0.25	5.75	6.00	0.03	0.58	0.61	ksf
Medical/Dental Office	3.00	1.60	4.60	0.00	0.00	0.00	ksf
Day Care Center	1.75	2.00	3.75	0.00	0.00	0.00	ksf
Bank (Drive In Branch)	3.50	2.50	6.00	3.00	1.75	4.75	ksf
Additional Land Uses							
	3.00	0.00	3.00	3.50	0.00	3.50	Boats
	0.20	0.07	0.28	0.25	0.07	0.32	Seats
	0.20	0.00	0.20	0.25	0.00	0.25	Passengers
	0.20	0.00	0.20	0.25	0.00	0.25	PWC

Sliding Scale Rates

Monthly Adjustments for Customer/Visitor Parking

Land Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Retail	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Supermarket/Grocery	93%	86%	94%	92%	97%	94%	96%	95%	92%	95%	95%	100%	95%
Pharmacy	89%	85%	92%	89%	91%	89%	89%	90%	88%	92%	89%	100%	95%
Discount Stores/Superstores	72%	72%	79%	76%	81%	79%	79%	81%	74%	79%	85%	100%	90%
Home Improvement Stores/Garden	63%	62%	79%	90%	100%	92%	87%	84%	80%	85%	80%	75%	65%
Fine/Casual Dining	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Restaurant	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Fast Casual/Fast Food	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Bar/Lounge/Night Club	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Entertainment (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Entertainment (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Entertainment	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	100%
Adult Active Entertainment	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
All Movies (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
All Movies (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Private Boats	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Outdoor Amphitheater	0%	0%	0%	10%	100%	100%	100%	100%	100%	50%	10%	10%	0%
Public Park/Destination Open Space	25%	25%	50%	75%	100%	100%	100%	100%	100%	100%	75%	75%	25%
Museum/Aquarium (Weekdays)	20%	26%	36%	50%	23%	45%	87%	68%	22%	25%	20%	48%	100%
Museum/Aquarium (Weekends)	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	100%
Arena	90%	100%	100%	100%	100%	75%	0%	0%	60%	65%	90%	100%	95%
Pro Football Stadium	0%	0%	0%	0%	67%	67%	67%	67%	100%	100%	100%	100%	100%
Pro Baseball Stadium	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	0%	100%	0%
Health Club	100%	95%	85%	70%	65%	65%	65%	70%	80%	85%	85%	100%	95%
Public Library	75%	75%	80%	85%	90%	90%	90%	95%	95%	95%	90%	65%	50%
Day Care Center	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Convention Center	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	100%	0%
Hotel-Business	60%	75%	90%	100%	95%	95%	95%	85%	90%	95%	80%	60%	55%
Hotel-Leisure	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Restaurant/Lounge	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
Meeting/Banquet (< 100 sq ft/key)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Convention (> 100 sq ft/key)	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	100%	0%
Residential Guest	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Senior Housing	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Office	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	100%	80%
Medical/Dental Office	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	100%	80%
Bank (Drive In Branch)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%

Monthly Adjustments for Employee/Resident Parking

Land Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Retail	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Supermarket/Grocery	100%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Pharmacy	99%	95%	100%	99%	100%	98%	98%	99%	98%	100%	98%	100%	100%
Discount Stores/Superstores	82%	82%	88%	86%	91%	89%	89%	91%	84%	89%	95%	100%	100%
Home Improvement Stores/Garden	72%	71%	89%	100%	100%	100%	97%	94%	90%	94%	90%	85%	75%
Fine/Casual Dining	99%	98%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%	100%
Family Restaurant	99%	98%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%	100%
Fast Casual/Fast Food	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bar/Lounge/Night Club	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Family Entertainment (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Entertainment (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Entertainment	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%
Adult Active Entertainment	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
All Movies (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
All Movies (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Private Boats	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Outdoor Amphitheater	10%	10%	10%	50%	100%	100%	100%	100%	100%	60%	50%	50%	10%
Public Park/Destination Open Space	50%	50%	60%	85%	100%	100%	100%	100%	100%	100%	85%	85%	50%
Museum/Aquarium (Weekdays)	50%	50%	50%	60%	50%	55%	97%	78%	50%	50%	50%	58%	100%
Museum/Aquarium (Weekends)	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%
Arena	100%	100%	100%	100%	100%	100%	10%	10%	75%	75%	100%	100%	100%
Pro Football Stadium	10%	10%	10%	10%	10%	10%	10%	100%	10%	10%	10%	100%	80%
Pro Baseball Stadium	10%	10%	25%	90%	100%	100%	100%	100%	100%	100%	10%	100%	10%
Health Club	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	0%
Public Library	85%	85%	85%	90%	95%	95%	90%	95%	100%	100%	95%	65%	45%
Day Care Center	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Convention Center	85%	100%	100%	65%	70%	60%	55%	85%	90%	95%	100%	100%	0%
Hotel	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Nonreserved	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Senior Housing	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Office Nonreserved	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Office Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/Dental Office	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Bank (Drive In Branch)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%

Time-of-Day Factors for Weekday Demand

Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/Grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount Stores/Superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	80%	60%	55%	50%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%
	Employees	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	5%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	70%	60%	45%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All Movies Typical	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
Late December	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
All	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Private Boats	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%

Time-of-Day Factors for Weekend Demand

Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/Grocery	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount Stores/Superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All Movies Typical	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
Late December	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
All	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Private Boats	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%

	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/Aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%	0%
No Matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%	5%
Pro Football Stadium	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%
8 PM Start	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%	0%
Pro Baseball Stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	0%	0%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%	100%
Health Club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%	
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%	
Public Library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%	
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%	
Day Care Center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%	
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%	
Convention Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%	
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%	
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%	
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential Guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Resident Suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%	
Resident Urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%	
Active Senior Housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%	
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%	
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%	
	Employees Unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%	
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Medical/Dental Office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Bank (Drive In Branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%	
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%	
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%	
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%	
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%	
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%	
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%	
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%	

Copyright © 2020 All rights reserved.The Urban Land Institute, International Council of Shopping Centers, and National Parking Association.

ATTACHMENT C. Shared Parking Analysis - Phase I & Phase II Base Data

Land Use	Weekday			Weekend			Unit
	Visitor	Employee	Total	Visitor	Employee	Total	
Retail							
Retail (<400 ksf)	2.90	0.70	3.60	3.20	0.80	4.00	ksf
Retail (400 to 600 ksf)	2.30	0.50	2.80	2.40	0.60	3.00	ksf
Retail (600 ksf to 1,000 ksf)	3.20	0.80	4.00	3.60	0.90	4.50	ksf
Retail (1,000 ksf to 2,000 ksf)	3.50	0.90	4.40	4.00	1.00	5.00	ksf
Retail (over 2,000 ksf)	2.90	0.70	3.60	3.20	0.80	4.00	ksf
Supermarket/Grocery	4.00	0.75	4.75	4.00	0.75	4.75	ksf
Pharmacy	3.00	0.40	3.40	3.00	0.40	3.40	ksf
Discount Stores/Superstores	3.40	0.85	4.25	3.80	0.95	4.75	ksf
Home Improvement Stores/Garden	3.10	0.80	3.90	3.45	0.90	4.35	ksf
Food and Beverage							
Fine/Casual Dining	13.25	2.25	15.50	15.25	2.50	17.75	ksf
Family Restaurant	15.25	2.15	17.40	15.00	2.10	17.10	ksf
Fast Casual/Fast Food	12.40	2.00	14.40	12.70	2.00	14.70	ksf
Bar/Lounge/Night Club	15.25	1.25	16.50	17.50	1.50	19.00	ksf
Entertainment and Institutions							
Family Entertainment	1.80	0.20	2.00	2.50	0.25	2.75	ksf
Active Entertainment	1.50	0.15	1.65	1.80	0.20	2.00	ksf
Amusement Park/Water Park	2.60	0.26	2.86	3.00	0.30	3.30	ksf
Adult Active Entertainment	9.00	1.00	10.00	10.00	1.20	11.20	ksf
Charter Boats/Leisure Boats/Parasailing/Snorkel/Sightsee	0.20	0.00	0.20	0.25	0.00	0.25	seats
Charter Boats (1-6 Passengers)	3.00	0.00	3.00	3.50	0.00	3.50	boats
Private Boats	1.00	0.00	1.00	1.00	0.00	1.00	seats
Outdoor Amphitheater	0.30	0.07	0.37	0.33	0.07	0.40	seats
Public Park/Destination Open Space	4.00	0.40	4.40	5.00	0.50	5.50	acre
Museum/Aquarium	4.00	0.40	4.40	4.50	0.50	5.00	ksf
Arena	0.27	0.03	0.30	0.30	0.03	0.33	seats
Pro Football Stadium	0.30	0.01	0.31	0.30	0.01	0.31	seats
Pro Baseball Stadium	0.31	0.01	0.32	0.34	0.01	0.35	seats
Health Club	6.60	0.40	7.00	5.50	0.25	5.75	ksf
Public Library	2.00	0.25	2.25	1.90	0.20	2.10	ksf
Convention Center	5.50	0.50	6.00	5.50	0.50	6.00	ksf
Hotel and Residential							
Hotel-Business	1.00	0.15	1.15	1.00	0.15	1.15	keys
Hotel-Leisure	1.00	0.15	1.15	1.00	0.15	1.15	keys
Restaurant/Lounge	6.67	1.20	7.87	7.67	1.33	9.00	ksf
Meeting/Banquet (0 to 20 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	ksf
Meeting/Banquet (20 to 50 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	kfs
Meeting/Banquet (50 to 100 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	ksf
Convention (100 to 200 sq ft/key)	0.00	0.00	0.00	5.50	0.00	5.50	kfs
Convention (> 200 sq ft/key)	5.50	0.50	6.00	5.50	0.50	6.00	ksf
Short-Term / Timeshare Rentals							
Studio Efficiency	0.00	0.85	0.85	0.00	0.85	0.85	units
1 Bedroom	0.00	0.90	0.90	0.00	0.90	0.90	units
2 Bedrooms	1.65	0.00	1.65	1.65	0.00	1.65	units
3+ Bedrooms	0.00	2.50	2.50	0.00	2.50	2.50	units
Residential, Urban							
Studio Efficiency	0.10	0.85	0.95	0.15	0.85	1.00	units
1 Bedroom	0.10	0.90	1.00	0.15	0.90	1.05	units
2 Bedrooms	0.10	1.65	1.75	0.15	1.65	1.80	units
3+ Bedrooms	0.10	2.50	2.60	0.15	2.50	2.65	units
Active Senior Housing	0.55	0.30	0.85	0.42	0.30	0.72	units
Office							
Office <25 ksf	0.30	3.50	3.80	0.03	0.35	0.38	ksf
Office 25 to 100 ksf	0.32	3.62	3.93	0.03	0.36	0.39	ksf
Office =100 ksf	0.25	3.15	3.40	0.03	0.32	0.35	ksf
Office 100 to 500 ksf	0.26	3.29	3.55	0.03	0.33	0.36	ksf
Office >500 ksf	0.20	2.60	2.80	0.02	0.26	0.28	ksf
Open Plan/High Density Office	0.25	5.75	6.00	0.03	0.58	0.61	ksf
Medical/Dental Office	3.00	1.60	4.60	0.00	0.00	0.00	ksf
Day Care Center	1.75	2.00	3.75	0.00	0.00	0.00	ksf
Bank (Drive In Branch)	3.50	2.50	6.00	3.00	1.75	4.75	ksf
Additional Land Uses							
	3.00	0.00	3.00	3.50	0.00	3.50	Boats
	0.20	0.07	0.28	0.25	0.07	0.32	Seats
	0.20	0.00	0.20	0.25	0.00	0.25	Passengers
	0.20	0.00	0.20	0.25	0.00	0.25	PWC

Sliding Scale Rates

Monthly Adjustments for Customer/Visitor Parking

Land Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Retail	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Supermarket/Grocery	93%	86%	94%	92%	97%	94%	96%	95%	92%	95%	95%	100%	95%
Pharmacy	89%	85%	92%	89%	91%	89%	89%	90%	88%	92%	89%	100%	95%
Discount Stores/Superstores	72%	72%	79%	76%	81%	79%	79%	81%	74%	79%	85%	100%	90%
Home Improvement Stores/Garden	63%	62%	79%	90%	100%	92%	87%	84%	80%	85%	80%	75%	65%
Fine/Casual Dining	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Restaurant	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Fast Casual/Fast Food	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Bar/Lounge/Night Club	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Entertainment (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Entertainment (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Entertainment	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	100%
Adult Active Entertainment	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
All Movies (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
All Movies (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Private Boats	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Outdoor Amphitheater	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	0%	100%	0%
Public Park/Destination Open Space	50%	50%	60%	85%	100%	100%	100%	100%	100%	100%	85%	85%	50%
Museum/Aquarium (Weekdays)	50%	50%	50%	60%	50%	55%	97%	78%	50%	50%	50%	58%	100%
Museum/Aquarium (Weekends)	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%
Arena	100%	100%	100%	100%	100%	100%	10%	10%	75%	75%	100%	100%	100%
Pro Football Stadium	10%	10%	10%	10%	10%	10%	100%	100%	10%	10%	10%	100%	80%
Pro Baseball Stadium	10%	10%	25%	90%	100%	100%	100%	100%	100%	100%	10%	100%	10%
Health Club	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	0%
Public Library	85%	85%	85%	90%	95%	95%	90%	95%	100%	100%	95%	65%	45%
Day Care Center	100%	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	80%
Convention Center	85%	100%	100%	65%	70%	60%	55%	85%	90%	95%	100%	100%	0%
Hotel	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Nonreserved	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Senior Housing	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Office Nonreserved	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Office Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/Dental Office	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Bank (Drive In Branch)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%

Monthly Adjustments for Employee/Resident Parking

Land Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Retail	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Supermarket/Grocery	100%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Pharmacy	99%	95%	100%	99%	100%	98%	98%	99%	98%	100%	98%	100%	100%
Discount Stores/Superstores	82%	82%	88%	86%	91%	89%	89%	91%	84%	89%	95%	100%	100%
Home Improvement Stores/Garden	72%	71%	89%	100%	100%	100%	97%	94%	90%	94%	90%	85%	75%
Fine/Casual Dining	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Family Restaurant	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Fast Casual/Fast Food	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bar/Lounge/Night Club	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Family Entertainment (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Family Entertainment (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Entertainment	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%
Adult Active Entertainment	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
All Movies (Weekdays)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
All Movies (Weekends)	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Private Boats	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Outdoor Amphitheater	10%	10%	10%	50%	100%	100%	100%	100%	100%	60%	50%	50%	10%
Public Park/Destination Open Space	50%	50%	60%	85%	100%	100%	100%	100%	100%	100%	85%	85%	50%
Museum/Aquarium (Weekdays)	50%	50%	50%	60%	50%	55%	97%	78%	50%	50%	50%	58%	100%
Museum/Aquarium (Weekends)	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%
Arena	100%	100%	100%	100%	100%	100%	10%	10%	75%	75%	100%	100%	100%
Pro Football Stadium	10%	10%	10%	10%	10%	10%	100%	100%	10%	10%	10%	100%	80%
Pro Baseball Stadium	10%	10%	25%	90%	100%	100%	100%	100%	100%	100%	10%	100%	10%
Health Club	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	0%
Public Library	85%	85%	85%	90%	95%	95%	90%	95%	100%	100%	95%	65%	45%
Day Care Center	100%	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	80%
Convention Center	85%	100%	100%	65%	70%	60%	55%	85%	90%	95%	100%	100%	0%
Hotel	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential Nonreserved	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
Active Senior Housing	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Office Nonreserved	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Office Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/Dental Office	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Bank (Drive In Branch)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%
0	60%	65%	70%	75%	90%	100%	100%	100%	75%	65%	60%	70%	75%

Time-of-Day Factors for Weekday Demand

Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/Grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	80%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%
Discount Stores/Superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	80%	60%	55%	50%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Charter and Leisure Boats	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
Late December	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
All	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Private Boats	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Retail	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/Grocery	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount Stores/Superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Charter and Leisure Boats	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
Late December	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
All	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Private Boats	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential Guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident Suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Resident Urban	Residents

Museum/Aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No Matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%
Pro Football Stadium	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
8 PM Start	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
Pro Baseball Stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	0%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%
Health Club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public Library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%
Day Care Center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential Guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident Suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Resident Urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%
Active Senior Housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/Dental Office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bank (Drive In Branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
0	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%

ATTACHMENT D. Harborwalk Village Table of Land Uses 2015 vs. 2025

PHASE 1 - TO DATE (08-26-2015)

BUSINESS NAME	TYPE OF BUSINESS	DESCRIPTION (Approved Units, Gross Floor Area - sq. ft, passengers, boats, watercraft)	PARKING FACTOR (Aug. 2002 LDC Requirements)	PARKING REQUIRED
Dwellings / Resort Hotel				
Emerald Grande & Sunset Suites	[1]Multi-Family Resort	[1]291 Units	1.75/du	509
Total - Dwellings / Resort Hotel				**509**
SHOPPING CENTER - Approved for total of 199,999 sf per D.O. 04-13				
Margaritaville	[2]Restaurant - Full Service	17129	1/250 sf	68.5
Tropical Smoothie	[2]Restaurant - Full Service	1031	1/250 sf	4.1
Jesters	[2]Restaurant - Full Service	2000	1/250 sf	8.0
Starbucks	[2]Restaurant - Full Service	112	1/250 sf	0.4
Crab Island Cantina	[2]Restaurant - Full Service	7489	1/250 sf	30.0
Coyote ugly	[2]Restaurant - Full Service	6793	1/250 sf	27.2
Harry T's	[2]Restaurant - Full Service	3825	1/250 sf	15.3
Jackacudas	[2]Restaurant - Full Service	5320	1/250 sf	21.3
La Famiglia	[2]Restaurant - Full Service	2875	1/250 sf	11.5
Grand Vista Bar & Grill	[2]Restaurant - Full Service	1489	1/250 sf	6.0
The Spa & East Pass Fitness Center	Retail/Service/Office	1378	1/250 sf	5.5
Emerald Grande Retail Shop and Real Esate Office	Retail/Service/Office	580	1/250 sf	2.3
Pelagic - High Performance Offshore	Retail/Service/Office	2926	1/250 sf	11.7
Vacant	Retail/Service/Office	844	1/250 sf	3.4
Bico Australia	Retail/Service/Office	960	1/250 sf	3.8
Kitty Hawk Kites	Retail/Service/Office	3741	1/250 sf	15.0
American Doll Clothes	Retail/Service/Office	428	1/250 sf	1.7
HD Action Photo	Retail/Service/Office	1003	1/250 sf	4.0
Sunset Shoes/Lifestyle	Retail/Service/Office	3349	1/250 sf	13.4
Sunglass World	Retail/Service/Office	1344	1/250 sf	5.4
Aloha Surf	Retail/Service/Office	1344	1/250 sf	5.4
Hove (Perfume)	Retail/Service/Office	341	1/250 sf	1.4
Del Sol	Retail/Service/Office	1134	1/250 sf	4.5
The Fudgery	Retail/Service/Office	1199	1/250 sf	4.8
Apex (Radio Station/Offices)	Retail/Service/Office	3556	1/250 sf	14.2
Judy Shillingburg's Watercolors	Retail/Service/Office	4472	1/250 sf	17.9
Art Co-op	Retail/Service/Office	3525	1/250 sf	14.1
Vacant	Retail/Service/Office	2118	1/250 sf	8.5
Vacant	Retail/Service/Office	1433	1/250 sf	5.7
Vacant	Retail/Service/Office	1433	1/250 sf	5.7
Vacant	Retail/Service/Office	1448	1/250 sf	5.8
		856	1/250 sf	
Popcorn Jungle	Retail/Service/Office			3.4
Destin Marina/HarborWalk Marina	Retail/Service/Office	3764	1/250 sf	15.1
Wyndham Vacation Resort Office	Retail/Service/Office	990	1/250 sf	4.0
Boogies Booking Building	Retail/Service/Office	300	1/250 sf	1.2
Wyndham Welcome Center	Retail/Service/Office	535	1/250 sf	2.1
Food/Beverage Concession Vendors	Retail/Service/Office	8 Vendor Locations	1 space per vendor	8.0
Kiosk/Portable Building for Vendors & Booking Booths	Retail/Service/Office	19 Kiosk/Portable Buildings/Booths	1 space per kiosk/portable building	19.0
7D Theater	Theater	1433	1/250 sf	5.7
Laser Maze	Amusements	245	1/250 sf	1.0
Mining Co.	Amusements	100	1/250 sf	0.4
Kid Zone	Amusements	1000	1/250 sf	4.0
Zipline, Rockwall, Freefall	Amusements	208	1/250 sf	0.8
SubTotal - Shopping Center		97650	1/250 sf	**418**
MARINA				
L'L STASIA	Charter Fishing	1 Boat - 5 passenger	5 spaces per boat	5.0
DESTIN BAY CHARTERS	Charter Fishing	1 Boat - 5 passenger	5 spaces per boat	5.0
CUTTING EDGE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PERFECT SHOT (To be Bow'd Up in 2015)	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FITH AMENDMENT	Charter Fishing	1 Boat - 22 Passenger	5 spaces per boat	5.0
MARY LOU (CAT N AROUND?)	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
STARFIRE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
SEA VENTURE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
ANASTASIA	Charter Fishing	1 Boat - 44 passenger	5 spaces per boat	5.0
STRESS RELIEF II	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
GULF RANGER	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FINEST KIND	Charter Fishing	1 Boat - 15 passenger	5 spaces per boat	5.0
SPECIAL K	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PHOENIX	Charter Fishing	1 Boat - 20 passenger	5 spaces per boat	5.0
Just B Cause	Charter Fishing	1 Boat - 12 passenger	5 spaces per boat	5.0
CHECKMATE II	Charter Fishing	1 Boat - 17 passenger	5 spaces per boat	5.0
Rooking	Charter Fishing	1 Boat - 16 passengers	5 spaces per boat	5.0
BARRACUDA	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Scramin Drag	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FISH-N-TEEM	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
MISS NAUTICA	Charter Fishing	1 Boat - 22 Passenger	5 spaces per boat	5.0
Destin Inshor Fishing (Slay Ride, II, & III)	Charter Fishing	3 Boats - 4, 6, & 5	5 spaces per boat (3 boats)	15.0
Fish Tales	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Backcountry Outfitters	Charter Fishing	1 Boat - 5 passenger	5 spaces per boat	5.0
Swoop I	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
Swoop II	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
SubTotal - Charter				**140**
Leisure Rental				
Boogies	Leisure Rentals	40 Pontoons	2.2 spaces per boat	88.0
Boogies	Leisure Rentals	90 PWC	0.26 spaces per PWC	23.4
SubTotal - Leisure Rental				**111**
Sightseeing				
Boogies	Parasail	3 Boats	3 spaces/boat	9.0
Reef Runner	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1space/4 pass.-seats	12.3
Sand Dolla	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1space/4 pass.-seats	12.3
Snuba Runner	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1space/4 pass.-seats	12.3
Kokomo	Snorkel/Sightseeing Boat	1 Boat - 41 passengers/seats	1space/4 pass.-seats	10.3
Explorer	Snorkel/Sightseeing Boat	1 Boat - 36 passengers/seats	1space/4 pass.-seats	9.0
Seablaster II	Sightseeing	1 Boat - 132 passengers/seats	1space/4 pass.-seats	33.0
Seablaster I	Sightseeing	1 Boat - 119 passengers/seats	1space/4 pass.-seats	29.8
Glass Bottom Boat	Sightseeing	1 Boat - 149 passengers/seats	1space/4 pass.-seats	37.3
Southern Star	Sightseeing	1 Boat - 149 passengers/seats	1space/4 pass.-seats	37.3
Buccaneer	Sightseeing	1 Boat - 149 passengers/seats	1space/4 pass.-seats	37.3
Subtotal - Marina Sightseeing				**240**
Private				
Blue Water	Private		1 space per boat	1.0
Emerald Grande	Private		1 space per boat	1.0
The Innkeeper	Private		1 space per boat	1.0
SubTotal - Private				**3.0**
TOTAL - MARINA				**494**

TOTAL SPACES REQUIRED per CURRENT USES	**1421**
TOTAL SPACES REQUIRED per CURRENT USES based on UNADJUSTED PARKING DEMAND (not including internal captures per August 2015 Parking Analysis)	**1280**
TOTAL SPACES REQUIRED per CURRENT USES (Adjusted down 16.06%	**1074**
[3] **TOTAL SPACES PROVIDED**	**1146**
SURPLUS OR DEFICIENCY	**72**

City APPROVED UPDATED SHARED PARKING/INTERNAL CAPTURE REDUCTION: 16.06% as based on August 2015 Analysis by AVCON

[1] Based on D.O. 04-13 for max. 281 units in Emerald Grande Towers plus 10 units in Sunset Suite Bldg. minus 1 dwelling unit with no permit or completion

[2] Aug. 2002 LDC Definition of "Shopping Center" - Complex of stores, restaurants, etc. grouped together and having a common parking area. Parking = 1 space per 250 sq. ft.

[3] City conducted site inspection w/ HarborWalk Village Staff (John Hall) Jult 22, 205 confirmed 1,146 non-obstructed complian spaces on site.

Note: Off-site parking applied to provided required parking not permitted unless approved by the City Council per August 2002 LDC - Article 8, Section 8.05.03.Q
Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8. Section 8.05.03.O

Note: Further study of parking in Harbor District have found that the result of not requiring parking for open-air seating (not counted as gross floor area), not having parking regulations that reflect the true unique mixed land use types and associated parking impact for those land uses (i.e. Entertainment/Festive Mixed Use Developments) results in on-site and off-site parking impacts, inconsistent parking management standards by private property owners, and no special event parking management standards significantly contribute to the parking issues in the DIstrict.

PHASE 1 - TO DATE (12-23-2025)

BUSINESS NAME	TYPE OF BUSINESS	DESCRIPTION (Approved Units, Gross Leaseable Area - sq. ft., passengers, boats, watercraft)	PARKING FACTOR (Aug. 2002 LDC Requirements)	PARKING REQUIRED
Dwellings / Resort Hotel				
Emerald Grande & Sunset Suites	[1] Multi-Family Resort	[1]289 Keys	1.75/du	505.8
Resort Hotel - Harbor Suites	Resort Hotel	26 Keys	1.5/room	39.0
Resort Hotel - Harbor Suites	Resort Hotel - staff	26 Keys	1/20 keys	2.0
Total - Dwellings / Resort Hotel				**546.8**
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)				
Margaritaville	Restaurant - Full Service	12750	1/250sf	51.0
Jesters	Restaurant - Full Service	2000	1/250sf	8.0
Café Café	Restaurant - Full Service	1135	1/250sf	4.5
Azul	Restaurant - Full Service	5825	1/250sf	23.3
Coyote Ugly	Restaurant - Full Service	4300	1/250sf	17.2
Harry T's	Restaurant - Full Service	7543	1/250sf	30.2
On The Rocks - **(not formally open, but will be open early 202**	Restaurant - Full Service	1610	1/250sf	6.4
East Pass Seafood - **(currently closed)**	Restaurant - Full Service	5320	1/250sf	21.3
Nonna's - **(currently closed)**	Restaurant - Full Service	2875	1/250sf	11.5
Grand Vista Bar & Grill	Restaurant - Full Service	1489	1/250sf	6.0
The Spa & East Pass Fitness Center	Retail/Service/Office	1378	1/250sf	5.5
Emerald Grande Retail Shop and Real Estate Office	Retail/Service/Office	580	1/250sf	2.3
Florida Tasting Room - **(not formally open, but will be open e**	Retail/Service/Office	1841	1/250sf	7.4
Harbor Outfitters	Retail/Service/Office	960	1/250sf	3.8
Kitty Hawk Kites	Retail/Service/Office	3817	1/250sf	15.3
A Christmas to Remember	Retail/Service/Office	1180	1/250sf	4.7
Wyndham Welcome Center	Retail/Service/Office	600	1/250sf	2.4
Life is Good - **(currently closed)**	Retail/Service/Office	3417	1/250sf	13.7
Sunglass World	Retail/Service/Office	1371	1/250sf	5.5
Gulf Coast Escape Room	Retail/Service/Office	3031	1/250	12.1
Aloha Surf	Retail/Service/Office	1371	1/250sf	5.5
Ultimate 7D	Retail/Service/Office	1157	1/250sf	4.6
The Fudgery	Retail/Service/Office	2054	1/250sf	8.2
Green Room for Stage		250		1.0
HWV office space	Retail/Service/Office	3556	1/250sf	14.2
Maximum Magic	Retail/Service/Office	2561	1/250sf	10.2
America's Fun Spots	Retail/Service/Office	2524	1/250sf	10.1
Wyndham 2nd floor	Retail/Service/Office	3813	1/250sf	15.3
Destin Marina/Harbor Walk Marina	Retail/Service/Office	2781	1/250sf	11.1
Wyndham Vacation Resort Office	Retail/Service/Office	325	1/250sf	1.3
Boogies Booking Building - upper location	Retail/Service/Office	460	1/250sf	1.8
Food/Beverage Concession Vendors (lower food trucks)	Retail/Service/Office	8 Vendor Locations (only 6 currently on site: Wine Not; Say Cheese!; Funnel Cakes; Boardwalk Fry Co. Fish Heads)	1 space per vendor	8.0
Kiosk/Portable Building for Vendors & Booking Booths	Retail/Service/Office	19 Kiosk/Portable Buildings/Booths	1 space per kiosk/portable building	19.0
Boogies Booking Building - boardwalk level	Amusements	100	1/250sf	0.4
Kid Zone - **(This area is fully removed)**	Amusements	0	1/250sf	0.0
Zipline, Rockwall, Free Fall - **(Freefall is being removed ~ 600**	Amusements	2361	1/250sf	9.4
Total Phase 1 - Shopping Center, Theme / Festival		86,335 (excluding kiosks & portable building		**372.3**
MARINA				
BOW'D UP	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
STARFIRE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
5th Day	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Done Deal	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Firework Barge	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Discipleship	Charter Fishing	1 - 18 passenger	5 spaces per boat	5.0
Transient Boats	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
ANASTASIA	Charter Fishing	1 Boat - 44 passenger	5 spaces per boat	5.0
Stelluna/Now Chasing Memories	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
The Vengeance	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FINEST KIND	Charter Fishing	1 Boat - 15 passenger	5 spaces per boat	5.0
Life's 2 Short	Charter Fishing	1 - boat 6 passenger	5 spaces per boat	5.0
Gulf Grown	Charter Fishing	1 - Boat 32 passengers	5 spaces per boat	5.0
SPECIAL K	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PHOENIX	Charter Fishing	1 Boat - 20 passenger	5 spaces per boat	5.0
Reel Legend	Charter Fishing	1 Boat - 16 passenger	5 spaces per boat	5.0
Day Break	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Reel Grace	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Destination	Charter Fishing	1 Boat - 22 passenger	5 spaces per boat	5.0
Destin Inshore Fishing (Slay Ride, Black Label)	Charter Fishing	2 Boats - 2 passengers each	2 spaces per boat (2 boats)	4.0
Swoop II	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
Happy Life	Sightseeing Boat	1 boat - 65 passengers / seats	8 spaces per boat	8.0
Kitty Hawk Kites - Paddle board & Kayak Launch	Launch		"No trips generated"	
Transient Boats	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Vacant	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Water Shuttle - Crab Island Water	Shuttle		"No trips generated"	
Marina Fuel Docks A - D	Fuel Docks		"No trips generated"	
Subtotal - Marina Charter				**137.0**
Leisure Rental				
Boogies	Leisure Rentals	40 Pontoons	2.2 spaces per boat	88.0
Boogies	Leisure Rentals	90 PWC	0.26 spaces per PWC	23.4
Subtotal - Marina Leisure Rental				**111.0**
Sightseeing				
Boogies	Parasail	3 Boats	3 spaces/boat	9.0
Reef Runner	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Sand Dollar	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Snuba Runner	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Kokomo II	Snorkel/Sightseeing Boat	1 Boat - 41 passengers/ seats	1 space/4 pass seats	10.3
Destin Snorkel - **Tikki Boats (starting Q1 - 2026) - formally Sea**	Sightseeing	6 boats	2.2 spaces per boat	13.2
Sea Horse	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Sea blaster II	Sightseeing	1 Boat - 132 passengers/seats	1 space/4 pass seats	33.0
Boogies - **Tikki Boats (starting Q1 - 2026) - formally Sea Blast**	Sightseeing	10 boats	2.2 spaces per boat	22.0
Glass Bottom Boat	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Southern Star	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Buccaneer	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Subtotal - Marina Sightseeing				**248.6**
Private				
Emerald Grande	Private		1 space per boat	1.0
Reel Wicked	Private		1 space per boat	1.0
Subtotal - Marina Private				**2.0**
TOTAL - MARINA				**498.6**

TOTAL PHASE 1 SPACES REQUIRED per CURRENT USES (prior to MMTD Internal Capture/Shared Parking Reduction)	**1417.7**
TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis	**1275.9**
TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	**1071.0**
TOTAL SPACES PROVIDED ON CAMPUS - TO DATE (exclusive of Phase 2 parking improvements)	**1163.0**
PHASE 1 SURPLUS SPACES TO DATE 11-6-2025	**92.0**

[1] Based on D.O. 04-13 for max. 281 units in Emerald Grande towers plus 10 units in Sunset Suite Bldg. minus 1 dwelling unit with no permit or completion. Adjusted to remove the 3 units converted to hotel rooms in the November 20, 2017 DO exemption determination by Steven Schmidt.
Note: The existing Phase 1 parking includes 1,139 spaces of which ~ 380 will be temporarily removed during the Phase 2 construction process and then replaced with 1,325 spaces within the Phase 2 parking garage, providing for a total of 2,084 parking spaces after construction of Phase 2.
Note: The existing Phase 1 and proposed Phase 2 Shopping Center, Theme / Festival area includes ~ 130,549 sf, leaving 94,451 sf excess and unbuilt, of which the current parking surplus will provide for.
Note: Above represented floor areas for Phase 1 may include both conditioned and non-conditioned floor space.
Note: Off-site parking applied to provided required parking not permitted unless approved by the City Council per August 2002 LDC - Article 8, Section 8.05.03.O
Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8, Section 8.05.03.O
Note: Further study of parking in the Harbor District have found that the result of not requiring parking for open-air seating (not counted as gross floor area), not having parking regulations that reflect the true unique mixed land use types and associated parking impacts for those land uses (i.e.. Entertainment/Festive Mixed Use Developments) results in on-site and off-site parking impacts, inconsistent parking management standards used by private property owners, and no special event parking management standards significantly contribute to the parking issues in the District.

ATTACHMENT E. Harborwalk Village Parking Requirements Comparison 2002 vs. 2025

As part of the evaluation of Harborwalk, a parking analysis was conducted comparing the 2002 LDC and the 2025 LDC. It should be noted that for the shopping center component, the square footage provided was the gross leasable area, however, the City uses gross floor area to calculate the minimum parking required needed per use. Additionally, the footprint of each food truck and kiosk were not provided, so it was estimated that each food truck is 250 square feet, and each kiosk is 200 square feet.

The 2002 LDC did not contain parking requirements for pontoons, parasails, or personal watercrafts (PWC). Therefore, the standards established in the Development Order were used for these uses. Under the current LDC, many boat parking standards are based on the number of passengers. While the applicant provided the maximum passengers per boat within the description, some capacities had to be verified using companies' websites. Additionally, the 2002 LDC parking requirement for hotel employees was one space for every two employees on the largest shift, however, the number of proposed employees was not provided, today's rate of one space per every 20 keys was used.

It should also be noted that Phase II is still in the conceptual stages and is planned on being built in phases. The parking matrix and civil drawings provided by the applicant state that it will include 254 hotel rooms. However, the architectural plans provided identify 277 hotel rooms. In addition, floor plans were not provided for the Phase II multi-family resort or commercial area.

ATTACHMENT E. Harborwalk Village Parking Requirements Comparison 2002 vs. 2025

BUSINESS NAME		TYPE OF BUSINESS	DESCRIPTION (Approved Units, Gross Leasable Area - sq. ft., passengers, boats, watercraft)	PARKING FACTOR (Aug. 2002 LDC Requirements)	PARKING REQUIRED	2002 Requirement	2002 Parking	2025 Requirement	2025 Parking	
PHASE 1 - TO DATE (12-23-2025)										
Dwellings / Resort Hotel										
Emerald Grande & Sunset Suites		[1] Multi-Family Resort	[1]289 Keys	1.75/du	505.8	1.75 per unit	505.75	minimum 1 space, add. space per add. Bedroom	758	
Resort Hotel - Harbor Suites		Resort Hotel	26 Keys	1.5/room	39.0	1 per unit	26	1/room+ .5 per additional room	26	
Resort Hotel - Harbor Suites		Resort Hotel - staff	26 Keys	1/20 keys	2.0	1 per 2 employees	0	1/20 keys	1.3	
Total - Dwellings / Resort Hotel					**546.8**		**531.75**		**785.3**	
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)										
Margaritaville- Full Service	76 Harbor Blvd	Restaurant - Full Service	12750	1/250sf	51.0	1/250sf	51.0	1/300sf (see note)	42.5	
Jesters- Quick Service (1/75)	suite 106a	Restaurant - Full Service	2000	1/250sf	8.0	1/250sf	8.0	1/300sf (see note)	6.7	
Café Café -Coffee Bar (1/75)	suite 254	Restaurant - Full Service	1135	1/250sf	4.5	1/250sf	4.5	1/300sf (see note)	3.8	
Azul- Full Service	2 Harbor Blvd -100 A	Restaurant - Full Service	5825	1/250sf	23.3	1/250sf	23.3	1/300sf (see note)	19.4	
Coyote Ugly- Bar (1/75)	100 Harbor Blvd	Restaurant - Full Service	4300	1/250sf	17.2	1/250sf	17.2	1/300sf (see note)	14.3	
Harry T's- Full Service	46 Harbor Blvd	Restaurant - Full Service	7543	1/250sf	30.2	1/250sf	30.2	1/300sf (see note)	25.1	
On The Rocks - **(not formally open, but will be open early 2026)**		Restaurant - Full Service	1610	1/250sf	6.4	1/250sf	6.4	1/300sf (see note)	5.4	
East Pass Seafood - **(currently closed)**	56 Harbor Blvd	Restaurant - Full Service	5320	1/250sf	21.3	1/250sf	21.3	1/300sf (see note)	17.7	
Nonna's - **(currently closed)**	2 Harbor Blvd - suite 200	Restaurant - Full Service	2875	1/250sf	11.5	1/250sf	11.5	1/300sf (see note)	9.6	
Grand Vista Bar & Grill		Restaurant - Full Service	1489	1/250sf	6.0	1/250sf	6.0	1/300sf (see note)	5.0	
The Spa & East Pass Fitness Center		Retail/Service/Office	1378	1/250sf	5.5	1/250sf	5.5	1/300sf (see note)	4.6	
Emerald Grande Retail Shop and Real Estate Office		Retail/Service/Office	580	1/250sf	2.3	1/250sf	2.3	1/300sf (see note)	1.9	
Florida Tasting Room - **(not formally open, but will be open early 20**	34 Harbor Blvd - suite 110 and 114	Retail/Service/Office	1841	1/250sf	7.4	1/250sf	7.4	1/300sf (see note)	6.1	
Harbor Outfitters	34 Harbor Blvd - suite 150	Retail/Service/Office	960	1/250sf	3.8	1/250sf	3.8	1/300sf (see note)	3.2	
Kitty Hawk Kites	34 Harbor Blvd - suite 118 & 122	Retail/Service/Office	3817	1/250sf	15.3	1/250sf	15.3	1/300sf (see note)	12.7	
A Christmas to Remember	34 Harbor Blvd - suite 130 b,c	Retail/Service/Office	1180	1/250sf	4.7	1/250sf	4.7	1/300sf (see note)	3.9	
Wyndham Welcome Center	34 Harbor Blvd - suite 130a	Retail/Service/Office	600	1/250sf	2.4	1/250sf	2.4	1/300sf (see note)	2.0	
Life is Good - **(currently closed)**	34 Harbor Blvd - suite 134	Retail/Service/Office	3417	1/250sf	13.7	1/250sf	13.7	1/300sf (see note)	11.4	
Sunglass World	34 Harbor Blvd - suite 142	Retail/Service/Office	1371	1/250sf	5.5	1/250sf	5.5	1/300sf (see note)	4.6	
Gulf Coast Escape Room	34 Harbor Blvd - suite 102	Retail/Service/Office	3031	1/250	12.1	1/250sf	12.1	1/300sf (see note)	10.1	
Aloha Surf	34 Harbor Blvd - suite 146	Retail/Service/Office	1371	1/250sf	5.5	1/250sf	5.5	1/300sf (see note)	4.6	
Ultimate 7D	34 Harbor Blvd - suite 154	Retail/Service/Office	1157	1/250sf	4.6	1/250sf	4.6	1/300sf (see note)	3.9	
The Fudgery	34 Harbor Blvd - suite 158 e	Retail/Service/Office	2054	1/250sf	8.2	1/250sf	8.2	1/300sf (see note)	6.8	
Green Room for Stage	34 Harbor Blvd - suite 162		250		1.0	1/250sf	1.0	1/300sf (see note)	0.8	
HWV office space	34 Harbor Blvd - suite 202,206 & 210	Retail/Service/Office	3556	1/250sf	14.2	1/250sf	14.2	1/300sf (see note)	11.9	
Maximum Magic	34 Harbor Blvd - suite 234	Retail/Service/Office	2561	1/250sf	10.2	1/250sf	10.2	1/300sf (see note)	8.5	
America's Fun Spots	34 Harbor Blvd - suite 234 & 238	Retail/Service/Office	2524	1/250sf	10.1	1/250sf	10.1	1/300sf (see note)	8.4	
Wyndham 2nd floor	34 Harbor Blvd - suite 246,250,255	Retail/Service/Office	3813	1/250sf	15.3	1/250sf	15.3	1/300sf (see note)	12.7	
Destin Marina/Harbor Walk Marina	66 Harbor Blvd	Retail/Service/Office	2781	1/250sf	11.1	1/250sf	11.1	1/300sf (see note)	9.3	
Wyndham Vacation Resort Office	78 Harbor Blvd	Retail/Service/Office	325	1/250sf	1.3	1/250sf	1.3	1/300sf (see note)	1.1	
Boogies Booking Building - upper location	34 Harbor Blvd suite 16e	Retail/Service/Office	460	1/250sf	1.8	1/250sf	1.8	1/300sf (see note)	1.5	
Food/Beverage Concession Vendors (lower food trucks)- Quick Service		Retail/Service/Office	8 Vendor Locations (only 6 currently on site: Wine Not; Say Cheese!; Funnel Cakes; Boardwalk Fry Co. Fish Heads)	1 space per vendor	8.0	1/250sf	8	1/300sf (see note)	8	
Kiosk/Portable Building for Vendors & Booking Booths		Retail/Service/Office	19 Kiosk/Portable Buildings/Booths	1 space per kiosk/portable building	19.0	1/250sf	15.2	1/300sf (see note)	12.7	
Boogies Booking Building - boardwalk level		Amusements	100	1/250sf	0.4	1/250sf	0.4	1/300sf (see note)	0.4	
Kid Zone - **(This area is fully removed)**		Amusements	0	1/250sf	0.0					
Zipline, Rockwall, Free Fall- **(Freefall is being removed ~ 600sqft)**		Amusements	2361	1/250sf	9.4	1/250sf	9.4	1/300sf (see note)	7.87	
Total Phase 1 - Shopping Center, Theme / Festival			86,335 (excluding kiosks & portable buildings)		**372.3**		**368.5**		**582.5**	
MARINA	**Slip #**									
BOW'D UP	48	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
STARFIRE	46	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
5th Day	66	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Done Deal	49	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Vacant	70	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Vacant	71	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Vacant	72	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Firework Barge	73	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Discipleship	51	Charter Fishing	1 - 18 passenger	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	6.75	
Transient Boats	41	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
ANASTASIA	52	Charter Fishing	1 Boat - 44 passenger	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	13.25	
Stelluna/Now Chasing Memories	68	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
The Vengeance	67	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
FINEST KIND	55	Charter Fishing	1 Boat - 15 passenger	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	6	
Life's 2 Short	18	Charter Fishing	1 - boat 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Gulf Grown	47	Charter Fishing	1 - Boat 32 passengers	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	10.25	
SPECIAL K	56	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
PHOENIX	57	Charter Fishing	1 Boat - 20 passenger	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	7.25	
Reel Legend	50	Charter Fishing	1 Boat - 16 passenger	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	6.25	
Day Break	54	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Reel Grace	53	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Destination	58	Charter Fishing	1 Boat - 22 passenger	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	7.75	
Destin Inshore Fishing (Slay Ride, Black Label)	60 & 45	Charter Fishing	2 Boats - 2 passengers each	2 spaces per boat (2 boats)	4.0	5 spaces per boat	10	3.5 spaces per boat	7	
Swoop II	40	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0	5 spaces per boat	5	1/ 4 passengers + 2.25	12	
Happy Life	39	Sightseeing Boat	1 boat - 65 passengers / seats	8 spaces per boat	8.0	1 space per 4 seats	16.25	1/ 4 passengers	18.5	
Kitty Hawk Kites - Paddle board & Kayak Launch	15	Launch		"No trips generated"		test for store				
Transient Boats	16	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Vacant	25	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0	5 spaces per boat	5	3.5 spaces per boat	3.5	
Water Shuttle - Crab Island Water	14	Shuttle		"No trips generated"		5 spaces per boat	5	1/ 4 passengers	11	
Marina Fuel Docks A - D	35 - 38	Fuel Docks		"No trips generated"						
Subtotal - Marina Charter					**137.0**		**156.25**		**165.5**	
Leisure Rental										
Boogies	42, 43, 44, 59,62, 65, 69, 74, 75, 1,2,3,4,5,6,7,8	Leisure Rentals	40 Pontoons	2.2 spaces per boat	88.0	2.2 spaces per boat (DO)	88.0	1/ 4 passengers	120	12 passenger per boat, blue text from DO
Boogies		Leisure Rentals	90 PWC	0.26 spaces per PWC	23.4	0.26 spaces per PWC (DO)	23.4	1/ 4 PWC	22.5	blue text from DO
Subtotal - Marina Leisure Rental					**111.0**		**111.4**		**142.5**	
Sightseeing										
Boogies	9, 10, 11	Parasail	3 Boats	3 spaces/boat	9.0	3 spaces per boat	9.0	1/ 4 passengers	9	12 passenger per boat, blue text from DO
Reef Runner	12	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3	1 space/4 pass seats	12.3	1/ 4 passengers + 2.25	14.55	
Sand Dollar	20	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3	1 space/4 pass seats	12.3	1/ 4 passengers + 2.25	14.55	
Snuba Runner	21b	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3	1 space/4 pass seats	12.3	1/ 4 passengers + 2.25	14.55	
Kokomo II	13	Snorkel/Sightseeing Boat	1 Boat - 41 passengers/ seats	1 space/4 pass seats	10.3	1 space/4 pass seats	10.3	1/ 4 passengers + 2.25	12.55	
Destin Snorkel - **Tikki Boats (starting Q1 - 2026) - formally Sea Star**	19	Sightseeing	6 boats	2.2 spaces per boat	13.2	1 space/4 pass seats	9.0	1/ 4 passengers + 2.25	11.25	6 passengers per boat
Sea Horse	21b	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3	1 space/4 pass seats	12.3	1/ 4 passengers + 2.25	14.55	
Sea blaster II	24	Sightseeing	1 Boat - 132 passengers/seats	1 space/4 pass seats	33.0	1 space/4 pass seats	33.0	1/ 4 passengers + 2.25	35.25	
Boogies - **Tikki Boats (starting Q1 - 2026) - formally Sea Blaster I**	61	Sightseeing	10 boats	2.2 spaces per boat	22.0	1 space/4 pass seats	15.0	1/ 4 passengers + 2.25	17.25	6 passengers per boat
Glass Bottom Boat	26	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3	1 space/4 pass seats	37.3	1/ 4 passengers + 2.25	39.55	
Southern Star	63	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3	1 space/4 pass seats	37.3	1/ 4 passengers + 2.25	39.55	
Buccaneer	64	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3	1 space/4 pass seats	37.3	1/ 4 passengers + 2.25	39.55	
Subtotal - Marina Sightseeing					**248.6**		**237.4**		**262.15**	
Private										
Emerald Grande	17	Private		1 space per boat	1.0	1 space per boat	1	1 space per boat	1	
Reel Wicked	22	Private		1 space per boat	1.0	1 space per boat	1	1 space per boat	1	
Subtotal - Marina Private					**2.0**		**2.0**		**2.0**	
TOTAL - MARINA					**498.6**		**507.1**		**572.2**	
TOTAL PHASE 1 SPACES REQUIRED per CURRENT USES (prior to MMTD Internal Capture/Shared Parking Reduction)					**1417.7**		**1407.3**		**1940.0**	
TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis					**1275.9**		1266.5664		1745.955	
TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking					**1071.0**		1063.9158		1466.6022	
TOTAL SPACES PROVIDED ON CAMPUS - TO DATE (exclusive of Phase 2 parking improvements)					**1163.0**		1163		1163	
PHASE 1 SURPLUS SPACES TO DATE 11-6-2025					**92.0**		**99**		**-304**	
PHASE 2 - Proposed										
Dwellings / Resort Hotel										
Condominium		[1] Multi-Family Resort	[1] 86 Keys	1.75/du	150.5	1.75 per unit	150.5	minimum 1 space, ma	225.6	plans were not provided, number of bedrooms undetermined, used 2.62 for average spaces per room needed as phase 1
Resort Hotel		Resort Hotel	277 Keys	1.5/room	381.0	1 per room	277	1/room	277	277 rooms shown on architectural plans provided
Resort Hotel - staff			277 Keys	1 / per 20-keys	12.7		13.9		13.85	2002 LDC required 1 space per 2 employee for employee parking. Number of employees was not provided used current day requirement of 1/20 for employees parking
		Resort Hotel				1/20 keys*		1/20 keys		
Total Proposed Phase 2 - Dwellings / Resort Hotel					**544.2**		**441.4**		**516.45**	
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)										
Proposed		Retail/Service/Office / (2)Restaurant Full Service / (2)Bar/Cocktail Lounge / Amusements	32899	1/250sf	131.6	1/250sf	131.6	1/300 max 30% restau	109.7	
Total Proposed Phase 2 - Shopping Center, Theme / Festival					**131.6**		**131.6**		**109.7**	
TOTAL PHASE 2 SPACES REQUIRED per PROPOSED USES (prior to MMTD Internal Capture/Shared Parking Reduction)					**675.8**		573.0		626.2	
TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis					**608.2**		515.7		563.5	
TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking					**510.5**		433.2		473.4	
PHASE 1 and PROPOSED PHASE 2 - COMBINED PARKING SUMMARY										
TOTAL NET SPACES REQUIRED for PHASE 1					**1071.0**		1063.9		1466.6	
TOTAL NET SPACES REQUIRED for PROPOSED PHASE 2					**510.5**		433.2		473.4	
TOTAL NET SPACES REQUIRED for PHASE 1 and PROPOSED PHASE 2					**1581.5**		1497.1		1940.0	
TOTAL PROPOSED SPACES PROVIDED INCLUDING NEW PARKING GARAGE at COMPLETION OF PHASE 2					**2084.0**	W/O Capture	2084.0		2084.0	
PHASE 1 and PROPOSED PHASE 2 TOTAL SURPLUS SPACES TO DATE 11-6-2025					**502.5**	199.9	**586.9**		**144.0**	
Additional Festival Shopping Center SQFT supported by Residual Parking					**125614**					

(1) Based on D.O. 04-13 for max. 281 units in Emerald Grande towers plus 10 units in Sunset Suite Bldg. minus 1 dwelling unit with no permit or completion. Adjusted to remove the 3 units converted to hotel rooms in the November 20, 2017 DO exemption determination by Steven Schmidt.

Note: The existing Phase 1 parking includes 1,139 spaces of which ~ 380 will be temporarily removed during the Phase 2 construction process and then replaced with 1,325 spaces within the Phase 2 parking garage, providing for a total of 2,084 parking spaces after construction of Phase 2.

Note: The existing Phase 1 and proposed Phase 2 Shopping Center, Theme / Festival area includes ~ 130,549 sf, leaving 94,451 sf excess and unbuilt, of which the current parking surplus will provide for.

Note: Above represented floor areas for Phase 1 may include both conditioned and non-conditioned floor space.

Note: Off-site parking applied to provided required parking not permitted unless approved by the City Council per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Further study of parking in the Harbor District have found that the result of not requiring parking for open-air seating (not counted as gross floor area), not having parking regulations that reflect the true unique mixed land use types and associated parking impacts for those land uses (i.e.. Entertainment/Festive Mixed Use Developments) results in on-site and off-site parking impacts, inconsistent parking management standards used by private property owners, and no special event parking management standards significantly contribute to the parking issues in the District.

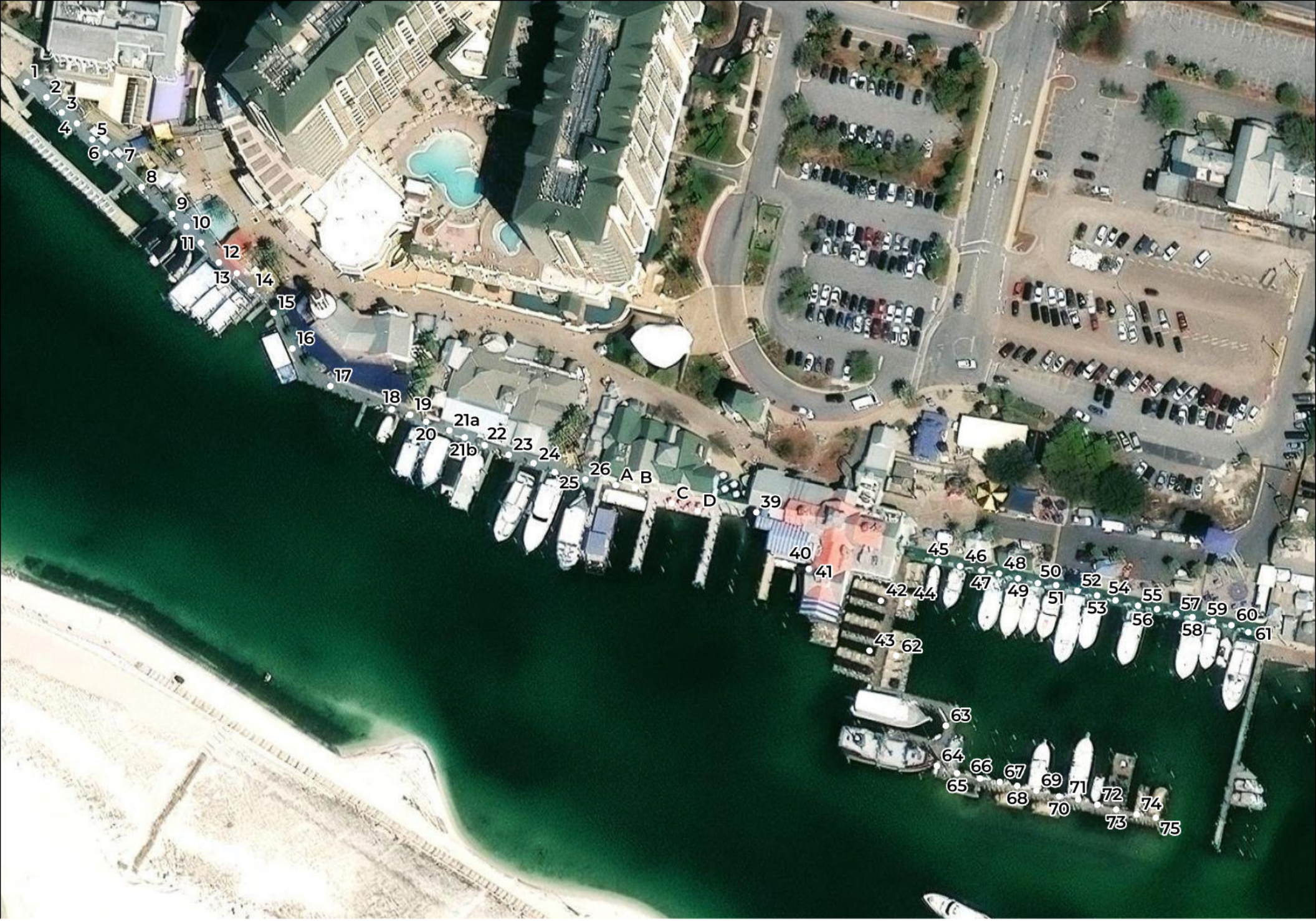
Note: 274 parking spaces are allocated in the garage (levels 4 & 5) for EG and Sunset Suite units and rarely (if ever) fully occupy all spaces from those 289 keys
Note: Shopping center, theme/festival:1 space for every 300 square feet of gross floor area. Shopping center may have max 30% without additional parking
Currently shopping center is at 51.9% (44,847 square feet) restaurant not including kiosks and trucks sq ft.
189 (100 sf) to 207 (75 sf) additional spaces needed for the extra restaurants. Using current restaurant types 214 additional spaces need for restaurants over 30%.

Phase 1 room breakdown by applicant- 2025	**Phase 1 room breakdown by 2007 site plan**
1 bedrrom-14	1 bedrrom-11
2 bedroom-107	2 bedroom-101
3 bedroom- 142	3 bedroom- 157
4 bedroom- 26	4 bedroom- 0



ATTACHMENT F. Harborwalk Village Property Map

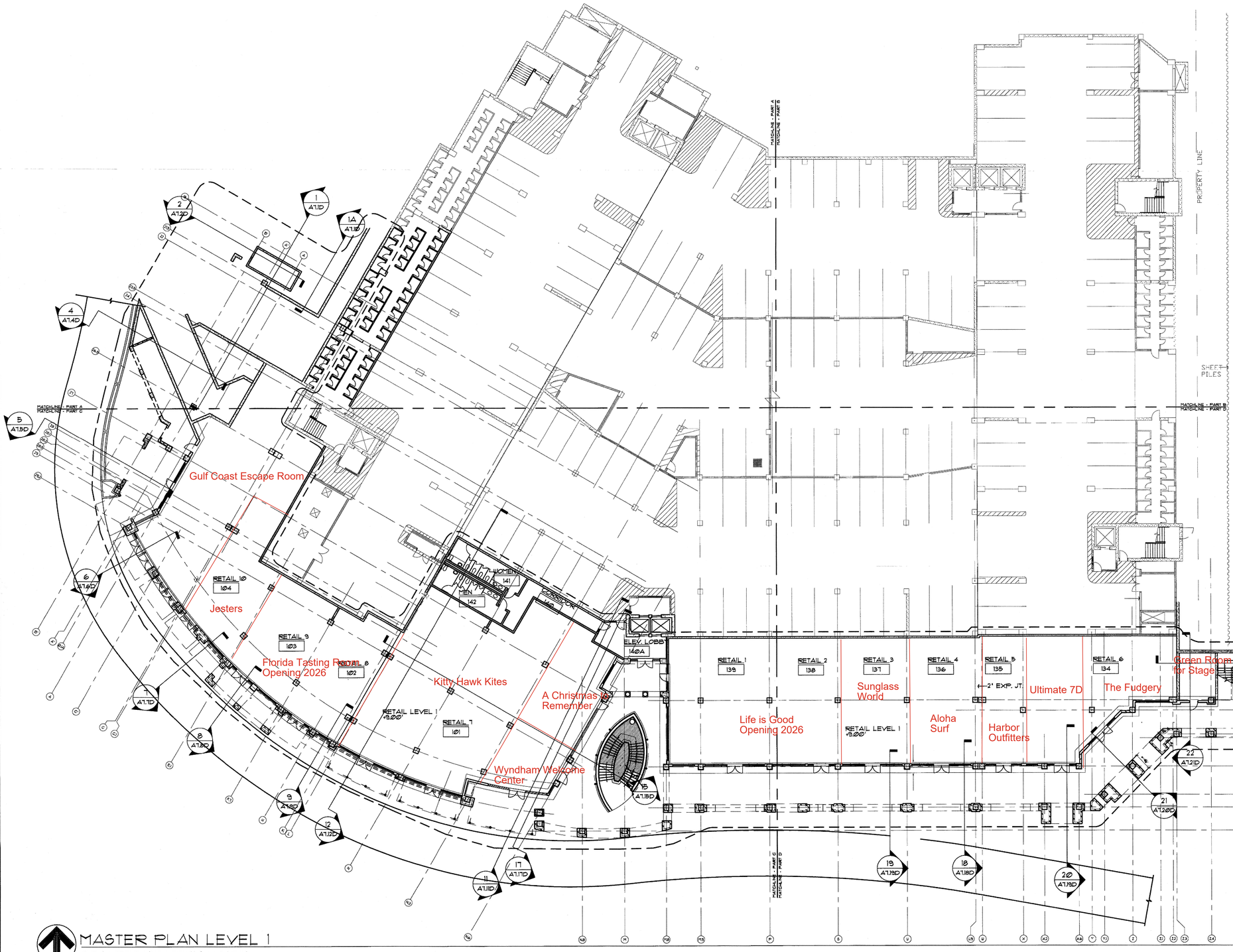
0 0.02 0.05 Miles



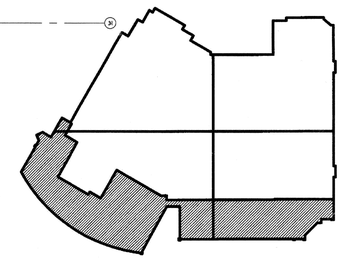
ATTACHMENT G. Harborwalk Village Marina Map

0 0.02 0.03 Miles

ATTACHMENT H. Harborwalk Village Annotated Shopping Center Site Plan



MASTER PLAN LEVEL 1
ONE SIXTEENTH INCH EQUALS ONE FOOT



KEY PLAN
N.T.S.

2WR HolmesWilkins ARCHITECTS

166 Commerce Street
P.O. Box 4834
Montgomery, AL 36104

Phone: (334)263-6400
Fax: (334)263-6406

STATE OF FLORIDA
J. MICHAEL RUTLAND 15155
TIMOTHY R. HOLMES AR0013396
REGISTERED ARCHITECT

HARBORWALK VILLAGE
Destin, Florida

BUILDING "D" CONSTRUCTION DOCUMENTS PACKAGE

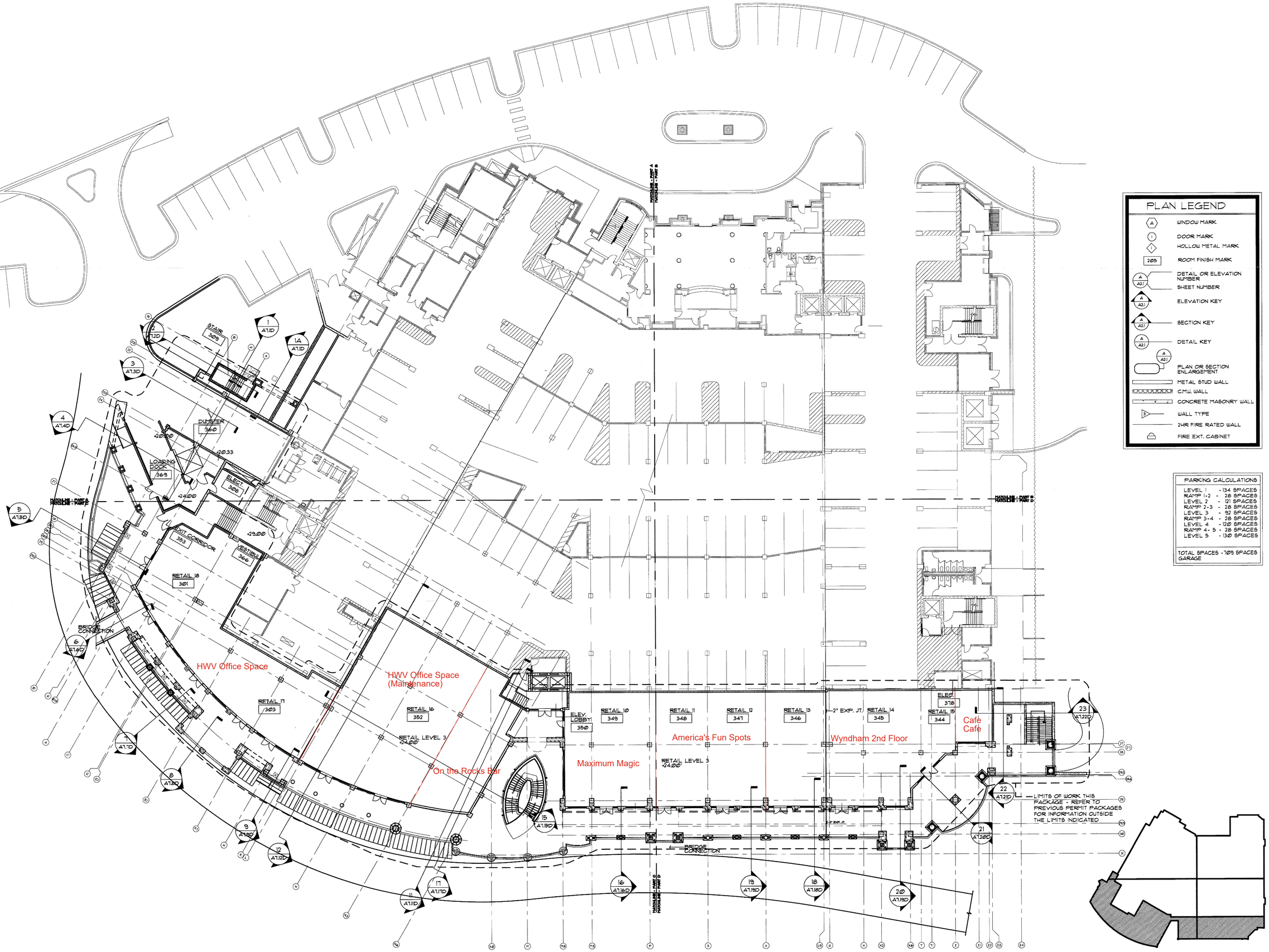
Project Number: 533
Date: 17 APRIL 2007

Revisions:

19 July 2006	24 August 2006
08 February 2007	04 May 2007
29 MAY 2007	11 JUNE 2007
28 JUNE 2007	11 JULY 2007
8 AUGUST 2007	13 AUGUST 2007

Sheet Description
MASTER PLAN LEVEL 1

Sheet Number
A1.1D



PLAN LEGEND

- WINDOW MARK
- DOOR MARK
- HOLLOW METAL MARK
- 205 — ROOM FINISH MARK
- DETAIL OR ELEVATION NUMBER / SHEET NUMBER
- ELEVATION KEY
- SECTION KEY
- DETAIL KEY
- PLAN OR SECTION ENLARGEMENT
- METAL STUD WALL
- C.M.U. WALL
- CONCRETE MASONRY WALL
- WALL TYPE
- 2HR FIRE RATED WALL
- FIRE EXT. CABINET

PARKING CALCULATIONS

LEVEL 1	- 134 SPACES
RAMP 1-2	- 28 SPACES
LEVEL 2	- 121 SPACES
RAMP 2-3	- 28 SPACES
LEVEL 3	- 92 SPACES
RAMP 3-4	- 28 SPACES
LEVEL 4	- 120 SPACES
RAMP 4- 5	- 28 SPACES
LEVEL 5	- 130 SPACES

TOTAL SPACES - 709 SPACES GARAGE

MASTER PLAN LEVEL 3

ONE SIXTEENTH INCH EQUALS ONE FOOT

KEY PLAN

N.T.S.

2WR: HolmesWilkins ARCHITECTS

166 Commerce Street
P.O. Box 4834
Montgomery, AL 36104

Phone: (334)263-6400
Fax: (334)263-6406

STATE OF FLORIDA
J. MICHAEL RUTLAND 15155
TIMOTHY R. HOLMES AR0013396
REGISTERED ARCHITECT

HARBORWALK VILLAGE

Destin, Florida

BUILDING "D" CONSTRUCTION DOCUMENTS PACKAGE

Project Number: 533

Date: 17 APRIL 2007

Revisions:

19 July 2006	24 August 2006
08 February 2007	04 May 2007
29 MAY 2007	11 JUNE 2007
28 JUNE 2007	11 JULY 2007
8 AUGUST 2007	13 AUGUST 2007

Sheet Description

MASTER PLAN LEVEL 3

Sheet Number

A1.11D

PERMIT

ATTACHMENT E. Harborwalk Village Parking Requirements Comparison 2002 vs. 2025

BUSINESS NAME		TYPE OF BUSINESS	DESCRIPTION (Approved Units, Gross Leasable Area - sq. ft., passengers, boats, watercraft)	PARKING FACTOR (Aug. 2002 LDC Requirements)	PARKING REQUIRED
PHASE 1 - TO DATE (12-23-2025)					
Dwellings / Resort Hotel					
Emerald Grande & Sunset Suites		[1] Multi-Family Resort	[1]289 Keys	1.75/du	505.8
Resort Hotel - Harbor Suites		Resort Hotel	26 Keys	1.5/room	39.0
Resort Hotel - Harbor Suites		Resort Hotel - staff	26 Keys	1/20 keys	2.0
Total - Dwellings / Resort Hotel					**546.8**
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)					
Margaritaville- Full Service	76 Harbor Blvd	Restaurant - Full Service	12750	1/250sf	51.0
Jesters- Quick Service (1/75)	suite 106a	Restaurant - Full Service	2000	1/250sf	8.0
Café Café -Coffee Bar (1/75)	suite 254	Restaurant - Full Service	1135	1/250sf	4.5
Azul- Full Service	2 Harbor Blvd -100 A	Restaurant - Full Service	5825	1/250sf	23.3
Coyote Ugly- Bar (1/75)	100 Harbor Blvd	Restaurant - Full Service	4300	1/250sf	17.2
Harry T's- Full Service	46 Harbor Blvd	Restaurant - Full Service	7543	1/250sf	30.2
On The Rocks - **(not formally open, but will be open early 2026)**		Restaurant - Full Service	1610	1/250sf	6.4
East Pass Seafood - **(currently closed)**	56 Harbor Blvd	Restaurant - Full Service	5320	1/250sf	21.3
Nonna's - **(currently closed)**	2 Harbor Blvd - suite 200	Restaurant - Full Service	2875	1/250sf	11.5
Grand Vista Bar & Grill		Restaurant - Full Service	1489	1/250sf	6.0
The Spa & East Pass Fitness Center		Retail/Service/Office	1378	1/250sf	5.5
Emerald Grande Retail Shop and Real Estate Office		Retail/Service/Office	580	1/250sf	2.3
Florida Tasting Room - **(not formally open, but will be open early 202**	34 Harbor Blvd - suite 110 and 114	Retail/Service/Office	1841	1/250sf	7.4
Harbor Outfitters	34 Harbor Blvd - suite 150	Retail/Service/Office	960	1/250sf	3.8
Kitty Hawk Kites	34 Harbor Blvd - suite 118 & 122	Retail/Service/Office	3817	1/250sf	15.3
A Christmas to Remember	34 Harbor Blvd - suite 130 b,c	Retail/Service/Office	1180	1/250sf	4.7
Wyndham Welcome Center	34 Harbor Blvd - suite 130a	Retail/Service/Office	600	1/250sf	2.4
Life is Good - **(currently closed)**	34 Harbor Blvd - suite 134	Retail/Service/Office	3417	1/250sf	13.7
Sunglass World	34 Harbor Blvd - suite 142	Retail/Service/Office	1371	1/250sf	5.5
Gulf Coast Escape Room	34 Harbor Blvd - suite 102	Retail/Service/Office	3031	1/250	12.1
Aloha Surf	34 Harbor Blvd - suite 146	Retail/Service/Office	1371	1/250sf	5.5
Ultimate 7D	34 Harbor Blvd - suite 154	Retail/Service/Office	1157	1/250sf	4.6
The Fudgery	34 Harbor Blvd - suite 158 e	Retail/Service/Office	2054	1/250sf	8.2
Green Room for Stage	34 Harbor Blvd - suite 162		250		1.0
HWV office space	34 Harbor Blvd - suite 202,206 & 210	Retail/Service/Office	3556	1/250sf	14.2
Maximum Magic	34 Harbor Blvd - suite 234	Retail/Service/Office	2561	1/250sf	10.2
America's Fun Spots	34 Harbor Blvd - suite 234 & 238	Retail/Service/Office	2524	1/250sf	10.1
Wyndham 2nd floor	34 Harbor Blvd - suite 246,250,255	Retail/Service/Office	3813	1/250sf	15.3
Destin Marina/Harbor Walk Marina	66 Harbor Blvd	Retail/Service/Office	2781	1/250sf	11.1
Wyndham Vacation Resort Office	78 Harbor Blvd	Retail/Service/Office	325	1/250sf	1.3
Boogies Booking Building - upper location	34 Harbor Blvd suite 16e	Retail/Service/Office	460	1/250sf	1.8
Food/Beverage Concession Vendors (lower food trucks)- Quick Service		Retail/Service/Office	8 Vendor Locations (only 6 currently on site: Wine Not; Say Cheese!; Funnel Cakes; Boardwalk Fry Co. Fish Heads)	1 space per vendor	8.0
Kiosk/Portable Building for Vendors & Booking Booths		Retail/Service/Office	19 Kiosk/Portable Buildings/Booths	1 space per kiosk/portable building	19.0
Boogies Booking Building - boardwalk level		Amusements	100	1/250sf	0.4
Kid Zone - **(This area is fully removed)**		Amusements	0	1/250sf	0.0
Zipline, Rockwall, Free Fall - **(Freefall is being removed ~ 600sqft)**		Amusements	2361	1/250sf	9.4
Total Phase 1 - Shopping Center, Theme / Festival			86,335 (excluding kiosks & portable buildings)		**372.3**
MARINA	**Slip #**				
BOW'D UP	48	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
STARFIRE	46	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Sth Day	66	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Done Deal	49	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant	70	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant	71	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant	72	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Firework Barge	73	Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Discipleship	51	Charter Fishing	1 - 18 passenger	5 spaces per boat	5.0
Transient Boats	41	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
ANASTASIA	52	Charter Fishing	1 Boat - 44 passenger	5 spaces per boat	5.0
Stelluna/Now Chasing Memories	68	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
The Vengeance	67	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FINEST KIND	55	Charter Fishing	1 Boat - 15 passenger	5 spaces per boat	5.0
Life's 2 Short	18	Charter Fishing	1 - boat 6 passenger	5 spaces per boat	5.0
Gulf Grown	47	Charter Fishing	1 - Boat 32 passengers	5 spaces per boat	5.0
SPECIAL K	56	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PHOENIX	57	Charter Fishing	1 Boat - 20 passenger	5 spaces per boat	5.0
Reel Legend	50	Charter Fishing	1 Boat - 16 passenger	5 spaces per boat	5.0
Day Break	54	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Reel Grace	53	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Destination	58	Charter Fishing	1 Boat - 22 passenger	5 spaces per boat	5.0
Destin Inshore Fishing (Slay Ride, Black Label)	60 & 45	Charter Fishing	2 Boats - 2 passengers each	2 spaces per boat (2 boats)	4.0
Swoop II	40	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
Happy Life	39	Sightseeing Boat	1 boat - 65 passengers / seats	8 spaces per boat	8.0
Kitty Hawk Kites - Paddle board & Kayak Launch	15	Launch		"No trips generated"	
Transient Boats	16	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Vacant	25	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Water Shuttle - Crab Island Water	14	Shuttle		"No trips generated"	
Marina Fuel Docks A - D	35 - 38	Fuel Docks		"No trips generated"	
Subtotal - Marina Charter					**137.0**
Leisure Rental					
Boogies	42, 43, 44, 59,62, 65, 69, 74, 75, 1,2,3,4,5,6,7,8	Leisure Rentals	40 Pontoons	2.2 spaces per boat	88.0
Boogies		Leisure Rentals	90 PWC	0.26 spaces per PWC	23.4
Subtotal - Marina Leisure Rental					**111.0**
Sightseeing					
Boogies	9, 10, 11	Parasail	3 Boats	3 spaces/boat	9.0
Reef Runner	12	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Sand Dollar	20	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Snuba Runner	21b	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Kokomo II	13	Snorkel/Sightseeing Boat	1 Boat - 41 passengers/ seats	1 space/4 pass seats	10.3
Destin Snorkel - **Tikki Boats (starting Q1 - 2026) - formally Sea Star**	19	Sightseeing	6 boats	2.2 spaces per boat	13.2
Sea Horse	21b	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Sea blaster II	24	Sightseeing	1 Boat - 132 passengers/seats	1 space/4 pass seats	33.0
Boogies - **Tikki Boats (starting Q1 - 2026) - formally Sea Blaster I**	61	Sightseeing	10 boats	2.2 spaces per boat	22.0
Glass Bottom Boat	26	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Southern Star	63	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Buccaneer	64	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Subtotal - Marina Sightseeing					**248.6**
Private					
Emerald Grande	17	Private		1 space per boat	1.0
Reel Wicked	22	Private		1 space per boat	1.0
Subtotal - Marina Private					**2.0**
TOTAL - MARINA					**498.6**
				TOTAL PHASE 1 SPACES REQUIRED per CURRENT USES (prior to MMTD Internal Capture/Shared Parking Reduction)	**1417.7**
				TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis	**1275.9**
				TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	**1071.0**
				TOTAL SPACES PROVIDED ON CAMPUS - TO DATE (exclusive of Phase 2 parking improvements)	**1163.0**
				PHASE 1 SURPLUS SPACES TO DATE 11-6-2025	**92.0**
PHASE 2 - Proposed					
Dwellings / Resort Hotel					
Condominium		[1] Multi-Family Resort	[1] 86 Keys	1.75/du	150.5
Resort Hotel		Resort Hotel	277 Keys	1.5/room	381.0
Resort Hotel - staff		Resort Hotel	277 Keys	1 / per 20-keys	12.7
Total Proposed Phase 2 - Dwellings / Resort Hotel					**544.2**
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)					
Proposed	Retail/Service/Office / (2)Restaurant Full Service / (2)Bar/Cocktail Lounge / Amusements		32899	1/250sf	131.6
Total Proposed Phase 2 - Shopping Center, Theme / Festival					**131.6**
				TOTAL PHASE 2 SPACES REQUIRED per PROPOSED USES (prior to MMTD Internal Capture/Shared Parking Reduction)	**675.8**
				TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis	**608.2**
				TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	**510.5**

PHASE 1 and PROPOSED PHASE 2 - COMBINED PARKING SUMMARY	
TOTAL NET SPACES REQUIRED for PHASE 1	**1071.0**
TOTAL NET SPACES REQUIRED for PROPOSED PHASE 2	**510.5**
TOTAL NET SPACES REQUIRED for PHASE 1 and PROPOSED PHASE 2	**1581.5**
TOTAL PROPOSED SPACES PROVIDED INCLUDING NEW PARKING GARAGE at COMPLETION OF PHASE 2	**2084.0**
PHASE 1 and PROPOSED PHASE 2 TOTAL SURPLUS SPACES TO DATE 11-6-2025	**502.5**
Additional Festival Shopping Center SQFT supported by Residual Parking	**125614**

(1) Based on D.O. 04-13 for max. 281 units in Emerald Grande towers plus 10 units in Sunset Suite Bldg. minus 1 dwelling unit with no permit or completion. Adjusted to remove the 3 units converted to hotel rooms in the November 20, 2017 DO exemption determination by Steven Schmidt.

Note: The existing Phase 1 parking includes 1,139 spaces of which ~ 380 will be temporarily removed during the Phase 2 construction process and then replaced with 1,325 spaces within the Phase 2 parking garage, providing for a total of 2,084 parking spaces after construction of Phase 2.

Note: The existing Phase 1 and proposed Phase 2 Shopping Center, Theme / Festival area includes ~ 130,549 sf, leaving 94,451 sf excess and unbuilt, of which the current parking surplus will provide for.

Note: Above represented floor areas for Phase 1 may include both conditioned and non-conditioned floor space.

Note: Off-site parking applied to provided required parking not permitted unless approved by the City Council per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Further study of parking in the Harbor District have found that the result of not requiring parking for open-air seating (not counted as gross floor area), not having parking regulations that reflect the true unique mixed land use types and associated parking impacts for those land uses (i.e.. Entertainment/Festive Mixed Use Developments) results in on-site and off-site parking impacts, inconsistent parking management standards used by private property owners, and no special event parking management standards significantly contribute to the parking issues in the District.

Shared Parking Analysis Update

for

HarborWalk Village

located in

City of Destin, Florida

February 27, 2015

(Revised August 17, 2015)

Prepared For:

Emerald Grande

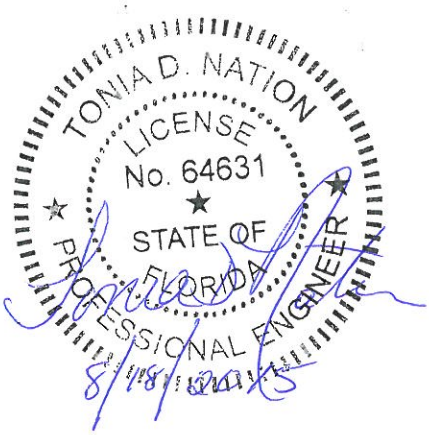
10 Harbor Boulevard

Destin, Florida 32541

Prepared By:

AVCON

Engineers & Planners
320 Bayshore Drive, Suite A
Niceville, Florida 32578
Phone: 850.678.0050
Fax: 850.678.0040



HarborWalk Village Shared Parking Analysis
(Existing Conditions)

City of Destin, Florida

TABLE OF CONTENTS

SECTION 1: **INTRODUCTION** 1

SECTION 2: **BASE PARKING RATIOS** 1

SECTION 3: **UNADJUSTED PARKING DEMAND** 4

SECTION 4: **ADJUSTED PARKING DEMAND** 5

SECTION 5: **CONCLUSION** 8

Tables:

Table 1: Parking Base Ratios 4

Table 2: Unadjusted Parking Requirements 5

Table 3: Adjusted Parking Requirements 7

Appendix A: Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use), *Shared Parking, 2nd Edition*

Appendix B: Table 2-3 Recommended Monthly Adjustment Factors for Customer/Visitor Parking, *Shared Parking, 2nd Edition*

Appendix C: Table 2-4 Recommended Monthly Adjustment Factors for Employee Parking, *Shared Parking, 2nd Edition*

Appendix D: Table 2-6, Recommended Time-of-Day Factors for Weekends, *Shared Parking, 2nd Edition*

Appendix E: Additional Square Footage Documentation

Appendix F: Email from City of Destin Confirming Conforming Parking space count

SECTION 1: INTRODUCTION

The purpose of this analysis is to prepare a shared parking analysis to determine the parking requirements associated with HarborWalk Village located at the southeast end of the Destin Bridge in Destin, Florida. The HarborWalk Village consists of existing commercial shopping, residential condominium units, and marina activity.



Shared parking has become a routine part of site design with the birth of mixed-use developments in the early 1980's. This analysis utilizes the shared parking guidelines outlined in the *ULI Shared Parking, 2nd Edition*, by the Urban Land Institute (ULI), 2005. The *Shared Parking, 2nd Edition,* utilizes current methodologies in assessing shared parking with respect to large mixed use market places. Mixed-Use developments have a varied about of internal capture (parking and traffic that stays internally within a development) due to the different land uses within the development. This analysis will identify the required number of parking spaces through the following process:

- ✓ Identify the base parking ratios for each land use;
- ✓ Calculate the unadjusted parking demands associated with a standard weekday and standard weekend;
- ✓ Calculate the adjusted parking demand based on adjustments recommend by the ULI and actual sales to account for internal capture.

SECTION 2: BASE PARKING RATIOS

This analysis is based on the gross leasable area associated with the existing commercial-shopping center leases, total number of multi-family resort units, and number of boats or seats associated with the various marina uses as provided by the owner. The square footages are based on the City of Destin's

reported square foot calculations and the square footages may include ancillary space that is in excess of the code requirements with the inclusion of storage and bathroom space. The following summarizes the total existing uses that will be utilized in this report:

- Multi-Family Resort 288 units
- Shopping Center 97,650 sf
- Vendor Booths 27 booths
- Charter Boats 28 boats
- Pontoon Rentals 40 boats
- Personal Watercraft (PWC) 90 PWC
- Parasailing Boats 3 boats
- Snorkeling/Sightseeing Boats 920 seats
- Private Boats 3 boats

The City of Destin parking ratios utilized in this analysis were used as the original base line for the analysis and are based off of the ratios as defined in the original development order issued for this development[1]. Below is a summary of the different land uses that were assessed as defined by the City of Destin Land Development Code (LDC).

a) Multi-Family Resort Units: The multi-family/resort type unit are considered "hotel-leisure" land use as defined by the ULI. The original development order parking requirement for this land use was 1.75 spaces per unit.

b) **Shopping Center:** The shopping center square footages are based on the gross leasable area. The leasable areas are based off the lease agreements with the restaurant, retail, office, and service tenants. The original development order parking requirement for this land use was 1 space per 250 square feet (sf).

c) **Vendor Booths:** The vendor booths are defined as portable kiosks that serve as food/beverage, small retail, and booking vendor booth. These booths have low parking requirements and typically only require one employee per shift.

d) **Chart Boats:** Each charter boats is required to have five parking spaces.

e) **Pontoon Rentals:** The pontoon boat rental parking is assessed as 2.2 parking spaces required per boat.

f) **Personal Watercraft:** The personal watercraft rental parking is assessed as 0.26 parking spaces required per watercraft.

g) **Parasailing:** The parasailing parking is assessed as 3 parking spaces required per boat.

h) **Snorkeling/Sightseeing Boats:** The snorkeling/sightseeing boats parking is assessed as 1 parking space per 4 passenger seats required.

i) **Private Boats:** The private boats parking is assessed as 1 parking space per boat.

The *ULI Shared Parking, 2nd Edition,* provides guidance for assessing parking requirements a mixed-use market place environment. The ULI provides recommendations for base parking ratios as shown in **Appendix A** for both weekday and weekend demands to determine the maximum unadjusted parking demand. In addition to assessing the time of week, breaking out the parking generated by the customer verse the employee is also recommended.

1. *HarborWalk accepts the City of Destin's reported square foot calculations under the caveat that the square footages include ancillary space that is in excess of the code requirements with the inclusion of storage and bathroom space. Further, they reserve the right to re-measure, should any issue on in parking compliance arise in the future.*

The ULI provides parking recommendations for both the multi-family resort and the shopping center land uses. The "hotel-leisure" land use is used to assess the parking requirements for the multi-family resort. The land use "community shopping center <400,000 sf" was utilized for the shopping center component.

The marina land uses were assessed based on the adopted City of Destin LDC ratios identified in the applicable development order. The employee parking rates are based off of actual employee parking demands for the uses. **Table 1** compares the base parking ratios requirements based on *ULI Shared Parking, 2nd Edition*, guidelines and the City of Destin LDC requirements.

Table 1- Parking Base Ratios
(City of Destin vs. ULI-Shared Parking)

Land Use	City of Destin Requirement		ULI-Shared Parking Weekday		ULI-Shared Parking Weekend	
Multi-Family Resort-Customer			0.90	per unit	1.00	per unit
Multi-Family Resort-Employee	1.75	per unit	0.25	per unit	0.18	per unit
Shopping Center-Customer			2.90	per ksf GLA	3.20	per ksf GLA
Shopping Center-Employee	4.0	per ksf GLA	0.70	per ksf GLA	0.80	per ksf GLA
Vendor Booths-Customer			0	per booth	0	per booth
Vendor Booths-Employee	1.0	per booth	1.00	per booth	1.00	per booth
Charter Boats-Customer			3.50	per boat	4.00	per boat
Charter Boats-Employee	5.0	per boat	1.00	per boat	1.00	per boat
Leisure Rental-Customer			1.50	per boat	1.75	per boat
Leisure Rental-Employee	2.2	per boat	0.70	per boat	0.80	per boat
Personal Watercraft-Customer			0.26	per PWC	0.30	per PWC
Personal Watercraft-Employee	0.26	per PWC	0.06	per PWC	0.15	per PWC
Parasailing-Customer			2.00	per boat	2.5	per boat
Parasailing-Employee	3	per boat	1.00	per boat	1.0	per boat
Sightseeing-Customer			0.15	per seat	0.15	per seat
Sightseeing-Employee	0.25	per seat	0.10	per seat	0.10	per seat
Private-Customer			1.00	per boat	1.00	per boat
Private-Employee	1	per boat	0.00	per boat	0.00	per boat

1. Base Ratios for multi-family resort, shopping center, and vendor booths are based on ULI Shared Parking, 2nd Edition, Table 2-2.
2. Base Ratios for marina uses are based off of City of Destin LDC suggested ratios and actual employee ratios.

The current base parking ratios are within 10% of the City of Destin's recommended range for parking requirement. The multi-family resort is the only land use that varies outside of that range, but this use typically generates a large amount of internal capture. In addition, the weekend rates for some of the land uses exceed the requirement identified in the original development order; therefore the ULI base parking ratios were utilized for this analysis.

SECTION 3: UNADJUSTED PARKING DEMAND

The base parking ratios were applied to the land use units to determine the unadjusted parking demands associated with each land use. The unadjusted parking demand assesses both the weekday and weekend demand to determine the unadjusted maximum peak parking demand. The unadjusted parking demand assesses each land use individually and assumes no internal capture. **Table 2** summaries the unadjusted parking demands for the existing land uses for both the customers and the employees for each of the designated land uses.

Table 2
Unadjusted Parking Demands

			Weekdays			Weekends		
Land Use	**Quantity**	**Unit**	**Base Ratio**	**Units**	**Unadjusted Parking Spaces**	**Base Ratio**	**Unit**	**Unadjusted Parking Spaces**
Multi-Family Resort-Customer	288	unit	0.90	per unit	259	1.00	per unit	288
Multi-Family Resort-Employee			0.25	per unit	72	0.18	per unit	52
Shopping Center-Customer	97.650	ksf GLA	2.90	per ksf GLA	283	3.20	per ksf GLA	312
Shopping Center-Employee			0.70	per ksf GLA	68	0.80	per ksf GLA	78
Vendor Booths-Customer	27	booths	0	per booth	0	0	per booth	0
Vendor Booths-Employee			1.00	per booth	27	1.00	per booth	27
Charter Boats-Customer	28	boats	3.50	per boat	98	4.00	per boat	112
Charter Boats-Employee			1.00	per boat	28	1.00	per boat	28
Leisure Rental-Customer	40	boats	1.50	per boat	60	1.75	per boat	70
Leisure Rental-Employee			0.70	per boat	28	0.80	per boat	32
Personal Watercraft-Customer	90	PWC	0.20	per PWC	18	0.30	per PWC	27
Personal Watercraft-Employee			0.06	per boat	5	0.15	per boat	14
Parasailing-Customer	3	boats	2.00	per boat	4	2.50	per boat	5
Parasailing-Employee			1.00	per boat	2	1.00	per boat	2
Sightseeing-Customer	920	seats	0.15	per seat	138	0.15	per seat	138
Sightseeing-Employee			0.10	per seat	92	0.10	per seat	92
Private-Customer	3	boats	1.00	per boat	3	1.00	per boat	3
Private-Employee			0	per boat	0	0	per boat	0
				Unadjusted Parking Spaces:	863			955
				Employee Spaces:	322			325
				Total Unadjusted Spaces:	1185			1280

1. *Base Ratios for multi-family resort, shopping center, and vendor booths are based on **Appendix A**, ULI Shared Parking, 2nd Edition, Table 2-2.*
2. *Base Ratios for marina uses are based off of City of Destin LDC suggested ratios (per the original development order) and actual employee ratios.*

The weekend was determined to generate the highest parking demand and resulted in a total of **1,280** unadjusted parking spaces. The next step is to adjust the parking spaces to account for seasonal, peak hour, and non-captive hour fluctuations.

SECTION 4: ADJUSTED PARKING DEMAND

Shared parking has become a key tool in determining parking requirements for mix-use developments due to the large amount of internal capture associated with a mixed use development. The *ULI Shared Parking, 2nd Edition* recommends adjusting the parking demand to account for seasonal, peak-hour, non-captive hour fluctuations. The "adjustment" accounts for the internal capture associated with the various uses. **Appendix B through D** includes the ULI Shared Parking, 2nd Edition tables to determine the peak hour, non-captive hour, and seasonal adjustments.

The following are definitions for the adjustments that will be made per the ULI recommendations:

a) **Seasonal Adjustment**- The peak season for this development is typically July based on local seasonal patterns. **Appendix B and C** includes the *ULI Shared Parking, 2nd Edition* monthly adjustment factors for customers and employees. The seasonal factor for the marina uses was assumed to be 100%.

b) **Peak Hour Adjustment**- The peak-hour is defined by the ULI as 8:00 pm for shopping centers with restaurant uses. **Appendix D** includes the *ULI Shared Parking, 2nd Edition* time-of-day factors for Weekends. The weekday was not assessed due to the unadjusted weekend parking demand being the critical demand.

c) **Non-Captive Hour Adjustment**- The non-captive hour is defined by the ULI as 2:00 pm. This is the time of day when the shopping center may not be operating at its peak, but uses such as marina will see larger numbers. **Appendix D** includes the *ULI Shared Parking, 2nd Edition* time-of-day factors for weekends.

d) **Noon Hour Adjustment**- Per the City's request, the noon-hour was assessed to determine the parking demands around the lunch hour. Appendix D included the *ULI Shared Parking, 2nd Edition* time-of-day factors for weekends.

ULI provides the peak hour, non-captive hour, noon-hour and seasonal adjustments for the shopping center and multi-family resort. The charter boat, boat rentals, and sightseeing boats peak hour, non-captive hour, and seasonal adjustments were based on owner provided sales data.

4.1 Charter Boat Adjustment Factors: The charter boats typically have one to two daily trips during the summer season. **Appendix E** summarizes the sales data for the Charter Boats for the months of June and July. There were 495 charter trips in June and July 2014 and on average 58% of the trips were docked by 12:00 pm, 73.5% of the trips were docked before 2:00 pm, and 99% were docked by 8:00 pm. Due to the daily variation, 44% was used as a conservative noon-hour adjustment, 30% was used as a non-captive hour adjustment, 5% was used as the peak hour adjustment. The last trip usually terminates by 6:00 pm daily and this conservatively assumes approximately 5% of the patrons/employees remain on site during the peak hour.

✓	Charter Boats	Noon-Hour Adjustment	44%
✓	Charter Boats	Non-Captive Adjustment	30%
✓	Charter Boats	Peak Hour Adjustment	5%
✓	Charter Boats	Seasonal Adjustment	100%

4.2 Personal Watercraft, Boat Rental, and Parasailing Adjustment Factors: The personal watercraft, boat rental, and parasailing assume that approximately 85% of the watercraft are rented during the non-captive hour and by 6:00 pm the rentals have been returned and only 5% patrons/employees remain on site during the peak hour. No sales data was available, but based on interviews/tenant surveys with the Boogies staff, they typically have 15% capacity available, or 6 personal watercraft, throughout the day.

✓	Boat Rental	Noon-Hour Adjustment (12pm)	85%
✓	Boat Rental	Non-Captive Adjustment (2pm)	85%
✓	Boat Rental	Peak Hour Adjustment (8pm)	5%
✓	Boat Rental	Seasonal Adjustment	100%

4.3 Sightseeing Boat Adjustment Factors: The sightseeing boats assume that 100% of the seats are occupied during the non-captive hour and by 6:00 pm the patrons have returned and only 5% patrons/employees remain on site during the peak hour. Based on interviews with the sightseeing boats, they typically do not meet occupancy throughout the summer months, and have available seats on most trips.

✓	Sightseeing	Noon-Hour Adjustment (12pm)	100%
✓	Sightseeing	Non-Captive Adjustment (2pm)	100%
✓	Sightseeing	Peak Hour Adjustment (8pm)	5%
✓	Sightseeing	Seasonal Adjustment	100%

Table 2 summarizes the total adjusted parking demand for the peak month of July assessing both the non-captive and peak hours.

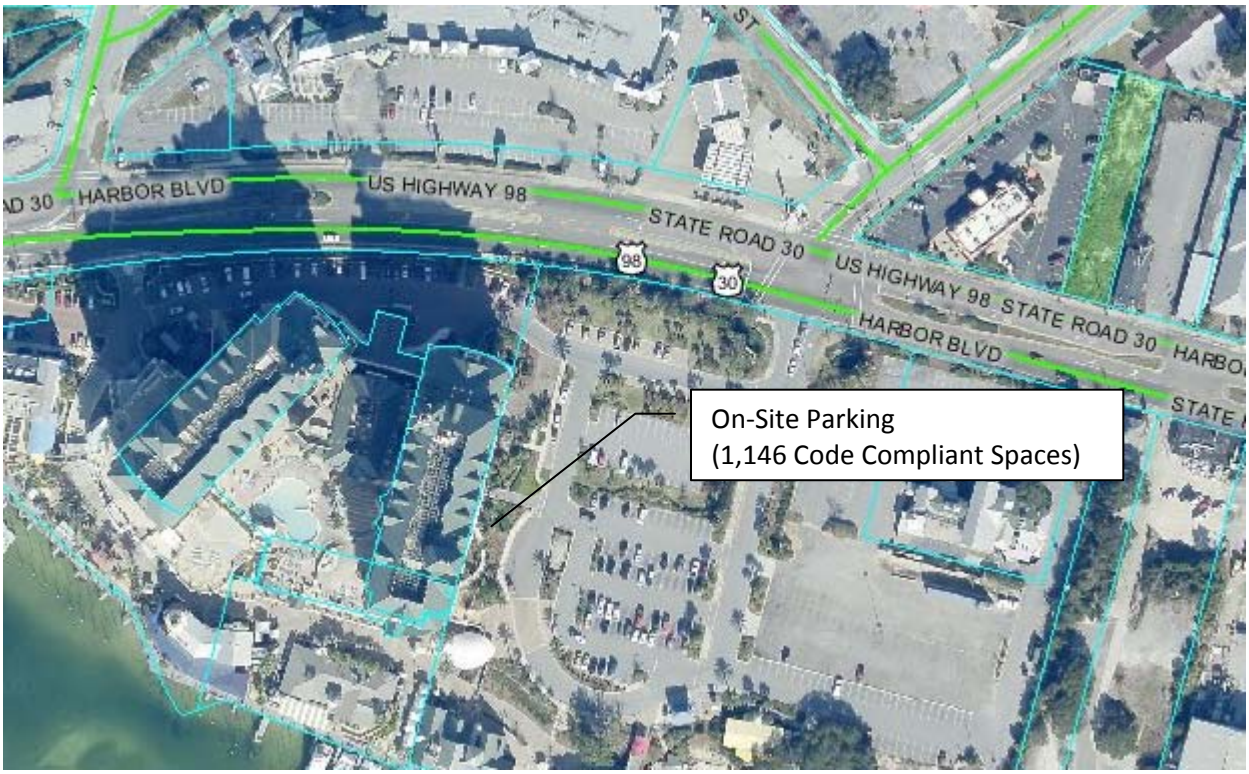
Table 2- Adjusted Parking Demands (July)

	Unadjusted Parking Spaces	Month Adjustment July	Peak-Hour Adjustment 8pm	Adjustment Noon	Non-Captive Adjustment 2pm	July 8pm	July Noon	July 2pm
Multi-Family Resort- Customer	288	100%	90%	65%	70%	259	187	202
Multi-Family Resort- Employee	52	100%	55%	100%	100%	29	52	52
Shopping Center- Customer	312	100%	65%	80%	100%	203	250	312
Shopping Center- Employee	78	100%	75%	100%	100%	58	78	78
Vendor Booths- Customer	0	100%	65%	80%	100%	0	0	0
Vendor Booths- Employee	27	100%	75%	100%	100%	20	27	27
Charter Boats- Customer	112	100%	5%	44%	30%	6	49	34
Charter Boats- Employee	28	100%	5%	44%	30%	1	12	8
Leisure Rental- Customer	70	100%	5%	85%	85%	4	60	60
Leisure Rental- Employee	32	100%	5%	85%	85%	2	27	27
PWC- Customer	27	100%	5%	85%	85%	1	23	23
PWC- Employee	14	100%	5%	85%	85%	1	12	12
Parasail- Customer	5	100%	5%	85%	85%	0	4	4
Parasail- Employee	2	100%	5%	85%	85%	0	2	2
Sightseeing-Customer	138	100%	5%	100%	100%	7	138	138
Sightseeing-Employee	92	100%	5%	100%	100%	5	92	92
Private-Customer	3	100%	5%	85%	85%	0	3	3
Private-Employee	0	100%	5%	85%	85%	0	0	0
Adjusted Customer Parking Spaces:						480	714	776
Adjusted Employee Parking Spaces:						116	302	298
Total Adjusted Parking Spaces:						596	1016	1074
Total Shared Parking Reduction:								16.06%

The peak hour was identified as the non-captive hour (2pm). The adjusted parking required for the existing site conditions is **1074 total spaces**; this includes both employee and customer parking spaces. The total shared parking reduction results in a **16.06% reduction from the unadjusted parking requirement**. The total shared parking reduction percentage is consistent with other mixed-use developments based on the case studies provided in the *ULI Shared Parking, 2nd Edition*.

SECTION 5: CONCLUSION

The HarborWalk Village currently has **1,146*** City of Destin Land Development Code compliant parking spaces on-site (see email from the City of Destin attached as Appendix F), which results in **72 parking** space capacity remaining. Therefore, no additional parking is required to satisfy the existing parking requirements associated with existing onsite development.



*Parking space count provided by Harbor Walk on July 22, 2015.

Appendix A

Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf[1] GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5[2]	0.15	1.5[2]	/unit	2
Residential, Owned	0.15	1.7[2]	0.15	1.7[2]	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

Notes

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.

[1] /ksf = per thousand sq. ft.

[2] 1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI–the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1968.

Reference: Shared Parking, 2nd Edition, Urban Land Institute (ULI) by Barton-Aschman Associates, Inc.

Appendix B

Table 2-3 Recommended Monthly Adjustment Factors for Customer/Visitor Parking

Land Use	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Late DEC	Source
Shopping Center	56%	57%	64%	63%	66%	67%	64%	69%	64%	66%	72%	100%	80%	1,3
Restaurant	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	1
Fast Food	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	1
Nightclub	84%	86%	98%	90%	90%	91%	94%	96%	92%	98%	96%	100%	95%	1
Cineplex Weekdays	27%	21%	20%	19%	27%	41%	55%	40%	15%	15%	25%	23%	100%	3
Cineplex Weekends	71%	59%	67%	58%	71%	82%	92%	75%	51%	62%	78%	67%	100%	3
Performing Arts Theater	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	100%	100%	2
Arena	90%	100%	100%	100%	100%	75%	—	—	60%	65%	90%	95%	95%	2
Pro Football Stadium[1]	—	—	—	—	—	—	—	67%	—	—	—	100%	100%	2
Pro Baseball Stadium	—	—	—	100%	100%	100%	100%	100%	100%	100%	—	—	—	2
Health Club	100%	95%	85%	70%	65%	65%	65%	70%	80%	85%	85%	90%	95%	2, 4
Convention Center[2]	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	60%	—	2
Hotel—Business	71%	85%	91%	90%	92%	100%	98%	92%	93%	93%	81%	67%	50%	5
Hotel—Leisure	90%	100%	100%	100%	90%	90%	100%	100%	75%	75%	75%	50%	100%	5
Restaurant/Lounge	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	1
Meeting/Banquet (20 to 50 sq. ft./guest room)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Convention (>50 sq. ft./guest room)	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	60%	—	2
Residential	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Office, Bank	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%	2, 6

Notes

December = December 1-24. Late December = December 25-31.

[1]Because there is only one weeknight game and no Saturday games per NFL team September through November and activity patterns are modified at adjacent uses due to the crowds expected, this category is not considered a design day for parking planning.

[2]Many convention centers are completely dark between Christmas and New Year's Day.

Sources:

1. U.S. Census Bureau, unadjusted estimates of monthly retail and food service sales, 1999-2002.
2. Data collected by team members.
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Smith Travel Research, www.str.com.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

Reference: Shared Parking, 2nd Edition, Urban Land Institute (ULI) by Barton-Aschman Associates, Inc.

Appendix C

Table 2-4 Recommended Monthly Adjustment Factors for Employee Parking

Land Use	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Late DEC	Source
Shopping Center	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	90%	100%	90%	1, 2
Restaurant	95%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1, 2
Fast Food	95%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1, 2
Nightclub	90%	90%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1, 2
Cineplex Weekdays	50%	50%	50%	50%	50%	75%	75%	75%	50%	50%	50%	50%	100%	3, 2
Cineplex Weekends	80%	80%	80%	80%	80%	100%	100%	90%	80%	80%	80%	80%	100%	3, 2
Performing Arts Theater	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Arena	100%	100%	100%	100%	100%	75%	10%	10%	75%	75%	100%	100%	100%	2
Pro Football Stadium[1]	10%	10%	10%	10%	10%	10%	10%	100%	10%	10%	10%	100%	100%	2
Pro Baseball Stadium	10%	10%	10%	10%	100%	100%	100%	100%	100%	100%	10%	10%	10%	2
Health Club	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	100%	4, 2
Convention Center	85%	100%	100%	65%	70%	60%	55%	85%	90%	95%	100%	70%	10%	5, 2
Hotel	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Residential	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Office, Bank	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%	6

Notes

December = December 1–24; Late December = December 25–31.

[1]Because there is only one weeknight game and no Saturday games per NFL team September through November, and activity patterns are modified at adjacent uses due to the crowds expected, this category is not considered a "design day" for parking planning.

Sources:

1. U.S. Census Bureau, unadjusted estimates of monthly retail and food service sales, 1999–2002.
2. Data adjusted by team members.
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Smith Travel Research, www.wwstar.com.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

Reference: Shared Parking, 2nd Edition, Urban Land Institute (ULI) by Barton-Aschman Associates, Inc.

Appendix D

Recommended Time-of-Day Factors for Weekends

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
Shopping Center—Typical	Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
Peak December	Customer	1%	5%	10%	35%	60%	70%	85%	95%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
Late December	Customer	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	—	1
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	—	2
Fine/Casual Dining	Customer	—	—	—	—	—	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%	2
	Employee	—	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	2
Family Restaurant	Customer	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%	2
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
Nightclub	Customer	—	—	—	—	—	—	—	—	—	—	—	—	25%	50%	75%	100%	100%	100%	100%	2
	Employee	—	—	—	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%	2, 6
Late December	Customer	—	—	—	—	—	—	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%	2, 6
	Employee	—	—	—	—	—	—	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	—	—	—	2
With matinee	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
Arena (two shows)	Customer	—	—	—	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	—	—	—	2
	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%	2
Stadium (1 p.m. start; see	Customer	—	—	1%	1%	5%	5%	50%	100%	100%	85%	25%	—	—	—	—	—	—	—	—	2
weekday for evening game)	Employee	—	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	—	—	—	—	—	2
Health Club	Customer	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	—	2, 4
	Employee	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	—	—	—	2
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	—	—	5
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	—	—	—	2
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	75%	60%	55%	55%	55%	45%	45%	30%	5
Residential	Guest	—	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
Office	Visitor	—	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	—	—	—	—	—	—	2
Office	Employee	—	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	—	—	—	—	—	—	3
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	—	—	—	—	—	—	—	—	—	—	—	—	2
	Employee	—	—	60%	100%	100%	100%	100%	—	—	—	—	—	—	—	—	—	—	—	—	2
Bank	Customer	—	—	25%	40%	75%	100%	90%	—	—	—	—	—	—	—	—	—	—	—	—	3
	Employee	—	—	90%	100%	100%	100%	100%	—	—	—	—	—	—	—	—	—	—	—	—	2

Appendix E

Additional Supporting Documenation for Square Footage

NON-FACTORED PARKING CALCULATION

PROJECT: HARBORWALK VILLAGE
ADDRESS: 2 - 100 Harbor Blvd, Destin, FL 32451

BUSINESS NAME	TYPE OF BUSINESS	SQUARE FOOTAGE as provided by Legendary
Emerald Grande	[1]Multi-Family Resort	[1] *288 Units*
SubTotal - Multi-Family Resort		***288***
[2]SHOPPING CENTER - Approved for total of 199,999 sf per D.O. 04-13		
Margaritaville	[2]Restaurant - Full Service	*17129*
Tropical Smoothie	[2]Restaurant - Full Service	*1031*
Jesters	[2]Restaurant - Full Service	*2000*
Starbucks	[2]Restaurant - Full Service	*1112*
Crab Island Cantina	[2]Restaurant - Full Service	*7489*
Coyote Ugly	[2] Bar/Cocktail - Lounge	*6793*
Harry T's	[2]Restaurant - Full Service	*3825*
Jackacudas	[2]Restaurant - Full Service	*5320*
La Famiglia	[2]Restaurant - Full Service	*2875*
Grand Vista Bar & Grill	[2]Restaurant - Full Service	*1489*
The Spa & East Pass Fitness Center	Retail/Service/Office	*1378*
Estate Office	Retail/Service/Office	*580*
Pelagic - High Performance Offshore	Retail/Service/Office	*2926*
Vacant	Retail/Service/Office	*844*
Bico Australia	Retail/Service/Office	*960*
Kitty Hawk Kites	Retail/Service/Office	*3741*
American Doll Clothes	Retail/Service/Office	*428*
HD Action Photo	Retail/Service/Office	*1003*
Sunset Shoes/Lifestyle	Retail/Service/Office	*3349*
Sunglass World	Retail/Service/Office	*1344*
Aloha Surf	Retail/Service/Office	*1344*
Hove (Perfume)	Retail/Service/Office	*941*
Del Sol	Retail/Service/Office	*1134*
The Fudgery	Retail/Service/Office	*1199*
Apex (Radio Station/Offices)	Retail/Service/Office	*3556*
Judy Shillingburg's Watercolors	Retail/Service/Office	*4472*
Art Co-op	Retail/Service/Office	*3525*
Vacant	Retail/Service/Office	*2118*
Vacant	Retail/Service/Office	*1433*
Vacant	Retail/Service/Office	*1433*
Vacant	Retail/Service/Office	*1448*
Popcorn Jungle	Retail/Service/Office	*856*
Destin Marina/HarborWalk Marina	Retail/Service/Office	*3764*
Wyndham Vacation Resort Office	Retail/Service/Office	*990*
Boogies Booking Building	Retail/Service/Office	*300*
Wyndham Welcome Center	Retail/Service/Office	*535*
7D Theater	Theater	*1433*
Laser Maze	Amusements	*245*
Mining Co.	Amusements	*100*
Kid Zone	Amusements	*1000*
Zipline, Rockwall, Free Fall	Amusements	*208*

NON-FACTORED PARKING CALCULATION

PROJECT: HARBORWALK VILLAGE
ADDRESS: 2 - 100 Harbor Blvd, Destin, FL 32451

BUSINESS NAME	TYPE OF BUSINESS	SQUARE FOOTAGE as provided by Legendary
SubTotal - Shopping Center		***97650***
Food/Beverage Concession Vendors	Retail/Service/Office	8 Vendor Locations
Kiosk/Portable Building for Vendors & Booking Booths	Retail/Service/Office	19 Kiosk/Portable Buildings/Booths
SubTotal - Vendor Booths		***27***
MARINA		
L'L STASIA	Charter Fishing	*1*
DESTIN BAY CHARTERS	Charter Fishing	*1*
CUTTING EDGE	Charter Fishing	*1*
PERFECT SHOT (To be Bow'd Up in 2015)	Charter Fishing	*1*
FIFTH AMENDMENT	Charter Fishing	*1*
MARY LOU (CAT N AROUND?)	Charter Fishing	*1*
STARFIRE	Charter Fishing	*1*
SEA VENTURE	Charter Fishing	*1*
ANASTASIA	Charter Fishing	*1*
STRESS RELIEF II	Charter Fishing	*1*
GULF RANGER	Charter Fishing	*1*
FINEST KIND	Charter Fishing	*1*
SPECIAL K	Charter Fishing	*1*
PHOENIX	Charter Fishing	*1*
Just B Cause	Charter Fishing	*1*
CHECKMATE II	Charter Fishing	*1*
Rookie	Charter Fishing	*1*
BARRACUDA	Charter Fishing	*1*
Screamin Drag	Charter Fishing	*1*
FISH-N-TEEM (BTR Denied April 2014 - No parking available)	Charter Fishing	*1*
MISS NAUTICA	Charter Fishing	*1*
Destin Inshore Fishing (Slay Ride, II, & III)	Charter Fishing	*3*
Fish Tales	Charter Fishing	*1*
Backcountry Outfitters	Charter Fishing	*1*
Swoop I	Charter Fishing	*1*
Swoop II	Charter Fishing	*1*
SubTotal - Charter		*28*
Boogies	Leisure Rentals	*41 Pontoons* *40 PWC*
SubTotal - Leisure Rental		*81*
Boogies	Parasail	*2*
SubTotal - Parasailing		*2*
Reef Runner	Snorkel/Sightseeing Boat	*49*
Sand Dollar	Snorkel/Sightseeing Boat	*49*
Snuba Runner	Snorkel/Sightseeing Boat	*49*
Kokomo	Snorkel/Sightseeing Boat	*41*
Explorer	Snorkel/Sightseeing Boat	*36*

NON-FACTORED PARKING CALCULATION

PROJECT: HARBORWALK VILLAGE
ADDRESS: 2 - 100 Harbor Blvd, Destin, FL 32451

BUSINESS NAME	TYPE OF BUSINESS	SQUARE FOOTAGE as provided by Legendary
Seablaster II	Sightseeing	*132*
Seablaster I	Sightseeing	*119*
Glass Bottom Boat	Sightseeing	*149*
Southern Star	Sightseeing	*149*
Buccaneer	Sightseeing	*149*
SubTotal - Sightseeing		*922*
Blue Water	Private	*1*
Emerald Grande	Private	*1*
The Innkeeper	Private	*1*
SubTotal - Private		*3*

(1) Based on D.O. 04-13 for max. 292 dwelling units minus 4 dwelling units with no completion date. Note: Parking required for multi-family resort is per dwelling unit only. Other uses impacting parking demand must be accounted for (Grand Vista Bar & Grill and Spa/East Pass Fitness Center)

(2) Aug. 2002 LDC Definition of "Shopping Center" - Complex of stores, restuarants, etc. grouped together and having a common parking area. Parking = 1 space per 250 sq. ft.

(3) Margaritaville square footage as provided by the architect of record per the development order drawings. Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8, Section 8.05.03.O

	Date	Boat Name	Trip Type	# Hours	Start Time	End Time	% In Before 12pm	% In Before 2pm	% In Before 8pm
1	6/1/2014	Finest Kind	Private/8 hour	8	6:00 AM	2:00 PM	0%	100%	100%
2	6/2/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM	25%	50%	75%
3	6/2/2014	Phoenix	Group Trip/6 hour AM	6	7:00 AM	1:00 PM			
4	6/2/2014	Special K	Private/6 hour	6	1:00 AM	7:00 PM			
5	6/2/2014	Fish-n-Teem	Group Trip/8 hours	8	2:00 PM	10:00 PM			
6	6/3/2014	Barracuda	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	63%	88%	100%
7	6/3/2014	Fish-n-Teem	Private/4 hour	4	6:00 AM	10:00 AM			
8	6/3/2014	Mary Lou	Private/5 hour AM	5	6:00 AM	11:00 AM			
9	6/3/2014	Finest Kind	Private/5 hour AM	5	6:00 AM	11:00 AM			
10	6/3/2014	Star Fire	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
11	6/3/2014	Gulf Ranger	Group trip/8 hours	8	6:00 AM	2:00 PM			
12	6/3/2014	Screaming Drag	Private/8 hour	8	6:00 AM	2:00 PM			
13	6/3/2014	Just-B-Cause	Group Trip/6 hour PM	6	1:00 PM	7:00 PM			
14	6/4/2014	Gulf Ranger	Private/4 hour AM	4	6:00 AM	10:00 AM	39%	50%	89%
15	6/4/2014	Fish-n-Teem	Private/4 hour AM	4	6:00 AM	10:00 AM			
16	6/4/2014	Barracuda	Private/5 hour	5	6:00 AM	11:00 AM			
17	6/4/2014	Sea Venture	Private/5 hour	5	6:00 AM	11:00 AM			
18	6/4/2014	Cutting Edge	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
19	6/4/2014	Stress Relief II	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
20	6/4/2014	Mary Lou	Private/6 hour	6	6:00 AM	12:00 PM			
21	6/4/2014	Screaming Drag	Group Trip/8 hours	8	6:00 AM	2:00 PM			
22	6/4/2014	Finest Kind	Private/8 hour	8	6:00 AM	2:00 PM			
23	6/4/2014	Sweet William III	Group trip/4 hour AM	4	10:30 AM	2:30 PM			
24	6/4/2014	Sea Venture	Private/4 hour PM	4	12:00 PM	4:00 PM			
25	6/4/2014	Gulf Ranger	Group Trip/6 hour PM	6	10:30 AM	4:30 PM			
26	6/4/2014	Miss Nautica	Group trip/6 hour PM	6	11:00 AM	5:00 PM			
27	6/4/2014	Stress Relief II	Private/4 hour PM	4	1:00 PM	5:00 PM			
28	6/4/2014	Screaming Drag	Private/6 hour	6	11:00 AM	5:00 PM			
29	6/4/2014	Lil Stasia	Private/4 hour PM	4	2:00 PM	6:00 PM			
30	6/4/2014	Fish-n-Teem	Private/8 hour	8	1:00 PM	9:00 PM			
31	6/4/2014	Mary Lou	Private/4 hour PM	4	6:00 PM	10:00 PM			
32	6/5/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM	50%	63%	100%
33	6/5/2014	Sea Venture	Private/4 hour AM	4	6:00 AM	10:00 AM			
34	6/5/2014	Gulf Ranger	Private/4 hour AM	4	6:00 AM	10:00 AM			
35	6/5/2014	Pats Boat	Private/4 hour AM	4	6:00 AM	10:00 AM			
36	6/5/2014	Al Lee	Private/4 hour AM	4	6:00 AM	10:00 AM			
37	6/5/2014	Screaming Drag	Private/4 hour AM	4	6:00 AM	10:00 AM			
38	6/5/2014	Stress Relief II	Private/4 hour AM	4	7:00 AM	11:00 AM			
39	6/5/2014	Miss Nautica	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
40	6/5/2014	Mary Lou	Private/6 hour	6	7:00 AM	1:00 PM			
41	6/5/2014	Fish-n-Teem	Private/8 hour	6	6:00 AM	2:00 PM			
42	6/5/2014	Sea Venture	Group Trip/6 hour PM	6	10:30 PM	4:30 PM			
43	6/5/2014	Gulf Ranger	Group Trip/6 hour PM	6	10:30 AM	4:30 PM			
44	6/5/2014	Barracuda	Private/4 hour PM	4	12:30 PM	4:30 PM			
45	6/5/2014	Miss Nautica	Private/4 hour PM	4	1:00 PM	5:00 PM			
46	6/5/2014	Stress Relief II	Private/6 hour	6	11:30 AM	5:30 PM			
47	6/5/2014	Mary Lou	Group Trip/4 hour PM	4	2:00 PM	6:00 PM			
48	6/6/2014	Barracuda	Group Trip/4 hour	6	6:00 AM	10:00 AM	63%	63%	100%
49	6/6/2014	Sea Venture	Private/4 hour AM	4	6:00 AM	10:00 AM			
50	6/6/2014	Mary Lou	Private/4 hour AM	4	6:00 AM	10:00 AM			
51	6/6/2014	Just-B-Cause	Private/4 hour AM	4	6:00 AM	10:00 AM			
52	6/6/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
53	6/6/2014	Finest Kind	Private/4 hour AM	4	6:00 AM	10:00 AM			
54	6/6/2014	Fifth Amendment	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
55	6/6/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
56	6/6/2014	Stress Relief II	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
57	6/6/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
58	6/6/2014	Barracuda	Private/4 hour PM	4	10:30 AM	2:30 PM			
59	6/6/2014	Just-B-Cause	Private/6 hour	6	10:30 AM	4:30 PM			
60	6/6/2014	Sea Venture	Group Trip/6 hour PM	6	11:00 AM	5:00 PM			
61	6/6/2014	Gulf Ranger	Group trip/4 hour PM	4	2:00 PM	6:00 PM			
62	6/6/2014	Mary Lou	Private/4 hour PM	4	2:00 PM	6:00 PM			
63	6/6/2014	Slay Ride 2	Private/5 hour PM	5	1:00 PM	6:00 PM			
64	6/7/2014	Stress Relief II	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	33%	44%	100%
65	6/7/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
66	6/7/2014	Sea Venture	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
67	6/7/2014	Screaming Drag	Private/8 hour	8	6:00 AM	2:00 PM			
68	6/7/2014	Gulf Ranger	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
69	6/7/2014	Barracuda	Private/6 hour	6	11:00 AM	5:00 PM			
70	6/7/2014	Slay Ride	Private/4 hour PM	4	2:00 PM	6:00 PM			
71	6/7/2014	Special K	Private/4 hour PM	4	2:00 PM	6:00 PM			
72	6/7/2014	Sea Venture	Private/5 hour PM	5	2:30 PM	7:30 PM			
73	6/8/2014	Gulf Ranger	Private/4 hour AM	4	6:00 AM	10:00 AM	64%	73%	100%
74	6/8/2014	Barracuda	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
75	6/8/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
76	6/8/2014	Overages	Private/4 hour	4	6:00 AM	10:00 AM			
77	6/8/2014	Screaming Drag	Private/4 hour	4	6:00 AM	10:00 AM			
78	6/8/2014	Miss Nautica	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
79	6/8/2014	Mary Lou	Private/6 hour AM	6	6:00 AM	12:00 PM			
80	6/8/2014	Rookie	Group Trip/8 hours	8	6:00 AM	2:00 PM			
81	6/8/2014	Cutting Edge	Group trip/4 hour PM	4	1:00 PM	5:00 PM			
82	6/8/2014	Mary Lou	Private/4 hour PM	4	2:00 PM	6:00 PM			
83	6/8/2014	Stress Relief II	Private/12 hour	6	6:00 AM	6:00 PM			
84	6/9/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM	50%	67%	100%
85	6/9/2014	Sea Venture	Private/4 hour AM	4	6:00 AM	10:00 AM			
86	6/9/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
87	6/9/2014	Mary Lou	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
88	6/9/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
89	6/9/2014	Cutting Edge	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
90	6/9/2014	Lil Stasia	Private/6 hour	6	7:00 AM	1:00 PM			
91	6/9/2014	Trade Winds	Group trip/8 hours	8	6:00 AM	2:00 PM			
92	6/9/2014	Just-B-Cause	Group Trip/8 hours	4	1:00 PM	5:00 PM			

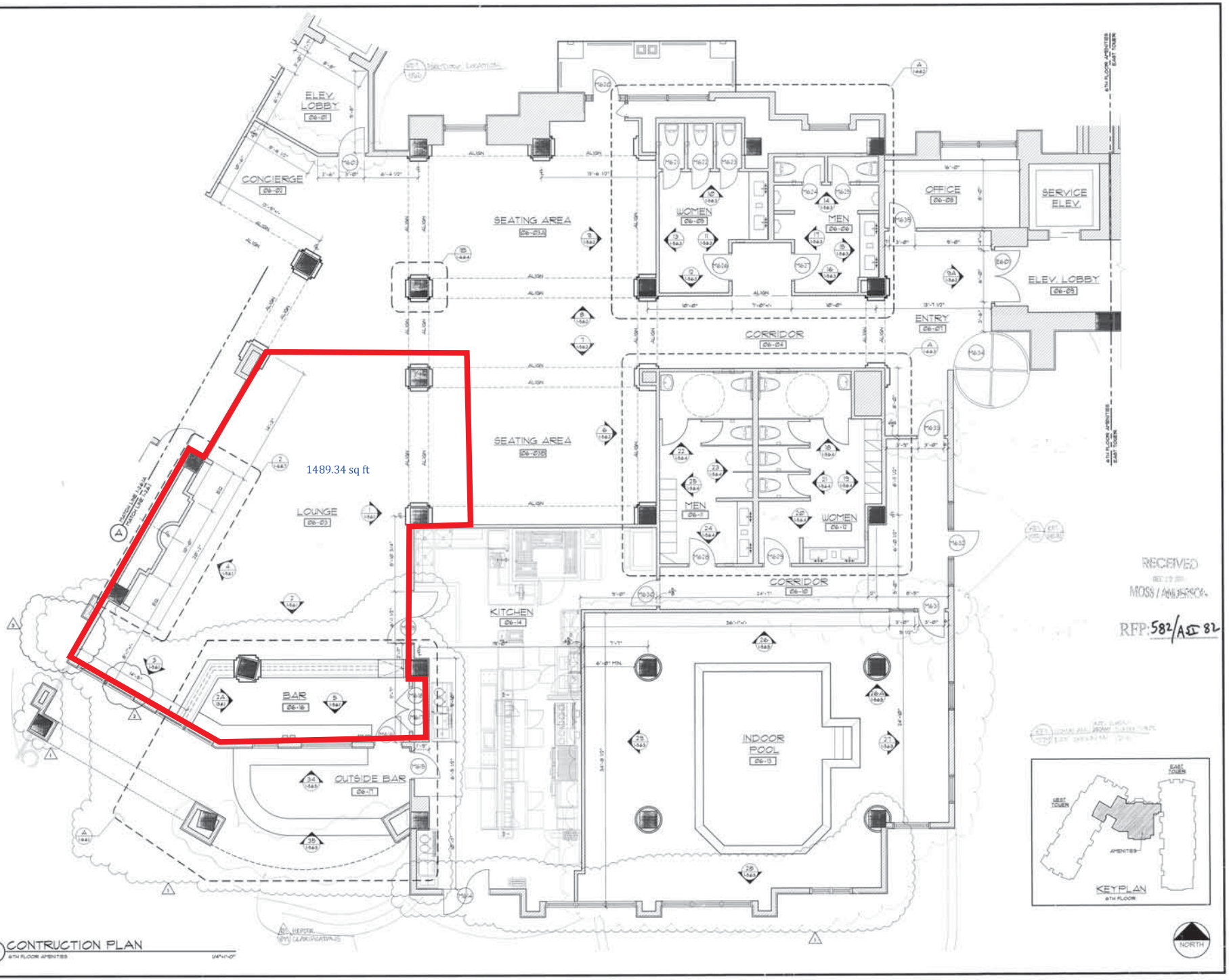
	Date	Boat Name	Trip Type	# Hours	Start Time	End Time	% In Before 12pm	% In Before 2pm	% In Before 8pm
93	6/9/2014	Barracuda	Group Trip/5 hour	5	12:00 PM	5:00 PM			
94	6/9/2014	Miss Nautica	Private/4 hour PM	4	1:00 PM	5:00 PM			
95	6/9/2014	Mary Lou	Group trip/6 hour PM	6	1:00 PM	7:00 PM			
96	6/10/2014	ShocknYall	Group Trip/ 4 hour AM	4	6:00 AM	10:00 AM	63%	69%	100%
97	6/10/2014	Lil Stasia	Private/ 4 hour AM	4	6:00 AM	10:00 AM			
98	6/10/2014	Star Fire	Private/4 hour AM	4	6:00 AM	10:00 AM			
99	6/10/2014	Anastasia	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
100	6/10/2014	Barracuda	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
101	6/10/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
102	6/10/2014	Mary Lou	Private/ 6 hour	6	6:00 AM	12:00 PM			
103	6/10/2014	Rookie	Private/6 hour	6	6:00 AM	12:00 PM			
104	6/10/2014	Screaming Drag	Group Trip/6 hour Am	6	6:00 AM	12:00 PM			
105	6/10/2014	Al Lee	Group Trip/8 hours	8	6:00 AM	2:00 PM			
106	6/10/2014	Miss Nautica	Private/4 hour PM	4	11:00 AM	3:00 PM			
107	6/10/2014	Stress Relief II	Private/ 4 hour PM	4	12:00 PM	4:00 PM			
108	6/10/2014	Rookie	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
109	6/10/2014	Just-B-Cause	Private/12 hour	12	6:00 AM	6:00 PM			
110	6/10/2014	Barracuda	Group Trip/6 hour PM	6	1:00 PM	7:00 PM			
111	6/10/2014	Sea Venture	Private/6 hour	6	6:00 AM	12:00 PM			
112	6/11/2014	Stress Relief II	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	64%	64%	100%
113	6/11/2014	Finest Kind	Private/4 hour AM	4	6:00 AM	10:00 AM			
114	6/11/2014	Sea Winder	Private/4 hour AM	4	6:00 AM	10:00 AM			
115	6/11/2014	Miss Nautica	Private/4 hour AM	4	6:00 AM	10:00 AM			
116	6/11/2014	Sea Venture	Private / 4 hour AM	4	7:00 AM	11:00 AM			
117	6/11/2014	Anastasia	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
118	6/11/2014	Miss Nautica	Private/4 hour PM	4	11:00 AM	3:00 PM			
119	6/11/2014	Finest Kind	Private/4 hour PM	4	11:00 AM	3:00 PM			
120	6/11/2014	Gulf Ranger	Private/4 hour PM	4	1:00 PM	5:00 PM			
121	6/11/2014	Stress Relief II	Private/6 hour PM	6	12:00 PM	6:00 PM			
122	6/11/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
123	6/12/2014	Gulf Ranger	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	32%	46%	96%
124	6/12/2014	ShocknYall	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
125	6/12/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
126	6/12/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
127	6/12/2014	Miss Nautica	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
128	6/12/2014	Barracuda	Group Trip/ 6 hour AM	6	6:00 AM	12:00 PM			
129	6/12/2014	Al Lee	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
130	6/12/2014	Sea Venture	Private / 6 hour	6	6:00 AM	12:00 PM			
131	6/12/2014	Cutting Edge	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
132	6/12/2014	Rookie	Group Trip/8 hours	8	6:00 AM	2:00 PM			
133	6/12/2014	Mary Lou	Private/8 hour	8	6:00 AM	2:00 PM			
134	6/12/2014	Finest Kind	Private/8 hour	8	6:00 AM	2:00 PM			
135	6/12/2014	Fish-n-Teem	Private/8 hour	8	6:00 AM	2:00 PM			
136	6/12/2014	Gulf Ranger	Private/4 hour PM	4	11:00 AM	3:00 PM			
137	6/12/2014	ShocknYall	Group Trip/4 hour AM	4	1:00 PM	5:00 PM			
138	6/12/2014	Star Fire	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
139	6/12/2014	Al Lee	Group Trip/4 hour AM	4	1:00 PM	5:00 PM			
140	6/12/2014	Barracuda	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
141	6/12/2014	Special K	Private/4 hour PM	4	1:00 PM	5:00 PM			
142	6/12/2014	Phoenix	Private/4 hour PM	4	1:00 PM	5:00 PM			
143	6/12/2014	Perfect Shot	Private/4 hour PM	4	1:00 PM	5:00 PM			
144	6/12/2014	Stress Relief II	Private/4 hour PM	4	1:00 PM	5:00 PM			
145	6/12/2014	Miss Nautica	Private/4 hour PM	4	1:00 PM	5:00 PM			
146	6/12/2014	Mary Lou	Private/4 hour PM	4	3:00 PM	7:00 PM			
147	6/12/2014	Rookie	Private/4 hour PM	4	3:30 PM	7:30 PM			
148	6/12/2014	Barracuda	Group Trip/4 hour PM	4	7:00 PM	11:00 PM			
149	6/12/2014	Gulf Ranger	Private/4 hour PM	4	7:00 PM	11:00 PM			
150	6/12/2014	Miss Nautica	Private/4 hour PM	4	6:30 PM	10:30PM			
151	6/13/2014	Sea Venture	Private/4 hour AM	4	6:00 AM	10:00 AM	47%	59%	100%
152	6/13/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
153	6/13/2014	Star Fire	Private/4 hour AM	4	6:00 AM	10:00 AM			
154	6/13/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
155	6/13/2014	Mary Lou	Private/4 hour AM	4	6:00 AM	10:00 AM			
156	6/13/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
157	6/13/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
158	6/13/2014	Just-B-Cause	Private/6 hour	6	6:00 AM	12:00 PM			
159	6/13/2014	Miss Nautica	Group Trip/8 hours	8	5:30 AM	1:30 PM			
160	6/13/2014	Rookie	Private/8 hour	8	6:00 AM	2:00 PM			
161	6/13/2014	Al Lee	Group Trip/4 hour AM	4	10:30 AM	2:30 PM			
162	6/13/2014	Stress Relief II	Private/4 hour PM	4	11:00 AM	3:00 PM			
163	6/13/2014	Gulf Ranger	Private/4 hour PM	4	1:00 PM	5:00 PM			
164	6/13/2014	Mary Lou	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
165	6/13/2014	Finest Kind	Private/4 hour PM	4	2:30 PM	6:30 PM			
166	6/13/2014	Just-B-Cause	Group trip/6 hour PM	4	1:00 PM	7:00 PM			
167	6/13/2014	Barracuda	Private/4 hour PM	4	4:00 PM	8:00 PM			
168	6/14/2014	Just-B-Cause	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	75%	75%	100%
169	6/14/2014	Al Lee	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
170	6/14/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
171	6/14/2014	Stress Relief II	Private/4 hour AM	4	7:00 AM	11:00 AM			
172	6/14/2014	Barracuda	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
173	6/14/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
174	6/14/2014	Mary Lou	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
175	6/14/2014	Fifth Amendment	Private/6 hour	6	6:00 AM	12:00 PM			
176	6/14/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
177	6/14/2014	Al Lee	Private/4 hour PM	4	2:00 PM	6:00 PM			
178	6/14/2014	Miss Nautica	Private/6 hour	6	12:00 PM	6:00 PM			
179	6/14/2014	Barracuda	Private/4 hour PM	4	2:00 PM	6:00 PM			
180	6/15/2014	Caps & T-Shirts Plus Retail	private/4 hour AM	4	6:00 AM	10:00 AM	67%	78%	100%
181	6/15/2014	Stress Relief II	Private/4 hour	4	6:00 AM	10:00 AM			
182	6/15/2014	Checkmate	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
183	6/15/2014	Sea Venture	Group Trip/ 6 hour AM	6	6:00 AM	12:00 PM			
184	6/15/2014	Finest Kind	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			

	Date	Boat Name	Trip Type	# Hours	Start Time	End Time	% In Before 12pm	% In Before 2pm	% In Before 8pm
185	6/15/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
186	6/15/2014	Mary Lou	Private	8	6:00 AM	2:00 PM			
187	6/15/2014	Miss Nautica	Private/4 hour PM	4	1:00 PM	5:00 PM			
188	6/15/2014	Screaming Drag	Group Trip/12 hour	12	6:00 AM	6:00 PM			
189	6/16/2014	Sea Venture	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	82%	91%	100%
190	6/16/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
191	6/16/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
192	6/16/2014	Miss Nautica	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
193	6/16/2014	Perfect Shot	Private/ 6 hour	6	6:00 AM	12:00 PM			
194	6/16/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM			
195	6/16/2014	Mary Lou	Private/6 hour	6	6:00 AM	12:00 PM			
196	6/16/2014	Finest Kind	Private/6 hour	6	6:00 AM	12:00 PM			
197	6/16/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
198	6/16/2014	Rookie	Group Trip/10 hour	8	6:00 AM	2:00 PM			
199	6/16/2014	Barracuda	Private/4 hour PM	4	4:00 PM	7:00 PM			
200	6/17/2014	Mary Lou	Group Trip/6 hour AM	6	6:00 AM	10:00 AM	56%	75%	100%
201	6/17/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
202	6/17/2014	Sea Venture	Private/4 hour AM	4	6:00 AM	10:00 AM			
203	6/17/2014	Miss Nautica	Private/4 hour AM	4	6:00 AM	10:00 AM			
204	6/17/2014	Gulf Ranger	Private/4 hour	4	6:00 AM	10:00 AM			
205	6/17/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
206	6/17/2014	Barracuda	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
207	6/17/2014	Perfect Shot	Private/6 hour	6	6:00 AM	12:00 PM			
208	6/17/2014	Screaming Drag	Private/6 hour	6	6:00 AM	12:00 PM			
209	6/17/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM			
210	6/17/2014	Finest Kind	Group Trip/8 hours	8	6:00 AM	2:00 PM			
211	6/17/2014	Just-B-Cause	Private/8 hour	8	6:00 AM	2:00 PM			
212	6/17/2014	Cutting Edge	Group Trip/8 hours	8	6:00 AM	2:00 PM			
213	6/17/2014	Fish-n-Teem	Private/4 hour PM	4	12:00 PM	4:00 PM			
214	6/17/2014	Perfect Shot	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
215	6/17/2014	Anastasia	Private/4 hour PM	4	2:00 PM	6:00 PM			
216	6/18/2014	Sea Venture	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	53%	53%	100%
217	6/18/2014	Gulf Ranger	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
218	6/18/2014	Stress Relief II	Private/4 hour AM	4	6:00 AM	10:00 AM			
219	6/18/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
220	6/18/2014	Cutting Edge	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
221	6/18/2014	Perfect Shot	Private/6 hour	6	6:00 AM	12:00 PM			
222	6/18/2014	Vixen	Private/6 Hour	6	6:00 AM	12:00 PM			
223	6/18/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
224	6/18/2014	Mary Lou	Private/6 hour	6	6:00 AM	12:00 PM			
225	6/18/2014	Stress Relief II	Private/4 hour AM	4	10:30 AM	2:30 PM			
226	6/18/2014	Finest Kind	Group Trip/10 hour	10	6:00 AM	4:00 PM			
227	6/18/2014	Rookie	Group Trip/10 hour	10	6:00 AM	4:00 PM			
228	6/18/2014	Anastasia	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
229	6/18/2014	Perfect Shot	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
230	6/18/2014	Just-B-Cause	Private/4 hour PM	4	1:00 PM	5:00 PM			
231	6/18/2014	Miss Nautica	Private/4 hour PM	4	1:00 PM	5:00 PM			
232	6/18/2014	Cutting Edge	Private/4 hour PM	4	1:30 PM	5:30 PM			
233	6/19/2014	Stress Relief II	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	59%	65%	100%
234	6/19/2014	Fish Tales	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
235	6/19/2014	Caps & T-Shirts Plus Retail	Private/ 4 hour AM	4	6:00 AM	10:00 AM			
236	6/19/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
237	6/19/2014	Star Fire	Private/4 hour AM	4	6:00 AM	10:00 AM			
228	6/19/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
239	6/19/2014	Screaming Drag	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
240	6/19/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
241	6/19/2014	Sea Venture	Private/6 hour	6	6:00 AM	12:00 PM			
242	6/19/2014	Al Lee	Private/6 hour	6	6:00 AM	12:00 PM			
243	6/19/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
244	6/19/2014	Just-B-Cause	Group Trip/8 hours	8	6:00 AM	2:00 PM			
245	6/19/2014	Stress Relief II	Group Trip/4 hour PM	4	10:30 AM	2:30 PM			
246	6/19/2014	Barracuda	Group Trip/4 hour PM	4	10:30 AM	2:30 PM			
247	6/19/2014	Rookie	Private/4 hour PM	4	12:00 PM	4:00 PM			
248	6/19/2014	Cutting Edge	Private/4 hour PM	4	1:00 PM	5:00 PM			
249	6/19/2014	Miss Nautica	Private/6 hour	6	1:00 PM	7:00 PM			
250	6/20/2014	Star Fire	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	78%	78%	100%
251	6/20/2014	Sea Venture	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
252	6/20/2014	Stress Relief II	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
253	6/20/2014	Al Lee	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
254	6/20/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
255	6/20/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
256	6/20/2014	Perfect Shot	Private/4 hour	4	6:00 AM	10:00 AM			
257	6/20/2014	Just-B-Cause	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
258	6/20/2014	Rookie	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
259	6/20/2014	Cutting Edge	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
260	6/20/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
261	6/20/2014	Screaming Drag	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
262	6/20/2014	Special K	Private/6 hour	6	6:00 AM	12:00 PM			
263	6/20/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
264	6/20/2014	Barracuda	Private/4 hour PM	4	11:00 AM	3:00 PM			
265	6/20/2014	Fish-n-Teem	Group Trip/10 hour	10	6:00 AM	4:00 PM			
266	6/20/2014	Just-B-Cause	Private/4 hpur PM	4	1:00 PM	5:00 PM			
267	6/20/2014	Stress Relief II	Private/6 hour	6	1:00 PM	7:00 PM			
268	6/21/2014	Al Lee	Private/4 hour AM	4	6:00 AM	10:00 AM	71%	79%	100%
269	6/21/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
270	6/21/2014	Rookie	Private/4 hour AM	4	6:00 AM	10:00 AM			
271	6/21/2014	Miss Nautica	Private/4 hour AM	4	7:00 AM	11:00 AM			
272	6/21/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
273	6/21/2014	Fish-n-Teem	Private/5 hour AM	5	6:00 AM	11:00 AM			
274	6/21/2014	Fifth Amendment	Group Trip/6 hour AM	6	5:30 AM	11:30 AM			
275	6/21/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
276	6/21/2014	Gulf Ranger	Private/6 hour	6	6:00 AM	12:00 PM			

	Date	Boat Name	Trip Type	# Hours	Start Time	End Time	% In Before 12pm	% In Before 2pm	% In Before 8pm
277	6/21/2014	Stress Relief II	Private/ 6 hour	6	6:00 AM	12:00 PM			
278	6/21/2014	Screaming Drag	Private/8 hour	8	6:00 AM	2:00 PM			
279	6/21/2014	Barracuda	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
280	6/21/2014	Rookie	Private/6 hour	6	12:00 PM	6:00 PM			
281	6/21/2014	Miss Nautica	Private/6 hour	6	1:00 PM	7:00 PM			
282	6/22/2014	Miss Nautica	Group Trip/4 hour AM	6	6:00 AM	10:00 AM	100%	100%	100%
283	6/22/2014	Barracuda	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
284	6/22/2014	Cutting Edge	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
285	6/22/2014	Stress Relief II	Private/4 hour AM	4	6:00 AM	10:00 AM			
286	6/22/2014	Screaming Drag	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
287	6/22/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
288	6/22/2014	Finest Kind	Private/6 hour	6	6:00 AM	12:00 PM			
289	6/22/2014	Fish-n-Teem	Private/6 hour	6	6:00 AM	12:00 PM			
290	6/23/2014	Al Lee	group Trip/4 hour AM	4	6:00 AM	10:00 AM	67%	67%	100%
291	6/23/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
292	6/23/2014	Rookie	Private/4 hour AM	4	6:00 AM	10:00 AM			
293	6/23/2014	Barracuda	Private/5 hour AM	5	6:00 AM	11:00 AM			
294	6/23/2014	Fifth Amendment	Group Trip/6 hour AM	6	5:30 AM	11:30 AM			
295	6/23/2014	Finest Kind	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
296	6/23/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM			
297	6/23/2014	Anastasia	Private/6 hour	6	6:00 AM	12:00 PM			
298	6/23/2014	Checkmate	Private/6 hour	6	6:00 AM	12:00 PM			
299	6/23/2014	Fish-n-Teem	Private/10 hour	10	6:00 AM	4:00 PM			
300	6/23/2014	Rookie	Private/6 hour	6	10:30 AM	4:30 PM			
301	6/23/2014	Fifth Amendment	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
302	6/24/2014	Gulf Ranger	Private/4 hour AM	4	6:00 AM	10:00 AM	65%	71%	100%
303	6/24/2014	Al Lee	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
304	6/24/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
305	6/24/2014	Just-B-Cause	Private/4 hour AM	4	6:00 AM	10:00 AM			
306	6/24/2014	Rookie	Private/4 hour AM	4	6:00 AM	10:00 AM			
307	6/24/2014	Finest Kind	Group Trip/5 hour	5	6:00 AM	11:00 AM			
308	6/24/2014	Miss Nautica	Private/12 hour	5	6:00 AM	11:00 AM			
309	6/24/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
310	6/24/2014	Anastasia	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
311	6/24/2014	Sea Venture	Private/6 hour	6	6:00 AM	12:00 PM			
312	6/24/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
313	6/24/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM			
314	6/24/2014	Barracuda	Private/8 hour	8	6:00 AM	2:00 PM			
315	6/24/2014	Fifth Amendment	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
316	6/24/2014	Rookie	Private/4 hour PM	4	1:00 PM	5:00 PM			
317	6/24/2014	Finest Kind	Group Trip/6 hour PM	6	12:00 PM	6:00 PM			
318	6/24/2014	Just-B-Cause	Private/6 hour	8	10:30 AM	6:30 PM			
319	6/25/2014	Gulf Ranger	Group trip/4 hour AM	4	6:00 AM	10:00 AM	50%	72%	100%
320	6/25/2014	Sea Venture	Group trip/4 hour AM	4	6:00 AM	10:00 AM			
321	6/25/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
322	6/25/2014	Stress Relief II	Group trip/4 hour AM	4	6:00 AM	10:00 AM			
323	6/25/2014	Trade Winds	Group Trip/4 hour AM	4	6:30 AM	10:30 AM			
324	6/25/2014	Screaming Drag	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
325	6/25/2014	Cutting Edge	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
326	6/25/2014	Anastasia	Private/6 hour	6	6:00 AM	12:00 PM			
327	6/25/2014	Barracuda	Private/6 hour	6	6:00 AM	12:00 PM			
328	6/25/2014	Lil Stasia	Private/6 hour	6	7:00 AM	1:00 PM			
329	6/25/2014	Just-B-Cause	Group trip/8 hours	8	6:00 AM	2:00 PM			
330	6/25/2014	Rookie	Private/8 hour	8	6:00 AM	2:00 PM			
331	6/25/2014	Miss Nautica	Private/8 hour	8	6:00 AM	2:00 PM			
332	6/25/2014	Gulf Ranger	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
333	6/25/2014	Fifth Amendment	Private/4 hour PM	4	1:00 PM	5:00 PM			
334	6/25/2014	Trade Winds	Private/6 hour	6	11:30 AM	5:30 PM			
335	6/25/2014	Screaming Drag	Group Trip/6 hour AM	6	1:00 PM	7:00 PM			
336	6/25/2014	Miss Nautica	Private/4 hour PM	4	3:00 PM	7:00 PM			
337	6/26/2014	Sweet William III	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	36%	50%	100%
338	6/26/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
339	6/26/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
340	6/26/2014	Al Lee	Private/4 hour AM	4	6:00 AM	10:00 AM			
341	6/26/2014	Stress Relief II	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
342	6/26/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
343	6/26/2014	Rookie	Private/6 hour	6	6:00 AM	12:00 PM			
344	6/26/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
345	6/26/2014	Trade Winds	Group trip/6 hour AM	6	6:30 AM	12:30 PM			
346	6/26/2014	Finest Kind	Group Trip/8 hours	8	6:00 AM	2:00 PM			
347	6/26/2014	Fish-n-Teem	Group trip/8 hours	8	6:00 AM	2:00 PM			
348	6/26/2014	Stress Relief II	Private/4 hour PM	4	12:30 PM	4:30 PM			
349	6/26/2014	Miss Nautica	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
350	6/26/2014	Barracuda	Private/6 hour	6	11:00 AM	5:00 PM			
351	6/26/2014	Gulf Ranger	Private/4 hour PM	4	1:00 PM	5:00 PM			
352	6/26/2014	Just-B-Cause	Private/4 hour PM	4	1:00 PM	5:00 PM			
353	6/26/2014	Cutting Edge	Group Trip/4 hour PM	4	1:00 PM	5:00 PM			
354	6/26/2014	Trade Winds	Group Trip/4 hour PM	4	1:30 PM	5:30 PM			
355	6/26/2014	Screaming Drag	Group Trip/12 hour	12	6:00 AM	6:00 PM			
365	6/26/2014	Al Lee	Private/6 hour	6	1:00 PM	7:00 PM			
357	6/26/2014	Rookie	Private/6 hour	6	1:00 PM	7:00 PM			
358	6/26/2014	Fish-n-Teem	Private/4 hour PM	4	3:30 PM	7:30 PM			
359	6/27/2014	Gulf Ranger	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	63%	79%	100%
360	6/27/2014	Barracuda	Group Trip/4hour AM	4	6:00 AM	10:00 AM			
361	6/27/2014	Fish Tales	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
362	6/27/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
363	6/27/2014	Sea Venture	Private/4 hour AM	4	6:00 AM	10:00 AM			
364	6/27/2014	Rookie	Private/6 hour	6	6:00 AM	12:00 PM			
365	6/27/2014	Cutting Edge	Private/6 hour	6	6:00 AM	12:00 PM			
366	6/27/2014	Stress Relief II	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
367	6/27/2014	Al Lee	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
368	6/27/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			

	Date	Boat Name	Trip Type	# Hours	Start Time	End Time	% In Before 12pm	% In Before 2pm	% In Before 8pm
369	6/27/2014	Mary Lou	Private/6 hour	6	6:00 AM	12:00 PM			
370	6/27/2014	Fish-n-Teem	Private/6 hour	6	6:00 AM	12:00 PM			
371	6/27/2014	Anastasia	Group trip/8 hours	8	6:00 AM	2:00 PM			
372	6/27/2014	Screaming Drag	Private/8 hour	8	6:00 AM	2:00 PM			
373	6/27/2014	Finest Kind	Private/8 hour	8	6:00 AM	2:00 PM			
374	6/27/2014	Sea Venture	Private/4 hour PM	4	10:30 AM	2:30 PM			
375	6/27/2014	Gulf Ranger	Private/4 hour PM	4	11:00 AM	3:00 PM			
376	6/27/2014	Barracuda	Private/5 hour PM	5	10:30 AM	3:30 PM			
377	6/27/2014	Rookie	Group Trip/6 hour PM	6	1:00 PM	7:00 PM			
378	6/28/2014	Miss Nautica	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	67%	67%	100%
379	6/28/2014	Al Lee	Group trip/ 4 hour AM	4	6:00 AM	10:00 AM			
380	6/28/2014	Sea Venture	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
381	6/28/2014	Stress Relief II	Private/4 hour AM	4	6:00 AM	10:00 AM			
382	6/28/2014	Gulf Ranger	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
383	6/28/2014	Barracuda	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
384	6/28/2014	Special K	Private/12 hour	12	6:00 AM	6:00 PM			
385	6/28/2014	Mary Lou	Private/12 hour	12	6:00 AM	6:00 PM			
386	6/28/2014	Finest Kind	Private/6 hour PM	6	1:00 PM	7:00 PM			
387	6/29/2014	Gulf Ranger	Private/4 hour AM	4	6:00 AM	10:00 AM	67%	67%	100%
388	6/29/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
389	6/29/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM			
390	6/29/2014	Fish-n-Teem	Private/6 hour	6	6:00 AM	12:00 PM			
391	6/29/2014	Miss Nautica	Group Trip/10 hour	10	6:00 AM	4:00 PM			
392	6/29/2014	Phoenix	Private/5 hour AM	5	11:00 AM	4:00 PM			
393	6/30/2014	Barracuda	Group trip/4 hour AM	4	6:00 AM	10:00 AM	57%	71%	100%
394	6/30/2014	Gulf Ranger	Group Trip/5 hour	5	6:00 AM	11:00 AM			
395	6/30/2014	Al Lee	Private/6 hour	6	6:00 AM	12:00 PM			
396	6/30/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
397	6/30/2014	Sea Venture	Private/6 hour	6	6:00 AM	12:00 PM			
398	6/30/2014	Mary Lou	Private/6 hour	6	6:00 AM	12:00 PM			
399	6/30/2014	Fish-n-Teem	Private/6 hour	6	6:00 AM	12:00 PM			
400	6/30/2014	Fish Tales	Private/6 hour	6	6:00 AM	12:00 PM			
401	6/30/2014	Trade Winds	Group Trip/6 hour AM	6	6:30 AM	12:30 PM			
402	6/30/2014	Finest Kind	Private/8 hour	8	6:00 AM	2:00 PM			
403	6/30/2014	Cutting Edge	Group Trip/10 hour	10	6:00 AM	4:00 PM			
404	6/30/2014	Gulf Ranger	Group Trip/4 hour PM	4	12:00 PM	4:00 PM			
405	6/30/2014	Screaming Drag	Private/10 hour	10	6:00 AM	4:00 PM			
406	6/30/2014	Barracuda	Private/5 hour PM	5	1:00 PM	6:00 PM			
407	7/1/2014	White Magic	Group trip/4 hour AM	4	6:00 AM	10:00 AM	47%	58%	100%
408	7/1/2014	Caps & T-Shirts Plus Retail	Private/4 hour AM	4	6:00 AM	10:00 AM			
409	7/1/2014	Barracuda	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
410	7/1/2014	Barracuda	Private/4 hour AM	4	7:30 AM	11:30 AM			
411	7/1/2014	Al Lee	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
412	7/1/2014	Sea Venture	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
413	7/1/2014	Just-B-Cause	Private/6 hour	6	6:00 AM	12:00 PM			
414	7/1/2014	Gulf Ranger	Private/6 hour	6	6:00 AM	12:00 PM			
415	7/1/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM			
425	7/1/2014	Screaming Drag	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
416	7/1/2014	Trade Winds	Group Trip/6 hour AM	6	6:30 AM	12:30 PM			
417	7/1/2014	Mary Lou	Private/8 hour	8	6:00 AM	2:00 PM			
418	7/1/2014	Rookie	Private/8 hour	8	6:00 AM	2:00 PM			
419	7/1/2014	White Magic	Privat5/5 hour PM	5	10:30 AM	3:30 PM			
420	7/1/2014	Barracuda	Private/5 hour PM	5	10:30 AM	3:30 PM			
421	7/1/2014	Just-B-Cause	Private/5 hour PM	5	1:00 PM	6:00 PM			
422	7/1/2014	Gulf Ranger	Private/6 Hour	6	12:00 PM	6:00 PM			
423	7/1/2014	Miss Nautica	Private/6 hour	6	1:00 PM	7:00 PM			
424	7/1/2014	Perfect Shot	Private/10 hour	10	10:00 AM	8:00 PM			
426	7/2/2014	Barracuda	Group Trip/4 hour AM	4	6:00 AM	10:00 AM	40%	67%	100%
427	7/2/2014	Just-B-Cause	Private/4 hour AM	4	6:00 AM	10:00 AM			
428	7/2/2014	Al Lee	Group Trip/4 hour AM	4	6:00 AM	10:00 AM			
429	7/2/2014	Slay Ride	Private/5 hour AM	5	7:00 AM	12:00 PM			
430	7/2/2014	Slay Ride 2	Private/5 hour AM	5	7:00 AM	12:00 PM			
431	7/2/2014	Sea Venture	Private/6 hour	6	6:00 AM	12:00 PM			
432	7/2/2014	Miss Nautica	Private/8 hour	8	6:00 AM	2:00 PM			
433	7/2/2014	Screaming Drag	Private/8 hour	8	6:00 AM	2:00 PM			
434	7/2/2014	Cutting Edge	Private/8 hour	8	6:00 AM	2:00 PM			
435	7/2/2014	Fish-n-Teem	Private/8 hour	8	6:00 AM	2:00 PM			
436	7/2/2014	Trade Winds	Group Trip/8 hours	8	6:30 AM	2:30 PM			
437	7/2/2014	Just-B-Cause	Private/4 hour PM	4	11:00 AM	3:00 PM			
438	7/2/2014	Al Lee	Private/6 hour	6	10:30 AM	4:30 PM			
439	7/2/2014	Lil Stasia	Private/5 hour PM	5	1:00 PM	6:00 PM			
440	7/2/2014	Perfect Shot	Group trip/6 hour PM	6	1:00 PM	7:00 PM			
441	7/3/2014	Gulf Ranger	Private/4 hour AM	4	6:00 AM	10:00 AM	64%	79%	100%
442	7/3/2014	Barracuda	Private/4 hour AM	4	6:00 AM	10:00 AM			
443	7/3/2014	Anastasia	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
444	7/3/2014	Stress Relief II	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
445	7/3/2014	Mary Lou	Private/6 hour	6	6:00 AM	12:00 PM			
446	7/3/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
447	7/3/2014	Sea Venture	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
448	7/3/2014	Al Lee	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			
449	7/3/2014	Phoenix	Private/6 hour	6	6:00 AM	12:00 PM			
450	7/3/2014	Cutting Edge	Group Trip/8 hours	8	6:00 AM	2:00 PM			
451	7/3/2014	Just-B-Cause	Private/8 hour	8	6:00 AM	2:00 PM			
452	7/3/2014	Miss Nautica	Private/6 hour	6	1:00 PM	7:00 PM			
453	7/3/2014	Just-B-Cause	Private/4 hour PM	4	3:00 PM	7:00 PM			
454	7/3/2014	Fish-n-Teem	Private/10 hour	10	10:00 AM	8:00 PM			
455	7/4/2014	Miss Nautica	Private/4 hour AM	4	6:00 AM	10:00 AM	100%	100%	100%
456	7/4/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM			
457	7/4/2014	Fish-n-Teem	Private/6 hour	6	6:00 AM	12:00 PM			
458	7/5/2014	Miss Nautica	Private/4 hour AM	4	6:00 AM	10:00 AM	50%	83%	100%
459	7/5/2014	Fifth Amendment	Group trip/6 hour AM	6	6:00 AM	12:00 PM			
460	7/5/2014	Just-B-Cause	Group Trip/6 hour AM	6	6:00 AM	12:00 PM			

	Date	Boat Name	Trip Type	# Hours	Start Time	End Time	% In Before 12pm	% In Before 2pm	% In Before 8pm
461	7/5/2014	Finest Kind	Group Trip/8 hours	8	6:00 AM	2:00 PM			
462	7/5/2014	Salty Fish	Private/8 hour	8	6:00 AM	2:00 PM			
463	7/5/2014	Fifth Amendment	Group trip/6 hour PM	6	1:00 PM	7:00 PM			
464	7/6/2014	Fish-n-Teem	Private/4 hour AM	4	6:00 AM	10:00 AM	67%	100%	100%
465	7/6/2014	Just-B-Cause	Private/6 hour	6	6:00 AM	12:00 PM			
466	7/6/2014	Stress Relief II	Group Trip/8 hours	8	6:00 AM	2:00 PM			
467	7/7/2014	Just-B-Cause	Private/4 hour AM	4	6:00 AM	10:00 AM	33%	33%	100%
468	7/7/2014	Perfect Shot	Group Trip/6 hour PM	6	10:30 AM	4:30 PM			
469	7/7/2014	Mary Lou	Private/6 hour	6	11:00 AM	5:00 PM			
470	7/8/2014	Perfect Shot	Private/8 hour	8	6:00 AM	2:00 PM	0%	100%	100%
471	7/9/2014	Sea Venture	Private/4 hour AM	4	8:00 AM	12:00 PM	50%	50%	100%
472	7/9/2014	Rookie	Group Trip/12 hour	12	6:00 AM	6:00 PM			
473	7/12/2014	Mary Lou	Group Trip/6 hour AM	6	6:00 AM	12:00 PM	50%	75%	100%
474	7/12/2014	Miss Nautica	Private/6 hour	6	6:00 AM	12:00 PM			
475	7/12/2014	Just-B-Cause	Private/8 hour	8	6:00 AM	2:00 PM			
476	7/12/2014	Fish-n-Teem	Private/12 hour	12	6:00 AM	6:00 PM			
477	7/14/2014	Stress Relief II	Private/6 hour	6	6:00 AM	12:00 PM	67%	67%	100%
478	7/14/2014	Checkmate	Private/6 hour	6	6:00 AM	12:00 PM			
479	7/14/2014	Rookie	Private/10 hour	10	6:00 AM	4:00 PM			
480	7/15/2014	Just-B-Cause	Private/6 hour	6	6:00 AM	12:00 PM	100%	100%	100%
481	7/16/2014	Just-B-Cause	Private/4 hour AM	4	6:00 AM	10:00 AM	100%	100%	100%
482	7/16/2014	Fish-n-Teem	Private/5 hour AM	5	6:00 AM	11:00 AM			
483	7/16/2014	Screaming Drag	Private/6 hour	6	6:00 AM	12:00 PM			
484	7/16/2014	Checkmate	Private/6 hour	6	6:00 AM	12:00 PM			
485	7/17/2014	Cutting Edge	Private/4 hour AM	4	7:00 AM	11:00 AM	100%	100%	100%
486	7/19/2014	Fish-n-Teem	Private/8 hpur	8	6:00 AM	2:00 PM	0%	100%	100%
487	7/21/2014	Lil Stasia	Private/4 hour AM	4	7:00 AM	11:00 AM	100%	100%	100%
							58.08%	73.51%	99.14%



A CONTRUCTION PLAN
6TH FLOOR AMENITIES

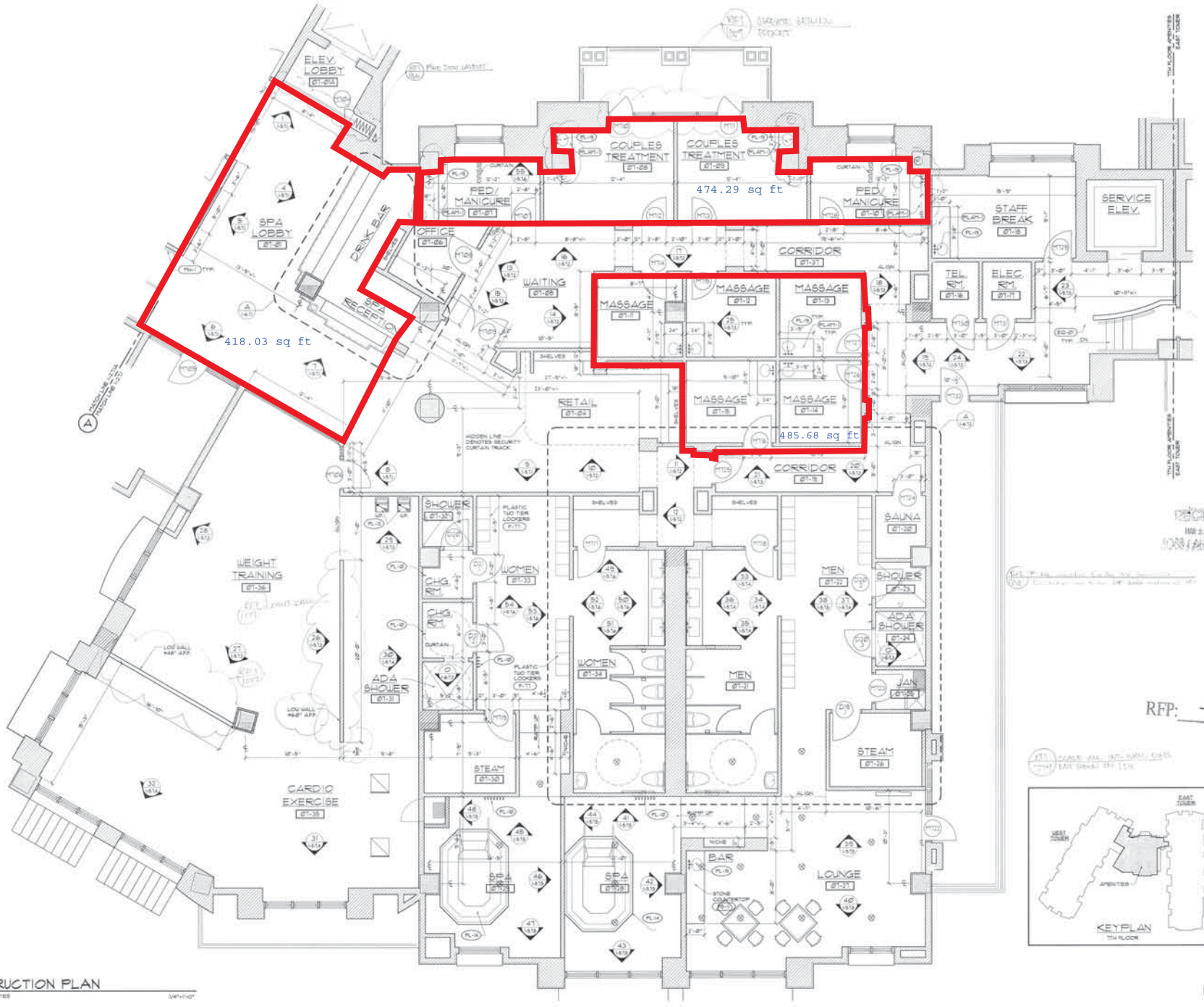
RALEIGH design

EMERALD GRANDE
DESTIN, FL

REV.#	DATE	APPR.	EXPLANATION OF REVISION
1	3/5/09	CR	PER ARCHITECT'S CHANGES
2	5/4/09	-	CLARIFIED BAR LOCATION
3	12/10/09	-	DOOR REMOVAL

6TH FLOOR AMENITIES CONSTRUCTION PLAN

DATE: AUGUST 5 2009 (PM)
SCALE: 1/4" = 1'-0"
SHEET NO.
I-2.6.1
REVISION NO. 3



RFP: 786

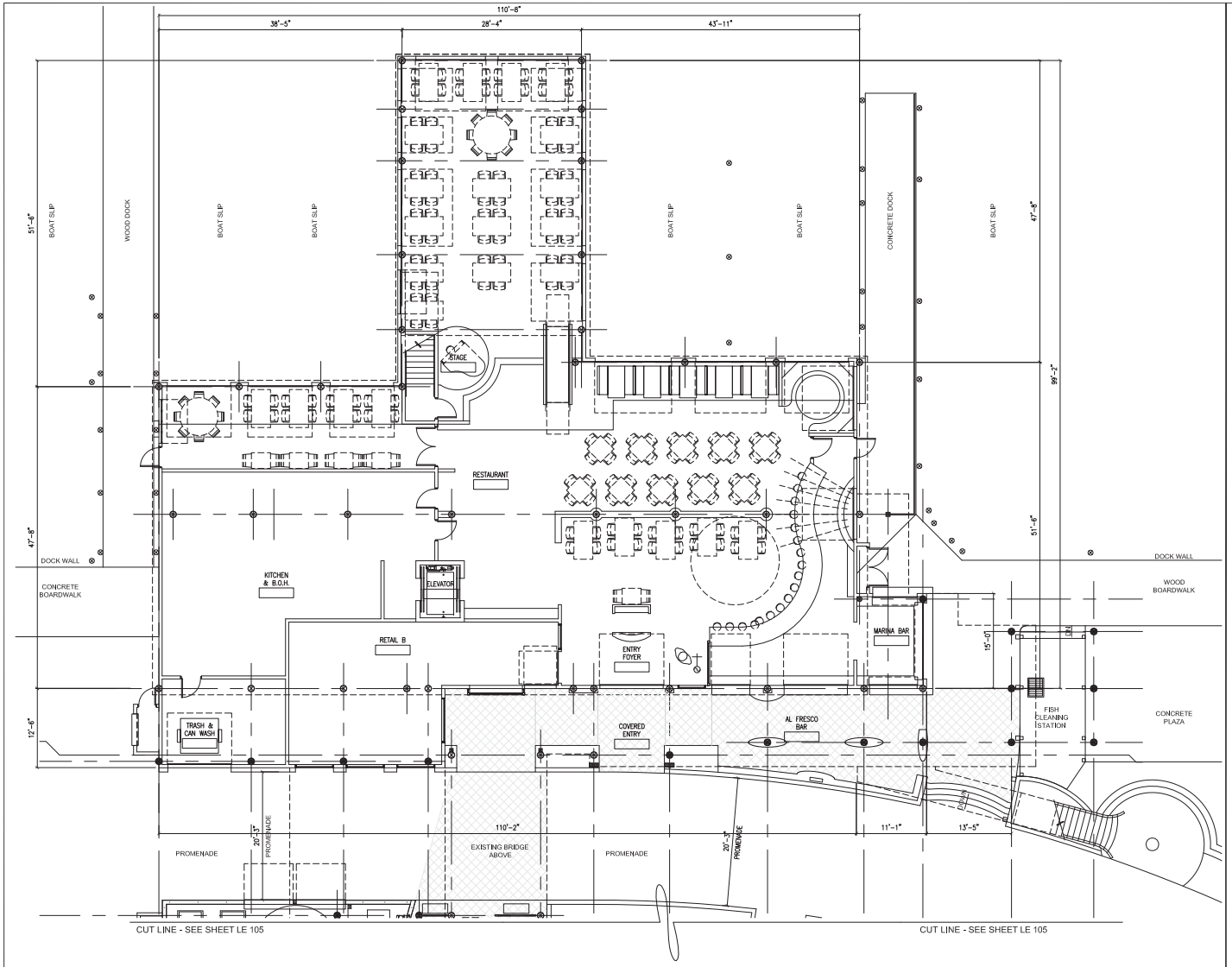
A CONSTRUCTION PLAN
7TH FLOOR AMENITIES

RALEIGH design

EMERALD GRANDE
DESTIN, FL

7TH FLOOR AMENITIES
CONSTRUCTION PLAN

DATE: AUGUST 9 2007 (R1)
SCALE 1/4" = 1'-0"
SHEET NO.
I-2.7.1
REVISION NO.



1 LEASE EXHIBIT
RENOVATED BUILDING - GROUND FLOOR
SCALE: 1/8" = 1'-0"

NORTH

AREA CALCULATIONS:

AREA	EXISTING (GSF)	ADDITIONS (GSF)	TOTAL (GSF)
COVERED:			
GROUND FLOOR	7988		
KITCHEN /B.O.H.		280	
RETAIL		315	
COVERED ENTRY		443	
COVERED SERVICE / BAR		1114	
TOILETS		402	
GROUND FLOOR SUB-TOTAL	7988	2554	10542
UPPER LEVEL	7988		
KITCHEN /B.O.H.		464	
RETAIL		410	
COVERED ENTRY		253	
BALCONIES & DECKS		1119	
TOILETS		596	
UPPER LEVEL SUB-TOTAL	7988	2842	10830
MEZZANINE LEVEL	560	77	637
TOTAL COVERED	16536	5473	22009
UNCOVERED:			
GROUND FLOOR			
DOCKS		456	
UPPER LEVEL			
BRIDGE	1414	- 322	
STAIR		195	
HORIZON DECK		834	
STAIR		148	
TOTAL UNCOVERED	1414	1311	2725
GRAND TOTAL	17950	6784	24734

04 Apr 13

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART: DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2011

Dougherty Architecture + Design P.A.
4100 Legendary Dr., Suite 220,
Destin, Florida 32541
Telephone: 850.650.5881
Telefax : 850.650.5882

Renovations to The Lucky Snapper Restaurant

HarborWalk Village, Destin, Okaloosa county, Florida

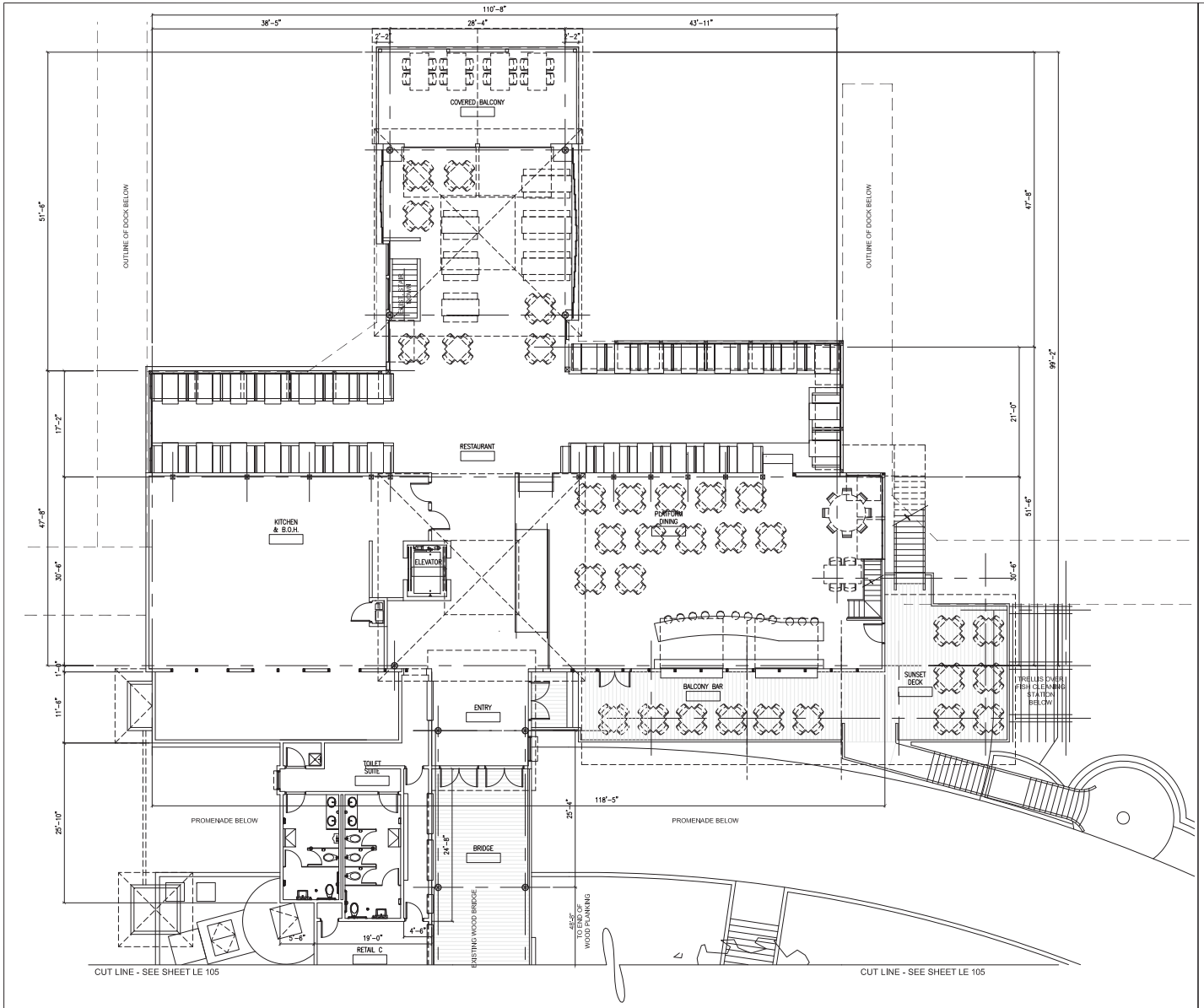
Joseph P. Dougherty, AIA
AR.0014912

REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT JPD
DRAWN BY CS
CHECKED BY JPD

LEASE EXHIBIT
RENOVATED BUILDING
- GROUND FLOOR

DATE
SHEET
OF .
DWG. NO. LE 102
PROJECT NO. 13021



1 LEASE EXHIBIT
RENOVATED BUILDING - UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"

NORTH

AREA CALCULATIONS:

AREA	EXISTING (GSF)	ADDITIONS (GSF)	TOTAL (GSF)
COVERED:			
GROUND FLOOR	7988		
KITCHEN /B.O.H.		280	
RETAIL		315	
COVERED ENTRY		443	
COVERED SERVICE / BAR		1114	
TOILETS		402	
GROUND FLOOR SUB-TOTAL	7988	2554	10542
UPPER LEVEL	7988		
KITCHEN /B.O.H.		464	
RETAIL		410	
COVERED ENTRY		253	
BALCONIES & DECKS		1119	
TOILETS		596	
UPPER LEVEL SUB-TOTAL	7988	2842	10830
MEZZANINE LEVEL	560	77	637
TOTAL COVERED	16536	5473	22009
UNCOVERED:			
GROUND FLOOR			
DOCKS		456	
UPPER LEVEL			
BRIDGE	1414	- 322	
STAIR		195	
HORIZON DECK		834	
STAIR		148	
TOTAL UNCOVERED	1414	1311	2725
GRAND TOTAL	17950	6784	24734

04 Apr 13

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART: DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2011

Dougherty Architecture
+ Design P.A.
4100 Legendary Dr., Suite 220,
Destin, Florida 32541
Telephone: 850.650.5881
Telefax : 850.650.5882

Renovations to The Lucky Snapper Restaurant

HarborWalk Village, Destin, Okaloosa county, Florida

Joseph P. Dougherty, AIA
AR.0014912

REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT JPD
DRAWN BY CS
CHECKED BY JPD

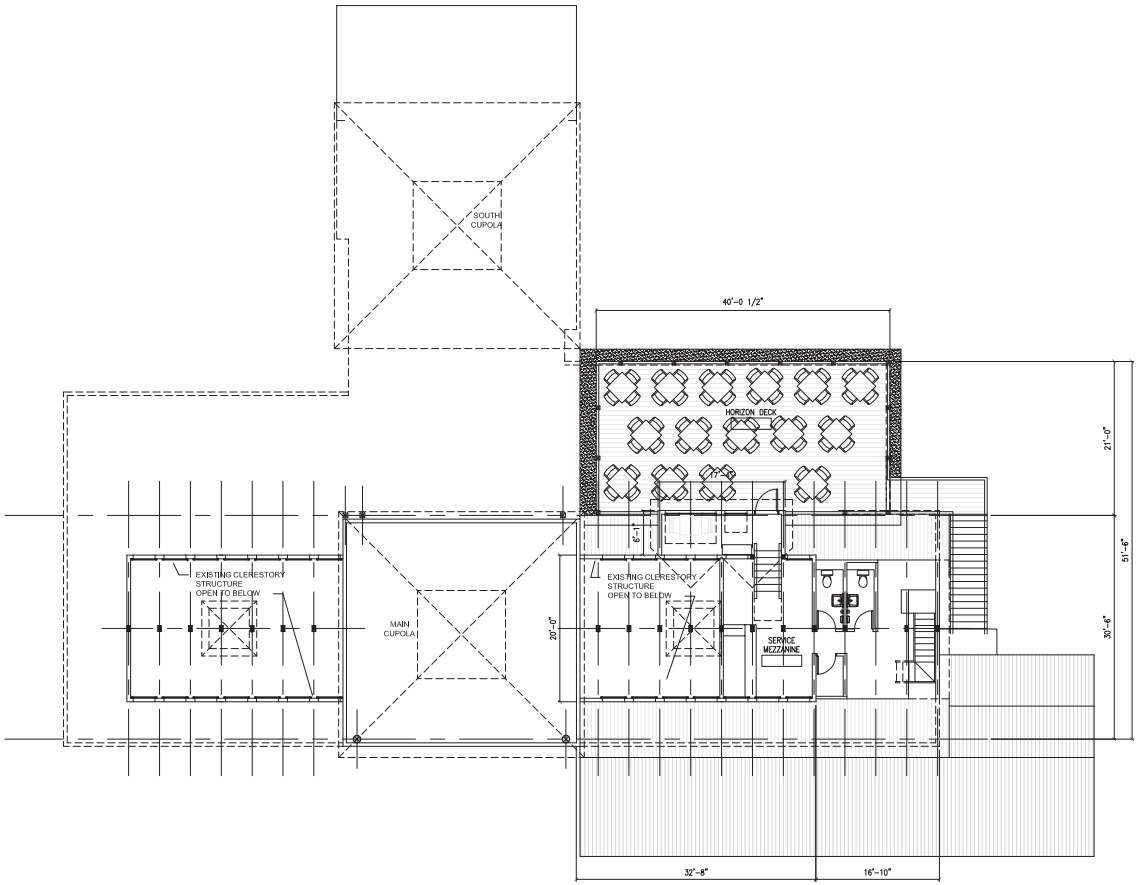
LEASE EXHIBIT
RENOVATION PLAN
RENOVATED BUILDING
- UPPER LEVEL

DATE

SHEET
OF .

DWG. NO.
LE 103

PROJECT NO.
13021



1 LEASE EXHIBIT
RENOVATED BUILDING - MEZZANINE LEVEL PLAN
SCALE: 1/8" = 1'-0"

NORTH

AREA CALCULATIONS:

AREA	EXISTING (GSF)	ADDITIONS (GSF)	TOTAL (GSF)
COVERED:			
GROUND FLOOR	7988		
KITCHEN /B.O.H.		280	
RETAIL		315	
COVERED ENTRY		443	
COVERED SERVICE / BAR		1114	
TOILETS		402	
GROUND FLOOR SUB-TOTAL	7988	2554	10542
UPPER LEVEL	7988		
KITCHEN /B.O.H.		464	
RETAIL		410	
COVERED ENTRY		253	
BALCONIES & DECKS		1119	
TOILETS		596	
UPPER LEVEL SUB-TOTAL	7988	2842	10830
MEZZANINE LEVEL	560	77	637
TOTAL COVERED	16536	5473	22009
UNCOVERED:			
GROUND FLOOR			
DOCKS		456	
UPPER LEVEL			
BRIDGE	1414	- 322	
STAIR		195	
HORIZON DECK		834	
STAIR		148	
TOTAL UNCOVERED	1414	1311	2725
GRAND TOTAL	17950	6784	24734

04 Apr 13

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2011

Dougherty Architecture + Design P.A.
4100 Legendary Dr., Suite 220,
Destin, Florida 32541
Telephone: 850.650.5881
Telefax : 850.650.5882

Renovations to
The Lucky Snapper Restaurant
HarborWalk Village, Destin, Okaloosa county, Florida

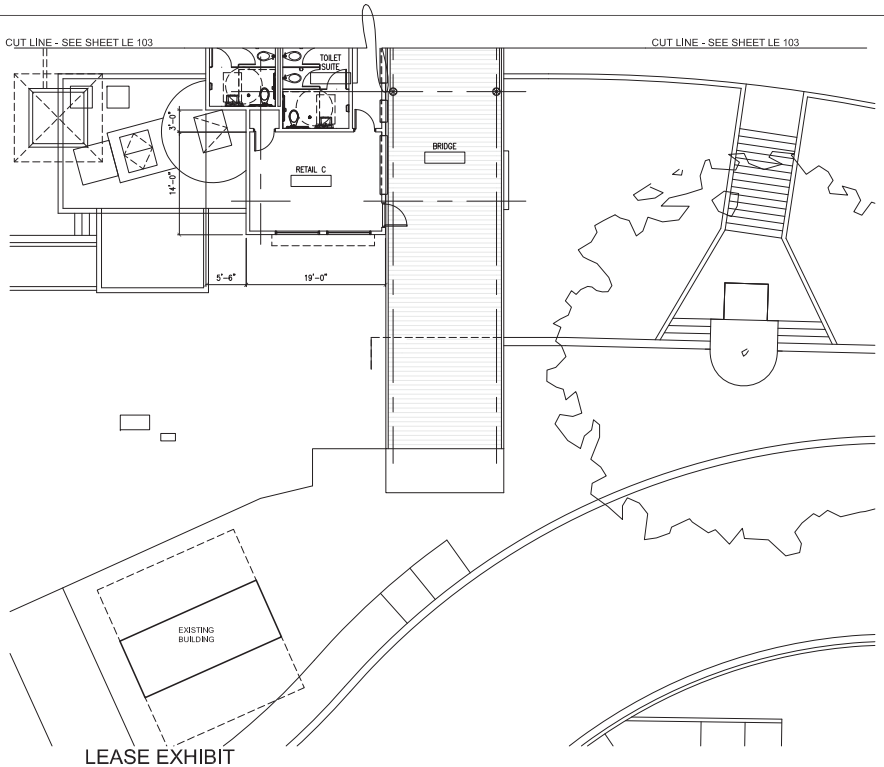
Joseph P. Dougherty, AIA
AR.0014912

REV. NO.	DATE	DESCRIPTION

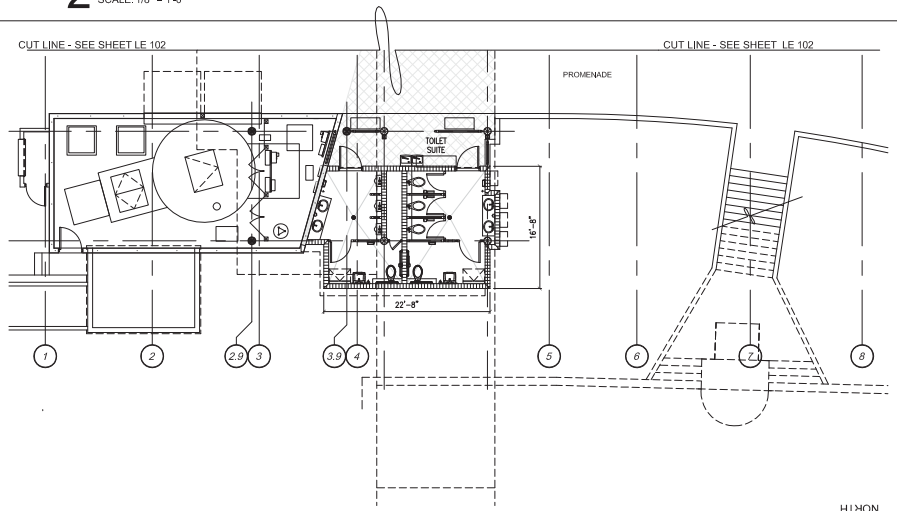
PROJ. ARCHITECT JPD
DRAWN BY CS
CHECKED BY JPD

LEASE EXHIBIT
RENOVATED BUILDING
- MEZZANINE LEVEL

DATE
SHEET OF .
DWG. NO. LE 104
PROJECT NO. 13021



2 LEASE EXHIBIT
SITE IMPROVEMENTS - UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



1 LEASE EXHIBIT
SITE IMPROVEMENTS - LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS:

AREA	EXISTING (GSF)	ADDITIONS (GSF)	TOTAL (GSF)
COVERED:			
GROUND FLOOR	7988		
KITCHEN /B.O.H.		280	
RETAIL		315	
COVERED ENTRY		443	
COVERED SERVICE / BAR		1114	
TOILETS		402	
GROUND FLOOR SUB-TOTAL	7988	2554	10542
UPPER LEVEL	7988		
KITCHEN /B.O.H.		464	
RETAIL		410	
COVERED ENTRY		253	
BALCONIES & DECKS		1119	
TOILETS		596	
UPPER LEVEL SUB-TOTAL	7988	2842	10830
MEZZANINE LEVEL	560	77	637
TOTAL COVERED	16536	5473	22009
UNCOVERED:			
GROUND FLOOR			
DOCKS		456	
UPPER LEVEL			
BRIDGE	1414	- 322	
STAIR		195	
HORIZON DECK		834	
STAIR		148	
TOTAL UNCOVERED	1414	1311	2725
GRAND TOTAL	17950	6784	24734

04 Apr 13

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2011

Dougherty Architecture + Design P.A.
4100 Legendary Dr., Suite 220,
Destin, Florida 32541
Telephone: 850.650.5881
Telefax : 850.650.5882

Renovations to The Lucky Snapper Restaurant

HarborWalk Village, Destin, Okaloosa county, Florida

Joseph P. Dougherty, AIA
AR.0014912

REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT JPD
DRAWN BY CS
CHECKED BY JPD

LEASE EXHIBIT
SITE IMPROVEMENTS
PLANS

DATE

SHEET OF .

DWG. NO. LE 105

PROJECT NO. 13021

Appendix F

From: Hank Woollard [mailto:hwoollard@cityofdestin.com]
Sent: Friday, July 24, 2015 1:52 PM
To: 'John Hall' <jwhall3@cox.net>
Cc: Ken Gallander <kgallander@cityofdestin.com>; Ashley Grana <agrana@cityofdestin.com>
Subject: Harborwalk Village - Parking Count

Hello John,

Just following up on our Wednesday morning "hike" and confirming that we counted a total of 1146 parking spaces distributed as follows:

West surface lot = 193 (Which includes 2 HC Spaces)

East surface lot = 273 (Which includes 10 HC Spaces)

Parking level 5 = 131

Ramp from level 5 to level 4 = 28

Parking level 4 = 106

Ramp from level 4 to level 3 = 28

Parking level 3 = 91 (Which includes 14 HC spaces)

Ramp from level 3 to level 2 = 28

Parking level 2 = 120

Ramp from level 2 to level 1 = 27

Parking level 1 = 121 (Which includes 3 HC Spaces)

As we discussed, if there are locations where additional parking will comply with the Land Development Code parking standards, then we will be happy to review any proposals.

Please remember the work in the East lot is incomplete per the attached Coordination Sheet from the June 9, 2015 inspection and needs to be completed as soon as is feasible.

Thanks for your time Wednesday morning.

I enjoyed working with you.

-Hank

Hank Woollard, AICP

Planner

City of Destin

4200 Indian Bayou Trail

Destin, Florida 32541

Phone: (850) 837-4242 x3121

Fax: (850) 650-0693

Please visit our web site at www.cityofdestin/cssurvey to complete a customer service survey. We appreciate your honest opinion and will take it into consideration to help us improve our services. Thank you for your feedback.

Printed: Nov 07, 2025 - 1:16pm Printed By: rob.hennes

HARBORWALK VILLAGE PHASE 2
PLANS FOR COMPLIANCE CONFIRMATION REVIEW
CITY OF DESTIN, FLORIDA

PREPARED FOR
THE LEGENDARY COMPANIES

DESCRIPTION:
LOTS 8 AND 9 OF MORENO POINT MILITARY RESERVATION, ACCORDING TO DEED BOOK 25, PAGE 573 OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 30 (US HIGHWAY 98) RIGHT OF WAY.



PROJECT LOCATION
N.T.S.

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
1	COVER
2	DIGITAL SIGNATURE
3	OVERALL SITE PLAN
3A	SIGHT TRIANAGLES
4	SITE NOTES
5A	EXISTING SITE PLAN
5B	PROPOSED PLAN
6A	EXISTING PAVING AND DRAINAGE PLAN
6B	PROPOSED PAVING AND DRAINAGE PLAN
7A–7B	PAVING & DRAINAGE DETAILS
8A	EXISTING UTILITY PLAN
8B	PROPOSED UTILITY PLAN
9	POTABLE WATER STANDARD DETAILS
10	SANITARY SEWER STANDARD DETAILS
L1.1	LANDSCAPE INDEX, SCHEDULE, NOTES & CALCULATIONS
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS
L1.4	LANDSCAPE SPECIFICATION

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FLORIDA 32246
(904) 265-3030 FAX: (904) 265-3031
C.A. NUMBER: 3650 L.A. NUMBER: LC26000311
www.cwieng.com

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A1			
A2			
A3			
A4			
A5			
A6			

COVER

HARBORWALK PHASE II
PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

Project No.: 24-01-0023	
Designed: AMH	Drawn: RAH
Checked: RCW	Q.C.: RCW
Date: NOVEMBER 10, 2025	
Scale: N.T.S.	
Sheet 1	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

P:\Projects\CWI\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\DO Plans\24-01-0023-Cover.dwg

Printed: Aug 15, 2025 - 4:32pm Printed By: rob.hennes

THIS ITEM HAS BEEN DIGITALLY SIGN AND SEALED BY:
AUTUMN M. HUBSCH ON THE DATE ADJACENT TO THE SEAL:

AUTUMN M. HUBSCH LICENSE No. 72939 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CONNELLY & WICKER INC.
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FL 32246
PHONE 904.265.3030 FAX 904.265.3031
FLORIDA REGISTRY NO. 3650 LA NO. LC26000311
AUTUMN M. HUBSCH, P.E. NO. 72939

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
1	COVER
2	DIGITAL SIGNATURE
3	OVERALL SITE PLAN
3A	SIGHT TRIANGLES
4	SITE NOTES
5A	EXISTING SITE PLAN
5B	PROPOSED PLAN
6A	EXISTING PAVING AND DRAINAGE PLAN
6B	PROPOSED PAVING AND DRAINAGE PLAN
7A-7B	PAVING & DRAINAGE DETAILS
8A	EXISTING UTILITY PLAN
8B	PROPOSED UTILITY PLAN
9	POTABLE WATER STANDARD DETAILS
10	SANITARY SEWER STANDARD DETAILS
L1.1	LANDSCAPE INDEX, SCHEDULE, NOTES & CALCULATIONS
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS
L1.4	LANDSCAPE SPECIFICATION

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A..			
A..			
A..			
A..			
A..			

DIGITAL SIGNATURE

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

Project No.: 24-01-0023
Designed: AMH | Drawn: RAH
Checked: RCW | O.C.: RCW
Date: AUGUST 2025
Scale: N.T.S.
Sheet 2

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

P:\Projects\CW\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Cover.dwg

Printed: Aug 15, 2025 - 4:33pm Printed By: rob.hennes

P:\Projects\CWI\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-MSite.dwg

FUTURE SIDEWALK - SUBJECT TO AVAILABLE DEVELOPMENT PROPERTY - THE PROJECT WILL PROVIDE A 6 FOOT WIDE GRASS STRIP AND A 10 FOOT WIDE SIDEWALK TO THE SOUTH OF THE FDOT US 98 BACK OF CURB

U.S HIGHWAY 98
STATE ROAD 30
RIGHT-OF-WAYS VARIES

FUTURE RIGHT TURN LANE

RELOCATED FUEL TANKS (IF NEEDED)

PEDESTRIAN CROSSWALK WAITING AREA WITH FINAL SIZE AND LOCATION TO BE CONFIRMED

MONUMENTAL SIGNAGE WILL REMAIN BUT MAY BE SUBJECT TO MODIFICATION

TRANSIT, MULTI-MODAL STOP

U.S HIGHWAY 98
STATE ROAD 30
RIGHT-OF-WAYS VARIES

PUBLIC PEDESTRIAN ACCESS PATH SUBJECT TO CHANGE (TYP)

EXISTING BILLBOARD TO REMAIN

FUTURE DRIVE CONNECTION

PHASE 1

PRIMARY PUBLIC PEDESTRIAN ACCESS PATH SUBJECT TO CHANGE (TYP)

PROPOSED PHASE LINE SUBJECT TO CHANGE

PHASE 2B

AMENITY/POOL AREA

PHASE 2A

IN ACCORDANCE WITH SECTION 7.12.08.P OF THE 2004 LDC. THE SIDE SETBACK MAY BE REDUCED TO 15'. WITH ADDITIONAL TOWER OFFSET

TALL BUILDING ZONE 100' FROM CROWN OF U.S. HWY. 98 (S.R. 30 EL. 34.5). THE COLLECTIVE ALLOWED BUILDING HEIGHT (100' + THE HEIGHT)

LOADING AREA FINAL DESIGN IS SUBJECT TO MODIFICATIONS

PEDESTRIAN ACCESS PATH SUBJECT TO CHANGE (TYP)

PROPOSED LOCATION FOR PUBLIC ACCESS ELEVATOR TO BOARDWALK

ANY PORTION OF PROPOSED BUILDING OUTSIDE OF THE HEIGHT LIMITATIONS AREA WILL COMPLY WITH ALL REQUIREMENTS.

EXISTIG FPL SOLAR TREES

OLD PASS LAGOON

NOTES (ALL ITEMS ARE TO ABIDE BY AND ADHERE TO THE 2004 LDC AND 2010 COMP PLAN):

1. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PER FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTION 711 & 713.

2. REFER TO LDC ARTICLE 8.01.00.B.2. SCREENING VEGETATION SHALL NOT BE PLACED WITHIN FIVE FEET AND MAINTAIN A MINIMUM FOLIAGE CLEARANCE OF THREE FEET FROM ANY UTILITY STRUCTURE(S) INCLUDING BUT NOT LIMITED TO WATER METERS, VALVES, ELECTRICAL/COMMUNICATION PANELS OR POLES, AND SHALL NOT BE PLACED AROUND ANY WATER HYDRANT THAT COULD BE USED FOR FIRE PROTECTION.

3. REFER TO LDC ARTICLE 8.01.00.C. SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS SHALL BE PERMISSIBLE IN ROWs:

A. LANDSCAPING LOCATED ON ABUTTING PROPERTIES TO SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS SHALL NOT CREATE A SAFETY HAZARD, AND SHALL BE TRIMMED OR PRUNED TO ALLOW FULL WIDTH PLUS ONE FOOT ON EACH SIDE OF THE SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS, AND THE MINIMUM VERTICAL HEIGHT OF TEN FEET ABOVE GRADE, IS CLEAR.

B. TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE FEET FROM ALL STREETS OR SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS.

4. CONTRACTOR SHALL NOT BE ALLOWED TO UTILIZE ANY PUBLIC RIGHT-OF-WAYS FOR ANY LOADING/UNLOADING, STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES OR UNAUTHORIZED CONSTRUCTION. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY VOID YOUR COUNTY RIGHT-OF-WAY CONSTRUCTION PERMIT UNTIL THE VIOLATION IS CORRECTED.

5. SOLID WASTED COLLECTION AREAS SHALL CONFORM TO ARTICLE 7, SECTION 7.09.02.B.3. 100 OPAQUE ENCLOSURE AND A GATE A MINIMUM OF SIX FEET IN HEIGHT PER THE ORIGINAL APPROVED DO PLANS.

6. PRIOR TO OBTAINING ANY CITY PERMIT, CONTRACTOR TO PROVIDE ENGINEER AND CITY OF DESTIN WITH A PLAN SHOWING A MATERIAL LAY DOWN AREA AND ON SITE CONSTRUCTION PARKING AREA.

7. ALL DESIGN REFERENCES ARE TO THE 2005 LDC AND 2010 COMP PLAN.

8. THE OVERALL CONCEPT DESIGN, INCLUDING BUT NOT LIMITED TO, SHAPE, SIZE, ORIENTATION, LOCATION, AND CONFIGURATION OF THE PROPOSED BUILDINGS, SITE IMPROVEMENTS, MIN. PARKING, MIN. OPEN SPACE/LANDSCAPING, AND OTHER FEATURES, IF SHOWN OR REFERENCED, ARE APPROXIMATE AND SUBJECT TO CHANGE FOR ANY APPLICABLE PHASE OR SUB-PHASE SO LONG AS CITY CONFIRMS COMPLIANCE WITH THE APPROVED DEVELOPMENT ORDER AT THE TIME OF BUILDING PERMIT ISSUANCE.

OPEN SPACE INCENTIVE PROPOSED	
– PEDESTRIAN INFORMATION KIOSK	1%
– TRANSIT STOP	5%
– 5% OVER 20% OF BOATS FOR FARE CARRYING/ TRANSIENT	4%
– DEVELOPMENTS WITH 70% OF PARKING IN STRUCTURE	6%
OPEN SPACE INCENTIVE	16%
TOTAL OPEN SPACE REQUIRED FOR DO COMPLIANCE TIER 2 (30%-12% INCENTIVES)	18%
TOTAL MINIMUM OPEN SPACE TO BE PROVIDED	18%
(115,260 SF OPEN SPACE/ 640,332 SF OVERALL DEVELOPMENT)	
TOTAL IMPERVIOUS AREA	82%
(640,332 SF-115,260 SF = 525,072 SF TOTAL IMPERVIOUS	

1" = 50'

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			

OVERALL SITE PLAN

HARBORWALK PHASE II

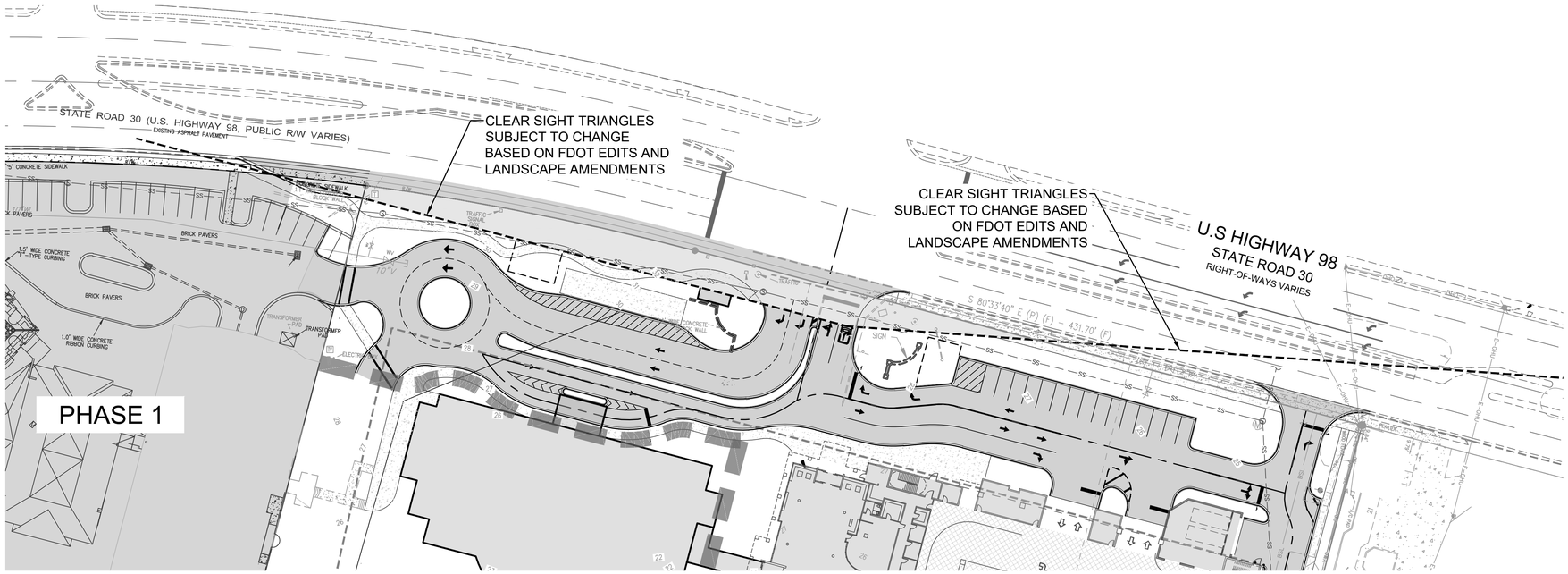
PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	August, 2025
Scale:	1" = 50'

Sheet 3



1" = 40'

NOTES (ALL ITEMS ARE TO ABIDE BY AND ADHERE TO THE 2004 LDC AND 2010 COMP PLAN):

1. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PER FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTION 711 & 713.

2. REFER TO LDC ARTICLE 8.01.00.B.2. SCREENING VEGETATION SHALL NOT BE PLACED WITHIN FIVE FEET AND MAINTAIN A MINIMUM FOLIAGE CLEARANCE OF THREE FEET FROM ANY UTILITY STRUCTURE(S) INCLUDING BUT NOT LIMITED TO WATER METERS, VALVES, ELECTRICAL/COMMUNICATION PANELS OR POLES, AND SHALL NOT BE PLACED AROUND ANY WATER HYDRANT THAT COULD BE USED FOR FIRE PROTECTION.

3. REFER TO LDC ARTICLE 8.01.00.C. SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS SHALL BE PERMISSIBLE IN ROWs:

A. LANDSCAPING LOCATED ON ABUTTING PROPERTIES TO SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS SHALL NOT CREATE A SAFETY HAZARD, AND SHALL BE TRIMMED OR PRUNED TO ALLOW FULL WIDTH PLUS ONE FOOT ON EACH SIDE OF THE SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS, AND THE MINIMUM VERTICAL HEIGHT OF TEN FEET ABOVE GRADE, IS CLEAR.

B. TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE FEET FROM ALL STREETS OR SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS.

4. CONTRACTOR SHALL NOT BE ALLOWED TO UTILIZE ANY PUBLIC RIGHT-OF-WAYS FOR ANY LOADING/UNLOADING, STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES OR UNAUTHORIZED CONSTRUCTION. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY VOID YOUR COUNTY RIGHT-OF-WAY CONSTRUCTION PERMIT UNTIL THE VIOLATION IS CORRECTED.

5. SOLID WASTED COLLECTION AREAS SHALL CONFORM TO ARTICLE 7, SECTION 7.09.02.B.3. 100 OPAQUE ENCLOSURE AND A GATE A MINIMUM OF SIX FEET IN HEIGHT PER THE ORIGINAL APPROVED DO PLANS.

6. PRIOR TO OBTAINING ANY CITY PERMIT, CONTRACTOR TO PROVIDE ENGINEER AND CITY OF DESTIN WITH A PLAN SHOWING A MATERIAL LAY DOWN AREA AND ON SITE CONSTRUCTION PARKING AREA.

7. ALL DESIGN REFERENCES ARE TO THE 2005 LDC AND 2010 COMP PLAN.

8. THE OVERALL CONCEPT DESIGN, INCLUDING BUT NOT LIMITED TO, SHAPE, SIZE, ORIENTATION, LOCATION, AND CONFIGURATION OF THE PROPOSED BUILDINGS, SITE IMPROVEMENTS, MIN. PARKING, MIN. OPEN SPACE/LANDSCAPING, AND OTHER FEATURES, IF SHOWN OR REFERENCED, ARE APPROXIMATE AND SUBJECT TO CHANGE FOR ANY APPLICABLE PHASE OR SUB-PHASE SO LONG AS CITY CONFIRMS COMPLIANCE WITH THE APPROVED DEVELOPMENT ORDER AT THE TIME OF BUILDING PERMIT ISSUANCE.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

SIGHT TRIANGLES

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

Project No.:	24-01-0038
Designed: AMH	Drawn: RAH
Checked: RCW	O.C.: RCW
Date:	August, 2025
Scale:	1" = 40'
Sheet	3A

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Aug 15, 2025 - 4:33pm Printed By: rob.hennes
P:\Projects\CW\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-MSite.dwg

HarborWalk Existing Emerald Grande Development Analysis - DO Allowances						
Authorizing D/O - Amendment	**Date**	**Commercial Shopping Center SQFT**	**Condominiums @ EG**	**Additional Condos on the Overall Site**	**Multi-family Short-term Dwelling Units**	**Hotel - Condotel Units max. 357,089 sqft 502 sleeping rooms**
Original DO-02-55 (SP-00-57)	10/21/2002	199,999	170			
1st Amendment: DO-04-13 (SP-00-57 & SP-04-04)	3/2/2004		48	74		
2nd Admendement: Withdrawn						
3nd Amendment DO-10-02 (SP-06-02)	11/5/2009					
4th Amendment: DO-08-19 (Simple Deviation – Parking Lot and Stormwater Plan/Calcs)	5/9/2008	25,001			90	251
5th Amendment: DO-18-13 (SP-18-24 – Parking Baseline) (Simple Deviation)	5/23/2018					
5th Amendment: (document states 5th, but should be 6th Amendment): DO-21-01 (SP-20-15 – Access modification due to FDOT plans for Harbor Blvd.)	1/5/2021					
Totals		**225,000**	**218**	**74**	**90**	**251**

REQUIRED PARKING SUMMARY

PHASE I

Retail (see Parking Study)	97,650 square feet at 4 per 1,000	391 spaces	
Residential	289 units at 1.75per unit	506 spaces	
East Tower	144 units		
West Tower	125 units		
Captains Quarters	10 units		
Sunset Suites	10 units		
Hotel	26 keyed units at 1.5 per unit	39	
Hotel Staff	1 space per 20 keyed unit for staff parking	2	
Marina (See Parking Study)		484 spaces	
		1422	1,138 SPACES REQUIRED Phase I

PHASE 2	UTILIZING MMTD REQUIREMENTS:		SHARED USE 20% reduction
Retail	32,899 square feet at 1 space per 250	132 spaces	105 spaces
Hotel	254 keyed units at 1.5 per unit	381 spaces	305 spaces
Hotel	1 space per 20 keyed unit for staff parking	13 spaces	11 spaces
Residential	86 units at 1.75 spaces per unit	151 spaces	121 spaces
	Phase II Totals	677 spaces	542 SPACES REQUIRED PHASE 2
Total Spaces Required Before Shared Parking Reduction		2,099 spaces	**1,680** Phase 1 & 2 spaces with 20% reduction Shared Parking **1,259** Phase 1 & 2 spaces with 40% reduction MMTD

PROPOSED PARKING SUMMARY

West Surface Lot	63
Emerald Grande Ph 1 Garage	681
Phase 2 Garage	1325
North Surface Lot	15
Total Proposed	2084
SURPLUS	825

BICYCLE PARKING: SUMMARY OF UNADJUSTED PARKING DEMAND

Land Use	Total Vehicle Parking	Required Bike %	Required Bike Parking
Retail	132	10%	13
Residential	150.5	10%	15
Hotel	381	5%	19
Marina	484	10%	48
			96

The above total vehicular parking values are based on the Maximum Values given in the MMTD parking requirements. These values maybe adjusted to 80% of the maximum values. For Bicycle parking no adjustments allowed.

OFF STREET LOADING

Phase II	(UTILIZING MMTD REQUIREMENTS)
Retail	5 spaces
Hotel & Residential	5 spaces
Total	10 spaces

THE 2005 LDC FAR DEFINITION: "FAR IS CALCULATED BY ADDING ALL AUTHORIZED FLOOR LEVELS MINUS SETBACK, LANDSCAPE AND PARKING REQUIREMENTS AND THEN DIVIDING THIS TOTAL BY THE GROSS SITE AREA".

THE 2005 LDC GROSS FLOOR AREA DEFINITION: "THE SUM OF GROSS HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACE OF THE EXTERIOR WALLS, OR FROM THE CENTERLINE OF A WALL SEPARATING TWO BUILDINGS, BUT NOT INCLUDING INTERIOR PARKING SPACES, INTERIOR LOADING SPACES FOR MOTOR VEHICLES, OR ANY SPACE WHERE THE FLOOR–TO–FLOOR CEILING DIMENSION IS LESS THAN SIX FEET. ADDITIONALLY, ANY COURTYARD, DECK, PATIO, OR OTHER SIMILAR FUTURE, WITH OR WITHOUT A ROOF, WHICH COULD SERVE THE BUILDING'S DESIGNATED USE, SHALL BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA"

PHASE 2 DATA (PERMIT DRAWINGS WILL EXEMPLIFY THE SPECIFIC DATA SHOWN BELOW)
- ~ 133,068 NORTH BUILDING – GROSS FLOOR AREA
- ~ 447,035 EAST BUILDING – GROSS FLOOR AREA (LESS INTERIOR PARKING AREA)
- ~ 580,103 TOTAL GROSS FLOOR AREA

PHASE 2 HAS AN ALLOWABLE FAR OF 2.25 AND INCLUDES 392,040 SQFT OF PROPERTY.

580,103 GROSS FLOOR AREA / 392,040 SQFT OF LAND = 1.48 FAR AND THUS MEETS FAR REQUIREMENTS

(THIS DOES NOT INCLUDE ADDITIONAL ALLOWED DEDUCTIONS WHEN CALCULATING FAR AS LISTED ABOVE)

HARBORWALK – DENSITY OF PROJECT

ALLOWED = 25.9 DWELLING UNITS PER ACRE

PHASE I RESIDENTIAL UNITS = 289
PROPOSED PHASE 2 RESIDENTIAL UNITS = 86
TOTAL PROPOSED RESIDENTIAL UNITS = 375

TOTAL PROJECT ACREAGE = 14.70

375 UNITS / 14.70 ACRES = 25.51 DWELLING UNITS PER ACRE

EXISTING HOTEL KEYS IN PHASE 1 = 26
PROPOSED NEW HOTEL KEYS IN PHASE 2 = 254
TOTAL PHASE 1 AND PHASE 2 HOTEL KEYS = 280

TOTAL HOTEL KEYS ALLOWED = 251

HOTEL KEYS IN EXCESS = 29 (280 – 251)

THROUGH USE OF PROCESS TO EXCHANGE SURPLUS COMMERCIAL SHOPPING CENTER SQFT TO BE CONVERTED TO HOTEL KEYS, BASED ON COMPARABLE SQFT OF HOTEL ROOM(S).

CURRENT ALLOWED COMMERCIAL SHOPPING CENTER SQFT = 225,000

CURRENT PROPOSED COMMERCIAL SHOPPING CENTER SQFT FOR PHASE 1 AND PHASE 2 = 130,549 (PHASE 1 INCLUDING 97,650 + PHASE 2 INCLUDING 32,899)

CURRENT COMMERCIAL SHOPPING CENTER SURPLUS SQFT = 94,451

AVERAGE SQFT PER HOTEL ROOM = 625 OR A TOTAL OF 18,125 SQFT

REMAINING COMMERCIAL SHOPPING CENTER SQFT AFTER A DEDUCTION OF 29 COMPARABLE HOTEL KEYS = 76,326 SQFT

GENERAL NOTES

A) ANY BUILDING AT THE TIME OF PULLING THE CONSTRUCTION PERMIT WILL COMPLY WITH THE THEN–APPROVED FLOOD PLAIN ELEVATION.

B) ALL CONDITIONS IDENTIFIED WITHIN ANY AND ALL HARBORWALK DEVELOPMENT ORDERS ARE APPLICABLE AND SHALL BE ADHERED TO.

C) EXISTING LAND USE: COMMERCIAL, RESTAURANT & RETAIL.
FUTURE LAND USE MAP DESIGNATION:
SOUTH HARBOR MIXED USE (SHMU)
ZONING DISTRICT: SOUTH HARBOR MIXED USE (SHMU)

STREET LIGHTING TO COMPLY WITH MMTD REQUIREMENTS.

CONTRACTORS NOTE:

NO WORK SHALL COMMENCE WITHIN THE FDOT RIGHT OF WAY UNTIL ALL PERMITS ARE IN PLACE.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE FDOT SPECIFICATIONS AND ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITIONS.

ALL PAINT WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMOPLASTIC.

ALL LOW PROFILE MANAGEMENT SIGNS SHALL BE IN COMPLIANCE WITH CITY OF DESTIN LAND DEVELOPMENT CODE.

ALL SUBSEQUENT BUILDINGS WILL COMPLY WITH ADA ACCESSIBILITY.

PROJECT NOTES:

1. SUB–PHASING SIZE AND TIMING WILL BE DETERMINED BY MARKET CONDITIONS: WHEN EACH PHASE IS COMPLETE THAT PHASE WHEN COMBINED WITH ALL PRIOR PHASES WILL BE IN COMPLIANCE OF ALL APPLICABLE CODES.
2. HOTEL AND CONFERENCE AREA SQUARE FOOTAGES ARE AN ESTIMATE BASED ON CONCEPTUAL DRAWINGS. ACTUAL WILL BE ADJUSTED WITHIN FAR THRESHOLDS.
3. SEE SHARED PARKING ANALYSIS FOR HARBORWALK DATED AUGUST 20, 2009 BY CONNELLY AND WICKER.
4. ALL CONDITIONS PREVIOUSLY APPROVED AS HARBROWALK VILLAGE–1ST AMENDMENT: A MODIFICATION TO PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP–00–57 AND SP–04–04) SHALL REMAIN IN FULL FORCE AND EFFECT. WHEN EACH PHASE IS COMPLETE, THAT PHASE, WHEN COMBINED WITH ALL PRIOR PHASES, WILL BE IN COMPLIANCE TO ALL APPLICABLE CODES.
5. WITH REGARD TO PHASE 1A AND AB, A DIRECT QUOTE FROM THE 2002 DEVELOPMENT ORDER STATES: "A NOTE ON SHEET A–1.8 (ARCHITECTURAL SITE PLAN) SHALL STATE THE FOLLOWING: EACH PHASE UPON COMPLETION, WHEN COMBINED WITH PRIOR PHASING, WILL BE IN COMPLIANCE WITH ALL CODES, INCLUDING BUT NOT LIMITED TO SETBACKS, PARKING, LANDSCAPING, OPEN SPACE, STORMWATER RETENTION, FLOOR AREA RATIO, SITE LIGHTING, PEDESTRIAN ACCESS WAYS, LOADING ZONES AND DUMPSTER LOCATION REQUIREMENTS PER THE CITY OF DESTIN LAND DEVELOPMENT CODE IN EFFECT ON AUGUST 26, 2002. IN THE EVENT THAT, AT A SUBSEQUENT DATE, ANY CREDIT OF REDUCTION IN OPEN SPACE LANDSCAPE (SEE LANDSCAPE SITE PLAN L–3) ARE GIVEN FOR THE HARBORSIDE PEDESTRIAN WALK (L–3), THEN AN APPROPRIATE PRO RATED AMOUNT OF OPEN SPACE LANDSCAPE LYING BELOW 10 FEET NGVD MAY BE CONVERTED TO OTHER WALKWAYS OR PEDESTRIAN ORIENTED IMPERVIOUS OPEN SPACE." ALL FEES AND ASSOCIATED COSTS SHALL BE CALCULATED PER THE CITY OF DESTIN LAND DEVELOPMENT CODE IN EFFECT ON AUGUST 26, 2002.
6. WITH REGARDS TO PHASE 2: THIS 3RD AMENDMENT DEVELOPMENT ORDER ("3RD AMENDED D.O.") IS BEING APPROVED BY THE CITY PURSUANT TO THE TIER 2 CRITERIA ESTABLISHED IN THE CITY COMPREHENSIVE PLAN ("COMP PLAN") AND LAND DEVELOPMENT CODE ("LDC") FOR APPROXIMATELY 9 ACRES. THIS 3RD AMENDED D.O., AND ALL SUBSEQUENT APPLICATIONS FILED BY THE DEVELOPER FOR CITY PERMITS ISSUED PURSUANT TO THIS 3RD AMENDED D.O., INCLUDING WITHOUT LIMITATION BUILDING PERMITS, IMPACT FEES, LAND DEVELOPMENT CODES, SHALL BE GOVERNED BY THE COMP PLAN, LDC AND CITY ORDINANCES IN EFFECT AS OF OCTOBER 27, 2005, EXCEPT AS MAY BE MODIFIED BY THE CITY'S PROPOSED MULTIMODAL TRANSPORTATION DISTRICTS ORDINANCE, #08–14–LC, ADOPTED JANUARY 20, 2009.
7. PHASE 2 AND THE REMAINDER OF PHASE 1 WILL BE BUILT IN SUB–PHASES AS MARKET CONDITIONS ALLOW AND ALL TIMING REQUIREMENTS FOR COMMENCEMENT OF CONSTRUCTION FOR ALL FUTURE PHASES OF THE CODE HAVE BEEN MET. THE PROJECT CONSTRUCTION ACTIVITY, AS SPECIFIED IN ARTICLE 2.21.10 OF THE CITY OF DESTIN'S 2004 LDC, SHALL BE DEEMED AS ANY CONSTRUCTION WITHIN PHASE 1, 2 OR THE MARINA FOR THE TOTAL 14.7 ACRE DEVELOPMENT.
8. APPLICANT RESERVES THE RIGHT TO FURTHER MODIFY THE DENSITIES AND INTENSITIES SHOWN ON THIS PLAN, PROVIDED THEY DO NOT EXCEED THE DENSITIES AND INTENSITIES APPROVED IN THE PREVIOUS DEVELOPMENT ORDERS.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A.1			
A.2			
A.3			
A.4			
A.5			
A.6			
A.7			

SITE NOTES

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	NOVEMBER 10, 2025
Scale:	N/A
Sheet	4

Printed: Nov 10, 2025 - 10:01am Printed By: rob.hennes
P:\Projects\CWI\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\DO Plans\24-01-0023-MSite.dwg

Printed: Aug 15, 2025 - 4:34pm Printed By: rob.hennes

P:\Projects\CWI\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Site.dwg

U.S HIGHWAY 98
STATE ROAD 30
RIGHT-OF-WAYS VARIES

PHASE 1

PUBLIC SIDEWALK
PREFERRED ALTERNATIVE

DETAIL

OLD PASS

PAT O'BRIENS
MULTIPLE STORY STUCCO EXTERIOR BUILDING
1ST FLOOR F.F.E. = 25.97'

LIGHTHOUSE RESTAURANT
2 STORY STUCCO EXTERIOR BUILDING SANITARY SEWER MANHOLE RIM= 8.95'
F.F.E. = 9.17'

WATER GRILL RESTAURANT
2 STORY BRICK EXTERIOR BUILDING
ON CONCRETE SLAB FOUNDATION
F.F.E. = 10.95'

FIRST LEVEL PARKING F.F.E. = 8.91'

1" = 30'

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000511

No.	Date	Revision	By
A1			
A2			
A3			
A4			
A5			
A6			

EXISTING SITE PLAN

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	August, 2025
Scale:	1" = 30'

Sheet 5A

Printed: Aug 15, 2025 - 4:34pm Printed By: rob.hennes

CIRCLE WILL INCLUDE APPROPRIATE "MOUNTABLE CURB"

RELOCATED FUEL TANKS (IF NEEDED)

PUBLIC PEDESTRIAN ACCESS PATH SUBJECT TO CHANGE (TYP)

U.S HIGHWAY 98
STATE ROAD 30
RIGHT-OF-WAYS VARIES

S 80°33'40" E (P) (F) - 431.70'

EXISTING ASPHALT PAVEMENT

BRICK PAVERS

TRANSFORMER PAD

1.0' WIDE CONCRETE RIBBON CURBING

66.8'

127.4'

71.9'

35'

39'

FUTURE DRIVE CONNECTION

PROPOSED DUMPSTER

MEDIANS WILL INCLUDE APPROPRIATE CURBING

PROPOSED BUILDING

AMENITY/POOL AREA

IF BUILT PHASE 2B IS SUBJECT TO CHANGE

PHASE 2B

INTERNAL CAMPUS PARKING WILL BE DIMENSIONED PER APPLICABLE CITY CODE

PROPOSED BUILDING

PHASE 2A

ONE WAY

PUBLIC SIDEWALK PREFERRED ALTERNATIVE

APPROPRIATE PEDESTRIAN SIDEWALKS AND ACCESS TO ALL EXISTING AND NEW BUILDINGS, AMENITIES, AND HARBOR WILL BE INCLUDED.

ADA PUBLIC PEDESTRIAN ACCESS PATH SUBJECT TO CHANGE (TYP)

PROPOSED PHASE LINE SUBJECT TO CHANGE

RETAINING WALL BY OTHERS (TYP)

LOADING AREA FINAL DESIGN IS SUBJECT TO MODIFICATIONS

PROPOSED LOCATION FOR PUBLIC ACCESS ELEVATOR TO BOARDWALK

ANY PORTION OF PROPOSED BUILDING OUTSIDE OF THE HEIGHT LIMITATIONS AREA WILL COMPLY WITH ALL REQUIREMENTS.

PUBLIC PEDESTRIAN ACCESS PATH SUBJECT TO CHANGE (TYP)

WATER GRILL RESTAURANT
2 STORY BRICK EXTERIOR BUILDING
ON CONCRETE SLAB FOUNDATION
F.F.E. = 10.95'

FIRST LEVEL PARKING F.F.E. = 8.91'

1" = 30'

P:\Projects (CW)\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Site.dwg

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PROPOSED PLAN

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

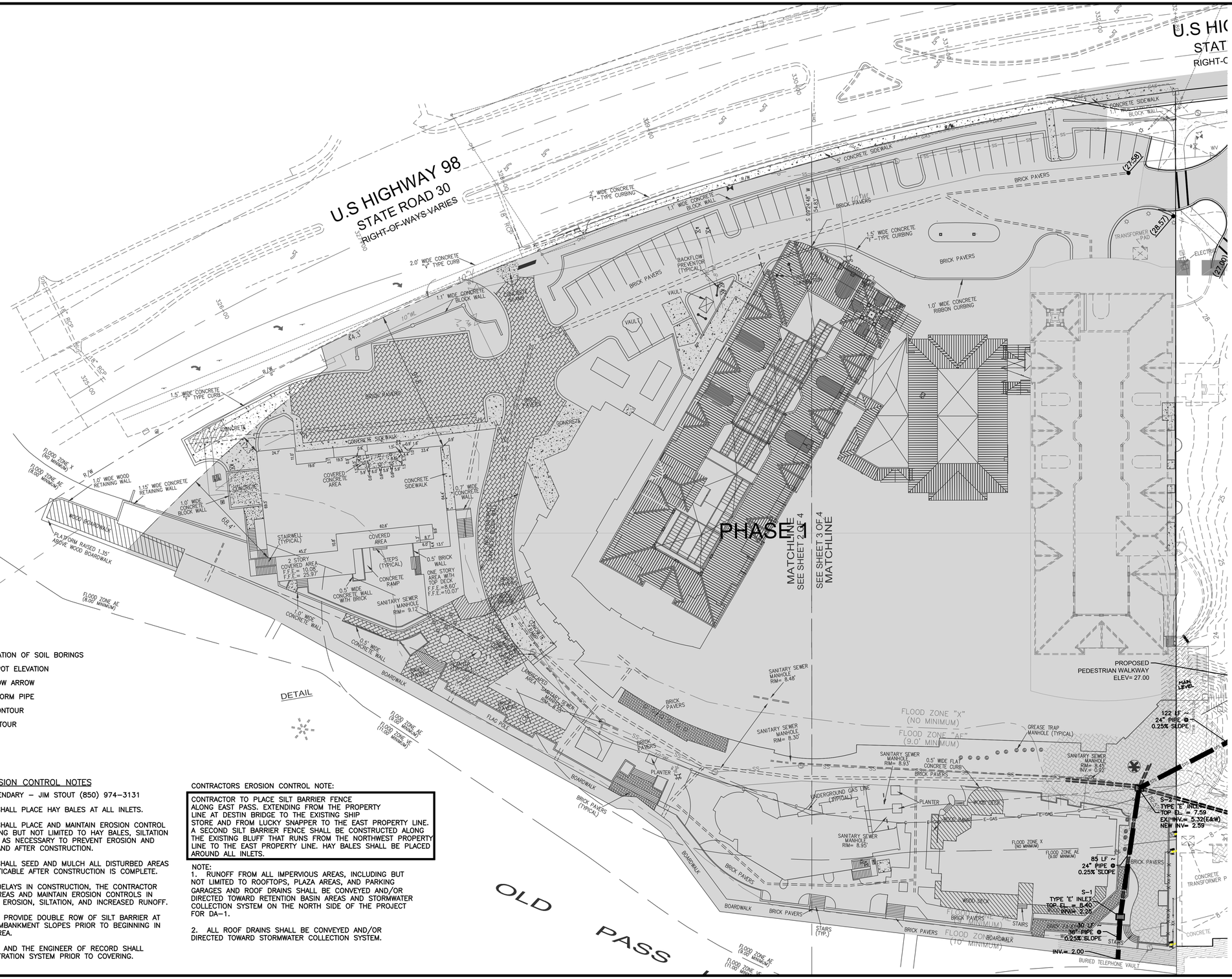
AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

Project No.:	24-01-0038
Designed: AMH	Drawn: RAH
Checked: RCW	O.C.: RCW
Date:	August, 2025
Scale:	1" = 30'
Sheet	5B

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Aug 15, 2025 - 4:35pm Printed By: rob.hennes

P:\Projects\CWI\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Site-PDG.dwg



LEGEND

- A-1 APPROX. LOCATION OF SOIL BORINGS
- 8.98 PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED STORM PIPE
- 26 PROPOSED CONTOUR
- 17 EXISTING CONTOUR
- STORM INLET
- SF SILT FENCE

DRAINAGE AND EROSION CONTROL NOTES

CONTACT PERSON: LEGENDARY – JIM STOUT (850) 974-3131

1. THE CONTRACTOR SHALL PLACE HAY BALES AT ALL INLETS.
2. THE CONTRACTOR SHALL PLACE AND MAINTAIN EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO HAY BALES, SILTATION SCREENS AND SOD AS NECESSARY TO PREVENT EROSION AND SILTATION DURING AND AFTER CONSTRUCTION.
3. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICABLE AFTER CONSTRUCTION IS COMPLETE.
4. IN THE EVENT OF DELAYS IN CONSTRUCTION, THE CONTRACTOR SHALL SEED ALL AREAS AND MAINTAIN EROSION CONTROLS IN PLACE TO PREVENT EROSION, SILTATION, AND INCREASED RUNOFF.
5. CONTRACTOR SHALL PROVIDE DOUBLE ROW OF SILT BARRIER AT THE TOE OF ALL EMBANKMENT SLOPES PRIOR TO BEGINNING IN THE PROMENADE AREA.
6. THE CITY ENGINEER AND THE ENGINEER OF RECORD SHALL INSPECT THE EXFILTRATION SYSTEM PRIOR TO COVERING.

CONTRACTORS EROSION CONTROL NOTE:

CONTRACTOR TO PLACE SILT BARRIER FENCE ALONG EAST PASS. EXTENDING FROM THE PROPERTY LINE AT DESTIN BRIDGE TO THE EXISTING SHIP STORE AND FROM LUCKY SNAPPER TO THE EAST PROPERTY LINE. A SECOND SILT BARRIER FENCE SHALL BE CONSTRUCTED ALONG THE EXISTING BLUFF THAT RUNS FROM THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. HAY BALES SHALL BE PLACED AROUND ALL INLETS.

NOTE:
1. RUNOFF FROM ALL IMPERVIOUS AREAS, INCLUDING BUT NOT LIMITED TO ROOFTOPS, PLAZA AREAS, AND PARKING GARAGES AND ROOF DRAINS SHALL BE CONVEYED AND/OR DIRECTED TOWARD RETENTION BASIN AREAS AND STORMWATER COLLECTION SYSTEM ON THE NORTH SIDE OF THE PROJECT FOR DA-1.

2. ALL ROOF DRAINS SHALL BE CONVEYED AND/OR DIRECTED TOWARD STORMWATER COLLECTION SYSTEM.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000511

No.	Date	Revision	By
A-			
A-			
A-			
A-			
A-			
A-			

EXISTING PAVING AND DRAINAGE PLAN

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HURSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	August, 2025
Scale:	1" = 30'

Sheet 6A

Printed: Aug 15, 2025 - 4:35pm Printed By: rob.hennes

P:\Projects\CW\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Site-PDG.dwg

LEGEND

- A-1 APPROX. LOCATION OF SOIL BORINGS
- 8.98 PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED STORM PIPE
- 26 PROPOSED CONTOUR
- 12 EXISTING CONTOUR
- STORM INLET
- SF SILT FENCE

DRAINAGE AND EROSION CONTROL NOTES

CONTACT PERSON: LEGENDARY – JIM STOUT (850) 974–3131

1. THE CONTRACTOR SHALL PLACE HAY BALES AT ALL INLETS.
2. THE CONTRACTOR SHALL PLACE AND MAINTAIN EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO HAY BALES, SILTATION SCREENS AND SOD AS NECESSARY TO PREVENT EROSION AND SILTATION DURING AND AFTER CONSTRUCTION.
3. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICABLE AFTER CONSTRUCTION IS COMPLETE.
4. IN THE EVENT OF DELAYS IN CONSTRUCTION, THE CONTRACTOR SHALL SEED ALL AREAS AND MAINTAIN EROSION CONTROLS IN PLACE TO PREVENT EROSION, SILTATION, AND INCREASED RUNOFF.
5. CONTRACTOR SHALL PROVIDE DOUBLE ROW OF SILT BARRIER AT THE TOE OF ALL EMBANKMENT SLOPES PRIOR TO BEGINNING IN THE PROMENADE AREA.
6. THE CITY ENGINEER AND THE ENGINEER OF RECORD SHALL INSPECT THE EXFILTRATION SYSTEM PRIOR TO COVERING.

CONTRACTORS EROSION CONTROL NOTE:

CONTRACTOR TO PLACE SILT BARRIER FENCE ALONG EAST PASS. EXTENDING FROM THE PROPERTY LINE AT DESTIN BRIDGE TO THE EXISTING SHIP STORE AND FROM LUCKY SNAPPER TO THE EAST PROPERTY LINE. A SECOND SILT BARRIER FENCE SHALL BE CONSTRUCTED ALONG THE EXISTING BLUFF THAT RUNS FROM THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. HAY BALES SHALL BE PLACED AROUND ALL INLETS.

NOTE:
1. RUNOFF FROM ALL IMPERVIOUS AREAS, INCLUDING BUT NOT LIMITED TO ROOFTOPS, PLAZA AREAS, AND PARKING GARAGES AND ROOF DRAINS SHALL BE CONVEYED AND/OR DIRECTED TOWARD RETENTION BASIN AREAS AND STORMWATER COLLECTION SYSTEM ON THE NORTH SIDE OF THE PROJECT FOR DA–1.

2. ALL ROOF DRAINS SHALL BE CONVEYED AND/OR DIRECTED TOWARD STORMWATER COLLECTION SYSTEM.

U.S HIGHWAY 98
STATE ROAD 30
RIGHT-OF-WAYS VARIES

PROPOSED BUILDING FFE=27.00

PROPOSED BUILDING FFE PRIMARY LEVEL = 27.00

PHASE 2A

PHASE 2B
IF BUILT PHASE 2B IS SUBJECT TO CHANGE

PROPOSED PHASE LINE SUBJECT TO CHANGE

PROPOSED RESORT POOL (BY OTHERS) EL = 25.00

FFE BASEMENT LEVEL = 11.00

PROPOSED UNDERGROUND STORMWATER SYSTEM (SIZE AND LOCATION MAY VARY)

PROPOSED PEDESTRIAN WALKWAY ELEV= 27.00

PROPOSED DUMPSTER PAD EL. 27.00

REFER TO ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS (TYP) INV.= 22.00

APPROX. LOCATION OF POOL EQUIPMENT AREA

PROPOSED OUTFALL

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A-1			
A-2			
A-3			
A-4			
A-5			
A-6			

PROPOSED PAVING AND DRAINAGE PLAN

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	August, 2025
Scale:	1" = 30'

Sheet 6B

Printed: Aug 15, 2025 - 4:35pm Printed By: rob.hennes

P:\Projects\CW\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Dets.dwg

GENERAL NOTES:

All workmanship and materials shall be in accordance with the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition, hereinafter referred to as the Florida Department of Transportation Specifications, except as modified herein.

Perform all clearing and grubbing, excavation, filling, backfilling, and grading indicated on the drawings and as necessary to accomplish the work.

All unsuitable material from clearing, grubbing, and other activities shall be disposed of off-site by the Contractor.

Any excess suitable material remaining from project excavation shall be disposed of off-site.

Excavated material that is suitable, as determined by the Engineer, may be used for filling and backfilling. Additional material, if necessary, shall be approved by the Engineer.

Excavation likely to dislocate, damage, or impair the strength of other structures already in place shall be done only after adequate protection has been provided for the in-place structures.

Clear and grub to remove stumps, roots, trees, vegetation, organic material, and other obstructions to the work. Grub out all roots larger than 1/4 inch in diameter, matted roots, and other organic material at least 12 inches below the surface within the grading limits shown on the drawings.

Contractor shall grade all areas as indicated or directed by Owner. Fill shall be brought to finish grades as shown and shall be graded to drain water away from structures.

The Contractor shall be responsible for locating and protecting existing utilities and structures until all construction is complete. The Contractor shall repair or pay for all damages made to existing facilities and structures.

Pavement subgrade shall have all unsuitable materials removed to a depth of two feet below top of subgrade, and 2.5 feet beyond edge of pavement or back of curb. Backfill with suitable material.

The subgrade shall be prepared in accordance with Section 160 of the Florida Department of Transportation Specifications.

The base shall be in accordance with applicable sections of the Florida Department of Transportation Specifications. Allowable base materials are indicated on the drawings.

All excavation and embankment construction shall be in accordance with Section 120 of the Florida Department of Transportation Specifications.

Where damaged or required to be cut by the Contractor's operations, sidewalks and driveways shall be repaired to conform to the existing type of construction in accordance with the Florida Department of Transportation Specifications.

All lengths of pipes shown are scaled only. Drainage, endwalls, and pipes shall be constructed to conform with the low points and other pertinent features.

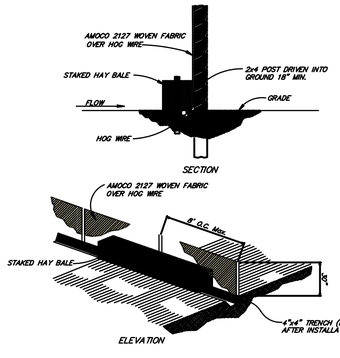
Storm drainage facilities are to be constructed as shown on the drawings and in accordance with the Florida Department of Transportation Specifications.

The Contractor shall take whatever steps are necessary to prevent erosion resulting from increased runoff during sitework construction.

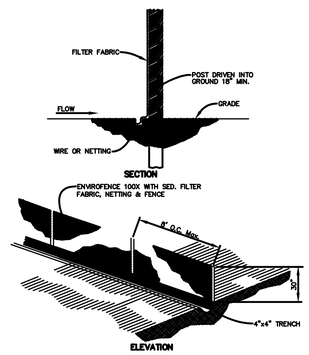
The Contractor shall protect the retention basins and swales from sedimentation during construction with hay bales as necessary.

Provide contraction joints at 10' O.C. and expansion joints at 50' O.C. on all exterior curbing.

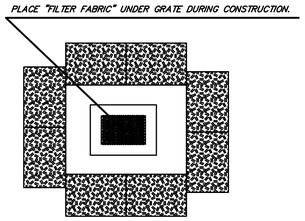
Provide contraction joints at 5' O.C. and expansion joints at 20' O.C. on all exterior sidewalks.



SILT BARRIER DETAIL
N.T.S.

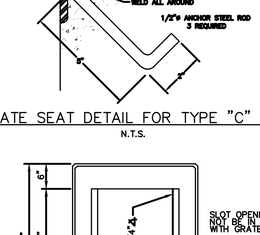


SILT FENCE DETAIL
N.T.S.

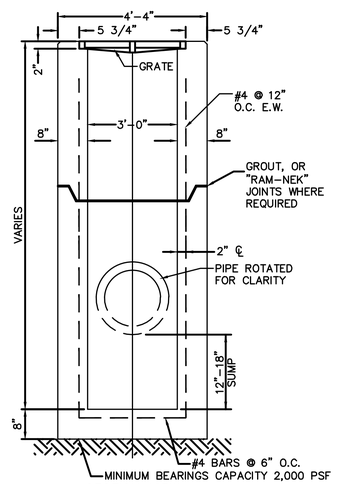


TYPICAL HAYBALE PROTECTION
AROUND INLETS
N.T.S.

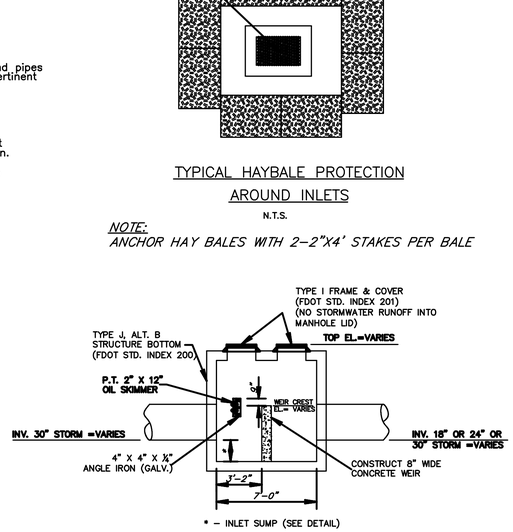
NOTE:
ANCHOR HAY BALES WITH 2-2"X4' STAKES PER BALE



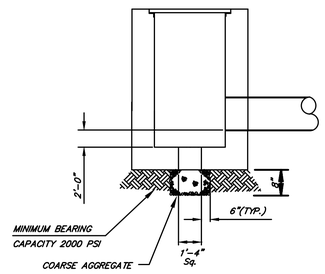
PLAN VIEW



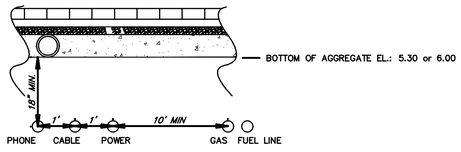
STORM SEWER TYPE "E" INLET
N.T.S.



CONTROL STRUCTURE DETAIL
N.T.S.

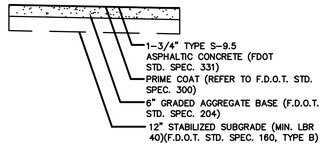


INLET SUMP DETAIL
N.T.S.



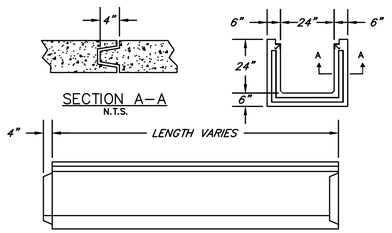
SCHEMATIC UTILITY LOCATION DETAIL

NOTES:
1. WATERLINE SHALL MAINTAIN 36" MIN. CLEARANCE FROM BOTTOM OF PERVIOUS PAVEMENT AT LOWER LEVEL.
2. WATERLINE SHALL MAINTAIN 36" MIN. COVER IN UPPER LEVEL.
3. LOCATION OF SANITARY LINES AND WATERLINES VARIES (REFER TO SITE UTILITY PLAN SHEETS).
4. REFER TO RESPECTIVE UTILITY COMPANY PLANS FOR EXACT LOCATION.



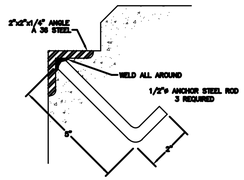
NOTES:
1. THE INTENT OF THE 1-3/4" ASPHALT COURSE THICKNESS IS TO PROVIDE 1-1/2" MINIMUM THICKNESS IN ACCORDANCE WITH CITY OF DESTIN REQUIREMENTS.

TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.

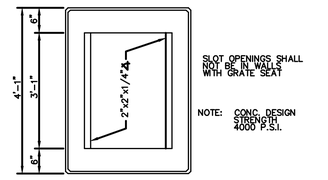


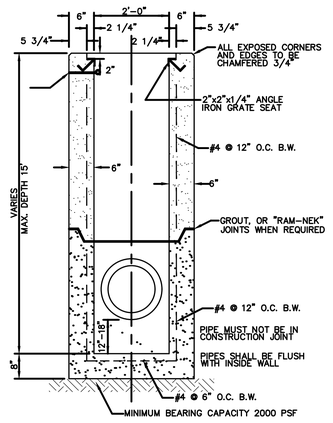
TYPICAL PRECAST TRENCH DRAIN DETAIL
N.T.S.

NOTE:
1. USE STANDARD PRECAST, INC. STANDARD PRECAST TRENCH & STANDARD TRENCH GRATE #USF 6212.

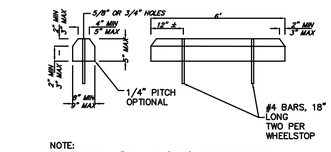


GRATE SEAT DETAIL FOR TYPE "C" INLET
N.T.S.



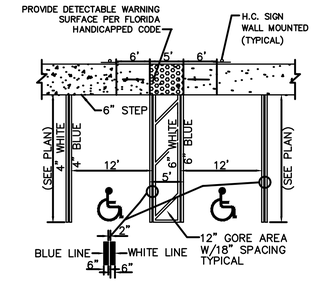


TYPE "C" INLET
N.T.S.



NOTE:
1. ALL EDGES 2" RADIUS (TYP.) CAST OR RUBBED
2. STOPBARS TO BE YELLOW UNLESS IN H/C SPACE. STOP BAR TO BE BLUE WHEN IN H/C SPACE.

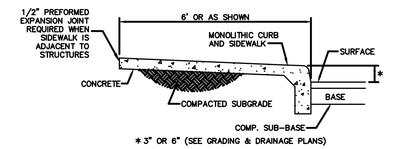
WHEEL STOP DETAIL
N.T.S.



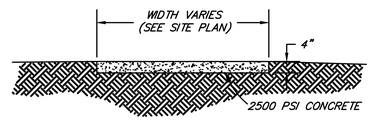
GENERAL NOTES:

1) CURB CUTS SHALL HAVE A MAXIMUM RISE OF 8 INCHES.
2) THE MAXIMUM SLOPE FOR A CURB RAMP IS 1:12 OR 8%.
3) SEE GRADING PLAN FOR SPOT ELEVATIONS.
4) ACCESS RAMP AND HANDICAP SYMBOL SHALL BE PAINTED WHITE. H.C. SYMBOL SHALL BE 5 FEET HIGH.
5) TOP PORTION OF HANDICAP SIGN SHALL HAVE A REFLECTIVE BLUE BACK GROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACK GROUND WITH BLACK OPAQUE LEGEND AND BORDER.

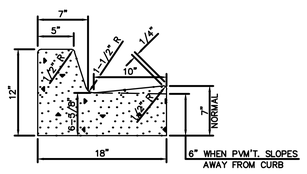
HANDICAPPED PARKING SPACE DETAIL
N.T.S.



MONOLITHIC CURB & SIDEWALK SECTION
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.



NOTE: WHEN USED ON HIGH SIDE OF ROADWAY, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.

MODIFIED TYPE "F" CURB DETAIL
N.T.S.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PAVING & DRAINAGE DETAILS

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	24-01-0023
Designed: AMH	Drawn: RAH
Checked: RCW	Q.C.: RCW
Date:	AUGUST 2025
Scale:	N.T.S.

Sheet 7A

Printed: Aug 15, 2025 - 4:35pm Printed By: rob.hennes

P:\Projects\CWI\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Dots.dwg

ADS
Advanced Drainage Systems, Inc.

SiteAssist
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

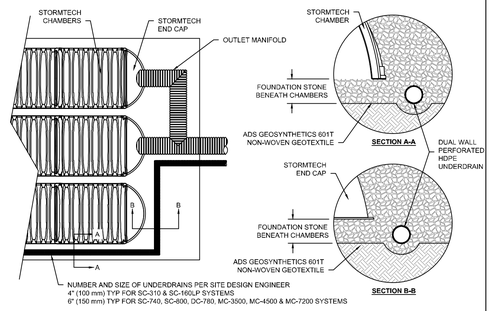
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

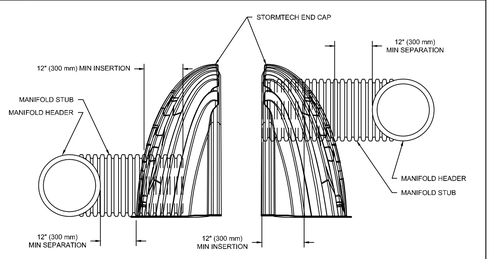
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

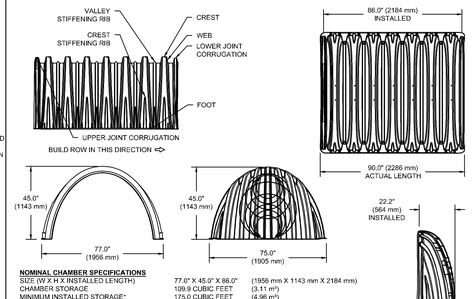


5 UNDERDRAIN DETAIL



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

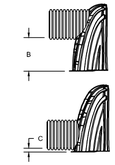
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 6" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

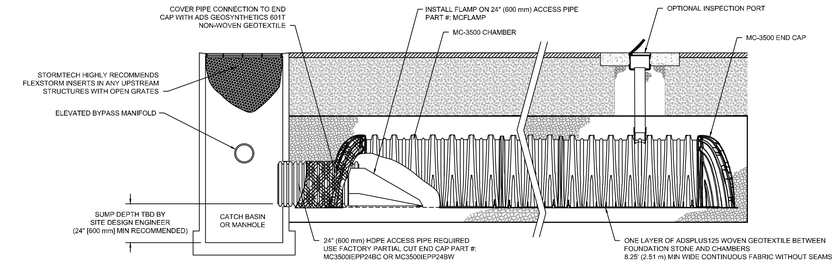
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	—
MC3500IEPP06B		—	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	—
MC3500IEPP08B		—	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	—
MC3500IEPP10B		—	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	—
MC3500IEPP12B		—	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	—
MC3500IEPP15B		—	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	—
MC3500IEPP18TW			
MC3500IEPP18BC		—	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	—
MC3500IEPP24TW		—	2.06" (52 mm)
MC3500IEPP24BC			
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	—	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

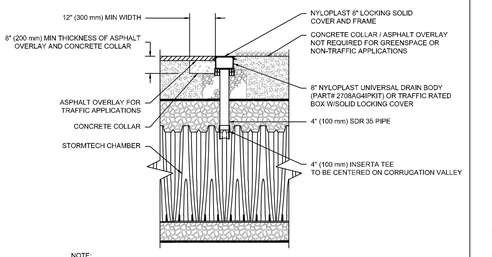


CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATIONS



3 MC-3500 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

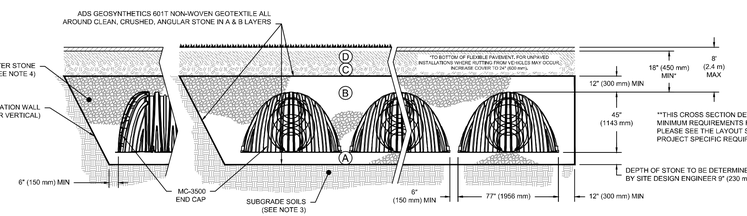
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

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 18" (450 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 18" (450 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 OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. 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".
2. 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.
3. 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.
4. 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.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. 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.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

MC-3500
STANDARD DETAILS

DRAWN: JLM | DATE: 01/10/24
REVIEWED: JLM | PROJECT NO:
REV: | NOT TO SCALE

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT, UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET'S OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A1			
A2			
A3			
A4			
A5			
A6			

PAVING & DRAINAGE DETAILS

HARBORWALK PHASE II

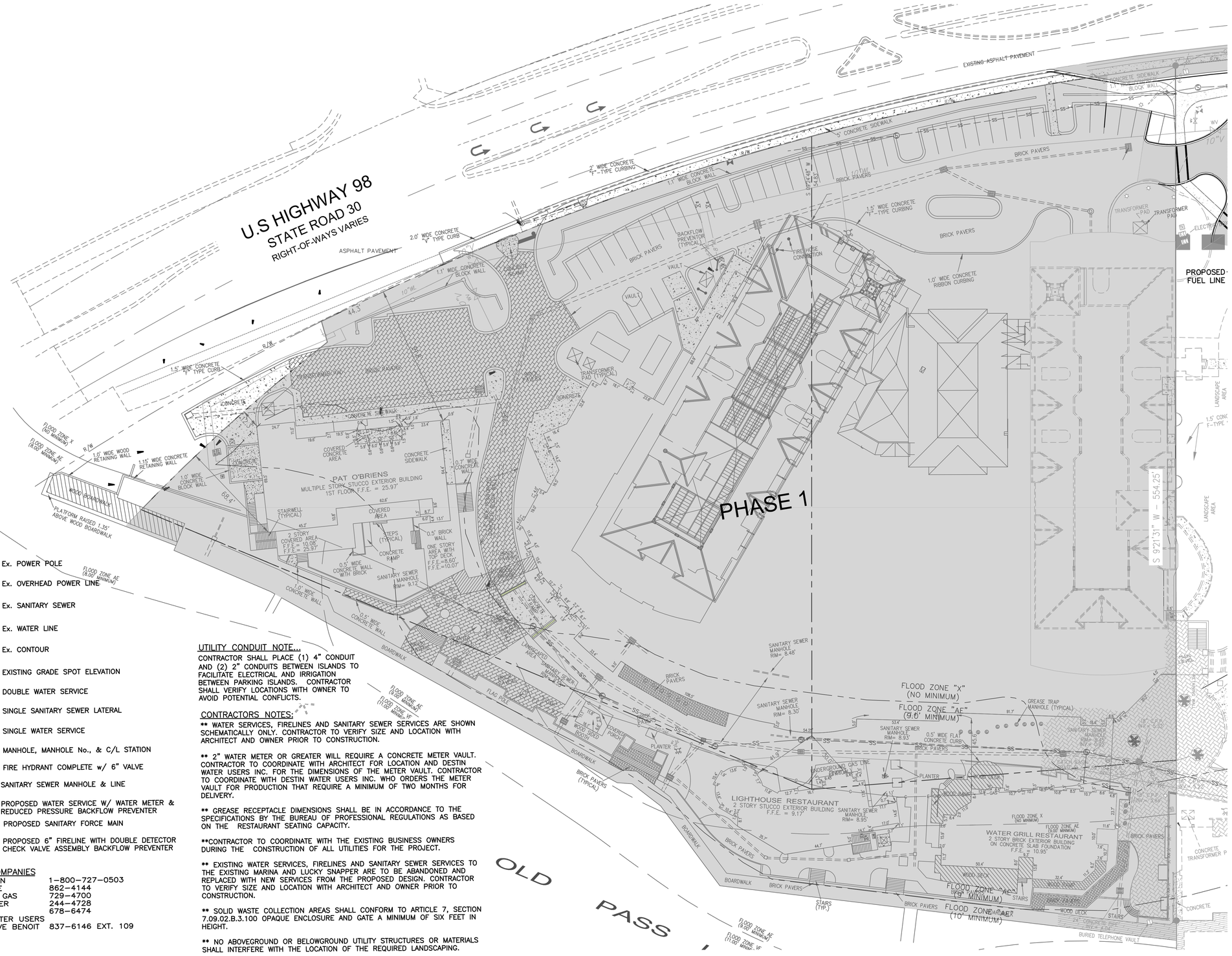
PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 24-01-0023
Designed: AMH | Drawn: RAH
Checked: RCW | O.C.: RCW
Date: AUGUST 2025
Scale: N.T.S.
Sheet 7B

Printed: Aug 15, 2025 - 4:36pm Printed By: rob.hennes



LEGEND

- Ex. POWER POLE
- Ex. OVERHEAD POWER LINE
- Ex. SANITARY SEWER
- Ex. WATER LINE
- Ex. CONTOUR
- EXISTING GRADE SPOT ELEVATION
- DOUBLE WATER SERVICE
- SINGLE SANITARY SEWER LATERAL
- SINGLE WATER SERVICE
- MANHOLE, MANHOLE No., & C/L STATION
- FIRE HYDRANT COMPLETE w/ 6" VALVE
- SANITARY SEWER MANHOLE & LINE
- PROPOSED WATER SERVICE W/ WATER METER & REDUCED PRESSURE BACKFLOW PREVENTER
- PROPOSED SANITARY FORCE MAIN
- PROPOSED 6" FIRELINE WITH DOUBLE DETECTOR CHECK VALVE ASSEMBLY BACKFLOW PREVENTER

UTILITY COMPANIES

CABLEVISION	1-800-727-0503
COX CABLE	862-4144
OKALOOSA GAS	729-4700
GULF POWER	244-4728
SPRINT	678-6474
DESTIN WATER USERS ATTN. STEVE BENOIT	837-6146 EXT. 109

UTILITY CONDUIT NOTE...

CONTRACTOR SHALL PLACE (1) 4" CONDUIT AND (2) 2" CONDUITS BETWEEN ISLANDS TO FACILITATE ELECTRICAL AND IRRIGATION BETWEEN PARKING ISLANDS. CONTRACTOR SHALL VERIFY LOCATIONS WITH OWNER TO AVOID POTENTIAL CONFLICTS.

CONTRACTORS NOTES:

** WATER SERVICES, FIRELINES AND SANITARY SEWER SERVICES ARE SHOWN SCHEMATICALLY ONLY. CONTRACTOR TO VERIFY SIZE AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

** 2" WATER METER OR GREATER WILL REQUIRE A CONCRETE METER VAULT. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR LOCATION AND DESTIN WATER USERS INC. FOR THE DIMENSIONS OF THE METER VAULT. CONTRACTOR TO COORDINATE WITH DESTIN WATER USERS INC. WHO ORDERS THE METER VAULT FOR PRODUCTION THAT REQUIRE A MINIMUM OF TWO MONTHS FOR DELIVERY.

** GREASE RECEPTACLE DIMENSIONS SHALL BE IN ACCORDANCE TO THE SPECIFICATIONS BY THE BUREAU OF PROFESSIONAL REGULATIONS AS BASED ON THE RESTAURANT SEATING CAPACITY.

**CONTRACTOR TO COORDINATE WITH THE EXISTING BUSINESS OWNERS DURING THE CONSTRUCTION OF ALL UTILITIES FOR THE PROJECT.

** EXISTING WATER SERVICES, FIRELINES AND SANITARY SEWER SERVICES TO THE EXISTING MARINA AND LUCKY SNAPPER ARE TO BE ABANDONED AND REPLACED WITH NEW SERVICES FROM THE PROPOSED DESIGN. CONTRACTOR TO VERIFY SIZE AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

** SOLID WASTE COLLECTION AREAS SHALL CONFORM TO ARTICLE 7, SECTION 7.09.02.B.3.100 OPAQUE ENCLOSURE AND GATE A MINIMUM OF SIX FEET IN HEIGHT.

** NO ABOVEGROUND OR BELOWGROUND UTILITY STRUCTURES OR MATERIALS SHALL INTERFERE WITH THE LOCATION OF THE REQUIRED LANDSCAPING.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000511

No.	Date	Revision	By
A1			
A2			
A3			
A4			
A5			
A6			

EXISTING UTILITY PLAN

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

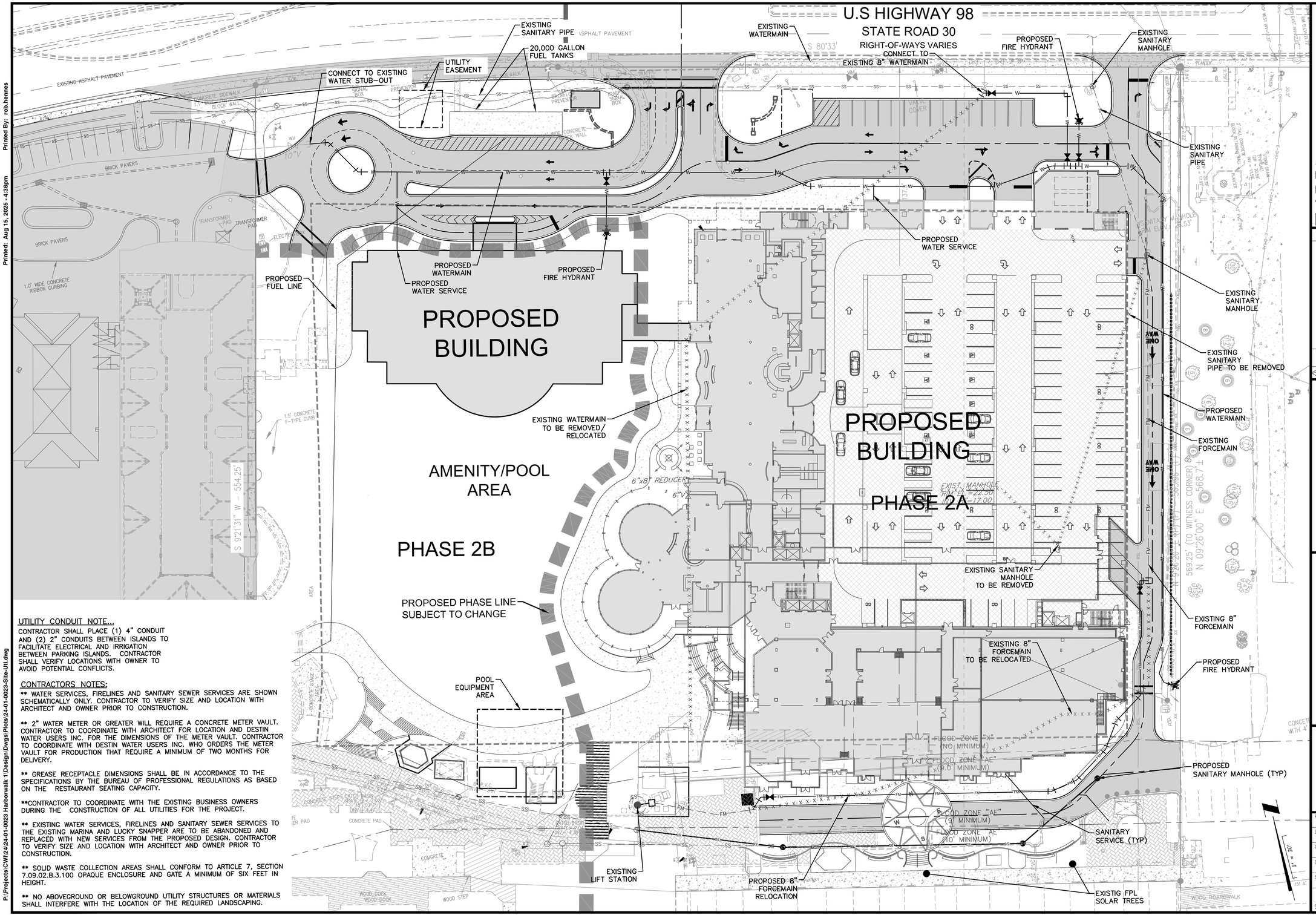
AUTUMN M. HURSCH
P.E. NUMBER: 72939
Reg. Engineer

Project No.:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	AUGUST 2025
Scale:	1" = 30'

Sheet 8A

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

P:\Projects\CWI\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Site-Util.dwg



UTILITY CONDUIT NOTE...

CONTRACTOR SHALL PLACE (1) 4" CONDUIT AND (2) 2" CONDUITS BETWEEN ISLANDS TO FACILITATE ELECTRICAL AND IRRIGATION BETWEEN PARKING ISLANDS. CONTRACTOR SHALL VERIFY LOCATIONS WITH OWNER TO AVOID POTENTIAL CONFLICTS.

CONTRACTORS NOTES:

** WATER SERVICES, FIRELINES AND SANITARY SEWER SERVICES ARE SHOWN SCHEMATICALLY ONLY. CONTRACTOR TO VERIFY SIZE AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

** 2" WATER METER OR GREATER WILL REQUIRE A CONCRETE METER VAULT. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR LOCATION AND DESTIN WATER USERS INC. FOR THE DIMENSIONS OF THE METER VAULT. CONTRACTOR TO COORDINATE WITH DESTIN WATER USERS INC. WHO ORDERS THE METER VAULT FOR PRODUCTION THAT REQUIRE A MINIMUM OF TWO MONTHS FOR DELIVERY.

** GREASE RECEPTACLE DIMENSIONS SHALL BE IN ACCORDANCE TO THE SPECIFICATIONS BY THE BUREAU OF PROFESSIONAL REGULATIONS AS BASED ON THE RESTAURANT SEATING CAPACITY.

**CONTRACTOR TO COORDINATE WITH THE EXISTING BUSINESS OWNERS DURING THE CONSTRUCTION OF ALL UTILITIES FOR THE PROJECT.

** EXISTING WATER SERVICES, FIRELINES AND SANITARY SEWER SERVICES TO THE EXISTING MARINA AND LUCKY SNAPPER ARE TO BE ABANDONED AND REPLACED WITH NEW SERVICES FROM THE PROPOSED DESIGN. CONTRACTOR TO VERIFY SIZE AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

** SOLID WASTE COLLECTION AREAS SHALL CONFORM TO ARTICLE 7, SECTION 7.09.02.B.3.100 OPAQUE ENCLOSURE AND GATE A MINIMUM OF SIX FEET IN HEIGHT.

** NO ABOVEGROUND OR BELOWGROUND UTILITY STRUCTURES OR MATERIALS SHALL INTERFERE WITH THE LOCATION OF THE REQUIRED LANDSCAPING.

Printed: Aug 15, 2025 - 4:36pm Printed By: rob.hennes

P:\Projects\CW\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Site-Util.dwg

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			

PROPOSED UTILITY PLAN

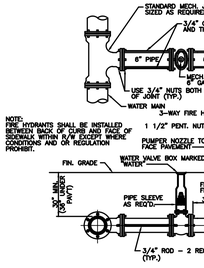
HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

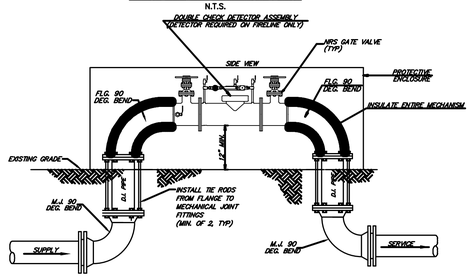
Project No.:	24-01-0038
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	AUGUST 2025
Scale:	1" = 30'
Sheet	8B



NOTE:
FIRE HYDRANTS SHALL BE INSTALLED BEHIND THE CURB, 2' BEHIND FACE OF SIDEWALK OR AS SHOWN ON PLANS WHERE CONDITIONS AND OR REGULATION PROHIBIT.

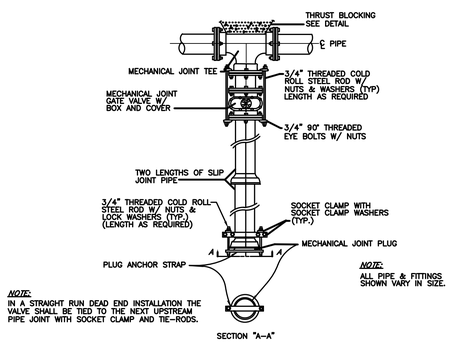
FIRE HYDRANT NOTE:
ALL HYDRANTS WILL HAVE A STANDARD PENTAGON 1 1/2" OPERATING NUT AND A TAMPER PROOF BONNET. NO THREADED RODS WILL BE ALLOWED BETWEEN THE HYDRANTS ISOLATION VALVE AND THE HYDRANT.

TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



DOUBLE CHECK DETECTOR ASSEMBLY
N.T.S.

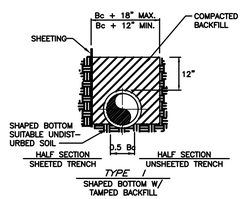
NOTE
IF FIRE SPRINKLER SYSTEM IS CHEMICALLY TREATED, A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY WITH A DETECTOR CHECK VALVE SHALL BE PROVIDED.



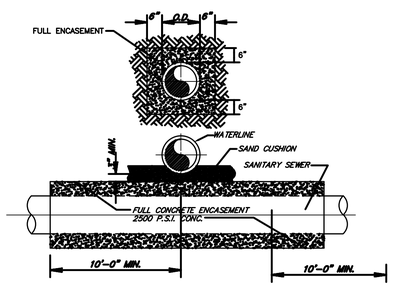
NOTE:
IN A STRAIGHT RUN DEAD END INSTALLATION THE VALVE SHALL BE TIED TO THE NEXT UPSTREAM PIPE JOINT WITH SOCKET CLAMP AND TIE-RODS.

NOTE:
ALL PIPE & FITTINGS SHOWN VARY IN SIZE.

DEAD END STUB DETAIL
N.T.S.



CLASS "B"
TYPICAL BEDDING DETAIL
N.T.S.



NOTE
FOR POTABLE WATER LINE CROSSING, 1-1/2" DIA. AND LARGER, A HORIZONTAL SEPARATION OF A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAINS AND SEWER MAINS (INCLUDES FORCE MAINS). WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, ALL PVC PIPE SHALL BE ENCASED IN CONCRETE. THIS SITUATION MAY OR NOT BE NOTICED ON DRAWINGS.

FOR ALTERNATE
CAST IRON OR DUCTILE IRON PIPE MAY BE USED IN LIEU OF CONCRETE ENCASEMENT AT WATER LINE CROSSING, WITH A LENGTH OF PIPE CENTERED AT THE POINT OF CROSSING, SO AS TO LOCATE JOINTS AT A MAXIMUM DISTANCE FROM THE WATER LINE.

TYPICAL ENCASEMENT DETAIL
N.T.S.

GENERAL NOTES – POTABLE WATER CONSTRUCTION

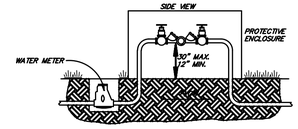
1. CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER MAINS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. HYDROSTATIC AND LEAKAGE TESTS, AND DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANY PROVIDING POTABLE WATER SERVICES TO THE PROJECT.
3. NO POTABLE WATER MAIN CONSTRUCTION SHALL COMMENCE UNTIL SHOP DRAWINGS HAVE BEEN APPROVED
4. PROVIDE FIROMATIC #5 LOCKS AND KEYS ON ALL CURB STOPS.
5. CONTRACTOR SHALL NOTIFY UTILITY COMPANY 48 HRS. PRIOR TO COMMENCEMENT OF CONSTRUCTION. UTILITY REPRESENTATIVES MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.
6. IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER AND PLUMBING SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE THAT ALL PIPE AND PIPE FITTINGS FOR NEW AND RELOCATED WATER SERVICES AND PLUMBING CONTAIN NO MORE THAN EIGHT PERCENT LEAD, AND THAT ALL SOLDERS AND FLUX FOR NEW AND RELOCATED WATER SERVICES AND PLUMBING CONTAIN NO MORE THAN 0.2 PERCENT LEAD.

RESIDENTIAL BACKFLOW REQUIREMENTS

RESIDENTIAL SERVICE TAPS ARE NOT REQUIRED TO INSTALL A BACKFLOW ASSEMBLY, HOWEVER AS A PROTECTIVE MEASURE, DESTIN WATER USERS HAS INSTALLED A RESIDENTIAL DUAL CHECK BACKFLOW ON ALL RESIDENTIAL POTABLE WATER TAPS.

FLORIDA ADMINISTRATIVE CODE DOES REQUIRE ADDITIONAL PROTECTION FOR THE FOLLOWING SITUATIONS:

1. ANY IRRIGATION TAPS MADE ON THE POTABLE DRINKING WATER, MUST BE PROTECTED BY A MINIMUM PRESSURE VACUUM BREAKER BACKFLOW ASSEMBLY. THE INSTALLATION REQUIREMENTS ARE VERY CRITICAL, AND MUST BE FOLLOWED.
   A. THERE MUST BE NO TEES BETWEEN THE BACKFLOW ASSEMBLY AND THE TAP FROM THE POTABLE WATER.
   B. IF THE ASSEMBLY IS A PRESSURE VACUUM BREAKER IT MUST BE INSTALLED IN THE VERTICAL POSITION.
   C. AND, MOST IMPORTANTLY, THE BACKFLOW ASSEMBLY MUST BE INSTALLED AT LEAST TWELVE (12) INCHES ABOVE THE HIGHEST OUTLET ON THE IRRIGATION SYSTEM (HOSE BIB, SPRINKLER HEAD, ETC.).
2. POOLS SHOULD HAVE EITHER AN APPROVED AIR GAP OF A MINIMUM PROTECTION OF A PRESSURE VACUUM BREAKER BACKFLOW ASSEMBLY. ONCE AGAIN INSTALLATION MUST BE CORRECT.
3. THE POTABLE WATER SYSTEM MUST BE PROTECTED BY A REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY, IF A PRIVATE WELL IS CONNECTED IN ANY WAY. THE INSTALLATION REQUIREMENTS ARE AS FOLLOWS:
   A. THE BACKFLOW ASSEMBLY MUST BE INSTALLED IN THE HORIZONTAL POSITION.
   B. IT MUST BE INSTALLED AT THE WATER METER, ON THE PROPERTY OWNERS SIDE, UNLESS SPECIFIED OTHERWISE BY DESTIN WATER USERS.
   C. THERE CAN BE NO TEES BETWEEN THE BACKFLOW ASSEMBLY AND THE WATER METER.
   D. THE BACKFLOW ASSEMBLY MUST BE INSTALLED BETWEEN TWELVE (12) AND THIRTY (30) INCHES ABOVE THE FLOOD PLAIN, WITH AT LEAST EIGHTEEN



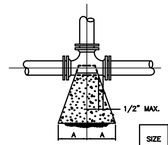
REDUCED PRESSURE ASSEMBLY
N.T.S.

COMMERCIAL BACKFLOW INSTALLATION REQUIREMENTS.

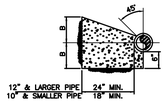
ALL COMMERCIAL WATER SERVICE CONNECTIONS ARE REQUIRED TO BE PROTECTED BY A REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY. THE ASSEMBLY MUST BE INSTALLED NEAR THE WATER METER. ALL ASSEMBLIES MUST BE INSTALLED HORIZONTALLY, UNLESS APPROVED OTHERWISE BY DESTIN WATER USERS. EACH ASSEMBLY MUST BE READILY ACCESSIBLE WITHOUT OBSTRUCTION, AD HAVE A VERTICAL CLEARANCE OF AT LEAST 12" ABOVE FLOOD PLAIN, AND 18" OR MORE AROUND AND ABOVE THE ASSEMBLY TO PROVIDE FOR TESTING AND MAINTENANCE.

1. DEDICATED FIRE LINES, PRESENTING NO OTHER HAZARD(S) OR POTENTIAL HAZARD(S), SUCH AS DRY CHEMICALS OR ANTIFREEZE, ARE REQUIRED TO BE PROTECTED BY A MINIMUM DOUBLE CHECK VALVE ASSEMBLY. IF PRIVATE FIRE HYDRANTS ARE PRESENT, A DOUBLE DETECTOR CHECK VALVE ASSEMBLY WILL BE REQUIRED AS A MINIMUM. FIRELINES WHICH HAVE ELEMENTS CONSIDERED HAZARDOUS, MUST BE PROTECTED BY A REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY.
2. IRRIGATION SYSTEMS SUPPLIED BY POTABLE WATER, REQUIRE A MINIMUM PRESSURE VACUUM BREAKER ASSEMBLY. THE ASSEMBLY MUST BE INSTALLED VERTICALLY, AT LEAST 12" ABOVE THE HIGHEST OUTLET (HOSE BIB, SPRINKLER, ETC.). THERE MUST ALSO BE 18" CLEARANCE AROUND AND ABOVE THE ASSEMBLY.
3. IRRIGATION SYSTEMS, DEDICATED FIRE LINES, OR ANY COMBINATION SYSTEMS SUPPLIED BY RECLAIMED WATER, OTHER THAN SINGLE FAMILY RESIDENCES, REQUIRE IMMEDIATE UPGRADE OF PROTECTION OF THE POTABLE WATER SUPPLY BY INSTALLING A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY.
4. RESIDENTIAL TAPS, ARE CURRENTLY NOT REQUIRED TO HAVE A BACKFLOW PREVENTER; HOWEVER, AS A PROTECTIVE MEASURE, DESTIN WATER USERS HAS INSTALLED RESIDENTIAL DUAL CHECK BACKFLOWS. AS PER STATE GUIDELINES, DESTIN WATER USERS RESERVES THE RIGHT TO ELIMINATE ANY, AND ALL CROSS CONNECTIONS.

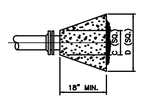
DESTIN WATER USERS PHONE (850) 654-4826.



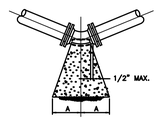
SIZE	TEE		CU. FT.
	A	B	CONC.
2"	6"	5"	1.5
4"	8"	6"	2.0
6"	10"	12"	3.5
8"	13"	16"	5.4
10"	16"	20"	9.4
12"	18"	24"	16.6
14"	22"	27"	23.2
16"	24"	30"	28.6
18"	26"	32"	
20"			



SIZE	PLUG		CU. FT.
	C	D	CONC.
2"	6"	9"	1.5
4"	8"	11"	2.0
6"	10"	21"	2.6
8"	12"	29"	4.5
10"	14"	36"	6.9
12"	16"	41"	9.0
14"	18"	48"	12.3
16"	20"	54"	15.2
18"	22"	60"	
20"			



NOTES:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A-1 THRU A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.



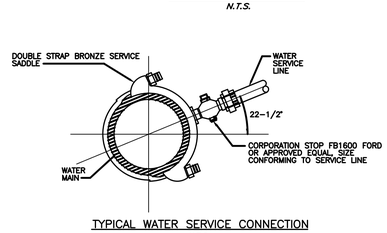
SIZE	1/4 BENDS		CU. FT.	1/8 BENDS		CU. FT.	1/16 BENDS		CU. FT.
	A	B	CONC.	A	B	CONC.	A	B	CONC.
2"	6"	5"	1.5						
4"	8"	6"	2.0						
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1
10"	26"	17"	11.5	14"	17"	5.9	10"	12"	3.6
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9
16"	38"	27"	37.8	21"	27"	19.1	12"	24"	11.2
18"	42"	29"		22"	29"		13"	28"	
20"	47"								

NOTES:
1. ALL BEARING SURFACES TO BE CARRIED TO UNISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A-1 THRU A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

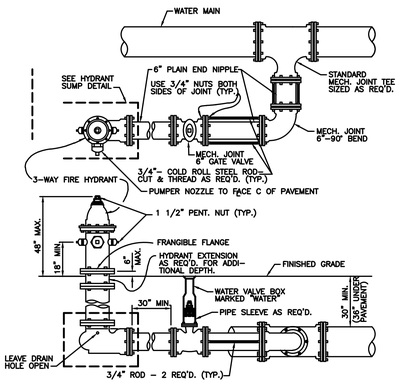
THRUST BLOCK DETAIL
N.T.S.

NOTE:
ALL BELOW GROUND VALVES REQUIRE VALVE BOX.

VALVE AND BOX DETAIL
N.T.S.

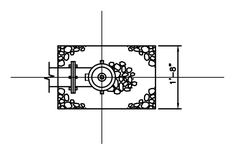


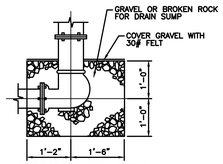
TYPICAL WATER SERVICE CONNECTION
N.T.S.



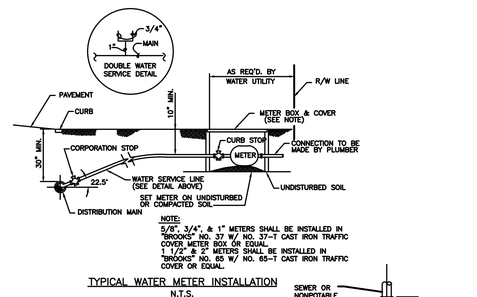
TYPICAL LIMITED SPACE
FIRE HYDRANT INSTALLATION
N.T.S.

FIRE HYDRANT NOTE:
ALL HYDRANTS WILL HAVE A STANDARD PENTAGON 1 1/2" OPERATING NUT AND A TAMPER PROOF BONNET. NO THREADED RODS WILL BE ALLOWED BETWEEN THE HYDRANTS ISOLATION VALVE AND THE HYDRANT.



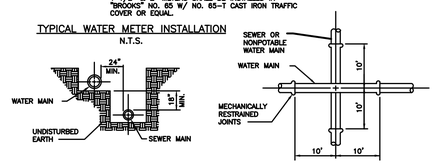


HYDRANT SUMP DETAIL
N.T.S.



NOTE:
5/8", 3/4", & 1" METERS SHALL BE INSTALLED IN "BROOKS" NO. 37 W/ NO. 37-T CAST IRON TRAFFIC COVER METER BOX OR EQUAL.
1 1/2" & 2" METERS SHALL BE INSTALLED IN "BROOKS" NO. 85 W/ NO. 85-T CAST IRON TRAFFIC COVER OR EQUAL.

TYPICAL WATER METER INSTALLATION
N.T.S.



NOTES:
1. WHERE A 10 FOOT PARALLEL SEPARATION CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN OR NONPOTABLE WATER MAIN. THE SEWER OR NONPOTABLE WATER MAIN SHALL BE DUCTILE IRON UNTIL THE PROPER SEPARATION DISTANCE OF AT LEAST 10 FEET IS OBTAINED.
2. WHERE A 18 INCH VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN THEN THE WATER MAIN SHALL PASS OVER THE SEWER MAIN OR NONPOTABLE WATER MAIN WITH A MINIMUM VERTICAL CLEARANCE OF 6 INCHES. THE SEWER OR NONPOTABLE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING AND THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE WITH MECHANICALLY RESTRAINED JOINTS.

SEWER SEPARATION DETAIL
N.T.S.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A-1			
A-2			
A-3			
A-4			
A-5			
A-6			
A-7			

POTABLE WATER STANDARD DETAILS

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

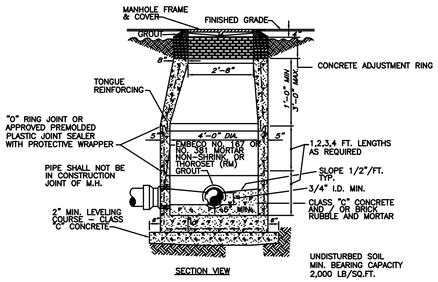
AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	24-01-0023
Designed:	AMH
Drawn:	RAH
Checked:	RCW
O.C.:	RCW
Date:	AUGUST 2025
Scale:	N.T.S.

Sheet 9

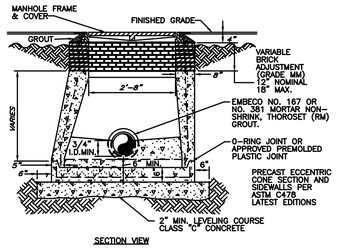
Printed: Aug 15, 2025 - 4:37pm Printed By: rob.hennes
P:\Projects\CWI\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Dets.dwg



SECTION VIEW

NOTES

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITION OF ASTM C 478 WITH 4,000 LB. CONCRETE, TYPE II CEMENT.
2. THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OF PIPE OPENING SURFACES.



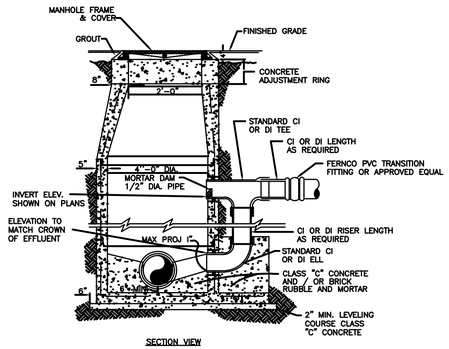
SECTION VIEW

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C-478 WITH 4,000 LB. CONCRETE, TYPE II CEMENT.
2. THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OR PIPE OPENING SURFACES.

SANITARY SEWER SHALLOW MANHOLE

N.T.S. (8"–21" SEWERS)



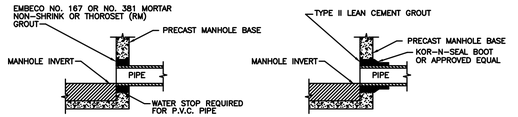
SECTION VIEW

NOTES

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITION OF ASTM C 478 WITH 4,000 LB. CONCRETE, TYPE II CEMENT.
2. THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OF PIPE OPENING SURFACES.

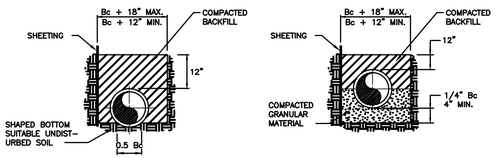
SANITARY SEWER DROP MANHOLE

N.T.S. (8"–21" SEWERS)



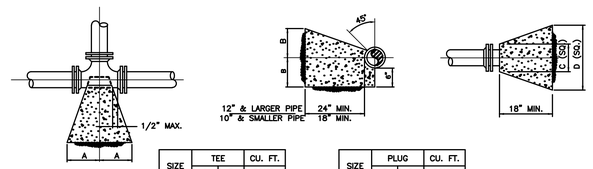
PRECAST MANHOLE PIPE CONNECTIONS

N.T.S.



CLASS "B" TYPICAL BEDDING DETAIL

N.T.S.

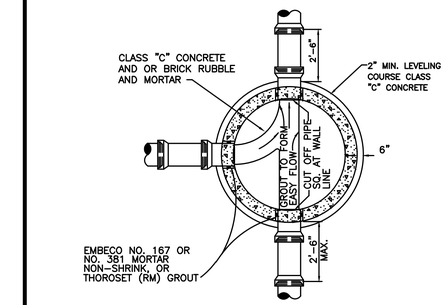


SIZE	TEE		CU. FT.
	A	B	CONC.
6"	10"	12"	3.5
8"	13"	16"	5.4
10"	16"	20"	9.4
12"	18"	24"	16.6
14"	22"	27"	23.2
16"	24"	30"	28.6
18"	26"	32"	
20"			

SIZE	PLUG		CU. FT.
	C	D	CONC.
6"	10"	21"	2.6
8"	12"	29"	4.5
10"	14"	36"	6.9
12"	16"	41"	9.0
14"	18"	48"	12.3
16"	20"	54"	15.2
18"	22"	60"	
20"			

NOTES:

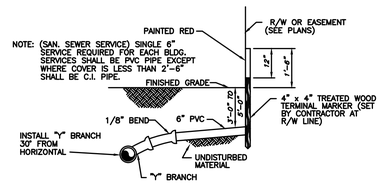
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A–1 THRU A–3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A–4 THRU A–8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.



PLAN VIEW

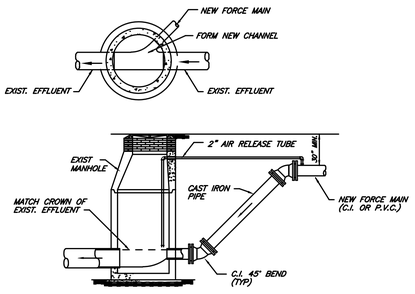
SANITARY SEWER STANDARD MANHOLE

N.T.S. (8"–21" SEWERS)



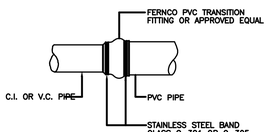
1. LOCATION OF SERVICE STUB TO BE MARKED BY THE LETTER "S" SCRIBED A MINIMUM OF 2" HIGH & 1/4" DEEP IN CURB AND CURB PAINTED RED.
2. IF NO CURBING IS INSTALLED A "3" SQUARE STEEL TAG IS TO BE ATTACHED TO STREET PAVEMENT W/NAIL.
3. EXTENDED SERVICE CONNECTION TO R/W OR EASEMENT (SEE PLANS).
4. SERVICE TRENCHING TO CONFORM TO CITY/COUNTY STANDARDS FOR PIPE INSTALLATION.

NEW SANITARY SEWER LINE



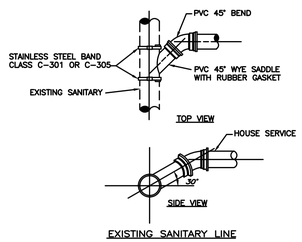
FORCE MAIN CONNECTION TO MANHOLE

N.T.S.



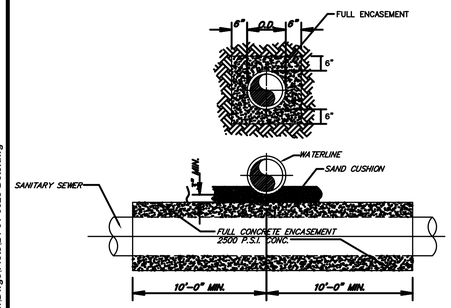
C.I. TO PVC COUPLING ADAPTER

N.T.S.



SINGLE SANITARY SEWER SERVICE CONNECTIONS DETAILS

N.T.S.



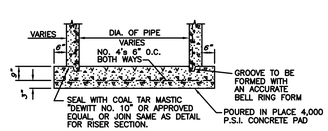
NOTE

FOR POTABLE WATER LINE CROSSING, 1–1/2" DIA. AND LARGER. A HORIZONTAL SEPARATION OF A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAINS AND SEWER MAINS (INCLUDES FORCE MAINS). WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, ALL PVC PIPE SHALL BE ENCASED IN CONCRETE. THIS SITUATION MAY OR NOT BE NOTICED ON DRAWINGS.

FOR ALTERNATE

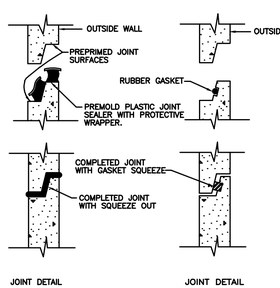
CAST IRON OR DUCTILE IRON PIPE MAY BE USED IN LIEU OF CONCRETE ENCASEMENT AT WATER LINE CROSSING, WITH A LENGTH OF PIPE CENTERED AT THE POINT OF CROSSING, SO AS TO LOCATE JOINTS AT A MAXIMUM DISTANCE FROM THE WATER LINE.

TYPICAL ENCASEMENT DETAIL



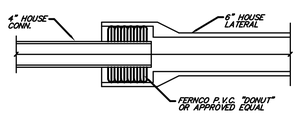
ALTERNATE CONSTRUCTION MANHOLE BOTTOM

N.T.S.



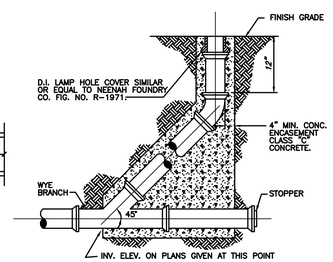
TYPICAL MANHOLE JOINT DETAIL

N.T.S.



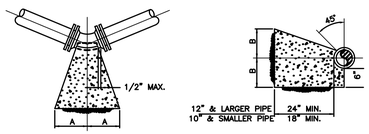
4" TO 6" HOUSE CONNECTION

N.T.S.



CLEANOUT DETAIL

N.T.S.



SIZE	1/4 BENDS		CU. FT.	1/8 BENDS		CU. FT.	1/16 BENDS		CU. FT.
	A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9
16"	38"	27"	37.8	21"	27"	19.1	12"	24"	11.2
18"	42"	29"		22"	29"		13"	26"	
20"	47"								

NOTES:

1. ALL BEARING SURFACES TO BE CARRIED TO UNISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A–1 THRU A–3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A–4 THRU A–8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

THRUST BLOCK DETAIL

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A.1			
A.2			
A.3			
A.4			
A.5			
A.6			

SANITARY SEWER STANDARD DETAILS

HARBORWALK PHASE II

PREPARED FOR
THE LEGENDARY COMPANIES

AUTUMN M. HUBSCH
P.E. NUMBER: 72939
Reg. Engineer

Project No.:	24-01-0023
Designed: AMH	Drawn: RAH
Checked: RCW	O.C.: RCW
Date:	AUGUST 2025
Scale:	N.T.S.
Sheet	10

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Aug 15, 2025 - 4:37pm Printed By: rob.hennes

P:\Projects (CW)\24\24-01-0023 Harborwalk 1\Design\Dwgs\Plots\24-01-0023-Dets.dwg

Height limit box

Previous building footprint

Current building footprint

WEST BOUND LANES

EAST BOUND LANES

N 80°33'40" W 431.44'

24" WIDE WHITE THERMOPLASTIC STOP BAR

FOUND 1/2" IRON ROD NO ID#

PHASE IA

PHASE IB & II

PHASE II

LOT 10

LOT 9

LOT 8

LOT 7L

SKY WAY CONNECTION

PORTE COCHERE

HOTEL

A-6

A-5

19 SPACE BIKE RACK & PARKING SIGNAGE (D4-3) 2'-3" MIN. FROM BLDG.

21 SPACE BIKE RACK & PARKING SIGNAGE (D4-3) 2'-3" MIN. FROM BLDG.

POOL DECK

CONDO TOWER

RAMP

MAGNOLIA'S

MAGNOLIA'S BAR / PLAZA

ELEVATOR

EXISTING MAGNOLIA

FLOOD ZONE "X" (NO MINIMUM)

FLOOD ZONE "AE" (9' MINIMUM)

TERRACE

RETAIL KIOSK

RETAINING WALL (STRUCTURAL BY OTHERS)

HARBOR WALK PEDESTRIAN WAY

HISTORIC MARKER (TYP.)

WATER GRILL (RELOCATED EX. BLDG.)

EX. MARINA

EX. LUCKY SNAPPER

TICKET BOOTH (E)

RETAIL

569.25' (TO WITNESS CORNER) N 09°26'00" E - 568.71±

FUTURE DRIVE CONNECTION

FUTURE PEDESTRIAN CROSSING

SINGLE STORY WOOD FRAME RESIDENCE

APPROVED BY TRC 11/5/09 MMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

Designed WP
Drawn JW
Checked JNL
D.C. JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number : 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

Site Plan
Sheet 2 of 2

No.	Date	Revision	By
1	10/26/09	MOVED SIDEWALK ON EAST SIDE OF PROPERTY.	JW
2	10/27/09	ADDED REVISED PARKING AREA	JW
3	10/29/09	REVISIONS PER ARCHITECT & CITY COMMENTS	JW
4	11/2/09	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW

NOV 0 6 2009
TIM M. MARTIN, P.E.
FL P.E. # 64450
Reg. Engineer

Project No.: 9902-21
Scale: 1" = 30'
Date: 09/14/05
Drawing
Sheet 5 of 15

J:\9919902-21B\CW-Site-13-PHASE-I.dwg, 7/27/2009 8:43:15 AM, JohnW

BUSINESS NAME		TYPE OF BUSINESS	DESCRIPTION (Approved Units, Gross Floor Area - sq. ft., passengers, boats, watercraft)	PARKING FACTOR (Aug. 2002 LDC Requirements)	PARKING REQUIRED
PHASE 1 - TO DATE (11-6-2025)					
Dwellings / Resort Hotel					
Emerald Grande & Sunset Suites		[(1)] Multi-Family Resort	[(1)]289 Keys	1.75/du	505.8
Resort Hotel - Harbor Suites		Resort Hotel	26 Keys	1.5/room	39.0
Resort Hotel - Harbor Suites		Resort Hotel - staff	26 Keys	1/20 keys	2.0
Total - Dwellings / Resort Hotel					**546.8**
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)					
Margaritaville	76 Harbor Blvd	Restaurant - Full Service	12750	1/250sf	51.0
Jesters	suite 106a	Restaurant - Full Service	2000	1/250sf	8.0
Café Café	suite 254	Restaurant - Full Service	1135	1/250sf	4.5
Azul	2 Harbor Blvd -100 A	Restaurant - Full Service	5825	1/250sf	23.3
Coyote Ugly	100 Harbor Blvd	Restaurant - Full Service	4300	1/250sf	17.2
Harry T's	46 Harbor Blvd	Restaurant - Full Service	7543	1/250sf	30.2
East Pass Seafood	56 Harbor Blvd	Restaurant - Full Service	5320	1/250sf	21.3
Sunset Terrace - wedding venue	2 Harbor Blvd - suite 200	Restaurant - Full Service	2875	1/250sf	11.5
Grand Vista Bar & Grill		Restaurant - Full Service	1489	1/250sf	6.0
The Spa & East Pass Fitness Center		Retail/Service/Office	1378	1/250sf	5.5
Emerald Grande Retail Shop and Real Estate Office		Retail/Service/Office	580	1/250sf	2.3
Life is Good	34 Harbor Blvd - suite 110 and 114	Retail/Service/Office	1841	1/250sf	7.4
Harbor Outfitters	34 Harbor Blvd - suite 150	Retail/Service/Office	960	1/250sf	3.8
Kitty Hawk Kites	34 Harbor Blvd - suite 118 & 122	Retail/Service/Office	3817	1/250sf	15.3
A Christmas to Remember	34 Harbor Blvd - suite 130 b,c	Retail/Service/Office	1180	1/250sf	4.7
Wyndham Welcome Center	34 Harbor Blvd - suite 130a	Retail/Service/Office	600	1/250sf	2.4
Sunset Shoes/Lifestyle	34 Harbor Blvd - suite 134	Retail/Service/Office	3417	1/250sf	13.7
Sunglass World	34 Harbor Blvd - suite 142	Retail/Service/Office	1371	1/250sf	5.5
Gulf Coast Escape Room	34 Harbor Blvd - suite 102	Retail/Service/Office	3031	1/250	12.1
Aloha Surf	34 Harbor Blvd - suite 146	Retail/Service/Office	1371	1/250sf	5.5
Ultimate 7D	34 Harbor Blvd - suite 154	Retail/Service/Office	1157	1/250sf	4.6
The Fudgery	34 Harbor Blvd - suite 158 e	Retail/Service/Office	2054	1/250sf	8.2
Green Room for Stage	34 Harbor Blvd - suite 162		250		1.0
HWV office space	34 Harbor Blvd - suite 202,206 & 210	Retail/Service/Office	3556	1/250sf	14.2
Maximum Magic	34 Harbor Blvd - suite 234	Retail/Service/Office	2561	1/250sf	10.2
America's Fun Spots	34 Harbor Blvd - suite 234 & 238	Retail/Service/Office	2524	1/250sf	10.1
Wyndham 2nd floor	34 Harbor Blvd - suite 246,250,255	Retail/Service/Office	3813	1/250sf	15.3
Destin Marina/Harbor Walk Marina	66 Harbor Blvd	Retail/Service/Office	2781	1/250sf	11.1
Wyndham Vacation Resort Office	78 Harbor Blvd	Retail/Service/Office	325	1/250sf	1.3
Boogies Booking Building	34 Harbor Blvd suite 16e	Retail/Service/Office	460	1/250sf	1.8
Food/Beverage Concession Vendors		Retail/Service/Office	8 Vendor Locations (only 7 currently on site: Kona Ice; Wine Not; Say Cheese!; Funnel Cakes; Boardwalk Fry Co. Fish Heads, Donut NV)	1 space per vendor	8.0
Kiosk/Portable Building for Vendors & Booking Booths		Retail/Service/Office	19 Kiosk/Portable Buildings/Booths	1 space per kiosk/portable building	19.0
Boogies Booking Building		Amusements	100	1/250sf	1.0
Kid Zone		Amusements	3365	1/250sf	13.5
Zipline, Rockwall, Free Fall		Amusements	2361	1/250sf	9.4
Total Phase 1 - Shopping Center, Theme / Festival			97650 (includes kiosks & portable buildings)		**380.0**
MARINA					
BOW'D UP		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
STARFIRE		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
5th Day		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Done Deal		Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant		Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant		Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant		Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Vacant		Charter Fishing	1 - 6 passenger	5 spaces per boat	5.0
Discipleship		Charter Fishing	1 - 18 passenger	5 spaces per boat	5.0
Vacant		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
ANASTASIA		Charter Fishing	1 Boat - 44 passenger	5 spaces per boat	5.0
Stelluna		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
The Vengeance		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FINEST KIND		Charter Fishing	1 Boat - 15 passenger	5 spaces per boat	5.0
Life's 2 Short		Charter Fishing	1 - boat 6 passenger	5 spaces per boat	5.0
Gulf Grown		Charter Fishing	1 - Boat 32 passengers	5 spaces per boat	5.0
SPECIAL K		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PHOENIX		Charter Fishing	1 Boat - 20 passenger	5 spaces per boat	5.0
Reel Legend		Charter Fishing	1 Boat - 16 passenger	5 spaces per boat	5.0
Day Break		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Reel Grace		Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
Destination		Charter Fishing	1 Boat - 22 passenger	5 spaces per boat	5.0
Destin Inshore Fishing (Slay Ride, Black Label)		Charter Fishing	2 Boats -	2 spaces per boat (2 boats)	4.0
Swoop II		Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
Subtotal - Marina Charter					**119.0**
Leisure Rental					
Boogies		Leisure Rentals	40 Pontoons	2.2 spaces per boat	88.0
Boogies		Leisure Rentals	90 PWC	0.26 spaces per PWC	23.4
Subtotal - Marina Leisure Rental					**111.0**
Sightseeing					
Boogies		Parasail	3 Boats	3 spaces/boat	9.0
Reef Runner		Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Sand Dollar		Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Snuba Runner		Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Kokomo II		Snorkel/Sightseeing Boat	1 Boat - 41 passengers/ seats	1 space/4 pass seats	10.3
Sea Star		Snorkel/Sightseeing Boat	1 Boat - 36 passengers/seats	1 space/4 pass seats	9.0
Sea Horse		Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass seats	12.3
Sea blaster II		Sightseeing	1 Boat - 132 passengers/seats	1 space/4 pass seats	33.0
Sea blaster I		Sightseeing	1 Boat - 119 passengers/seats	1 space/4 pass seats	29.8
Glass Bottom Boat		Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Southern Star		Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Buccaneer		Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass seats	37.3
Subtotal - Marina Sightseeing					**252.2**
Private					
Emerald Grande		Private		1 space per boat	1.0
Reel Wicked		Private		1 space per boat	1.0
Subtotal - Marina Private					**2.0**
TOTAL - MARINA					**484.2**
				TOTAL PHASE 1 SPACES REQUIRED per CURRENT USES (prior to MMTD Internal Capture/Shared Parking Reduction)	**1410.9**
				TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis	**1135.8**
				TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	**846.5**
				TOTAL SPACES PROVIDED ON CAMPUS - TO DATE (exclusive of Phase 2 parking improvements)	**1139.0**
				PHASE 1 SURPLUS SPACES TO DATE 11-6-2025	**292.5**

PHASE 2 - Proposed					
Dwellings / Resort Hotel					
Condominium		[(1)] Multi-Family Resort	[(1)] 86 Keys	1.75/du	150.5
Resort Hotel		Resort Hotel	254 Keys	1.5/room	381.0
Resort Hotel - staff		Resort Hotel	254 Keys	1 / per 20-keys	12.7
Total Proposed Phase 2 - Dwellings / Resort Hotel					**544.2**
SHOPPING CENTER, Theme / Festival - Approved for total of 225,000 sf (Phase 1 & Phase 2)					
Proposed		Retail/Service/Office / (2)Restaurant Full Service / (2)Bar/Cocktail Lounge / Amusements	32899	1/250sf	131.6
Total Proposed Phase 2 - Shopping Center, Theme / Festival					**131.6**
				TOTAL PHASE 2 SPACES REQUIRED per PROPOSED USES (prior to MMTD Internal Capture/Shared Parking Reduction)	**675.8**
				TOTAL SPACES REQUIRED per CURRENT USES based on MMTD and not including Internal captures per August 2015 Parking Analysis	**544.0**
				TOTAL SPACES REQUIRED PER CURRENT USE including MMTD and August 2015 Parking Analysis for Internal Capture/Shared Parking	**405.5**

PHASE 1 and PROPOSED PHASE 2 - COMBINED PARKING SUMMARY	
TOTAL NET SPACES REQUIRED for PHASE 1	**846.5**
TOTAL NET SPACES REQUIRED for PROPOSED PHASE 2	**405.5**
TOTAL NET SPACES REQUIRED for PHASE 1 and PROPOSED PHASE 2	**1252.0**
TOTAL PROPOSED SPACES PROVIDED INLCDUING NEW PARKING GARAGE at COMPLETION OF PHASE 2	**2084.0**
PHASE 1 and PROPOSED PHASE 2 TOTAL SURPLUS SPACES TO DATE 11-6-2025	**832.0**
Additional Festival Shopping Center SQFT supported by Residual Parking	**207994**

(1) Based on D.O. 04-13 for max. 281 units in Emerald Grande towers plus 10 units in Sunset Suite Bldg. minus 1 dwelling unit with no permit or completion. Adjusted to remove the 3 units converted to hotel rooms in the November 20, 2017 DO exemption determination by Steven Schmidt.

Note: The existing Phase 1 parking includes 1,139 spaces of which ~ 380 will be temporarily removed during the Phase 2 construction process and then replaced with 1,325 spaces within the Phase 2 parking garage, providing for a total of 2,084 parking spaces after construction of Phase 2.

Note: The existing Phase 1 and proposed Phase 2 Shopping Center, Theme / Festival area includes ~ 130,549 sf, leaving 94,451 sf excess and unbuilt, of which the current parking surplus will provide for.

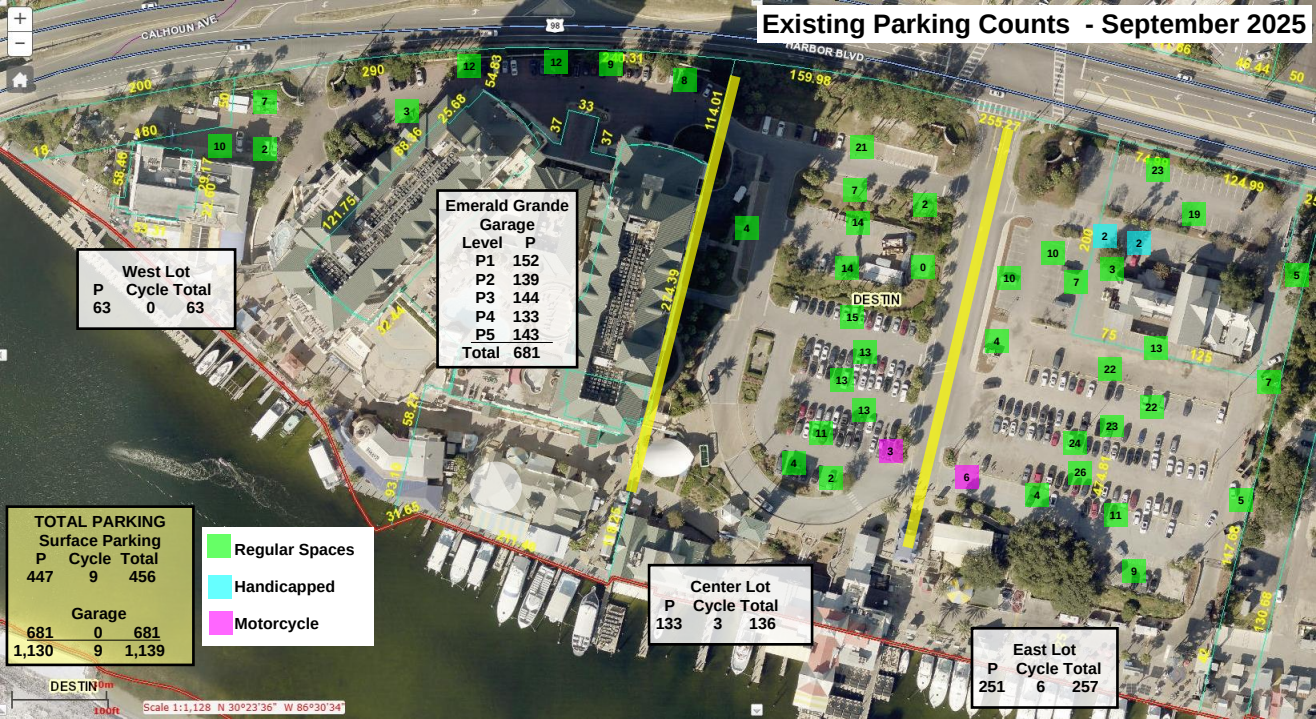
Note: Above represented floor areas for Phase 1 may include both conditioned and non-conditioned floor space.

Note: Off-site parking applied to provided required parking not permitted unless approved by the City Council per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Further study of parking in the Harbor District have found that the result of not requiring parking for open-air seating (not counted as gross floor area), not having parking regulations that reflect the true unique mixed land use types and associated parking impacts for those land uses (i.e.. Entertainment/Festive Mixed Use Developments) results in on-site and off-site parking impacts, inconsistent parking management standards used by private property owners, and no special event parking management standards significantly contribute to the parking issues in the District.

Existing Parking Counts - September 2025

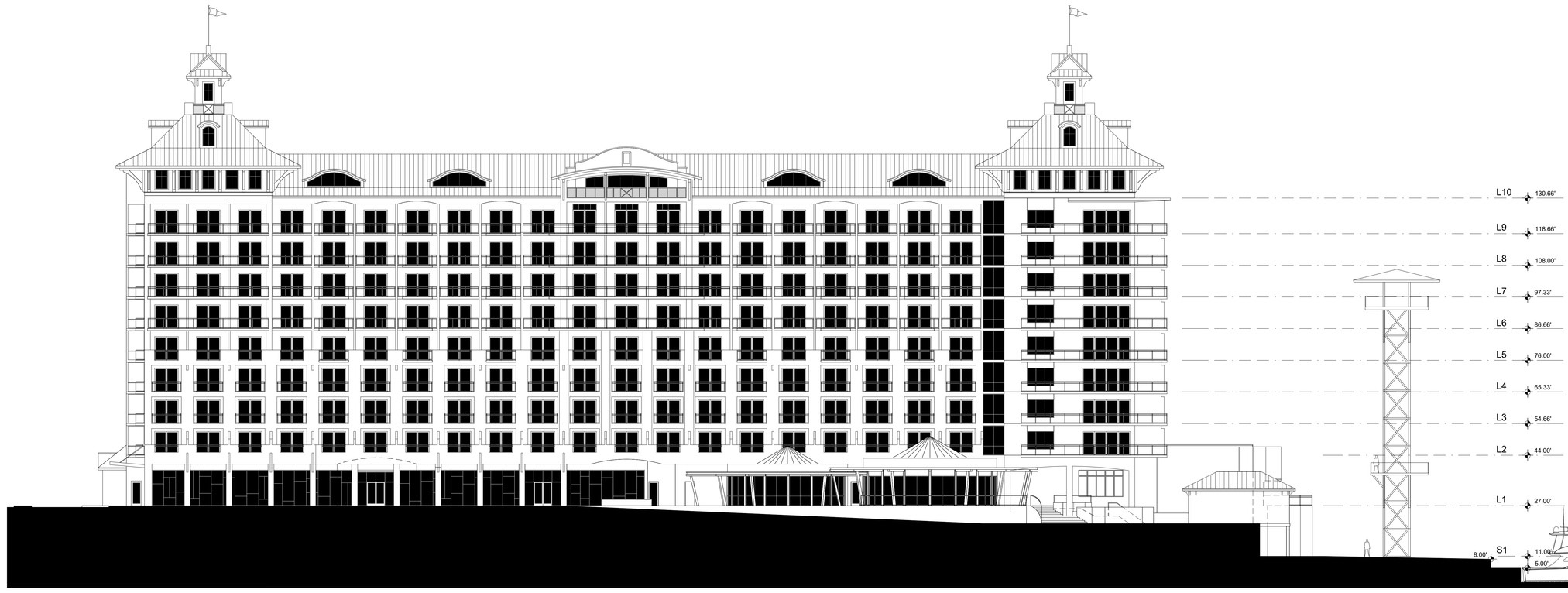


HARBORWALK PHASE II

SD PACKAGE #1 (D.O.)

11/10/2025

PHASE II IMAGE - WEST EXTERIOR ELEVATION



PROJECT DIRECTORY

OWNER:

THE LEGENDARY COMPANIES
4471 LEGENDARY DRIVE
DESTIN, FL 32541
850-424-6744

ARCHITECT / INTERIOR:

GRACE HEBERT CURTIS ARCHITECTS, LLC
909 EAST CERVANTES STREET
PENSACOLA, FL 32501
850-434-5444
PIC: LARRY W. ADAMS JR.
PM: JOSEPH "JOEEY" POITEVIN, JR.
BIM: M. SWINFORD, T. WELLS

DESIGN ARCHITECT:

DOUGHERTY ARCHITECTURE+DESIGN
4475 LEGENDARY DRIVE
DESTIN, FL 32541
850-598-9881
PIC: JOE DOUGHERTY
PM: -

STRUCTURAL ENGINEER:

STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
615-346-3400
PIC: KRIS BOMAR
PM: WALKER TRENT
BIM: -

ADA REVIEW:

CASE FORENSIC STUDIO
120 N ORANGE AVE
ORLANDO, FL 32801
727-741-9105
PIC: VINCE MASTROENI
REVIEWER: DIANNE PANTON

MECHANICAL ENGINEER:

I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE
NASHVILLE, TN 37204
615-346-3400
PIC: JONATHAN D. BROWN
PM: -
BIM: -

ELEVATOR:

LERCH BATES
900 CIRCLE 75 PARKWAY, SUITE 1300
ATLANTA, GA 30339
470-312-3140
PIC: LEE GROSS

ELECTRICAL ENGINEER:

I.C. THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE
NASHVILLE, TN 37204
615-346-3400
PIC: JONATHAN D. BROWN
PM: KENNEDY DAVIDSON
BIM: -

FOOD SERVICE:

TBD - MOST LIKELY KESCO

CIVIL ENGINEER:

CONNELLY & WICKER INC (PRIME AE)
1006 SKINNER LAKE DR. SUITE 500
JACKSONVILLE, FL 32246
904-265-3030
PIC: RICK WELCH
PM: -
CAD/BIM: -

LANDSCAPE ARCHITECT:

WAS DESIGN
1318 E. CERVANTES ST.
PENSACOLA, FL 32501
850-203-4252
PIC: CHAD WATKINS
PM: DAN MAJORS

SPECIALTY LIGHTING:

THE LIGHTING PRACTICE
5960 BERKSHIRE LANE, 6TH FLOOR
DALLAS, TX 75225
850-203-4252
PIC: JERED WIDMER
DESIGNER: ERIN MCCAULEY

SHEET INDEX

SHEET NO.	SHEET NAME	SD SET - #1 D.O. - 8/8/2025	SD SET - #2 DESIGN - 8/22/2025	SD SET - #3 DEMO - 8/26/2025	45% DD SET - ?	65% CD SET - ?	95% CD SET - ?	10% CD SET - ?	REVISION A SET - ?
00 GENERAL									
AG00G-1	COVER SHEET, TEAM, LOCATION MAP, IMAGE - SD PACKAGE #1	•							
02 CIVIL									
1	COVER	•							
2	DIGITAL SIGNATURE	•							
3	OVERALL SITE PLAN	•							
3A	SITE TRIANGLES	•							
4	SITE NOTES	•							
5A	SITE PLAN	•							
5B	SITE PLAN	•							
6A	PAVING & DRAINAGE PLAN	•							
6B	PAVING & DRAINAGE PLAN	•							
7A	PAVING & DRAINAGE DETAILS	•							
7B	PAVING & DRAINAGE DETAILS	•							
8A	UTILITY PLAN	•							
8B	UTILITY PLAN	•							
9	POTABLE WATER STANDARD DETAILS	•							
10	SANITARY SEWER STANDARD DETAILS	•							
03 LANDSCAPE ARCHITECTURE									
LP100	LANDSCAPE PLANTING PLAN	•							
LP500	LANDSCAPE PLANTING DETAILS	•							
05 ARCHITECTURE									
A-100.1	S1 (BOARDWALK) LEVEL FLOOR PLAN - OVERALL	•							
A-101.1	01 LEVEL FLOOR PLAN - OVERALL	•							
A-102.1	02 LEVEL FLOOR PLAN - OVERALL	•							
A-103.1	03 LEVEL (TYPICAL) FLOOR PLAN - LEVELS 03 THRU 08	•							
A-109.1	09 LEVEL FLOOR PLAN - OVERALL	•							
A-110.1	10 LEVEL FLOOR PLAN - OVERAL	•							
A-201	EXTERIOR ELEVATIONS - S/W - OVERALL	•							
A-202	EXTERIOR ELEVATIONS - N/E - OVERALL	•							
06 ARCHITECTURE GARAGE									
A-000G	COVER	•							
A-101G	BUILDING CODE & LIFE SAFETY PLAN	•							
A-111G	S1 LEVEL	•							
A-112G	GROUND TIER LEVEL	•							
A-114G	TYPICAL TIER 3 THRU 7 LEVEL	•							
A-115G	TIER 8 LEVEL	•							
A-116G	TIER 9 LEVEL	•							
A-117G	TIER 10 LEVEL	•							
A-201G	PARKING GARAGE ELEVATIONS	•							
A-202G	PARKING GARAGE ELEVATIONS	•							

Grand total: 36

Hotel Density

Existing hotel keys in Phase 1 = 26
Proposed new hotel keys in Phase 2 = 254
Total Phase 1 and Phase 2 hotel keys = 280

Total hotel keys allowed = 251

Hotel keys in excess = 29 (280 - 251)

Through use of process to exchange surplus commercial shopping center sq.ft to be converted to hotel keys, based on comparable sq.ft of hotel room(s).

Current allowed commercial shopping center sq.ft = 225,000

Current proposed commercial shopping center sq.ft for Phase 1 and Phase 2 = 130,549
(Phase 1 including 97,650 + Phase 2 including 32,899)

Current commercial shopping center surplus sq.ft = 94,451

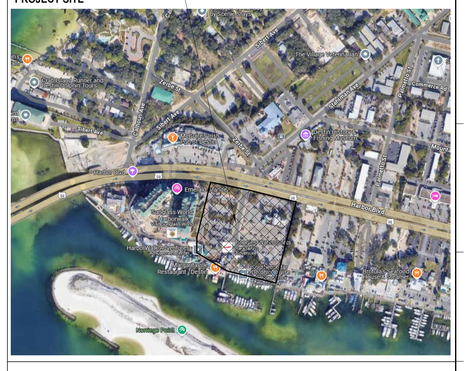
Average sq.ft per hotel room = 625 or a total of 18,125 sq.ft

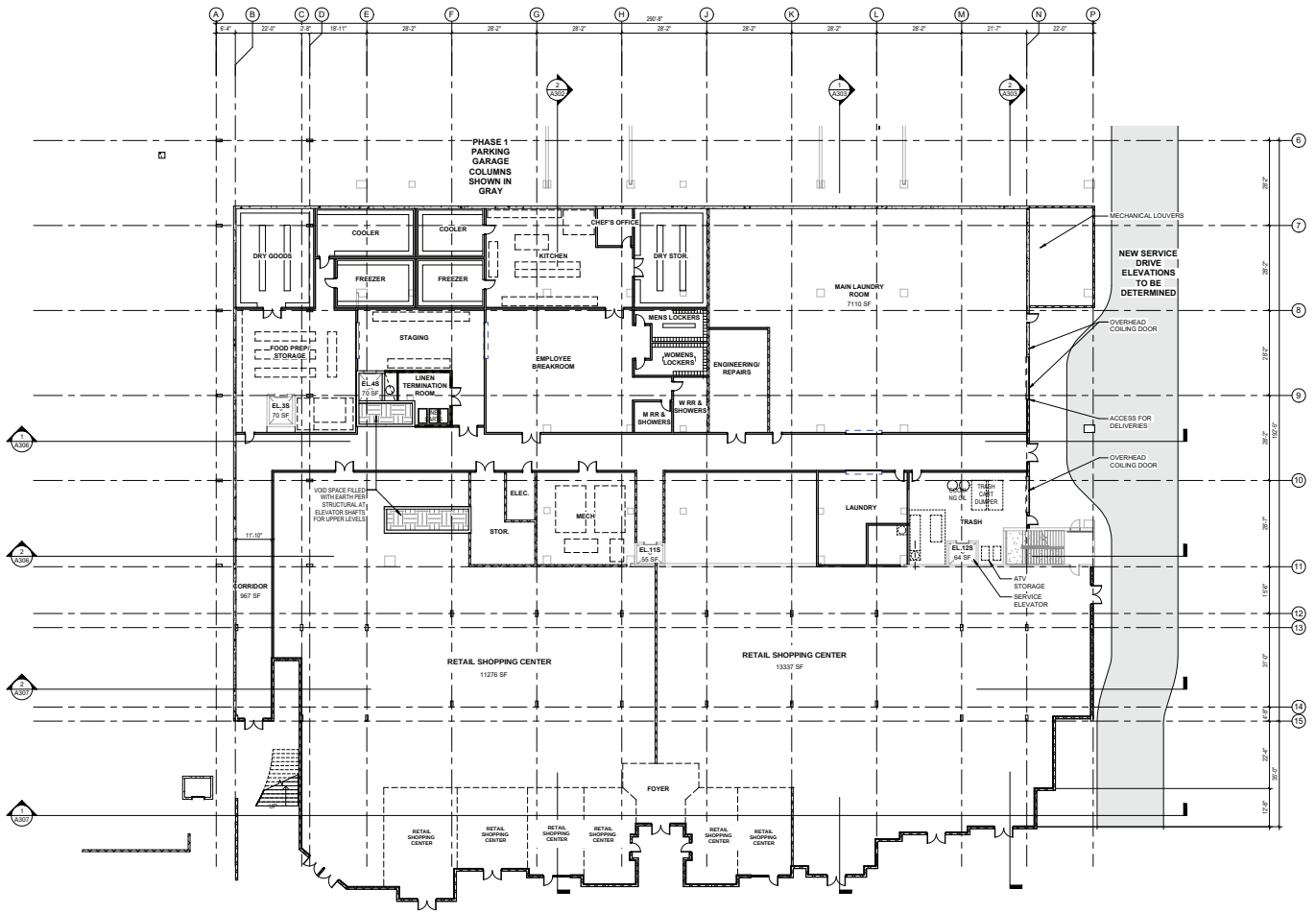
Remaining commercial shopping center sq.ft after a deduction of 29 comparable hotel keys = 76,326 sq.ft

VICINITY MAP

PROJECT SITE LOCATION: 102 HARBOR BLVD, DESTIN, FL 32541

PROJECT SITE


Harbor Blvd
Emerald Grande
Harborwalk Village Park
Destin Harbor Boardwalk
Destin Harbor Boat Basin
Destin Fishing Pier
Destin Harbor Marina
Destin Harbor Restaurant
Destin Harbor Boat Rentals
Destin Harbor Fishing Charters
Destin Harbor Boat Tours
Destin Harbor Boat Slips
Destin Harbor Boat Dock
Destin Harbor Boat Ramp
Destin Harbor Boat Parking
Destin Harbor Boat Storage
Destin Harbor Boat Repair
Destin Harbor Boat Sales
Destin Harbor Boat Rentals



N

1 S-1 LEVEL- FLOOR PLAN - OVERALL
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE
- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS
- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS
- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS
- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS
- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS
- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

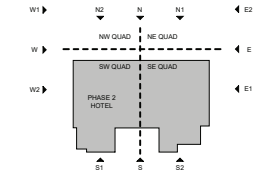
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS JANITOR SINK AS SCHEDULED
- AED AUTOMATED EXTERNAL DEFIBRILLATOR
- DF DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

DESIGN ARCHITECT:
DA Architects

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE ALLOWED TO COPY, SCAN, OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

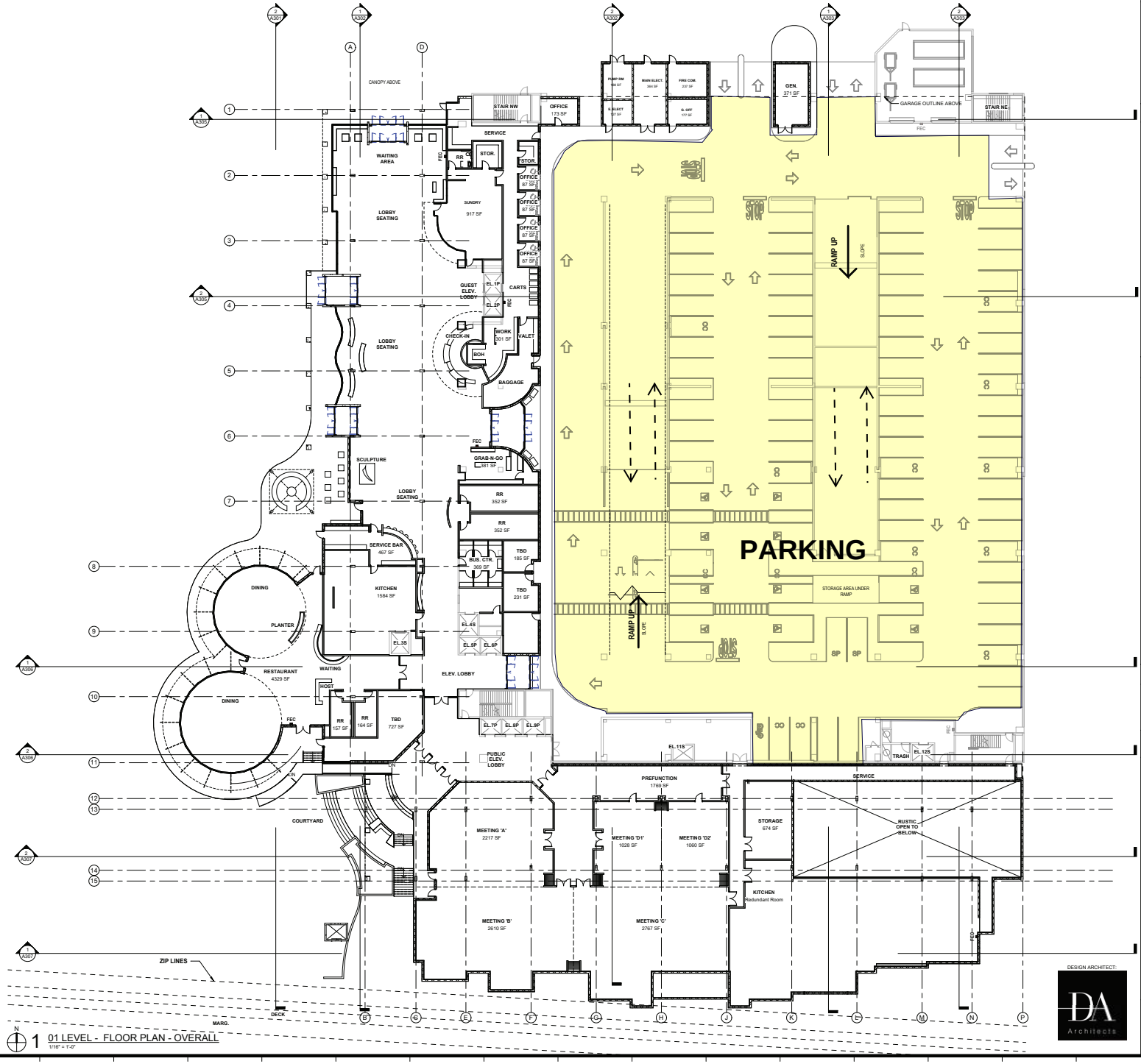
NO.	DESCRIPTION	DATE

DATE: 11/10/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

S1 LEVEL FLOOR PLAN - OVERALL

SHEET NUMBER: A100.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Monday, 11/10/2025 1:36:17 PM



1 01 LEVEL - FLOOR PLAN - OVERALL
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE
- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS
- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS
- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS
- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS
- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS
- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

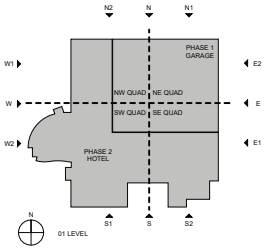
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R: FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S: FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH: FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS: JANITOR SINK AS SCHEDULED
- AED: AUTOMATED EXTERNAL DEFIBRILLATOR
- DF: DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

DESIGN ARCHITECT:
DA Architects

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE ALLOWED TO COPY, SCAN, OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

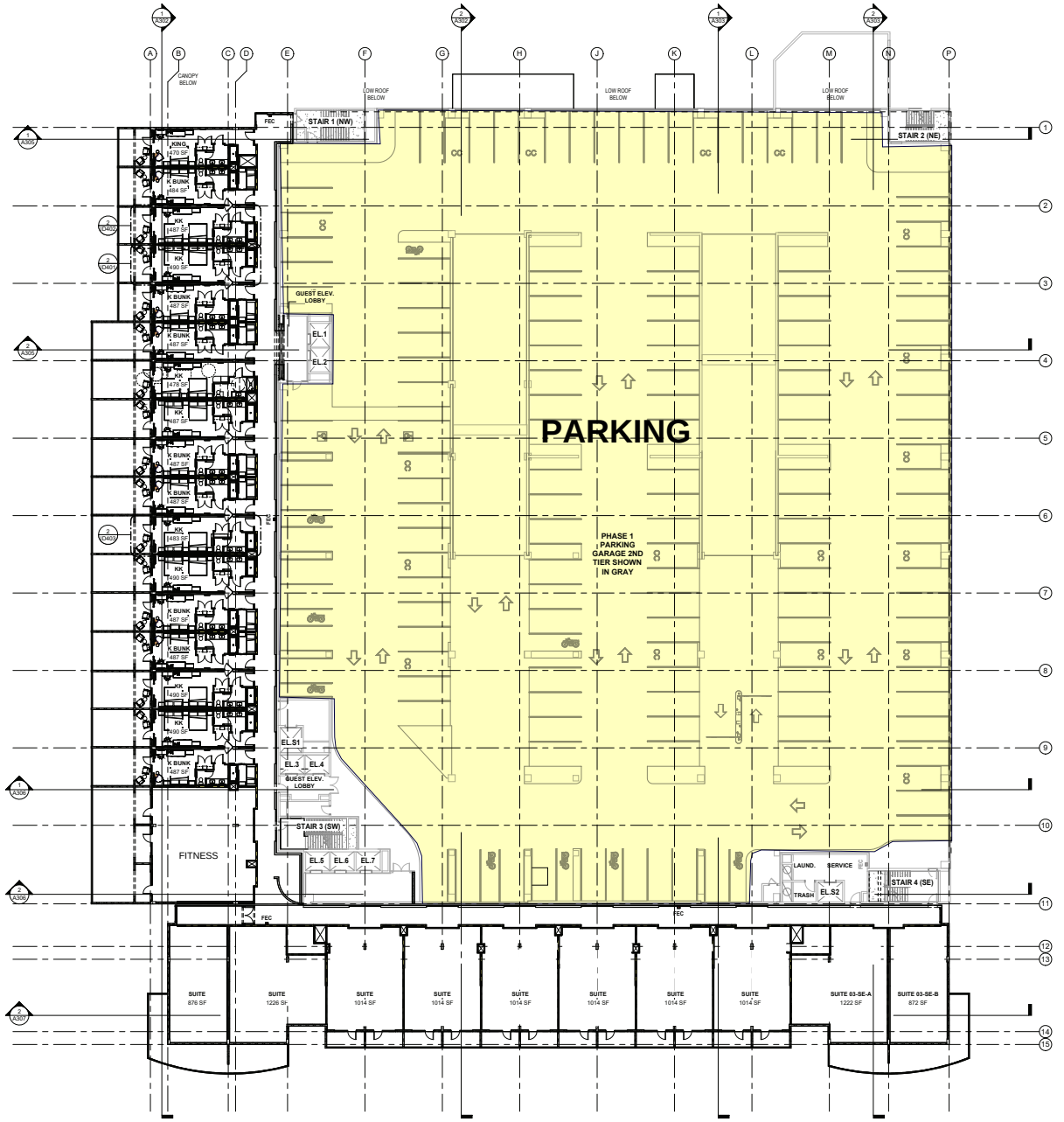
NO.	DESCRIPTION	DATE

DATE: 11/10/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

01 LEVEL - FLOOR PLAN - OVERALL

SHEET NUMBER: A101.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Monday, 11/10/2025 8:37:39 AM



1 02 LEVEL - FLOOR PLAN - OVERALL
1/16" = 1'-0"

DESIGN ARCHITECT:
DA Architects

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE
- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS
- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS
- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS
- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS
- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS
- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

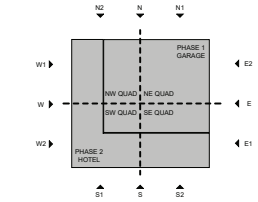
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R: FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S: FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH: FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS: JANITOR SINK AS SCHEDULED
- AED: AUTOMATED EXTERNAL DEFIBRILLATOR
- DF: DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE ALLOWED TO COPY, SCAN, OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

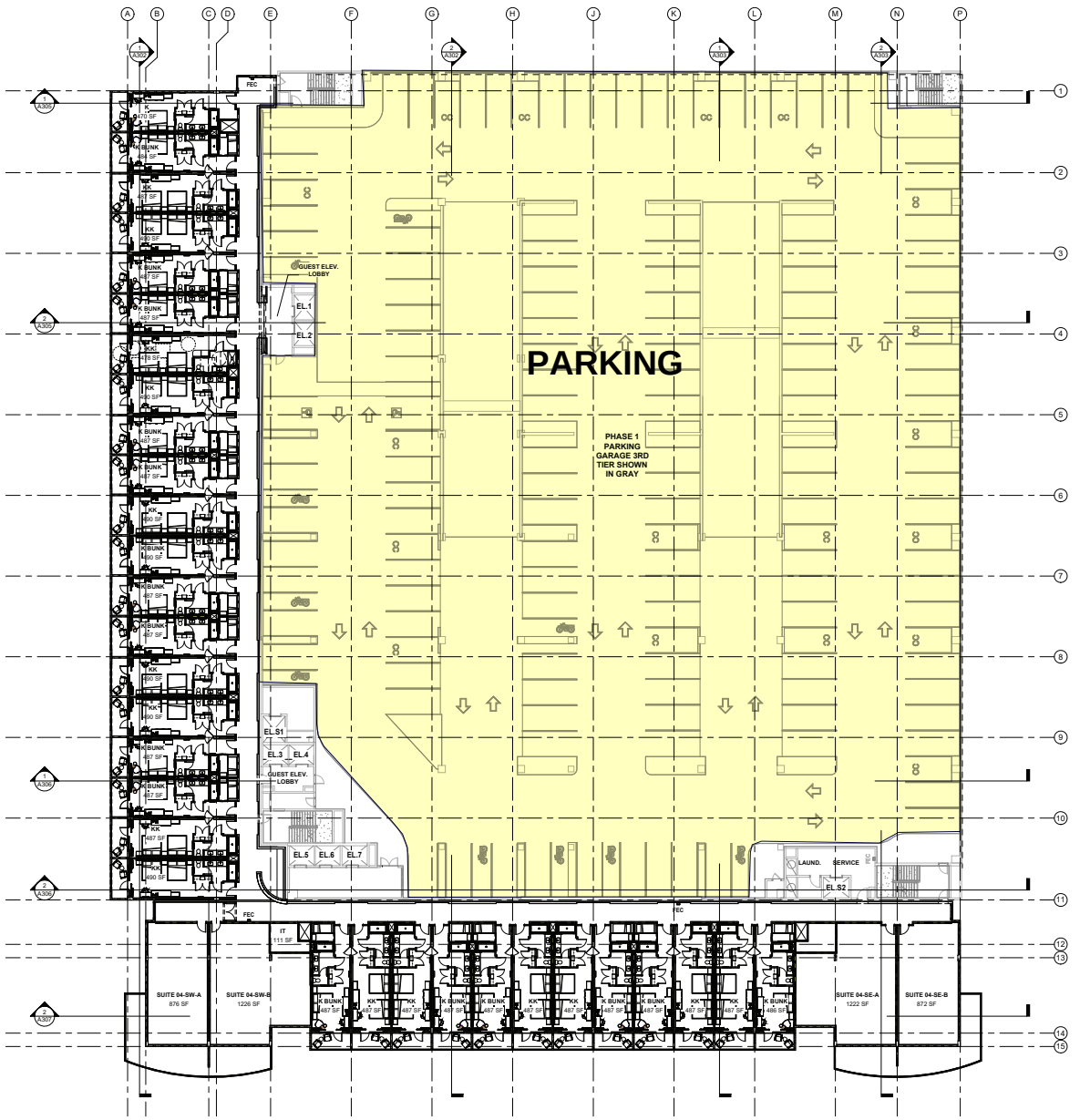
NO.	DESCRIPTION	DATE

DATE: 11/10/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

02 LEVEL- FLOOR PLAN - OVERALL

SHEET NUMBER: A102.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Modified: 11/7/2025 1:48 PM



N

1 03 - 08 LEVELS - FLOOR PLAN - OVERALL
1/16" = 1'-0"

DESIGN ARCHITECT:
DA Architects

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE
- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS
- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS
- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS
- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS
- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS
- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

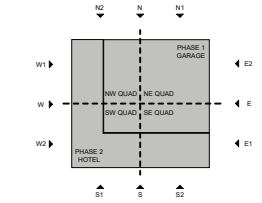
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R — FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S — FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH — FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS — JANITOR SINK AS SCHEDULED
- AED — AUTOMATED EXTERNAL DEFIBRILLATOR
- DF — DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



N 03 LEVEL

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE ALLOWED TO COPY, SCAN, OR DISTRIBUTE ANY PART THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

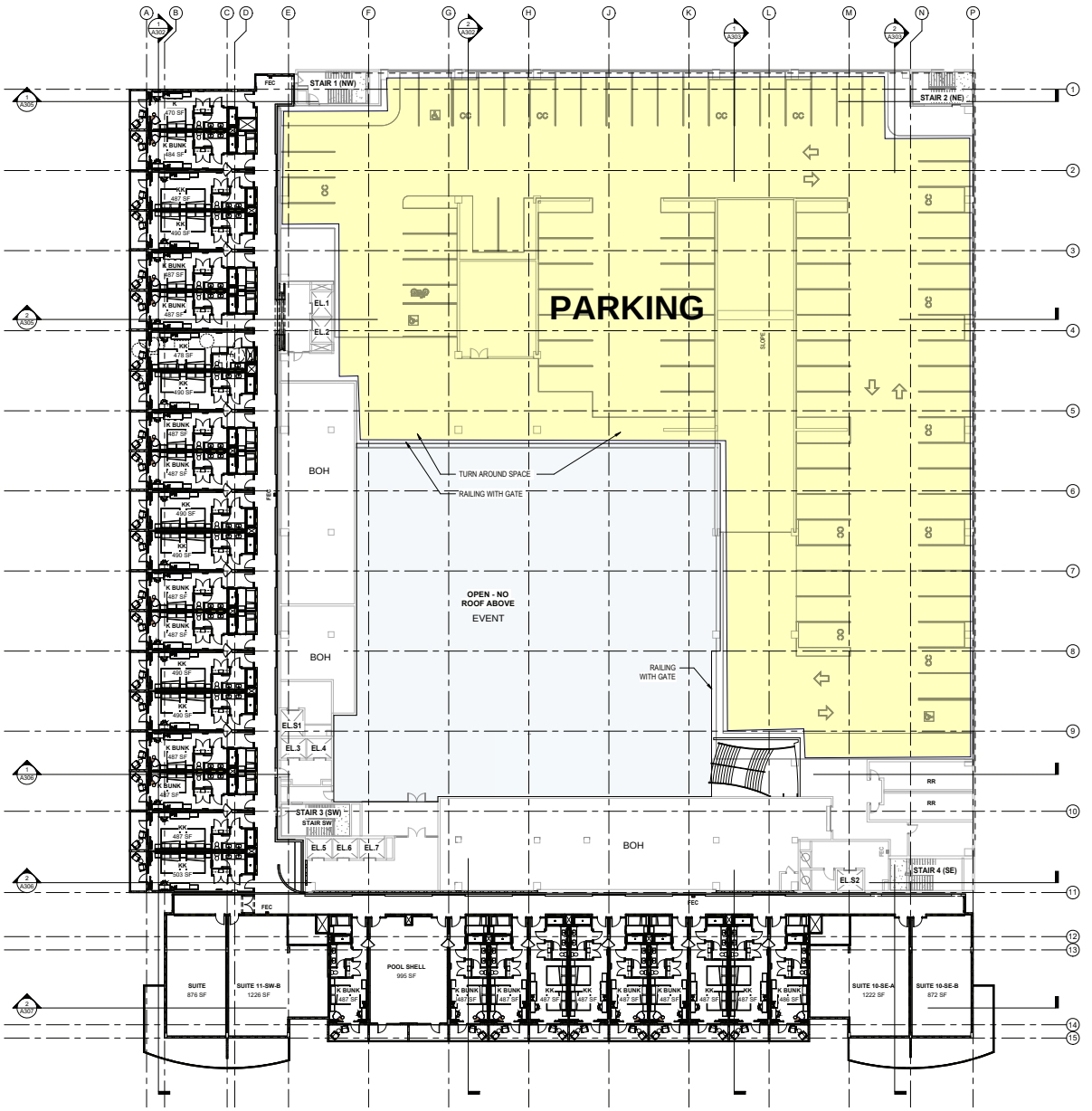
NO.	DESCRIPTION	DATE

DATE: 11/10/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

03 LEVEL- FLOOR PLAN - OVERALL

SHEET NUMBER: A103.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Monday, 11/10/2025 1:48:56 PM



N 1 09 LEVEL- FLOOR PLAN OVERALL
1/16" = 1'-0"

DESIGN ARCHITECT:
DA Architects

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE
- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS
- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS
- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS
- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS
- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS
- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

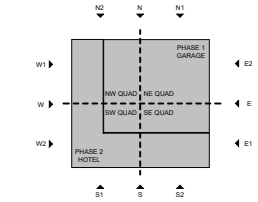
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R: FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S: FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH: FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS: JANITOR SINK AS SCHEDULED
- AED: AUTOMATED EXTERNAL DEFIBRILLATOR
- DF: DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



N 09 LEVEL

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE GIVEN PERMISSION TO COPY OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

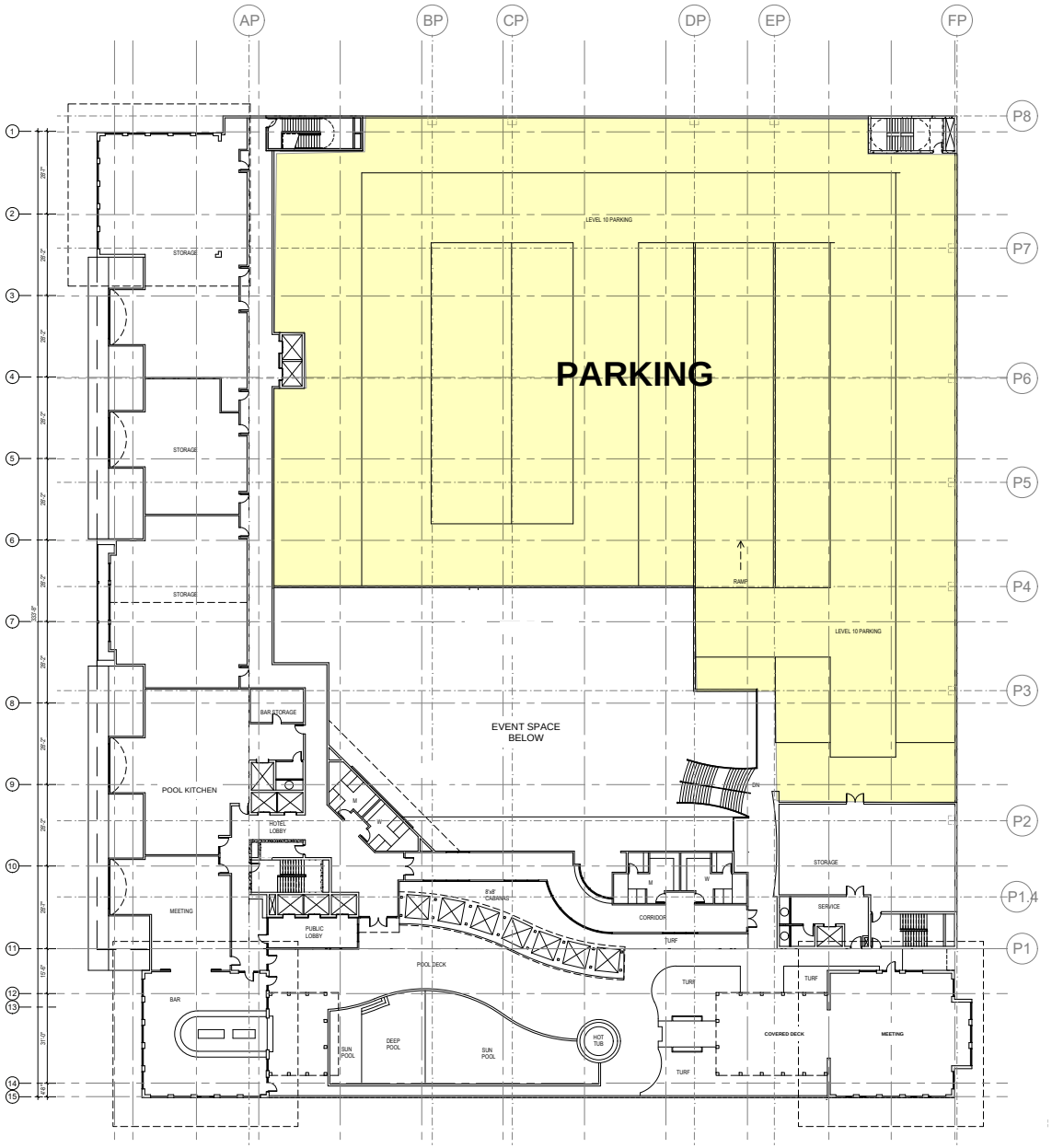
NO.	DESCRIPTION	DATE

DATE: 11/10/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

09 LEVEL - FLOOR PLAN - OVERALL

SHEET NUMBER: A109.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Monday, June 9, 2025



1 10 LEVEL- FLOOR PLAN - OVERALL
1/16" = 1'-0"

DESIGN ARCHITECT:

DA Architects

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE

- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS

- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS

- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS

- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS

- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS

- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

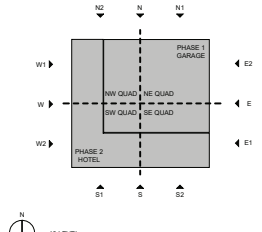
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R — FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S — FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH — FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS — JANITOR SINK AS SCHEDULED
- AED — AUTOMATED EXTERNAL DEFIBRILLATOR
- DF — DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT, GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE GIVEN PERMISSION TO COPY OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT, GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

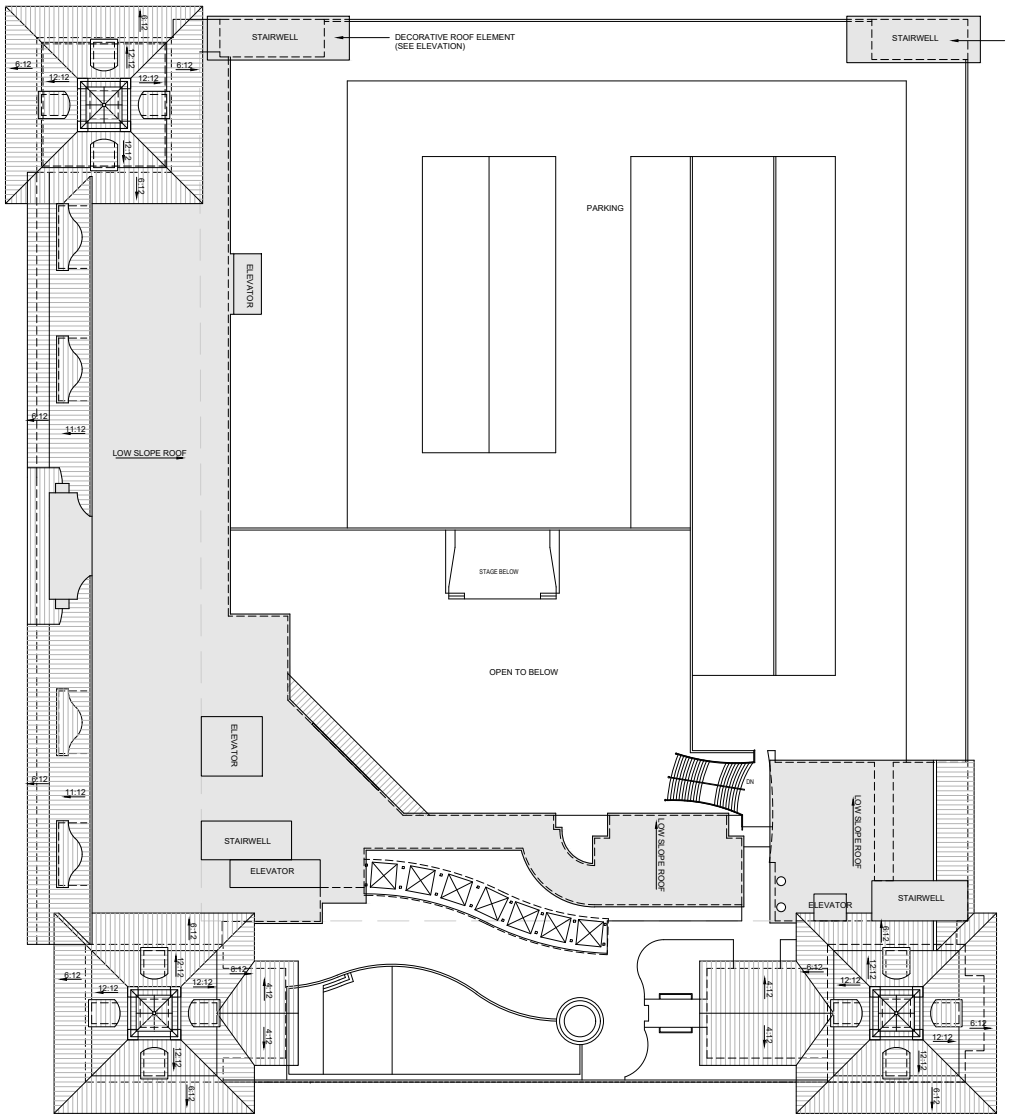
NO.	DESCRIPTION	DATE

DATE: 11/10/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

10 LEVEL - FLOOR PLAN - OVERALL

SHEET NUMBER: A110.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Monday, 11/10/2025 8:48:56 AM



N

OVERALL ROOF PLAN

SCALE: 1"=20.0'

FLOOR PLAN GENERAL NOTES

1. SEE SHEET DETAIL SHEETS FOR WALL CONSTRUCTION LEGEND.
2. PROVIDE GYPSUM WALL CONTROL JOINTS @ 30'-0" O.C. MAX AND AS SHOWN.
3. PROVIDE BLOCKING IN WALLS FOR CORNER GUARDS, TV BRACKETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
4. REFER TO WALL SECTIONS AND PLAN DETAILS FOR SPECIFIC WALL DIMENSIONS TO COLUMN LINE AND EXISTING CONSTRUCTION.
5. SEE INTERIOR DRAWINGS FOR FURNITURE BEING PROVIDED AS PART OF CD.
6. PLAN DRAWINGS ARE GENERATED BY A CUT THROUGH THE WALL AT A HEIGHT OF APPROXIMATELY 48". COMPONENTS IN OR ON THE WALL ABOVE OR BELOW THIS PLAN VIEW. SEE ELEVATION VIEWS FOR IDENTIFICATION OF ALL WALL COMPONENTS AND OPENINGS.
7. ALL DOORS TO BE 4" FROM FINISH FACE OF ADJACENT PARTITION AS MEASURED TO OUTSIDE FACE OF DOOR JAMB UNLESS OTHERWISE NOTED.

WALL PARTITION LEGEND

NON-FIRE / NON-SMOKE RATED WALLS - UNLESS NOTED OTHERWISE

- EXISTING WALLS / CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALLS / CONSTRUCTION TO REMAIN
- NEW WALLS / CONSTRUCTION - MTL STD CORE
- NEW WALLS / CONSTRUCTION - CMU CORE
- NEW WALLS / CONSTRUCTION - CONCRETE CORE
- NEW WALLS / CONSTRUCTION - WOOD CORE

SMOKE PARTITION RATED WALLS

- SMOKE PARTITION RATED - 0 HOUR WALL

FIRE PARTITION RATED WALLS

- FIRE PARTITION RATED - 1 HOUR WALL

FIRE BARRIER RATED WALLS

- FIRE BARRIER RATED - 1 HOUR WALL
- FIRE BARRIER RATED - 2 HOUR WALL

FIRE / SMOKE BARRIER RATED WALLS

- FIRE / SMOKE BARRIER RATED - 1 HOUR WALL
- FIRE / SMOKE BARRIER RATED - 2 HOUR WALL

FIRE / WALL RATED WALLS

- FIRE WALL RATED - 2 HOUR WALL
- FIRE WALL RATED - 3 HOUR WALL

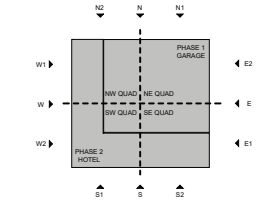
FLOOR PLAN LEGEND

- DOOR & FRAME AS SCHEDULED
- CURTAIN / STOREFRONT WALL
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- STRUCTURAL W-SECTION COLUMN AS SCHEDULED. SEE STRUCTURAL.
- FEC-R — FIRE EXTINGUISHER IN CABINET - SEMI-RECESSED AS SCHEDULED
- FEC-S — FIRE EXTINGUISHER IN CABINET - SURFACE MOUNT AS SCHEDULED
- FEH — FIRE EXTINGUISHER ON HOOK AS SCHEDULED
- TOILET AS SCHEDULED
- URINAL AS SCHEDULED
- SINK AS SCHEDULED
- COUNTER MOUNTED SINK AS SCHEDULED
- JS — JANITOR SINK AS SCHEDULED
- AED — AUTOMATED EXTERNAL DEFIBRILLATOR
- DF — DRINKING FOUNTAIN AS SCHEDULED
- MARKERBOARD

SCOPE LEGEND

- PRIMARY SCOPE
- NO SCOPE , UNO

KEY PLAN LEGEND



0' 8' 16' 32' 64'

SCALE: 1/16" = 1'-0"

DESIGN ARCHITECT:

DA Architects

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

NOT FOR CONSTRUCTION

© THIS SET OF DOCUMENTS INCLUDING OF DRAWINGS SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS, LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE PERMITTED TO COPY, SCAN, OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT, GRACE HEBERT CURTIS ARCHITECTS, LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II A

HARBORWALK BLVD.
DESTIN, FL 32541

NO.	DESCRIPTION	DATE

DATE: 11/10/2025

PHASE: SD PACKAGE #1 (D.O.)

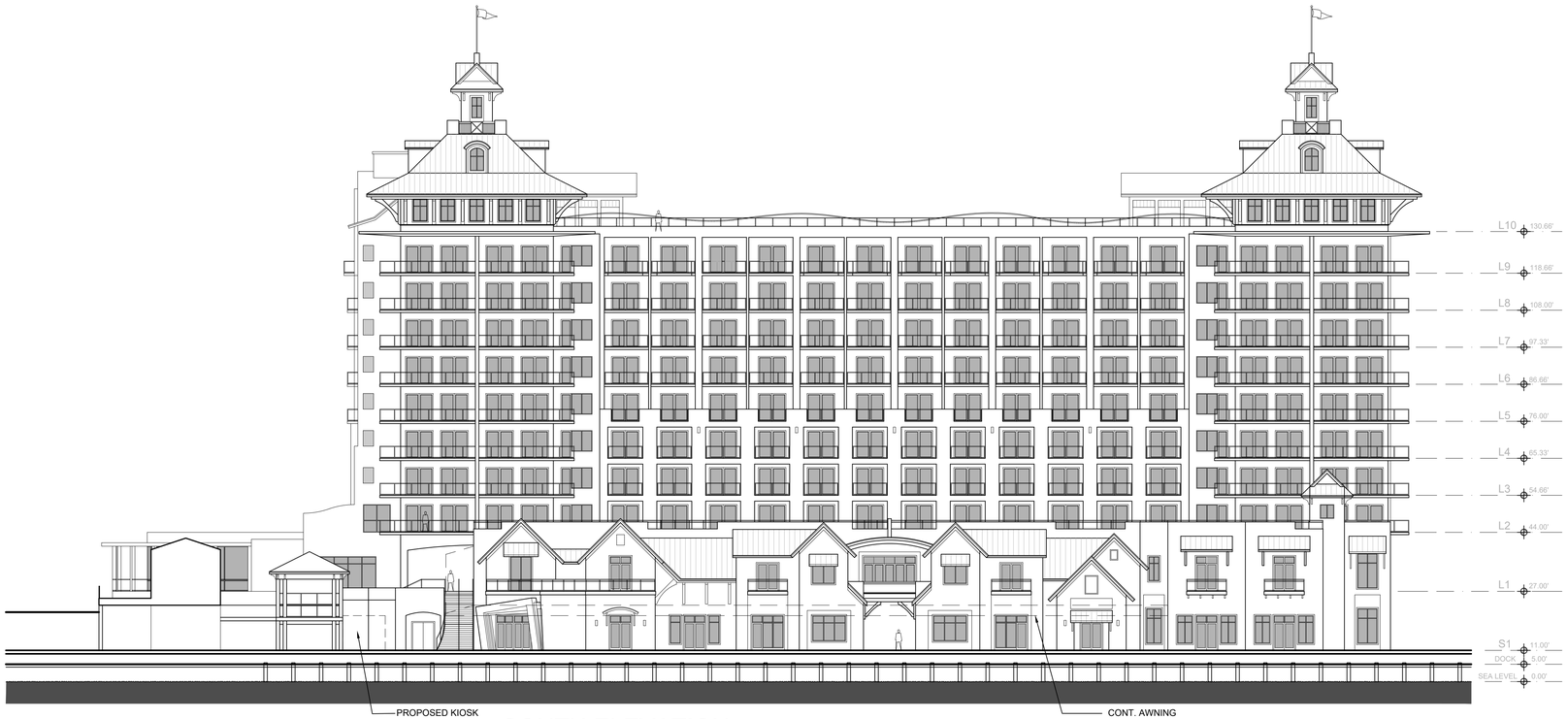
ISSUED FOR: DEVELOPMENT ORDER

PROJECT NO: 2224115

10 LEVEL - FLOOR PLAN - OVERALL

SHEET NUMBER: A110.1

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - Harbor Walk - R23.rvt
Printed: 11/10/2025 11:48 PM



SOUTH ELEVATION

SCALE: 1"=20'

0' 10' 20' 30' 40' 50' 100'



WEST ELEVATION

SCALE: 1"=20'

0' 10' 20' 30' 40' 50' 100'

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2024

DA Architects

Dougherty Architecture + Design P.A.

4475 Legendary Dr. Suite D
Destin, Florida 32541
Telephone: 850.598.9881
admin@doughertyarchitecture.com

HARBORWALK PHASE IIA

Okaloosa County, Florida

Destin

Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT JPD
DRAWN BY WD
CHECKED BY JPD

BUILDING ELEVATIONS

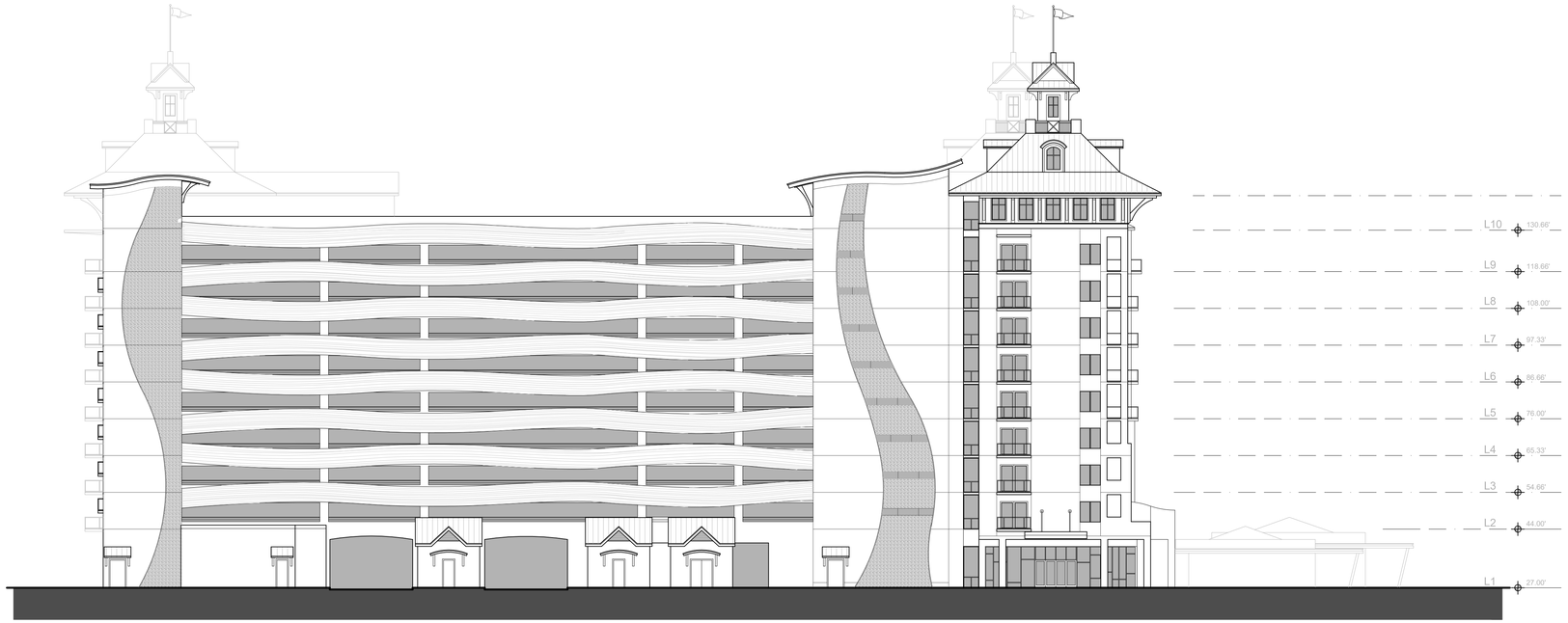
DATE
13 August 2025

DWG. NO.
A201

SHEET
OF

PROJECT NO.
23031

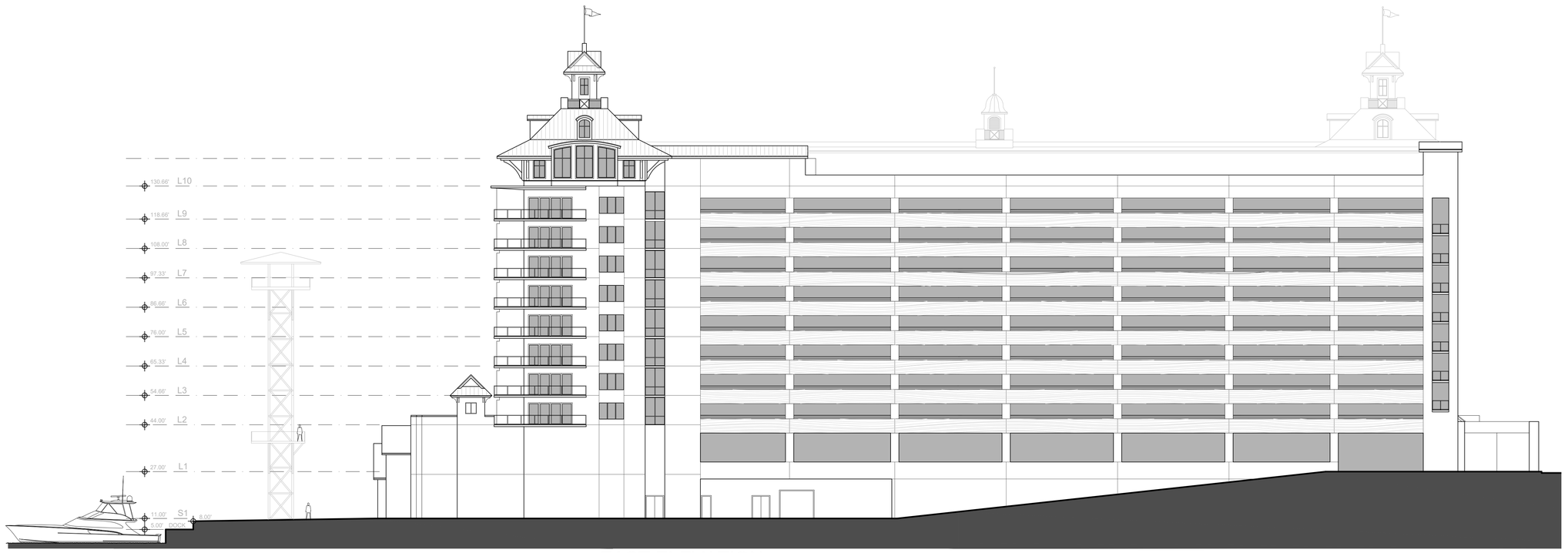
This sheet printed on August 13,2025



NORTH ELEVATION

SCALE: 1"=20'

0' 10' 20' 30' 40' 50' 100'



EAST ELEVATION

SCALE: 1"=20'

0' 10' 20' 30' 40' 50' 100'

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2024

DA Architects

Dougherty Architecture + Design P.A.

4475 Legendary Dr. Suite D
Destin, Florida 32541
Telephone: 850.598.9881
admin@doughertyarchitecture.com

HARBORWALK PHASE II A

Okaloosa County, Florida

Destin

Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT JPD
DRAWN BY WD
CHECKED BY JPD

BUILDING ELEVATIONS

DATE
13 August 2025

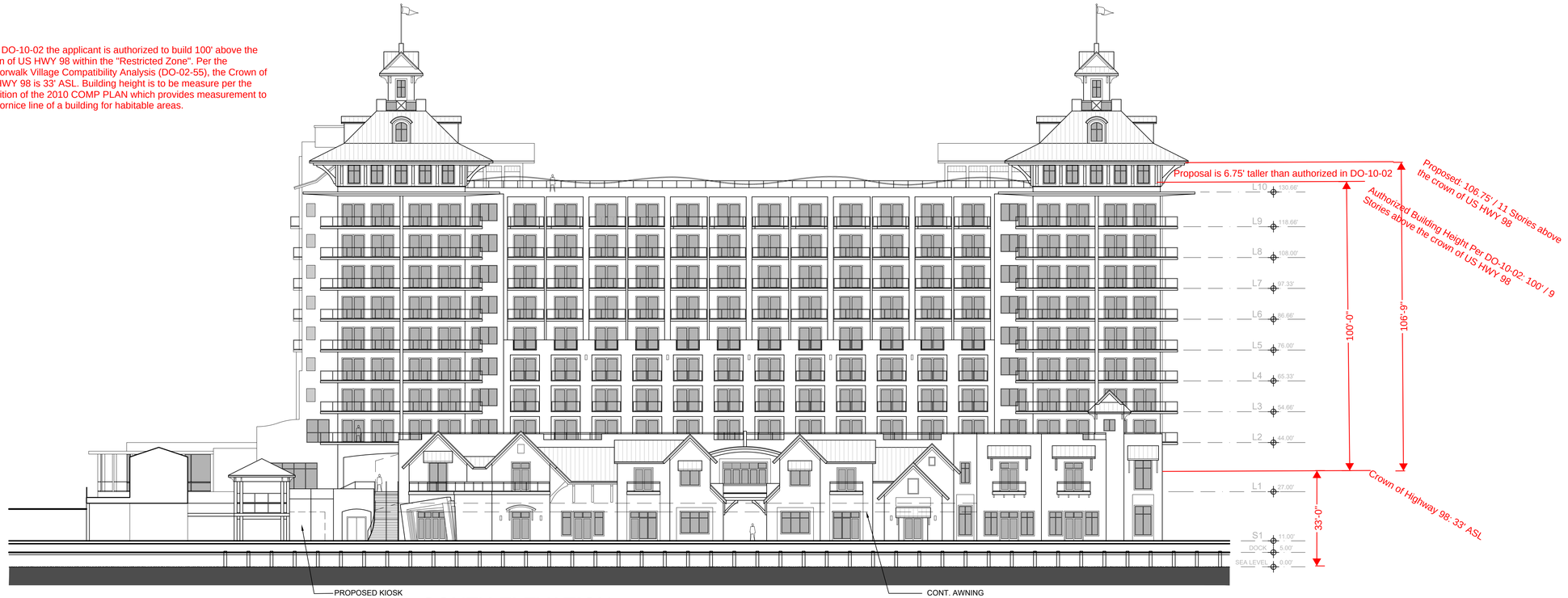
DWG. NO.
A202

SHEET
OF

PROJECT NO.
23031

This sheet printed on August 13,2025

PER DO-10-02 the applicant is authorized to build 100' above the crown of US HWY 98 within the "Restricted Zone". Per the Harborwalk Village Compatibility Analysis (DO-02-55), the Crown of US HWY 98 is 33' ASL. Building height is to be measure per the definition of the 2010 COMP PLAN which provides measurement to the cornice line of a building for habitable areas.



SOUTH ELEVATION
SCALE: 1"=20'
0' 10' 20' 30' 40' 50' 100'



WEST ELEVATION
SCALE: 1"=20'
0' 10' 20' 30' 40' 50' 100'

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2024

DA Architects

Dougherty Architecture + Design P.A.
4475 Legendary Dr. Suite D
Destin, Florida 32541
Telephone: 850.598.9881
admin@doughertyarchitecture.com

HARBORWALK PHASE IIA
Okaloosa County, Florida
Destin

Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION

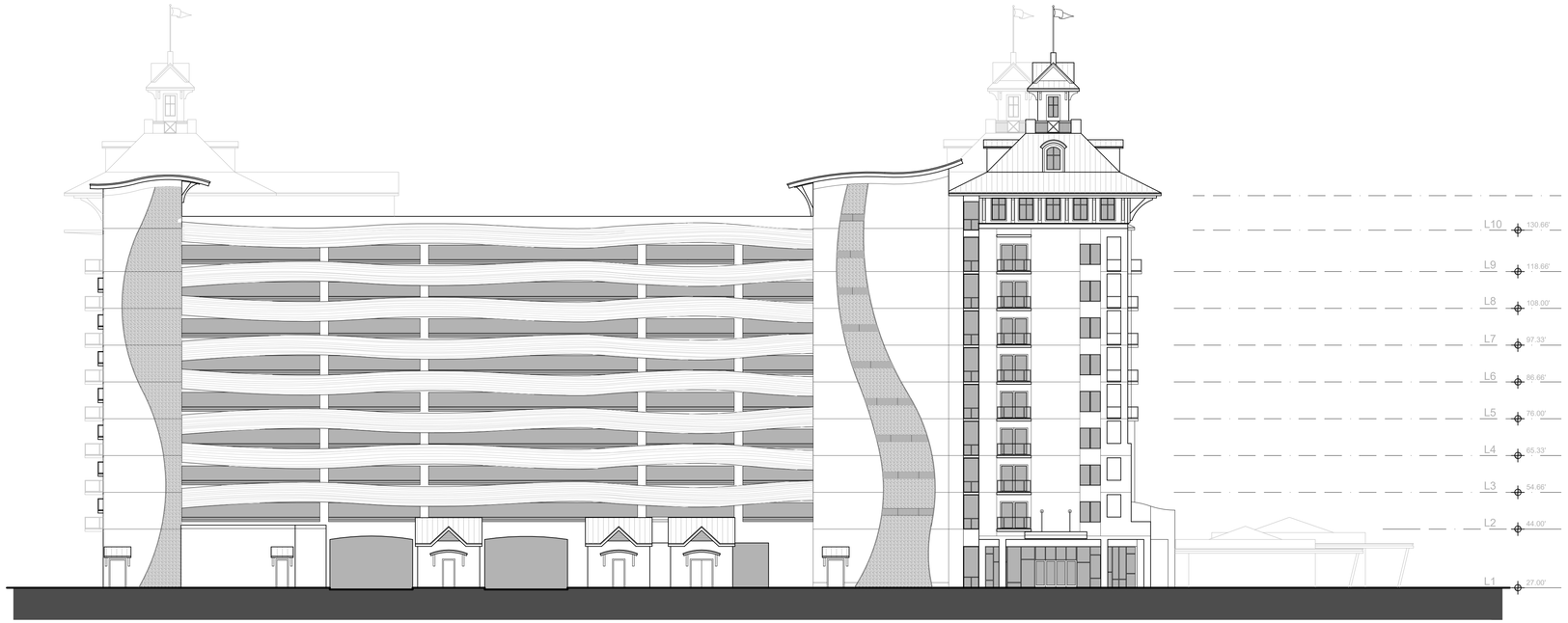
PROJ. ARCHITECT JPD
DRAWN BY WD
CHECKED BY JPD

BUILDING ELEVATIONS

DATE
13 August 2025
SHEET
OF

DWG. NO.
A201
PROJECT NO.
23031

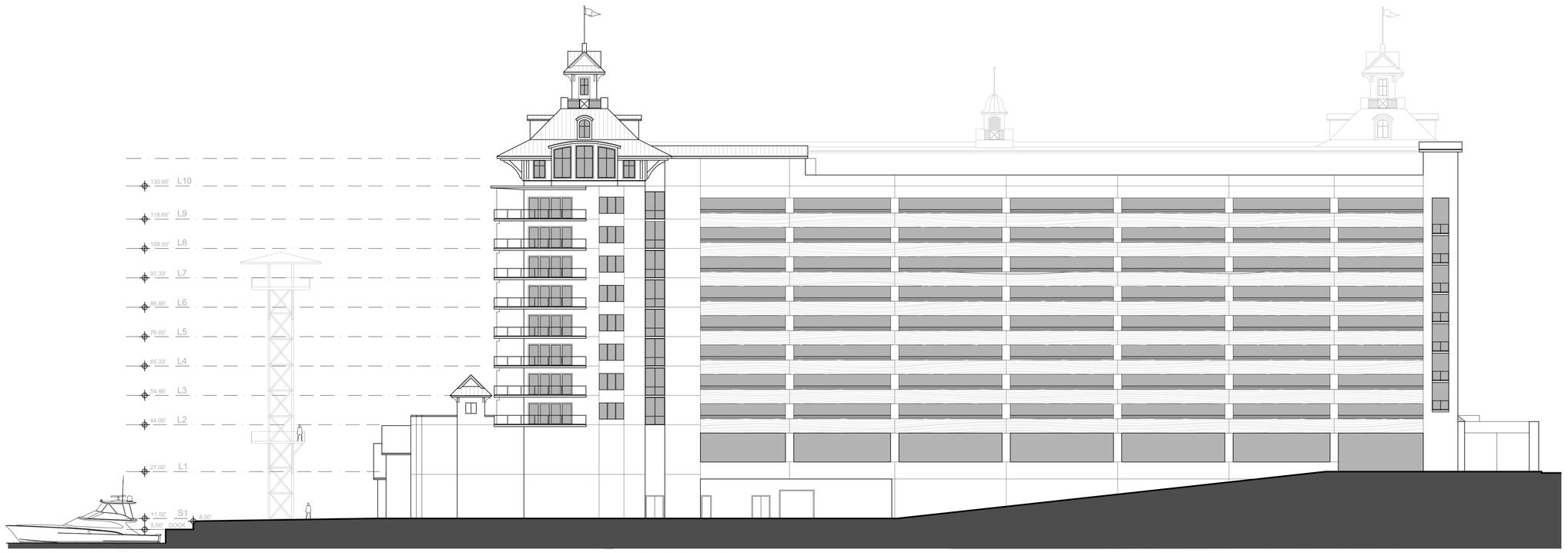
This sheet printed on August 13,2025



NORTH ELEVATION

SCALE: 1"=20'

0' 10' 20' 30' 40' 50' 100'



EAST ELEVATION

SCALE: 1"=20'

0' 10' 20' 30' 40' 50' 100'

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2024

DA Architects

Dougherty Architecture + Design P.A.

4475 Legendary Dr. Suite D
Destin, Florida 32541
Telephone: 850.598.9881
admin@doughertyarchitecture.com

HARBORWALK PHASE II A

Okaloosa County, Florida

Destin

Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT JPD
DRAWN BY WD
CHECKED BY JPD

BUILDING ELEVATIONS

DATE
13 August 2025

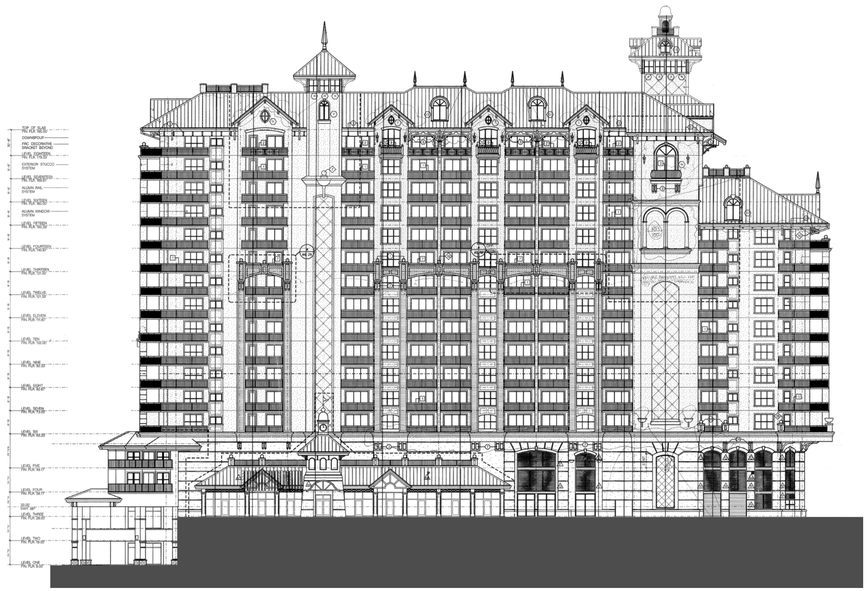
DWG. NO.
A202

SHEET
OF

PROJECT NO.
23031

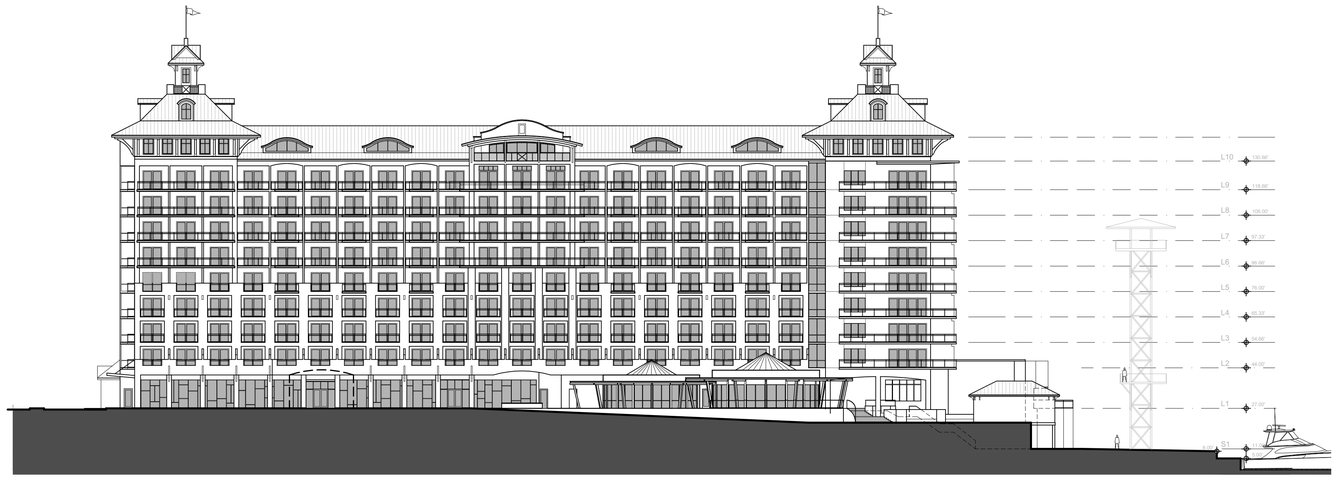
This sheet printed on August 13,2025

Height Comparisons Between the Existing Emerald Grande and Proposed HarborWalk Phase 2



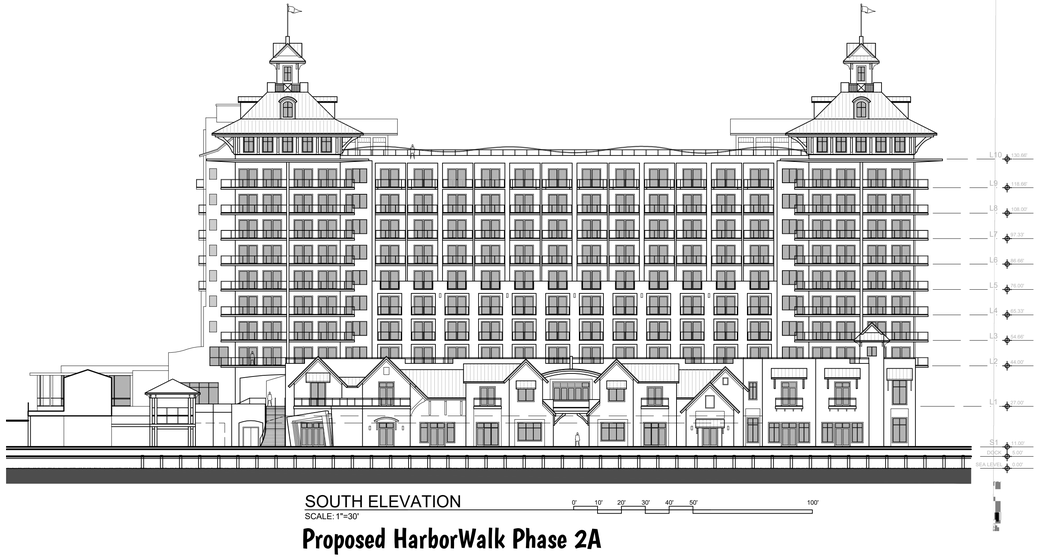
EAST ELEVATION
SCALE: 1"=30'
0' 10' 20' 30' 40' 50' 100'

Existing Emerald Grande



WEST ELEVATION
SCALE: 1"=30'
0' 10' 20' 30' 40' 50' 100'

Proposed HarborWalk Phase 2A



SOUTH ELEVATION
SCALE: 1"=30'
0' 10' 20' 30' 40' 50' 100'

Proposed HarborWalk Phase 2A



EAST ELEVATION
SCALE: 1"=30'
0' 10' 20' 30' 40' 50' 100'

Existing Emerald Grande

PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY ARCHITECTURE + DESIGN, P.A. © COPYRIGHT 2024

DA Architects

Dougherty Architecture + Design P.A.
4475 Legendary Dr. Suite D
Destin, Florida 32541
Telephone: 850.598.9881
admin@doughertyarchitecture.com

HARBORWALK PHASE II
Destin, Okaloosa County, Florida

Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION

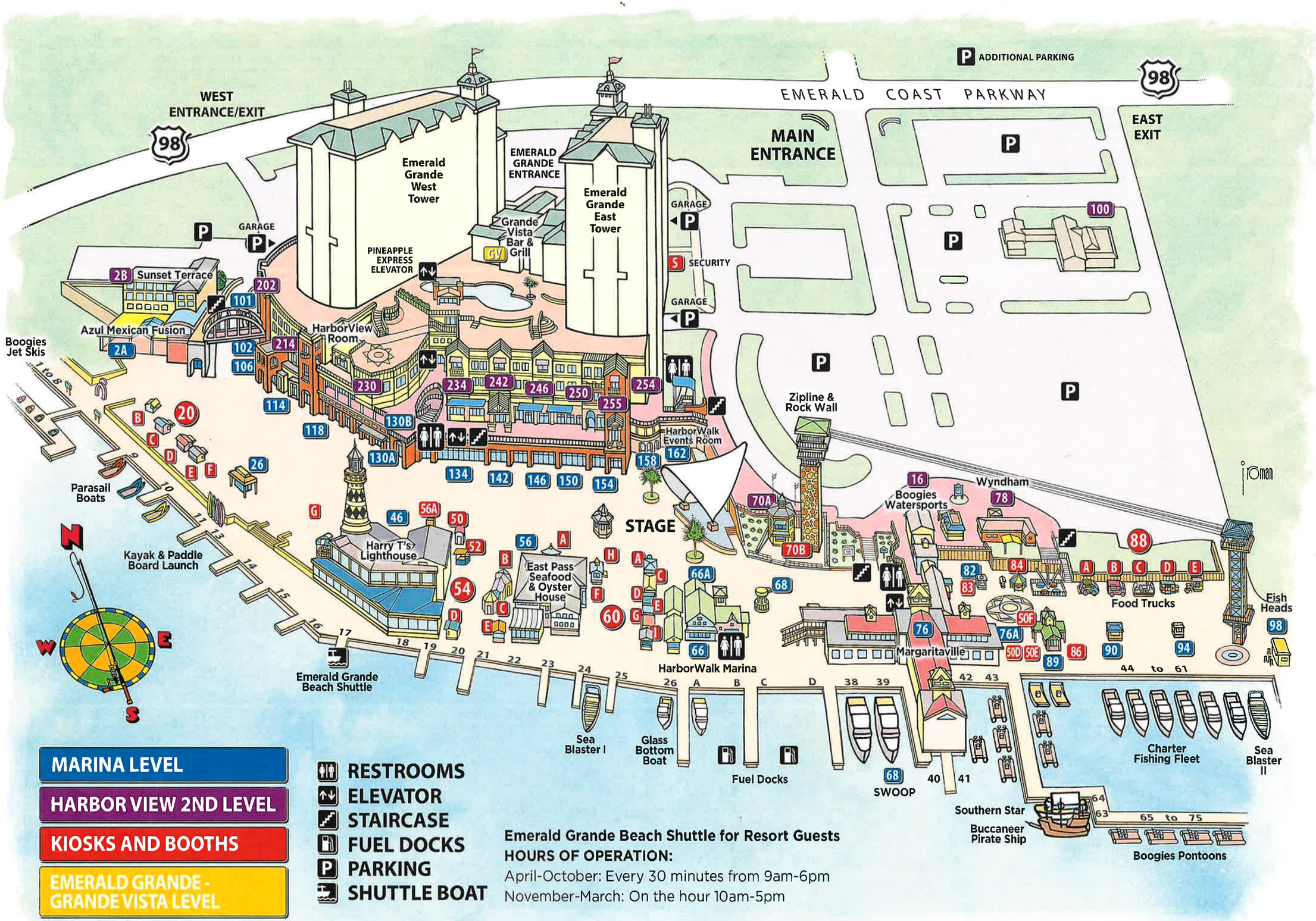
PROJ. ARCHITECT JPD
DRAWN BY WD
CHECKED BY JPD

BUILDING ELEVATIONS

DATE
13 August 2025
SHEET
OF

DWG. NO.
A203
PROJECT NO.
23031

This sheet printed on August 13,2025


WEST ENTRANCE/EXIT
98
EMERALD COAST PARKWAY
ADDITIONAL PARKING
98
EAST EXIT
MAIN ENTRANCE
Emerald Grande West Tower
EMERALD GRANDE ENTRANCE
Emerald Grande East Tower
Grande Vista Bar & Grill
GV
PINEAPPLE EXPRESS ELEVATOR
GARAGE
SECURITY
GARAGE
GARAGE
100
2B Sunset Terrace
202
101
Azul Mexican Fusion
2A
HarborView Room
Boogies Jet Skis
1 to 8
102
106
214
230
234
242
246
250
254
255
114
118
130B
130A
134
142
146
150
154
158
162
HarborWalk Events Room
Zipline & Rock Wall
20
B
C
D
E
F
26
Parasail Boats
10
11
13
14
15
16
17
18
19
20
21
22
23
24
25
26
A
B
C
D
38
39
42
43
44 to 61
G
46
56A
50
52
54
56
A
B
C
D
E
Harry T's Lighthouse
East Pass Seafood & Oyster House
60
A
C
D
E
G
H
F
STAGE
70A
70B
66A
68
66
HarborWalk Marina
16
Boogies Watersports
Wyndham
78
82
83
84
88
A
B
C
D
E
Food Trucks
Fish Heads
98
50F
76A
50D
50E
86
89
90
94
76
Margaritaville
Kayak & Paddle Board Launch
Emerald Grande Beach Shuttle
Sea Blaster I
Glass Bottom Boat
Fuel Docks
68
SWOOP
40
41
Southern Star
Buccaneer Pirate Ship
64
63
65 to 75
Boogies Pontoons
Charter Fishing Fleet
Sea Blaster II
N
W
E
S
MARINA LEVEL
HARBOR VIEW 2ND LEVEL
KIOSKS AND BOOTHS
EMERALD GRANDE - GRANDE VISTA LEVEL
RESTROOMS
ELEVATOR
STAIRCASE
FUEL DOCKS
PARKING
SHUTTLE BOAT
Emerald Grande Beach Shuttle for Resort Guests
HOURS OF OPERATION:
April-October: Every 30 minutes from 9am-6pm
November-March: On the hour 10am-5pm

STATE ROAD 30 (U.S. HIGHWAY 98, PUBLIC R/W VARIES)

ASPHALT PAVEMENT

LOT 9

MAIN LEVEL

LANDSCAPE REQUIREMENTS (12.04.05)

Total Developed Area:			**361,885 sf** or	**9.00 acres**
10 trees per	1 acres	@	9.00 acres =	90.00 trees
		Total Trees Required on Site:		**90 trees**
Total Reforestation Credits for Trees on Site (Existing):				**5 trees**
Total Parking Lot Trees:				**2 trees**
Plus 20% Increase for Tier 2 Development"				**18 trees**
Total Trees Required:				**105 trees**
Total Trees Provided:				**82 trees**
Discounting Cabbage Palms at 50%,				

OPEN SPACE REQUIREMENTS (12.04.04)

Total Developed Area:	**640,332 s.f.**
Total Open Space Required(18%):	**115,260 s.f.**
Total Open Space Provided:	**17,500 s.f.**

STREET FRONTAGE REQUIREMENTS (12.04.04)

1 tree per	25 LF ROW	@	641.4 LF =	25.66 trees
		Total Frontage Trees Required:		**26 trees**
		Total Frontage Trees Provided:		**26 trees**

PERIMETER LANDSCAPE REQUIREMENTS (12.04.04)

West

1 tree per	25 LF	@	564.0 LF =	22.56 trees
		Total Perimeter Trees Required:		**23 trees**
		Total Perimeter Trees Provided:		**23 trees**

PARKING LOT TREE REQUIREMENTS (12.04.04)

Trees

1 tree	per	15 spaces @	17 spaces =	1.13 trees
		Total Parking Lot Trees Required:		**2 trees**
		Total Parking Lot Trees Provided:		**2 trees**

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL BE 'FLORIDA No. 1' OR BETTER AS GRADED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY.
2. ALL PLANTINGS SHALL BE MULCHED TO A MINIMUM OF 3" DEPTH AS INDICATED ON THE LANDSCAPE PLANS.
3. EACH TREE RING SHALL BE MULCHED A MINIMUM OF 24" BEYOND TRUNK IN ALL DIRECTIONS.
4. ALL INVASIVE EXOTIC SPECIES MUST BE REMOVED FROM THE DEVELOPMENT AREA.
5. ALL PLANTINGS MUST BE FREE OF INSECTS, PESTS, DISEASE, WEEDS, ETC..
6. GALLON SIZES FOR PLANT MATERIAL ARE STATED AS THE MINIMUM. IF DIMENSIONS ARE NOT AVAILABLE WITHIN THE SPECIFIED CONTAINER IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE DIMENSIONED PLANT MATERIAL IN ANOTHER SIZE POT.
7. LANDSCAPE PLANS SHALL BE 100% IRRIGATED WITH EXISTING AUTOMATIC IRRIGATION SYSTEM.

GENERAL IRRIGATION NOTES:

1. EXISTING MAIN LINE LOCATIONS SHOWN ARE UNKNOWN. CONTRACTOR SHALL FIELD PRE CONSTRUCTION MEETING SHALL BE HELD WITH VYSTAR MAINTENANCE STAFF.
2. EXISTING IRRIGATION DISTURBED BY CONSTRUCTION SHALL BE MODIFIED/FIXED/ADJUSTED TO ACHIEVE 100% HEAD TO HEAD COVERAGE. CONTRACTOR SHALL MODIFY HEADS TO PROHIBIT OVER SPRAY ON PAVEMENT AREAS. CONTRACTOR SHALL COORDINATE WITH OWNERS REPRESENTATIVE WHEN WORKING WITH EXISTING IRRIGATION. PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT FOR MODIFIED DESIGN.
3. EXISTING SITE IRRIGATION SHALL BE CAPPED, COORDINATED AND DEMOLISHED WHILE MAINTAINING OPERATION OF THE ENTIRE EXISTING SYSTEM.
4. SYSTEM SHALL BE GROUNDED EVERY 800' OR 6 VALVES.
5. CONTRACTOR SHALL CONFIRM NO EXPOSED COPPER WIRE AT CONTROLLER.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD–TO–HEAD COVERAGE.

BENCHMARK #1
FOUND MAG. NAIL & DISK
ELEV=25.46

EXISTING PALM TREE, TYP.

1 LANDSCAPE PLANHTING PLAN
Scale: 1" = 20'

0 20' 40'

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:
Lester C. Watkins
FLORIDA REGISTERED ARCHITECT
LICENSE NO. AR0016896
STATE OF FLORIDA

CONSTRUCTION
2025.08.15 13:01:53-05'00'

landscape architecture
land planning
placemaking

WAS DESIGN landscape architects www.was-design.com

Foley, Alabama
P. 251.948.7181
Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS,SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS , LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE PERMITTED TO POST THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT, GRACE HEBERT CURTIS ARCHITECTS , LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

HARBORWALK PHASE II

HARBORWALK BLVD.
DESTIN, FL 32541

NO.	DESCRIPTION	DATE

DATE: 8/8/2025
PHASE: SD PACKAGE #1 (D.O.)
ISSUED FOR: DEVELOPMENT ORDER
PROJECT NO: 2224115

LANDSCAPE PLANTING PLAN

SHEET NUMBER
LP100

DESIGN ARCHITECT:
DA Architects

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - HarborWalk - R23.rvt
8/8/2025 12:43:57 PM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES						
	IC	21	ILEX CASSINE / DAHOON HOLLY	B&B OR CONT	2.5" CAL	6`
	IE	11	ILEX X ATTENUATA `EAGLESTON` / EAGLESTON HOLLY FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2.5" CAL	6`
	LN	19	LAGERSTROEMIA INDICA `NATCHEZ` / `NATCHEZ` CRAPE MYRTLE STANDARD; FULL HEAD; SPECIMEN QUALITY	B&B OR CONT	2.5" CAL	6`
	MG	9	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / D.D. BLANCHARD SOUTHERN MAGNOLIA NATIVE, SPECIMEN QUALITY	B&B OR CONT	2.5" CAL	6`
	QV	6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2.5" CAL	6`
PALM TREES						
	PC	5	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM DIAMOND CUT, SPECIMEN, CLEAR TRUNK HEIGHT NOTED.	FG		16` CT
	SP	22	SABAL PALMETTO / SABAL PALM CLEAR-TRUNK HEIGHT NOTED	FG		14-18` CT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SHRUBS						
	CL	32	CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH	3 GAL	12" MIN.	60" o.c.
	NO	25	NERIUM OLEANDER / OLEANDER	3 GAL	12" MIN.	60" o.c.
	TF	18	TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	3 GAL	12" MIN.	60" o.c.
SOD/SEED						
	SOD	15,643 SF	CYNODON DACTYLON `TIFWAY 419` / TIFWAY 419 BERMUDA GRASS	SOD		

A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR — SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

GENERAL CONDITIONS

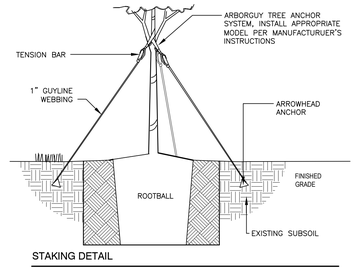
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

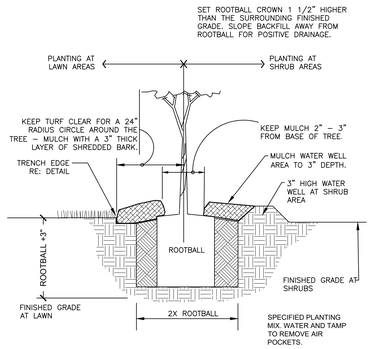
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

PLANT MATERIAL AND PLANTING

- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL AT ANY TIME BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS NO. 1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF PLANT INDUSTRY (DPI).
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OF DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
  - ☐ 3" DEPTH PINE BARK
  - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
  - ☒ 3" DEPTH PINESTRAW
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.



STAKING DETAIL



PLANT PIT DETAIL

5 TYPICAL PLANT SPACING

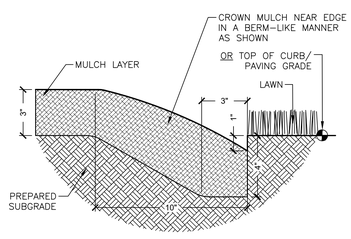
NOT TO SCALE — 329399-04

6 FLORIDA PLANTING NOTES

1" = 1" — 329399-06

7 TREE PLANTING - GUY STRAP

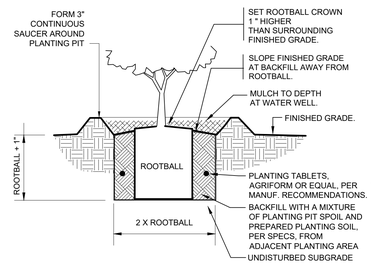
1" = 1'-0" — 329343.26-02



NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

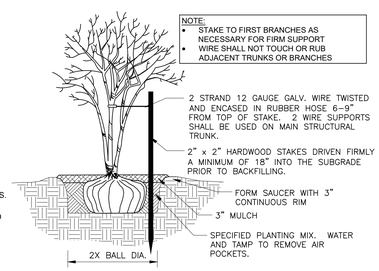
1 TRENCH EDGE

3" = 1'-0" — 329413.23-02



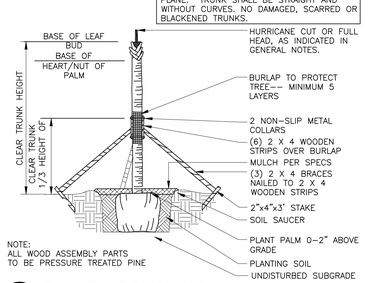
2 SHRUB PLANTING

1" = 1'-0" — 329333.13-01



3 MULTI-TRUNK TREE STAKING

1/2" = 1'-0" — 329343-01



4 PALM TREE PLANTING

3/8" = 1'-0" — 329343-02

GRACE HEBERT CURTIS ARCHITECTS, LLC

SEAL:

Lester C. Watkins
Date: 2025.08.15 13:01:53-05'00'

landscape architecture
land planning
placemaking
Foley, Alabama P. 251.948.7181
Mobile, Alabama P. 251.344.4023
Jackson, Mississippi P. 601.790.0781
Pensacola, Florida P. 850.203.4252
WAS DESIGN landscape architects www.was-design.com

© THIS SET OF DOCUMENTS INCLUSIVE OF DRAWINGS,SPECIFICATIONS, AND ADDENDA MAY NOT BE COPIED, SCANNED, NOR ELECTRONICALLY DISTRIBUTED OR USED FOR CONSTRUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF GRACE HEBERT CURTIS ARCHITECTS , LLC. NO PLAN ROOM, ELECTRONIC PLAN SERVICE (INTERNET PLAN SERVICE), NOR REPRODUCTION COMPANY SHALL BE PERMITTED TO POST THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. GRACE HEBERT CURTIS ARCHITECTS , LLC.

SEE SHEETS G001/G002 FOR GENERAL NOTES APPLICABLE TO THE ENTIRE DRAWING SET

CONSTRUCTION

HARBORWALK PHASE II

HARBORWALK BLVD.
DESTIN, FL 32541

NO.	DESCRIPTION	DATE

DATE: 8/8/2025

PHASE: SD PACKAGE #1 (D.O.)

ISSUED FOR: DEVELOPMENT ORDER

PROJECT NO: 2224115

DESIGN ARCHITECT: DA Architects

LANDSCAPE PLANTING PLAN

SHEET NUMBER: LP100

Autodesk Docs://2224115 - Harbor Walk Phase II/2224115 - HarborWalk - R23.rvt
8/7/2025 12:21:21 PM

LEGEND:

ECA = EMERALD COAST ASSOCIATES
CORP. = CORPORATION
No. = NUMBER
# = NUMBER
—/— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
R.R. = RAIL ROAD
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
± = MORE OR LESS
A = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
B = CHORD BEARING
C = CHORD LENGTH
PVC = POLYVINYL CHLORIDE
C.M.P. = CORRUGATED METAL PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
CL = CENTERLINE
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
A/C = AIR CONDITIONER
ID. = IDENTIFICATION
OHU = OVERHEAD UTILITY LINE
CMP = CORRUGATED METAL PIPE
FFE = FINISHED FLOOR ELEVATION
FMGD = FOUND MAG NAIL & DISK
= PINE TREE (DIAMETER AS INDICATED)
= MAGNOLIA TREE (DIAMETER AS INDICATED)
= BAY TREE (DIAMETER AS INDICATED)
= CEDAR TREE (DIAMETER AS INDICATED)
= OAK TREE (DIAMETER AS INDICATED)
= SIGN
GM = GAS METER
WM = WATER METER
WV = WATER VALVE
10 = NUMBER OF PARKING SPACES
= UTILITY POLE
= GUY ANCHOR
= LAMP POST
T = TELEPHONE MANHOLE
D = STORM WATER MANHOLE
M = MANHOLE
S = SANITARY MANHOLE
= FIRE HYDRANT
E = METER BOX
BFP = BACKFLOW PREVENTOR
= RIP-RAP
= ASPHALT
= WOOD
= CONCRETE
= BRICK PAVERS
= FOUND 1/2" CAPPED IRON ROD L.B. #3724
= FOUND NAIL AND DISK L.B. #3724
= FOUND 4" BY 4" CONCRETE MONUMENT NO I.D.
= SET NAIL AND DISK L.B. #7768
= SET 1/2" CAPPED IRON ROD L.B. #7768

NORTH

40 0 20 40 80
SCALE: 1" = 40'

STATE ROAD 30 (U.S. HIGHWAY 98, PUBLIC R/W VARIES)

A = 209.94'
R = 1729.01'
D = 6°57'25"
C = 209.81'
B = N 84°02'22" W

S 80°33'40" E (P) (F) - 431.70' (F)

S 80°34'33" E 150.14' (F)

BENCHMARK #2
SET MAG. NAIL & DISK
ELEV=31.71

BENCHMARK #1
FOUND MAG. NAIL & DISK
ELEV=25.46

BENCHMARK #3
SET MAG. NAIL & DISK
ELEV=5.73

FIRST LEVEL PARKING F.F.E. = 8.91'

S 9°21'31" W - 554.25' LOT 10

LOT 9

LOT 8

N 9°26'00" E 568.74'± (P&M)

N 9°26'00" E 568.74'± (M)

N 9°26'00" E (C) (F) = 568.86' (M)

569.25' (TO WITNESS CORNER) N 09°26'00" E

FLOOD ZONE "X" (NO MINIMUM)
FLOOD ZONE "AE" (9.0' MINIMUM)

FLOOD ZONE "AE" (9' MINIMUM)
FLOOD ZONE "AE" (10' MINIMUM)

FLOOD ZONE "X" (NO MINIMUM)
FLOOD ZONE "AE" (9.0' MINIMUM)

FLOOD ZONE "AE" (9' MINIMUM)
FLOOD ZONE "AE" (10' MINIMUM)

OLD PASS LAGOON

DESCRIPTION:

LOTS 8 AND 9 OF MORENO POINT MILITARY RESERVATION, ACCORDING TO DEED BOOK 25, PAGE 573 OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 30 (U.S. HIGHWAY 98) (100' WIDE RIGHT OF WAY), AS BEING NORTH 80°33'40" WEST. (ASSUMED DATUM)
2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO MINIMUM FLOOR ELEVATION REQUIRED, AND IN FLOOD ZONE AE, 9.00' MINIMUM FLOOR ELEVATION REQUIRED, AND IN FLOOD ZONE AE, 10.00' MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. PANEL NUMBER 12091C0469J, PANEL 469 OF 494, DATED MARCH 9, 2021, OKALOOSA COUNTY, FLORIDA.
3. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY GEOPOINT SURVEYING, INC.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY GEOPOINT SURVEYING, INC.
5. APPARENT USES ARE AS SHOWN.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
7. NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
8. GRAPHIC SYMBOLISM OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETCETERA, ARE EXAGGERATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERETO.
9. NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
10. TOTAL AREA OF PARCEL SURVEYED = 8.31± ACRES.

VERTICAL DATUM: NAVD88
Conversion from NAVD88 to NGVD29: **+0.41'**

PROJECT: LOTS 8 & 9
PHASE: MORENO POINT MILITARY RESERVATION
DRAWN: J.H. | DATE: 09/09/23 | CHECKED BY: D.B.
P.CHIEF: GW | FIELD BOOK: 23N, PAGES 73-74
DATA FILE: MORENO POINT L8-9.txt

REVISIONS

DATE	DESCRIPTION	DRAWN BY

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Daryl Burgis
Date: 2023.09.14 14:57:57 -05'00'

Daryl E.W. Burgis
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4980

DATE OF LAST FIELD SURVEY: August 17, 2023

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary & Topographic Survey

PREPARED FOR
LEGENDARY INC.
LOCATED IN
Undivided Township 2 S., Range 22 W.
WALTON County, Florida

GeoPoint Surveying, Inc.
67 Joe Campbell Road
Freeport, Florida 32439
www.geopointsurvey.com
Phone: (850) 740-0650
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 01

O:\Moreno Point Military Reservation\Lots 8 & 9\Survey\MPMR L8-9.dwg, TOPO, Jeffery Harness, September 14, 2023 - 1:15 PM

AGENT AFFIDAVIT

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Pete Knowles, President of Pelican Point Harbor, LLC, the owner, and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Greg Darden, whose address is 4471 Legendary Drive, Destin, County of Okaloosa, State of Florida, my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to certain improvements to be made pursuant to the HarborWalk Village Development Order, including but not limited to applications for variances, amendments to development orders, amendments to the HarborWalk Village Development Order, platting, re-platting and any permitting matters.

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 representatives, and assigns.

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

THIS SPECIAL POWER OF ATTORNEY is intended to supersede and replace any prior grants of agency authority previously executed by me.

Pelican Point Harbor, LLC

By: _____
Pete Knowles, President

Witnessed by:

Print Name: Lori Ellen Ward

Print Name: April Shackelford

STATE OF FLORIDA
COUNTY OF

Sworn to and subscribed before me by means of physical presence on this 30th day of November, 2023, by Pete Knowles, President of Pelican Point Harbor, LLC, who is personally known to me and who did not take an oath.

APRIL SHACKELFORD
MY COMMISSION # HH 176380
EXPIRES: September 19, 2025
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
Printed Name: April Shackelford
My Commission expires: 09-19-2025

FILE # 2948540 RCD: 09/02/2014 @ 04:00 PM, BK: 3162 PG: 3151 RECORDING: $24.00 RECORDING ARTICLE V: $20.00 DEPUTY CLERK CWEAVER DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY FL

This Instrument Prepared By & Return To:
Whitney L. Smith, Esq.
Fleet & Smith, PA
1283 N. Eglin Parkway, Suite A
Shalimar, FL 32579

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is made as of August 4, 2014 by and between **KELLY BOAT SERVICES, LC**, a Florida limited liability company, 4635 Gulfstarr Drive, Suite 300 ("Landlord"), and **PELICAN POINT HARBOR, INC.**, n/k/a **PELICAN POINT HARBOR**, LLC, a Florida corporation, 4471 Legendary Drive, Destin, FL 32541 ("Tenant").

WITNESSETH:

A. Landlord and Tenant have entered into a lease dated March 10, 1992 (which instrument as amended and modified from time to time is collectively herein called "Lease") relating to that real property and all improvements thereon more fully described on Exhibit "A", hereinafter referred to as the "Premises"

B. The parties hereto wish to reflect certain terms of the Lease in the public records of Okaloosa County, Florida to provide all parties notice thereof.

NOW, THEREFORE, in consideration of the mutual benefits to be derived here from, the parties hereto agree as follows:

1. Lease in Effect. The Lease of the Premises by Landlord to Tenant is in full force and effect.

2. Term. The initial term of the lease shall end on December 31, 2021. Tenant has exercised its two additional terms of Ten (10) years each, with the last Ten (10) year lease term beginning on January 1, 2032.

3. Alterations. Tenant has the right to make alterations and additions to the Premises including the right to tear down and remove, relocate, rebuild, make additions to or deletions from and improvements on the leased Premises.

4. Mechanics Liens. The Lessor assumes no liability to any contractor, subcontractor, laborer, materialmen, or any party whatsoever for any improvements, materials or alterations which may be made or incorporated in the premises by Lessee. The Lessee shall hold the Lessor harmless and indemnify Lessor from any mechanic's, contractors, subcontractors, materialmen's or any liens whatsoever arising by reason of such improvements made by the Lessee. The interest of the Lessor in and to the leased premises shall not be subject to such liens and such liability is hereby expressly prohibited.

5. Right of First Refusal. In the event Landlord receives an offer which is acceptable to Landlord for the acquisition directly or indirectly of substantially all of the Leased

Premises or for acquisition directly or indirectly of control over Landlord or its successors, then Tenant has a first right of refusal to purchase the Premises as set forth in the Lease.

6. Lease. This Memorandum of Lease is not a complete summary of the Lease. Provisions in this Memorandum of Lease shall not be used to interpret the provisions of the Lease, and, in the event of conflict between this Memorandum of Lease and the Lease, the Lease shall control.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the day and year first written above.

Witness

Witness

Witness

Witness

KELLY BOAT SERVICES, LC

By: Imogene Kelly
Its: Manager

By: Larry Reeder
Its: manager

Witness

Witness

PELICAN POINT HARBOR, INC.
n/k/a Pelican Point Harbor, LLC

By: Peter H. Bos
Its: President

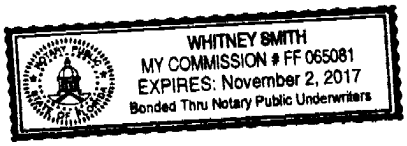
STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 23rd day of April, 2014, by **Imogene Kelly and Larry E. Reeder as Co-Managers of Kelly Boat Services, LC,** who:

__X__ are personally known to me.
_____ produced a current _____ driver's license as identification.
_____ produced _____ as identification.

{SEAL}



Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 27th day of August, 2014, by Peter Bos, who:

✓ is personally known to me.
_____ produced a current _____ driver's license as identification.
_____ produced _____ as identification.

{SEAL}

WENDY PARKER
Notary Public - State of Florida
My Comm. Expires Apr 13, 2018
Commission # FF 088919

Notary Public
My Commission Expires:

EXHIBIT "A"

LOTS 8 & 9, MORENO PONIT MILITARY RESERVATION AS RECORDED IN DEED BOOK 25, PAGE 573, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA

DESTIN WATER USERS, INC.
P O Box 308
Destin, Florida 32540-0308
(850) 837-6146

CELEBRATING 50 YEARS OF VISION, QUALITY, AND STEWARDSHIP

September 24, 2024

Water and Sewer Service is available to serve the property identified at the service address below; however, permission to serve the property is withheld until plans, specifications and flow calculations for the use of the property have been reviewed and approved by DWU staff and all associated fees and deposits have been paid. Contact Monic Wallis (mwallis@dwuinc.com; 850-337-3937) for plans review and Terra Pruett (tpruett@dwuinc.com; 850-337-3904) for fees and deposits.

SERVICE ADDRESS: 34 Harbor Blvd

Terra Pruett
New accounts/ Customer service
DESTIN WATER USERS, INC.

HPE
Hall Planning & Engineering, Inc.

December 16, 2024

Mr. Greg Darden,
Vice President of Development
HWP2, LLC
4471 Legendary Drive
Destin, FL 32541

RE: HarborWalk Phase 2 – Parking

Dear Mr. Darden:

I have enjoyed participating with you on the subject site, another stellar project in the City of Destin's Morino point. I have joined your team to provide guidance and concurrency with preexisting Development Order documents and Amendments for the current on-site and off-site needs for pedestrian and vehicular traffic into and within the HarborWalk Phase 2 development.

Specifically, I have professionally assisted with and reviewed the following:

- ✓ Vehicle and pedestrian ingress/egress routes
- ✓ US 98 lighted intersection items
- ✓ Dedicated right turn lane from 98 needs
- ✓ Capacity to receive traffic from the main signal's two left turn lanes with assurance of adequate absorption and merge capacity into a single lane
- ✓ Provision of an on-site roundabout which will effectively disburse the traffic safely and calmly

The site includes ample road and parking capacity to absorb inbound vehicular flows from US 98.

Other items conformed included the pedestrian flow for access through the center of the site. Destin's goals for frequent public access are accommodated through the site's center, near the Stahlman intersection.

Shared parking is vital to the site and exceeds D/O requirements.

I look forward to assisting further with this exciting complex. If you have any questions, please call.

Sincerely,

Richard A. Hall, P.E.
President

RAH/lm
Attachment

THE NEIGHBORHOOD COMPANY

January 17, 2025

The Legendary Companies
Attn: Mr. Greg Darden, VP of Development
4471 Legendary Drive
Destin, FL 32541

Subject: HarborWalk Village Phase 2 – Confirmation of Development Plan Compliance

Dear Mr. Darden:

As requested, this letter outlines my professional determination and opinion of compliance with the Harborwalk Village Phase 2 plans (The Plans) prepared, signed, and sealed by Connelly & Wicker Inc., dated January 2025, and received January 17, 2025 with the Destin Comprehensive Plan: 2010, Land Development Code through Supplement No. 8 (LDC), all other valid city ordinances as of October 27, 2005, and the requirements and conditions stated within the associated amended development orders.

Throughout my tenure with the City of Destin from 1999 to 2016, I was involved with all aspects of reviewing the HarborWalk Village development proposals. Over those almost 17 years, I held positions with the city as City Planner, Current Planning Manager, Community Development Director, and interim City Manager. As Community Development Director, I was the primary reviewer for the development order application related to Final Amended Development Order No. 10-02 dated December 18, 2009, aka – HarborWalk – Village, 3rd Amendment (HWV, 3rd Amendment) and Technical Review Committee (TRC) stamped approved plans dated November 5, 2009.

The Plans, to the best of my knowledge and supporting information provided at this time, are in substantial compliance with the Destin Comprehensive Plan: 2010, 2005 Land Development Code through Supplement No. 8 (LDC), all other valid city ordinances as of October 27, 2005, and the requirements and conditions stated within the associated amended development orders.

The proposed hotel/condotel (transient lodging), short-term multi-family dwelling (condominium), and commercial/shopping center uses remain consistent with those uses previously approved and considered compatible with the surrounding uses. Additionally, the proposed maximum density of 382 units and the maximum intensity - Floor Area Ratio (FAR) of 882,090 SF are also consistent with those amounts previously approved. Lastly, the proposed height, setbacks, buffers, and open space remain consistent with the previously approved standards and requirements; thus, maintaining the project's compatibility and not negatively impacting the community.

It is understood through conditions of the amended development orders and future permit review processes, the city will continue to evaluate and review the permitting documents prepared and submitted to implement the Plans I reviewed to ensure further compliance with the above stated determination.

5618 Whispering Willow Way, Fort Myers, FL 33908 | 850.803.5621
www.theneighborhood.company

In conclusion, it is my determination and professional opinion the Plans are to the best of my knowledge in substantial compliance with the Destin Comprehensive Plan: 2010, 2005 Land Development Code through Supplement No. 8 (LDC), all other valid city ordinances as of October 27, 2005, and the requirements and conditions stated within the associated amended development orders. The subsequent plans and supporting materials provided at the time of permitting to include and are not limited to, construction plans, architectural plans, and applicable supporting documents, will provide further details and findings to ensure the project remains substantially consistent with the Plans and maintaining HarborWalk Village's overall compatibility and benefit to the community.

If you have any further questions or need clarification, please do not hesitate to contact me.

Sincerely,
The Neighborhood Company



Kenrick S. Gallander, AICP
Vice President, Partner

5618 Whispering Willow Way, Fort Myers, FL 33908 | 850.803.5621
www.theneighborhood.company

City of Destin

January 28, 2003 **Order No. 02-55**

Final Development Order:

"HARBORWALK – VILLAGE":
A MAJOR DEVELOPMENT
(SP-00-57)

Based upon the City Council's approval of this Development Order on October 21, 2002, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the City Council:

BACKGROUND / ISSUE:

Applicant:	Pelican Point Harbor, Inc., on behalf of East Pass Investors, Inc., Kelly Boat Services, LLC, and Amos & Erhart & Melvin Trustees/Coleman L. Kelly Testamentary Trust.
Request:	The proposed project, "HarborWalk – Village," is a mixed-use development consisting of 199,999 sq. ft. of commercial shopping center and a 170-unit condominium.
Location:	The proposed development will be generally located north of the Destin Harbor, south of U.S. Highway 98 East, and just east of the Destin "Marler" Bridge, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A
Parcel Size:	The combined parcel area contains 14.70 acres, more or less
Future Land Use:	Mixed Use (MU)
Zoning District:	Business Tourism (BT)
Density:	Allowed: 30 Lodging Units per acre Proposed: 23.1 Lodging Units (339 bedrooms) per acre
Intensity:	Allowed: 1.07 Floor Area Ratio (FAR) Proposed: 0.72 FAR (per Code Definition: 0.21FAR)
Application Date:	October 16, 2000
TRC Date:	November 15, 2000
Approved Site Plan Date:	August 26, 2002
Planning Commission Date:	September 5, 2002
City Council Date:	October 7, 2002, and October 21, 2002

DETERMINATIONS:

1. The Destin City Council held a hearing on October 7, 2002, and October 21, 2002. The City Council approved the development by a vote of 5-1. The recommended motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated August 26, 2002, amended September 30, 2002, and October 21, 2002; and

2. The Planning Commission considered the proposal on September 5, 2002, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 4-1; and

3. All the findings of the Technical Review Committee report dated August 26, 2002, amended September 30, 2002, and October 21, 2002, are incorporated herein.

CONDITIONS OF APPROVAL FOR "HARBORWALK - VILLAGE": A MAJOR DEVELOPMENT (SP-00-57):

1. Pursuant to the City of Destin Land Development Code and the City of Destin Code of Ordinances:

   Construction must commence within twelve (12) months of approval of the Final Development Order on October 21, 2002 (no later than October 21, 2003).

   WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

   NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the development order status for "HarborWalk - Village" is protected through October 21, 2007. **However, the protected development order concurrency status will be lost if:**

   A. Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order, so that concurrency is not maintained under Article 6, Section 6.02.00.B.3 of the Destin Land Development Code, or

   B. Construction permit(s) are not obtained in accordance with Article 2, Section 2.09.00 of the Land Development Code to maintain concurrency.

   C. In cases where construction is phased by the developer over a period of time exceeding one year, reserved capacity for any, or all phases, shall be retained by the developer so long as construction has proceeded in accordance with the schedule on which capacity allocations was originally based. If construction activity ceases, or if the phased development falls behind scheduled phases by a period of one-year following the issuance of the final development, capacity allocation for succeeding

phases, if any, shall be withdrawn and made available to other developers on first come-first served basis under Article 6, Section 6.02.00.B.3 of the Destin Land Development Code.

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.
   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. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.

5. **Prior to the issuance of the Development Order**, the final set of plans will reference the Final Development Order by notation.

6. No Commercial or Residential Marina is approved with the application. Final design and configuration of all docks and piers shall be in accordance with Destin Harbors and Waterways Board, FDEP, U.S. Army Corps of Engineer's, and Destin City Council approvals.

7. Marina development must adhere to requirements set forth in the LDC, Article 11, Section 11.05.00 and Appendix B, Article III.

8. A note on sheet A-1.8 (Architectural Site Plan) shall state the following:

   Each phase upon completion, when combined with prior phasing, will be in compliance with all codes, including but not limited to, set backs, parking, landscaping, open space, stormwater retention, floor area ratio, site lighting, pedestrian access ways, loading zones and dumpster location requirements per the City of Destin Land Development Code in effect on August 26, 2002. In the event that, at a subsequent date, any credits of reduction in Open Space Landscape (see Landscape Site Plan, L-3) are given for the Harborside Pedestrian Walk (L-3), then an appropriate pro rated amount of Open Space Landscape lying below 10 feet NGVD may be converted to other walkways or pedestrian oriented impervious open space.

9. A note on sheet A-1.8 (Architectural Site Plan) shall state the following:

   Building heights for commercial zone = three stories maximum, excluding architectural features, such that village character maintained and no material obstruction of view corridors. Maximum building heights, including future and existing structures = 29'-0" from crown of Highway 98 at main entrance to eave of roof at the tallest occupiable portion of building. Height does not include architectural elements or ornamentation.

10. A note on sheet 4 of 11 (Civil Site Plan), sheet A-1.1 (Architectural Overall Site Plan), and sheet L1 (Landscape Plan) shall state the following, "All conditions identified within any and all HarborWalk Development Orders are applicable and shall be adhered to."

11. Each phase/zone, when combined with all prior phases/zones, will be required to comply with all applicable codes as of the date of the Overall Master Site Plan TRC approval (August 26, 2002). Prior to any building permit for each phase will require additional review and approval by City Staff for all applicable code compliance and cumulative code compliance. Working plans/drawings must be submitted to the Community Development Department for each phase in conjunction with the building permit application to the Building Department.

12. No above ground/below ground utility structures/materials or signage will interfere with the location of the required landscaping.

13. **Prior to the issuance of a Clearing/Grading Permit,** a clearing/grading plan must be submitted and approved by the Community Development Department.

14. **Prior to the issuance of any Building Permit (related to this Development Order),** any and all easement agreements needed for that permit must be recorded.

15. **Prior to the issuance of a Building Permit**, a Construction Crane Registration Form, which has been approved by Okaloosa County Airport Authority, must be submitted.

16. It is anticipated that the Applicant may desire to transfer, in the future, one or more parcels or phases within the Project to third parties. Prior to any such conveyance, the Applicant shall submit a signed and sealed survey of any such property to be conveyed ("Replatted Property"), which will be reviewed by City Staff for technical compliance with this development order as a Minor Replat Application. The Applicant shall not be required to seek Planning Commission or City Council approval. Any transferee of the Replatted Property shall not be subject to any additional material and substantial restrictions other than those described in this development order, and such Replatted Property shall have all benefits and obligations described in this development order.

17. All outdoor lighting must be reviewed by the City of Destin prior to installation. Detailed photometric plans, outdoor lighting location plans, and lighting fixture details will be required for review.

18. **Prior to the issuance of any Certificate of Occupancy on any individual phase or building,** all applicable impact fees must be paid on such phase or building.

19. **Prior to the issuance of a Certificate of Occupancy**, the developer will comply with all code landscape material, tree protection (LDC Article 12, Section 12.04.04.D.1) and installation requirements, which all must be reviewed and approved by the Community Development Department, per phase.

20. **Prior to obtaining a demolition permit for any building,** the Applicant shall provide the Community Development Department with an "existing condition" signed and sealed survey of any building to be demolished or relocated in order to determine appropriate credit for impact fees for new construction.

21. The developer/owner shall provide at least eighteen (18) slips devoted to the charter boat fishing fleet.

22. City review and approval shall be required for each phase/zone as defined on Sheet A-1.8, 4 of 11, and 8A of 11,and shall be subject to the following:

A. Any deviation from this final development order, which exceeds the following thresholds, shall be subject to the process required for major deviations to a final development order and pursuant to Article 2, Section 2.06.00 of the City of Destin Land Development Code.

i. Alteration of the location of any:

a. Private road by more than five (5) feet. "Private road" shall be limited to the portion of a private road within the public right-of-way unless a change greater than (5) feet is required by Florida DOT in which case any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Any other private road/vehicular accessway may deviate to the extent that it remains consistent with the "Village Character" as defined in Exhibit "K," (See attached) and maintains the general character as set forth on Sheet L3 of approved plans; or

b. Walkway that is not in general conformity with the walkway system as shown on Sheet L3 of the approved plans or which alteration thereof does not maintain substantial pedestrian connectivity from the public right-of-way to the harbor, from each road intersection, and which does not provide for a substantial pedestrian promenade along the harbor from Building "A" easterly to the east property line as delineated on Sheet L3 of the approved plans; or

c. Landscaping areas (adjustments to planters and plant beds may vary in number, size, and shape) that are not in substantial conformity with Sheet L1 of the approved plans and which do not maintain at least 18% open space landscape area (unless modified by the Community Development Department Condition No. 8.); or

d. Structures having a building footprint larger than 1,500 square feet that deviate more than 50 feet, or

e. Structures having a building footprint that are at or below the previously stated criteria ("d") and that do not remain consistent with the "Village Character" as defined in Exhibit "K" (See attached).

ii. Subject to Condition No. 8 above, any reduction in the total amount of open space landscape area; or

iii. Any change or increase of the use of the site or buildings in total; or

iv. Any increase in height beyond the limits as outlined on Sheet A1.8; or

v. Any amendment to a condition in the final development order that was expressly imposed by the City Council.

B. Any deviation from this final development order and approved plans that is less than the thresholds specified above (minor deviation) shall be subject only to review and approval by the City Staff. No additional compatibility analysis will be required.

23. All site, parking, and stormwater design for each zone/phase shall meet the Destin LDC as of August 26, 2002 prior to each building permit per zone/phase.

24. The existing fuel tanks are in one location on existing engineering site plan (remove the note; to remain) and are shown in a different location on the proposed engineering site plan. Relocation of the existing fuel tanks shall require the appropriate Health Department permit sign off and soil contamination testing. Submit copies of approved permit and testing results prior to obtaining a building permit.

25. **Prior to obtaining a building permit**, the Site Demolition Plan appears to be incomplete. Provide all demolition information.

26. **Prior to obtaining a building permit**, all underground parking structures plans must be signed, sealed and dated by the structural engineer of record if plans are not created by the site civil engineer. Plans shall include but not be limited to, identifying individual parking spaces with dimensions, stormwater considerations (at ramps), accessibility, and loading spaces.

27. **Prior to obtaining any city permit per Development Order**, provide copies of FDOT connection, FDEP stormwater permits, and NPDES stormwater permits.

28. **Prior to obtaining a city permit per zone/phase**, provide copies of Destin Harbor Board approval and FDEP submerged lands permit for Marina Zone only.

29. Column supports for parking areas shall not encroach more than 12" into the sides of any one parking space.

30. Provide a cross-section of parking structure in relation to the green space above the parking structures to provide adequate soil to support the anticipated plant material. A landscape architect shall certify this requirement.

31. At the west accessway, the deceleration lane and a right in – right out with a raised island configuration shall provide enough of a physical deterrent to prevent motor vehicles traveling north from turning left. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Additional right-of-way or easement dedication may be required.

32. Project approval is based upon the creation of the new entrance and/or median located west of and immediately adjacent to Building 80A. Such improvements will provide "right-in" and "right-out" only access and prevent to whatever extent possible any west bound Highway 98 traffic entering into this location and further preventing people exiting this location heading west on Highway 98 East. It is understood that the preferred solution is "Alternative A," which provides among other things for the closure of the now existing median cut. In the event such closure is not permittable by FDOT, then "Alternative B" is an approved solution. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit Additional right-of-way dedications or easements may be required.

33. The Stahlman Avenue cut shall be regraded/reconstructed as part of the first zone/phase of construction.

34. The maximum width of the Stahlman Ave. cut shall be 36' from curb face to curb face.

35. Remove all unused portions of existing driveway access cuts and replace with Type 'F' curbing along U.S. Hwy 98 E.

36. Fencing may be required at bridge embankment.

37. Construct the proposed permanent stormwater management facilities prior to the issuance of a Certificate of Occupancy for each phase.

    City approved temporary stormwater management facilities may be utilized during construction of the permanent facilities for each phase. A reasonable review and approval timetable must be recognized by the applicant.

38. Ensure all handicap parking spaces are identified **(striping & signs)** and dimensioned on the site plan, including sign location.

39. Provide more exterior or well-marked interior ADA accessible routes to lower level and dock areas.

40. There appears to be substantial pedestrian traffic on the lower level of the site. Ensure crosswalks throughout and **pedestrian crossing signs** at either end of the lower level loop drive access.

41. All parking spaces adjacent to walkways which are flush with walkway or if walkway is less than 6-feet wide, provide wheel stops. Show on plans and provide details.

42. Re-locate utility and stormwater structures out of sidewalks and crosswalks.

43. Re-draw handicap parking space's ramp at Bamboo Willie's to show "as built" conditions.

44. Identify loading spaces with paint striping/signage. Show on striping/signage plan.

45. Dumpster cannot be included in the loading spaces.

46. Dumping operation, for dumpsters, shall not be in driving access lanes.

47. A cross-access/drainage/utility easement and agreement has been approved by Applicant and City Attorney and recorded on July 29, 2002 in OR Book 2372, Page 248, the Public Records of Okaloosa County.

48. Provide note on the on all exfiltration details on the Grading, Drainage, and Erosion Control Plan: The exfiltration beds shall be inspected by the engineer of record and the City Engineer prior to covering.

49. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be deemed in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

50. The project is in the White Sand Zone I. Any red clay or other staining material uncovered during demolition must be removed from the site within 92 hours of uncovering. Prior to importing any fill material onto the site, provide a sample of the fill to the City of Destin Environmental Officer for approval for White Sand Zone I use.

51. Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Such obligation may be subsequently assigned to another responsible party with notice to the City of Destin.

52. It appears that a very large amount material (soil) will be leaving the site during construction. Provide a routing plan showing how this material will be excavated and removed from the site (truck, barge, etc.) and will be routed through the city. The plan shall include but not be limited to, dealing with wet material and traffic control, as necessary.

TECHNICAL REVIEW COMMITTEE REPORT

"HARBORWALK – VILLAGE": A MAJOR DEVELOPMENT (SP-00-57)

TRC Report: August 26, 2002, Amended September 30, 2002, and October 21, 2002

ISSUE:

Applicant: Pelican Point Harbor, Inc., on behalf of East Pass Investors, Inc., Kelly Boat Services, LLC, and Amos & Erhart & Melvin Trustees/Coleman L. Kelly Testamentary Trust.

Request: The proposed project, "HarborWalk – Village," is a mixed-use development consisting of 199,999 sq. ft. of commercial shopping center and a 170-unit condominium.

Location: The proposed development will be generally located north of the Destin Harbor, south of U.S. Highway 98 East, and just east of the Destin "Marler" Bridge, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A

Parcel Size: The combined parcel area contains 14.70 acres, more or less

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Allowed: 30 Lodging Units per acre
Proposed: 23.1 Lodging Units (339 bedrooms) per acre

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.72 FAR (per Code Definition: 0.21FAR)

Application Date: October 16, 2000

TRC Date: November 15, 2000

Approved Site Plan Date: August 26, 2002

Planning Commission Date: September 5, 2002

City Council Date: October 7, 2002, and October 21, 2002

DISCUSSION/FINDINGS:

Pelican Point Harbor, Inc., on behalf of East Pass Investors, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust is requesting approval of a Major Development identified as "HarborWalk – Village." The proposed mixed-use development consists of 199,999 sq. ft. of commercial shopping center and 170-unit condominium. The proposed development will be generally located north of the Destin Harbor, south of U.S. Highway 98 East, and just east of the Destin "Marler" Bridge, more specifically known as Property parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A. The combined parcel area contains 14.70 acres, more or less.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements with conditions as described on pages 11-14. Refer to the attached Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated August 23, 2002. Mr. Solin also provided in a memorandum to Mr. Jerry Mucci on August 23, 2002 (See attached) further professional observations the City may want to consider in regards to the project. Staff wants to add that the applicant has contributed, as part of the City Council Report and Recommendation Exhibit "J", computer generated graphics and cross sections to facilitate a better understanding of the scale and relationships between the various components of this project.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review, Concurrency Management review, and a Level of Service review. This project is not located within the Community Redevelopment Area.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use in the BT Zoning District.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements with conditions. Refer to the attached Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated August 23, 2002.

As of September 5, 2002, Staff and Les Solin (Compatibility Consultant) have received additional graphic pictorials. Mr. Solin stated that he is satisfied with the additional documentation and affirms his previous determination that the project is compatible subject to Applicant's compliance with the conditions specified on pages 8 and 9 of Mr. Solin's August 23, 2002, Compatibility Analysis.

Note: Additional comments regarding this development and aspects of compatibility are provided in the "Comments/Conditions" section found on pages 18, 19, 20, and 21 of 27.

DENSITY:

Allowed: 30 Lodging Units per acre
Proposed: 23.1 Lodging Units (339 bedrooms) per acre

HEIGHT:

The BT Zoning District does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to the attached Compatibility Analysis Report from Les Solin, dated August 23, 2002, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The Mixed Use Future Land Use designation has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

$$\frac{\text{(Total gross floor area) - (Total square feet of required setbacks and open space + parking)}}{\text{Total square feet of site}} = \text{FAR}$$

$$\frac{\text{(461,928 sq. ft.) - (115,374 sq. ft. + 213,816 sq. ft. of parking)}}{\text{640,332 sq. ft.}} = \text{FAR}$$

(461,928 sq. ft.) – (329,190 sq. ft.) = FAR
640,332 sq. ft.

132,738 sq. ft. / 640,332 sq. ft. = 0.21 FAR

Utilizing the formula as defined above, the FAR of 0.21 is below the maximum of 1.07and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update also results in an FAR of 0.72, which is below 1.07 and is as follows:

Total square feet of existing and proposed buildings / square feet of subject parcel = FAR

461,928 sq. ft. / 640,332 sq. ft. = 0.72 FAR

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required for this project.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Potable Water: X Roadways X Solid Waste X
Recreation: X Sewer: X Drainage: X

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate 146 PM Peak Hour directional trips on Segment "A". Currently Segment "A" has 414 PM Peak Hour directional trips available. There will be 268 PM Peak Hour directional trips remaining for Segment "A." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

SUBDIVISION OR PUD - PLAT:

Not applicable at this time.

WHITE SANDS ZONE:

The proposed project is located within White Sand Zone I.

PHASING:

The applicant is proposing to construct the project in phasing/zones: 1) Residential Zone, 2) Commercial Zone, and 3) Marina Zone. Each phasing/zone, when combined with all prior phase/zones, will comply with all applicable codes as of the date of the Overall Master Site Plan TRC approval (August 26, 2002). Prior to any building permit for each phase will require additional review and approval by City Staff for all applicable code compliance as of August 26, 2002. Working plans/drawings must be submitted to the Community Development Department for each phase in conjunction with the building permit application to the Building Department. The complete phasing plan is on Sheet A-1.8 of the approved plans as modified by the Applicant and Staff on September 5, 2002. Each phase upon completion, when combined with prior phasing, will be in compliance with all codes, including but not limited to, setbacks, parking, landscaping, open space, stormwater retention, floor area ratio, site lighting, pedestrian access ways, loading zones and dumpster location requirements per the City of Destin Land Development Code in effect on August 26, 2002. In the event that, at a subsequent date, any credits of reduction in Open Space Landscape (see Landscape Site Plan, L-3) are given for the Harborside Pedestrian Walk (L-3), then an appropriate pro rated amount of Open Space Landscape lying below 10 feet NGVD may be converted to other walkways or pedestrian oriented impervious open space.

AIRPORT PROTECTION:

The subject site is not located within the airport protection 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.

SETBACKS:

The building meets and exceeds all of the required setbacks for the Business Tourism (BT) Zoning District. The BT Zoning District requires the following setbacks for a 13-story building: Front - 10 feet, Side – 20 feet + 2 feet for each story over four (38 feet), and Rear - 0 feet. The approximate setbacks provided for the proposed 13-story building are: Front – 77.0 feet and Side (East) – 690 feet.

SIGNS:

Although sign locations are proposed, no sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project at the November 15, 2000, meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 8, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated November 14, 2000.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated November 15, 2000.

SPRINT:

Sprint approved the project in a letter dated November 15, 2000.

NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project at the November 15, 2000, meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated April 17, 2002.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated August 6, 2002, and had the following stormwater related conditions, which have been amended as part of the applicant and City's agreed upon changes:

1. All site, parking & stormwater for each zone/phase shall meet the Destin LDC as of August 26, 2002, prior to each building permit per zone/phase.

2. **Prior to obtaining any city permit per Development Order**, provide copies of FDOT connection, FDEP stormwater permits, and NPDES stormwater permits.

3. Construct the proposed permanent stormwater management facilities prior to the issuance of a Certificate of Occupancy for each phase.

   City approved temporary stormwater management facilities may be utilized during construction of the permanent facilities for each phase. A reasonable review and approval timetable must be recognized by the applicant.

4. Re-locate utility and stormwater structures out of sidewalks and crosswalks.

5. A cross-access/drainage/utility easement and agreement has been approved by Applicant and City Attorney and recorded on July 29, 2002 in OR Book 2372, Page 248, the Public Records of Okaloosa County.

6. Provide note on the on all exfiltration details on the Grading, Drainage, and Erosion Control Plan: The exfiltration beds shall be inspected by the engineer of record and the City Engineer prior to covering.

7. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be deemed in non-compliance and the revised stormwater plan shall be resubmitted for review and approval.

8. Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Such obligation may be subsequently assigned to another responsible party with notice to City.

INGRESS/EGRESS:

Currently there are seven (7) ingress/egress points into the existing property. Of those seven (7) existing ingress/egress points, three (3) will remain in there current location and one shall be relocated and three (3) will be removed. The two western most accessways are designed for right-in/right-out only traffic. The right-in/right-out accessway cut between the west cut and Stahlman Avenue cut has been proposed for two different alternatives. Project approval is based upon the creation of the new entrance and/or median located west of and immediately adjacent to Building 80A. Such improvements will provide "right-in" and "right-out" only and prevent to whatever extent possible any west bound Highway 98 traffic entering into this location and further preventing people exiting this location heading west bound on Highway 98. It is understood that the preferred solution is "Alternative A" which provides among other things for the closure of the now existing median cut. In the event such closure is not permittable by FDOT than "Alternative B" is an approved solution. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Additional right-of-way dedications or easements may be required.

At the west accessway, the deceleration lane and a right in – right out with a raised island configuration shall provide enough of a physical deterrent to prevent motor vehicles traveling north from turning left. Additional right-of-way dedication may be required. The two eastern accessways exist and only minor improvements will be made. All unused curb cuts along U.S. Highway 98 East will be removed and replaced with type "F' curbs.

The proposed ingress/egress points meet the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpsters, if located outside, will be screened by an opaque fence or wall, no taller than eight feet. Dumpsters will not be visible from off-site.

SIDEWALKS:

A five (5) ft. wide sidewalk is required along U.S. Highway 98 East and must be replaced or built prior to the issuance of a Certificate of Occupancy. If any existing sidewalks are destroyed or damaged during construction, they must be replaced by the developer. All proposed internal pathways and pedestrian connections must be maintained on site.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

Open Space Requirements:

640,332 sq. ft. of property x 18 %	= 115,259.8 sq. ft. required
Site plan provides 18.02%	= 115,374 sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (67 trees x 2 credits per tree):	134
Credits for Existing Trees (7" to 12" diameter) on Site (28 trees x 3 credits per tree):	84
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (1 trees x 5 credits per tree):	5
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	223
Total Reforestation Credits for Trees Required on Site:	223
Reforestation Trees (1 per every .10 of an acre: 14.7 x 10 = 147) Required on Site:	147
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0*

*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site:	58
Parking Lot Trees (1 per end row and landscape island) Required on Site:	68
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	23
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	46
TOTAL TREES REQUIRED:	**195**
TOTAL TREES PROVIDED (Does not include trees kept):	**521**

A five (5) foot Common Boundary Landscape Area is required along eastern property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting.

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Multifamily Resort: 1.75 spaces per dwelling unit

Retail (Shopping Center): 1 space per 250 square feet of gross floor area

Marina: In addition to parking requirements for other uses specified herein (see below), commercial marinas shall have 1 additional parking space for each boat slip housing non-fare carrying vessels.

Charter Boats: 5 spaces per boat
Sightseeing Boats: 1 space per 4 seats
Private Boats: 1 space per boat
Pontoon Boats: 2.2 spaces per boat
Personnel Watercraft (PWC): 0.26 spaces per PWC
Parasail/Snorkel Boat: 3 spaces per boat

Per site plan:

Multifamily Resort: 1.75 spaces per dwelling unit

170 units x 1.75 = 298 spaces

Retail (Shopping Center): 1 space per 250 square feet of gross floor area

199,999 square feet / 250 = 800 spaces

Marina: In addition to parking requirements for other uses specified herein commercial marinas shall have 1 additional parking space for each boat slip housing non-fare carrying vessels.

Charter Boats: 5 spaces per boat x 18 boats = 90 spaces
Sightseeing Boats: 1 space per 4 seats (5 boats w/ a total of 353 seats) 353 / 4 = 88 spaces
Private Boats: 1 space per boat x 49 boats = 49 spaces
Pontoon Boats: 2.2 spaces per boat x 12 boats = 26 spaces
Personnel Watercraft (PWC): 0.26 spaces per PWC x 38 PWCs = 10 spaces
Parasail/Snorkel Boat: 3 spaces per boat x 4 boats = 12 spaces

Total for Marina: 275 spaces

TOTAL REQUIRED: 1,373 parking spaces (including 24 handicap spaces)
TOTAL PROVIDED: 1,373 parking spaces (including 31 handicap spaces)

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

TOTAL REQUIRED: 12 loading spaces
TOTAL PROVIDED: 12 loading spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. An FDOT connection permit is required and must be submitted.

2. A Florida Department of Environmental Protection general notice permit (for stormwater) and NPDES Phase I approval must be obtained.

3. Submit a joint U.S. ACOE/FDEP Dredge and Fill approval, where and if applicable.

IMPACT FEES:

The owner/applicant must pay the impact fees prior to the issuance of a Certificate of Occupancy, per phase. However, the following impact fee amounts are preliminary. Final impact fee amounts will be determinant and adjusted upon whether exemption or credits are applicable. Any claims for exemption or credits must be made no later than the time of application for a Certificate of Occupancy per phase. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees:

Parks: The parks impact fees were calculated using the "Resort Residential Unit" $113.03 per unit category.

Resort Residential Unit:

170 units x $113.03 per unit = ***$19,215.10***

Public Library: The public library impact fees were calculated using the "Resort Residential Unit" $76.19 per unit category.

Resort Residential Unit:

170 units x $76.19 per unit = ***$12,952.30***

Police Protection: The police protection impact fees were calculated using the "Residential - U.S. Highway 98 Corridor Resort Residential Unit per unit = $14.64" category and "Non-residential – U.S. 98 Corridor Retail per 1,000 square feet = $47.59."

Resort Residential Unit:

170 units x $14.64 = ***$2,488.80***

Retail:

(199,999 square feet x $47.59) / 1,000 = ***$9,517.95***

Total for Police Protection: *$12,006.75*

Road: The road impact fees were calculated using the "Multi-family Dwelling Unit (per unit.) = $334.00" category and "Retail > 100,000 square feet (per 1,000 square feet) = $5,438.00."

Multi-family Dwelling Unit:

170 units x $334.00 = ***$56,780.00***

Retail > 100,000 square feet (per 1,000 square feet):

(199,999 square feet x $5,438.00) / 1,000 = ***$1,087,594.56***
Total for Road: ***$1,144,374.56***

Parks:	=	**$19,215.10**
Public Library: (not applicable)	=	**$12,952.30**
Police Protection:	=	**$12,006.75**
Roads:	=	**$1,144,374.56**
***TOTAL:**	=	**$1,188,548.71**

***The above stated impact fee amounts are preliminary. Final impact fee amounts will be determinant and adjusted upon whether exemption or credits are applicable. Any claims for exemption or credits must be made no later than the time of application for a Certificate of Occupancy per phase.**

OTHER FEES:

The fees listed below are based on the most recent information available (1/10/03) and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	**Paid**
City Compatibility Consultant:	**Paid**
City Surveyor:	N/A
Administrative Costs:	**Paid**
Planning Commission Advertising:	**Paid**
City Council Advertising:	**Paid**
TOTAL:	**Paid**

COMMENTS/CONDITIONS:

Public Input:

All public comments received by the Community Development Department are on file.

Per Community Development Department:

The following are additional comments in regards to this development:

Staff commented to the applicant during the initial stages of this application that this is a complex and large-scale development project in an extremely sensitive location at the City's prime gateway. It has been mentioned that the varying topographic elevations, the various project floor levels, the significant height and mass, the various off-site views and perspectives from Marler Bridge, from the harbor, and from Highway 98, all contribute to a project complexity and location worthy of much more than the routine plan presentation in order to better understand the sense of compatibility of the project with the surrounding area. This is an extraordinary project proposed at an extraordinary location requiring extraordinary design presentation and media.

Staff commented on several occasions to the applicant that an "extraordinary design presentation" would be helpful, just to simply understand how this project interacts with its sensitive and critically important location at the City's gateway. This was requested not simply for trained staff and the compatibility consultant to better understand the project, but for the lay reviewers (Planning Commission and City Council) to fully understand the visual impacts of the project at this location.

Early on, staff (including the compatibility consultant) urged the applicant to provide either a scale model of the site in the context of the surrounding area, 3-D graphics from varying perspectives, and/or 3-D computer animation.

Throughout the technical review process (up to late June 2002), the applicant provided the plans and graphics required by code, plus several supplemental graphics including not typically submitted for review such as an "Open Space Plan" (Sheet L3), multiple architectural elevations from the waterside, walkways, and U.S. Highway 98, and various cross-sectional site plans.

While dismissing the use of scale models, after June 2002 the applicant ultimately began the preparation of 3-D artist renderings. While 3-D artist renderings are helpful in depicting the overall character of a project, such "artistic" devices may not as accurately depict the dimensions, scale, massing, and compatibility of a project in the context of its surroundings as accurately as would the other suggested media. It is our belief that more precise graphic devices of models and scaled graphics or animations are more helpful in this regard, however, the codes do not specifically require these other graphic devices.

For a project of this level of design complexity, such design presentation would not be extraordinary or excessive, but would be very helpful if not essential to a better understanding of the visual impact this project will have on the gateway to the City. This is especially true with regard to facilitate an improved visualization and understanding by the lay-reviewer.

It was not until the later portions of the technical review process (i.e. after July 2002) that the applicant began to provide 3-D artists renderings to the staff. For example, during his compatibility analysis, the City's compatibility consultant did not have the benefit of most, if any, of the 3-D artists' renderings contained in the presentation book provided as Exhibit "J." While the City's compatibility consultant's final report dated August 23 was made without the benefit of these artists renderings (and without the more accurate scale model of the site in the context of the surrounding area, 3-D graphics from varying perspectives, and/or 3-D computer animation), he nonetheless concluded in testimony during the Planning Commission meeting that such additional graphics do not alter his finding of "compatibility" of this development application pursuant to the Land Development Code and Comprehensive Plan of the City. He further stated that the additional graphics that were

provided after substantial completion of his compatibility report support help confirm his opinion concerning compatibility as strictly and narrowly construed pursuant to the compatibility guidelines of the Comprehensive Plan and Land Development Code.

As previously stated, neither the City's Land Development Code nor the Comprehensive Plan explicitly *require* the models or graphics that may be necessary to make the best informed compatibility conclusions for a complex project of this nature. However, it is reasonable to expect that if such devices were required, they would be helpful to arrive at better-informed conclusions.

It should also be noted that the sense of compatibility could be construed in two different ways:

1. In a relatively strict and narrow sense pursuant to the specific provisions and limitations of the compatibility section of the Comprehensive Plan and the Land Development Code, and
2. In a generic sense, e.g. how well the project appears to be integrated in its proposed setting and to what extent it positively or negatively impacts the properties surrounding it with regard to activities, economics, uses, aesthetics, design, height, views, scale, light, shadows, noise, traffic, light, air and a variety of other factors typically involved in perceptions of compatibility. Typical synonyms of compatibility are "harmonious", "well-matched", and "well-suited."

The strict and narrow concept of compatibility as formally required by the City's Comprehensive Plan and Land Development Code finds the project "compatible".

The broader generic sense of compatibility reveals many more variables than those identified in the compatibility sections of our ordinances. The generic sense of compatibility could also encompass non-physical attributes such as economic integration or synergism created by proximate uses. It could also encompass other design considerations that a strict ordinance-bound interpretation does not cover, such as the impact on the public of height and mass of buildings related to public places, for instance, the view from the Marler Bridge or from Highway 98 in front of the proposed project. This is the more subjective realm of architectural and urban design professionals that our ordinance does not necessarily accommodate. While there is a place for consideration of design issues in local government planning practice and in some forms of development legislation, great care must be taken in drafting and administering standards of this sort which often include local panels of design professionals as mediators within the review process.

Our ordinances do state that determination of compatibility is based on the characteristics of proposed development and *its impact on the immediate or surrounding area.* In addition, compatibility is defined as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time *such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*" The public places of the Harbor and Highway 98 are part of the surrounding area, and these places and their views *are uses and conditions* that will be impacted in either a positive or negative manner by development. The City Council must consider whether the graphics and other information they have before them provide an adequate understanding of the visual impacts of the proposed development on the surrounding public places.

For example, the applicant provided various 3-D artist renderings from various points in the air (facing toward the northwest and toward the north), and at ground level *within* the site. These are not perspectives that provide views that the great majority of the public will observe from Highway 98. There are also various 2-D illustrations from ground level. But flat, 2-D drawings do not convey an easily discernable sense of scale and proportion. The graphics that are lacking are those that would give an improved portrayal of the project as viewed from the perspective of most of the public that would view this project: At vehicle level from the near side of the Marler Bridge and along the Highway 98 frontage of the project.

The City Council may or may not agree that the consultant had adequate information upon which to base his finding of compatibility. If the Council finds that conclusions of compatibility were based on

incomplete or inadequate information, they could find that the additional graphics provided in Exhibit J (which were not provided to the consultant) *are* adequate to confirm their position on compatibility, and take action accordingly. Or the Council could find that they need additional information to fully understand the project and to make a fully informed decision on its compatibility to assure that the surrounding *uses and conditions (Harbor and Highway 98) are positively or negatively impacted directly or indirectly by another use or condition* (the project).

On a final note, most projects, particularly of this scale and complexity, have desirable and some less desirable features. While the height, mass, and lack of visual integration of the proposed high-rise component on the west side of the site may be outside of the realm of what might be desired or expected for this site, there are several positive aspects of the proposal that may outweigh any negative perceptions of scale and height. For example, this project has several significant positive qualities that promote both formal and informal policies of the City such as:

- The great majority of the site is low rise with varied rooflines.
- The harbor boardwalk plan is facilitated.
- The project will likely be the catalyst for quality redevelopment and revitalization along the harbor.

These benefits should be balanced against the sense of degree of compatibility of this project with the surrounding uses and conditions at this location.

The following conditions are required by the Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.

2. **Prior to the issuance of the Development Order**, the final set of plans will reference the Final Development Order by notation.

3. No Commercial or Residential Marina is approved with the application. Final design and configuration of all docks and piers shall be in accordance with Destin Harbors and Waterways Board, FDEP, U.S. Army Corps of Engineer's, and Destin City Council approvals.

4. Marina development must adhere to requirements set forth in the LDC, Article 11, Section 11.05.00 and Appendix B, Article III.

5. A note on sheet A-1.8 (Architectural Site Plan) shall state the following:

   Each phase upon completion, when combined with prior phasing, will be in compliance with all codes, including but not limited to, set backs, parking, landscaping, open space, stormwater retention, floor area ratio, site lighting, pedestrian access ways, loading zones and dumpster location requirements per the City of Destin Land Development Code in effect on August 26, 2002. In the event that, at a subsequent date, any credits of reduction in Open Space Landscape (see Landscape Site Plan, L-3) are given for the Harborside Pedestrian Walk (L-3), then an appropriate pro rated amount of Open Space Landscape lying below 10 feet NGVD may be converted to other walkways or pedestrian oriented impervious open space.

6. A note on sheet A-1.8 (Architectural Site Plan) shall state the following:

   Building heights for commercial zone = three stories maximum, excluding architectural features, such that village character maintained and no material obstruction of view corridors. Maximum building heights, including future and existing structures = 29'-0" from crown of Highway 98 at main entrance to eave of roof at the tallest occupiable portion of building. Height does not include architectural elements or ornamentation.

7. A note on sheet 4 of 11 (Civil Site Plan), sheet A-1.1 (Architectural Overall Site Plan), and sheet L1 (Landscape Plan) shall state the following, "All conditions identified within any and all HarborWalk Development Orders are applicable and shall be adhered to."

8. Each phase/zone, when combined with all prior phases/zones, will be required to comply with all applicable codes as of the date of the Overall Master Site Plan TRC approval (August 26, 2002). Prior to any building permit for each phase will require additional review and approval by City Staff for all applicable code compliance and cumulative code compliance. Working plans/drawings must be submitted to the Community Development Department for each phase in conjunction with the building permit application to the Building Department.

9. No above ground/below ground utility structures/materials or signage will interfere with the location of the required landscaping.

10. **Prior to the issuance of a Clearing/Grading Permit,** a clearing/grading plan must be submitted and approved by the Community Development Department.

11. **Prior to the issuance of any Building Permit (related to this Development Order),** any and all easement agreements needed for that permit must be recorded.

12. **Prior to the issuance of a Building Permit**, a Construction Crane Registration Form, which has been approved by Okaloosa County Airport Authority, must be submitted.

13. It is anticipated that the Applicant may desire to transfer, in the future, one or more parcels or phases within the Project to third parties. Prior to any such conveyance, the Applicant shall submit a signed and sealed survey of any such property to be conveyed ("Replatted Property"), which will be reviewed by City Staff for technical compliance with this development order as a Minor Replat Application. The Applicant shall not be required to seek Planning Commission or City Council approval. Any transferee of the Replatted Property shall not be subject to any additional material and substantial restrictions other than those described in this development order, and such Replatted Property shall have all benefits and obligations described in this development order.

14. All outdoor lighting must be reviewed by the City of Destin prior to installation. Detailed photometric plans, outdoor lighting location plans, and lighting fixture details will be required for review.

15. **Prior to the issuance of any Certificate of Occupancy on any individual phase or building,** all applicable impact fees must be paid on such phase or building.

16. **Prior to the issuance of a Certificate of Occupancy**, the developer will comply with all code landscape material, tree protection (LDC Article 12, Section 12.04.04.D.1) and installation requirements, which all must be reviewed and approved by the Community Development Department, per phase.

17. **Prior to obtaining a demolition permit for any building,** the Applicant shall provide the Community Development Department with an "existing condition" signed and sealed survey of any building to be demolished or relocated in order to determine appropriate credit for impact fees for new construction.

18. The developer/owner shall provide at least eighteen (18) slips devoted to the charter boat fishing fleet.

19. City review and approval shall be required for each phase/zone as defined on Sheet A-1.8, 4 of 11, and 8A of 11,and shall be subject to the following:

    A. Any deviation from this final development order, which exceeds the following thresholds, shall be subject to the process required for major deviations to a final development order and pursuant to Article 2, Section 2.06.00 of the City of Destin Land Development Code.

        i. Alteration of the location of any:

            a. Private road by more than five (5) feet. "Private road" shall be limited to the portion of a private road within the public right-of-way unless a change greater than (5) feet is required by Florida DOT in which case any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Any other private road/vehicular accessway may deviate to the extent that it remains consistent with the "Village Character" as defined in Exhibit "K," (See attached) and maintains the general character as set forth on Sheet L3 of approved plans; or

            b. Walkway that is not in general conformity with the walkway system as shown on Sheet L3 of the approved plans or which alteration thereof does not maintain substantial pedestrian connectivity from the public right-of-way to the harbor, from each road intersection, and which does not provide for a substantial pedestrian promenade along the harbor from Building "A" easterly to the east property line as delineated on Sheet L3 of the approved plans; or

            c. Landscaping areas (adjustments to planters and plant beds may vary in number, size, and shape) that are not in substantial conformity with Sheet L1 of the approved plans and which do not maintain at least 18% open space landscape area (unless modified by the Community Development Department Condition No. 8.); or

            d. Structures having a building footprint larger than 1,500 square feet that deviate more than 50 feet, or

e. Structures having a building footprint that are at or below the previously stated criteria ("d") and that do not remain consistent with the "Village Character" as defined in Exhibit "K" (See attached).

ii. Subject to Condition No. 8 on page 3 of 27 and Condition No. 5 on page 21 of 27, any reduction in the total amount of open space landscape area; or

iii. Any change or increase of the use of the site or buildings in total; or

iv. Any increase in height beyond the limits as outlined on Sheet A1.8; or

v. Any amendment to a condition in the final development order that was expressly imposed by the City Council.

B. Any deviation from this final development order and approved plans that is less than the thresholds specified above (minor deviation) shall be subject only to review and approval by the City Staff. No additional compatibility analysis will be required.

Per Engineering Department (Derived from approval letter dated August 6, 2002):

1. All site, parking, and stormwater design for each zone/phase shall meet the Destin LDC as of August 26, 2002 prior to each building permit per zone/phase.

2. The existing fuel tanks are in one location on existing engineering site plan (remove the note; to remain) and are shown in a different location on the proposed engineering site plan. Relocation of the existing fuel tanks shall require the appropriate Health Department permit sign off and soil contamination testing. Submit copies of approved permit and testing results prior to obtaining a building permit.

3. **Prior to obtaining a building permit**, the Site Demolition Plan appears to be incomplete. Provide all demolition information.

4. **Prior to obtaining a building permit**, all underground parking structures plans must be signed, sealed and dated by the structural engineer of record if plans are not created by the site civil engineer. Plans shall include but not be limited to, identifying individual parking spaces with dimensions, stormwater considerations (at ramps), accessibility, and loading spaces.

5. **Prior to obtaining any city permit per Development Order**, provide copies of FDOT connection, FDEP stormwater permits, and NPDES stormwater permits.

6. **Prior to obtaining a city permit per zone/phase,** provide copies of Destin Harbor Board approval and FDEP submerged lands permit for Marina Zone only.

7. Column supports for parking areas shall not encroach more than 12" into the sides of any one parking space.

8. Provide a cross-section of parking structure in relation to the green space above the parking structures to provide adequate soil to support the anticipated plant material. A landscape architect shall certify this requirement.

9. At the west accessway, the deceleration lane and a right in – right out with a raised island configuration shall provide enough of a physical deterrent to prevent motor vehicles traveling north from turning left. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Additional right-of-way or easement dedication may be required.

10. Project approval is based upon the creation of the new entrance and/or median located west of and immediately adjacent to Building 80A. Such improvements will provide "right-in" and "right-out" only access and prevent to whatever extent possible any west bound Highway 98 traffic entering into this location and further preventing people exiting this location heading west on Highway 98 East. It is understood that the preferred solution is "Alternative A," which provides among other things for the closure of the now existing median cut. In the event such closure is not permittable by FDOT, then "Alternative B" is an approved solution. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Additional right-of-way dedications or easements may be required.

11. The Stahlman Avenue cut shall be regraded/reconstructed as part of the first zone/phase of construction.

12. The maximum width of the Stahlman Ave. cut shall be 36' from curb face to curb face.

13. Remove all unused portions of existing driveway access cuts and replace with Type 'F' curbing along U.S. Hwy 98 E.

14. Fencing may be required at bridge embankment.

15. Construct the proposed permanent stormwater management facilities prior to the issuance of a Certificate of Occupancy for each phase.

    City approved temporary stormwater management facilities may be utilized during construction of the permanent facilities for each phase. A reasonable review and approval timetable must be recognized by the applicant.

16. Ensure all handicap parking spaces are identified **(striping & signs)** and dimensioned on the site plan, including sign location.

17. Provide more exterior or well-marked interior ADA accessible routes to lower level and dock areas.

18. There appears to be substantial pedestrian traffic on the lower level of the site. Ensure crosswalks throughout and **pedestrian crossing signs** at either end of the lower level loop drive access.

19. All parking spaces adjacent to walkways which are flush with walkway or if walkway is less than 6-feet wide, provide wheel stops. Show on plans and provide details.

20. Re-locate utility and stormwater structures out of sidewalks and crosswalks.

21. Re-draw handicap parking space's ramp at Bamboo Willie's to show "as built" conditions.

22. Identify loading spaces with paint striping/signage. Show on striping/signage plan.

23. Dumpster cannot be included in the loading spaces.

24. Dumping operation, for dumpsters, shall not be in driving access lanes.

25. A cross-access/drainage/utility easement and agreement has been approved by Applicant and City Attorney and recorded on July 29, 2002 in OR Book 2372, Page 248, the Public Records of Okaloosa County.

26. Provide note on the on all exfiltration details on the Grading, Drainage, and Erosion Control Plan: The exfiltration beds shall be inspected by the engineer of record and the City Engineer prior to covering.

27. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be deemed in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

28. The project is in the White Sand Zone I. Any red clay or other staining material uncovered during demolition must be removed from the site within 92 hours of uncovering. Prior to importing any fill material onto the site, provide a sample of the fill to the City of Destin Environmental Officer for approval for White Sand Zone I use.

29. Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Such obligation may be subsequently assigned to another responsible party with notice to the City of Destin.

30. It appears that a very large amount material (soil) will be leaving the site during construction. Provide a routing plan showing how this material will be excavated and removed from the site (truck, barge, etc.) and will be routed through the city. The plan shall include but not be limited to, dealing with wet material and traffic control, as necessary.

UNRESOLVED ISSUES:

There are no unresolved issues except for the conditions previously identified.

Gerald F. Mucci 1-28-03

Gerald F. Mucci, Date
Community Development Director

East Pass Investors, Inc., Date
Owner
Peter H. Bos,
President

HarborWalk, Inc. Date
Tenant
Peter H. Bos
President



Pelican Point Harbor, Inc. Date
Tenant
Peter H. Bos
President

*Kelly Boat Services, LLC
Owner
Paul Sims,
President

*Coleman L. Kelly Testamentary Trust
Amos & Erhart & Melvin Kelly Trust
Owner
Jarrett G. Melvin and Kent E. Amos
Trustees

*The identified property owners have signed a "Unity of Development Agreement (HarborWalk)." See the attached agreement for background facts and agreement language.

COMPATIBILITY ANALYSIS: HARBORWALK, A MAJOR DEVELOPMENT: SP-00-57

FOR CITY OF DESTIN, FLORIDA

PROJECT DESCRIPTION AND PURPOSE OF THIS REPORT

This compatibility analysis addresses a proposed major mixed-use redevelopment on a 14.70-acre (640,332 square feet) site located along the north shore of the Harbor, south of U. S. Highway 98, and east of the Destin Pass. The plan includes 199,999 square feet of retail commercial floor area, ticket booths, and kiosks, including the existing Lucky Snapper, Bamboo Willies, and Captain Kidd, structures that are existing restaurants, and the existing marina, which account for a cumulative total of 35,110 square feet. In addition, the proposed redevelopment includes a building containing 170 units, including 339 bedrooms with several building segments ranging from 9 to 13 stories in height and comprising 261,929 sq. ft. This report addresses the compatibility of the proposed development with the surrounding area.

The report: 1) identifies the compatibility requirements of the City of Destin that are contained in the City's Land Development Code [LDC, §7.09] and Comprehensive Plan [Policy 7.A.4.6 (p)]; 2) analyzes whether the proposed development complies with those requirements; and 3) provides an opinion regarding the compatibility of the proposed mixed-use development with surrounding development. Aside from addressing the compatibility issue, this report does not address issues regarding concurrency, including traffic generation or drainage.

DEFINITION OF "COMPATIBILITY" AND REQUISITE CONSIDERATIONS

In land use planning, "compatibility" means the extent to which a use(s) or development is capable of existing in harmony with other uses situated in its immediate vicinity. In the City's LDC as well as in Rule 9J-5, FAC, *compatibility* is defined as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." The City's Comprehensive Plan also includes this definition but elaborates more broad-based concerns consistent with accepted planning principles and practices.

The LDC requirements regulating compatibility *are "intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations"* [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

- Type of land use, zoning district, and land use category;
- Building location, dimensions, height, and floor area ratio;
- Location and extent of parking, access drives, and service areas;
- Traffic generation, hours of operation, noise levels and outdoor lighting;
- Alteration of light and air; and
- Setbacks and buffers.

DESCRIPTION OF SURROUNDING AREA

Table 1 illustrates the existing land use of surrounding properties as well as their Comprehensive Plan Future Land Use designations and zoning classifications:

TABLE 1: CHARACTERISTICS OF SURROUNDING PROPERTIES

	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Mixed Use	Business Tourism (BT)	Restaurant, Shopping Center, and Auto Service Station and Convenience Store
South	Harbor	Harbor	Destin Harbor
East	Mixed Use	Business Tourism (BT)	Office Building and Marina
West	Mixed Use	Business Tourism (BT)	Old Pass Lagoon and Destin Bridge

ANALYSIS OF COMPATIBILITY

A. **Type of Land Use, Zoning District, and Land Use Category.** Table 2 denotes the existing land use of the subject site as well as its Comprehensive Plan Future Land Use designation and zoning.

TABLE 2: CHARACTERISTICS OF HARBORWALK SITE

SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
HarborWalk	Mixed Use	Business Tourism (BT)	Marina and two restaurants

Table 3 lists proposed activities within the HarborWalk development, including the floor area and density.

TABLE 3: HARBORWALK PROPOSED LAND USES

Proposed Land Use		Commercial Sq. Ft.	Residential Sq. Ft.	Total Sq. Ft.	Units	Density
Proposed New Retail Buildings		162,652				
Proposed Ticket Booths and Kiosks						
Ticket Booths:	987	2,237				
Kiosks:	1,250					
Existing Buildings:						
Lucky Snapper Restaurant:	11,642					
Captain Kidd Restaurant:	10,756	35,110				
Former Hooters (to be Bamboo Willies)	4,679					
Marina	8,033					
Proposed Condominium Lodging Units			261,929			
Totals:		**199,999**	**261,929**	**461,928**	**170 Units**	**11.56 units per acre**

1. **General.** The activities cited in Table 3 are permitted uses in the MU Comprehensive Plan Future Land Use designation [§7.A.4.6, Comprehensive Plan] and in the BT zoning district [§7.12.01(I)(pp), LDC]. The proposed uses are consistent with the commercial uses abutting the property.

2. **Boardwalk.** The plan incorporates a major segment of the proposed boardwalk--a cornerstone of the adopted Comprehensive Plan.

B. **Location of Structure, Dimensions, Height, and Floor Area Ratio.** Located adjacent to the East Pass, the proposed redevelopment occupies the most strategically located site within the Destin Harbor Redevelopment Area—an area situated along the north shore of the Harbor and extending north to properties abutting the north side of US 98, from the East Pass to Benning Drive. The 14.7-acre site exceeds the size of any other Harbor area site held under common ownership by a factor of 3 or more. In addition to its location and size, the HarborWalk site has other significant and unique attributes, including approximately 1,460 linear feet of Harbor frontage as well as approximately 1,440 linear feet of frontage along US 98. Properties comprising the Destin Harbor Redevelopment Area, as herein defined, have been generally assembled in units of less than three acres and most parcels are considerably smaller than three acres. Therefore, largely due to land ownership patterns, including the limited size of properties comprising the Harbor Redevelopment Area, no existing development within the redevelopment area, no other sites within the Destin Harbor Redevelopment Area have the land available land resources to develop a multi-use project similar in scale to the subject proposal. The analysis below addresses the specific character of the proposed development.

1. **Location, Dimensions, and Height of Structures.** Table 4 identifies the buildings comprising the development, including the height and building coverage.

TABLE 4: BUILDING HEIGHT AND COVERAGE

Building	Gross Floor Area	# of Stories					Bldg Coverage	
		Total			Above Bluff	Below Bluff	Total Bldg Footprint	Bldg Coverage
		Stories	Height to Mid Pt. of Roof	High Pt.			Sq. Ft.	%
A	13,281	2	40	49	1	1	6,930	155,423 sq. ft. floor area ÷ 640,332 sq. ft. land area = 24.3% building coverage
D Lodging	261,929	9-13	152	157	9-13	0	24,448	
D Retail	46,615	2	55	62	1	1	27,147	
E	16,340	2	42	62	0	2	9,822	
F	13,824	2	43	51	1	1	6,912	
G	13,880	1	26	32	1	0	13,880	
H	4,258	1	40	64	1	0	4,258	
I	8,804	1	34	52	1	0	8,804	
J	32,201	3	55	62	2	1	13,936	
K	6,570	1	23	29	1	0	6,570	
L	6,879	18	Not Available	46	0	1	6,568	
Cpt. Kidd	10,756	2	Existing Buildings		2	0	5,378	
Bamboo W.	4,679	1					4,679	
L Snapper	11,642	2			1	1	5,821	
Marina	8,033	1			0	1	8,033	
Booths/ Kiosks	2,237	1	Low Rise		1	1	2,237	
Totals	461,928	Not Applicable					155,423	

a. **Location, Dimensions, and Height.** Table 4 also indicates that only one of the proposed 14 commercial buildings (Bldg. J—3-stories) exceeds two stories above existing grade. The high rise includes 170 units (including 339 bedrooms) and common area that account for 261,929 square feet (56.7percent) or of the total gross floor area (461,928 square feet) of the mixed-use project. The lodging accommodations are concentrated in a single U-shaped high-rise structure having a building footprint of 24,448 square feet. The architecture of this high-rise building has significant articulation, above ground setbacks, a varied roofline, and architectural embellishments. The high-rise structure ranges in height from 9 to 13 stories plus below ground level parking.

i. **Height of Building "D" (Lodging) Structure.** Table 5 compares the height of the high-rise relative to the Destin Yacht Club and Grand Harbor-- the only high-rise structures on the south side of US Highway 98 near the subject property. The proposed HarborWalk is taller than Destin Yacht Club and shorter than Grand Harbor.

TABLE 5: COMPARISON OF SOUTH HARBOR HIGH-RISE BUILDING HEIGHT
(Height Measured from the Crown of the Road to Mid-point of Roof)

HIGH RISE BLDGS. SOUTH SIDE OF US HWY. 98	HEIGHT
Proposed HarborWalk[1]	152' 0"
Destin Yacht Club	122' 8"
Grand Harbor	157' 0"

ii. **Height of Commercial Buildings.** Table 6 illustrates the mean height of all commercial buildings. The highest point on some structures is attributed to architectural embellishments such as spires, crow's nests, and watchtower or other architectural features that are consistent with and enhance the nautical theme of a Fishing Village.

TABLE 6: HEIGHT OF PROPOSED NEW COMMERCIAL BUILDING[1]

Building	# of Stories	Mean Height (mid point of roof)	Cornice Height	Highest Elevation
A	2	+13'	+4'	+22'
D	2	+9.5'	+6'	+15'
E	2	+15'	+2'	+68'[2]
F	2	+17'	+9'	+25'
G	1	+22'	+14'	+30'
H	1	+14.5'	+9.5'	+38.5'[2]
I	1	+24.5'	+10.5'	+42.5'[2]
J	3	+28'	+19'	+35'
K	1	+13.5'	+7.5'	+19.5'
L	1	(-9')	(-11')	+19'[2]

[1] All heights from +33' elevation at crown of US Highway 98

[2] Highest point attributed to architectural embellishments such as spires, crow's nests, watchtowers, and other architectural features that reinforce a nautical theme.

b. **Relationship to Residential Property Off-site.** The closest residentially zoned property is approximately 470 feet removed from the subject site.

c. **Relationship of Building Coverage and Open Space by Type Open Space.** As the table below indicates, the site plan preserves 18.0% landscaped green area and 24.3% percent pedestrian oriented open space paths--a total of 42.3% or 6.2 acres as either green space or pedestrian open space. Impervious parking open space accounts for an additional 33.4% impervious open space. Therefore, over 75.7% of the site remains as impervious or green open space unobstructed from ground level to the sky. The concentration of 261,929 square feet of lodging accommodations within a high rise with a foot print of only 24,448 feet can be attributed to the significantly high percentage of open space. As the table illustrates, building coverage is only 24.3 percent of the site.

TABLE 7: OPEN SPACE BY TYPE VERSUS BUILDING COVERAGE ***(Total Site: 640,332 square feet)***

Building Coverage		Impervious Parking Above Ground		Green Landscaped Open Space		Impervious Pedestrian Open Space		Total Landscaped & Pedestrian Open Space		Total Open Space including above Ground Parking	
Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
155,423	24.3	213,816	33.4	115,374	18.0	155,719	24.3	270,744	42.3	484,909	75.7

d. **Pedestrian Linkages.** Sheet L3 denotes the HarborWalk open space plan and designates pedestrian ways. The site plan provides on-site multi-level pedestrian ways that connect the US Highway 98 sidewalk, with on-site parking, buildings, a dune walk, and a Harbor boardwalk.

2. **Floor Area Ratio.** The Comprehensive Plan and Land Development Code (LDC) allow for a maximum intensity of 1.07 Floor Area Ratio (FAR). The HarborWalk site plan has a 0.72 FAR [461,928 sq. ft. of floor area ÷ 640,332 sq. ft. of land area = 0.72 FAR]. The proposed FAR is only 67% of the maximum FAR allowed by the City pursuant to the Comprehensive Plan and the LDC.

C. **Location and Extent of Parking, Access Drives, and Service Areas.**

1. **Location and Extent of Parking and Access Drives.** The City Engineer is analyzing the location and extent of parking and access drives.

2. **Marina Facilities.** A major feature of the proposed project is the provision of marina facilities, including wet slips. Parking requirements for these activities is addressed by the City Engineer.

TABLE 8: WATERCRAFT

Type Watercraft	# of Watercraft (including fuel slips)
Charter Fishing Boats	18
Sight Seeing Boats	5
Private Boats	49
Fuel Slips	10
Pontoon Boats	12
Wave Runners	38
Parasail/Snorkel Boats	4
Total	**136**

3. **Service Areas.** The City Engineer is analyzing the location and design of service areas as well as the adequacy of access to and egress from such service areas.

D. **Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting.**

1. **Traffic Generation and Pedestrian Safety.** The City Engineer and the City's traffic consultant are reviewing this issue. This analysis does not assess the impacts of traffic generated by the development on concurrency or the location, design, or specifications characterizing the internal traffic circulation facilities. However, pedestrian safety is a significant issue associated with any large-scale compatibility analysis. A signalized intersection exists at the intersection of US Highway 98 and Stahlman Drive, which is the main entrance to the HarborWalk development. This signalized intersection is equipped with a crosswalk and pedestrian control button that is operated manually by pedestrians. The City Engineer should consider requiring the applicant to provide support data that demonstrates the adequacy of existing traffic safety improvements.

2. **Hours of Operation.** No extraordinary provisions are recommended to curtail hours of operation.

3. **Noise Levels.** The applicant must comply with City ordinances governing noise.

4. **Outdoor Lighting.** The City's outdoor lighting consultant, Doug Matern, PE, President, Matern Professional Engineering, PA, offers the following evaluation. The lighting plan indicates the site lighting fixtures, type, specification, locations and photometric data showing foot-candle levels/patterns; however, no north arrow is denoted on the lighting plan.

   a. **Revise Photometric Data.** Numeric photometric data was cut off short of or at the property line, therefore actual numeric foot-candle levels on adjacent properties were not provided for the City's consulting outdoor lighting engineer to review.

   b. **Revise Lighting Plans to Include House Shields as Appropriate.** The drawings do not include house shields and do not denote adjacent land uses or lighting intensity across the property lines to the north and east. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.

   c. **Provide Data Regarding Lens Type.** No data was provided regarding the lens type; however, the applicant's lighting consultant, WLS, at MPE's request, provided additional cut sheets on two luminaires. Based on the information received, house shields are not included and convex lens as opposed to flat lens are proposed for use on the 40 feet pole mounted shoebox type lights. The second luminaire type, serving pedestrians and located on 13-foot poles, does not have glare control.

   d. **Revise Lighting Plan along the East Property Line.** The photometrics indicate that the foot-candle levels range from approximately 11.9 to 0.3 within five feet of the east property line. This intensity will exceed the generally recommended 1.0 foot-candle level. However, in order to confirm a maximum acceptable foot-candle level along the east property line, the applicant must provide the City with the existing foot-candle levels at and ten feet beyond the property line in order that the City lighting consultant can determine the relationship between the existing and proposed lighting levels.

e. **Revise Lighting Plan along the North Property Line.** The photometrics indicate foot-candle levels ranging from approximately 4.4 to 1.4 at approximately five feet south of the north property line. It appears that the light level on adjacent east property line will exceed our recommended 1.0 foot-candle level. This intensity will exceed the generally recommended 1.0 foot-candle level. However, in order to confirm a maximum acceptable foot-candle level along the east property line, the applicant must provide the City with the existing foot-candle levels at and ten feet beyond the property line in order that the City lighting consultant can determine the relationship between the existing and proposed lighting levels.

f. **Pole Light Fixture Height and Lens.** The 40 feet pole mounted luminaires have convex lens. Considering the proposed height and absence of flat lens, MPE anticipates that the proposed lighting will likely project glare onto adjacent properties, driveways and streets.

g. **General Requirement.** This evaluation focuses on review of lighting and photometrics to detect spill lighting and/or possible glare lighting onto adjacent properties. The analysis does not provide comment on lighting design or safety issues as those issues are the responsibility of the applicant's lighting professional.

E. **Alteration of Light and Air.** The plan does not generate any adverse impacts to light and air.

F. **Setbacks and Buffers.**

1. **Setbacks.** The proposed HarborWalk project meets minimum setback requirements. The arms of the U-shaped high rise structure are setback a distance of approximately 60 feet from US 98; the east side of the high rise structure is setback 705 feet from the east property line, the west side setback ranges between 80 feet and 260 feet from the western segment of US Highway 98, and the south side of the high rise structure is located over 200 feet north of the Harbor.

2. **Buffers.** The proposed HarborWalk is located adjacent to other commercial development. Therefore, the project does not require extensive buffers that are required to mitigate potential problems generated by commercial development situated immediately adjacent to residential development. In this case, the closest residentially zoned property is approximately 470 feet removed from the subject site.

   The proposed landscape plan includes an array of plant material that significantly exceeds the minimum required by the Land Development Code, includes the planting of 520 trees. The landscape plan includes a line of canopy trees and clusters of hedge, shrubs, and accent trees that frame the 1,440 linear feet of frontage along US Highway 98, the system of entryways and drives, at grade parking areas, and pedestrian ways. Landscaping also lines the facades of most buildings presenting a soft contrast against the hardscape.

OPINION.

The HarborWalk mixed-use development will comply with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code criteria of §7.09 subject to compliance with conditions stated below, including submittal of a compliant lighting plan and compliance with requirements for managing the location and extent of parking, access drives, and service areas. The consulting lighting engineer shall review outdoor lighting and the City Engineer shall review the latter issues.

1. ***Type of Land Use, Zoning District, and Land Use Category.*** The type land use proposed is consistent with the Comprehensive Plan Future Land Use Map designation (MU), the zoning (BT).

2. ***Location of Structure, Dimensions, Height, and Floor Area Ratio.*** The plan meets quantitative criteria applying to all location, dimensional, and floor area criteria within the Comprehensive Plan and Land Development Code.

3. ***Location and Extent of Parking, Access Drives, and Service Areas.*** The City Engineer is evaluating these issues.

4. ***Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting.***

   a. ***Traffic Generation and Pedestrian Safety.*** The City Engineer and the City's traffic consultant are reviewing this issue. This analysis does not assess the impacts of traffic generated by the development on concurrency or the location, design, or specifications characterizing the internal traffic circulation facilities. However, pedestrian safety is a significant issue associated with any large-scale compatibility analysis. A signalized intersection exists at the intersection of US Highway 98 and Stahlman Drive, which is the main entrance to the HarborWalk development. This signalized intersection is equipped with a crosswalk and pedestrian control button that is operated manually by pedestrians. The City Engineer should consider requiring the applicant to provide support data that demonstrates the adequacy of existing traffic safety improvements. The applicant shall comply with any conditions recommended by the City Engineer and the City's traffic consultant.

   b. ***Hours of Operation and Noise.*** No extraordinary provisions are recommended to curtail hours of operation or to regulate noise.

   c. ***Outdoor Lighting.*** The outdoor lighting requirements are conditional prior to issuance of a building permit for each phase within an identified development zone. However, the following comments by the City's lighting consultant must be addressed and/or incorporated as part of staff's review of the outdoor lighting prior to the issuance of a building permit for each phase within an identified development zone.

      i. ***Revise Photometric Data.*** Numeric photometric data was cut off short of or at the property line, therefore actual numeric foot-candle levels on adjacent properties were not provided for the City's consulting outdoor lighting engineer to review.

      ii. ***Revise Lighting Plans to Include House Shields as Appropriate.*** The drawings do not include house shields and do not denote adjacent land uses or lighting intensity across the property lines to the north and east. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.

iii. ***Provide Data Regarding Lens Type.*** No data was provided regarding the lens type; however, the applicant's lighting consultant, WLS, at MPE's request, provided additional cut sheets on two luminaires. Based on the information received, house shields are not included and convex lens as opposed to flat lens are proposed for use on the 40 feet pole mounted shoebox type lights. The second luminaire type, serving pedestrians and located on 13-foot poles, does not have glare control.

iv. ***Revise Lighting Plan along the East Property Line.*** The photometrics indicate that the foot-candle levels range from approximately 11.9 to 0.3 within five feet of the east property line. This intensity will exceed the generally recommended 1.0 foot-candle level. However, in order to confirm a maximum acceptable foot-candle level along the east property line, the applicant must provide the City with the existing foot-candle levels at and ten feet beyond the property line in order that the City lighting consultant can determine the relationship between the existing and proposed lighting levels.

v. ***Revise Lighting Plan along the North Property Line.*** The photometrics indicate foot-candle levels ranging from approximately 4.4 to 1.4 at approximately five feet south of the north property line. It appears that the light level on adjacent east property line will exceed our recommended 1.0 foot-candle level. This intensity will exceed the generally recommended 1.0 foot-candle level. However, in order to confirm a maximum acceptable foot-candle level along the east property line, the applicant must provide the City with the existing foot-candle levels at and ten feet beyond the property line in order that the City lighting consultant can determine the relationship between the existing and proposed lighting levels.

vi. ***Pole Light Fixture Height and Lens.*** The 40 feet pole mounted luminaires have convex lens. Considering the proposed height and absence of flat lens, MPE anticipates that the proposed lighting will likely project glare onto adjacent properties, driveways and streets.

vii. ***General Requirement.*** This evaluation focuses on review of lighting and photometrics to detect spill lighting and/or possible glare lighting onto adjacent properties. The analysis does not provide comment on lighting design or safety issues as those issues are the responsibility of the applicant's lighting professional.

5. ***Alteration of Light and Air.*** The plan does not generate any adverse impacts to light and air.

6. ***Setbacks and Buffers.*** The proposed HarborWalk is located adjacent to other commercial development. Therefore, the project does not require extensive buffers that are required to mitigate potential problems generated by commercial development situated immediately adjacent to residential development. In this case, the closest residentially zoned property is approximately 470 feet removed from the subject site.

Summary. In my professional opinion, subject to the above stated conditions, the development complies with the criteria for compatibility review contained in the Comprehensive Plan and Land Development Code. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or as agreed upon by the City and the applicant as a condition of the final development order.

MEMORANDUM

TO: **Jerry Mucci, AICP, Community Development Director**

FROM: **Les Solin, FAICP, Planning Consultant**

SUBJECT: **Notations for Staff Consideration Not Included in the Harborwalk Compatibility Analysis**

DATE: **August 23, 2002**

The City may desire to require the applicant to submit computer generated graphics, cross-sections, or a scale model since three-dimensional illustrations that address the following specific issues. The supportive City policies that serve as a basis for the requests are also referenced herein. I advise the City to coordinate subsequent requests for the information with the City Engineer, planning staff, and City Land Use Attorney.

1. **Impact on Access to Harbor, including safe and convenient passage for the handicapped.**

Although in my professional opinion, the applicant has provided a system of pedestrian ways that significant improve access to the harbor, the drawing do not address public safety considerations surrounding the design of terraced pedestrian way and structures that link segments of walk ways that are at sharply differing grades. Therefore, the City should consider requesting elevations, dimensions, and slope of pedestrian linkages, especially changes in grade. The exhibits should indicate design features and physical dimensions of bridges, stairways, and ramps, if any, that provide safe and convenient access to the Harbor, including access for the handicapped. These features are especially important where the topographic elevations are severe along the bluff.

2. **Visual Impacts at eye level and above eye level.**

Although in my professional opinion, the applicant has applied an overall design concept that enhances access to views, the City may desire to suggest that the applicant provide additional perspectives of view corridors that will be generated by the project's design, especially the enhanced access to views made available by the system of pedestrian linkages along the bluff line and the boardwalk. The applicant's architectural plans demonstrate the relative merit of the design concept applied (i.e., one high-structure complemented by several low-rise structure versus several mid-rise structures). The clustering of the lodging units in one high-rise structure preserves significant view corridors and visual access to the south horizon from points along US Highway 98. However, a lay citizen may not be able to perceive the visual access to waterfront, harbor, and the south horizon provided by the pedestrian ways along the bluff line and the boardwalk are not adequately demonstrated in the drawings.

City Policies Supporting Recommendation:

1. **Comprehensive Plan:**

- Policy 7.A.4.6 (p): Compatibility analysis criteria include consideration of natural areas, access, aesthetics, and views.
- Policy 11.A.1.4: Continue the City's practice of requiring mitigation or enhancement activities for development impacting Destin Harbor.
- Objective 11.A.9: Increase access to the beach or shoreline.
- Policy 11.A.9.1: Require public access ways through private developments to the shoreline.

2. **Land Development Code:**

- Sec. 7.09.00: Compatibility analysis criteria include consideration of natural areas, pedestrian movement, aesthetics, open space, landscaping, and buffers.

EXHIBIT K

"Village Character" is defined as the visual and physical features of a development that portrays a pedestrian-oriented, small-town look and feel. A development with "village character" is comprised of buildings having individual, unique appearance, each with its own personality and character. Other essential features include:

- An eclectic, as opposed to uniform, design of individual buildings in a cluster giving an impression that the various components of the development were created over a period of time, similar to the growth of a small downtown village where buildings were built at different times and were designed and owned by different persons. This concept is intended as the opposite of the "shopping center" look that normally has very uniform designs and materials.

- A pedestrian-friendly, inviting human scale, achieved by combining numerous pedestrian points of interest such as kiosks, rental booths, park benches, fishing boats, shaded areas, docks, sidewalk cafés, within the development.

- Provision of a seamless pedestrian flow into adjoining developments resulting in little notice that one is transitioning from one development to another.

- Design and materials that weather and endure architecturally in a manner that adds character and ambiance, as opposed to that of a traditional shopping center whose design and materials appear dated with age.

- Various structural design themes and components that are unique in character, with details pulled from existing, quality, diverse, building designs in the region as depicted in Exhibit "J".

- Landscaping substantially beyond the minimum required by City ordinances located in a manner that creates a shaded, pedestrian, retail and restaurant cluster that will feel and look like a harbor-side village sensitive to the natural environment.

- Provides view corridors that continue line of sight to the harbor looking due south from the intersections of Stahlman Avenue and Calhoun Avenue.

Prepared by and return to:

Mitchell W. Legler, Esq.
Mitchell W. Legler, P.A.
300A Wharfside Way
Jacksonville, Florida 32207

Property Appraiser's Parcels:
#00-2S-22-0630-0000-10A0
#00-2S-22-0630-0000-113A
#00-2S-22-0630-0000-1000
#00-2S-22-0630-0000-0900
#00-2S-22-0630-0000-090A

UNITY OF DEVELOPMENT AGREEMENT
(HarborWalk)

THIS UNITY OF DEVELOPMENT AGREEMENT ("Agreement") is effective as of September 1, 2002, by and between:

PELICAN POINT HARBOR, INC., a Florida corporation, ("**Pelican**") and **KELLY BOAT SERVICES, LLC**, a Florida limited liability company ("**Kelly**");

HARBOR WALK, INC., a Florida corporation ("**Harbor**") and **ROBERT C. ERHART, JARRETT G. MELVIN** and **KENT E. AMOS, as Trustees of the Coleman L. Kelly Testamentary Trust** (the "**Trust**"); and

EAST PASS INVESTORS, INC., a Florida corporation ("**East Pass**").

BACKGROUND FACTS

Pelican is the long-term lessee of that real property owned by Kelly and more fully described on **Exhibit A** hereto (the "**Pelican Tract**"). Harbor is the long-term lessee of that real property owned by the Trust and more fully described on **Exhibit B** hereto (the "**Harbor Tract**"). East Pass is the owner of that real property more fully described on **Exhibit C** hereto (the "**East Pass Tract**"). The Pelican Tract, the Harbor Tract and the East Pass Tract are together called the "**Parcels**". Pelican, Harbor and East Pass are called "**Owners/Tenants in Possession**".

The parties hereto are collectively called the "**Owners**" and intend the Parcels to be developed as an integrated development to be known as HarborWalk Village as generally depicted on **Exhibit D hereto** as modified from time to time (the "**Master Development Plan**"). Thus, the Owners desire to establish certain rights for all of the Parcels as to rights to develop improvements on the Parcels as provided herein as the implementation of the Master Development Plan is believed by the Owners to enhance the utilization and value of each and all of the Parcels.

Harbor Walk, Inc. and
Pelican Point Harbor, Inc.
4460 Legendary Dr., Ste. 400
Destin, FL 32541

Kelly Boat Services, LLC
P. O. Box 5176
Niceville, FL 32578

Coleman L. Kelly Testamentary Trust
P. O. Box 187
Destin, FL
32540

AGREEMENT

In consideration of the mutual benefits and covenants herein contained, it is agreed and declared as follows:

1. Background Facts. The Background Facts set forth above are agreed to be true and correct and are incorporated herein by this reference.

2. Definitions.

"Governmental Entities" shall mean the United States of America, the State of Florida, Okaloosa County, and the City of Destin, Florida, and all agencies, administrative divisions, subdivisions, courts and tribunals thereof.

"Laws, Rules and Regulations" shall mean all statutes, ordinances, constitutions, codes, charters, policies, orders, development orders, decrees, laws, rules, regulations, interpretations, rulings, judgments, zoning codes and all similar determinations of any Governmental Entity.

"Development Rights" means all rights of the Owners to develop the Parcels pursuant to all Laws, Rules and Regulations applicable to the Parcels and to the Master Development Plan, including, without limitation, rights arising out of zoning codes, density usage and allocation, set-back requirements, vested concurrency rights, impact fee calculations, parking requirements, public road usage and utility usage, ingress and egress, road cuts, building location, site plan approvals, water distribution and collection and storm water control.

3. Unity of Development.

a. Rights Spread. The Owners agree that with respect to the Development Rights the Parcels will be treated as one parcel of property with a single owner regardless of the number of actual owners and tenants for purposes of effecting and maintaining the Master Development Plan. Thus, the Development Rights applicable to one Parcel or to any and all successors and/or subdivisions thereof shall be spread to all of the Parcels and Development Rights that, but for this agreement, would be applicable to one Parcel, shall be available for use on another Parcel or Parcels and visa versa so long as such use is consistent with the Master Development Plan.

RCE

b. Use. The rights created by this Agreement shall be for the use and benefit of the Parcels; provided, however, that nothing contained in this Agreement shall be deemed to constitute a grant or dedication of any portion of the Property to the general public or for any public purpose whatsoever, it being the intention of the Owners that this Agreement is not intended to confer the status of a third-party beneficiary upon any person who is not an Owner, other than a mortgagee of any Owner.

4. Effect. The rights created by this Agreement are appurtenant to the Parcels, and may not be transferred, assigned or encumbered except as an appurtenance to the Parcels or in connection with the sale of any business conducted on any or all Parcels. The rights, benefits and obligations established by this Agreement (i) are made for the direct, mutual and reciprocal benefit of each and all Parcels, (ii) create mutual equitable servitudes on each Parcel in favor of each and all Parcels, (iii) constitute covenants running with the land, and (iv) shall bind and inure to the benefit of the Owners, their respective successors, assigns and mortgagees.

5. Amendment. This Agreement may be terminated or modified as to each Parcel only with the written consent of all Owner/Tenants in Possession as to the Parcels.

6. Severability. If any provision of this Agreement is, to any extent, declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement (or the application of such provision to persons or circumstances other than those in respect of which the determination of invalidity or unenforceability was made) shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

7. Entire Agreement. This Agreement together with the Exhibits attached hereto, constitutes the entire agreement between the parties with respect to the subject matter hereof and merges with and supersedes all prior or contemporaneous written or oral representations, warranties, agreements or understandings between the parties; provided, however, that this Agreement is supplemental to and does not replace that Reciprocal Easement Agreement among the parties hereto dated as of November 1, 2000, and recorded at book 2372, page 248, Official Records of Okaloosa County, Florida.

8. Further Assurances. Each Grantor agrees to execute any and all documents and perform any and all acts reasonably necessary to fully implement the intent of this Agreement. The consent to any changes in Development Rights relating to the Parcels

shall be given by the Owner/Tenants in Possession and shall be binding on all of the Parcels.

9. Counterparts. This Agreement may be executed in one or more counterparts each of which shall be an original but all of which shall constitute one and the same instrument.

This Agreement has been executed and is effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

DANA H. PERCIVAL
[Print or Type Name]

Wendy Parker
[Print or Type Name]

PELICAN POINT HARBOR, INC.

By: _____
Peter H. Bos, President

KELLY BOATING SERVICES, LLC

DANA H. PERCIVAL
[Print or Type Name]

Wendy Parker
[Print or Type Name]

By: _____
Paul Sims, President MANAGER

Signed, sealed and delivered
in the presence of:

Dana H. Percival
[Print or Type Name]

Wendy Parker
[Print or Type Name]

HARBOR WALK, INC.

By: _____
Peter H. Bos, President

COLEMAN L. KELLY TESTAMENTARY TRUST

By its Trustees:

Patricia A. Marshall
[Print or Type Name]

Wendy Parker
[Print or Type Name]

JOAN Alley Hofstad
[Print or Type Name]

Patricia A. Marshall
[Print or Type Name]

[Print or Type Name]

[Print or Type Name]

Robert C. Erhart
Robert C. Erhart

Jarrett G. Melvin
Jarrett G. Melvin

Kent E. Amos

Signed, sealed and delivered
in the presence of:

HARBOR WALK, INC.

By: _____
Peter H. Bos, President

_____
_____
[Print or Type Name]

_____
_____
[Print or Type Name]

COLEMAN L. KELLY TESTAMENTARY TRUST

By its Trustees:

_____
_____
[Print or Type Name]

_____
Robert C. Erhart

_____
_____
[Print or Type Name]

_____
_____
[Print or Type Name]

_____
Jarrett G. Melvin

_____
[Print or Type Name]

_____
Carolyn Scarborough
[Print or Type Name]

_____
Stephanie Degeyter
[Print or Type Name]

_____
Kent E. Amos

Signed, sealed and delivered
In the presence of:

EAST PASS INVESTORS, INC.

Dana H. Percival
[Print or Type Name]

Wendy Parker
[Print or Type Name]

By: _____
Peter H. Bos, President

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 16th day of October, 2002, by PETER H. BOS, the President of **PELICAN POINT HARBOR, INC., HARBOR WALK, INC.**, and **EAST PASS INVESTORS, INC.**, each a Florida corporation, on behalf of each such corporation, respectively. Such person: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current Florida driver's license as identification.

{Notary Seal must be affixed}

WENDY PARKER
Notary Public - State of Florida
My Commission Expires Apr 13, 2006
Commission # DD 097019
Bonded By National Notary Assn.

Wendy Parker
Signature of Notary

Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 16th day of October, 2002, by Paul Sims, as an officer of **KELLY BOAT SERVICES, LLC**, a Florida limited liability company on behalf of each such company. Such person: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current Florida driver's license as identification.

{Notary Seal must be affixed}

Signature of Notary

WENDY PARKER
Notary Public - State of Florida
My Commission Expires Apr 13, 2006
Commission # DD 097019
Bonded By National Notary Assn.

Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal):

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of Oct., 2002, by ROBERT C. ERHART, Co-Trustee of the COLEMAN L. KELLY TESTAMENTARY TRUST, a Florida testamentary trust, on behalf of the Trust. Such person: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current Florida driver's license as identification.

{Notary Seal must be affixed}

Patricia A. Marshall
Signature of Notary

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal):

PATRICIA A. MARSHALL
Notary Public ~~– State of Florida~~
My Commission Expires Jan. 8, 2006
Commission # DD 082836

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 28th day of Oct., 2002, by JARRETT G. MELVIN, Co-Trustee of the COLEMAN L. KELLY TESTAMENTARY TRUST, a Florida testamentary trust, on behalf of the Trust. Such person: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current Florida driver's license as identification.

{Notary Seal must be affixed}

Patricia A. Marshall
Signature of Notary

Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal):

PATRICIA A. MARSHALL
Notary Public – State of Florida
My Commission Expires Jan. 8, 2006
Commission # DD 082836

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25th day of Oct., 2002, by KENT E. AMOS, Co-Trustee of the COLEMAN L. KELLY TESTAMENTARY TRUST, a Florida testamentary trust, on behalf of the Trust. Such person: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current Florida driver's license as identification.

{Notary Seal must be affixed}

Patricia A. Marshall
Signature of Notary

Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal):

W:\HW\Unity of Devop Ag v3

PATRICIA A. MARSHALL
Notary Public - State of Florida
My Commission Expires Jan. 8, 2006
Commission # DD 082836

** OFFICIAL RECORDS **
BK 2372 PG 261

KEY:

[1]Pelican Tract
[2]East Pass Tract
[3]Harbor Tract

** OFFICIAL RECORDS **
BK 1221 PG 1187

EXHIBIT A

Pelican Tract

LEGAL DESCRIPTION OF LEASED PREMISES

Lots 8 and 9, Moreno Point Military Reservation as recorded in Deed Book 25, Page 573 of the public records of Okaloosa County, Florida.

(as shown in attached aerial photo)

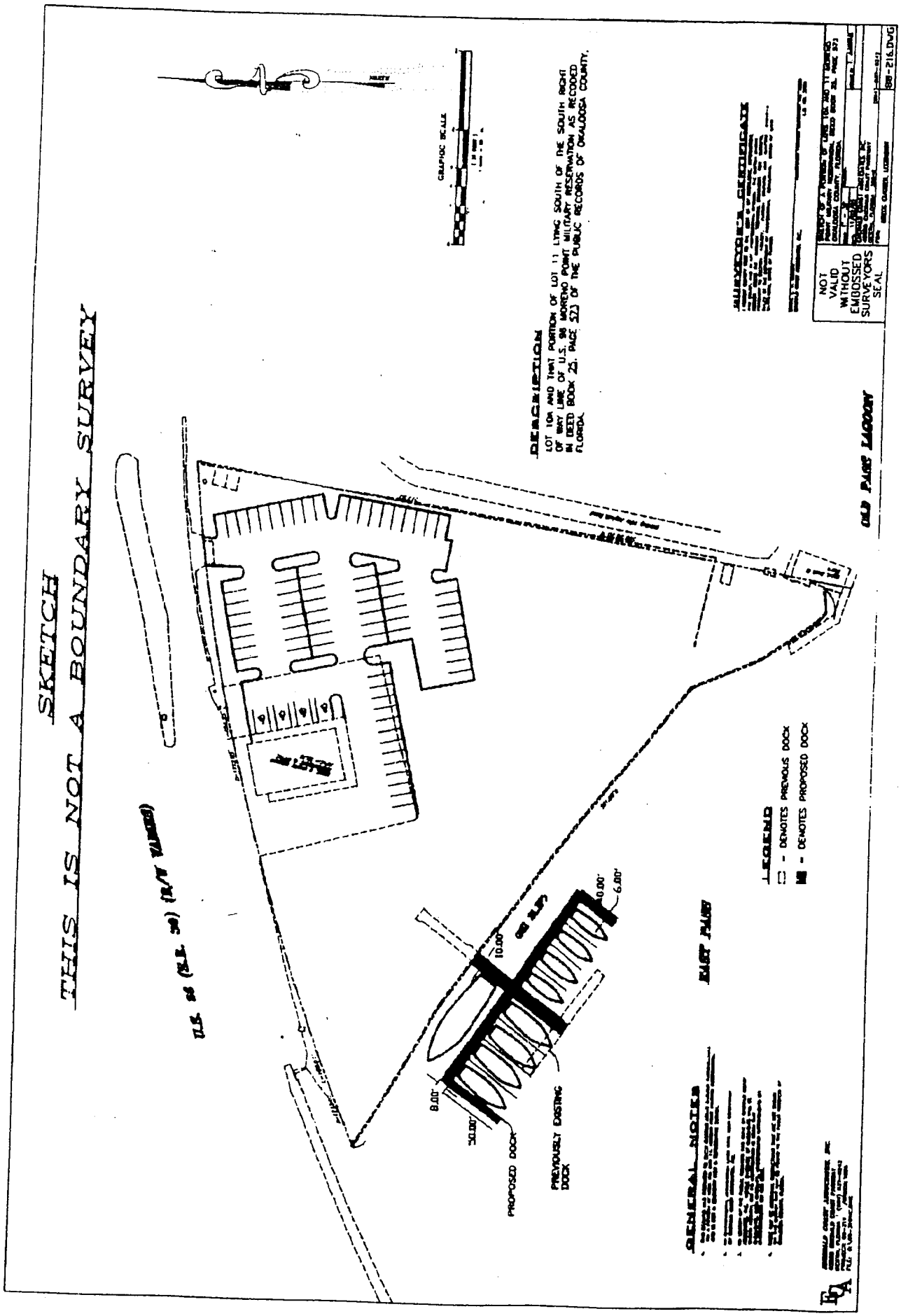
** OFFICIAL RECORDS **
BK 2372 PG 260

CLERK CIRCUIT COURT OKALOOSA COUNTY FLORIDA

FILE# 1237999
OKALOOSA COUNTY, FLORIDA

RCD: JAN 19 1993 @ 9:44 AM
NEWMAN C BRACKIN, CLERK

EXHIBIT B
Harbor Tract



** OFFICIAL RECORDS **
BK 2372 PG 262

** OFFICIAL RECORDS **
BK 2093 PG 1760

EXHIBIT C

East Pass Tract

FILE # 1571688 RCD: Aug 27 1997 3 02:56PM
Newman C. Brackin, Clerk, Okaloosa Cnty Fl

LEGAL DESCRIPTION:

LOT 10, OF "MORENO POINT MILITARY RESERVATION, OKALOOSA COUNTY, FLORIDA, SURVEY OF LOTS", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE LOT, SAID PIPE ALSO MARKING THE NORTHWEST CORNER OF LOT NO. 9, AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GULF COAST HIGHWAY SIXTY-SIX FEET (66') WIDE; SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF ONE THOUSAND ONE HUNDRED AND FIVE FEET (1105') AND RUNNING THENCE BY MAGNETIC BEARINGS (MARCH 1930)

(1) SOUTH NINE DEGREES TWENTY-SIX MINUTES TWENTY SECONDS WEST (S 9°26'20" W) A DISTANCE OF FIVE HUNDRED THIRTEEN AND FIFTY HUNDREDTHS FEET (513.50'), MORE OR LESS, TO A POINT ON THE SHORE LINE OF THE EAST PASS TO THE GULF OF MEXICO, AN IRON PIPE BEING IN LINE FOUR HUNDRED SIXTY-EIGHT AND FIFTY HUNDREDTHS FEET (468.50') FROM BEGINNING OF COURSE; THENCE

(2) IN A WESTERLY DIRECTION ALONG THE SAID SHORE LINE OF THE EAST PASS TO THE GULF OF MEXICO A DISTANCE OF TWO HUNDRED THIRTY-FIVE FEET (235') MORE OR LESS TO A POINT; THENCE

(3) NORTH NINE DEGREES TWENTY-SIX MINUTES TWENTY SECONDS EAST (N 9°26'20" E) A DISTANCE OF FOUR HUNDRED FOURTEEN AND FIFTY-EIGHT HUNDREDTHS FEET (414.58') MORE OR LESS, TO AN IRON PIPE IN THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF THE GULF COAST HIGHWAY, BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF ONE THOUSAND ONE HUNDRED AND FIVE FEET (1105'), AN IRON PIPE BEING IN LINE EIGHTEEN AND FIVE TENTHS FEET (18.5'), MORE OR LESS, FROM THE BEGINNING OF COURSE; THENCE

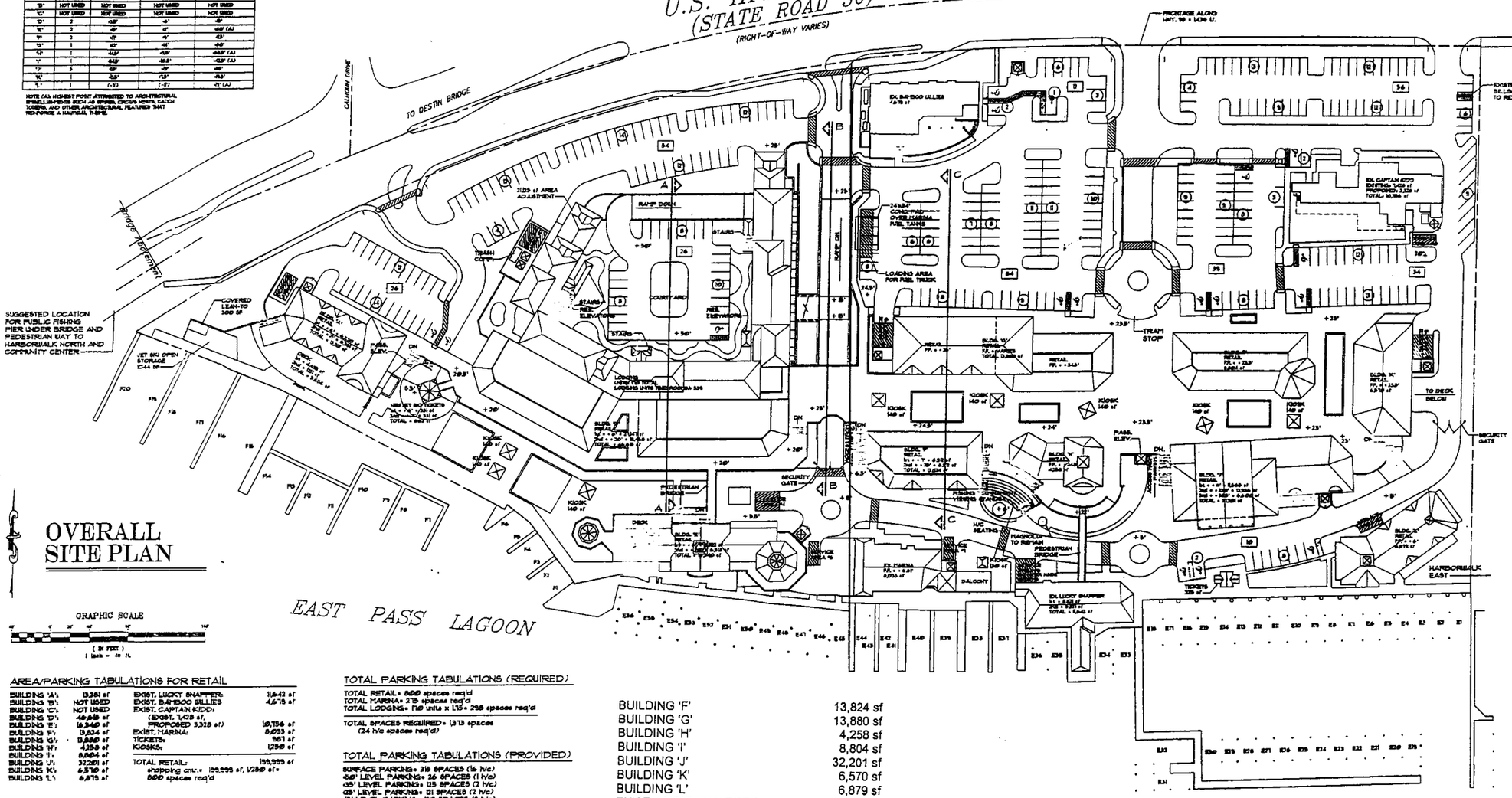
(4) IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF ONE THOUSAND ONE HUNDRED AND FIVE FEET (1105'), BEING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE GULF COAST HIGHWAY, A DISTANCE OF TWO HUNDRED FORTY AND SIX HUNDREDTHS FEET (240.06') TO THE POINT OF BEGINNING.

COPY

** OFFICIAL RECORDS **
BK 2372 PG 263

BUILDING	NO. OF STORIES	MEAN HIGHER HIGH WATER ELEV. AT GRADE OF HIGHEST BLDG.	CORNICE HEIGHT ABOVE ELEV. AT GRADE OF HIGHEST BLDG.	TALLEST BUILDING FROM ELEV. AT GRADE OF HIGHEST BLDG.
'A'	2	-8'	+1'	+21'
'B'	NOT USED	NOT USED	NOT USED	NOT USED
'C'	NOT USED	NOT USED	NOT USED	NOT USED
'D'	2	+13'	+1'	+31'
'E'	3	+9'	+1'	+44' (A)
'F'	2	+7'	+1'	+31'
'G'	1	+5'	+1'	+16'
'H'	1	+44'	+13'	+44' (A)
'I'	1	+44'	+13'	+43.5' (A)
'J'	3	+9'	+1'	+48'
'K'	1	+13'	+13'	+13'
'L'	1	(-1')	(-1')	+1' (A)

NOTE (A): HIGHEST POINT ATTRIBUTED TO ARCHITECTURAL FEATURES WHICH AID IN CREATING UNIQUE ROOFTOP TOWERS, AND OTHER ARCHITECTURAL FEATURES THAT REINFORCE A NAUTICAL THEME.



OVERALL SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

AREA/PARKING TABULATIONS FOR RETAIL

BUILDING 'A':	13,261 sf	EXIST. LUCKY SNAPPER:	11,642 sf
BUILDING 'B':	NOT USED	EXIST. BAMBOO WILLIES	4,679 sf
BUILDING 'C':	NOT USED	EXIST. CAPTAIN KIDD:	
BUILDING 'D':	46,815 sf	(EXIST. 7,428 sf,	
BUILDING 'E':	16,240 sf	PROPOSED 3,328 sf)	10,756 sf
BUILDING 'F':	13,824 sf	EXIST. MARINA:	8,033 sf
BUILDING 'G':	13,880 sf	TICKETS:	325 sf
BUILDING 'H':	4,258 sf	KIOSKS:	1,250 sf
BUILDING 'I':	8,804 sf		
BUILDING 'J':	32,201 sf	TOTAL RETAIL:	122,222 sf
BUILDING 'K':	6,570 sf	shopping cntr.= 122,222 sf, 1/250 sf=	
BUILDING 'L':	6,879 sf	888 spaces req'd	

PARKING TABULATIONS FOR MARINA

As per Transportation LDC§§9-173.1.c.(3)(4) plus letter dated March 23, 1998 from Robert Franke to Harbor Master David Bazlak.

CHARTER FISHING BOATS: 18 boats
3 spaces per boat= 54 spaces req'd
SIGHTSEEING BOATS: 5 boats, 393 seats
1 space per 4 seats= 98 spaces req'd
PRIVATE BOATS: 49 boats
1 space per boat= 49 spaces req'd
FUEL SLIPS: 10 boats
0 spaces req'd

PONTOON BOATS: 12 boats
2.5 spaces req'd
WAVE RUNNERS: 36 wave runners
10 spaces req'd
PARASAIL/SNORKEL BOAT: 4 boats
12 spaces req'd

TOTAL MARINA= 215 spaces req'd

TOTAL PARKING TABULATIONS (REQUIRED)

TOTAL RETAIL= 888 spaces req'd
TOTAL MARINA= 215 spaces req'd
TOTAL LODGING= 110 units x 1.15= 298 spaces req'd

TOTAL SPACES REQUIRED= 1,313 spaces
(2.4 t/c spaces req'd)

TOTAL PARKING TABULATIONS (PROVIDED)

SURFACE PARKING= 315 SPACES (1.6 t/c)
-30' LEVEL PARKING= 26 SPACES (1 t/c)
-35' LEVEL PARKING= 125 SPACES (2 t/c)
-25' LEVEL PARKING= 121 SPACES (2 t/c)
-15' LEVEL PARKING= 210 SPACES (2 t/c)
-10' LEVEL PARKING= 218 SPACES (2 t/c)
-5' LEVEL PARKING= 121 SPACES (3 t/c)
-1' LEVEL PARKING= 281 SPACES (2 t/c)

TOTAL SPACES PROVIDED= 1,315 SPACES
(3.0 t/c spaces provided)

LODGING
UNITS= 110 TOTAL
LODGING UNITS (BEDROOMS)= 339

AREA OF SITE: 14.710 ACRES

BUILDING 'F'	13,824 sf
BUILDING 'G'	13,880 sf
BUILDING 'H'	4,258 sf
BUILDING 'I'	8,804 sf
BUILDING 'J'	32,201 sf
BUILDING 'K'	6,570 sf
BUILDING 'L'	6,879 sf
EXIST. LUCKY SNAPPER	11,642 sf
EXIST. BAMBOO WILLIES	4,679 sf
EXIST. CAPT. KIDD	10,756 sf
EXIST. MARINA	8,033 sf
EXIST. TICKET	325 sf
EXIST. KIOSK	130 sf
KIOSKS (5)	700 sf
TOTAL	122,681 sf

Dougherty Schroeder & Associates, Inc.
ARCHITECTS
115 Vickery Street
Suite 100
Roswell, Georgia 30075
tel 770 650 7774
fax 770 650 7700

HARBORWALK

Destin, Florida

August 14, 2002

REVISED 08/14/02

A-1.1

31 SHEETS TOTAL

HARBORWALK

EXHIBIT D

City of Destin

March 19, 2004 **Order No. 04-13**

Final Development Order:

"HARBORWALKVILLAGE – 1st AMENDMENT":
A MODIFICATION TO PREVIOUSLY APPROVED
MAJOR DEVELOPMENT
(SP-00-57 and SP-04-04)

Based upon the City Council's approval of this amended development order on March 2, 2004, this document will serve as your Final Amended Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the City Council:

BACKGROUND / ISSUE:

Applicant:	East Pass Investors, Inc., on behalf of Pelican Point Harbor, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust.
Request:	The originally proposed project, "HarborWalk – Village," was a mixed-use development consisting of 199,999 sq. ft. of commercial shopping center and a 170-unit condominium. The proposed modifications requiring council consideration relate to the following: 1) An increase of 122 dwelling units on site. The increase is a result of adding 48 units to the approved 170-unit condominium and providing an additional 74 units distributed throughout the development site. 2) An increase in height of "Building D" from three stories to four stories. Additional modifications to the development involve revised ingress/egress points, improved interior accessibility and circulation, design modification to the main tower to create two separate towers within the required height envelope, and an additional permissible third story for "Buildings A, F, G, H, I, J, K, and L", which will house the added 74 dwelling units previously described. Note: For clarification, the developer has the right to distribute the additional 122 dwelling units throughout the development site so as to not increase the building height and/or footprint envelopes beyond the approved limits or increase the number of units beyond 292.
Location:	The proposed development will be generally located north of the Destin Harbor, south of U.S. Highway 98 East, and just east of the Destin "Marler" Bridge, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A
Parcel Size:	The combined parcel area contains 14.70 acres, more or less
Future Land Use:	Mixed Use (MU)
Zoning District:	Business Tourism (BT)
Density:	Allowed: 19.9 dwelling units per acre Proposed: 292 dwelling units / 14.7 acres = 19.9 dwelling units per acre
Intensity:	Allowed: 1.07 Floor Area Ratio (FAR) Proposed: Code Definition: -0.08 (Typical FAR methodology = 1.07 FAR)

Modification Application Date:	December 18, 2003
TRC Date:	Not applicable for all TRC members to review this particular modification request
Approved Site Plan Date:	February 12, 2004
City Council Date:	March 2, 2004

DETERMINATIONS:

1. The Destin City Council held a public hearing on March 2, 2004. The Council voted 6-1, to approve the amended project as presented in the agenda package and subject to all applicable conditions identified within the Final Amended Development Order and TRC report dated August 26, 2002, and amended September 30, 2002, October 21, 2002, and February 12, 2004, with all necessary changes and updates, and contingent upon payment of all outstanding fees prior to the issuance of the Amended Development Order.

2. All the findings of the Technical Review Committee report dated August 26, 2002, and amended September 30, 2002, October 21, 2002, and February 12, 2004, are incorporated herein

CONDITIONS OF APPROVAL FOR "HARBORWALKVILLAGE – 1st AMENDMENT": A MODIFICATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-04-04):

1. Pursuant to the City of Destin Land Development Code and the City of Destin Code of Ordinances:

   Construction must commence within one (1) year of approval date (date from which the Final Amended Development Order is issued by the Community Development Department) of the Amended Final Development Order on March 19, 2004 (no later than March 19, 2005), 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) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

   NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a 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. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 "HaborWalk-Village, 1st Amendment" will be protected. **However, the protected concurrency status will be lost if:**

   A. Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order so that concurrency is not maintained under section 6.02.00.B.3 of the Destin Land Development Code, or

   B. Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.

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 (Must obtain ROW permit(s) from Engineering Department).
    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.

Notes and Conditions Per Community Development Department:

***Please refer to pages 14 through 17 of the incorporated TRC Report.**

Attached are two letters dated June 27, 2003 (Attachment "A"), and November 7, 2003 (Attachment "B"), which provide further clarification in regards to conditions of the original Final Development Order No. 02-55.

Per Engineering Department (Derived from approval letter dated August 6, 2002):

***Please refer to page 17 through 19 of the incorporated TRC Report.**

TECHNICAL REVIEW COMMITTEE REPORT

"HARBORWALKVILLAGE – 1st AMENDMENT ": A MODIFICATION TO PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-57 and SP-04-04)

TRC Report: August 26, 2002, Amended September 30, 2002, October 21, 2002, and February 12, 2004

ISSUE:

Applicant: East Pass Investors, Inc., on behalf of Pelican Point Harbor, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust.

Request: The originally proposed project, "HarborWalk – Village," was a mixed-use development consisting of 199,999 sq. ft. of commercial shopping center and a 170-unit condominium. The proposed modifications requiring council consideration relate to the following: 1) An increase of 122 dwelling units on site. The increase is a result of adding 48 units to the approved 170 unit condominium and providing an additional 74 units distributed throughout the development site. 2) An increase in height of "Building D" from three stories to four stories. Additional modifications to the development involve revised ingress/egress points, improved interior accessibility and circulation, design modification to the main tower to create two separate towers within the required height envelope, and an additional permissible third story for "Buildings A, F, G, H, I, J, K, and L", which will house the added 74 dwelling units previously described. Note: For clarification, the developer has the right to distribute the additional 122 dwelling units throughout the development site so as to not increase the building height and/or footprint envelopes beyond the approved limits or increase the number of units beyond 292.

Location: The proposed development will be generally located north of the Destin Harbor, south of U.S. Highway 98 East, and just east of the Destin "Marler" Bridge, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A

Parcel Size: The combined parcel area contains 14.70 acres, more or less

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Allowed: 19.9 dwelling units per acre
Proposed: 292 dwelling units / 14.7 acres = 19.9 dwelling units per acre

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: Code Definition: -0.08 (Typical FAR methodology = 1.07 FAR)

Modification Application Date: December 18, 2003

TRC Date: Not applicable for all TRC members to review this particular modification request

Approved Site Plan Date: February 12, 2004

City Council Date: March 2, 2004

DISCUSSION/FINDINGS:

East Pass Investors, Inc., on behalf of Pelican Point Harbor, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust is requesting approval of a Modification (1st Amendment) to a previously approved Major Development identified as "HarborWalk – Village." The proposed modifications requiring council consideration relate to the following: 1) An increase of 122 dwelling units on site. The increase is a result of adding 48 units to the approved 170 unit condominium and providing an additional 74 units distributed throughout the development site. 2) An increase in height of "Building D" from three stories to four stories. Additional modifications to the development involve revised ingress/egress points, improved interior accessibility and circulation, design modification to the main tower to create two separate towers within the required height envelope, and an additional permissible third story for "Buildings A, F, G, H, I, J, K, and L", which will house the added 74 dwelling units previously described. Note: For clarification, the developer has the right to distribute the additional 122 dwelling units throughout the development site so as to not increase the building height and/or footprint envelopes beyond the approved limits or increase the number of units beyond 292. The proposed development will be generally located north of the Destin Harbor, south of U.S. Highway 98 East, and just east of the Destin "Marler" Bridge, more specifically known as Property parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A. The combined parcel area contains 14.70 acres, more or less.

The amended project, as required by the Comprehensive Plan and the Land Development Code, has undergone an amended compatibility review and meets the minimum requirements with conditions as described on pages 14 - 19. Refer to the Compatibility Analysis Addendum dated February 12, 2004.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include an amended Compatibility review, Concurrency Management review, and a Level of Service review. This project is located within the "Harbor District" Community Redevelopment Agency District.

The applicable Technical Review Committee (TRC) members reviewed and approved the modified project with specific conditions.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use in the BT Zoning District.

COMPATIBILITY:

The amended project, as required by the Comprehensive Plan and the Land Development Code, has undergone an amended compatibility review and meets the minimum requirements with conditions as described on pages 11 - 16. Refer to the Compatibility Analysis Addendum dated February 12, 2004.

DENSITY:

Allowed: 19.9 dwelling units per acre
Proposed: 292 dwelling units / 14.7 acres = 19.9 dwelling units per acre

HEIGHT:

The BT Zoning District does not have a maximum building height. Building height in this district is determined by compatibility and whether the proposed structures are three stories or more, which require increased setbacks. The new tower configuration does not result in an increase in height from the previously approved design of 157' 0" (13 Residential Floors above the parking deck). As currently proposed, the modified tower configuration has been reduced to a height of 150' 0" as measured from the crown of U.S. Highway 98 East. Note: The height of tallest structures cannot exceed the maximum approved height of 157' 0". Refer to the Compatibility Analysis Report Addendum dated February 12, 2004, which describes the height and finds the proposed amended project remains compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The Mixed Use Future Land Use designation has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

$$\frac{\text{(Total gross floor area) - (Total square feet of required setbacks and open space + parking)}}{\text{Total square feet of site}} = \text{FAR}$$

$$\frac{\text{(685,155 sq. ft.) – (735,483 sq. ft.)}}{\text{640,332 sq. ft.}} = \text{FAR}$$

-50,328 sq. ft. / 640,332 sq. ft. = -0.08 FAR

Utilizing the formula as defined above, the FAR of –0.08 is below the maximum of 1.07and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 1.07, which is equal to the maximum FAR allowed and is as follows:

Total square feet of existing and proposed buildings / square feet of subject parcel = FAR

685,155 sq. ft. / 640,332 sq. ft. = 1.07 FAR

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required for this project at this time. Additional right-of-way dedication may be required as a result of the ingress/egress final design.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Solid Waste: **X**
Potable Water: **X**
Sanitary Sewer: **X**
Traffic: **X**
Stormwater Management: **X**

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, the proposed modification to the development and the associated traffic analysis is satisfactory. Therefore, traffic concurrency is satisfied for this project.

SUBDIVISION OR PUD - PLAT:

Not applicable at this time.

WHITE SANDS ZONE:

The proposed project is located within White Sand Zone I.

PHASING:

The applicant is proposing to construct the project in phasing/zones: 1) Residential Zone, 2) Commercial Zone, and 3) Marina Zone. Each phasing/zone, when combined with all prior phase/zones, will comply with all applicable codes as of the date of the Overall Master Site Plan TRC approval (August 26, 2002). Prior to any building permit for each phase will require additional review and approval by City Staff for all applicable code compliance as of August 26, 2002. Working plans/drawings must be submitted to the Community Development Department for each phase in conjunction with the building permit application to the Building Department. The complete phasing plan is on Sheet A-1.8 of the approved plans as modified by the Applicant and Staff on September 5, 2002. Each phase upon completion, when combined with prior phasing, will be in compliance with all codes, including but not limited to, setbacks, parking, landscaping, open space, stormwater retention, floor area ratio, site lighting, pedestrian access ways, loading zones and dumpster location requirements per the City of Destin Land Development Code in effect on August 26, 2002. In the event that, at a subsequent date, any credits of reduction in Open Space Landscape (see Landscape Site Plan, L-3) are given for the Harborside Pedestrian Walk (L-3), then an appropriate pro rated amount of Open Space Landscape lying below 10 feet NGVD may be converted to other walkways or pedestrian oriented impervious open space.

AIRPORT PROTECTION:

The subject site is not located within the airport protection 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.

SETBACKS:

The buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning District. The BT Zoning District requires the following setbacks for a 16-story building, which includes 12 stories of residential floors and a 4 story parking deck: Front - 10 feet, Side – 20 feet + 2 feet for each story over four (44 feet), and Rear - 0 feet. The approximate setbacks provided for the proposed for the 16 story building are: Front – 71.0 feet +/- and Side (East) – 655 feet +/-.

SIGNS:

Although sign locations are proposed, no sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Not applicable at this time.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated February 10, 2004, with conditions:

1. Add 3' to the road width because of the building.
2. The current site plan offer better circulation but a utility plan is needed to place the fire hydrants strategically.
3. It is my understanding that because of limited access that all principle buildings will be sprinklered with the exception of Bamboo Willies.
4. Fire Lane will be stenciled every 75' on the lower half.
5. Any power operated access gates are to be siren activated.

GULF POWER:

Not applicable at this time.

OKALOOSA GAS:

Not applicable at this time.

SPRINT:

Not applicable at this time.

WATER/SEWER PROVIDER:

Not applicable at this time.

UTILITIES:

Underground utilities are required.

STORMWATER:

Note: The proposed modifications requested do not impact the currently approved stormwater management plan. The City Engineer approved the stormwater plan in a letter dated August 6, 2002, and had the following stormwater related conditions, which have been amended as part of the applicant and City's agreed upon changes:

1. All site, parking & stormwater for each zone/phase shall meet the Destin LDC as of August 26, 2002, prior to each building permit per zone/phase.

2. **Prior to obtaining any city permit per Development Order**, provide copies of FDOT connection, FDEP stormwater permits, and NPDES stormwater permits.

3. Construct the proposed permanent stormwater management facilities prior to the issuance of a Certificate of Occupancy for each phase.

   City approved temporary stormwater management facilities may be utilized during construction of the permanent facilities for each phase. A reasonable review and approval timetable must be recognized by the applicant.

4. Re-locate utility and stormwater structures out of sidewalks and crosswalks.

5. A cross-access/drainage/utility easement and agreement has been approved by Applicant and City Attorney and recorded on July 29, 2002 in OR Book 2372, Page 248, the Public Records of Okaloosa County.

6. Provide a note on the exfiltration details on the Grading, Drainage, and Erosion Control Plan: The exfiltration beds shall be inspected by the engineer of record and the City Engineer prior to covering.

7. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be deemed in non-compliance and the revised stormwater plan shall be resubmitted for review and approval.

8. Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Such obligation may be subsequently assigned to another responsible party with notice to City.

INGRESS/EGRESS:

Currently there are seven (7) ingress/egress points into the existing property. Of those seven (7) existing ingress/egress points, two (2) will remain in there current location and one (1) shall be relocated and four (4) will be removed. The previously proposed right-in/right-out accessway between the proposed far western accessway and Stahlman Avenue has been removed from the plan.

At the far western accessway, the deceleration lane and a right in – right out with a raised island configuration shall provide enough of a physical deterrent to prevent motor vehicles traveling north from turning left. Additional right-of-way dedication may be required. The two eastern accessways exist and only minor improvements will be made. All unused curb cuts along U.S. Highway 98 East will be removed and replaced with type "F' curbs.

The proposed ingress/egress points meet the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpsters, if located outside, will be screened by an opaque fence or wall, no taller than eight feet. Dumpsters will not be visible from off-site.

SIDEWALKS:

A five (5) ft. wide sidewalk is required along U.S. Highway 98 East and must be replaced or built prior to the issuance of a Certificate of Occupancy. If any existing sidewalks are destroyed or damaged during construction, they must be replaced by the developer. All proposed internal pathways and pedestrian connections must be maintained on site.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

Open Space Requirements:

640,332 sq. ft. of property x 18 %	= 115,260 sq. ft. required
Site plan provides 18 %	= 115,351 sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (67 trees x 2 credits per tree):	134
Credits for Existing Trees (7" to 12" diameter) on Site (28 trees x 3 credits per tree):	84
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (1 trees x 5 credits per tree):	5
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	223
Total Reforestation Credits for Trees Required on Site:	223
Reforestation Trees (1 per every .10 of an acre: 14.7 x 10 = 147) Required on Site:	147
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0*

*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site:	58
Parking Lot Trees (1 per end row and landscape island) Required on Site:	68
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	23
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	46
TOTAL TREES REQUIRED:	**195**
TOTAL TREES PROVIDED (Does not include trees kept):	**521**

A five (5) foot Common Boundary Landscape Area is required along eastern property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting.

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Multifamily Resort: 1.75 spaces per dwelling unit (Land Development Code August 26, 2002)

Retail (Shopping Center): 1 space per 250 square feet of gross floor area

Marina: In addition to parking requirements for other uses specified herein (see below), commercial marinas shall have 1 additional parking space for each boat slip housing non-fare carrying vessels.

Charter Boats: 5 spaces per boat
Sightseeing Boats: 1 space per 4 seats
Private Boats: 1 space per boat
Pontoon Boats: 2.2 spaces per boat
Personnel Watercraft (PWC): 0.26 spaces per PWC
Parasail/Snorkel Boat: 3 spaces per boat

Per site plan:

Multifamily Resort: 1.75 spaces per dwelling unit (Land Development Code August 26, 2002)

292 units x 1.75 = 511 spaces

Retail (Shopping Center): 1 space per 250 square feet of gross floor area

199,999 square feet / 250 = 800 spaces

Marina: In addition to parking requirements for other uses specified herein commercial marinas shall have 1 additional parking space for each boat slip housing non-fare carrying vessels.

Charter Boats: 5 spaces per boat x 18 boats = 90 spaces
Sightseeing Boats: 1 space per 4 seats (5 boats w/ a total of 353 seats) 353 / 4 = 88 spaces
Private Boats: 1 space per boat x 49 boats = 49 spaces
Pontoon Boats: 2.2 spaces per boat x 12 boats = 26 spaces
Personnel Watercraft (PWC): 0.26 spaces per PWC x 38 PWCs = 10 spaces
Parasail/Snorkel Boat: 3 spaces per boat x 4 boats = 12 spaces

Total for Marina: 275 spaces

TOTAL REQUIRED: 1,587 parking spaces (including 24 handicap spaces)
TOTAL PROVIDED: 1,768 parking spaces (including 28 handicap spaces)

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

TOTAL REQUIRED: 12 loading spaces
TOTAL PROVIDED: 12 loading spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. An FDOT connection permit is required and must be submitted.
2. A Florida Department of Environmental Protection general notice permit (for stormwater) and NPDES Phase I approval must be obtained.
3. Submit a joint U.S. ACOE/FDEP Dredge and Fill approval, where and if applicable.

IMPACT FEES:

The owner/applicant must pay the impact fees prior to the issuance of a Certificate of Occupancy, per phase. However, the following impact fee amounts are preliminary. Final impact fee amounts will be determinant and adjusted upon whether exemption or credits are applicable. Any claims for exemption or credits must be made no later than the time of application for a Certificate of Occupancy per phase. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees:

Parks: The parks impact fees were calculated using the "Resort Residential Unit" $113.03 per unit category.

Resort Residential Unit:

292 units x $113.03 per unit = ***$33,004.76***

Public Library: The public library impact fees were calculated using the "Resort Residential Unit" $76.19 per unit category.

Resort Residential Unit:

292 units x $76.19 per unit = ***$22,247.48***

Police Protection: The police protection impact fees were calculated using the "Residential - U.S. Highway 98 Corridor Resort Residential Unit per unit = $14.64" category and "Non-residential – U.S. 98 Corridor Retail per 1,000 square feet = $47.59."

Resort Residential Unit:

292 units x $14.64 = ***$4,274.88***

Retail:

(199,999 square feet x $47.59) / 1,000 = ***$9,517.95***

Total for Police Protection: ***$13,792.83***

Road: The road impact fees were calculated using the "Multi-family Dwelling Unit (per unit.) = $334.00" category and "Retail > 100,000 square feet (per 1,000 square feet) = $5,438.00."

Multi-family Dwelling Unit:

292 units x $334.00 = ***$97,528***

Retail > 100,000 square feet (per 1,000 square feet):

(199,999 square feet x $5,438.00) / 1,000 = ***$1,087,594.56***
Total for Road: ***$1,185,122.56***

Parks:	=	**$33,004.76**
Public Library: (not applicable)	=	**$22,247.48**
Police Protection:	=	**$13,792.83**
Roads:	=	**$1,185,122.56**
***TOTAL:**	=	**$1,254,167.63**

***The above stated impact fee amounts are preliminary. Final impact fee amounts will be determinant and adjusted upon whether exemption or credits are applicable. Any claims for exemption or credits must be made no later than the time of application for a Certificate of Occupancy per phase.**

OTHER FEES:

The fees listed below are based on the most recent information available (2/25/04) and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	**Paid**
City Compatibility Consultant:	**Paid**
City Surveyor:	N/A
Administrative Costs:	**Paid**
City Council Advertising:	**TBD**
TOTAL:	**TBD**

COMMENTS/CONDITIONS:

Public Input:

All public comments received by the Community Development Department are on file.

Per Community Development Department:

Note: All comments and conditions, as applicable, from Final Development Order No. 02-55 (Exhibit C) shall remain in affect:

The following conditions are required by the Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.

2. **Prior to the issuance of the Development Order**, the final set of plans will reference the Final Development Order and Amendments by notation.

3. No Commercial or Residential Marina is approved with the application. Final design and configuration of all docks and piers shall be in accordance with Destin Harbors and Waterways Board, FDEP, U.S. Army Corps of Engineer's, and Destin City Council approvals.

4. Marina development must adhere to requirements set forth in the LDC, Article 11, Section 11.05.00 and Appendix B, Article III.

5. A note on sheet A-1.8 (Architectural Site Plan) shall state the following:

   Each phase upon completion, when combined with prior phasing, will be in compliance with all codes, including but not limited to, set backs, parking, landscaping, open space, stormwater retention, floor area ratio, site lighting, pedestrian access ways, loading zones and dumpster location requirements per the City of Destin Land Development Code in effect on August 26, 2002. In the event that, at a subsequent date, any credits of reduction in Open Space Landscape (see Landscape Site Plan, L-3) are given for the Harborside Pedestrian Walk (L-3), then an appropriate pro rated amount of Open Space Landscape lying below 10 feet NGVD may be converted to other walkways or pedestrian oriented impervious open space.

6. A note on sheet A-1.8 (Architectural Site Plan) shall state the following:

   Building heights for commercial zone = three stories maximum, excluding architectural features, such that village character maintained and no material obstruction of view corridors. Maximum building heights, including future and existing structures = 29'-0" from crown of Highway 98 at main entrance to eave of roof at the tallest occupiable portion of building. Height does not include architectural elements or ornamentation.

7. A note on sheet 4 of 11 (Civil Site Plan), sheet A-1.1 (Architectural Overall Site Plan), and sheet L1 (Landscape Plan) shall state the following, "All conditions identified within any and all HarborWalk Development Orders are applicable and shall be adhered to."

8. Each phase/zone, when combined with all prior phases/zones, will be required to comply with all applicable codes as of the date of the Overall Master Site Plan TRC approval (August 26, 2002). Prior to any building permit for each phase will require additional review and approval by City Staff for all applicable code compliance and cumulative code compliance. Working plans/drawings must be submitted to the Community Development Department for each phase in conjunction with the building permit application to the Building Department.

9. No above ground/below ground utility structures/materials or signage will interfere with the location of the required landscaping.

10. **Prior to the issuance of a Clearing/Grading Permit,** a clearing/grading plan must be submitted and approved by the Community Development Department.

11. **Prior to the issuance of any Building Permit (related to this Development Order),** any and all easement agreements needed for that permit must be recorded.

12. **Prior to the issuance of a Building Permit,** a Construction Crane Registration Form, which has been approved by Okaloosa County Airport Authority, must be submitted.

13. It is anticipated that the Applicant may desire to transfer, in the future, one or more parcels or phases within the Project to third parties. Prior to any such conveyance, the Applicant shall submit a signed and sealed survey of any such property to be conveyed ("Replatted Property"), which will be reviewed by City Staff for technical compliance with this development order as a Minor Replat Application. The Applicant shall not be required to seek Planning Commission or City Council approval. Any transferee of the Replatted Property shall not be subject to any additional material and substantial restrictions other than those described in this development order, and such Replatted Property shall have all benefits and obligations described in this development order.

14. All outdoor lighting must be reviewed by the City of Destin prior to installation. Detailed photometric plans, outdoor lighting location plans, and lighting fixture details will be required for review.

15. **Prior to the issuance of any Certificate of Occupancy on any individual phase or building,** all applicable impact fees must be paid on such phase or building.

16. **Prior to the issuance of a Certificate of Occupancy**, the developer will comply with all code landscape material, tree protection (LDC Article 12, Section 12.04.04.D.1) and installation requirements, which all must be reviewed and approved by the Community Development Department, per phase.

17. **Prior to obtaining a demolition permit for any building,** the Applicant shall provide the Community Development Department with an "existing condition" signed and sealed survey of any building to be demolished or relocated in order to determine appropriate credit for impact fees for new construction.

18. The developer/owner shall provide at least eighteen (18) slips devoted to the charter boat fishing fleet.

19. City review and approval shall be required for each phase/zone as defined on Sheet A-1.8, 4 of 11, and 8A of 11,and shall be subject to the following:

    A. Any deviation from this final development order, which exceeds the following thresholds, shall be subject to the process required for major deviations to a final development order and pursuant to Article 2, Section 2.06.00 of the City of Destin Land Development Code.

        i. Alteration of the location of any:

            a. Private road by more than five (5) feet. "Private road" shall be limited to the portion of a private road within the public right-of-way unless a change greater than (5) feet is required by Florida DOT in which case any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Any other private road/vehicular accessway may deviate to the extent that it remains consistent with the "Village Character" as defined in Exhibit "K," (See attached) and maintains the general character as set forth on Sheet L3 of approved plans; or

            b. Walkway that is not in general conformity with the walkway system as shown on Sheet L3 of the approved plans or which alteration thereof does not maintain substantial pedestrian connectivity from the public right-of-way to the harbor, from each road intersection, and which does not provide for a substantial pedestrian promenade along the harbor from Building "A" easterly to the east property line as delineated on Sheet L3 of the approved plans; or

            c. Landscaping areas (adjustments to planters and plant beds may vary in number, size, and shape) that are not in substantial conformity with Sheet L1 of the approved plans and which do not maintain at least 18% open space landscape area (unless modified by the Community Development Department Condition No. 8.); or

            d. Structures having a building footprint larger than 1,500 square feet that deviate more than 50 feet, or

e. Structures having a building footprint that are at or below the previously stated criteria ("d") and that do not remain consistent with the "Village Character" as defined in Exhibit "K" (See attached).

ii. Subject to Condition No. 8 on page 3 of 27 and Condition No. 5 on page 21 of 27, any reduction in the total amount of open space landscape area; or

iii. Any change or increase of the use of the site or buildings in total; or

iv. Any increase in height beyond the limits as outlined on Sheet A1.8; or

v. Any amendment to a condition in the final development order that was expressly imposed by the City Council.

B. Any deviation from this final development order and approved plans that is less than the thresholds specified above (minor deviation) shall be subject only to review and approval by the City Staff. No additional compatibility analysis will be required.

Per Engineering Department (Derived from approval letter dated August 6, 2002):

1. All site, parking, and stormwater design for each zone/phase shall meet the Destin LDC as of August 26, 2002 prior to each building permit per zone/phase.

2. The existing fuel tanks are in one location on existing engineering site plan (remove the note; to remain) and are shown in a different location on the proposed engineering site plan. Relocation of the existing fuel tanks shall require the appropriate Health Department permit sign off and soil contamination testing. Submit copies of approved permit and testing results prior to obtaining a building permit.

3. **Prior to obtaining a building permit**, the Site Demolition Plan appears to be incomplete. Provide all demolition information.

4. **Prior to obtaining a building permit**, all underground parking structures plans must be signed, sealed and dated by the structural engineer of record if plans are not created by the site civil engineer. Plans shall include but not be limited to, identifying individual parking spaces with dimensions, stormwater considerations (at ramps), accessibility, and loading spaces. → not w/in parking structure ✓ shown on plans ✓

5. **Prior to obtaining any city permit per Development Order**, provide copies of FDOT connection, FDEP stormwater permits, and NPDES stormwater permits.

6. **Prior to obtaining a city permit per zone/phase**, provide copies of Destin Harbor Board approval and FDEP submerged lands permit for Marina Zone only.

7. Column supports for parking areas shall not encroach more than 12" into the sides of any one parking space.

8. Provide a cross-section of parking structure in relation to the green space above the parking structures to provide adequate soil to support the anticipated plant material. A landscape architect shall certify this requirement.

9. At the west accessway, the deceleration lane and a right in – right out with a raised island configuration shall provide enough of a physical deterrent to prevent motor vehicles traveling north from turning left. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Additional right-of-way or easement dedication may be required.

10. Project approval is based upon the creation of the new entrance and/or median located west of and immediately adjacent to Building 80A. Such improvements will provide "right-in" and "right-out" only access and prevent to whatever extent possible any west bound Highway 98 traffic entering into this location and further preventing people exiting this location heading west on Highway 98 East. It is understood that the preferred solution is "Alternative A," which provides among other things for the closure of the now existing median cut. In the event such closure is not permittable by FDOT, then "Alternative B" is an approved solution. Any changes required by FDOT shall also require City Engineering review and comment prior to issuance of the FDOT permit. Additional right-of-way dedications or easements may be required.

11. The Stahlman Avenue cut shall be regraded/reconstructed as part of the first zone/phase of construction.

12. The maximum width of the Stahlman Ave. cut shall be 36' from curb face to curb face.

13. Remove all unused portions of existing driveway access cuts and replace with Type 'F' curbing along U.S. Hwy 98 E.

14. Fencing may be required at bridge embankment.

15. Construct the proposed permanent stormwater management facilities prior to the issuance of a Certificate of Occupancy for each phase.

    City approved temporary stormwater management facilities may be utilized during construction of the permanent facilities for each phase. A reasonable review and approval timetable must be recognized by the applicant.

16. Ensure all handicap parking spaces are identified **(striping & signs)** and dimensioned on the site plan, including sign location.

17. Provide more exterior or well-marked interior ADA accessible routes to lower level and dock areas.

18. There appears to be substantial pedestrian traffic on the lower level of the site. Ensure crosswalks throughout and **pedestrian crossing signs** at either end of the lower level loop drive access.

19. All parking spaces adjacent to walkways which are flush with walkway or if walkway is less than 6-feet wide, provide wheel stops. Show on plans and provide details.

20. Re-locate utility and stormwater structures out of sidewalks and crosswalks.

21. Re-draw handicap parking space's ramp at Bamboo Willie's to show "as built" conditions.

22. Identify loading spaces with paint striping/signage. Show on striping/signage plan.

23. Dumpster cannot be included in the loading spaces.

24. Dumping operation, for dumpsters, shall not be in driving access lanes.

25. A cross-access/drainage/utility easement and agreement has been approved by Applicant and City Attorney and recorded on July 29, 2002 in OR Book 2372, Page 248, the Public Records of Okaloosa County.

26. Provide a note on the exfiltration details on the Grading, Drainage, and Erosion Control Plan: The exfiltration beds shall be inspected by the engineer of record and the City Engineer prior to covering.

27. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be deemed in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

28. The project is in the White Sand Zone I. Any red clay or other staining material uncovered during demolition must be removed from the site within 92 hours of uncovering. Prior to importing any fill material onto the site, provide a sample of the fill to the City of Destin Environmental Officer for approval for White Sand Zone I use.

29. Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Such obligation may be subsequently assigned to another responsible party with notice to the City of Destin.

30. It appears that a very large amount material (soil) will be leaving the site during construction. Provide a routing plan showing how this material will be excavated and removed from the site (truck, barge, etc.) and will be routed through the city. The plan shall include but not be limited to, dealing with wet material and traffic control, as necessary.

UNRESOLVED ISSUES:

There are no unresolved issues except for the conditions previously identified.

Gerald F. Mucci 3-22-04

Gerald F. Mucci, Date
Community Development Director

4/7/04

East Pass Investors, Inc., Date
Owner
Peter H. Bos,
President

4/7/04

HarborWalk, Inc. Date
Tenant
Peter H. Bos
President

4/7/04

Pelican Point Harbor, Inc. Date
Tenant
Peter H. Bos
President

*Kelly Boat Services, LLC
Owner
Paul Sims,
President

*Coleman L. Kelly Testamentary Trust
Amos & Erhart & Melvin Kelly Trust
Owner
Jarrett G. Melvin and Kent E. Amos
Trustees

*The identified property owners have signed a "Unity of Development Agreement (HarborWalk)" as acknowledged with the original Final Development Order No. 02-55.

CITY of DESTIN
4200 Two Trees Road • Destin, Florida 32541
www.cityofdestin.com

May 19, 2008

Order No. 08-19

Legendary, Inc.
Attn: Peter Bos, CEO
4100 Legendary Drive; Suite 200
Destin, FL 32541

Subject: SP-08-08, Harborwalk Village, 4th Amendment a Simple Deviation to a previously approved Major Development

Dear Mr. Bos:

A request has been made, through your agent Mr. Tim M. Martin, P.E. of Connelly & Wicker, Inc., for the City to approve a simple deviation to revise the previously approved Development Order and site plan to reflect the following changes to the site plan:

1. Construct a parking lot just to the east of the Emerald Grande East Tower. The parking lot includes 78 proposed new spaces including 4 handicap spaces.

2. Revised Stormwater Drainage Plan and Calculations to address the changes to the impervious surfaces.

The City has reviewed your request pursuant to the requirements of Article 2, Section 2.07.04, and has determined that the proposed amendment qualifies as a simple deviation, which has been provided to and approved by those applicable TRC members.

Staff has found that you have met all necessary requirements and conditions for the proposed site plan changes, and has granted approval of the amendment with the following notes/conditions:

1. All previous conditions and requirements of the existing development orders (D.O. 02-55 and DO-04-13) remain in effect unless specifically altered by this amended final development order.

Please keep a copy of this letter with the original Final Development Order and any subsequent amended development orders.

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,

Gerald F. Mucci
Community Development Director

GFM/jlc

cc: City Clerk
Building and Permits Division
File: SP-00-57, SP-04-04 and SP-08-08
File: 2008 D. O. Log
File: Letter Log

CITY of DESTIN
4200 Indian Bayou Trail • Destin, Florida 32541 www.cityofdestin.com

December 18, 2009 **Order No. 10-02**

Final Amended Development Order:

"HARBORWALK – VILLAGE, 3rd AMENDMENT"
A TIER 2 MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(SP-06-02)

Based upon the City's approval and issuance of this Development Order, on November 5, 2009, this document will serve as your Final Amended Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

PROJECT DESCRIPTION:

East Pass Investors, Inc., and HarborWalk, LLC, on behalf of Pelican Point Harbor, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust is requesting approval of a Tier 2 Minor Deviation to a previously approved Major Development identified as "HarborWalk – Village." The proposed development amendment is a modification to the Phase 2 portion of the overall master plan development. The following details the sequence of this Master Planned Development to this point:

- Final Development Order No. 02-55: A mixed-use development consisting of 199,999 sq. ft. of commercial shopping center and a 170-unit condominium.
- Final Amended Development Order (1st Amendment) No. 04-13: The proposed modifications requiring council consideration relate to the following: 1) An increase of 122 dwelling units on site. The increase is a result of adding 48 units to the approved 170-unit condominium buildings and providing an additional 74 units distributed throughout the development site, for a total of 292 units. 2) An increase in height of "Building D" from three stories to four stories. Additional modifications to the development involve revised ingress/egress points, improved interior accessibility and circulation, design modification to the main tower to create two separate towers within the required height envelope, and an additional permissible third story for "Buildings A, F, G, H, I, J, K, and L", which will house the added 74 dwelling units previously described. Note: For clarification, the developer has the right to distribute the additional 122 dwelling units throughout the development site so as to not increase the building height and/or footprint envelopes beyond the approved limits or increase the number of units beyond 292.
- Final Amended Development Order (2nd Amendment) – Withdrawn by applicant.
- Amended Development Order (3rd Amendment) - **Tier 3 Proposal Phase 2** of the development proposes the following: 1) Addition of 237 multi-family short-term dwelling units (Building "K"); 2) Addition of 235,001 square feet of commercial space, which includes 175 condotel units (Building "I") (219 sleeping rooms), 20,001 square feet of retail space, and 25,000 square feet of office space. Other modifications include a redesigned main entrance feature, a "Grande Plaza" open space/park zone, alterations to Buildings "F", "G", "H", "J", "L" and "M", and pedestrian and vehicular connectivity. The maximum number of stories and height proposed is 15 stories, 157 feet. For the overall master plan development, which is inclusive of the previous vested plan (as being constructed) and the proposed changes to the portion of the overall plan

identified as Phase 2, the applicant is representing to the City Council their findings for Tier 3 compliance with Article 7, Section 7.09.03 (See "HarborWalk – Village Tier III Findings of Fact," dated January 27, 2008). More specifically, the applicant shall prove the overall site is technically compliant and able to achieve additional height of 57 feet beyond 100 feet, additional density of 147 units, and no additional intensity by qualifying for the Tier 3 standards of Section 7.09.03.G and the public benefits if approved by the City Council. **(Tier 3 Proposal DENIED March 6, 2008 by City Council)**

- Amended Development Order (3rd Amendment Resubmittal) – **Tier 2 Proposal Phase 2** of the development proposes the following: 1) Addition of 90 multi-family short-term dwelling units; 2) Addition of 382,090 square feet of non-residential space, which includes 251 hotel or condotel units (CTLA-Commercial Transient Living Accomodations) (502 sleeping rooms) and 25,001 square feet of retail space. Any changes to the Phase 1 approval shall be subject to all land development codes, impact fees and conditions as approved in Final Development Order No. 02-55 and 1st Amendment No. 04-13. Applicant reserves the right to build all unused density and intensity approved in Development Order No. 02-55 and 1st Amendment No. 04-13 and all request improvements. The maximum number of stories and height proposed is 9 stories, 100 feet within the "restricted zone".

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated November 5, 2009, are incorporated herein.

CONDITIONS OF APPROVAL:

1. Pursuant to the City of Destin Land Development Code:

   Construction of infrastructure has commenced as approved under the original final development order. This amendment to the original final development order does not alter the timeframes required to maintain construction activity on the site to ensure concurrency is maintained and so that the development order does not become null and void.

   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. (Article 2, Section 2.21.00)

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for **"HarborWalk Village – 3rd Amendment"** 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 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 Article 6 of the Destin Land Development Code.

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. All comments, notes and conditions of the Technical Review Committee members as stated within the attached TRC Report dated November 5, 2009.

SIGNATURE BLOCKS:

12/18/09
Kenrick S. Gallander, AICP Date
Community Development Director

3/5/10
HarborWalk, Inc. Date
Tenant
Peter H. Bos
President

3/5/10
Pelican Point Harbor, Inc. Date
Tenant
Peter H. Bos
President

*Kelly Boat Services, LLC
Owner
Paul Sims,
President

*Coleman L. Kelly Testamentary Trust
Amos & Erhart & Melvin Kelly Trust
Owner
Jarrett G. Melvin and Kent E. Amos
Trustees

*The identified property owners have signed a "Unity of Development Agreement (HarborWalk)" as acknowledged with the original Final Development Order No. 02-55.

TECHNICAL REVIEW COMMITTEE REPORT

"HARBORWALK – VILLAGE, 3rd AMENDMENT"
A TIER 2 MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(SP-06-02)

TRC Report: November 5, 2009

ISSUE:

Applicant: East Pass Investors, Inc., on behalf of Pelican Point Harbor, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust.

Request: The proposed development amendment is a modification to the Phase 2 portion of the overall master plan development. The following outlines the specific components of the modification within Phase 2.

- Phase 2 of the development proposes the following: 1) Addition of 90 multi-family short-term dwelling units; 2) Addition of 882,090 (9 acres x 2.25) square feet of non-residential space, which includes 251 hotel or condotel units (CTLA-Commercial Transient Living Accomodations) (502 sleeping rooms) and 25,001 square feet of retail space which density and intensity shall be distributed within the 9 acres of Phase 2. The maximum number of stories and height proposed is 9 stories, 100 feet. The remainder of Phase 1 as approved in Development Order 02-55 and modified in 1st Amendment 04.13 shall be developed in accordance with the applicable ordinances in affect at the time of their approval.

Location: The proposed development is located north of the Destin Harbor, south of Harbor Boulevard (U.S. Highway 98 East), and just east of the Destin "Marler" Bridge, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0630-0000-090A, 00-2S-22-0630-0000-0900, 00-2S-22-0630-0000-1000, 00-2S-22-0630-0000-10A0, and 00-2S-22-0630-0000-113A.

Parcel Size: The total site area is 14.7 acres (640,332 sq. ft.), more or less. The Phase 2 area is 9.00 acres (366,733 sq. ft.), more or less.

Future Land Use: South Harbor Mixed Use (SHMU)

Zoning District: South Harbor Mixed Use (SHMU)

Density: Previous Development Order (Total Site): Up to 19.9 dwelling units per acre
292 units approved for total site / 14.7 acres = 19.9 d.u./acre
Proposed Tier 2 (Total Site): Up to 26 dwelling units per acre
382 units proposed overall for total site / 14.7 = 25.9 d.u./acre

NOTE: The applicant is proposing to add 90 units to the existing 292 units previously approved on the site. These additional 90 units maximize the overall allowable density (26 units per acre) for the total site since the applicant has met Tier 2 requirements.

Intensity – Floor Area Ration (FAR):

Previous Development Order (Total Site): 1.07 FAR

Allowed Tier 2 FAR: Up to 1.75 FAR (with Tier 2 approval) and; Up to .50 FAR bonus for above grade parking structure(s) for a total FAR of 2.25 (provided the development has a parking deck of .50 FAR or greater)

The Phase 2 site has 9 acres or 392,040 which shall allow a maximum of 882,090 square feet, broken down as follows: This maximum shall include a bonus parking deck of 196,020 square feet (.50 FAR) and commercial (retail, hotel and additional parking deck) of 686,070 square (1.75 FAR).

The Proposed Tier 2 development shall not exceed the above.

NOTE: The previous FAR calculation of 1.07, under the existing approval, was calculated using the square footage of all structures. The FAR calculation methodology used under existing regulations does not include the gross floor area of the structures or portions of structures containing dwelling units.

Application Date:	October 28, 2005
TRC Date:	November 16, 2005
Approved TRC (Tier 3) Site Plan Date:	February 1, 2008
City Council Date (Tier 3):	February 11, 2008, and March 6, 2008 **(DENIED with approval of Tier 2 confirmed with TRC re-review required to ensure compliance.)**
Approved TRC (Tier 2) Site Plan Date:	November 5, 2009

DISCUSSION/FINDINGS:

East Pass Investors, Inc., on behalf of Pelican Point Harbor, Inc., Kelly Boat Services, LLC., and Amos, Erhart and Melvin Trustees/Coleman L. Kelly Testamentary Trust is requesting approval of a Tier 2 Minor Deviation to a previously approved Major Development identified as "HarborWalk – Village." The proposed development amendment is a modification to the Phase 2 portion of the overall master plan development. The following details the sequence of this Master Planned Development to this point:

- Final Development Order No. 02-55: A mixed-use development consisting of 199,999 sq. ft. of commercial shopping center and a 170-unit condominium.
- Final Amended Development Order (1st Amendment) No. 04-13: The proposed modifications requiring council consideration relate to the following: 1) An increase of 122 dwelling units on site. The increase is a result of adding 48 units to the approved 170-unit condominium buildings and providing an additional 74 units distributed throughout the development site, for a total of 292 units. 2) An increase in height of "Building D" from three stories to four stories. Additional modifications to the development involve revised ingress/egress points, improved interior accessibility and circulation, design modification to the main tower to create two separate towers within the required height envelope, and an additional permissible third story for "Buildings A, F, G, H, I, J, K, and L", which will house the added 74 dwelling units previously described. Note: For clarification, the developer has the right to distribute the additional 122 dwelling units throughout the development site so as to not increase the building height and/or footprint envelopes beyond the approved limits or increase the number of units beyond 292.

- Final Amended Development Order (2nd Amendment) – Withdrawn by applicant.
- Amended Development Order (3rd Amendment) - **Tier 3 Proposal Phase 2** of the development proposes the following: 1) Addition of 237 multi-family short-term dwelling units (Building "K"); 2) Addition of 235,001 square feet of commercial space, which includes 175 condotel units (Building "I") (219 sleeping rooms), 20,001 square feet of retail space, and 25,000 square feet of office space. Other modifications include a redesigned main entrance feature, a "Grande Plaza" open space/park zone, alterations to Buildings "F", "G", "H", "J", "L" and "M", and pedestrian and vehicular connectivity. The maximum number of stories and height proposed is 15 stories, 157 feet. For the overall master plan development, which is inclusive of the previous vested plan (as being constructed) and the proposed changes to the portion of the overall plan identified as Phase 2, the applicant is representing to the City Council their findings for Tier 3 compliance with Article 7, Section 7.09.03 (See "HarborWalk – Village Tier III Findings of Fact," dated January 27, 2008). More specifically, the applicant shall prove the overall site is technically compliant and able to achieve additional height of 57 feet beyond 100 feet, additional density of 147 units, and no additional intensity by qualifying for the Tier 3 standards of Section 7.09.03.G and the public benefits if approved by the City Council. **(Tier 3 Proposal DENIED March 6, 2008 by City Council)**
- Amended Development Order (3rd Amendment Resubmittal) – **Tier 2 Proposal Phase 2** of the development proposes the following: 1) Addition of 90 multi-family short-term dwelling units; 2) Addition of 382,090 square feet of non-residential space, which includes 251 hotel or condotel units (CTLA-Commercial Transient Living Accomodations) (502 sleeping rooms) and 25,001 square feet of retail space. Any changes to the Phase 1 approval shall be subject to all land development codes, impact fees and conditions as approved in Final Development Order No. 02-55 and 1st Amendment No. 04-13. Applicant reserves the right to build all unused density and intensity approved in Development Order No. 02-55 and 1st Amendment No. 04-13 and all request improvements. The maximum number of stories and height proposed is 9 stories, 100 feet within the "restricted zone".

The Technical Review Committee (TRC) has reviewed and approved the project with specific conditions as stated in applicable sections below.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of South Harbor Mixed Use (SHMU) (Previously Mixed Use) and a Zoning designation of South Harbor Mixed Use (SHMU) (Previously Business Tourism). The "HarborWalk – Village" mixed use development is consistent with the SHMU Future Land Use designation of the Comprehensive Plan and is a permitted principal use in the SHMU Zoning District.

TIER 2 SUPPLEMENTAL DESIGN STANDARDS:

Comprehensive Plan: 2010 Policy 1-2.1.8 states that "*Height, intensity, and density bonus provisions are provided in the HDR, CMU, **SHMU**, NHMU, TCMU, GRMU, HIMU, and CBR Land Use Designations. These provisions shall be initiated to stimulate reinvestment in high standards of design through implementation of a tiered regulatory system that grants incentives for actions that are consistent with design criteria that cannot otherwise be mandated. The outcome shall result in high quality, innovative development that enhances site and building design, achieves land use compatibility, promotes non-motorized mobility, and provides the opportunity for achieving extraordinary public benefit.*" These standards are only applicable to density and intensity which is greater than what has been previously granted in Development Order No. 02-55 and as modified in 1st Amendment No. 04-13.

Section 7.09.03 of the Land Development Code contains supplemental design standards that shall be met in order to qualify for Tier 2 height, intensity, and density bonuses. These supplemental standards include:

- Design criteria
- Open space
- Setbacks
- Landscaping
- Pedestrian amenities
- Design initiatives that accommodate transit needs
- Pedestrian and/or vehicular access

Design criteria (Building footprint, Building mass, façade, and elevations, Roofline design, Roofscape design, and Other architectural features:

Refer to the "HarborWalk – Village Tier II Findings of Fact," dated October 2008 and Revised April 2009, for details on the project's design criteria.

Open space:

Tiered Land Use System developments proposed in the SHMU future land use designation shall provide an additional five percent open space in addition to the required minimum of 25 percent for a total of 30 percent. The 30 percent can be reduced to not less than 18 percent for Tier 2 proposals by adhering to requirements of the "Open Space Incentive Program." The applicant is proposing a minimum of 18% open space based on the incentive program (See Plan Sheet 2 of 15). The proposed amount of open space, as defined in the Land Development Code, for this development is as follows:

Total sq. ft. of provided open space / sq. ft. of subject parcel/development area = % open space

115,260 sq. ft. / 640,332 sq. ft. (Overall Development Area) = 18% open space provided

Setbacks & Buffers:

The following setbacks shall apply to developments proposed in the SHMU zoning district fronting on Harbor Boulevard.

PROPERTY LINE	REQUIRED SETBACK (Phase II)	PROVIDED (Phase II)
North (front)	• Min 15 ft. to max 25 ft. for any portion of a building having a height below 40 ft. • Min 35 ft. for any portion of a building having a height above 40 ft. NOTE: Setbacks shall be measured from the "frontage road" within the property that runs parallel to Harbor Boulevard.	• 15 ft to 25 ft. NOTE: A "Restricted Zone" is provided on the site plan to identify the restrictions set forth by the setbacks and where the building, once finally located within the zone, will be placed.
West (side)	• Not applicable. In accordance with prior final development order.	• Not applicable. Existing structures compliant with previous development order.
East (side)	• Min 0 ft. for any portion of a building having a height of 35 ft. or less • Min 15 ft. for any portion of a building having a height above 35 ft. but below 50 ft. • Additional 2 ft. setback for each 10 ft. or fraction thereof exceeding 50 ft. in height = 25ft. min for 100 foot structure.	• 32 ft. NOTE: A "Restricted Zone" is provided on the site plan to identify the restrictions set forth by the setbacks and where the building, once finally located within the zone, will b placed, unless lesser distance if east building is reduced in height
South (rear)	• 0 ft.	• Varies

The proposed amended development meets all of the required setbacks for a Tier 2 development located in the SHMU zoning district.

Buffers: A 6 foot wide buffer between the edge of street pavement/curbing and the sidewalk shall be in accordance with the MMTD regulations and finalized Harbor CRA Harbor Boulevard Implementation Plan design.

Landscaping:

All Tier 2 developments shall meet the following landscaping requirements.

Tree Requirements:

All required trees shall be a minimum of twelve (12) feet in height and have a three and one-half (3½) caliper at the time of planting. For those properties lying south of Harbor Boulevard and Emerald Coast Parkway palm trees cannot comprise more than 80 percent of the total number of all required trees. The number of required trees shall be increased by 20 percent above the minimum requirements for trees set forth in LDC Section 12.04.04. Trees having an average mature spread of crown less than 20 feet shall be arranged in groupings so as to create the equivalent of a 20-foot crown spread.

WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan for the specific building or sub-phase being built has been inspected and approved by the Community Development Department.
The tree requirements for this development have been calculated as follows:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" or 24" diameter) on Site (1 tree x 5 credits per tree):	5
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	**5**
Reforestation Trees (1 per every .10 of an acre: 9 x 10 = 90) Required on Site:	90
Total Reforestation Credits:	5
Total Reforestation Trees Required on Site:	**85**
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	85
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	13
Vegetative Buffer Trees, if applicable, Required on Site:	N/A
Trees Required on Site per LDC Section 12.04.04:	98
20 percent increase for Tier 2 Development (0.20 x 98 trees = 20)	20
TOTAL TREES REQUIRED:	**118**
TOTAL TREES PROVIDED :	**297**
TOTAL TREES (Sabal Palm Reduction – 99/2 = 49.5, 297-49.5 = 248) PROVIDED:	**248**

Shrub requirements:

All shrubs shall be sized in accordance to the following specifications: one-third shall be a minimum of 36 inches in height at the time of planting; one-third shall be a minimum of 18 inches in height at the time of planting; and one-third shall be ground cover plantings of a one gallon size. The number of required shrubs shall be increased by 20 percent above the minimum requirements for shrubs set forth in LDC Section 12.04.04.

Pedestrian amenities:

All Tier 2 developments "*shall provide gathering/sitting areas that at a minimum include the following decorative pedestrian amenities: benches, waste containers, planters, and pedestrian lighting fixtures. Other types of pedestrian amenities may be incorporated and include: decorative water fountains, sculptures, drinking fountains, phone booths and bicycle racks.*" [LDC, §7.09.03].

The proposed development provides an extensive pedestrian component, which incorporates a significant plaza area/open space mall, observation deck, pedestrian walkways, a portion of the Harbor Boardwalk, and pedestrian amenities along Harbor Boulevard. Throughout the plan, the applicant will provide benches, waste containers, planters, pedestrian lighting, fountains, bicycle racks, etc. in conformance with the adopted Multimodal Transportation District (MMTD) regulations and adopted Harbor CRA plans.

Design initiatives that accommodate transit needs:

"*All developments located within a one-quarter mile radius of a transit stop shall contribute to the success of the transit system through contributions toward amenities and the creation of a safe and inviting pedestrian and transit atmosphere at all transit stop locations…*" "*Provision of additional transit infrastructure elements (e.g., transit shelter, street furniture, transit signs, contribution towards the transit operating fund, etc.) may be used as a multi-modal transportation mitigation measure for developments.*" [LDC, §7.09.03].

The applicant is proposing an on-site transit stop located just east of "Building M." (See Sheet 2 and 5 of 15). The proposed transit stop shall be in conformance with current transit stop standards as defined within Article 7, Section 7.09.03.G.2.a.iv of the Land Development Code and/or the adopted Multimodal Transportation District regulations (8.09.03.A.8).

Pedestrian and/or vehicular access:

The applicant has provided pedestrian and vehicular access throughout the property. For a north/south dedicated public access, a proposed 5' wide dedicated public pedestrian corridor "B" easement is abutting the east property line and terminating at the proposed dedicated public east/west pedestrian corridor easement. The east/west dedicated public pedestrian corridor easement begins at the far west end of the property and meanders east along the southern portion of the development following what the applicant has deemed the "Harbor Walk – Pedestrian Way." See approved site plans indicating the locations of the easements on the property. In conjunction with the "Pedestrian Way", the applicant is also constructing their portion of the Harbor Boardwalk further south of the "Pedestrian Way", which shall be 15 feet minimum with an average width of 25 feet. In combination with the portion of the Harbor Boardwalk and the "HarborWalk – Pedestrian Way", a significant pedestrian corridor is provided. See the approved site plans identifying the green space, "Harbor Boardwalk & HarborWalk – Pedestrian Way", and other pedestrian circulation/connectivity on the property.

Condition: Prior to issuance of any Certificate of Occupancy as part of the phase 2 area, all components and design of the Harbor Boardwalk east of the existing "Lucky Snapper" structure shall be constructed in compliance with the yet to be adopted Harbor Boardwalk CRA plans, standards and specification. It is the request of the applicant to the CRA Board that the Harbor CRA plans for the Harbor Boardwalk, standards and specifications shall include an alternate that matches the existing Phase 1 HarborWalk Village components and design of the Harbor Boardwalk. The applicant also requests the Harbor CRA plans for the Harbor Boardwalk shall also allow the existing concrete fish cleaning areas to remain, subject to agreed cosmetic improvements to the concrete portion, as an alternative walking surface. It is understood that the initial construction of the Harbor Boardwalk shall have elements that are temporary, allowing for modification that shall adhere to the approved Harbor CRA plans during Phase 2 build out. Alternatively; the Harbor Boardwalk area east of the Lucky Snapper bridge may be completed as approved in the existing Development Order for Phase I to match that area west of the Lucky Snapper bridge which has already been constructed. Should the CRA Board deem the materials and specifications are not compatible with the, yet to be selected, materials and specifications for the Harbor Boardwalk and the applicant does not construct the Harbor Boardwalk east of the existing "Lucky Snapper" structure in compliance with the CRA adopted materials and specifications, limited or no CRA funds or funding mechanisms shall be used to assist in the construction.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Solid Waste: **X**
Potable Water: **X**
Sanitary Sewer: **X**
Traffic: **X**
Stormwater Management: **X**

TRANSPORTATION ANALYSIS:

According to the transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on May 14, 2009, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City's Comprehensive Plan: 2010.

As a requirements of the City's multimodal transportation district, as adopted in Comprehensive Plan: 2010, the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., has reviewed and approved the applicant's traffic impact analysis dated April 14, 2009.

SUBDIVISION OR PUD - PLAT:

Not applicable.

WHITE SANDS ZONE:

The project property is located in White Sand Zone I.

PHASING:

The proposed development remains a multi phased master development. The project also is under a sub-phase plan, which is in place to help direct construction based on economic and logistical factors.

AIRPORT PROTECTION:

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach 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.

SIGNS:

No overall sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

UTILITIES:

Underground utilities/service (existing and proposed) are required within the property and from the right-of-way onto the property.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated November 3, 2005.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated May 5, 2009.

GULF POWER:

Gulf Power approved the project in a letter dated October 3, 2005.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated November 16, 2005.

EMBARQ:

Sprint approved the project in a letter dated November 14, 2005.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated May 18, 2009, with the following conditions:

1. **Condition**: All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.

2. **Condition**: Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

PUBLIC SERVICES DEPARTMENT:

The City of Destin Public Services Department approved the project with conditions in a memo dated August 27, 2009.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on May 27, 2009.

INGRESS/EGRESS:

The main entrance has been revised to include dual ingress lanes and a dedicated right egress and a straight/left egress lane. The plan also provides a cross access connection with the parcel to the east via the frontage road.

PARKING:

The overall site is currently required to provide 1,586 parking spaces based on the uses and the requirements applicable to the existing development order. The added land uses attributable to this amendment and their associated parking requirements are based on the multimodal transportation district regulations adopted on January 20, 2009.

Per MMTD Ordinance:

Multi-family attached dwelling (Short-term): 90, 2-3 bedroom units x 2 spaces per unit = 180 spaces
Bicycle Parking – 180 x 0.10 = 18 bicycle spaces
SubTotal: 180 spaces and 18 bicycle spaces

Hotel/CTLA: 251 keyed units (2 sleeping rooms within each keyed unit = 502 sleeping rooms)
251 x 1 space per 1st sleeping room = 251 spaces
251 x 0.50 spaces per additional sleeping room = 125.5 spaces
1 space per 20 units (251 keyed units) for staff = 12.6 spaces
Bicycle Parking – 389 x 0.05 = 19 bicycle spaces
SubTotal: 389 spaces and 19 bicycle spaces

Conference Area: 1 space per 45 sq. ft. of area (15,000 sq. ft.) / 45 = 333 spaces
SubTotal: 333 spaces

Retail: 1 space per 300 sq. ft. (25,001) / 300 = 83 spaces
Bicycle Parking – 83 x 0.10 = 8 bicycle spaces
SubTotal: 83 spaces and 8 bicycle spaces

Marina: Fare carrying vessels – 33 x 5 = 165 spaces
Bicycle Parking – 165 x 0.1 = 16.5 bicycle spaces
Sightseeing vessels – 600 seats total / 4 seats = 150 spaces
Bicycle Parking – 150 x 0.1 = 15 bicycle spaces
Pontoon Boats – 18 (10 seats) 180 seats total / 4 seats = 45 spaces
Bicycle Parking – 45 x 0.1 = 4.5 bicycle spaces
Personal Watercraft (Waverunner/Jetskis) – 34 / 4 = 8.5 spaces
Bicycle Parking – 8.5 x 0.1 = 0.85 bicycle spaces
Private vessels – 2 vessels = 2 spaces
SubTotal: 371* spaces and 37 bicycle space
***371 spaces include the 275 spaces required for the existing marina.**

TOTAL Phase 2 Max Required: 1,356 vehicle spaces and 82 bicycle spaces
TOTAL Project Max Required: 1,356 + Existing Spaces of 1,311 (less 275 existing marina spaces) = 2,667 vehicle spaces and 82 bicycle spaces

TOTAL Phase 2 Required (20% reduction): 1,085 vehicle spaces and 82 bicycle spaces
TOTAL Project Required (20% reduction) 1,085 vehicle spaces + Existing Spaces of 1,311 (less 275 existing marina spaces) = 2,396 vehicle spaces and 82 bicycle spaces

TOTAL Required with MMTD reduction and approved Internal Capture and Shared Parking Analysis: 1,629 vehicle spaces and 82 bicycle spaces.

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. All proposed dumpsters must be screened by a gated opaque enclosure at least six feet tall. The gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, post a sign on the gates requesting that these gates remain closed.

SIDEWALKS:

An existing 5' wide sidewalk extending west from the main entrance to the "Marler Bridge" has been constructed per the original approved development order plan. The applicant has indicated on the plans that a 10' wide sidewalk extending east from the main entrance will be constructed. This sidewalk and the adjacent pedestrian features shall be in compliance with the Harbor CRA Harbor Boulevard Implementation Plan as adopted by the Harbor CRA Board and the Multimodal Transportation District regulations.

IMPACT FEES:

The application for a Tier 3, Major Deviation to a previously approved Major Development was made on October 28, 2005. Final impact fee amounts will be determinant upon the number of units and gross floor area receiving a certificate of occupancy (C.O.) or certificate of completion (C.C.) based on the fee schedule in place on October 28, 2005. The amounts identified below are estimated based on the data provided with the approved amended final development order. Final impact fee amounts will also be determinant whether exemption or credits are applicable and reevaluated at the time a C.O. or C.C. is requested. Any claims for exemption or credits must be made no later than the time a C.O. or C.C. is requested. Refer to the applicable fee schedule in affect on October 27, 2005 of the Destin Land Development Code for specifics regarding impact fees.

The land uses identified below are from the "Fee Schedule" tables found in the relevant fee schedules for the applicable phase of development of the Land Development Code and are those deemed most closely related to the land uses proposed in this development. The fee payer has the option of paying the fees identified below for the identified land use or they shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a C.O. or C.C. is sought. The determination made by the City Manager may be appealed to the City Council by filing a written request with the City Manager within 10 days of the City Manager's determination.

Parks: The parks impact fees were estimated using the following rates and fees.

Resort Residential Unit (Short-term Units): $113.03 x 90 units = $10,172.70
Hotel/Motel: $50.46 per keyed unit x 251 keyed unit = $12,665.46

Total Parks Impact Fees to be paid: **$22,838.16**

Public Library: The public library impact fees were estimated using the following rates and fees.

Resort Residential (Short-term Units): $76.19 x 90 units = $6,857.10

Total Public Library Impact Fees to be paid: **$6,857.10**

Police Protection: The police impact fees were estimated using the following rates and fees.

Resort Residential w/in 98 Corridor (Short-term Units): $14.64 x 90 units = $1,317.60
Hotel/Motel w/in 98 Corridor (Hotel Units): $13.07 x 251 keyed units = $3,280.57
Retail w/in 98 Corridor: $47.59 per 1,000 Square Feet
Impact Fee for Retail = 25,001 S.F./1,000 S.F. x $47.59 per 1,000 S.F. = $1,189.80

Total Police Impact Fees to be paid: **$5,787.97**

Transportation: The transportation impact fees were calculated using the following rates and fees.

Multi-family (Short-term Units): $577.00 per dwelling unit
Impact Fee for Multi-family = 90 d.u. x $577.00 per d.u. = $51,930.00
Hotel/Motel: $1,365.00 per room (keyed units)
Impact Fee for Hotel = 251 (502 rooms) keyed units x $1,365.00 = $342,615.00
Retail 100,000 Square Feet (Overall Site Retail): $9,400 per 1,000 Square Feet
Impact Fee for Retail = 25,001 S.F./1,000 S.F. x $9,400 per 1,000 S.F. = $235,009.40

Total Transportation Impact Fees to be paid: **$629,554.40**

Totals:

Parks:	=	**$22,838.16**
Public Library:	=	**$6,857.10**
Police Protection:	=	**$5,787.97**
Roads:	=	**$629,554.40**
TOTAL:	=	**$665,037.63**

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available November 12, 2009. The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	**$0.00**
City Surveyor:	**N/A**
Re-Review Fees (Community Dev.)	**$0.00**
Re-Review Fees (Engineering)	**$0.00**
Administrative Costs:	**$0.00**
City Council Advertising:	**N/A**
TOTAL (November 20, 2009) =	**$0.00**

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.

COMMENTS/NOTES/CONDITIONS:

Public Input:

No public comments have been presented to staff at the time of this report.

Per Community Development Department:

1. All comments, notes, and conditions, as applicable, from Final Development Order No. 02-55 and Final Amended Development Order No. 04-13 shall remain in effect.

2. **Condition: Prior to issuance of any Certificate of Occupancy as part of this phase area,** a 6 foot wide buffer between the edge of street pavement/curbing and the sidewalk shall be designed, approved, and constructed in accordance with the MMTD regulations and finalized Harbor CRA Harbor Boulevard Implementation Plan design.

3. **Condition:** Prior to issuance of any Certificate of Occupancy as part of the phase 2 area, all components and design of the Harbor Boardwalk east of the existing "Lucky Snapper" structure shall be constructed in compliance with the yet to be adopted Harbor Boardwalk CRA plans, standards and specification. It is the request of the applicant to the CRA Board that the Harbor CRA plans for the Harbor Boardwalk, standards and specifications shall include an alternate that matches the existing Phase 1 HarborWalk Village components and design of the Harbor Boardwalk. The applicant also requests the Harbor CRA plans for the Harbor Boardwalk shall also allow the existing concrete fish cleaning areas to remain, subject to agreed cosmetic improvements to the concrete portion, as an alternative walking surface. It is understood that the initial construction of the Harbor Boardwalk shall have elements that are temporary, allowing for modification that shall adhere to the approved Harbor CRA plans during Phase 2 build out. Alternatively; the Harbor Boardwalk area east of the Lucky Snapper bridge may be completed as approved in the existing Development Order for Phase I to match that area west of the Lucky Snapper bridge which has already been constructed. Should the CRA Board deem the materials and specifications are not compatible with the, yet to be selected, materials and specifications for the Harbor Boardwalk and the applicant does not construct the Harbor Boardwalk east of the existing "Lucky Snapper" structure in compliance with the CRA adopted materials an

specifications, limited or no CRA funds or funding mechanisms shall be used to assist in the construction.

4. **Condition:** Prior to issuance of any Certificate of Occupancy as part of the phase 2 area, the Harbor Boulevard improvements east of the main entrance to HarborWalk Village shall be designed and constructed in compliance with the adopted Harbor CRA plans, standards and specifications. It is the request of the applicant to the CRA Board that the Harbor CRA plans for the Harbor Boulevard improvements, standards and specifications shall include an alternate that matches the existing Phase 1 HarborWalk Village design along Harbor Boulevard.

5. **Condition: Prior to the issuance of any Certificate of Occupancy as part of this phase area,** the transit stop shall be properly designed, approved and constructed in accordance with the MMTD requirements.

6. **Condition: Prior to the issuance of final Certificate of Occupancy as part of this phase area,** the developer shall erect and maintain a historical or informational display board for every 150 linear feet or fraction thereof of Harbor Boardwalk. Historical or information display boards shall be constructed per the standards and specifications approved by the CRA Board.

7. **Prior to the Certificate of Occupancy**, assigned address numbers for principal buildings shall be dislayed and clearly visible and legible, preferably reflective, from the street or private way on which the bulding fronts. *Ref. LDC Section 7.18.04.*

8. **Prior to the issuance of any Certificate of Completion/Occupancy,** the landscaping and any outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

9. **Condition: Prior to issuance of any Certificate of Occupancy for any area or building containing hotel or condo hotel units,** provide appropriate documentation indicating from the State of Florida compliance as a "Commercial Transient Living Accommodation."

10. **Condition:** Complete design of the site plan, proposed structures and buildings have yet to be finalized at this review stage of the development Phase area. The applicant has provided artist renderings and computer aided renderings to provide staff a general understanding of the architectural design. **Prior to issuance of any building permit for buildings over and above the density and intensity as approved in Development Order No. 02-55, as amended in the 1st Amended Development Order No. 04-13** all structures and building design, when finalized by the applicant, shall be submitted to the City for review to ensure compliance with all MMTD regulations, specifically, Article 8, Section 8.09.03.A.1, (Setbacks, Building orientation, Facades, and Transparency).

11. **Condition:** The property owner shall continue to attempt to coordinate with the adjacent land owner to the east to discuss any proposed redevelopment, the need for, and to finalize a shared ingress/egress, cross access, and all necessary easements. The shared egress/ingress drive will allow the elimination of the right out exit. All changes shall be subject to FDOT approval. Applicant shall make a reasonable effort to provide continuous public pedestrian and vehicular easement/right-of-way to the waterfront as design and illustrated on Connelly Wicker plans, sheet 2 of 15.

12. **Condition**: All non-construction related dumpsters, trashcans and recycling bins shall be placed in solid waste collection areas and shall be shielded from the view of adjacent properties. *Ref. LDC Section 7.09.02(B)(3).*

13. **Condition**: Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line facing a right of way unless properly and completely screened. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.

14. **Condition**: **Prior to installation,** all outdoor lighting must be inspected and approved by the Community Development Department. The lighting plan which shall be submitted prior to the issuance of any city permit must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

15. **Note:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

16. **Note**: Each handicap accessible parking space must be prominently outlined with blue paint, and must be posted with a permanent above-grade sign bearing the international symbol of accessibility and containing the caption "PARKING BY DISABLED PERMIT ONLY." Such sign shall also indicate the penalty for illegal use of the space, which shall be a minimum fine of $250.

17. **Note**: Curb ramps complying with Section 11-4.7 of the Florida Accessibility Code shall be provided wherever an accessible route crosses a curb.

18. **Note:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*

19. **Condition:** There will be no direct discharges of stormwater runoff to the Harbor before retention and treatment for both Phase I and Phase II of this project, with the exception of the existing pedestrian way along the Harbor which shall remain as is. Certificates of Occupancy will be contingent on final inspection and certification by the City of Destin that the installed Stormwater Management System meets these criteria.

20. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

21. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office and then forwarded to the Community Development Department.

22. **Note:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

23. **Note:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management," particularly those guidelines set forth for the construction and maintenance of exfiltration trenches.

24. **Condition:** All perforated piping and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City, the Engineer of Record shall submit an inspection report that certifies the compliance.

25. **Note**: The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

26. **Note**: Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

Per Public Services Department

1. **Condition**: Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.

2. **Condition**: Prior to obtaining a City of Destin Right-of-Way Construction Permit, obtain a FDOT Connection & drainage permits and submit copy to the Public Services Director.

3. **Condition**: Set up pre-application meeting with FDOT & Public Services Director to review proposed right-of-way modifications. **There was not enough right-of-way information provided to properly review the amendment. More comments and/or conditions may be forthcoming pending resubmittal.**

4. **Condition:** All improvements required by the City are required to be shown on the plans and are dependent on FDOT approval. Provide FDOT approval to the City prior to any ROW work.

5. **Condition**: Refer to LDC Article 8, Transportation, - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.

6. **Condition**: Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.

7. **Condition**: Intersection Alternate "A" at Stahlman Ave & Harbor Blvd will not be acceptable with the City.

8. **Condition**: Provide a landscaping & irrigation plan for the modified medians to the extent and in the areas modified.

9. **Condition**: Provide power and outlets for the new medians within the ROW to the extent and in the areas modified.

10. **Condition**: Contractor shall not be allowed to utilize **ANY** public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Authorization may be given on a case by case basis, if the contractor can prove that it is necessary for public AND job site safety. Each case may require additional permitting. **Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected. Voided permits must be reapplied for and application fees shall be assessed.**

11. **Condition**: Prior to obtaining any city permit, provide a debris & soil hauling plan (truck route) through the City. Any road damage that is determined to be caused by this project operation shall be repaired prior to obtaining any Certificate of Occupancy (C.O.).

12. **Condition**: During construction crane booms shall not swing out over the ROW or adjacent private properties on either side of the project. These areas are open to the public and not part of the construction site. Authorization may be given if the contractor can prove that it is necessary for public safety. The City can not authorize encroachments over adjacent private properties, the developer must obtain the affected property owner's consent.

13. **Condition**: Prior to obtaining any city permit, provide a material lay down area and construction parking **ON SITE**; show on the engineering plans and/or may provide facilities off site and off of the ROW.

14. **Condition**: Sidewalk area crossing the drive access shall meet ADA flatness & slope requirements.

15. **Condition:** All exterior lighting must meet appropriate codes.

CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541 www.cityofdestin.com
OFFICE OF PLANNING DIVISION
Voice 850.837.4242 Fax 850.650.0693 agrana@cityofdestin.com

December 8, 2010

Via: U.S. Mail

Legendary, Inc.
Attn: Mr. Howard Long
4100 Legendary Drive
Suite 200
Destin, Florida 32541

Subject: HarborWalk Village, 3rd Amendment – Final Development Order No. 10-02 Extension Request

Dear Mr. Long:

This letter is in response to your correspondence received in my office on November 17, 2010. As required, your request for an extension to Final Development Order No. 10-02 was received at least 30 days prior to the expiration date of December 18, 2010. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.B and C (See attached), the 12-month deadline to obtain a building permit and commence construction is conditionally granted.

I recommend consulting with your engineer of record as to the affects of the extension request due the requirements of Article 2, Section 2.21.01.C. Changes to the code may benefit or could result in site design changes that you may feel are detrimental to your currently approved plan. I would advise you and your engineer of record to periodically contact the City Clerk's Office to obtain any newly adopted ordinances and review them to determine the effects on the property. I understand the constraints you are facing. However, I would advise you to seriously consider moving forward with your project sooner rather than later so as to not be affected by any subsequent code requirements adopted after the issuance of your final development order.

I suggest you meet with my staff to discuss your existing plan, any changes required, and the review process involved several weeks prior to your application for any city permit to ensure compliance with Article 2, Section 2.21.00. Please don't hesitate to call me if you have any further questions or concerns.

If you feel any of these determinations or decisions have been made in error, you have the right to appeal the decision to the City's Board of Adjustment. The Administrative Appeal application is available at Destin City Hall in the Community Development Department and must be received completed within 30 calendar days from the date of this letter. The appeal process is typically a two or three month process.

Please don't hesitate to call me if you have any further questions or concerns.

Sincerely,

R. Ashley Grana

R. Ashley Grana
Planning Manager

RAG/

Attachments:
Article 2, Section 2.21.01.B and C

cc: Greg Kisela, City Manager
Ken Gallander, Community Development Director
Larry Ballard, Building Official
File: Letter Log
File: 2010 DO Log Book
File: SP-06-02

b. Cashiers check;

c. Money order; or

d. Cash.

3. The amount of payment shall be 120 percent of the total construction cost for the required improvements ("future improvement payment").

4. In addition to the future improvement payment, developer shall pay an administrative fee.

D. *Future improvement payment* shall be made prior to the to issuance of a development order for commercial projects or a building permit for residential projects.

E. *Future improvement payment.* At such time that the improvements can be made to the public right-of-way, easement, or City-owned property, the City shall construct such improvements and use the future improvement payment to pay for the costs of the improvements. After completion of the improvements, any unused portion of the future improvement payment shall be returned to developer. If the future improvement payment is not sufficient to pay for the improvements, developer shall pay any shortfall to the City.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 07-32-LC, § 5, 5-7-07)

2.21.00. Final development order and extension of the commencement of construction deadline.

A final development order is valid for a period of one year from the date of issuance. However, a building permit must be issued for either the construction of infrastructure or construction of the entire project and construction must commence within said one year period after which the permitted development activity may be completed provided the conditions of this section continue to be satisfied. If a building permit is not issued within one year from the date of issuance of the final development order or a building permit is issued and construction has not commenced within one year from the date of issuance of the final development order, then the development order becomes null and void. "Construction of infrastructure" shall be defined as site work, grading, or other construction activity (not including land 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. If construction activity ceases for a period of one year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void. No extensions to this deadline shall be allowed, except as set forth in section 2.21.01.

2.21.01. *Criteria for a request to extend the 12-month deadline to obtain a building permit and commence construction.*

A. An applicant who desires to extend the 12-month deadline shall submit a written request to the community development department, no less than 30 days, prior to the expiration of the 12-month deadline to obtain a building permit and commence construction.

B. An applicant may receive only one extension, and such extension shall not exceed one year.

C. As a condition of approval for such an extension, the applicant's project shall meet any and all applicable code requirements that were adopted subsequent to the approval of the final development order for which an extension is being requested. The applicant will have to file an application, to amend to the previously approved development order, with the City prior to the issuance of any City permit for the subject property.

D. Special economic condition extension. An applicant who desires to extend a previously approved active final development order shall submit a written request to the community development department, no later than December 31, 2009, which extension shall be deemed automatically granted. The extension shall commence from the date of the formal written request and shall terminate on December

31, 2011. Nothing herein shall be deemed to affect any other extension otherwise allowed by either this code or general law.

2.21.02. *Determination regarding request for extension.* All applications for extensions, as identified in section 2.21.01, shall be reviewed by the community development director with input from the appropriate technical review committee members for approval, approval with conditions, or disapproval.

2.21.03. *Establishing an application fee.* The City reserves the right to establish, by resolution, an application fee, for processing and reviewing requests for extensions of time authorized by section 2.21.01.
(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 09-17-LC, § 3, 10-19-09)

2.22.00. Appeals.

When it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official or the local planning agency in the enforcement of any requirement of this code, the Code of Ordinances or Land Development Code, now existing or to be promulgated in the future by the City, the issue in dispute shall be taken before the Board of Adjustment. Such issue may include, but it not limited to, a finding of concurrency deficiency or refusal on the part of the City to issue a final development order.

2.22.01. Any appeal by any citizen must be filed in writing with the City Manager, or designee, within 30 calendar days of rendition of the decision in question, and the reasons for such appeal shall be set forth therein. The City Manager, or designee, shall arrange for an appeal hearing before the Board of Adjustment and notify the appellant in writing of the date, time and place of the hearing.

2.22.02. The appellant shall have the burden of affirmatively demonstrating that the decision in question was in error. The administrative official(s) involved, or chairman of the Planning Commission, shall have the opportunity to present information and argument to support their decision.

2.22.03. The Board of Adjustment shall base its decision on the requirements of the City's Comprehensive Plan and this code. The Board shall make its decision based upon its usual voting procedures, the decision shall be issued in writing stating the reasoning involved, and it shall be rendered within 60 days of the close of the hearing. No further administrative appeal is available beyond this stage, though the appellant retains the right of appeal through the judicial system as provided by law.
(Ord. No. 04-23-LC, § 3, 8-16-04)

2.23.00. Reserved.

Editor's note—Ord. No. 04-26-LC, § 3, adopted Sept. 8, 2004, repealed § 2.23.00, which pertained to deviations to a final development order. See also the Land Development Code Comparative Table.

2.24.00. Development agreements.

A. *Definitions.* For the purpose of this section, the definitions set forth in F.S. § 163.3221, are hereby adopted by reference and shall apply and control all development agreements entered into by the City of Destin.

B. *Development agreement requirements.*

1. All development agreements shall, at a minimum, include the following:

   a. A legal description of the land subject to the agreement.

   b. A statement identifying the legal and equitable interest of all persons having any interest in the property described in a. above. The statement of ownership interests of any joint ventures, partnerships or corporations shall reveal all principals or directors and officers, as appropriate. Such statements shall be certified by a title company or an attorney-at-law licensed to practice in the State of Florida.

   c. The duration of the agreement, which shall meet the terms set forth in subsection C. of this section.

Community Development

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-650-0693 | www.cityofdestin.com

October 26, 2011

Mr. Peter Bos
Legendary, Inc.
4100 Legendary Drive, Suite 200
Destin, Florida 32541

Subject: **HarborWalk Village, 3rd Amendment – Final Development Order No. 10-02 "Special Economic Condition" Extension Request**

Dear Mr. Bos:

This letter is in response to your email dated October 17, 2011, requesting an extension to the above referenced final development order.

An initial request for a development order extension was provided to the City on November 17, 2010, which was granted and thus extended the development order another year to December 18, 2011. Under staff's interpretation based on legal guidance of Section 46 (1) of Ch. 2010-147 Laws of Florida, and the fact development order No. 10-02 was legally extended in 2010 prior to the deadline of December 31, 2010, this development order is extended to the fullest extent possible to December 18, 2013. This determination enables the holder of the final development order to delay commencement or continuance of construction, if necessary, until December 18, 2013.

Should you have any further questions or concerns, please do not hesitate to contact me or the Planning Division.

Sincerely,

Kenrick S. Gallander, AICP
Community Development Director

KSG/

cc: DO Book, Project File: SP-06-02, Building File & Letter Log

Community Development
Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | www.cityofdestin.com

October 2, 2012

Mr. Peter H. Bos
4100 Legendary Drive
Suite 200
Destin, Florida 32541

SUBJECT: **HarborWalk Village – Final Development Order No. 10-02 "Special Economic Condition" Extension Request – 100 Harbor Boulevard**

Dear Mr. Bos:

This letter is in response to your letter dated September 14, 2012, requesting a "special economic condition" extension to the above referenced development order. Based on the legal guidance set forth in Section 24 (1) of Ch. 2012-205 Laws of Florida this development order is extended to the fullest extent possible to December 18, 2015. This determination enables the holder of the final development order to delay commencement or continuance of construction, if necessary, until December 18, 2015.

Should you have any further questions or concerns, please do not hesitate to contact me either via e-mail (agrana@cityofdestin.com) or phone (850-582-4525).

Sincerely,

R. Ashley Grana

R. Ashley Grana
Planning Division Manager

RAG/

cc: 2010 DO Book
Project File: SP-06-02
Building File: 100 Harbor Blvd.
Letter Log

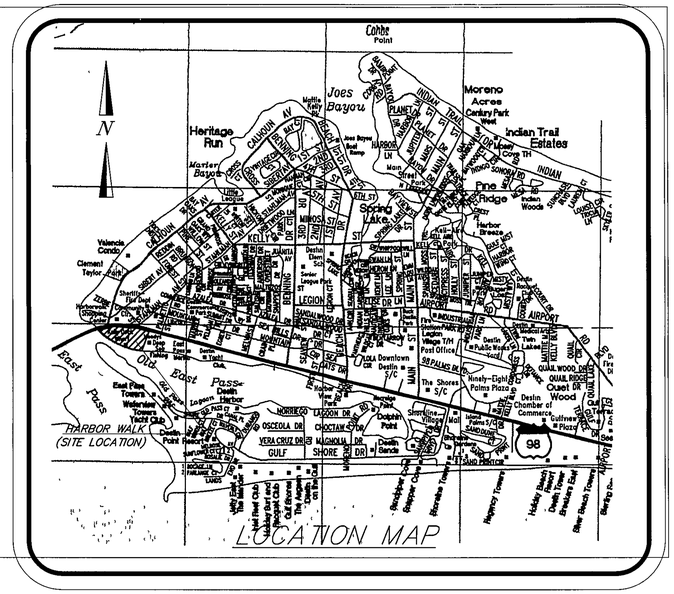
HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

CITY OF DESTIN, FLORIDA
CONSTRUCTION PLANS

PREPARED FOR

HARBORWALK®
VILLAGE
DESTIN, FLORIDA

SECTION MORENO POINT TOWNSHIP 2 SOUTH RANGE 22 WEST


Cobbe Point
Joes Bayou
Moreno Acres
Century Park West
Indian Trail Estates
Heritage Run
Marler Bayou
Pine Ridge
Second Lake
Harbor Breeze
Indian Woods
Valencia Condo
Clement Taylor Park
Shirley Hut Dest
Destin Commons
Destin Commons Sch
Destin Elem Sch
Destin Jr High Sch
Destin Fire Station
Destin Library
Destin Post Office
Destin Public Works
Destin Chamber of Commerce
Destin Downtown Dr S/C
The Shores S/C
Ninety-Eight Palms Plaza
Quail Ridge
Quail Wood Drive
Quiet Oak Wood
Quail Run
Destin Airport
Old East Pass
East Pass
East Pass Towers
Waterview Towers
Yacht Club
Destin Harbor
Destin Pass
Harbor Docks
Harbor Docks Inn & Suites
Crab Trap
Dolphin Point
Destin Bands
Sandpiper Cove
Sterling Cove
Miramar Towers
Regency Towers
Holiday Beach Resort
Destin Beach Resort
Brooke Mist
Silver Shells Towers
Sandpiper Inn
Harbor Walk Villas
Destin Commons
Destin Commons Parking
Destin Commons Theatre
Destin Commons Fountain
Destin Commons Clock Tower
Destin Commons Gazebo
Destin Commons Pavilion
Destin Commons Amphitheater
Destin Commons Parking Garage
Destin Commons Parking Lot
Destin Commons Parking Lot
Destin Commons Parking Lot

EXISTING HARBOR WALK NORTH

U S. HIGHWAY 98 (STATE ROAD 30) RIGHT-OF-WAY VARIES

WEST BOUND LANES

EAST BOUND LANES

U S HIGHWAY 98 (S R 30) RIGHT-OF-WAY VARIES

SHELL CONVENIENCE STORE

STAHLMAN AVENUE

ALTERNATE "A" ENTRANCE

EXISTING WHATABURGER

AREA OF REFUGE (PENDING FDOT APPROVAL)

EXISTING FANTASEA SCUBA HQ & PLAYGROUND OPTICAL

CALHOUN DRIVE

MilePost 17 541

MilePost 17 678

MilePost 17 685

MilePost 17 745

A=790 25'
R=1712 95'
D=26 25'58"
B=N 86 15'18" E
C=783 26'

460' SIGHT DISTANCE

6" THERMOPLASTIC SKIP STRIPING

24" WIDE WHITE THERMOPLASTIC STOP BAR

FRONTAGE ROAD

FOUND 1/2" IRON ROD NO ID

POSSIBLE FUTURE DRIVE CONNECTION (SEE DETAIL THIS SHEET)

5' SIDEWALK

IN ACCORDANCE WITH SECTION 7 12 08 P OF THE LDC THE SIDE SETBACK MAY BE REDUCED TO 15' WITH ADDITIONAL TOWER OFFSET 3

RESTRICTED ZONE
FRONT SETBACKS IN THIS ZONE WILL BE AS MEASURED FROM THE FRONTAGE ROAD AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN LDC 7 0903F, 7 12 08PII AND THE ADOPTED MULTI-MODAL ORDINANCE.

FUTURE 5' SIDEWALK ADJACENT TO HARBORWALK'S 5' SIDEWALK ALONG PROPERTY LINE

IN ACCORDANCE WITH SECTION 7 12 08 P OF THE LDC THE SIDE SETBACK MAY BE REDUCED TO 15' WITH ADDITIONAL TOWER OFFSET 3

FUTURE PEDESTRIAN CROSSING (SEE NOTE FOR ADJACENT PROPERTY COORDINATION)

APPROVED BY TRC DATE/INITIALS 11/5/09 JWB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy

FLOOD ZONE "AE" (8' MINIMUM)

FLOOD ZONE "VE" (12' MINIMUM)

FLOOD ZONE "AE" (19' MINIMUM)

FLOOD ZONE "VE" (11' MINIMUM)

FLOOD ZONE "AE" (NO MINIMUM)

FLOOD ZONE "X" (NO MINIMUM)

FLOOD ZONE "AE" (9' MINIMUM)

FLOOD ZONE "VE" (11' MINIMUM)

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7L

HOTEL

TALL BUILDING ZONE 100' FROM CROWN OF U S HWY 98 (S R 30) 9 STORIES

POOL DECK

CONDO TOWER

21 SPACE BIKE RACK & PARKING SIGNAGE (D4-3) 2'-3" MIN FROM BLDG

PHASE I

PHASE II

PHASE III

PHASE IV

HARBOR WALK PEDESTRIANWAY

HARBOR WALK

WATER GRILL (RELOCATED EL BLDG.)

EL MARINA

EL LUCKY SNAPPER

TICKET BOOTH (TYP.)

FUEL PUMPS (TYP.)

RETAIL

RESTAURANT

TERRACE

RAMP

ELEVATOR

SHED

GREEN SPACE

PEDESTRIAN CIRCULATION / CONNECTIVITY (ROUTE SUBJECT TO CHANGE)

OPEN SPACE INCENTIVE PROPOSED

• PEDESTRIAN INFORMATION KIOSK	1%
• TRANSIT STOP	5%
• 5% OVER 20% OF BOATS FOR FARE CARRYING/TRANSIENT	4%
• DEVELOPMENTS WITH 170% OF PARKING IN STRUCTURE	6%
TOTAL OPEN SPACE INCENTIVE	16%
Total open space required for D O compliance, Tier 2 (30% -12% Incentives)	18%
Total minimum open space to be provided (115,260 sf open space / 640,332 sf overall development)	18%
Total impervious area (640,332 sf -115,260 sf = 525,072 sf total impervious)	82%

NOTES

1 ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PER FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTION 711 & 713

2 REFER TO LDC ARTICLE 8 01 00 B 2 SCREENING VEGETATION SHALL NOT BE PLACED WITHIN FIVE FEET AND MAINTAIN A MINIMUM FOLIAGE CLEARANCE OF THREE FEET FROM ANY UTILITY STRUCTURE(S) INCLUDING BUT NOT LIMITED TO WATER METERS, VALVES, ELECTRICAL/COMMUNICATION PANELS OR POLES, AND SHALL NOT BE PLACED AROUND ANY WATER HYDRANT THAT COULD BE USED FOR FIRE PROTECTION

3 REFER TO LDC ARTICLE 8 01 00 C SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS SHALL BE PERMISSIBLE IN ROWs

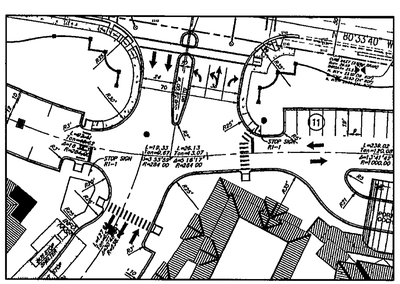
A LANDSCAPING LOCATED ON ABUTTING PROPERTIES TO SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS SHALL NOT CREATE A SAFETY HAZARD, AND SHALL BE TRIMMED OR PRUNED TO ALLOW FULL WIDTH PLUS ONE FOOT ON EACH SIDE OF THE SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS, AND THE MINIMUM VERTICAL HEIGHT OF TEN FEET ABOVE GRADE, IS CLEAR

B TREES OR SHRUBS SHALL NOT BE PLANTED WITHIN FIVE FEET FROM ALL STREETS OR SIDEWALKS, RECREATIONAL TRAILS, AND BICYCLE WAYS

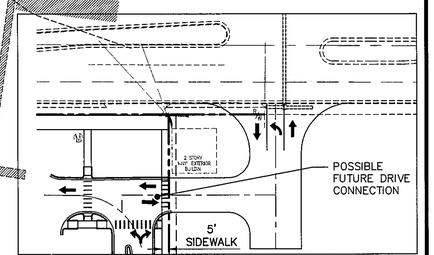
4 CONTRACTOR SHALL NOT BE ALLOWED TO UTILIZE ANY PUBLIC RIGHT-OF-WAYS FOR ANY LOADING/UNLOADING, STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES OR UNAUTHORIZED CONSTRUCTION FAILURE TO COMPLY WITH THIS REQUIREMENT MAY VOID YOUR COUNTY RIGHT-OF-WAY CONSTRUCTION PERMIT UNTIL THE VIOLATION IS CORRECTED

5 SOLID WASTED COLLECTION AREAS SHALL CONFORM TO ARTICLE 7, SECTION 7 09 02 B 3 100 OPAQUE ENCLOSURE AND A GATE A MINIMUM OF SIX FEET IN HEIGHT

6 PRIOR TO OBTAINING ANY CITY PERMIT, CONTRACTOR TO PROVIDE ENGINEER AND CITY OF DESTIN WITH A PLAN SHOWING A MATERIAL LAY DOWN AREA AND ON SITE CONSTRUCTION PARKING AREA



ALTERNATE "B"
SUBJECT TO CITY AND STATE APPROVAL



POSSIBLE FUTURE DRIVE CONNECTION & PEDESTRIAN CROSSING THE PROPERTY OWNER SHALL CONTINUE TO ATTEMPT TO COORDINATE WITH THE ADJACENT LAND OWNER TO THE EAST TO DISCUSS ANY PROPOSED REDEVELOPMENT, THE NEED FOR, AND TO FINALIZE A SHARED INGRESS/EGRESS, CROSS ACCESS, AND ALL NECESSARY EASEMENTS THE SHARED EGRESS/INGRESS DRIVE WILL ALLOW THE ELIMINATION OF THE RIGHT OUT EXIT ALL CHANGES SHALL BE SUBJECT TO FDOT APPROVAL

Designed	WP/TM
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW CWENG COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

Overall Site Plan

No	Date	Revision	By
7	11/05/09	MOVED SIDEWALK ON EAST SIDE OF PROPERTY	JW
6	10/24/08	REVISIONS PER CITY COMMENT LETTER DATED NOV 24 2008	JW
5	09/23/08	REVISED OPEN SPACE TABLE PER CLIENT	JW
4	05/01/08	ADDED REVISED PARKING AREA	JW
3	03/06/07	REVISED PARK ZONE & VIEW CORRIDOR PER CLIENT	JW
2	05/04/06	ADDED CONDUITS IN MEDIAN	CD
1	12/02/05	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW

NOV 05 2009
TIMM W MARTIN, P E
FL P E # 64450
Reg Engineer

Project No 9902-21

Scale 1" = 50'

Date 09/14/05

Drawing

Sheet 2 of 15

J \99\9902-21B\CW-Site-13-PHASE-I dwg, 7/28/2009 11 39 56 AM, johnw

HarborWalk Village
Phasing Chart

17-Oct-08

	Current Approved DO		Currently Built as Part of Currently Approved DO Phase 1A		Balance to Be Completed in Currently Approved DO Phase 1B [1]			Proposed Amendment [1]		
Building	Retail	Units	Retail	Units	Retail	Units	Hotel	Retail	Units	Hotel
A	13 000	12	13 012	7						
B	-	125 [2]	-	125	-	-				
C	-	144 [2]	-	144	-	-				
D	47 202	11	46 331	15						
E	17 750	-	3 825	-		-				
E1 (Water Grill)	-	-	5 158	-		-				
*	10 000	-	-	-	10 000	-				
*	8 000		-	-	8 000	-		0	0	0
*	6 000	-	-	-	6 000	-		0	0	0
>	-	-	-	-	-	-		15 001	0	201 [3]
*	-	-	-	-	46 626	-		0	10	0
>	-	-	-	-	-	1		0	67	50 [3]
*	46 626		-	-	9 626	-		0	3	0
*	15 000	-	-	-	15 000	1		10 000	10	0
Existing Manna	9 579	-	9 579	-	-	-				
Lucky Snapper	11 642	-	10 478	-	1 164	-				
Boogies	1 200	-	-	-	1 200	-				
Ticket Booths	5 000	-	-	-	5 000	-				
Kiosks	9 000	-	200	-	8 800	-				
Total	199 999	292	88 583	291	111 416	1		25,001	90	251

Summary Additional Residential 90 - 3 bedrooms per key
Proposed Additional Conference Hotel 251 - 2 sleeping rooms per key
Proposed Additional Office 0
Proposed Additional Commercial 25 001
* - Possible Future Building

4

THE PHASE 2 OF HARBORWALK VILLAGE CONTAINS 9 ACRES OR 392,040 SQUARE FEET

ALLOWED TIER 2 FAR

UP TO 1 75 FAR (WITH TIER 2 APPROVAL) AND,
UP TO 50 FAR BONUS FOR ABOVE-GRADE PARKING STRUCTURE(S)

PROPOSED TIER 2 FAR

NON-RESIDENTIAL USES (RETAIL, HOTEL AND ADDITIONAL
ABOVE-GRADE PARKING STRUCTURE) 686,070 SQUARE FEET (1 75 FAR)
ABOVE-GRADE PARKING STRUCTURE 196,020 SQUARE FEET (50 FAR)

THE PROPOSED TIER 2 DEVELOPMENT SHALL NOT EXCEED THE ABOVE-STATE FAR

3

Project Notes

[1] Sub-Phasing size and timing will be determined by market conditions When each phase is complete that phase when combined with all prior phases will be in compliance of all applicable codes

[2] Condo component includes 58 052 square feet of Facilities, Lobby and Amenities not included in FAR

[3] Hotel and conference area square footages are an estimate based on conceptual drawings Actual will be adjusted within FAR thresholds

[4] See Harbor Manna Parking Analysis, Includes future growth of 3 future excursion boats with approximately 450 seats Final adjustment will be made once final boat sizes are determined

[5] See Shared Parking Analysis for Harborwalk dated August 20, 2009 by Connelly & Wicker

[6] All conditions previously approved as Harborwalk Village - 1st Amendment A modification to Previously Approved Major Development (SP-00-57 and SP-04-04) shall remain in full force and effect When each phase is complete, that phase, when combined with all prior phases, will be in compliance of all applicable codes

[7] With regard to Phase 1A and 1B, a direct quote from the 2002 Development Order states "A note on sheet A-1 8 (Architectural Site Plan) shall state the following Each phase upon completion, when combined with prior phasing, will be in compliance with all codes, including but not limited to setbacks, parking, landscaping, open space, stormwater retention, floor area ratio, site lighting, pedestrian access ways, loading zones and dumpster location requirements per the City of Destin Land Development Code in effect on August 26, 2002 In the event that, at a subsequent date, any credits of reduction in Open Space Landscape (see Landscape Site Plan, L-3) are given for the Harborside Pedestrian Walk (L-3), then an appropnate pro rated amount of Open Space Landscape lying below 10 feet NGVD may be converted to other walkways or pedestnan onented impervious open space " All fees and associated costs shall be calculated per the City of Destin Land Development Code in effect on August 26, 2002

[8] With regard to Phase 2 This 3rd Amended Development Order ("3rd Amended D O ") is being approved by the City pursuant to the Tier 2 Criteria established in the City Comprehensive Plan ("Comp Plan') and Land Development Code ("LDC') for approximately 9 acres This 3rd Amended D O , and all subsequent applications filed by the Developer for city permits issued pursuant to this 3rd Amended D O , including without limitation building permits, impact fees, land development codes, shall be governed by the Comp Plan, LDC and City ordinances in effect as of October 27 2005, except as may be modified by the City's proposed Multimodal Transportation Districts Ordinance, #08-14-LC, adopted January 20, 2009 "

[9] Phase 2 and the remainder of Phase 1 will be built in sub-phases as market conditions allow, and all timing requirements for commencement of construction for all future phases of the code have been met The Project Construction Activity, as specified in Article 2 21 00 of the City of Destin's LDC, shall be deemed as any construction within Phase I, II, or the Manna of the total 14 7-acre Development

[10] The density and intensity of development approved as part of this Third Amended Development Order for Harborwalk ("Project") is below the current DRI threshold If the state legislature increases the DRI threshold, the applicant reserves the right to seek a further modification of the Development Order to increase density and intensity of use for the Project Any such modification request would require that the applicant continue to meet the Tier Two criteria in effect as of October 27, 2005, except as may be modified by the City's Multimodal Transportation Districts Ordinance, #08-14-LC, adopted January 20, 2009 "

HARBORWALK - DENSITY OF PROJECT:

TOTAL PROJECT SITE AREA = 14 7 AC (640,332 S F)
14 7 ACRES X 26 UNITS PER ACRE = 382 UNITS ALLOWED
TOTAL PROPOSED SHORT TERM UNITS = 382 PROPOSED

PARKING

PHASE I

Retail	199,999 square feet at 4 per 1000	800 spaces	
Residential	292 units at 1 75 per unit	511 spaces	
Manna		275 spaces (to be used as a part of Phase II utilitzing MMTD)	
		1586 SPACES REQUIRED Phase I	
PHASE II	(UTILIZING MMTD REQUIREMENTS)		20% reduction
Retail	25 001 square feet at 1 space per 300	83 spaces	66 4 spaces
Hotel	251 keyed units with 2 sleeping rooms per key 1 5 spaces for each keyed unit plus 1 space per 20 keyed unit for staff parking	389 spaces	311 2 spaces
Hotel	Conference area 15,000 square feet at 1 space per 45 (As 531120 Conference Center)	333 spaces	266 4 spaces
Residential Condominiums			
	90 units at 2 spaces per unit	180 spaces	144 spaces
Manna	Adjustment	371 [4] spaces	296 8 spaces
	Phase II Totals	1356 spaces	1085 SPACES REQUIRED Phase II
Total required prior to adjusting with shared parking analysis			2396 spaces (Less Ex Manna)
Net required per shared parking analysis			1629 spaces

BICYCLE PARKING: SUMMARY OF UNADJUSTED PARKING DEMAND

Land Use	Total Vehicle Parking	Required Bike %	Required Bike Parking
Retail	83	10%	8
Residential Condominiums	180	10%	18
Hotel	389	5%	19
Hotel Conference Area	333	0%	0
Manna	371	10%	37
GRAND TOTAL BICYCLE PARKING			82

The above total vehicular parking values are based on the maximum values given in the MMTD parking requirements These values may be adjusted to 80% of the maximum values For Bicycle parking no adjustment is allowed

3

OFF STREET LOADING .

Phase II	(UTILIZING MMTD REQUIREMENTS)	
Retail	25,001 square feet at 1/10 000 SF + 1/20 000 SF Additional	2 spaces
Hotel	Conference area 15,000 square feet at 1/20 000 SF + 1/100,000 SF Additional	1 space
Hotel & Residential Condominiums		
	357,089 square feet at 1/100,000 SF + 1/100,000 SF Additional	4 spaces

HarborWalk Marina Parking Analysis

Area	Number	Use	Seats	MMTD Designation	MMTD Max Requirement (/seat or /boat)	MMTD Spaces (Maximum)	MMTD Spaces (Minimum Required 80%)	**Shared Use Adjustment	Total Requirement	Bicycle Requirement (percentage of MMTD spaces required)	Bicycle Parking	Notes
HarborWalk	34	Jetskis (20)*		713930 (g) Mannas	0 25	8 5	6 8	-0 68	6 12	10%	0 85	
	18	Pontoon Boats (8)*	10	713930 (e) Mannas	0 25	45	36	-3 6	32 4	10%	4 50	
	1	Glass Bottom Boat	149	713930 (d) Mannas	0 25	37 25	29 8	-2 98	26 82	10%	3 73	Currently at East Pass
	1	Beach Shuttle	16		0	0	0	0	0		0 00	
	1	Water taxi	16		0	0	0	0	0		0 00	
	4	Charter Boats		713930 (c) Mannas	5	20	16	-1 6	14 4	10%	2 00	
	12	Transient		None	0	0	0	0	0		0 00	
Total Slips	47					110 75	88 6	-8 86	79.74		11.08	

4

* There are 20 jetski slips and 8 pontoon boat slips However, the concession operator is licensed to operate 34 jetskis and 18 pontoon boats

East Pass	1	Legendary (Private)		713930 Mannas	1	1	0 8	-0 16	0 64	0%	0 00	
	1	Emerald Dancer	49	713930 (d) Mannas	0 25	12 25	9 8	-0 98	8 82	10%	1 23	
	1	Nathaniel Bowditch	30	713930 (d) Mannas	0 25	7 5	6	-0 6	5 4	10%	0 75	
	7	Transient		None	0	0	0	0	0		0 00	
Total Slips	10					20 75	16 6	-1 74	14.86		1.98	

Kelly Docks	29	Charter Boats		713930 (c) Mannas	5	145	116	-11 6	104 4	10%	14 50	
	2	Swoops I and II	49	713930 (d) Mannas	0 25	24 5	19 6	-1 96	17 64	10%	2 45	
	1	Innkeeper (Private)		713930 Mannas	1	1	0 8	-0 08	0 72	0%	0 00	
	1	Southern Star	149	713930 (d) Mannas	0 25	37 25	29 8	-2 98	26 82	10%	3 73	
	1	Sea Blaster	125	713930 (d) Mannas	0 25	31 25	25	-2 5	22 5	10%	3 13	
	4	Transient			0	0	0	0	0		0 00	
	1	Jet Party Barge		N/A			0	0	0		0 00	
	4	Fuel Docks					0	0	0		0 00	
Total Slips.	43					239	191 2	-19 12	172.08		23.81	

Combined HarborWalk Marina

			Maximum Spaces Allowed	Total Spaces Required	**Shared Use Adjustment	Total Requirement	Bicycle Requirement
Grand Total	100	Slips	371	296 40	-29 72	267	37

** Based on Connelley & Wicker *Shared Parking Analysis for HarborWalk* , dated October 25, 2005, Revised August 20, 2009 The analysis recommends a 10% reduction for Mode of Transportation (other than autos) and another 20% and 10% reduction for Internal Capture (Retail & Manna, respectively)

Conclusion Under the new MMTD, 80% of 371 or 296 parking spaces are now required for the Phase II, also a 10% reduction for internal capture for the Manna

APPROVED BY TRC
DATE/INITIALS 11/5/09 JWB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

CONTRACTORS NOTE:
NO WORK SHALL COMMENCE WITHIN THE FDOT RIGHT OF WAY UNTIL ALL PERMITS ARE IN PLACE.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE FDOT SPECIFICATIONS AND ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITIONS.

ALL PAINT WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMOPLASTIC

ALL LOW PROFILE MANAGEMENT SIGNS SHALL BE IN COMPLIANCE WITH CITY OF DESTIN LAND DEVELOPMENT CODE.

ALL SUBSEQUENT BUILDINGS WILL COMPLY WITH ADA ACCESSIBILITY

GENERAL NOTES

A) ANY BUILDING AT THE TIME OF PULLING THE CONSTRUCTION PERMIT WILL COMPLY WITH THE THEN-APPROVED FLOOD PLAIN ELEVATION

B) ALL CONDITIONS IDENTIFIED WITHIN ANY AND ALL HARBORWALK DEVELOPMENT ORDERS ARE APPLICABLE AND SHALL BE ADHERED TO

C) EXISTING LAND USE COMMERCIAL, RESTAURANT & RETAIL
FUTURE LAND USE MAP DESIGNATION SOUTH HARBOR MIXED USE (SHMU)
ZONING DISTRICT SOUTH HARBOR MIXED USE (SHMU)

STREET LIGHTING TO COMPLY WITH MMTD REQUIREMENTS

Designed	WP
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

SITE NOTES

No	Date	Revision	By
7	10/27/09	REVISED NOTES	JW
6	10/26/09	REVISED NOTES	JW
5	10/24/09	REVISED NOTES	JW
4	10/21/09	REVISED NOTES	JW
3	10/16/09	REVISED NOTES PER ARCHITECT	JW

NOV 05 2009
WM M MARTIN, P E
FL P E # 64450
Reg Engineer

Project No 9902-21

Scale N/A

Date 09/14/05

Drawing

Sheet 3 of 15

FLOOD ZONE "AE" (8' MINIMUM)

FLOOD ZONE "VE" (12' MINIMUM)

FLOOD ZONE "VE" (19' MINIMUM)

FLOOD ZONE "AE"

FLOOD ZONE "VE" (11' MINIMUM)

FLOOD ZONE "X" (NO MINIMUM)

LOT A1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PHASE IA

PHASE IB & PHASE II

PHASE IB & PHASE II

PHASE IB & PHASE II

EX. MANHOLE RIM= 32.19 EX. INV=19.72

WEST BOUND LANES

6" THERMOPLASTIC SKIP STRIPING

GRASSED MEDIAN

EAST BOUND LANES

N 80°33'40" W 431.44'

METAL TRAFFIC SIGNAL POLE

24" WIDE WHITE THERMOPLASTIC STOP BAR

FOUND 1/2" IRON ROD NO ID#

STOP SIGN R1-1

STOP SIGN R1-1 RIGHT TURN ONLY SIGN

2 STORY VINYL EXTERIOR BUILDING

ONE-WAY SIGN

FUTURE DRIVE CONNECTION PLANTER

PORTE COCHÈRE

ONE-WAY DO NOT ENTER SIGN

SANITARY MANHOLE

PHASE IA

PHASE IB

PHASE II

LOT 10

LOT 9

LOT 8

LOT 7L

HOTEL

POOL DECK

CONDO TOWER

569.25' (TO WITNESS CORNER) N 09°26'00" E - 568.7'±

SHED

SINGLE STORY WOOD FRAME RESIDENCE

FUTURE PEDESTRIAN CROSSING

21 SPACE BIKE RACK & PARKING SIGNAGE (D4-3) 2'-3" MIN FROM BLDG

19 SPACE BIKE RACK & PARKING SIGNAGE (D4-3) 2'-3" MIN FROM BLDG

WAY CONNECTION

SKYWAY CONNECTION

TRANSIT STOP

PROPOSED DUMPSTER (TYP)

RETAINING WALL (STRUCTURAL DESIGN BY OTHERS) 8'-0" MAX

WATER GRILL (RELOCATED EX. BLDG.)

WITNESS LINE (FOR BUSHES ONLY)

WOOD DECK

MARINA

TICKET BOOTH (3)

FUEL PUMPS (TYPICAL)

EX. LUCKY SNAPPER

RAMP

MAGNOLIA'S BAR / PLAZA

EXISTING MAGNOLIA

ELEVATOR

GRADE STAIR

CONCRETE STEPS

DECK PLEASURES

RETAIL KIOSK

SEWER CLEANOUT

HISTORIC MARKER (TYP.)

BRIDGE

TERRACE

FLOOD ZONE "X" (NO MINIMUM)

FLOOD ZONE AE (9' MINIMUM)

HARBOR WALK PEDESTRIAN WAY

RETAIL

21 SPACE BIKE RACK & PARKING SIGNAGE (D4-3)

APPROVED BY TRC DATE/INITIALS 11/5/09 MB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy

Designed	WP	Released For Construction	
Drawn	JW	By	
Checked	JNL	This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request	
O C	JNL		

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

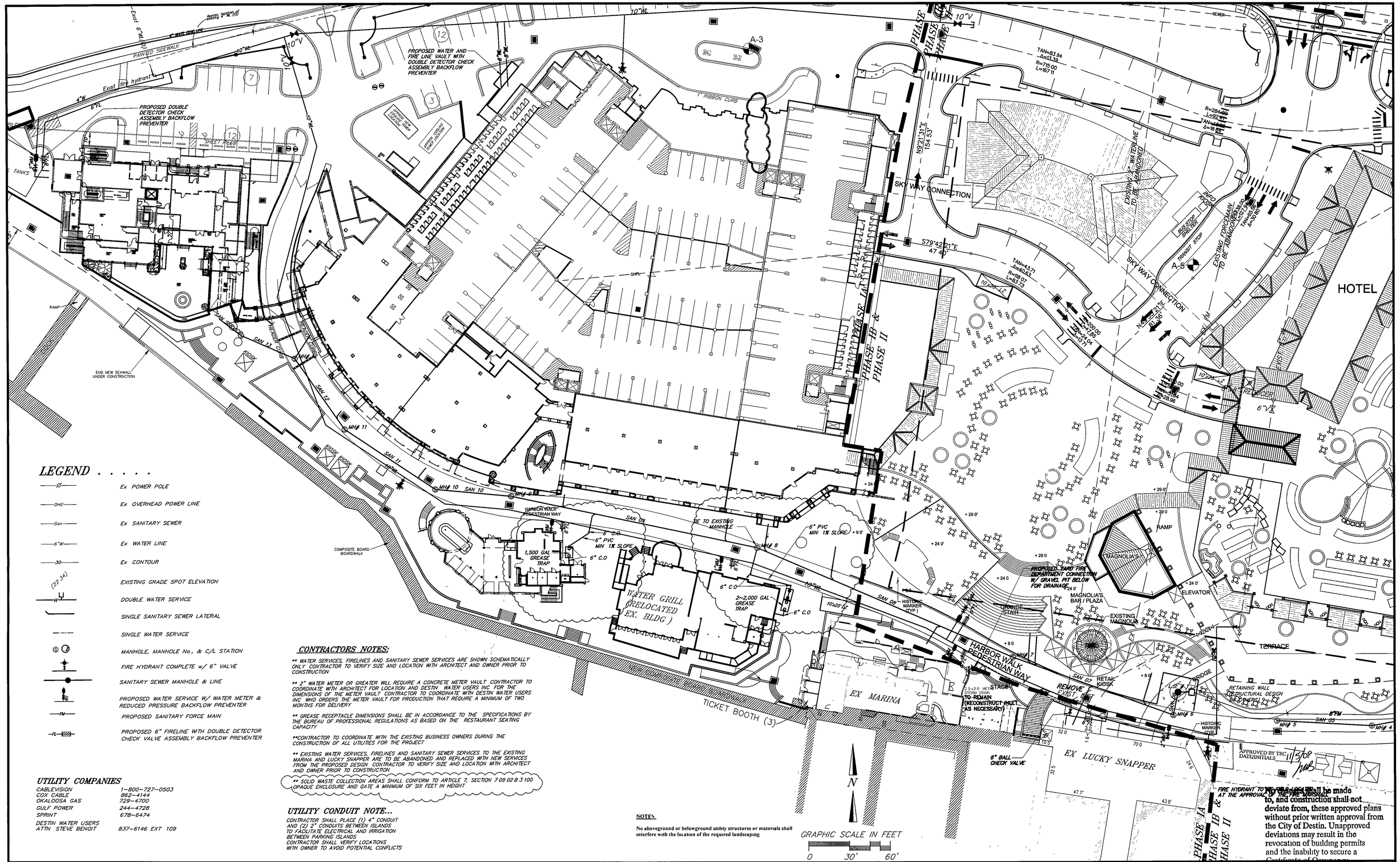
Site Plan
Sheet 2 of 2

No	Date	Revision	By
4	11/05/09	MOVED SIDEWALK ON EAST SIDE OF PROPERTY	JW
3	10/12/09	ADDED REVISED PARKING AREA	JW
2	9/14/09	REVISIONS PER ARCHITECT & CITY COMMENTS	JW
1	8/7/09	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW

NOV 05 2009
TIM M. MARTIN, P.E.
FL. P.E. # 64450
Reg. Engineer

Project No	9902-21
Scale	1" = 30'
Date	09/14/05
Drawing	Sheet 5 of 15

J:\99\9902-21B\CW-Site-13-PHASE-I.dwg, 7/27/2009 8:43:15 AM, johnw



LEGEND . . . . .

- Ø — Ex POWER POLE
- OHE — Ex OVERHEAD POWER LINE
- San — Ex SANITARY SEWER
- 6"W — Ex WATER LINE
- 30 — Ex CONTOUR
- (22.34) — EXISTING GRADE SPOT ELEVATION
- W — DOUBLE WATER SERVICE
- SINGLE SANITARY SEWER LATERAL
- SINGLE WATER SERVICE
- MANHOLE, MANHOLE No, & C/L STATION
- FIRE HYDRANT COMPLETE w/ 6" VALVE
- SANITARY SEWER MANHOLE & LINE
- PROPOSED WATER SERVICE W/ WATER METER & REDUCED PRESSURE BACKFLOW PREVENTER
- FM — PROPOSED SANITARY FORCE MAIN
- PROPOSED 6" FIRELINE WITH DOUBLE DETECTOR CHECK VALVE ASSEMBLY BACKFLOW PREVENTER

UTILITY COMPANIES

CABLEVISION	1-800-727-0503
COX CABLE	862-4144
OKALOOSA GAS	729-4700
GULF POWER	244-4728
SPRINT	678-6474
DESTIN WATER USERS ATTN STEVE BENOIT	837-6146 EXT 109

CONTRACTORS NOTES:

** WATER SERVICES, FIRELINES AND SANITARY SEWER SERVICES ARE SHOWN SCHEMATICALLY ONLY. CONTRACTOR TO VERIFY SIZE AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

** 2" WATER METER OR GREATER WILL REQUIRE A CONCRETE METER VAULT CONTRACTOR TO COORDINATE WITH ARCHITECT FOR LOCATION AND DESTIN WATER USERS INC FOR THE DIMENSIONS OF THE METER VAULT CONTRACTOR TO COORDINATE WITH DESTIN WATER USERS INC WHO ORDERS THE METER VAULT FOR PRODUCTION THAT REQUIRE A MINIMUM OF TWO MONTHS FOR DELIVERY

** GREASE RECEPTACLE DIMENSIONS SHALL BE IN ACCORDANCE TO THE SPECIFICATIONS BY THE BUREAU OF PROFESSIONAL REGULATIONS AS BASED ON THE RESTAURANT SEATING CAPACITY

**CONTRACTOR TO COORDINATE WITH THE EXISTING BUSINESS OWNERS DURING THE CONSTRUCTION OF ALL UTILITIES FOR THE PROJECT

** EXISTING WATER SERVICES, FIRELINES AND SANITARY SEWER SERVICES TO THE EXISTING MARINA AND LUCKY SNAPPER ARE TO BE ABANDONED AND REPLACED WITH NEW SERVICES FROM THE PROPOSED DESIGN CONTRACTOR TO VERIFY SIZE AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

** SOLID WASTE COLLECTION AREAS SHALL CONFORM TO ARTICLE 7, SECTION 7 09 02 B 3 100 OPAQUE ENCLOSURE AND GATE A MINIMUM OF SIX FEET IN HEIGHT

UTILITY CONDUIT NOTE...

CONTRACTOR SHALL PLACE (1) 4" CONDUIT AND (2) 2" CONDUITS BETWEEN ISLANDS TO FACILITATE ELECTRICAL AND IRRIGATION BETWEEN PARKING ISLANDS CONTRACTOR SHALL VERIFY LOCATIONS WITH OWNER TO AVOID POTENTIAL CONFLICTS

NOTES

No aboveground or belowground utility structures or materials shall interfere with the location of the required landscaping

APPROVED BY TRC DATE/INITIALS 11/3/08 MW

FIRE HYDRANT TO BE RELOCATED AT THE APPROVAL OF THE FIRE MARSHALL

Any variations from these approved plans must be approved in writing by the City of Destin. Failure to obtain such approval shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

Designed	WP
Drawn	JW
Checked	JNL
O.C.	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

Utility Plan Sheet 1 of 2

No	Date	Revision	By
1	01/28/09	ADDED NOTE PER CITY OF DESTIN COMMENTS	JW
2	06/08/07	ADDED 750 GALLON GREASE TRAPS	CDD
3	12/08/05	REVISED WATER SERVICE LOCATION FOR PAT O'BRIEN'S BUILDING	JW
4	12/02/05	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW

NOV 05 2009

TIM M. MARTIN, P.E.
FL P.E. # 64450
Reg. Engineer

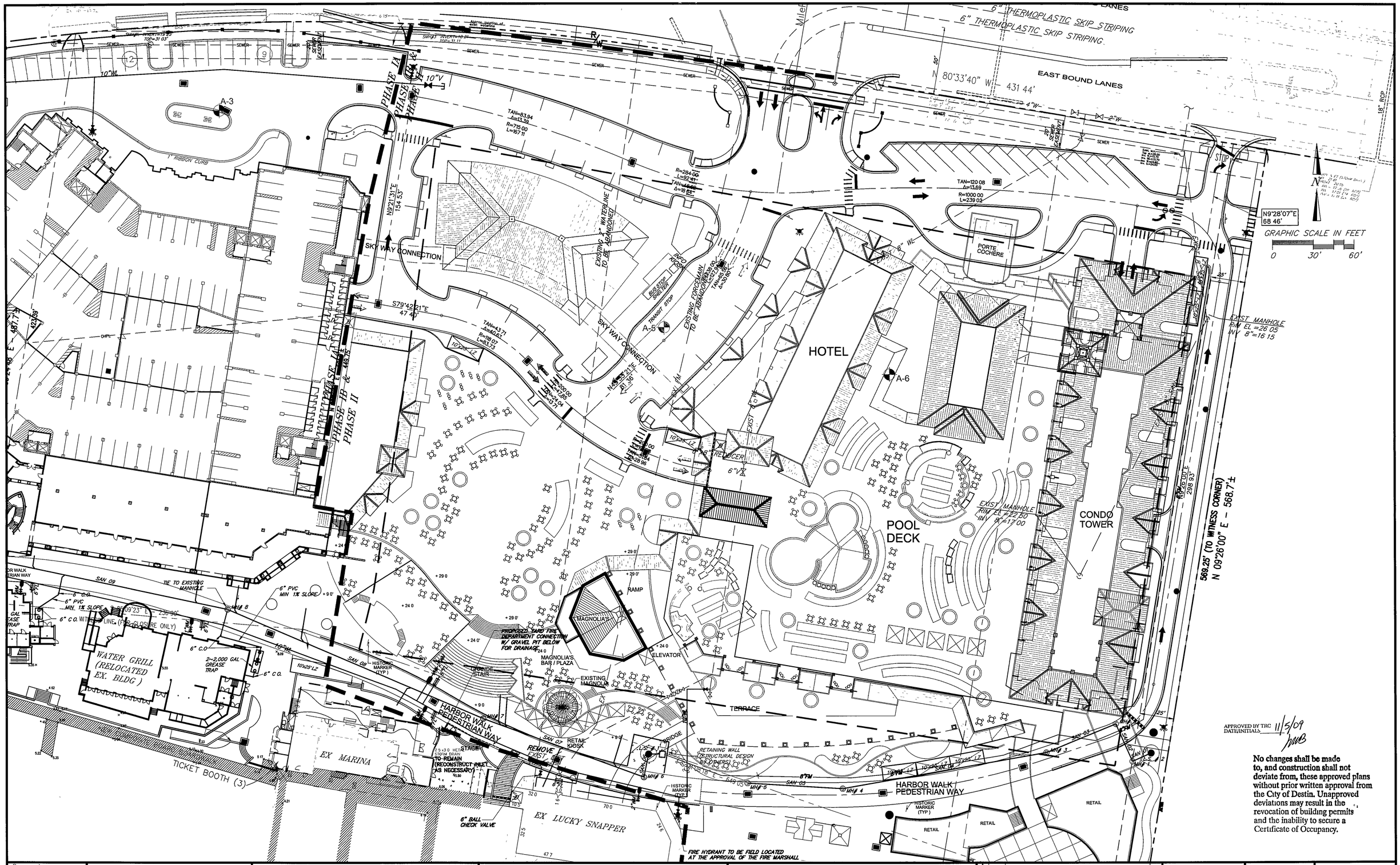
Project No 9902-21

Scale 1" = 30'

Date 09/14/05

Drawing Sheet 6 of 15

J:\99\9902-21B\CW-Site-13-PHASE-I.dwg, 7/27/2009 8:55:24 AM, johnw



APPROVED BY TRC
DATE/INITIALS 11/5/09 JMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

Designed	WP
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By _____

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW CWENG COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

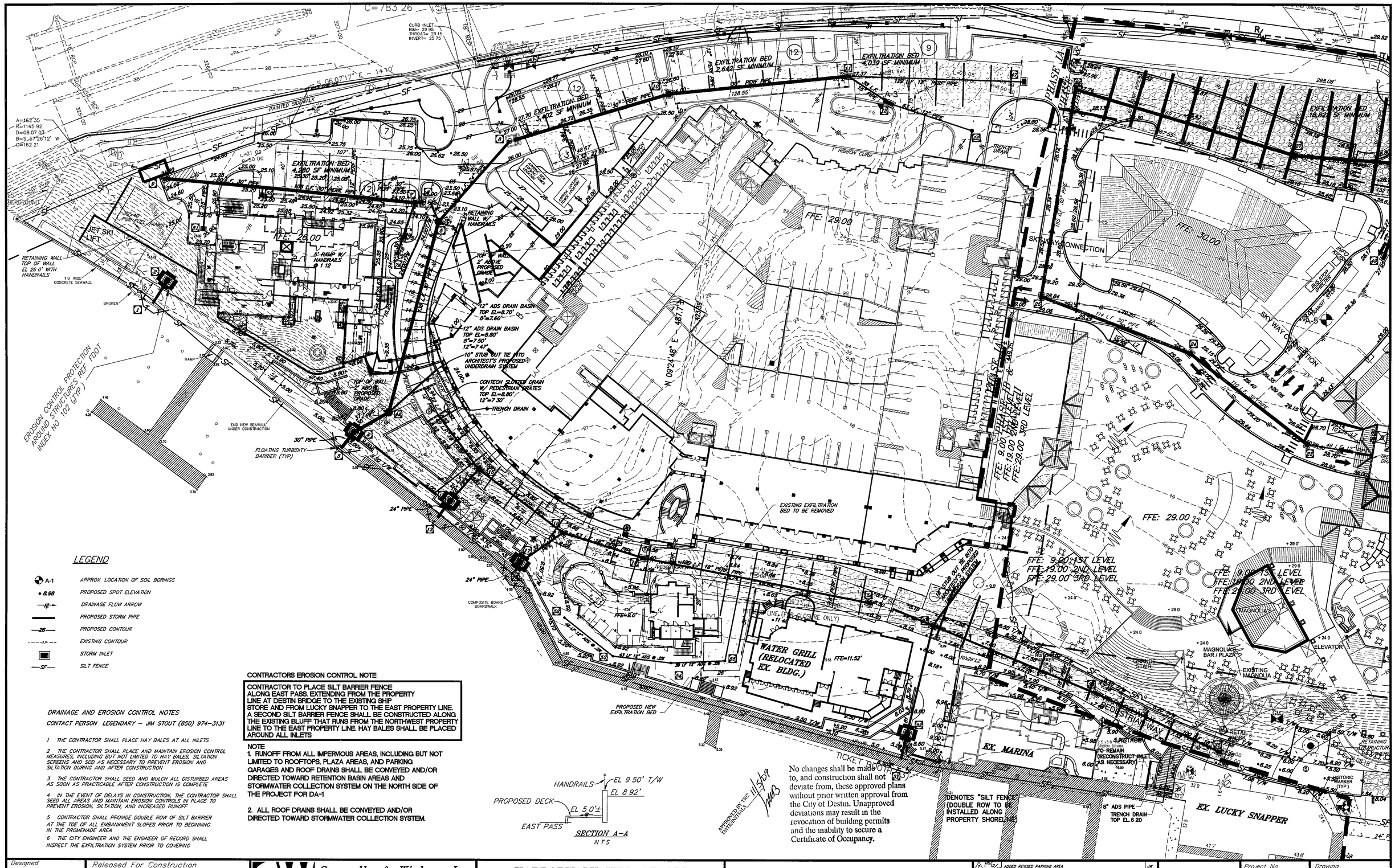
Utility Plan
Sheet 2 of 2

No	Date	Revision	By
7	09/07/07	REVISED PROPOSED WATER LINE	JW
6	12/02/05	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW

NOV 05 2009
TIM M MARTIN, P E
FL P E # 64450
Reg Engineer

Project No	9902-21
Scale	1" = 30'
Date	09/14/05
Drawing Sheet	7 of 15

J 1991\9902-21B\CW-Site-13-PHASE-I dwg, 7/27/2009 8 56 47 AM, johnw



LEGEND

- A-1 — APPROX LOCATION OF SOIL BORINGS
- • 8.98 — PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED STORM PIPE
- 26 — PROPOSED CONTOUR
- 17 — EXISTING CONTOUR
- STORM INLET
- SF — SILT FENCE

DRAINAGE AND EROSION CONTROL NOTES

CONTACT PERSON LEGENDARY – JIM STOUT (850) 974-3131

1. THE CONTRACTOR SHALL PLACE HAY BALES AT ALL INLETS
2. THE CONTRACTOR SHALL PLACE AND MAINTAIN EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO HAY BALES, SILTATION SCREENS AND SOD AS NECESSARY TO PREVENT EROSION AND SILTATION DURING AND AFTER CONSTRUCTION
3. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICABLE AFTER CONSTRUCTION IS COMPLETE
4. IN THE EVENT OF DELAYS IN CONSTRUCTION, THE CONTRACTOR SHALL SEED ALL AREAS AND MAINTAIN EROSION CONTROLS IN PLACE TO PREVENT EROSION, SILTATION, AND INCREASED RUNOFF
5. CONTRACTOR SHALL PROVIDE DOUBLE ROW OF SILT BARRIER AT THE TOE OF ALL EMBANKMENT SLOPES PRIOR TO BEGINNING IN THE PROMENADE AREA
6. THE CITY ENGINEER AND THE ENGINEER OF RECORD SHALL INSPECT THE EXFILTRATION SYSTEM PRIOR TO COVERING

CONTRACTORS EROSION CONTROL NOTE

CONTRACTOR TO PLACE SILT BARRIER FENCE ALONG EAST PASS, EXTENDING FROM THE PROPERTY LINE AT DESTIN BRIDGE TO THE EXISTING SHIP STORE AND FROM LUCKY SNAPPER TO THE EAST PROPERTY LINE. A SECOND SILT BARRIER FENCE SHALL BE CONSTRUCTED ALONG THE EXISTING BLUFF THAT RUNS FROM THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. HAY BALES SHALL BE PLACED AROUND ALL INLETS

NOTE

1. RUNOFF FROM ALL IMPERVIOUS AREAS, INCLUDING BUT NOT LIMITED TO ROOFTOPS, PLAZA AREAS, AND PARKING GARAGES AND ROOF DRAINS SHALL BE CONVEYED AND/OR DIRECTED TOWARD RETENTION BASIN AREAS AND STORMWATER COLLECTION SYSTEM ON THE NORTH SIDE OF THE PROJECT FOR DA-1
2. ALL ROOF DRAINS SHALL BE CONVEYED AND/OR DIRECTED TOWARD STORMWATER COLLECTION SYSTEM.

SECTION A-A
NTS

APPROVED BY: TRC DATE: 1/5/09

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

Designed	WP
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW CWENG COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

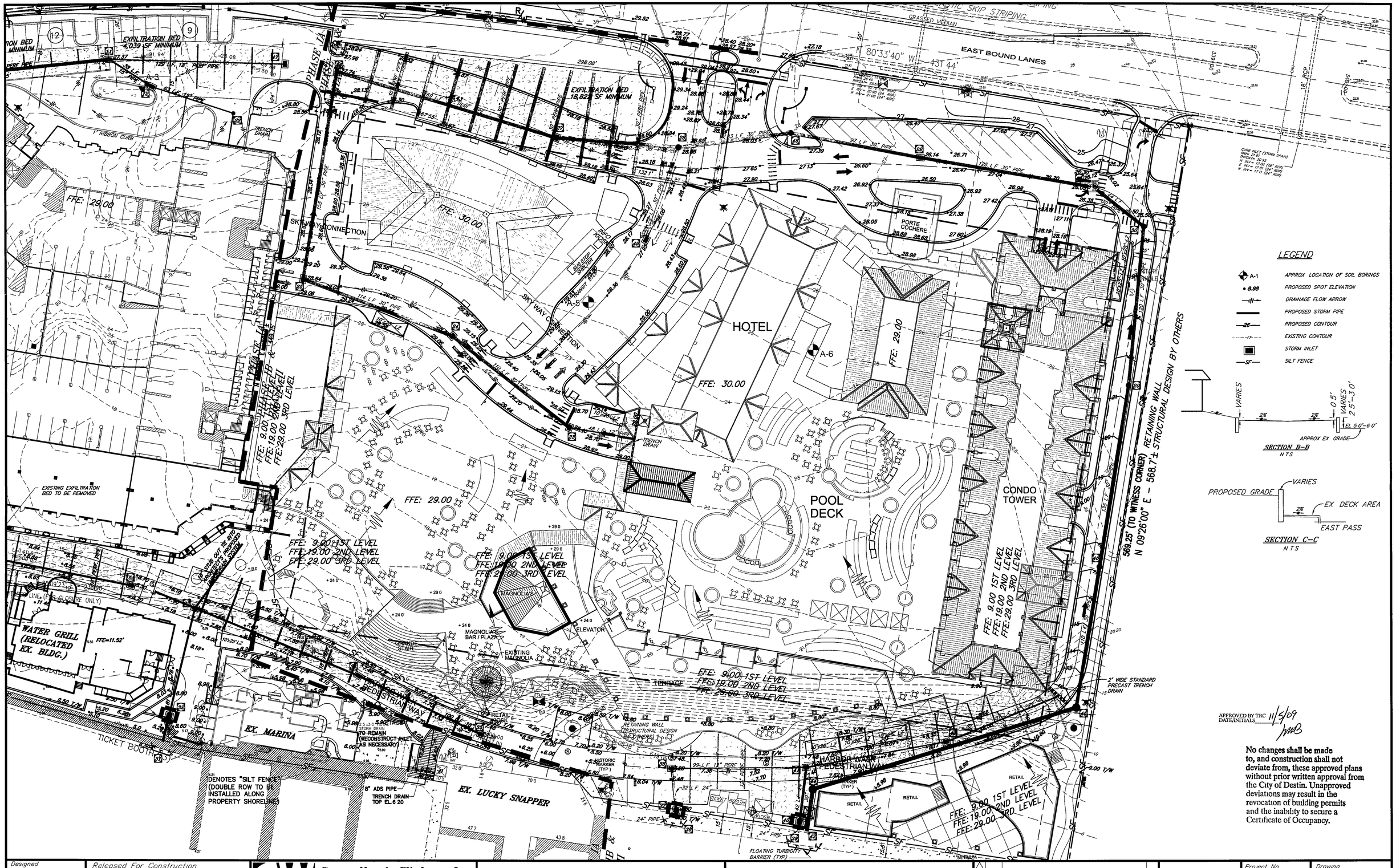
Grading and Drainage Plan Sheet 1 of 2

No	Date	Revision	By
7	10/12/09	ADDED REVISED PARKING AREA	JW
6	08/24/07	REVISED GRADING.	DP
5	06/08/07	REVISIONS TO GRADING AND EXFILTRATION BED AT LIGHTHOUSE BAR	CDD
4	03/30/07	REVISIONS TO CURB & GRADING AT TOWER ENTRANCE	JW
3	02/02/07	REVISIONS TO EXFILTRATION BED LAYOUT	JW
2	12/04/06	REVISIONS TO GRADING FOR CHANGES TO SITE LAYOUT	JW
1	12/06/05	REVISIONS PER CITY COMMENT LETTER DATED NOV. 16, 2005	JW

NOV 0 5 2009
TIM M MARTIN, P E
FL PE # 64450
Reg Engineer

Project No	9902-21
Scale	1" = 30'
Date	09/14/05
Drawing Sheet	9 of 15

J 9902\9902-21B\CW-Site-13-PHASE1 dwg, 7/27/2009 9 00 55 AM, johnw



LEGEND

- A-1 — APPROX LOCATION OF SOIL BORINGS
- 8.98 — PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED STORM PIPE
- 26 — PROPOSED CONTOUR
- EXISTING CONTOUR
- STORM INLET
- SF — SILT FENCE

SECTION B–B
N T S

SECTION C–C
N T S

APPROVED BY TRC DATE/INITIALS 11/5/09 JMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

Designed	WP
Drawn	JW
Checked	JNL
QC	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL
Prepared For
HarborWalk, Inc.

Grading and Drainage Plan Sheet 2 of 2

No	Date	Revision	By
5	05/12/09	ADDED REVISED PARKING AREA	JW
4	02/06/09	REVISIONS TO GRADING FOR CHANGES TO SITE LAYOUT	JW
3	12/02/05	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW

NOV 0 5 2009
TIM W. TURNER, P.E.
FL P.E. # 64450
Reg. Engineer

Project No	9902-21
Scale	1" = 30'
Date	09/14/05
Drawing	Sheet 10 of 15

J 99\9902-21B\CW-Site-13-PHASE-1.dwg, 7/27/2009 9 01 58 AM, johnw

GENERAL NOTES:

All workmanship and materials shall be in accordance with the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition, hereinafter referred to as the Florida Department of Transportation Specifications, except as modified herein

Perform all clearing and grubbing excavation, filling, backfilling, and grading indicated on the drawings and as necessary to accomplish the work

All unsuitable material from clearing, grubbing, and other activities shall be disposed of off-site by the Contractor

Any excess suitable material remaining from project excavation shall be disposed of off-site

Excavated material that is suitable, as determined by the Engineer, may be used for filling and backfilling Additional material, if necessary shall be approved by the Engineer

Excavation likely to dislocate, damage, or impair the strength of other structures already in place shall be done only after adequate protection has been provided for the in-place structures

Clear and grub to remove stumps, roots, trees, vegetation, organic material, and other obstructions to the work Grub out all roots larger than 1/4 inch in diameter, matted roots, and other organic material at least 12 inches below the surface within the grading limits shown on the drawings

Contractor shall grade all areas as indicated or directed by Owner Fill shall be brought to finish grades as shown and shall be graded to drain water away from structures

The Contractor shall be responsible for locating and protecting existing utilities and structures until all construction is complete The Contractor shall repair or pay for all damages made to existing facilities and structures

Pavement subgrade shall have all unsuitable materials removed to a depth of two feet below top of subgrade, and 2 5 feet beyond edge of pavement or back of curb Backfill with suitable material

The subgrade shall be prepared in accordance with Section 160 of the Florida Department of Transportation Specifications

The base shall be in accordance with applicable sections of the Florida Department of Transportation Specifications Allowable base materials are indicated on the drawings

All excavation and embankment construction shall be in accordance with Section 120 of the Florida Department of Transportation Specifications

Where damaged or required to be cut by the Contractor's operations, sidewalks and driveways shall be repaired to conform to the existing type of construction in accordance with the Florida Department of Transportation Specifications

All lengths of pipes shown are scaled only Drainage, endwalls, and pipes shall be constructed to conform with the low points and other pertinent features

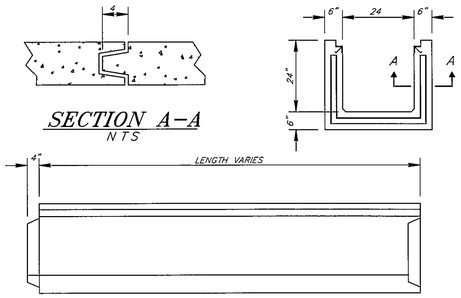
Storm drainage facilities are to be constructed as shown on the drawings and in accordance with the Florida Department of Transportation Specifications

The Contractor shall take whatever steps are necessary to prevent erosion resulting from increased runoff during sitework construction

The Contractor shall protect the retention basins and swales from sedimentation during construction with hay bales as necessary

Provide contraction joints at 10' O C and expansion joints at 50' O C on all exterior curbing

Provide contraction joints at 5' O C and expansion joints at 20' O C on all exterior sidewalks

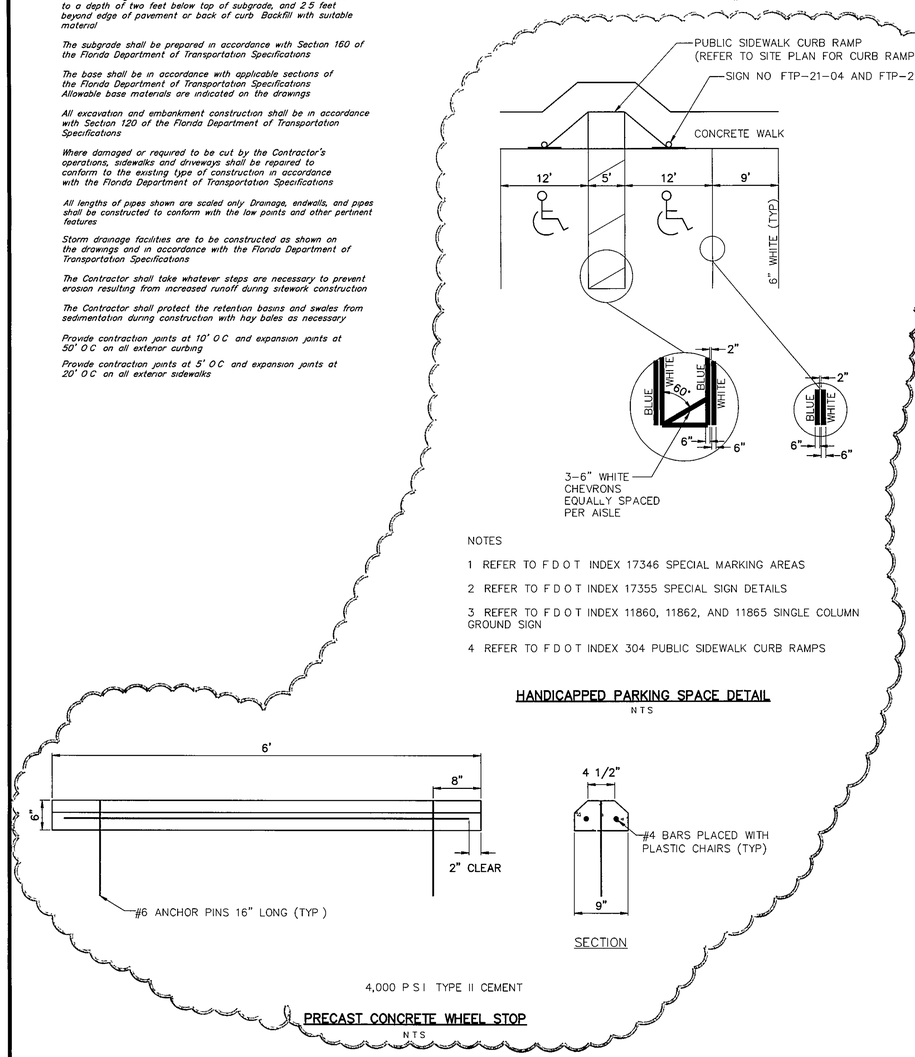


SECTION A-A
N T S

TYPICAL PRECAST TRENCH DRAIN DETAIL
N T S

NOTE

1 USE STANDARD PRECAST, INC STANDARD PRECAST TRENCH & STANDARD TRENCH GRATE #USF 6212



NOTES

1 REFER TO F D O T INDEX 17346 SPECIAL MARKING AREAS

2 REFER TO F D O T INDEX 17355 SPECIAL SIGN DETAILS

3 REFER TO F D O T INDEX 11860, 11862, AND 11865 SINGLE COLUMN GROUND SIGN

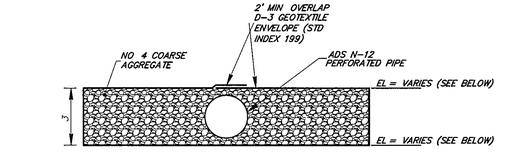
4 REFER TO F D O T INDEX 304 PUBLIC SIDEWALK CURB RAMPS

HANDICAPPED PARKING SPACE DETAIL
N T S

SECTION

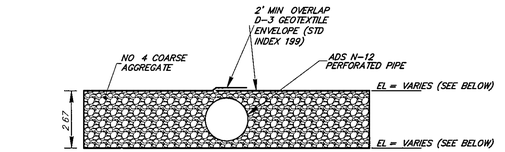
4,000 P S I TYPE II CEMENT

PRECAST CONCRETE WHEEL STOP
N T S



NOTE
THE ENGINEER OF RECORD & THE CITY ENGINEER SHALL INSPECT EXFILTRATION SYSTEM PRIOR TO COVERING

DRAINAGE AREA 1
TOP OF EXFILTRATION BED EL = 23 25'
BOTTOM OF EXFILTRATION BED EL = 20 25'
30" INV = 20 50'

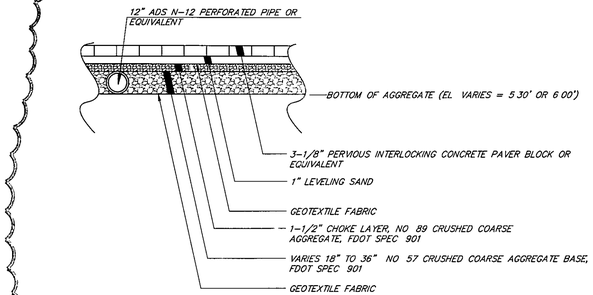


NOTE
THE ENGINEER OF RECORD & THE CITY ENGINEER SHALL INSPECT EXFILTRATION SYSTEM PRIOR TO COVERING

DRAINAGE AREA 2
TOP OF EXFILTRATION BED EL = 17 00'
BOTTOM OF EXFILTRATION BED EL = 14 33'
30" INV = 14 50'

DRAINAGE AREA 3
TOP OF EXFILTRATION BED EL = 22 00'
BOTTOM OF EXFILTRATION BED EL = 19 33'
30" INV = 19 50'

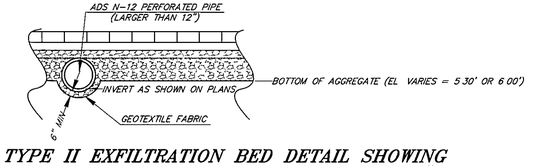
TYPE I EXFILTRATION BED DETAIL
NTS



TYPE II EXFILTRATION BED & INTERLOCKING CONCRETE PAVER DETAIL

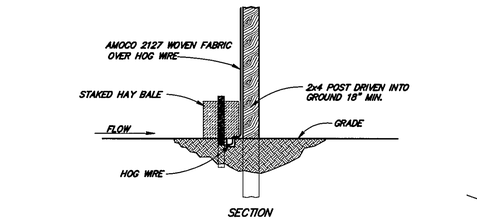
THE PAVEMENT SECTION SHALL MEET THE GUIDELINES FOR CONCRETE GRID PAVEMENTS WITH OPEN GRADED AGGREGATE BASE, INTERLOCKING CONCRETE PAVEMENT INSTITUTE
IN ADDITION TO THE ABOVE, THE INTERLOCKING CONCRETE PAVER BLOCK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK IN CONSTRUCTING THE INTERLOCKING CONCRETE PAVER BLOCK SYSTEM, INCLUDING SUBGRADE, BASE, LEVELING COURSE, PAVER BLOCK, FILLER SAND, EDGE RESTRAINTS, AND ALL OTHER APPURTENANCES TO THE WORK IN ORDER TO PROVIDE A STRUCTURALLY AND AESTHETICALLY SOUND SYSTEM FOR THE INTENDED USE

THE EXFILTRATION BEDS SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER PRIOR TO COVERING

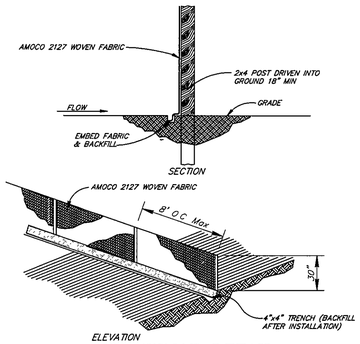


TYPE II EXFILTRATION BED DETAIL SHOWING TREATMENT OF PIPES LARGER THAN 12"

THE EXFILTRATION BEDS SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER PRIOR TO COVERING

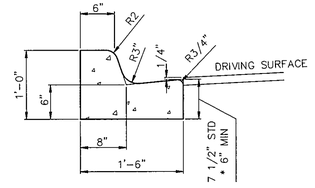


SILT BARRIER DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

NOTE SILT FENCE TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ANY PLACE WHERE SEDIMENTS COULD LEAVE THE SITE & AT LOCATIONS SHOWN ON SHEET 5 OF 12

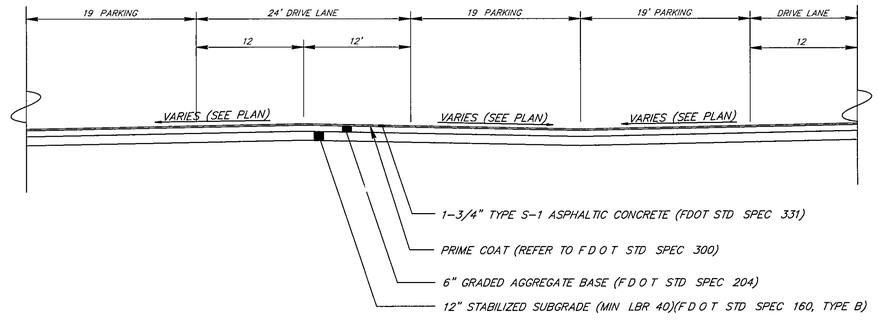


* NOTE WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS

MODIFIED TYPE "F" CURB DETAIL
N T S

APPROVED BY TRC DATE/INITIALS 11/5/09 JWB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.



TYPICAL ASPHALT PAVEMENT SECTION
N T S

NOTE THE INTENT OF THE 1-3/4" ASPHALT COURSE THICKNESS IS TO PROVIDE 1-1/2" MINIMUM THICKNESS IN ACCORDANCE WITH CITY OF DESTIN REQUIREMENTS

Designed WP	Released For Construction	Connelly & Wicker, Inc. Consulting Engineers	HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL
Drawn JW	By	Jacksonville Beach & Destin, Florida	Prepared For
Checked JNL	This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request	Certificate Authorization Number 3650	HarborWalk, Inc.
O C JNL		4008 Legendary Drive, Suite #300 Destin, Florida 32541 Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW CWENG COM	

Details & General Notes Sheet 1 of 2

No	Date	Revision	By
1	09/14/05	ADDED HANDICAP AND CONC WHEEL STOP DETAILS	JW

NOV 05 2009
TIM M MARTIN, P E
FL P E # 64450
Reg Engineer

Project No 9902-21
Scale AS SHOWN
Date 09/14/05
Drawing
Sheet 11 of 15

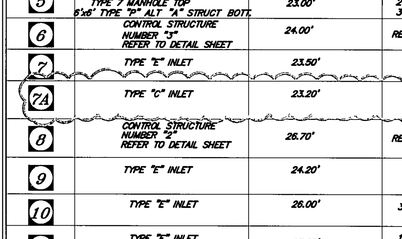
J \9901\9902-21B\CW-Cover-Details dwg, 4/17/2009 11 31 33 AM, johnw

STORM INLET DATA

INLET NO	TYPE	TOP EL	INV EL.
1	24" RCP (OUTFALL)	N/A	24" = 0.00'
2	TYPE "C" INLET	5.50'	24" S= 0.30'
3	30" RCP (OUTFALL)	N/A	30" = 0.00'
4	TYPE "E" INLET MCNICHOLS GR-200 GRATE	9.00'	30" N = 2.00' 30" S = 0.30'
4A	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x6' TYPE "P" ALT. "A" STRUCT BOTT.	9.00'	30" N & S = 5.50' 10" N = 6.75"
5	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x6' TYPE "P" ALT "A" STRUCT BOTT.	23.00'	18" W = 18.50' 24" N = 14.20' 30" S = 6.00'
6	CONTROL STRUCTURE NUMBER "3" REFER TO DETAIL SHEET	24.00'	REFER TO DETAIL SHEET
7	TYPE "E" INLET	23.50'	30" E & W= 19.50'
7A	TYPE "C" INLET	23.20'	18" = 20.50'
8	CONTROL STRUCTURE NUMBER "2" REFER TO DETAIL SHEET	26.70'	REFER TO DETAIL SHEET
9	TYPE "E" INLET	24.20'	30" E.= 19.50'
10	TYPE "E" INLET	26.00'	30" = 14.50'
11	TYPE "E" INLET 5'x5' TYPE "P" ALT "A" STRUCT BOTT	27.37'	15" = 15.00' 30" = 14.50' 12" S = 15.25'
12	TYPE "E" INLET	27.48'	15" = 15.40' 12" = 15.65'
13	24" RCP (OUTFALL)	N/A	24" = 0.00'
14	TYPE "E" INLET MCNICHOLS GR-200 GRATE	9.00'	WEIR EL.= 7.50' 18" = 6.00' 24" = 0.30'
15	TYPE "E" INLET MCNICHOLS GR-200 GRATE	8.50'	18" = 6.00'
15A	TYPE "C" INLET MCNICHOLS GR-200 GRATE	8.50'	18" = 6.00'
16	24" RCP (OUTFALL)	N/A	24" = 0.00'
17	TYPE "E" INLET MCNICHOLS GR-200 GRATE	8.80'	WEIR EL.= 7.50' 18" = 6.00' 24" = 0.30'
18	TYPE "C" INLET MCNICHOLS GR-200 GRATE	8.50'	18" E&W&S = 6.00'
19	TYPE "C" INLET MCNICHOLS GR-200 GRATE	8.40'	18" = 6.00'
20	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 4'x4' TYPE "J" ALT "B" STRUCT BOTT	21.33'	30"S. & W=14.00
21	CONTROL STRUCTURE NUMBER "1" REFER TO DETAIL SHEET	26.05'	REFER TO DETAIL SHEET
22	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP TYPE "J" ALT. "B" STRUCT. BOTT	28.30'	12" = 15.85'
23	TYPE "E" INLET	28.40'	12" E = 25.75' 30" = 20.87'

STORM INLET DATA

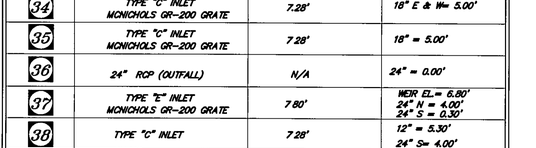
INLET NO		TOP EL.	INV. EL
24	TYPE "E" INLET 4'x4' TYPE "P" ALT "A" STRUCT BOTT.	28.84'	30" E & W= 20.76'
25	TYPE "E" INLET	28.84'	30" E & W= 20.65'
26	TYPE "E" INLET	27.74'	30" E = 20.50' 30" S = 20.50'
27	TYPE "E" INLET	27.74'	30" E & W= 20.50'
28	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x5' TYPE "P" ALT. "A" STRUCT BOTT.	28.55'	30" E & W= 20.50'
29	TYPE "E" INLET	26.14'	30" E & W= 20.68'
30	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x5' TYPE "P" ALT "A" STRUCT BOTT.	25.60'	30" = 20.50'
31	24" RCP (OUTFALL)	N/A	24" = 0.00'
32	TYPE "E" INLET	8.50'	WEIR EL.= 6.80' 18" N = 5.00' 24" S = 0.30'
33	TYPE "C" INLET MCNICHOLS GR-200 GRATE	7.60'	18" E = 5.00' 18" NE = 5.00' 18" S = 5.00'
34	TYPE "C" INLET MCNICHOLS GR-200 GRATE	7.28'	18" E & W= 5.00'
35	TYPE "C" INLET MCNICHOLS GR-200 GRATE	7.28'	18" = 5.00'
36	24" RCP (OUTFALL)	N/A	24" = 0.00'
37	TYPE "E" INLET MCNICHOLS GR-200 GRATE	7.80'	WEIR EL.= 6.80' 24" N = 4.00' 24" S = 0.30'
38	TYPE "C" INLET	7.28'	12" = 5.30' 24" S= 4.00'
39	24" RCP (OUTFALL)	N/A	24" = 0.00'
40	TYPE "E" INLET MCNICHOLS GR-200 GRATE	8.10'	WEIR EL.= 6.80' 24" N = 4.00' 24" S = 0.30'
41	TYPE "C" INLET MCNICHOLS GR-200 GRATE	7.28'	12" E & W= 5.30' 24" S= 4.00'
42	TYPE "C" INLET MCNICHOLS GR-200 GRATE	8.28'	12" W = 5.30' 15" E = 5.30'
43	30" RCP (OUTFALL)	N/A	30" = 0.00'
44	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x6' TYPE "P" ALT. "A" STRUCT. BOTT.	7.80'	30" E & S = 0.20'
45	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x6' TYPE "P" ALT. "A" STRUCT BOTT.	12.50'	30" N = 1.50' 30" S = 0.62'
46	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x6' TYPE "P" ALT "A" STRUCT BOTT.	17.15'	30" N & S = 9.00'
47	TYPE "C" INLET MCNICHOLS GR-200 GRATE	27.68'	12" W = 24.50'
48	TYPE I FRAME & COVER TYPE 7 MANHOLE TOP 5'x5' TYPE "P" ALT "A" STRUCT BOTT.	28.20'	30" E & W = 20.58'
49	TYPE "E" INLET MCNICHOLS GR-200 GRATE	27.95'	30" N = 20.65'
50	TYPE "C" INLET	24.50'	15" = 20.00'
51	TYPE "C" INLET	25.40'	15" = 20.00'
52	15" ADS YARD DRAIN (2815AG) W/ 15" PEDESTRIAN GRATE 1-12" OUTLET	8.74'	12" =6.26' E
53	15" ADS YARD DRAIN (2815AG) W/ 15" PEDESTRIAN GRATE 2-12" AND 1-6" ADAPTERS	8.74'	12" = 6.16' E/W 6" = 6.16' N
54	15" ADS YARD DRAIN (2815AG) W/ 15" PEDESTRIAN GRATE 2-12" ADAPTERS	8.74"	12" = 6.08' E/W
55	15" ADS YARD DRAIN (2815AG) W/ 15" PEDESTRIAN GRATE 2-12" ADAPTERS	8.74'	12" = 6.00' W/N
56	PIPE END-12" ADS	N/A	12" = 9.00
57	18" ADS DRAIN BASIN #2812AG	16.00	12" = 12.00



GRATE SEAT DETAIL

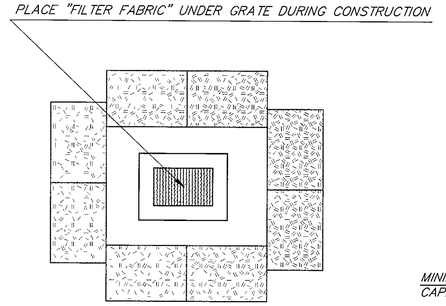
DETAILS FOR STORM SEWER TYPE "E" INLET

N T S



TYPICAL SIDEWALK SECTION

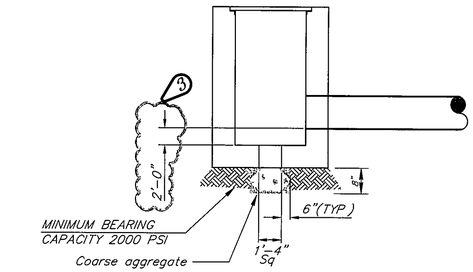
N T S



TYPICAL HAYBALE PROTECTION AROUND INLETS

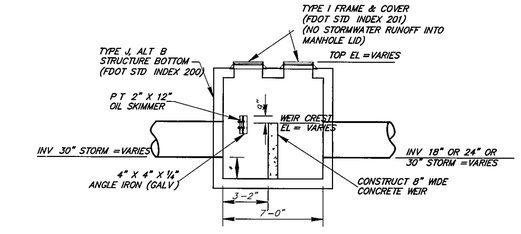
N T S

NOTE
ANCHOR HAY BALES WITH 2-2"X4' STAKES PER BALE



INLET SUMP DETAIL

N T S



* - INLET SUMP (SEE DETAIL)

CONTROL STRUCTURE DETAIL

(SEE DATA BELOW)

2 CONTROL STRUCTURE #1

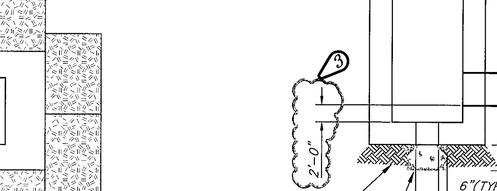
7' X 7' TYPE J, ALT B BOTTOM
TOP EL = 26.05'
WEIR CREST EL = 23.25'
30" INV (E & W)= 20.80'

8 CONTROL STRUCTURE #2

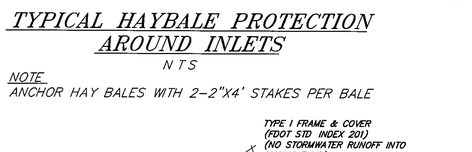
5' X 7' TYPE J, ALT B STRUCTURE BOTTOM
TOP EL = 26.70'
WEIR CREST EL = 17.00'
30" INV (E)= 14.50', 24" INV (S)= 14.50'
BOTTOM OF BED= 14.33'
SUMP EL = 11.33'

6 CONTROL STRUCTURE #3

4' X 7' TYPE J, ALT B STRUCTURE BOTTOM
TOP EL = 24.00'
WEIR CREST EL = 22.00'
30" INV (W)= 19.50', 18" INV (E)= 19.50'
BOTTOM OF BED= 19.33
SUMP EL = 17.33'



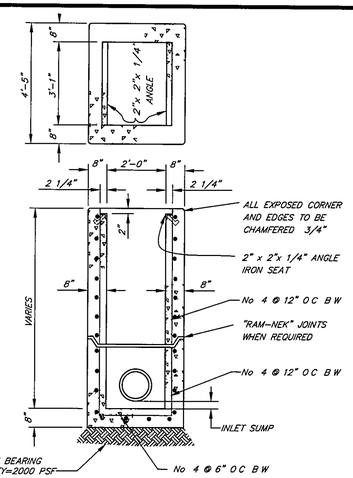
INTEGRAL CURB & WALK DETAIL



SCHEMATIC UTILITY LOCATION DETAIL

NOTES

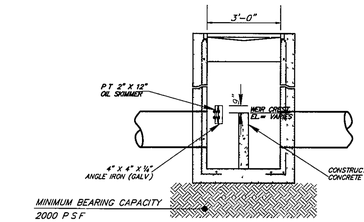
1. WATERLINE SHALL MAINTAIN 36" MIN CLEARANCE FROM BOTTOM OF PERVIOUS PAVEMENT AT LOWER LEVEL
2. WATERLINE SHALL MAINTAIN 36" MIN COVER IN UPPER LEVEL
3. LOCATION OF SANITARY LINES AND WATERLINES VARIES (REFER TO SITE UTILITY PLAN SHEETS)
4. REFER TO RESPECTIVE UTILITY COMPANY PLANS FOR EXACT LOCATION



STORM SEWER TYPE "C" INLET

N T S

NOTE
1 CONC DESIGN STRENGTH 4,000 P S I
2 PIPE MUST NOT BE IN CONSTRUCTION JOINT
3 ALL INLETS SHALL HAVE TRAFFIC BEARING RETICULINE STEEL GRATES AND ANGLE IRON FRAMES

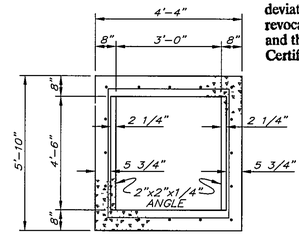


TYPE "E" CONTROL STRUCTURE INLET INLETS 14, 17, 32, 37 & 40

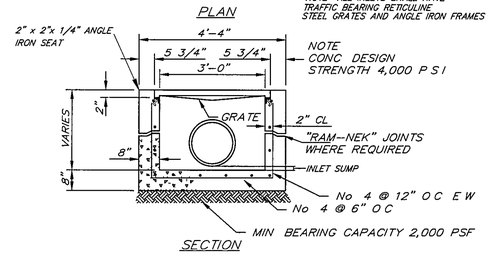
N T S

APPROVED BY TRC DATE/INITIALS 11/5/09 MMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.



NOTE ALL INLETS SHALL HAVE TRAFFIC BEARING RETICULINE STEEL GRATES AND ANGLE IRON FRAMES



STORM SEWER TYPE "E" INLET

N T S

Designed	WP
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

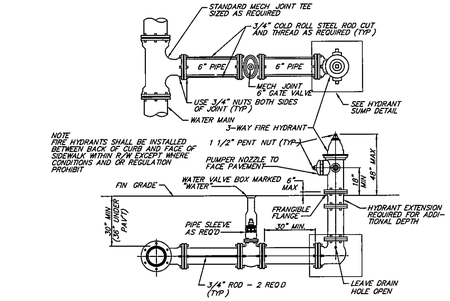
Details & General Notes Sheet 2 of 2

No	Date	Revision	By
6	08/01/07	ADDED GREASE TRAPS AND DRAINAGE STRUCTURES S2 S3,S4,S5	CDD
5	11/01/06	CHANGED INVERTS IN STRUCTURES 4A AND 5	JW
4	08/22/06	ADDED INLET 7A	JW
3	07/01/05	REVISIONS PER CITY COMMENT LETTER DATED NOV 16, 2005	JW
2	5/29/05	REVISED STORM INLET DATA	MP
1	5/20/05	REVISED STORM INLET DATA	MP

NOV. 05 2009
TIMOTHY M. KRONE
FL P E # 64450
Reg Engineer

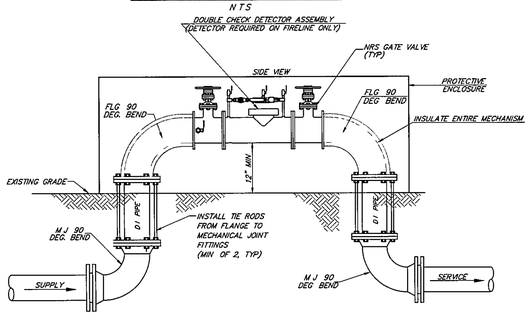
Project No	9902-21
Scale	AS SHOWN
Date	09/14/05
Drawing Sheet	12 of 15

J:\9901\9902-21\8\CW-Cover-Details.dwg, 4/17/2009 11:32:08 AM, johnw



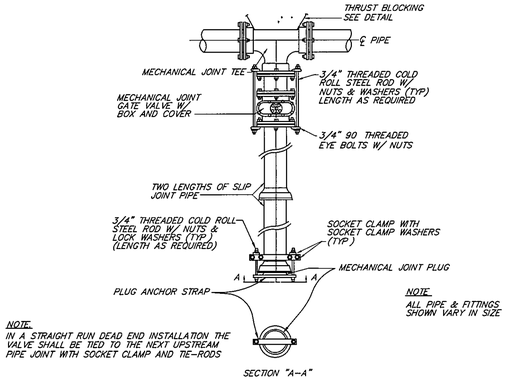
FIRE HYDRANT NOTE:
ALL HYDRANTS WILL HAVE A STANDARD PENTAGON 1 1/2" OPERATING NUT AND A TAMPER PROOF BONNET NO THREADED RODS WILL BE ALLOWED BETWEEN THE HYDRANTS ISOLATION VALVE AND THE HYDRANT

TYPICAL FIRE HYDRANT INSTALLATION
N T S

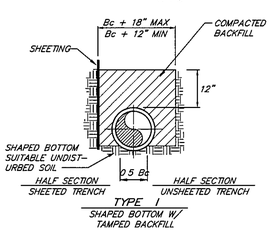


DOUBLE CHECK DETECTOR ASSEMBLY
N T S

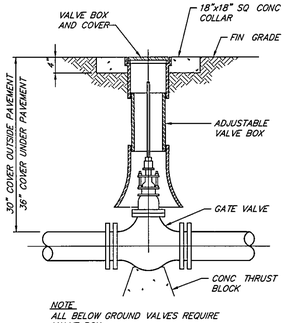
NOTE
IF FIRE SPRINKLER SYSTEM IS CHEMICALLY TREATED, A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY WITH A DETECTOR CHECK VALVE SHALL BE PROVIDED



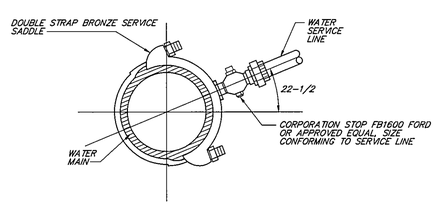
DEAD END STUB DETAIL
N T S



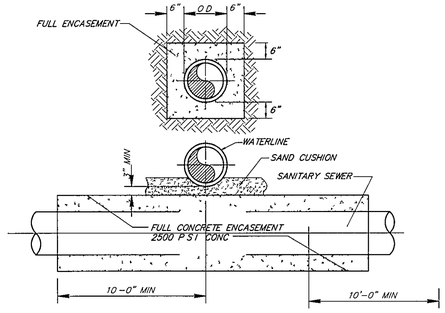
CLASS "B"
TYPICAL BEDDING DETAIL
N T S



VALVE AND BOX DETAIL
N T S



TYPICAL WATER SERVICE CONNECTION
N T S



NOTE
FOR POTABLE WATER LINE CROSSING, 1-1/2" DIA AND LARGER A HORIZONTAL SEPARATION OF A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAINS AND SEWER MAINS (INCLUDES FORCE MAINS) WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, ALL PVC PIPE SHALL BE ENCASED IN CONCRETE THIS SITUATION MAY OR NOT BE NOTICED ON DRAWINGS

FOR ALTERNATE
CAST IRON OR DUCTILE IRON PIPE MAY BE USED IN LIEU OF CONCRETE ENCASEMENT AT WATER LINE CROSSING, WITH A LENGTH OF PIPE CENTERED AT THE POINT OF CROSSING, SO AS TO LOCATE JOINTS AT A MAXIMUM DISTANCE FROM THE WATER LINE

TYPICAL ENCASEMENT DETAIL
N T S

GENERAL NOTES - POTABLE WATER CONSTRUCTION

1 CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER MAINS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION

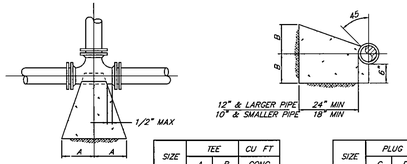
2 HYDROSTATIC AND LEAKAGE TESTS, AND DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANY PROVIDING POTABLE WATER SERVICES TO THE PROJECT

3 NO POTABLE WATER MAIN CONSTRUCTION SHALL COMMENCE UNTIL SHOP DRAWINGS HAVE BEEN APPROVED

4 PROVIDE FIROMATIC #5 LOCKS AND KEYS ON ALL CURB STOPS

5 CONTRACTOR SHALL NOTIFY UTILITY COMPANY 48 HRS PRIOR TO COMMENCEMENT OF CONSTRUCTION UTILITY REPRESENTATIVES MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.

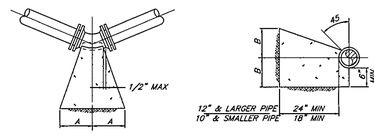
6 IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER AND PLUMBING SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE THAT ALL PIPE AND PIPE FITTINGS FOR NEW AND RELOCATED WATER SERVICES AND PLUMBING CONTAIN NO MORE THAN EIGHT PERCENT LEAD, AND THAT ALL SOLDERS AND FLUX FOR NEW AND RELOCATED WATER SERVICES AND PLUMBING CONTAIN NO MORE THAN 0.2 PERCENT LEAD



SIZE	TEE		CU FT
	A	B	CONC
2"	6"	5"	1.5
4"	8"	6"	2.0
6"	10"	12"	3.5
8"	13"	16"	5.4
10"	16"	20"	9.4
12"	18"	24"	16.6
14"	22"	27"	23.2
16"	24"	30"	28.6
18"	26"	32"	
20"			

SIZE	PLUG		CU FT
	C	D	CONC
2"	6"	9"	1.5
4"	8"	11"	2.0
6"	10"	21"	2.6
8"	12"	29"	4.5
10"	14"	36"	6.9
12"	16"	41"	9.0
14"	18"	48"	12.3
16"	20"	54"	15.2
18"	22"	60"	
20"			

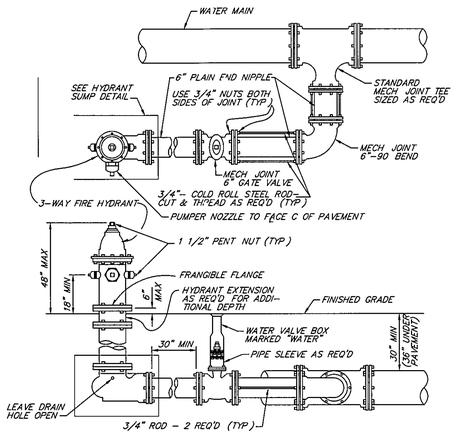
NOTES:
1 ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL
2 THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A-1 THRU A-3, CLEAN SAND AND GRAVELS)
3 POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.



SIZE	1/4 BENDS		CU FT	1/8 BENDS		CU FT	1/16 BENDS		CU FT
	A	B	CONC	A	B	CONC	A	B	CONC
2"	6"	5"	1.5						
4"	8"	6"	2.0						
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9
16"	39"	27"	37.8	21"	27"	19.1	12"	24"	11.2
18"	42"	29"		22"	29"		13"	26"	
20"	47"								

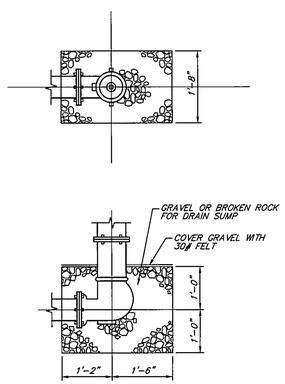
NOTES:
1 ALL BEARING SURFACES TO BE CARRIED TO UNISTURBED SOIL
2 THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A-1 THRU A-3, CLEAN SAND AND GRAVELS)
3 POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

THRUST BLOCK DETAIL
N T S

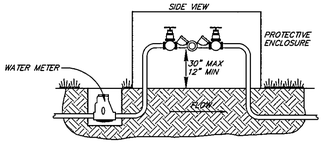


TYPICAL LIMITED SPACE FIRE HYDRANT INSTALLATION
N T S

FIRE HYDRANT NOTE:
ALL HYDRANTS WILL HAVE A STANDARD PENTAGON 1 1/2" OPERATING NUT AND A TAMPER PROOF BONNET NO THREADED RODS WILL BE ALLOWED BETWEEN THE HYDRANTS ISOLATION VALVE AND THE HYDRANT



HYDRANT SUMP DETAIL
N T S



REDUCED PRESSURE ASSEMBLY
N T S

RESIDENTIAL BACKFLOW REQUIREMENTS

RESIDENTIAL SERVICE TAPS ARE NOT REQUIRED TO INSTALL A BACKFLOW ASSEMBLY, HOWEVER AS A PROTECTIVE MEASURE, DESTIN WATER USERS HAS INSTALLED A RESIDENTIAL DUAL CHECK BACKFLOW ON ALL RESIDENTIAL POTABLE WATER TAPS.

FLORIDA ADMINISTRATIVE CODE DOES REQUIRE ADDITIONAL PROTECTION FOR THE FOLLOWING SITUATIONS.

1 ANY IRRIGATION TAPS MADE ON THE POTABLE DRINKING WATER MUST BE PROTECTED BY A MINIMUM PRESSURE VACUUM BREAKER BACKFLOW ASSEMBLY THE INSTALLATION REQUIREMENTS ARE VERY CRITICAL, AND MUST BE FOLLOWED
A THERE MUST BE NO TEES BETWEEN THE BACKFLOW ASSEMBLY AND THE TAP FROM THE POTABLE WATER
B IF THE ASSEMBLY IS A PRESSURE VACUUM BREAKER IT MUST BE INSTALLED IN THE VERTICAL POSITION
C AND, MOST IMPORTANTLY, THE BACKFLOW ASSEMBLY MUST BE INSTALLED AT LEAST TWELVE (12) INCHES ABOVE THE HIGHEST OUTLET ON THE IRRIGATION SYSTEM (HOSE BIB, SPRINKLER HEAD, ETC.)

2 POOLS SHOULD HAVE EITHER AN APPROVED AIR GAP OF A MINIMUM PROTECTION OF A PRESSURE VACUUM BREAKER BACKFLOW ASSEMBLY ONCE AGAIN INSTALLATION MUST BE CORRECT

3 THE POTABLE WATER SYSTEM MUST BE PROTECTED BY A REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY, IF A PRIVATE WELL IS CONNECTED IN ANY WAY THE INSTALLATION REQUIREMENTS ARE AS FOLLOWS
A THE BACKFLOW ASSEMBLY MUST BE INSTALLED IN THE HORIZONTAL POSITION
B IT MUST BE INSTALLED AT THE WATER METER, ON THE PROPERTY OWNERS SIDE, UNLESS SPECIFIED OTHERWISE BY DESTIN WATER USERS
C THERE CAN BE NO TEES BETWEEN THE BACKFLOW ASSEMBLY AND THE WATER METER
D THE BACKFLOW ASSEMBLY MUST BE INSTALLED BETWEEN TWELVE (12) AND THIRTY (30) INCHES ABOVE THE FLOOD PLAIN, WITH AT LEAST EIGHTEEN

COMMERCIAL BACKFLOW INSTALLATION REQUIREMENTS.

ALL COMMERCIAL WATER SERVICE CONNECTIONS ARE REQUIRED TO BE PROTECTED BY A REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY THE ASSEMBLY MUST BE INSTALLED NEAR THE WATER METER ALL ASSEMBLIES MUST BE INSTALLED HORIZONTALLY, UNLESS APPROVED OTHERWISE BY DESTIN WATER USERS EACH ASSEMBLY MUST BE READILY ACCESSIBLE WITHOUT OBSTRUCTION, AD HAVE A VERTICAL CLEARANCE OF AT LEAST 12" ABOVE FLOOD PLAIN AND 18" OR MORE AROUND AND ABOVE THE ASSEMBLY TO PROVIDE FOR TESTING AND MAINTENANCE

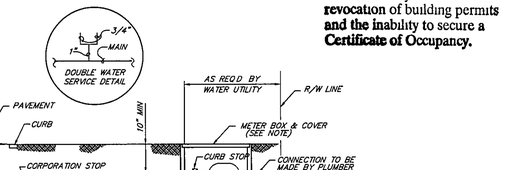
1 DEDICATED FIRE LINES, PRESENTING NO OTHER HAZARD(S) OR POTENTIAL HAZARD(S), SUCH AS TREATMENT CHEMICALS OR ANTIFREEZE ARE REQUIRED TO BE PROTECTED BY A MINIMUM DOUBLE CHECK VALVE ASSEMBLY IF PRIVATE FIRE HYDRANTS ARE PRESENT, A DOUBLE DETECTOR CHECK VALVE ASSEMBLY WILL BE REQUIRED AS A MINIMUM FIRELINES WHICH HAVE ELEMENTS CONSIDERED HAZARDOUS, MUST BE PROTECTED BY A REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY

2 IRRIGATION SYSTEMS SUPPLIED BY POTABLE WATER, REQUIRE A MINIMUM PRESSURE VACUUM BREAKER ASSEMBLY THE ASSEMBLY MUST BE INSTALLED VERTICALLY, AT LEAST 12" ABOVE THE HIGHEST OUTLET (HOSE BIB, SPRINKLER, ETC.) THERE MUST ALSO BE 18" CLEARANCE AROUND AND ABOVE THE ASSEMBLY

3 IRRIGATION SYSTEMS, DEDICATED FIRE LINES, OR ANY COMBINATION SYSTEMS SUPPLIED BY RECLAIMED WATER OTHER THAN SINGLE FAMILY RESIDENCES, REQUIRE IMMEDIATE UPGRADE OF PROTECTION OF THE POTABLE WATER SUPPLY BY INSTALLING A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY

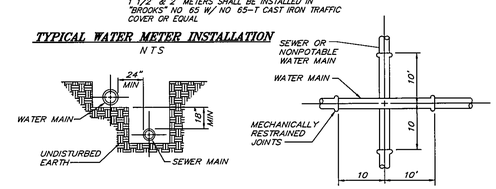
4 RESIDENTIAL TAPS, ARE CURRENTLY NOT REQUIRED TO HAVE A BACKFLOW PREVENTER, HOWEVER AS A PROTECTIVE MEASURE, DESTIN WATER USERS HAS INSTALLED RESIDENTIAL DUAL CHECK BACKFLOWS AS PER STATE GUIDELINES, DESTIN WATER USERS RESERVES THE RIGHT TO ELIMINATE ANY AND ALL CROSS CONNECTIONS.

DESTIN WATER USERS PHONE (850) 654-4826



NOTE
5/8", 3/4", & 1" METERS SHALL BE INSTALLED IN "BROOKS" NO 37 W/ NO 37-T CAST IRON TRAFFIC COVER METER BOX OR EQUAL
1 1/2" & 2" METERS SHALL BE INSTALLED IN "BROOKS" NO 85 W/ NO 85-T CAST IRON TRAFFIC COVER OR EQUAL

TYPICAL WATER METER INSTALLATION
N T S



NOTES
1 WHERE A 10 FOOT PARALLEL SEPARATION CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN OR NONPOTABLE WATER MAIN THE SEWER OR NONPOTABLE WATER MAIN SHALL BE DUCTILE IRON UNTIL THE PROPER SEPARATION DISTANCE OF AT LEAST 10 FEET IS OBTAINED

2 WHERE A 18 INCH VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN THEN THE WATER MAIN SHALL PASS OVER THE SEWER MAIN OR NONPOTABLE WATER MAIN WITH A MINIMUM VERTICAL CLEARANCE OF 6 INCHES THE SEWER OR NONPOTABLE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING AND THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE WITH MECHANICALLY RESTRAINED JOINTS

SEWER SEPARATION DETAIL
N T S

APPROVED BY TRC DATE/INITIALS 11/3/09 JMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin Unapproved **deviations** may result in the **revocation** of building permits **and the inability to secure a Certificate of Occupancy.**

Designed	WP
Drawn	JW
Checked	JNL
QC	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

Potable Water Standard Details

No	Date	Revision	By

NOV 05 2009
TIM M. MARTIN, P.E.
FL. P.E. # 64450
Reg. Engineer

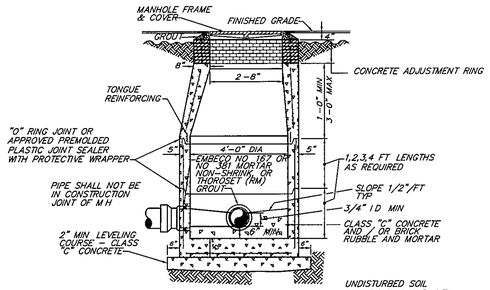
Project No 9902-21

Scale N/A

Date 09/14/05

Drawing Sheet 13 of 15

J:\99\9902-21\B\CW-Cover-Details.dwg, 10/8/2008 1:44:48 PM, johnw

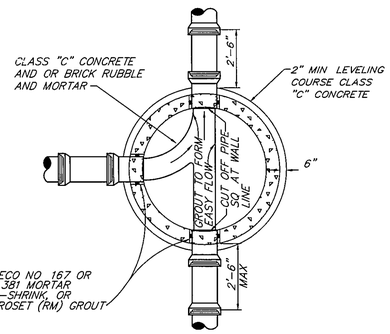


SECTION VIEW

NOTES

1 PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITION OF ASTM C 478 WITH 4,000 LB CONCRETE, TYPE II CEMENT

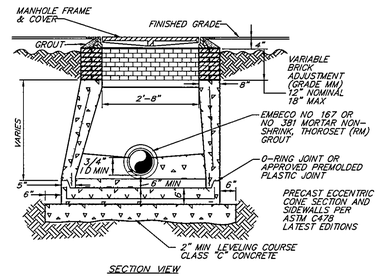
2 THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OF PIPE OPENING SURFACES



PLAN VIEW

SANITARY SEWER STANDARD MANHOLE

N T S (8"–21" SEWERS)



SECTION VIEW

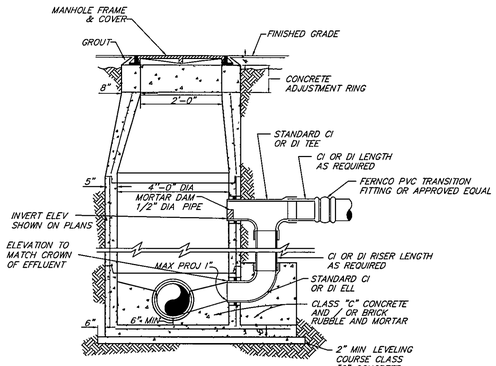
NOTES

1 PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C-478 WITH 4,000 LB CONCRETE, TYPE II CEMENT

2 THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OR PIPE OPENING SURFACES

SANITARY SEWER SHALLOW MANHOLE

N T S (8"–21" SEWERS)



SECTION VIEW

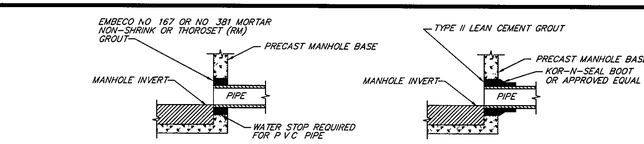
NOTES

1 PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITION OF ASTM C 478 WITH 4,000 LB CONCRETE, TYPE II CEMENT

2 THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OF PIPE OPENING SURFACES

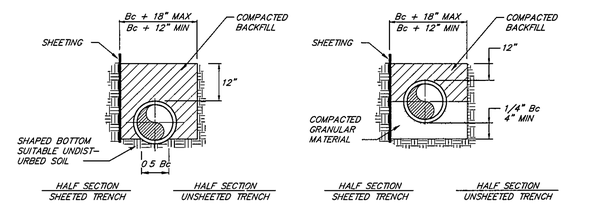
SANITARY SEWER DROP MANHOLE

N T S (8"–21" SEWERS)



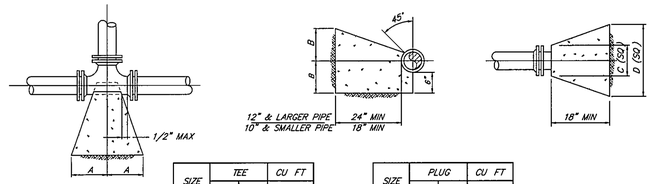
PRECAST MANHOLE PIPE CONNECTIONS

N T S



CLASS "B" TYPICAL BEDDING DETAIL

N T S



SIZE	TEE		CU FT
	A	B	CONC
6"	10"	12"	3.5
8"	13"	16"	5.4
10"	16"	20"	9.4
12"	18"	24"	16.6
14"	22"	27"	23.2
16"	24"	30"	28.6
18"	26"	32"	
20"			

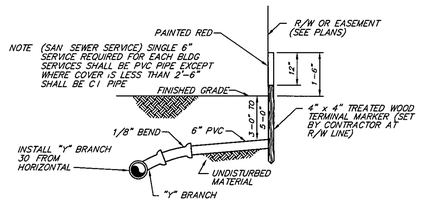
SIZE	PLUG		CU FT
	C	D	CONC
6"	10"	21"	2.6
8"	12"	29"	4.5
10"	14"	36"	6.9
12"	16"	41"	9.0
14"	18"	48"	12.3
16"	20"	54"	15.2
18"	22"	60"	
20"			

NOTES:

1 ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL

2 THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS "OR GOOD SOIL (A–1 THRU A–3, CLEAN SAND AND GRAVELS)

3 POOR SOIL (A–4 THRU A–8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS



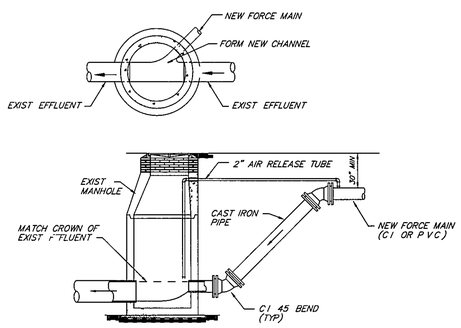
1 LOCATION OF SERVICE STUB TO BE MARKED BY THE LETTER "S" SCRIBED A MINIMUM OF 2" HIGH & 1/4" DEEP IN CURB AND CURB PAINTED RED

2 IF NO CURBING IS INSTALLED A "3" SQUARE STEEL TAG IS TO BE ATTACHED TO STREET PAVEMENT W/NAIL

3 EXTENDED SERVICE CONNECTION TO R/W OR EASEMENT (SEE PLANS)

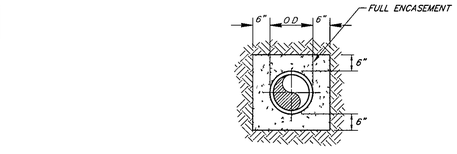
4 SERVICE TRENCHING TO CONFORM TO CITY/COUNTY STANDARDS FOR PIPE INSTALLATION

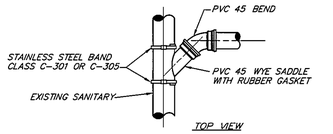
NEW SANITARY SEWER LINE



FORCE MAIN CONNECTION TO MANHOLE

N T S

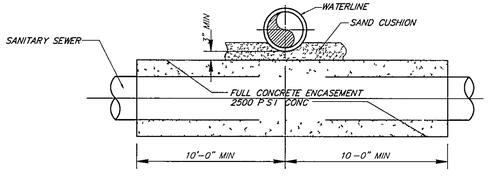




EXISTING SANITARY LINE

SINGLE SANITARY SEWER SERVICE CONNECTIONS DETAILS

N T S



NOTE

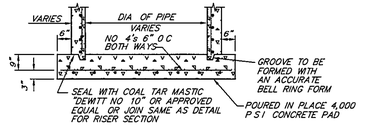
FOR POTABLE WATER LINE CROSSING, 1–1/2" DIA AND LARGER A HORIZONTAL SEPARATION OF A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER MAINS AND SEWER MAINS (INCLUDES FORCE MAINS) WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, ALL PVC PIPE SHALL BE ENCASED IN CONCRETE THIS SITUATION MAY OR NOT BE NOTICED ON DRAWINGS

FOR ALTERNATE

CAST IRON OR DUCTILE IRON PIPE MAY BE USED IN LIEU OF CONCRETE ENCASEMENT AT WATER LINE CROSSING, WITH A LENGTH OF PIPE CENTERED AT THE POINT OF CROSSING, SO AS TO LOCATE JOINTS AT A MAXIMUM DISTANCE FROM THE WATER LINE

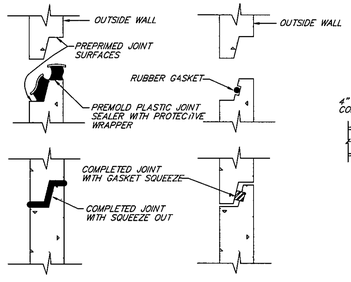
TYPICAL ENCASEMENT DETAIL

N T S



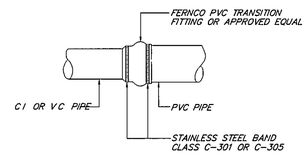
ALTERNATE CONSTRUCTION MANHOLE BOTTOM

N T S



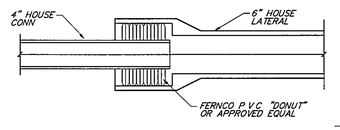
TYPICAL MANHOLE JOINT DETAIL

N T S



C.I. TO PVC COUPLING ADAPTER

N T S

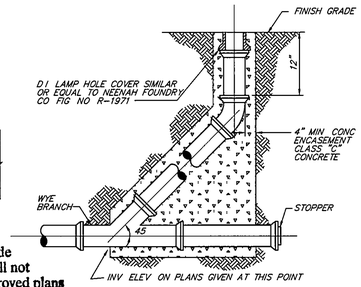


4" TO 6" HOUSE CONNECTION

N T S

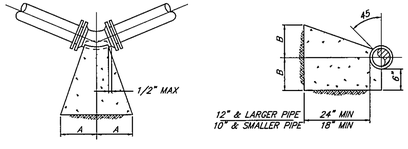
APPROVED BY THE DEPARTMENTS 11/5/08

Changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.



CLEANOUT DETAIL

N T S



SIZE	1/4 BENDS		CU FT	1/8 BENDS		CU FT	1/16 BENDS		CU FT
	A	B	CONC	A	B	CONC	A	B	CONC
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9
16"	38"	27"	37.8	21"	27"	19.1	12"	24"	11.2
18"	42"	29"		22"	29"		13"	26"	
20"	47"								

NOTES

1 ALL BEARING SURFACES TO BE CARRIED TO UNISTURBED SOIL

2 THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A–1 THRU A–3, CLEAN SAND AND GRAVELS)

3 POOR SOIL (A–4 THRU A–8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS

THRUST BLOCK DETAIL

N T S

Designed	WP
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

Sanitary Sewer Standard Details

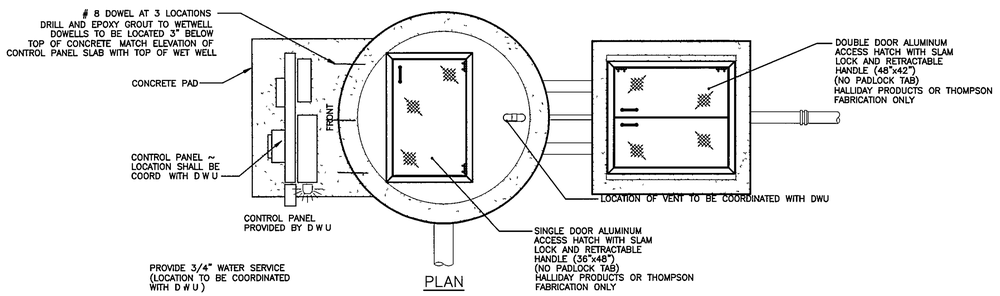
No	Date	Revision	By

NOV 05 2009

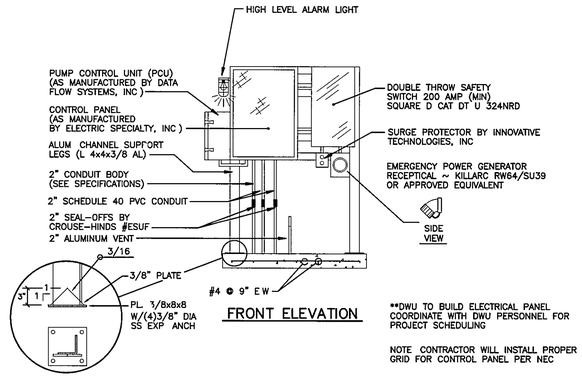
TIM M. MARTIN, P.E. FL. P.E. # 64450 Reg. Engineer

Project No	9902–21
Scale	N/A
Date	09/14/05
Drawing	
Sheet	14 of 15

J:\9909\02-21B\CW-Cover-Details.dwg, 10/8/2008 1:44:22 PM, johnw



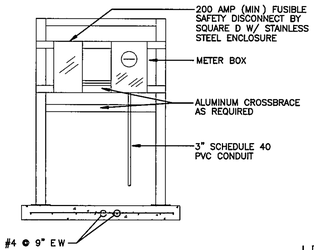
PLAN



FRONT ELEVATION

**DWU TO BUILD ELECTRICAL PANEL COORDINATE WITH DWU PERSONNEL FOR PROJECT SCHEDULING

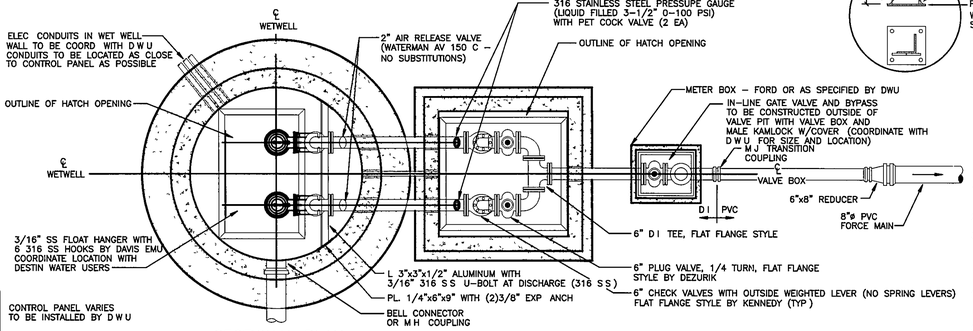
NOTE CONTRACTOR WILL INSTALL PROPER GROUNDING GRID FOR CONTROL PANEL PER NEC



REAR ELEVATION

LEGEND

*	PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
◆	ELEVATION
D W U	DESTIN WATER USERS, INC
O C E W	ON CENTER, EACH WAY
316 S S	316 STAINLESS STEEL
D I	DUCTILE IRON



SECTIONAL PLAN

LIFT STATION CONTROL PANEL INSTALLATION DETAIL

GENERAL NOTES

1 WET WELL AND VALVE VAULT SHALL BE COATED WITH KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT (TWO COATS, 9 MILS EACH)

2 BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC

3 VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES SIZE OF HATCH ON VALVE VAULT IS FOR 4" PIPE AND SHALL INCREASE ACCORDINGLY WITH LARGER PIPE SIZES

4 ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH NON-SHRINK GROUT PIPING SHALL BE WRAPPED WITH THREE LAYERS OF ASPHALTIC FELT

5 THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELECTRICAL JUNCTION BOXES IN WET WELL

6 WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 3/16" 316 S S HARDWARE SIZE AS REQUIRED BY MANUFACTURER AND APPROVED BY DESTIN WATER USERS ORIENTATION OF HATCH OPENINGS MAY VARY

7 FLEXIBLE COUPLING SHALL BE SLEEVE TYPE

8 SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS

9 ALL HARDWARE IN WET WELL AND VALVE BOX SHALL BE 316 STAINLESS STEEL.

10 ALL CONDUIT CONNECTING TO THE CONTROL PANEL SHALL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF FILLED WITH APPLETON DUC NON-HARDENING COMPOUND

11 ALL ENCLOSURES SHALL BE NEMA 4X SS

12 THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIFT STATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE WITH THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USERS, INC

13 ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY WITH APPROPRIATE CODES THE COMPLETE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE

14 ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN

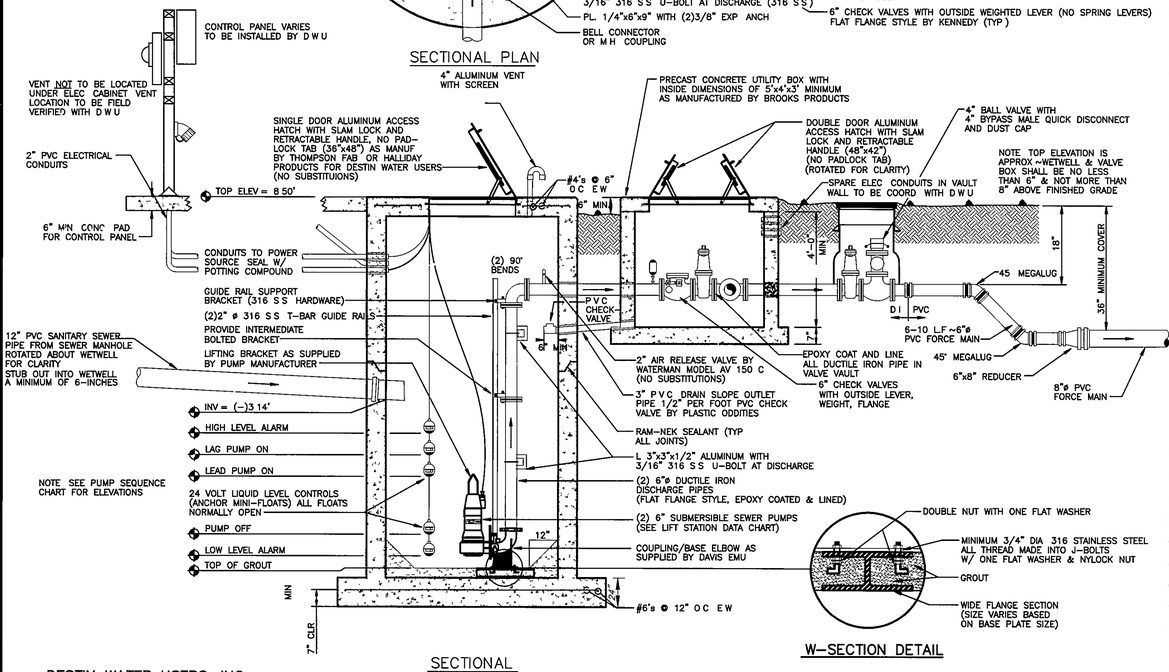
15 EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED WITH A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED WITH THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELECTRICAL OR OTHER POWER CHARACTERISTICS SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL.

16 THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUFACTURER PRIOR TO SHIPMENT

17 THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USERS, INC , FOUR (4) COMPLETE, BOUND OPERATION AND MAINTENANCE MANUALS THE MANUALS SHALL INCLUDE CLEAR AND CONCISE INSTRUCTIONS FOR THE OPERATION, ADJUSTMENT, LUBRICATION (INCLUDING LUBRICATION CHART) AND OTHER MAINTENANCE OF THE EQUIPMENT FURNISHED THE MANUAL SHALL ALSO INCLUDE A COMPLETE PARTS LIST, WITH CATALOG NUMBERS AND OTHER DATA NECESSARY FOR ORDERING REPLACEMENT PARTS ALL INSTRUCTIONS AND PARTS LIST SHALL BE PREPARED SPECIFICALLY FOR THE MODEL TYPE OF EQUIPMENT FURNISHED

18 THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUFACTURER (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN)

19 THE CONTRACTOR SHALL KEEP A COMPLETE LIST OF AS-BUILT DRAWINGS SHOWING ALL ITEMS OF CONSTRUCTION AND EQUIPMENT WHICH DIFFER IN SIZE SHAPE OR LOCATION FROM THOSE SHOWN ON THE PLANS THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE LIFT STATION INSTALLATION



SECTIONAL

W-SECTION DETAIL

DESTIN WATER USERS, INC.

PHASE 1

LIFT STATION NO. 1 DATA

DESIGNATION	LIFT STATION NO 1
WETWELL DIAMETER	12 FT
PUMP MODEL	DAVIS EMU FA 15 95 FK202-6/22
VOLTAGE	230 3-PHASE
H P	14 0
R P M	1750
DELIVERY, GPM	500
TDH, FEET	43
IMPELLER	317
FORCE MAIN DIAMETER	8"
MINIMUM SOLID SIZE	3" SPHERE
EFFICIENCY	-

PUMP CONTROL SEQUENCE

ELEV SETTING	RISING WATER LEVEL	FALLING WATER LEVEL
(-)4 64	HIGH LEVEL ALARM	
(-)4 64		STOP ALARM AND RESET OVERRIDE
(-)5 64	LAG PUMP ON	
(-)6 64	LEAD PUMP ON	
(-)8 64		PUMPS OFF AND RESET ALTERNATOR
(-)8 64		LOW LEVEL ALARM
(-)11 14	TOP OF GROUT	

ALL FOAT SETTINGS ARE APPROXIMATE CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED BY D W U DURING LIFT STATION TESTING

PHASE 2 (FUTURE PHASE)

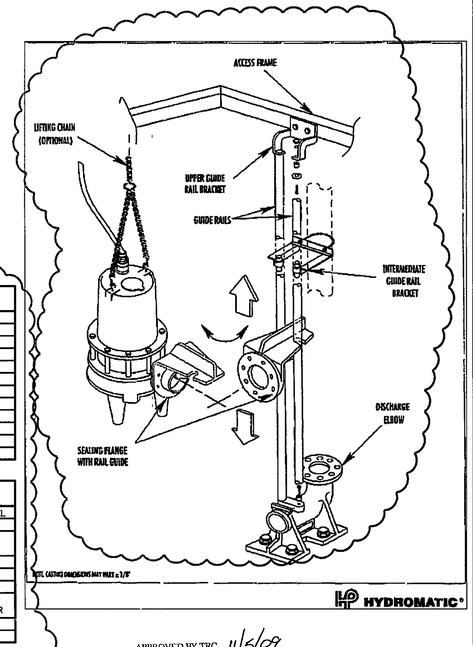
LIFT STATION NO. 2 DATA

DESIGNATION	LIFT STATION NO 2
WETWELL DIAMETER	10 FT
PUMP MODEL	FUTURE DESIGN
VOLTAGE	FUTURE DESIGN
H P	FUTURE DESIGN
R P M	FUTURE DESIGN
DELIVERY, GPM	FUTURE DESIGN
TDH, FEET	FUTURE DESIGN
IMPELLER	FUTURE DESIGN
FORCE MAIN DIAMETER	FUTURE DESIGN
MINIMUM SOLID SIZE	3" SPHERE
INFLUENT	(-) 1 11

PUMP CONTROL SEQUENCE

ELEV SETTING	RISING WATER LEVEL	FALLING WATER LEVEL
(-)2 11	HIGH LEVEL ALARM	
(-)2 11		STOP ALARM AND RESET OVERRIDE
(-)3 11	LAG PUMP ON	
(-)3 61	LEAD PUMP ON	
(-)5 61		PUMPS OFF AND RESET ALTERNATOR
(-)5 61		LOW LEVEL ALARM
(-)8 61	TOP OF GROUT	

ALL FOAT SETTINGS ARE APPROXIMATE. CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED BY D W U DURING LIFT STATION TESTING

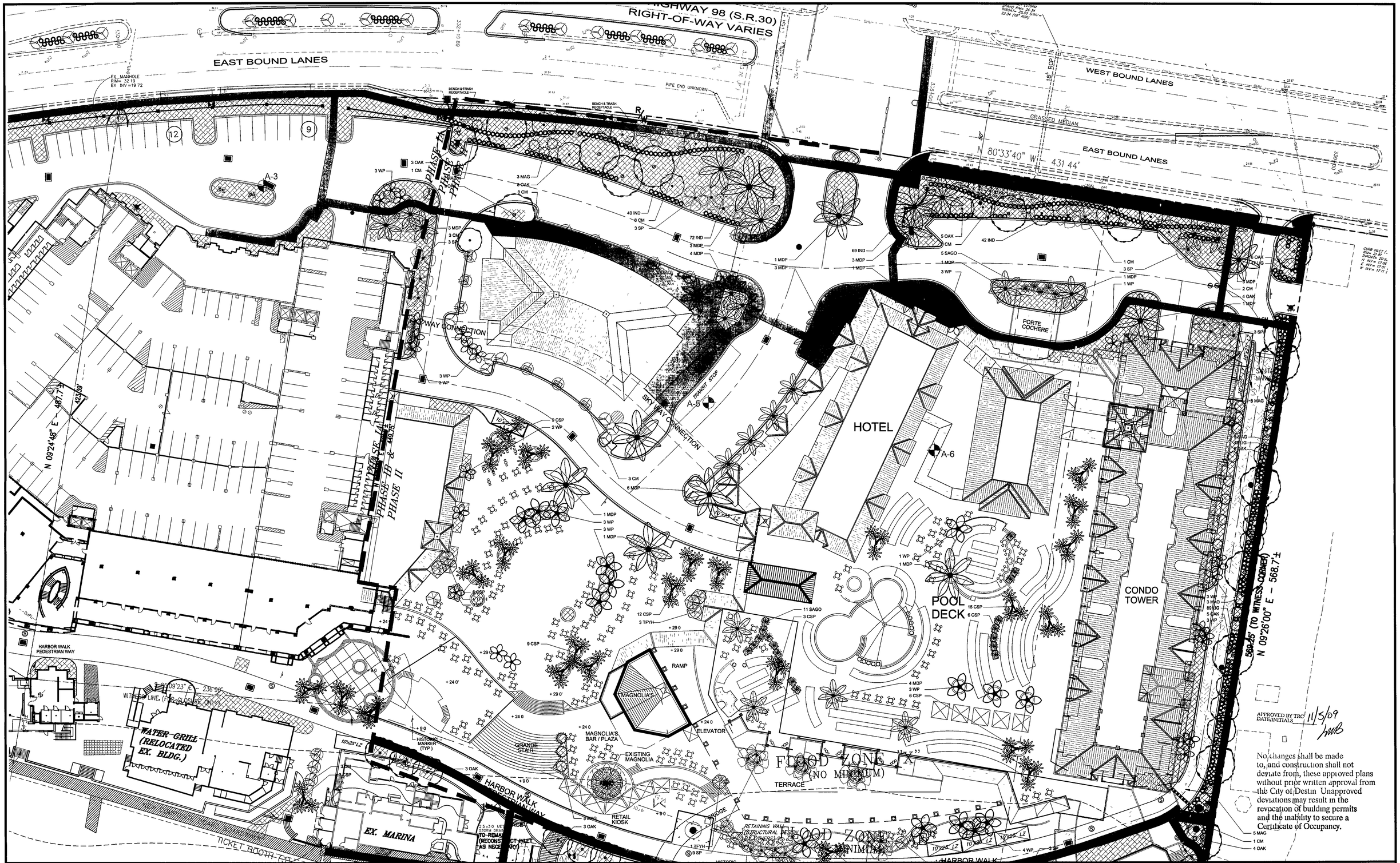


APPROVED BY TRC
DATE/INITIALS 11/5/09 JMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy

Designed WP	Released For Construction	Connelly & Wicker, Inc. Consulting Engineers	HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL	Lift Station Details	No	Date	Revision By	Project No 9902-21	Drawing
Drawn JW	By	Jacksonville Beach & Destin, Florida	Prepared For					Scale N/A	
Checked JNL	This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request	Certificate Authorization Number 3650	HarborWalk, Inc.					Date 09/14/05	Sheet 15 of 15
O C JNL		4008 Legendary Drive, Suite #300 Destin, Florida 32541 Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW CWENG COM						NOV 05 2009 TIM M MARTIN FL P E # 64450 Reg Engineer	

J \99\9902-21B\CW-Cover-Details dwg, 10/8/2008 1 43 16 PM, johnw

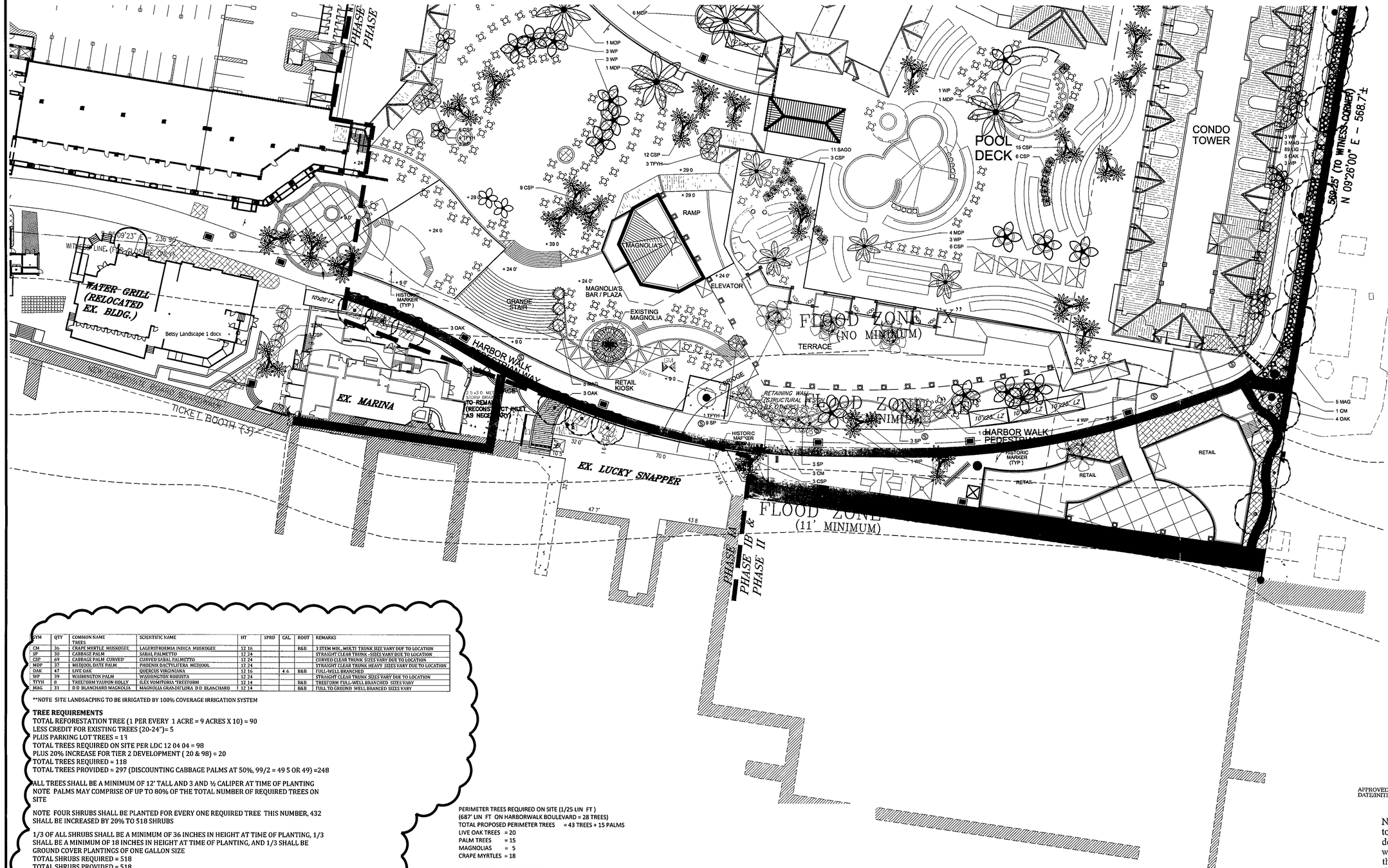


Designed WP	Released For Construction	Connelly & Wicker, Inc. Consulting Engineers	HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL	Landscape Plan L 1.1			Project No 9902-21
Drawn JW	By	Jacksonville Beach & Destin, Florida	Prepared For				Scale 1" = 30'
Checked JNL	This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.	Certificate Authorization Number 3650	HarborWalk, Inc.				Date
O.C. JNL		4008 Legendary Drive, Suite #300 Destin, Florida 32541 Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW.CWENG.COM					Drawing L 1.1 Sheet ____ of ____

No	Date	Revision	By
2	07/22/09	MOVED SIDEWALK ON EAST PROPERTY LINE	JW
1	04/24/09	REVISED PER CITY COMMENTS	JW

Reg. Engineer

J:\99\9902-21B\CW-Overall & Landscaping Plan_Phase II.dwg, 7/27/2009 9:24:11 AM, johnw



SYM	QTY	COMMON NAME	SCIENTIFIC NAME	HT	SPRD	CAL	ROOT	REMARKS
		TREES						
CM	36	CRAPE MYRTLE 'MUSKOGEE	LAGERSTROEMIA INDICA 'MUSKOGEE	12 16			B&B	3 STEM MIN., MULTI TRUNK SIZE VARY DUE TO LOCATION
SP	30	CABBAGE PALM	SABAL PALMETTO	12 24				STRAIGHT CLEAR TRUNK -SIZES VARY DUE TO LOCATION
CSP	69	CABBAGE PALM 'CURVED'	CURVED SABAL PALMETTO	12 24				CURVED CLEAR TRUNK SIZES VARY DUE TO LOCATION
MDP	37	MEDJOOL DATE PALM	PHOENIX DACTYLIFERA 'MEDJOOL	12 24				STRAIGHT CLEAR TRUNK HEAVY SIZES VARY DUE TO LOCATION
OAK	47	LIVE OAK	QUERCUS VIRGINIANA	12 16		4 6	B&B	FULL-WELL BRANCHED
WP	39	WASHINGTON PALM	WASHINGTON RIBBISTA	12 24				STRAIGHT CLEAR TRUNK SIZES VARY DUE TO LOCATION
TFYH	8	'TREEFORM YAUPON HOLLY	ILEX VOMITORIA 'TREEFORM	12 14			B&B	TREEFORM FULL-WELL BRANCHED SIZES VARY
MAG	31	D D BLANCHARD MAGNOLIA	MAGNOLIA GRANDIFLORA D D BLANCHARD	12 14			B&B	FULL TO GROUND WELL BRANCED SIZES VARY

**NOTE SITE LANDSACPING TO BE IRRIGATED BY 100% COVERAGE IRRIGATION SYSTEM

TREE REQUIREMENTS
TOTAL REFORESTATION TREE (1 PER EVERY 1 ACRE = 9 ACRES X 10) = 90
LESS CREDIT FOR EXISTING TREES (20-24")= 5
PLUS PARKING LOT TREES = 13
TOTAL TREES REQUIRED ON SITE PER LDC 12 04 04 = 98
PLUS 20% INCREASE FOR TIER 2 DEVELOPMENT (20 & 98) = 20
TOTAL TREES REQUIRED = 118
TOTAL TREES PROVIDED = 297 (DISCOUNTING CABBAGE PALMS AT 50%, 99/2 = 49 5 OR 49) =248

ALL TREES SHALL BE A MINIMUM OF 12' TALL AND 3 AND ½ CALIPER AT TIME OF PLANTING
NOTE PALMS MAY COMPRISE OF UP TO 80% OF THE TOTAL NUMBER OF REQUIRED TREES ON SITE

NOTE FOUR SHRUBS SHALL BE PLANTED FOR EVERY ONE REQUIRED TREE THIS NUMBER, 432 SHALL BE INCREASED BY 20% TO 518 SHRUBS

1/3 OF ALL SHRUBS SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AT TIME OF PLANTING, 1/3 SHALL BE A MINIMUM OF 18 INCHES IN HEIGHT AT TIME OF PLANTING, AND 1/3 SHALL BE GROUND COVER PLANTINGS OF ONE GALLON SIZE
TOTAL SHRUBS REQUIRED = 518
TOTAL SHRUBS PROVIDED = 518
TYPES OF SHRUBS PROVIDED
INDIAN HAWTHORNE - 18" TALL & 36" TALL - 123
WAX LEAF LIGUSTRUM - 36" TALL - 178
GIANT LIRIPE - 1 GAL - 117

TOTAL REFORESTATION CREDITS FOR TREES ON SITE (EXISTING) = 5
TOTAL REFORESTATION TREES REQUIRED ON SITE = 85
TOTAL PROPOSED REFORESTATION TREES = 151
(Included in Proposed Trees are Crape Myrtle, Medjools, Live Oaks and Magnolias)

PERIMETER TREES REQUIRED ON SITE (1/25 LIN FT)
(687' LIN FT ON HARBORWALK BOULEVARD = 28 TREES)
TOTAL PROPOSED PERIMETER TREES = 43 TREES + 15 PALMS
LIVE OAK TREES = 20
PALM TREES = 15
MAGNOLIAS = 5
CRAPE MYRTLES = 18

VEGETATIVE BUFFER TREES REQUIRED ON SITE (1/25 LIN FT) EAST PROPERTY LINE
(568' ON EAST PROPERTY LINE = 23 TREES)
TOTAL BUFFER TREES = 33 TREES
LIVE OAK TREES = 20
MAGNOLIAS = 13

APPROVED BY TRC
DATE/INITIALS 11/05/09 JMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.

Designed	WP
Drawn	JW
Checked	JNL
O C	JNL

Released For Construction

By

This Drawing is the property of Connelly & Wicker Inc and is not to be reproduced or copied in whole or in part It is not to be used on any other project and is to be returned on request

Connelly & Wicker, Inc.
Consulting Engineers
Jacksonville Beach & Destin, Florida
Certificate Authorization Number 3650
4008 Legendary Drive, Suite #300
Destin, Florida 32541
Phone (850) 837-4252 ~ Fax (850) 837-7804 ~ Web WWW CWENG COM

HARBORWALK VILLAGE 3RD AMENDMENT AS REVISED, OCTOBER, 2008 FOR TIER 2 APPROVAL

Prepared For

HarborWalk, Inc.

Landscape Plan
L 1.2

No	Date	Revision	By
5	07/22/09	MOVED SIDEWALK ON EAST PROPERTY LINE	JW
4	04/24/09	REVISED PER CITY COMMENTS	JW

Reg Engineer

Project No 9902-21

Scale 1" = 30'

Date

Drawing L 1.2

Sheet_____of_____

J \99\9902-21B\CW-Overall & Landscaping Plan_Phase II dwg, 7/27/2009 9 11 07 AM, johnw

Community Development
Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-460-2171 | www.cityofdestin.com

Final Development Order: **Order No. 18-13**

HARBORWALK VILLAGE, 5th AMENDMENT
A SIMPLE DEVIATION TO A
PREVIOUSLY APPROVED MAJOR DEVELOPMENT
100 Harbor Blvd
(18-24-SP)

May 23, 2018

Stephen Tatum
Matthews & Jones, LLP
4475 Legendary Dr.
Destin, Fl. 32541

Dear Mr. Tatum:

You have requested that the City approve an amendment to the previously approved Development Order for the Harborwalk Village development to implement the following changes:

- Establish a baseline of existing and available parking for the Harborwalk Village and associated uses currently approved within the master development area.

The City has reviewed your request pursuant to the requirements of Article 2, Section 2.07.04 of the Land Development Code (LDC), and has determined that the proposed amendment qualifies as a simple deviation landscape plan amendment, which can be approved by the Community Development Director or his designee without non-staff TRT review or City Council action.

Staff has found that all necessary requirements and conditions of this request have been met and has granted approval of the amendment to establish a Harborwalk Village parking baseline based on the following information:

1. All prior terms and conditions of the following Development Orders for this project are still applicable:
   - DO-02-55
   - DO-04-13 1st Amendment
   - DO-10-02 3rd Amendment
   - DO-08-18 4th Amendment

2. The establishment of this parking baseline is founded on the City's past determination by Kenrick S. Gallander, AICP, Community Development Director, that the August 17, 2015 shared parking analysis for Harborwalk Village confirms that the parking provided for the Harborwalk Village, and the associated uses currently approved within the master development area, is compliant with the applicable final development order and land development code regulations.

3. The August 26, 2015 Harborwalk Village shared parking analysis, included and referenced in the City's August 17, 2015 letter, established that a total of 1,146 parking spaces are existing and available.

4. May 19, 2008 the City approved DO-08-19 Harborwalk Village 4th Amendment the City approved changes to the approved Development Order and site plan to reflect the construction of a parking lot on the east portion of the Harborwalk Village development site to include 78 new parking spaces. These new spaces are accounted for in the Harborwalk Village shared parking analysis.

5. November 20, 2017 the City approved Development Order Exemption DO-EX-06 to convert current Harborwalk Village retail and condo space to hotel rooms.

6. The Development Order Exemption (17-DO-EX-06) approval is based on, among other things, the August 15, 2017 Parking Generation Evaluation prepared by Southern Traffic Services, Inc. that concludes the conversion of uses slightly increases the parking demand, but that increase does not exceed the overall Harborwalk Village required number of parking spaces.

7. The baseline number of existing and available parking spaces for the Harborwalk Village, and the associated uses currently approved within the master development area, is established at 1,146 parking spaces.

Please note that all other provisions of Development Orders for the project have not changed and remain in effect. **Please keep a copy of this letter with the original Final Development Order and subsequent amended development orders.**

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,

Jennifer Bryla, AICP
Community Development Director

cc: Pete Knowles, Owner
City Clerk
Building Division File: 100 Harbor Blvd.
Planning Division File: 18-24-SP
2018 Development Order Log
File: Letter Log

Community Development

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-650-0693 | www.cityofdestin.com

August 27, 2015

HarborWalk Village
Attn: John Hall, GM HarborWalk Village
10 Harbor Blvd.
Destin, Florida 32541

Subject: HarborWalk Village Updated Shared Parking Analysis and Parking Compliance Confirmation

Dear Mr. Hall:

This letter is to acknowledge the city has reviewed and approved an updated shared parking analysis for HarborWalk Village dated revised August 17, 2015. It is through this shared parking analysis the city is able to confirm HarborWalk Village, and the associated uses currently approved within the master development area, is compliant with the applicable final development order and land development code regulations.

I have attached the latest updated parking compliance spreadsheet for your records and for your future reference to ensure required parking compliance with new businesses and uses that are planned for and implemented. It is also through this spreadsheet the city will refer to confirm required parking compliance for future businesses and uses proposed within all phases of the HarborWalk Village development.

If you have questions or need additional information, please feel free to contact me or the Planning Division at (850) 654-1119

Sincerely,

Kenrick S. Gallander, AICP
Community Development Director

KSG/

Attachments:

1. HarborWalk Village Parking Compliance Spreadsheet – August 27, 2015

cc: File: Letter Log

ADDRESS 2 - 100 Harbor Blvd (HARBORWALK VILLAGE)

PARKING STATUS

UPDATED August 26, 2015

OPR: Planning

BUSINESS NAME	TYPE OF BUSINESS	DESCRIPTION (Approved Units, Gross Floor Area - sq. ft., passengers, boats, watercraft)	PARKING FACTOR (Aug. 2002 LDC Requirements)	PARKING REQUIRED
Emerald Grande & Sunset Suites	[1] Multi-Family Resort	[1] 291 Units	1.75/du	509
[2] SHOPPING CENTER - Approved for total of 199,999 sf per D.O. 04-13				
Margaritaville	[2] Restaurant - Full Service	17129	1/250 sf	68.5
Tropical Smoothie	[2] Restaurant - Full Service	1031	1/250 sf	4.1
Jesters	[2] Restaurant - Full Service	2000	1/250 sf	8.0
Starbucks	[2] Restaurant - Full Service	1112	1/250 sf	4.4
Crab Island Cantina	[2] Restaurant - Full Service	7489	1/250 sf	30.0
Coyote Ugly	[2] Bar/Cocktail - Lounge	6793	1/250 sf	27.2
Harry T's	[2] Restaurant - Full Service	3825	1/250 sf	15.3
Jackacudas	[2] Restaurant - Full Service	5320	1/250 sf	21.3
La Famiglia	[2] Restaurant - Full Service	2875	1/250 sf	11.5
Grand Vista Bar & Grill	[2] Restaurant - Full Service	1489	1/250 sf	6.0
The Spa & East Pass Fitness Center	Retail/Service/Office	1378	1/250 sf	5.5
Emerald Grande Retail Shop and Real Estate Office	Retail/Service/Office	580	1/250 sf	2.3
Pelagic - High Performance Offshore	Retail/Service/Office	2926	1/250 sf	11.7
Vacant	Retail/Service/Office	844	1/250 sf	3.4
Bico Australia	Retail/Service/Office	960	1/250 sf	3.8
Kitty Hawk Kites	Retail/Service/Office	3741	1/250 sf	15.0
American Doll Clothes	Retail/Service/Office	428	1/250 sf	1.7
HD Action Photo	Retail/Service/Office	1003	1/250 sf	4.0
Sunset Shoes/Lifestyle	Retail/Service/Office	3349	1/250 sf	13.4
Sunglass World	Retail/Service/Office	1344	1/250 sf	5.4
Aloha Surf	Retail/Service/Office	1344	1/250 sf	5.4
Hove (Perfume)	Retail/Service/Office	941	1/250 sf	3.8
Del Sol	Retail/Service/Office	1134	1/250 sf	4.5
The Fudgery	Retail/Service/Office	1199	1/250 sf	4.8
Apex (Radio Station/Offices)	Retail/Service/Office	3556	1/250 sf	14.2
Judy Shillingburg's Watercolors	Retail/Service/Office	4472	1/250 sf	17.9
Art Co-op	Retail/Service/Office	3525	1/250 sf	14.1
Vacant	Retail/Service/Office	2118	1/250 sf	8.5
Vacant	Retail/Service/Office	1433	1/250 sf	5.7
Vacant	Retail/Service/Office	1433	1/250 sf	5.7
Vacant	Retail/Service/Office	1448	1/250 sf	5.8
Popcorn Jungle	Retail/Service/Office	856	1/250 sf	3.4
Destin Marina/HarborWalk Marina	Retail/Service/Office	3764	1/250 sf	15.1
Wyndham Vacation Resort Office	Retail/Service/Office	990	1/250 sf	4.0
Boogies Booking Building	Retail/Service/Office	300	1/250 sf	1.2
Wyndham Welcome Center	Retail/Service/Office	535	1/250 sf	2.1
Food/Beverage Concession Vendors	Retail/Service/Office	8 Vendor Locations	1 space per vendor	8.0

Kiosk/Portable Building for Vendors & Booking Booths	Retail/Service/Office	19 Kiosk/Portable Buildings/Booths	1 space per kiosk/portable building	19.0
7D Theater	Theater	1433	1/250 sf	5.7
Laser Maze	Amusements	245	1/250 sf	1.0
Mining Co.	Amusements	100	1/250 sf	0.4
Kid Zone	Amusements	1000	1/250 sf	4.0
Zipline, Rockwall, Free Fall	Amusements	208	1/250 sf	0.8
SubTotal - Shopping Center		**97650**	**1/250 sf**	**418**
MARINA				
L'L STASIA	Charter Fishing	1 Boat - 5 passenger	5 spaces per boat	5.0
DESTIN BAY CHARTERS	Charter Fishing	1 Boat - 5 passenger	5 spaces per boat	5.0
CUTTING EDGE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PERFECT SHOT (To be Bowd Up in 2015)	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FIFTH AMENDMENT	Charter Fishing	1 Boat - 22 Passenger	5 spaces per boat	5.0
MARY LOU (CAT N AROUND?)	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
STARFIRE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
SEA VENTURE	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
ANASTASIA	Charter Fishing	1 Boat - 44 passenger	5 spaces per boat	5.0
STRESS RELIEF II	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
GULF RANGER	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
FINEST KIND	Charter Fishing	1 Boat - 15 passenger	5 spaces per boat	5.0
SPECIAL K	Charter Fishing	1 Boat - 6 passenger	5 spaces per boat	5.0
PHOENIX	Charter Fishing	1 Boat - 20 passenger	5 spaces per boat	5.0
Just B Cause	Charter Fishing	1 Boat - 12 passenger	5 spaces per boat	5.0
CHECKMATE II	Charter Fishing	1 Boat - 17 passenger	5 spaces per boat	5.0
Rookie	Charter Fishing	1 Boat -16 passengers	5 spaces per boat	5.0
BARRACUDA	Charter Fishing	1 Boat- 6 passenger	5 spaces per boat	5.0
Screamin Drag	Charter Fishing	1 Boat- 6 passenger	5 spaces per boat	5.0
FISH-N-TEEM	Charter Fishing	1 Boat- 6 passenger	5 spaces per boat	5.0
MISS NAUTICA	Charter Fishing	1 Boat - 22 Passenger	5 spaces per boat	5.0
Destin Inshore Fishing (Slay Ride, II, & III)	Charter Fishing	3 Boats - 4, 6, & 5	5 spaces per boat (3 boats)	15.0
Fish Tales	Charter Fishing	1 Boat- 6 passenger	5 spaces per boat	5.0
Backcountry Outfitters	Charter Fishing	1 Boat - 5 passenger	5 spaces per boat	5.0
Swoop I	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
Swoop II	Charter Fishing	1 Boat - 49 passengers/seats	5 spaces per boat	5.0
SubTotal - Charter				**140**
Boogies	Leisure Rentals	40 Pontoons	2.2 spaces per boat	88.0
		90 PWC	0.26 spaces per PWC	23.4
SubTotal - Leisure Rental				**111**
Boogies	Parasail	3 Boats	3 spaces/boat	9.0
Reef Runner	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass.-seats	12.3
Sand Dollar	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass.-seats	12.3
Snuba Runner	Snorkel/Sightseeing Boat	1 Boat - 49 passengers/seats	1 space/4 pass.-seats	12.3
Kokomo	Snorkel/Sightseeing Boat	1 Boat - 41 passengers/seats	1 space/4 pass.-seats	10.3
Explorer	Snorkel/Sightseeing Boat	1 Boat - 36 passengers/seats	1 space/4 pass.-seats	9.0
Seablaster II	Sightseeing	1 Boat - 132 passengers/seats	1 space/4 pass.-seats	33.0
Seablaster I	Sightseeing	1 Boat - 119 passengers/seats	1 space/4 pass.-seats	29.8
Glass Bottom Boat	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass.-seats	37.3
Southern Star	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass.-seats	37.3
Buccaneer	Sightseeing	1 Boat - 149 passengers/seats	1 space/4 pass.-seats	37.3

SubTotal - Sightseeing				240
Blue Water	Private		1 space per boat	1.0
Emerald Grande	Private		1 space per boat	1.0
The Innkeeper	Private		1 space per boat	1.0
SubTotal - Private				3
TOTAL - MARINA				494

TOTAL SPACES REQUIRED per CURRENT USES	**1,421**
TOTAL SPACES REQUIRED per CURRENT USES based on UNADJUSTED PARKING DEMAND (not including internal captures per August 2015 Parking Analysis)	**1,280**
TOTAL SPACES REQUIRED per CURRENT USES (Adjusted down 16.06% per August 2015 Parking Analysis for Internal Capture/Shared Parking)	**1,074**
[3]TOTAL SPACES PROVIDED	**1,146**
SURPLUS OR DEFICIENCY	**72**

City APPROVED UPDATED SHARED PARKING/INTERNAL CAPTURE REDUCTION: 16.06% as based on August 2015 Analysis by AVCON

(1) Based on D.O. 04-13 for max. 281 units in Emerald Grande towers plus 10 units in Sunset Suite Bldg. minus 1 dwelling unit with no permit or completion
(2) Aug. 2002 LDC Definition of "Shopping Center" - Complex of stores, restuarants, etc. grouped together and having a common parking area. Parking = 1 space per 250 sq. ft.
(3) City conducted site inspection w/ HarborWalk Village staff (John Hall) July 22, 2015 confirmed 1,146 non-obstructed compliant spaces on site.
Note: Off-site parking applied to provided required parking not permitted unless approved by the City Council per August 2002 LDC - Article 8, Section 8.05.03.Q
Note: Gross floor area calculations may be reduced to include much lower percentage of leasable space per August 2002 LDC - Article 8, Section 8.05.03.O

Note: Further study of parking in the Harbor District have found that the result of not requiring parking for open-air seating (not counted as gross floor area), not having parking regulations that reflect the true unique mixed land use types and associated parking impacts for those land uses (ie. Entertainment/Festive Mixed Use Developments) results in on-site and off-site parking impacts, inconsistent parking management standards used by private property owners, and no special event parking management standards significantly contribute to the parking issues in the District.

CITY *of* DESTIN

4200 Two Trees Road • Destin, Florida 32541 www.cityofdestin.com

May 19, 2008

Order No. 08-19

Legendary, Inc.
Attn: Peter Bos, CEO
4100 Legendary Drive; Suite 200
Destin, FL 32541

Subject: SP-08-08, Harborwalk Village, 4th Amendment a Simple Deviation to a previously approved Major Development

Dear Mr. Bos:

A request has been made, through your agent Mr. Tim M. Martin, P.E. of Connelly & Wicker, Inc., for the City to approve a simple deviation to revise the previously approved Development Order and site plan to reflect the following changes to the site plan:

1. Construct a parking lot just to the east of the Emerald Grande East Tower. The parking lot includes 78 proposed new spaces including 4 handicap spaces.

2. Revised Stormwater Drainage Plan and Calculations to address the changes to the impervious surfaces.

The City has reviewed your request pursuant to the requirements of Article 2, Section 2.07.04, and has determined that the proposed amendment qualifies as a simple deviation, which has been provided to and approved by those applicable TRC members.

Staff has found that you have met all necessary requirements and conditions for the proposed site plan changes, and has granted approval of the amendment with the following notes/conditions:

1. All previous conditions and requirements of the existing development orders (D.O. 02-55 and DO-04-13) remain in effect unless specifically altered by this amended final development order.

Please keep a copy of this letter with the original Final Development Order and any subsequent amended development orders.

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,

Gerald F. Mucci
Community Development Director

GFM/jlc

cc: City Clerk
Building and Permits Division
File: SP-00-57, SP-04-04 and SP-08-08
File: 2008 D. O. Log
File: Letter Log

Community Development
Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-460-2171 | www.cityofdestin.com

November 20, 2017

East Pass Investors, Inc.
Attn: William Pope (Agent)
4100 Legendary Drive Suite 240
Destin, FL 32541

Subject: 17-DO-EX-06 Harborwalk Village
Second Submittal Review Letter
34 Harbor Blvd, Destin FL 32541

Dear Mr. Pope:

The Development Order Exemption Application submitted on August 30, 2017 has been reviewed for compliance with the Land Development Code regulations pertaining to **Development Order exemptions.** Staff has reviewed your request to convert current retail and condo space to 34 hotel rooms, as an exemption to the requirement to a Development Order, as specified in Land Development Code, Section 2.05.02(G). The **Development Order Exemption has been approved** based on the application and supporting documentation provided as part of this review and in accordance with the above referenced Land Development Code Section (LDC):

A. **Planning Division Comments: Approved.** Please refer to the attached letter dated November 16, 2017. To discuss Planning Division related comments, please contact the City's Planning Consultant Mr. Tim Whaler of RPG Planning at 850-792-5575.

B. **City Transportation Consultant Comments: Approved.** Please refer to the attached letter dated September 25, 2017. To discuss City Transportation Consultants related comments, please contact Mr. Tim Whaler at 850-792-5575.

Please submit a revised application and set of plans, a revised Agent Affidavit; the Authorized Agent listed on the form must match the Agent Affidavit. If the Authorized Agent is a corporation, provide documentation as to whom has the authority to sign on behalf of the corporation. Please submit a digital copy of all documents on a DVD/CD.

If you have questions or need additional information, please feel free to contact me at (850) 837-4242.

Sincerely,

Steven Schmidt
Interim Community Development Director

Attachments:
City Planning Consultant comments dated November 16, 2017
City Transportation comments dated September 25, 2017
cc: Planning File: 17-DO-EX-06
Letter Log

RENAISSANCE
PLANNING

November 16, 2017

Attn: Steven Schmidt
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

RE: 17DOEX06 Harborwalk Village, 2nd Submittal – Planning

Dear Mr. Schmidt,

Renaissance Planning has reviewed the above-referenced project submittal on behalf of the City of Destin Planning Division to determine if the proposal meets the development order exemption requirements outlined in Land Development Code 2.05.02(G). The requirements and responses are provided below:

(1) *The proposed change does not require additional parking spaces beyond those already existing on the site.*

The proposal represents a net reduction in the required on-site parking. A site visit conducted on October 31, 2017 by the City of Destin Code Enforcement Manager concluded the on-site parking exceeds the total number of spaces provided in the HarborWalk Village Parking Compliance Spreadsheet. This requirement is met.

(2) *The proposed change cannot increase impervious surface area beyond 750 square feet.*

No changes to the impervious surface area are being proposed. This requirement is met.

(3) The proposed change does not exceed de minimums level of service standards for concurrency.

The proposal does not include an increase in gross floor area and represents a net reduction in trip generation. Therefore, the project is deemed de minimis for transportation concurrency as outlined in Comp Plan Policy 12-4.1.4(C)(5). This requirement is met.

(4) Sufficient information (site plan drawn to scale, existing versus proposed development, existing conditions, etc…) generally in accordance with section 2.18.02 general plan requirements must be provided at the time a building permit is submitted to the City.

The development order exemption process moves the review of a proposed project against the current Land Development Code requirements from the Development Order stage to the Building Permit stage. This requirement will be reviewed at the Building Permit Stage.

RENAISSANCE
PLANNING

Thank you for the opportunity to comment on this submittal.

Sincerely,

Tim Whaler | Project Manager
RENAISSANCE PLANNING

Twhaler@citiesthatwork.com
850.792.5575

RENAISSANCE
PLANNING

September 25, 2017

Attn: Steven Schmidt
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

RE: 17DOEX06 Harborwalk Village – Transportation

Dear Mr. Schmidt,

Renaissance Planning has reviewed the above-referenced traffic concurrency report, dated August 24, 2017. The report indicates the proposal does not include an increase in gross floor area and represents a net reduction in trip generation. Therefore, the project is deemed de minimis for transportation concurrency as outlined in Comp Plan Policy 12-4.1.4(C)(5).

Thank you for the opportunity to comment on this submittal.

Sincerely,

Tim Whaler | Project Manager
RENAISSANCE PLANNING
Twhaler@citiesthatwork.com
850.792.5575

Southern Traffic Services, Inc.
Gulf Breeze, Florida Tallahassee, Florida Tampa, Florida
Georgetown, Texas Atlanta, Georgia

August 15, 2017

Joe P. Poole, P.E.
2943 Golden Eagle Drive
Tallahassee, Florida 32312

Steve Griggs
Director of Real Estate Development
Legendary, Inc.
4471 Legendary
Destin, Florida 32541

RE: Parking Generation Evaluation, Proposed Hotel (34 Units), US 98 at Emerald Grande, Destin, FL

Dear Mr. Griggs:

As requested, I am submitting a parking evaluation for the proposed 34 unit hotel at Harborwalk Village. Based on our conversation the proposed development change would involve a conversion total of 27,349 square feet of area to a 34 unit hotel as follows:

1. Converting 8,427 square footage existing retail space to 8 hotel rooms, located on the 3rd floor.
2. Converting 18,922 square footage existing condominium space to 26 hotel rooms, located on the 4th and 5th floors. These 26 hotel rooms will be in lieu of 3 condo units that were never built out.

This parking evaluation is based on the following information:

1. Harborwalk Village Updated Shared Parking Analysis and Parking Compliance Confirmation Letter, dated August 27, 2015, from Ken Gallander, Community Development Director (City of Destin).

2. Updated Parking Compliance Spreadsheet attached to the letter as described above in item 1.

A copy of this letter and attachments are provided in the Appendix.

Existing Retail

Land Use	Area (square feet)	Parking Factor (August 2002 LDC Requirements)	Parking Required
Retail	8,427	1 space per 250 square feet	33.7

Existing Approved 3 Condominium Units

Land Use	Units	Parking Factor (August 2002 LDC Requirements)	Parking Required
Condominium Units	3	1.75 spaces per dwelling unit	5.3

Total Approved Existing Parking for Retail & Condominium Unit to be Converted

Scenario	Parking Required
Retail	33.7
Condominium Units	5.3
Total Parking	39.0

Proposed 34 Room Hotel

Land Use	Units	Parking Factor (August 2002 LDC Requirements)	Parking Required
Hotel	34	1.75 spaces per dwelling unit	59.5

Net Change in Parking

Scenario	Parking Required
Existing Retail	39.0
Proposed Hotel	59.5
Net Change in Parking	-20.5

The conversion from 8,427 square feet of retail and 3 condominium units to 34 hotel units results in a deficit of 20.5 parking spaces. According to the parking compliance spreadsheet, a surplus of 72 existing parking spaces is available. Therefore, after this conversion, the total number of surplus parking spaces would equal:

72 existing spaces – 20.5 spaces = 51.5 spaces

Based on results of this evaluation, with the elimination of 8,427 square feet of retail and 3 condominium units, a sufficient number parking spaces would be available to satisfy parking requirements for a 34 unit hotel and result in a remaining surplus of 51.5 spaces.

Sincerely,

Joe P. Poole, P.E.
Senior Transportation Engineer
Southern Traffic Services, Inc.

Joe P. Poole, P.E.
Florida P.E. Number 42038
Southern Traffic Services, Inc.
Florida License Number: 00007809
8-15-17

Community Development
Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 |Email: planning@cityofdestin.com

January 6, 2021 **Development Order No. 21-01**

Final Development Order:

HARBORWALK VILLAGE INTERNAL ACCESS CHANGES (5th AMENDMENT)
A MINOR DEVIATION TO A MAJOR
DEVELOPMENT ORDER
(20-15-SP)

Based upon the City's approval and issuance of this Development Order on January 6, 2021 this document will serve as your Final Development Order and includes all of the provisions and conditions in the attached Technical Review Committee Report.

Richard Welch on behalf of East Pass Investors, Inc. is requesting approval of a Minor Deviation to an existing Development Order identified as "HarborWalk Village Internal Access Changes (5th Amendment)" The proposed project is to widen the entry road to accommodate two westbound left turn lanes currently being constructed by FDOT on Harbor Boulevard. The proposed project is located at 10 Harbor Boulevard and is within the Old Destin Multimodal District. The subject property contains 14.7 acres, more or less. No changes to the other approved uses or site improvements are proposed. The previously approved development orders and deviations are:

- DO-02-55 HarborWalk Village, Major Development
- DO-04-13 HarborWalk Village, 1st Amendment, Modification
- Withdrawn HarborWalk Village, 2nd Amendment
- DO-10-02 HarborWalk Village, 3rd Amendment, Tier 2 Minor Deviation
- DO-08-19 HarborWalk Village, 4th Amendment, Simple Deviation

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, utility plan, pay for parking traffic control plan, paving and drainage plan, landscape plan, etc., and dated approved June 15, 2020 (See Exhibit A).

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 6, 2021** (no later than **January 6, 2022**), 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 (Article 2, 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 (Article 2, 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 Article 2, Section 2.21.00, of the Destin Land Development Code 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 **"HarborWalk Village Internal Access Changes (5th Amendment)"** 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 Article 2, Section 2.10.00 of the Land Development Code 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 Article 6 of the Destin Land Development Code.

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 section 7.01.02(B) of the Land Development Code 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 beginning any work, obtain all applicable state and federal approvals and/or permits and submit copy to the City Engineer.

D. Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.

E. Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the City's Engineering Division. If site is less than 1 ac., provide an erosion control plan in accordance with LDC Article 11.

F. All previous conditions to the previously approved Development Orders remain current.

G. Prior to the issuance of any City Permit, a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) approval shall be provided.

H. Prior to obtaining any City permit, obtain a FDOT Right-of-Way Construction permit and submit a copy to the City's Engineering Division.

I. Prior to obtaining any City permit, a City Right-of-Way Construction permit must be submitted to the City's Engineering Division for review and approval.

J. 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: $0

K. Prior to the issuance of a Certificate of Occupancy, the site layout, parking , landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.

L. 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.

M. 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*.

N. The Pay-to-Park Traffic Control Plan, received in a letter from Mr. Welch dated September 21, 2020, attached hereto and fully incorporated herein as Sheet 4F ("PTPTC Plan") is approved to support a portion of the parking lot with temporary pay-to-park operations, as depicted; provided, however that this approval does not restrict the property owner from modifying the internal control plan as the Intermediate or Advanced Maintenance of Traffic Control Certified personnel deems appropriate. The PTPTC shall be updated and forwarded to the City if changed significantly or permanently. The PTPTC Plan provides for the use of temporary traffic control devices in lieu of implementing restricted access to right in-right out.

O. The property owner shall provide the City with a contact that has Intermediate or Advanced Maintenance of Traffic Control Certification, that is available at all times, while the temporary pay-to-park operations are being utilized.

P. The property owner and the City share the desire to achieve the most efficient operation of the Stahlman intersection. To that end, the property owner or his/her authorized representative shall meet with the City of Destin or their representatives quarterly to discuss the Stahlman intersection and the pay-to-park operations. Time between meetings may be lengthened if both parties agree.



1-5-2021

Louis Zunguze, MURP
Community Development Director
City of Destin

Date



1/6/21

Richard Welch, Authorized Agent
Connelly & Wicker, Inc.

Date

TECHNICAL REVIEW COMMITTEE REPORT
"HARBORWALK VILLAGE INTERNAL ACCESS CHANGES (5th AMENDMENT)":
A MINOR DEVIATION
TO AN EXISTING MAJOR DEVELOPMENT
(20-15-SP)

ISSUE:

Applicant: Richard Welch, Connelly & Wicker, Inc.
Location: 10 Harbor Blvd, Parcel ID(s). # 00-2S-22-0630-0000-090A; 00-2S-0630-0000-0900; 00-2S-22-0630-0000-1000; 00-2S-22-0630-0000-10A0
Request: Approval of a Minor Deviation to an Existing Major Development identified as "HarborWalk Village Internal Access Changes (5th Amendment)". The proposed project is to widen the entry road to accommodate two westbound left turn lanes currently being constructed by FDOT on Harbor Boulevard.
Future Land Use: South Harbor Mixed Use (SHMU)
Zoning District: South Harbor Mixed Use (SHMU)
Density: N/A
Intensity: N/A
Application Date: April 14, 2020
Approved Site Plan Date: June 15, 2020

DISCUSSION/FINDINGS:
Richard Welch on behalf of East Pass Investors, Inc. is requesting approval of a Minor Deviation to an existing Development Order identified as "HarborWalk Village Internal Access Changes (5th Amendment)". The proposed project is to widen the entry road to accommodate two westbound left turn lanes currently being constructed by FDOT on Harbor Boulevard. The proposed project is located at 10 Harbor Boulevard and is within the Old Destin Multimodal District. The subject property contains 14.7 acres, more or less. No changes to the other approved uses or site improvements are proposed.

COMPREHENSIVE PLAN/ZONING:
The property has a Future Land Use Map Designation of SHMU (South Harbor Mixed Use) and a Zoning Designation of SHMU – South Harbor Mixed Use. The proposed project is consistent with the Comprehensive Plan and Land Development Code (LDC).

DENSITY:
Maximum allowed: N/A
Provided: N/A

HEIGHT:
Maximum allowed: N/A
Provided: N/A

PITCHED ROOF
Minimum required: N/A
Provided: N/A

FLOOR AREA RATIO:
Maximum allowed: N/A
Provided: N/A

SETBACKS:
N/A

OPEN SPACE
N/A

PLATTING:
N/A

CONCURRENCY MANAGEMENT:
Stormwater: The project meets the stormwater concurrency and was signed off by the Engineering Division on April 30, 2020.
Potable Water: There are no impacts to potable water associated with this proposal.
Sanitary Sewer: There are no impacts to sanitary sewer associated with this proposal.
Solid Waste: There are no impacts to solid waste associated with this proposal.
Traffic: There are no impacts to traffic concurrency associated with this proposal.

AIRPORT PROTECTION:
As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach 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:
There are no additional trips associated with the proposal.

RIGHT-OF-WAY DEDICATION:
There is no right-of-way dedication involved with this project.

INGRESS/EGRESS:
Access to the property is provided by a direct accessway connection from Highway 98.

PEDESTRIAN NETWORK:
N/A

PARKING:
On-site parking requirements are calculated based on the gross floor area of the proposed development. The proposal does not include any additional gross floor area. Therefore, no additional parking is required.

UTILITIES:
All utilities are required to be underground.

STORMWATER:
Stormwater Concurrency was signed off by the Engineering Division on April 30, 2020.

WHITE SANDS ZONE:
The proposed project is located within White Sands Zone I.

LANDSCAPE:
Front perimeter/common boundary: N/A
Interior parking landscape: N/A
Buffer zone: N/A
Preservation and restoration: There are 43 trees being removed and replaced for the proposed modification.

SIGNS:
All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

IMPACT FEES:
Impact fees are calculated based on the gross floor area of the proposed development. The proposal does not include any additional gross floor area. Therefore, no additional impact fees are estimated at this time.

OTHER FEES: Not applicable.

COMMENTS: None.

Printed: Jun 26, 2020 - 1:37pm Printed By: autumn

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

[redacted]

DESTIN, FL

PREPARED FOR

EAST PASS INVESTORS, INC

DESCRIPTION:
LOTS 8 AND 9 OF MORENO POINT MILITARY RESERVATION, ACCORDING TO DEED BOOK 25, PAGE 573 OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 30 (US HIGHWAY 98) RIGHT OF WAY.



PROJECT LOCATION
N.T.S.

INDEX OF SHEETS

1	COVER
1B	SIGNATURE SHEET
2	GENERAL NOTES
3A – 3B	DEMOLITION PLAN & EXISTING CONDITIONS
4A	OVERALL SITE PLAN
4B – 4C	SITE GEOMETRY & UTILITY PLAN
4D	PARKING SUMMARY SHEET
4E	SIGNING AND PAVEMENT MARKING PLAN
4F	PAY FOR PARKING TRAFFIC CONTROL PLAN
5A – 5B	PREDEVELOPMENT PLAN– FDEP PERMITTED PLAN
5C	POST DEVELOPMENT PLAN
6A – 6B	PAVING & DRAINAGE PLAN
7A – 7D	PAVING AND DRAINAGE DETAILS
8	STORMWATER POLLUTION PREVENTION PLAN
9A	MAINTENANCE OF TRAFFIC PLAN PHASE 1
9B	MAINTENANCE OF TRAFFIC PLAN PHASE 2
9C	MAINTENANCE OF TRAFFIC PLAN PHASE 3
10	DUST CONTROL, VIBRATION MITIGATION AND CONSTRUCTION VEHICLE PLAN
L1	TREE REMOVAL AND PRESERVATION PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE SPECIFICATIONS
S1	BOUNDARY AND TOPOGRAPHIC SURVEY

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture

10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FLORIDA 32246
(904) 265-3030 FAX: (904) 265-3031

C.A. NUMBER: 3650 L.A. NUMBER: LC26000311
www.cwieng.com

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

COVER

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS
PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	N.T.S.
Sheet	1

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Cov.dwg

Printed: Jun 26, 2020 - 1:39pm Printed By: autumn

THIS DOCUMENT HAS BEEN DIGITALLY SIGN AND SEALED BY:

RICHARD C. WELCH LICENSE No. 40279 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

CONNELLY & WICKER INC.
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FL 32246
PHONE 904.265.3030 FAX 904.265.3031
CA NO. 3650 LA NO. LC26000311
RICHARD C. WELCH, P.E. NO. 40279

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SIGNATURE SHEET

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	N.T.S.
Sheet	1B

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Cov.dwg

Printed: Jun 26, 2020 - 1:41pm Printed By: autumn

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF COUNTY STANDARDS, (LATEST REVISION) AND ALL CURRENT COUNTY STANDARD DETAILS. CONTRACTOR SHALL COMPLY WITH CURRENT A.D.A. CODE FOR ALL WORK ON THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS THROUGHOUT THE PROJECT AREA TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL REQUIRED TO BE REMOVED AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
5. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND THE COUNTY FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND THE COUNTY.
6. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) UNITED STATES COASTAL AND GEODETIC SURVEY (U.S.C. & G.S.).
7. FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT.
8. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH COUNTY REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS FOR UNDERDRAIN PLACEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PROJECT INCLUDING COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE COUNTY RIGHT- OF-WAY OR EASEMENT.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
11. ALL PUBLIC DRAINAGE EASEMENTS SHALL BE "UNOBSTRUCTED" EASEMENTS. ALL "UNOBSTRUCTED" EASEMENTS TO BE CLEAR AND DRIVEABLE.
12. "AS-BUILT" DRAWINGS – AS-BUILTS TO THE COUNTY AND THE F.D.E.P. ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT COUNTY STANDARDS AND SPECIFICATIONS AND F.D.E.P. REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE COUNTY.
13. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT, AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THE PROJECT.
15. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
16. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
17. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
18. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
19. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
20. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH COUNTY FIRE MARSHAL.
21. ROADWAY UNDERDRAINS SHALL BE AS REQUIRED ON THE PLANS OR AS MAY BE DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF HIGH GROUND WATER CONDITIONS ARE PRESENT DURING THE PREPARATION OF THE PAVEMENT SUB-BASE.
22. PROVIDE CONTRACTION JOINTS AT 10' O.C. AND EXPANSION JOINTS AT 50' O.C. ON ALL EXTERIOR SIDEWALKS AND CURBING.
23. MAINTENANCE OF TRAFFIC SHALL CONFORM TO F.D.O.T. STANDARD INDEX 600, LATEST EDITION.
24. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEXES 11860, 17346, AND 17352.
25. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED ROADWAY/SITE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR UTILIZING METHOD APPROVED BY THE COUNTY.
26. ALL STORM PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
27. BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON SURVEY BY:
    EMERALD COAST ASSOCIATES, INC.
    327 COUNTY HIGHWAY 393 SOUTH
    SANTA ROSA BEACH, FL 32459
    PHONE: 850.267.0473

    CONTRACTOR RESPONSIBLE FOR VERIFYING BENCHMARK INFORMATION WITH EMERALD COAST ASSOCIATES, INC.

UTILITY NOTES:

1. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.
2. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH COUNTY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
4. ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES.
5. UNSUITABLE MATERIALS UNDER WATER, SEWER PIPE, STORM PIPE OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED.
6. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
7. ALL WATER AND SEWER CONSTRUCTION WITHIN THE COUNTY SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 OF THE FLORIDA STATUTES.
8. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 48" UNLESS OTHERWISE DETAILED OR RESTRICTED DUE TO DEPTH OF SEWER MAIN.
9. WATER LINES SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH AWWA C651 DISINFECTION STANDARDS.
10. ALL POTABLE PVC PIPE 3 INCHES IN DIAMETER OR LESS SHALL BE LISTED AS NSF-pw AND SHALL BE MARKED AS SUCH.
11. WATER AND SEWER LINES ARE DESIGNATED TO FINISHED GRADES AND SHALL BE PROTECTED UNTIL FINISHED WORK IS COMPLETE.
12. HORIZONTAL SEPARATION BETWEEN WATER MAINS, VALVES, FITTINGS AND SANITARY OR STORM SEWER SHALL BE A MINIMUM OF 6 FEET OR IN ACCORDANCE WITH F.D.E.P. REGULATIONS.
13. WHERE PARALLEL WATER AND SEWER (INCLUDING STORM) LINES HAVE LESS THAN 6 FEET HORIZONTAL SEPARATION, FULL-UNCUT LENGTHS OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WILL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS OR THEY WILL BE PLACED ON AN UNDISTURBED SHELF OR IN A SEPARATE TRENCH WITH A MINIMUM VERTICAL SEPARATION OF AT LEAST 18 INCHES. IT IS PREFERABLE TO HAVE THE WATER MAINS LOCATED ABOVE THE SEWER AND WITH 6 FEET OF SEPARATION WHERE POSSIBLE.
14. WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL UNCUT LENGTH OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE WILL BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.
15. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF VERTICAL SEPARATIONS.
16. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES SHALL BE NOTIFIED. WITH THE APPROVAL OF THE OKALOOSA COUNTY HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
17. IN REGARD TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE, THE BACTERIOLOGICAL SAMPLE POINTS WILL BE INDICATED IN RED OR PINK ON THE RECORD OR AS-BUILT DRAWINGS. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.
18. THE RECORD OR AS-BUILT DRAWINGS SUBMITTED AT THE TIME OF REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER AND SEWER (INCLUDING STORM) LINES AT ALL CROSSING AND
19. UNLESS OTHERWISE NOTED, ALL WATER MAINS SHALL BE PVC DR18, CLASS 200 AND ALL WATER MAINS 2" OR SMALLER SHALL BE N.F.S.P.W. RATED.
20. ALL GATE VALVES SHALL BE COUNTY STANDARD. VALVES SHALL BE MECHANICAL JOINT, CAST IRON, BRONZE FITTED WITH RESILIENT SEAT. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT. VALVES SHALL BE RATED AT 200 PSI WORKING PRESSURE AND 400 PSI TEST PRESSURE.
21. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED AT 150 PSI FOR 2 HOURS WITH 0 PRESSURE LOSS IN ACCORDANCE WITH AWWA C-600 STANDARDS. NO CONNECTION TO EXISITING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.
22. A UTILITY COMPANY PRECONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF WATER OR SEWER WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO SCHEDULE THIS CONFERENCE.
23. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER AND SEWER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.
24. ALL NEW AND/OR RELOCATED WATER MAIN PIPES AND FITTINGS SHALL NOT CONTAIN MORE THAN EIGHT PERCENT LEAD AND ALL PACKING AND JOINT MATERIALS USED IN THE JOINTS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS. ALL NEW AND/OR RELOCATED WATER SERVICES AND PLUMBING SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD AND ALL SOLDERS AND FLUX SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.
25. ALL WATER AND SEWER CONSTRUCTION MATERIALS TO BE CONSTRUCTED IN COUNTY RIGHT-OF-WAY OR COUNTY EASEMENT MUST BE IN CONFORMANCE WITH THE COUNTY APPROVED MATERIALS MANUAL.
26. CONNECTION IS CONTINGENT UPON CONSTRUCTION, DEDICATION AND FINAL ACCEPTANCE OF THE OFFSITE WATER TRANSMISSION SYSTEM AND SEWER COLLECTION SYSTEM WITHIN THE LIMITS OF THIS PROJECT.
27. MINIMUM COVER FOR WATER MAINS AND FORCE MAINS IS 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS OR DUCTILE IRON PIPING / CONCRETE ENCASEMENT IS SPECIFIED.
28. ALL PIPES CONFORM TO THE APPROPRIATE AWWA STANDARDS AND SPECIFICATIONS.
29. ALL PIPING AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY STANDARDS, DETAILS & MATERIALS MANUAL.
30. ALL WATER MAIN PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600-87, SWUCI SPECIFICATIONS AND/OR COUNTY'S APPLICABLE STANDARDS AND SPECIFICATIONS. ALL WATER MAIN DISINFECTING SHALL BE IN ACCORDANCE WITH AWWA C651, SWUCI SPECIFICATIONS AND/OR COUNTY'S APPLICABLE STANDARDS AND SPECIFICATIONS.

EROSION & SEDIMENT CONTROL NOTES:

1. THESE PLANS INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL-A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6. THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS AND THE F.D.E.P. SPECIFICATIONS AND CRITERIA.
3. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY STANDARDS AND MEETING THE N.P.D.E.S. FINAL STABILIZATION REQUIREMENTS.
5. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE F.D.E.P.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES, THE CONTRACTOR SHALL PERFORM GROUNDWATER TESTING IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY FEDERAL REGISTER, PAGE 42739, PART 1A.3, TO DETERMINE PETROLEUM CONTAMINATION LEVELS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING N.P.D.E.S. PERMIT, IF REQUIRED, IN ORDER TO DISCHARGE ANY GROUNDWATER ENCOUNTERED DURING CONSTRUCTION AND DEWATERING OPERATIONS.
7. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS.
8. THE CONTRACTOR SHALL WRAP STORM SEWER GRATES IN FILTER FABRIC TO PREVENT SEDIMENTATION OF THE STORM SEWER SYSTEM. CONTRACTOR SHALL MAINTAIN THE FILTER FABRIC UNTIL THE ASPHALT/CONCRETE PAVEMENT IS PLACED.
9. THE CONTRACTOR SHALL PROTECT ALL STORMWATER BASINS AND/OR SWALES FROM SEDIMENTATION DURING CONSTRUCTION USING NECESSARY SEDIMENT CONTROL BARRIERS.
10. IN THE EVENT OF DELAYS IN CONSTRUCTION, THE CONTRACTOR SHALL SEED ALL AREAS AND MAINTAIN EROSION CONTROL BARRIERS IN PLACE TO PREVENT EROSION, SILTATION AND AND INCREASE RUNOFF.

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Cov.dwg

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

GENERAL NOTES

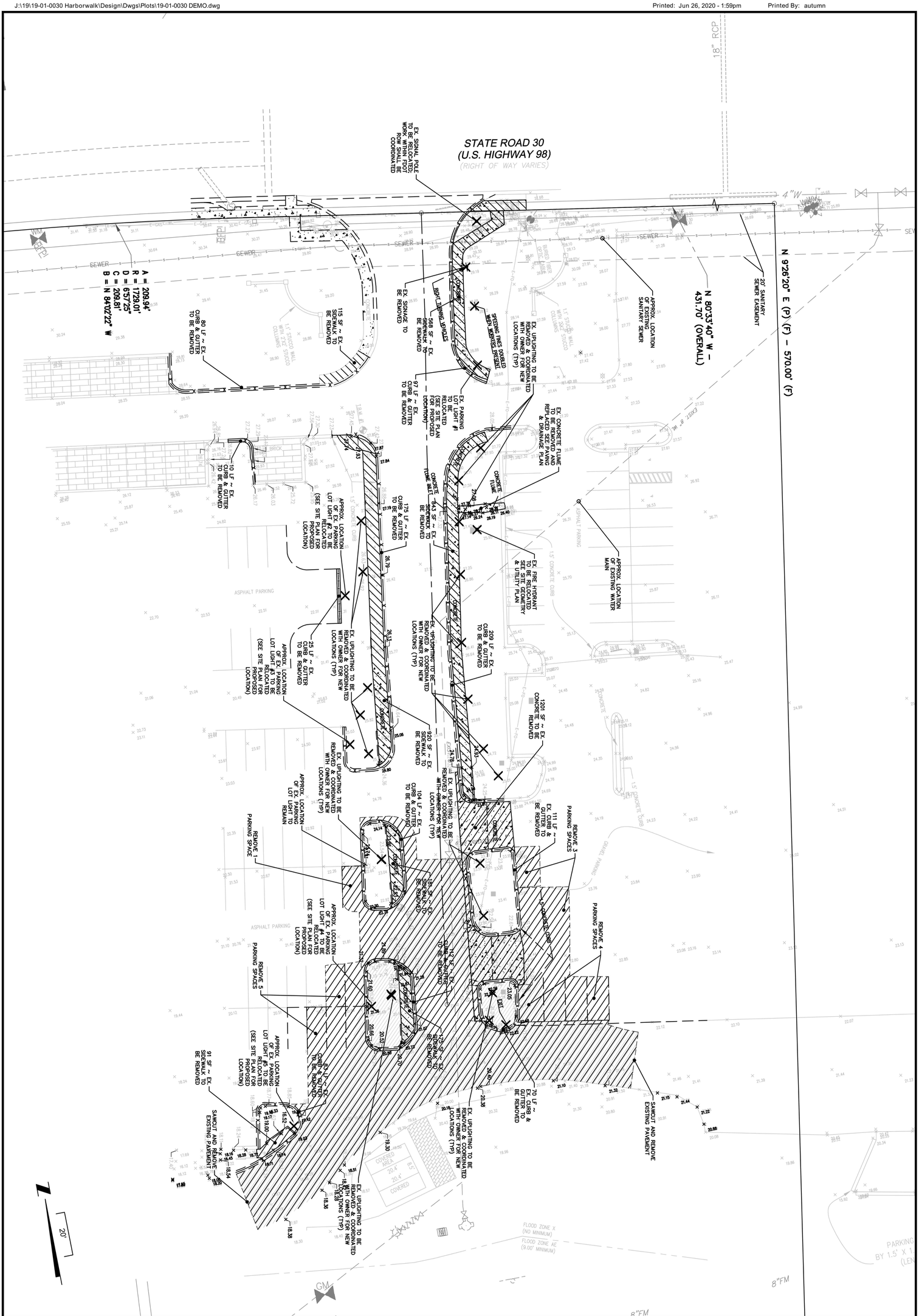
HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed: AMH	Drawn: DCG
Checked: RCW	O.C.: RCW
Date:	JUNE 2020
Scale:	N.T.S.
Sheet	2



Project No: 19-01-0030	HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS	DEMOLITION PLAN & EXISTING CONDITIONS	Connelly & Wicker Inc.
Designed: AMH	PREPARED FOR		Planning · Engineering · Landscape Architecture
Drawn: DCG	EAST PASS INVESTORS, INC		10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
Checked: RCW			(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
QC: RCW			C.A. Number: 3650 L.A. Number: LC26000311
Date: JUNE 2020			
Scale: 1" = 20'			
Sheet 3A			

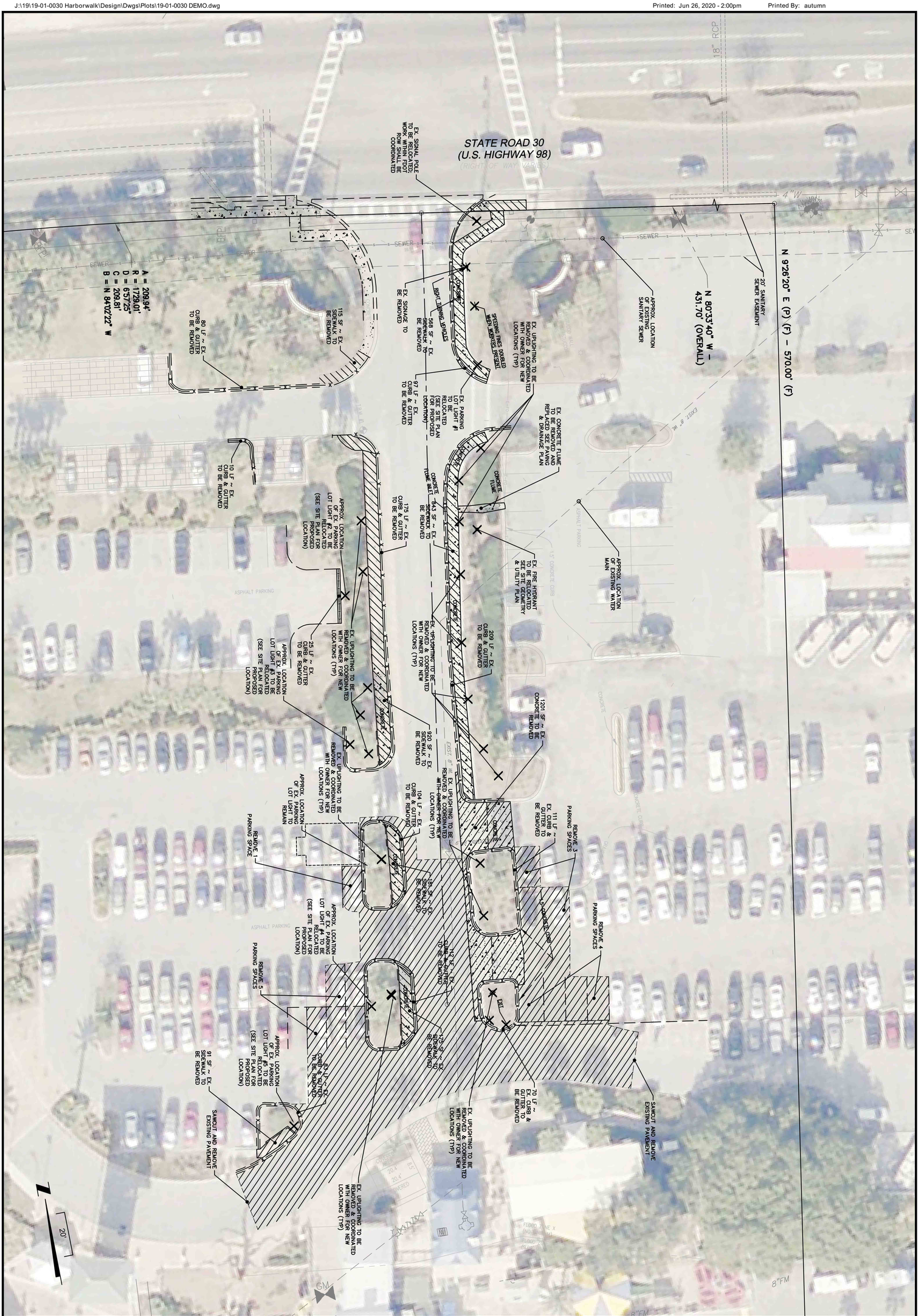
RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 DEMO.dwg

Printed: Jun 26, 2020 - 2:00pm Printed By: autumn



Project No: 19-01-0030	HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS	DEMOLITION PLAN & EXISTING CONDITIONS
Designed: AMH	PREPARED FOR	
Drawn: DCG	EAST PASS INVESTORS, INC	
Checked: RCW		
Date: JUNE 2020		
Scale: 1" = 20'		
Sheet 3B		

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

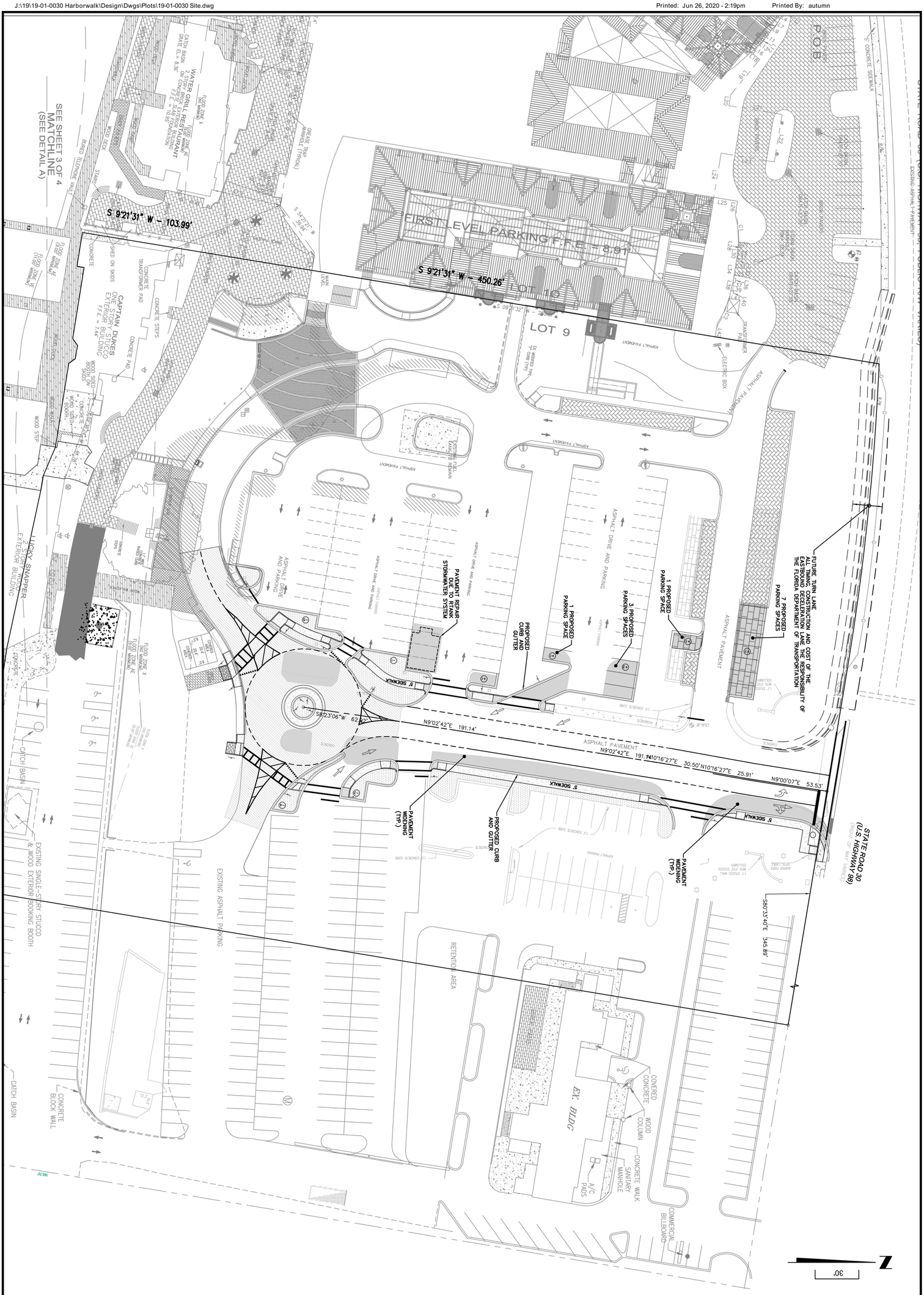
No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

Printed: Jun 26, 2020 - 2:19pm Printed By: autumn

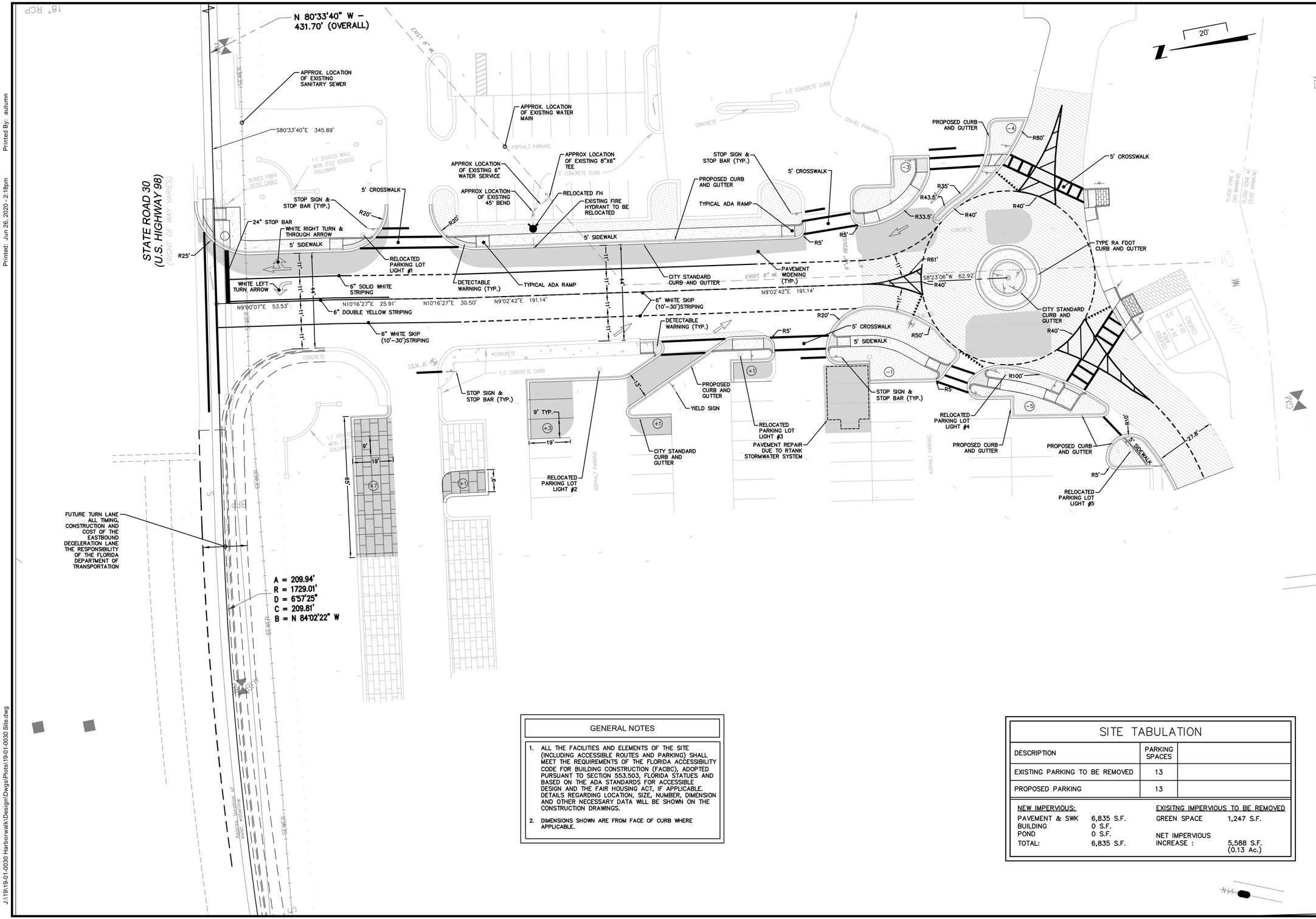


Sheet: 4A	Project No.: 19-01-0030	RICHARD C. WELCH PE NO. 40279 Reg. Engineer	HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS
Date: JUNE 2020	Designed: AMH		PREPARED FOR EAST PASS INVESTORS, INC
Scale: 1" = 30'	Drawn: DCG		OVERALL SITE PLAN
	Checked: RCW		
	QC: RCW		

No.	Date	Revision	By
6			
5			
4			
3			
2			
1			

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



GENERAL NOTES

1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
2. DIMENSIONS SHOWN ARE FROM FACE OF CURB WHERE APPLICABLE.

SITE TABULATION

DESCRIPTION	PARKING SPACES	
EXISTING PARKING TO BE REMOVED	13	
PROPOSED PARKING	13	

NEW IMPERVIOUS:		EXISITNG IMPERVIOUS TO BE REMOVED	
PAVEMENT & SWK	6,835 S.F.	GREEN SPACE	1,247 S.F.
BUILDING	0 S.F.		
POND	0 S.F.	NET IMPERVIOUS	
TOTAL:	6,835 S.F.	INCREASE :	5,588 S.F. (0.13 Ac.)

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A.			
A.			
A.			
A.			
A.			

SITE GEOMETRY & UTILITY PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'

Sheet 4B

Printed: Jun 26, 2020 - 2:18pm Printed By: autumn
J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

Printed: Jun 26, 2020 - 2:20pm Printed By: autumn

GENERAL NOTES

1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
2. DIMENSIONS SHOWN ARE FROM FACE OF CURB WHERE APPLICABLE.

LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- SIGN & POST
- STANDARD CURB & GUTTER
- NEW FULL DEPTH ASPHALT PAVEMENT
- PAVEMENT MILL AND RESURFACE
- OVERLAY PAVEMENT TO TRANSITION TO EXISTING
- LANDSCAPE/ GRASS AREA
- CONCRETE PAVEMENT

SITE TABULATION

DESCRIPTION	PARKING SPACES	
EXISTING PARKING TO BE REMOVED	13	
PROPOSED PARKING	13	

NEW IMPERVIOUS:		EXISITNG IMPERVIOUS TO BE REMOVED	
PAVEMENT & SWK	6,835 S.F.	GREEN SPACE	1,247 S.F.
BUILDING	0 S.F.		
POND	0 S.F.		
TOTAL:	6,835 S.F.	NET IMPERVIOUS INCREASE :	5,588 S.F. (0.13 Ac.)

N 9°26'20" E (P) (F) – 570.00' (F)

20' SANITARY SEWER EASEMENT

N 80°33'40" W – 431.70' (OVERALL)

APPROX. LOCATION OF EXISTING SANITARY SEWER

S80°33'40"E 345.89'

STATE ROAD 30 (U.S. HIGHWAY 98)

APPROX. LOCATION OF EXISTING WATER MAIN

APPROX LOCATION OF EXISTING 8"X6" TEE

APPROX. LOCATION OF EXISTING 6" WATER SERVICE

APPROX. LOCATION OF EXISTING 45° BEND

RELOCATED FH

EXISTING FIRE HYDRANT TO BE RELOCATED

STOP SIGN & STOP BAR (TYP.)

5' CROSSWALK

R20'

24" STOP BAR

WHITE RIGHT TURN & THROUGH ARROW

5' SIDEWALK

R25'

RELOCATED PARKING LOT LIGHT #1

WHITE LEFT TURN ARROW

6" SOLID WHITE STRIPING

6" DOUBLE YELLOW STRIPING

6" WHITE SKIP (10'–30')STRIPING

DETECTABLE WARNING (TYP.)

TYPICAL ADA RAMP

CITY STANDARD CURB AND GUTTER

PAVEMENT WIDENING (TYP.)

N9°00'07"E 53.53'

N10°16'27"E 25.91'

N10°16'27"E 30.50'

N9°02'42"E 191.14'

N9°02'42"E 191.14'

PROPOSED CURB AND GUTTER

TYPICAL ADA RAMP

R5'

20'

PROPOSED CURB AND GUTTER

R80'

R35'

R43.5'

R33.5'

R40'

5' CROSSWALK

TYPE RA FDOT CURB AND GUTTER

R61'

S8°23'06"W 62.92'

R40'

CITY STANDARD CURB AND GUTTER

R20'

5' CROSSWALK

5' SIDEWALK

R50'

R100'

R5'

STOP SIGN & STOP BAR (TYP.)

PROPOSED CURB AND GUTTER

YIELD SIGN

9' TYP.

19'

RELOCATED PARKING LOT LIGHT #2

CITY STANDARD CURB AND GUTTER

RELOCATED PARKING LOT LIGHT #3

PAVEMENT REPAIR DUE TO RTANK STORMWATER SYSTEM

RELOCATED PARKING LOT LIGHT #4

PROPOSED CURB AND GUTTER

PROPOSED CURB AND GUTTER

R10'

5' SIDEWALK

27.8'

R5'

RELOCATED PARKING LOT LIGHT #5

FUTURE TURN LANE ALL TIMING, CONSTRUCTION AND COST OF THE EASTBOUND DECELERATION LANE THE RESPONSIBILITY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION

A = 209.94'
R = 1729.01'
D = 6°57'25"
C = 209.81'
B = N 84°02'22" W

SEWER · 2"W · 4"W · 8"FM · 18" RCP · EXIST. 8" W.M. · CONCRETE · ASPHALT PARKING · CONCRETE CURB · RETAINING WALL · T.B.M. EL. · GM

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A..			
A..			
A..			
A..			
A..			
A..			

SITE GEOMETRY & UTILITY PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

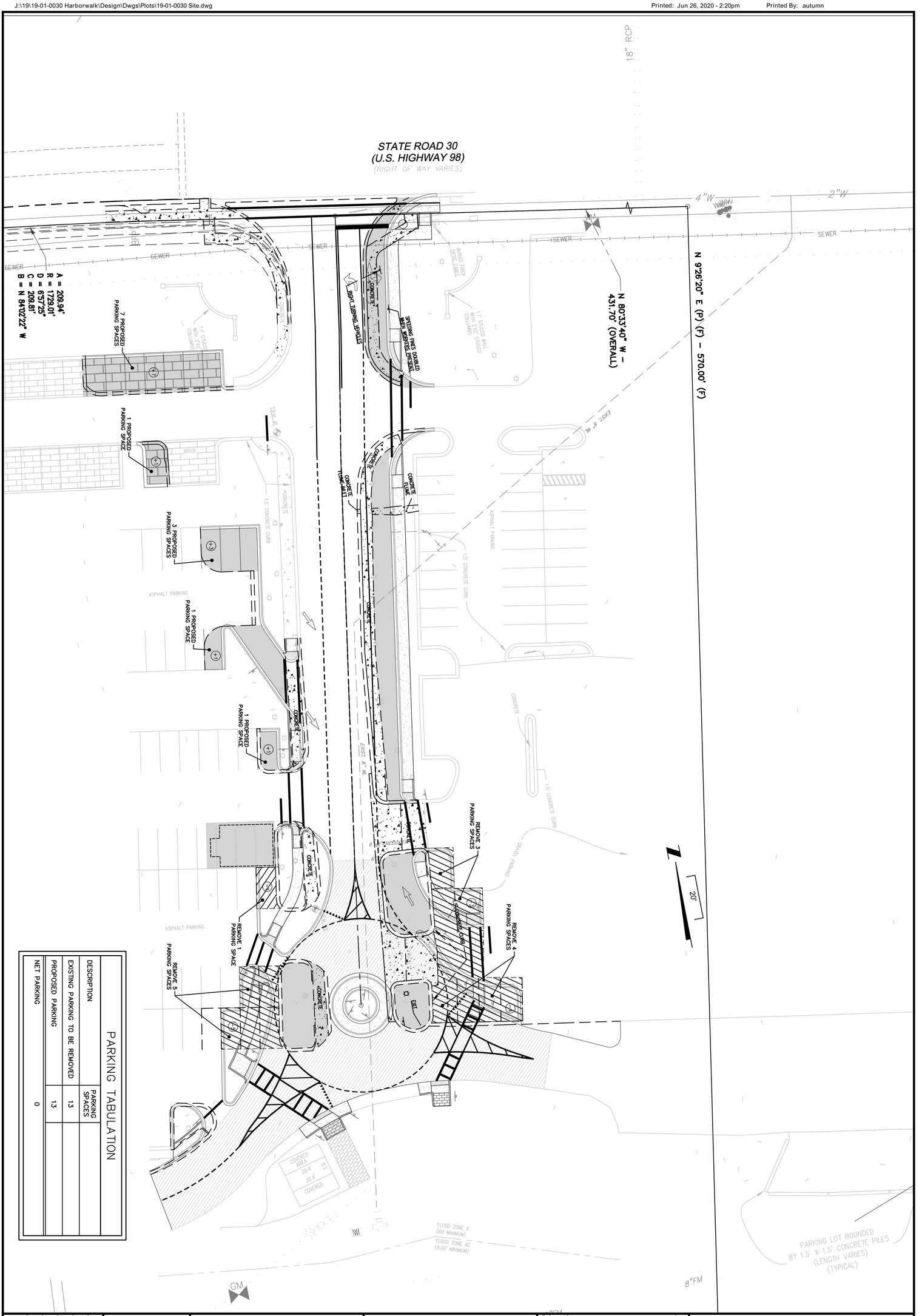
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'
Sheet	4C

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

Printed: Jun 26, 2020 - 2:20pm Printed By: autumn



PARKING TABULATION

DESCRIPTION	PARKING SPACES
EXISTING PARKING TO BE REMOVED	13
PROPOSED PARKING	13
NET PARKING	0

Project No: 19-01-0030
Designed: AMH
Drawn: DCG
Checked: RCW
QC: RCW
Date: JUNE 2020
Scale: 1" = 20'
Sheet 4D

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

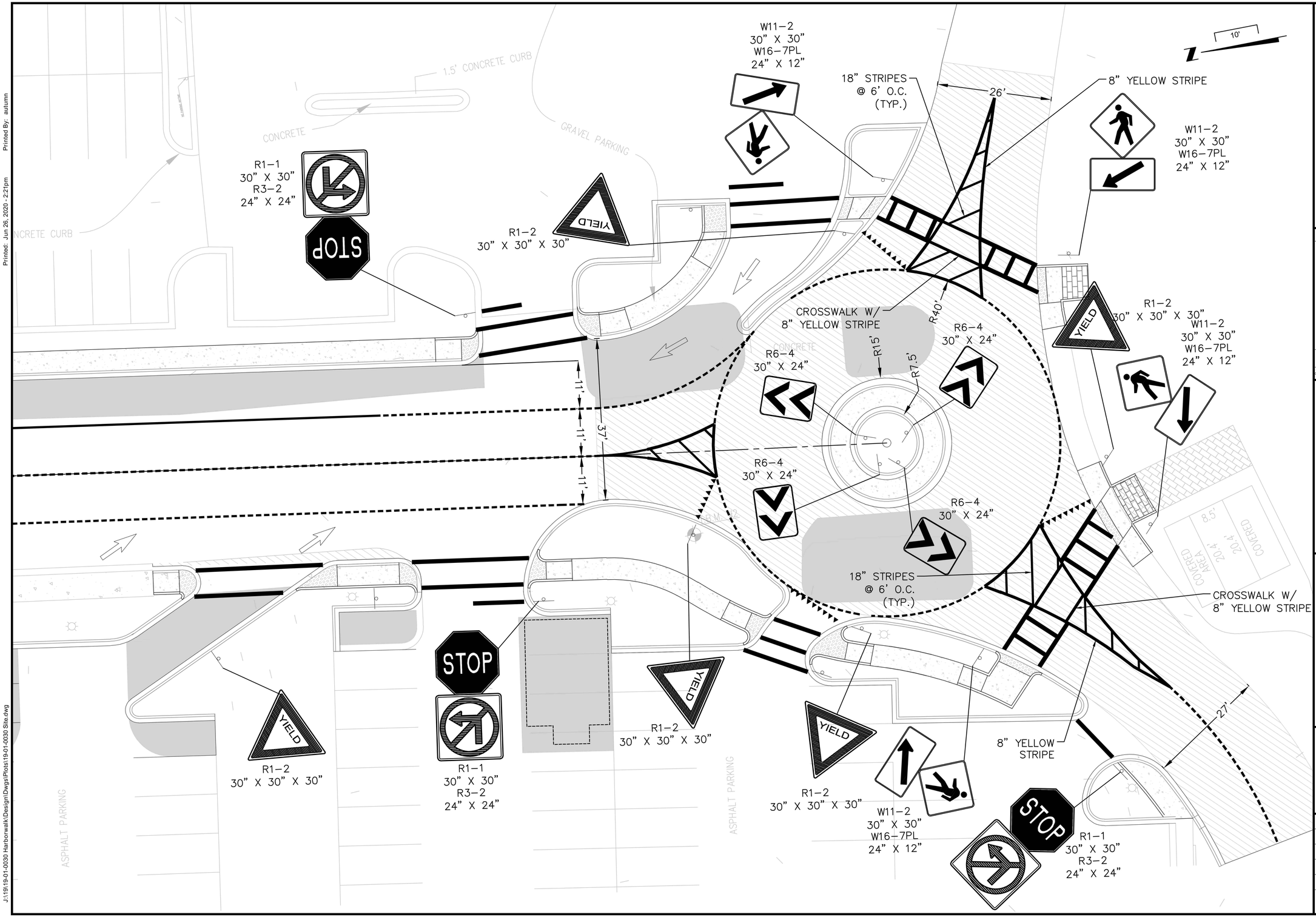
PREPARED FOR
EAST PASS INVESTORS, INC

PARKING SUMMARY SHEET

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



Printed: Jun 26, 2020 - 2:21pm Printed By: autumn

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			

SIGNING AND PAVEMENT MARKING PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	Custom

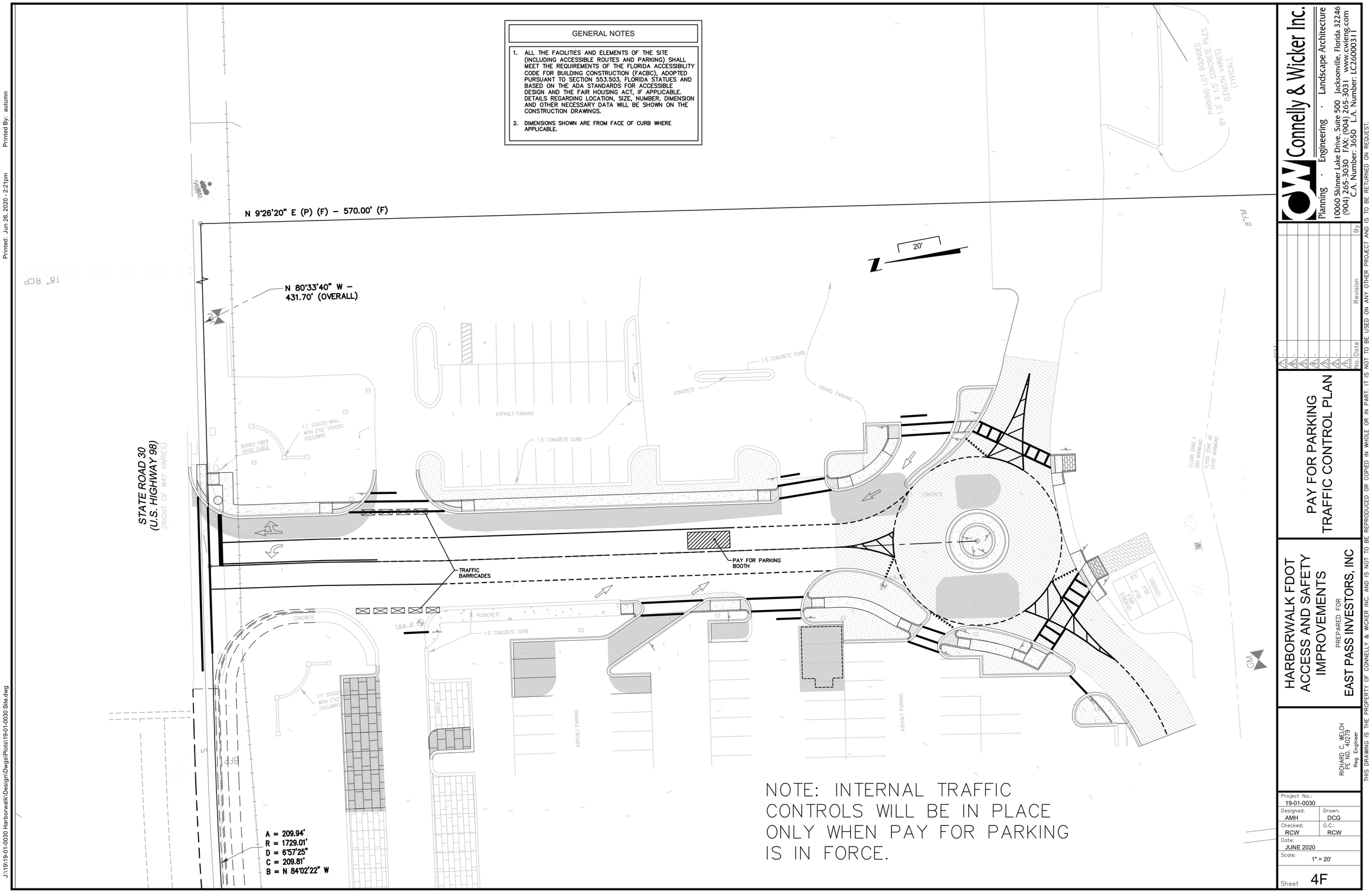
Sheet 4E

Printed: Jun 26, 2020 - 2:21pm Printed By: autumn

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

GENERAL NOTES

1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
2. DIMENSIONS SHOWN ARE FROM FACE OF CURB WHERE APPLICABLE.



NOTE: INTERNAL TRAFFIC CONTROLS WILL BE IN PLACE ONLY WHEN PAY FOR PARKING IS IN FORCE.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PAY FOR PARKING TRAFFIC CONTROL PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

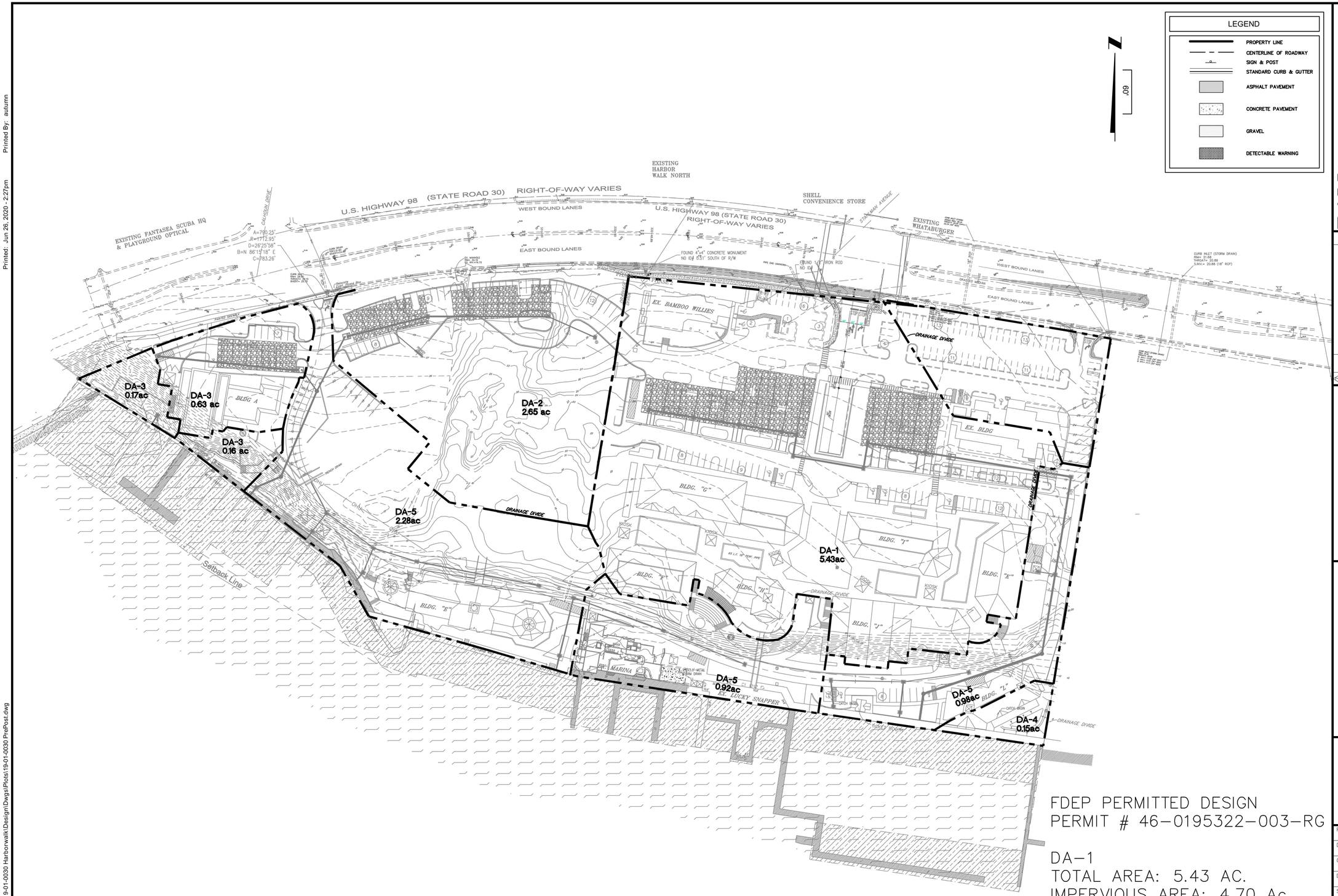
PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

Project No.: 19-01-0030	
Designed: AMH	Drawn: DCG
Checked: RCW	Q.C.: RCW
Date: JUNE 2020	
Scale: 1" = 20'	
Sheet 4F	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Jun 26, 2020 - 2:27pm Printed By: autumn



FDEP PERMITTED DESIGN
PERMIT # 46-0195322-003-RG

DA-1
TOTAL AREA: 5.43 AC.
IMPERVIOUS AREA: 4.70 Ac.
PERVIOUS AREA: 0.73 ac.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			

PREDEVELOPMENT PLAN- FDEP PERMITTED PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

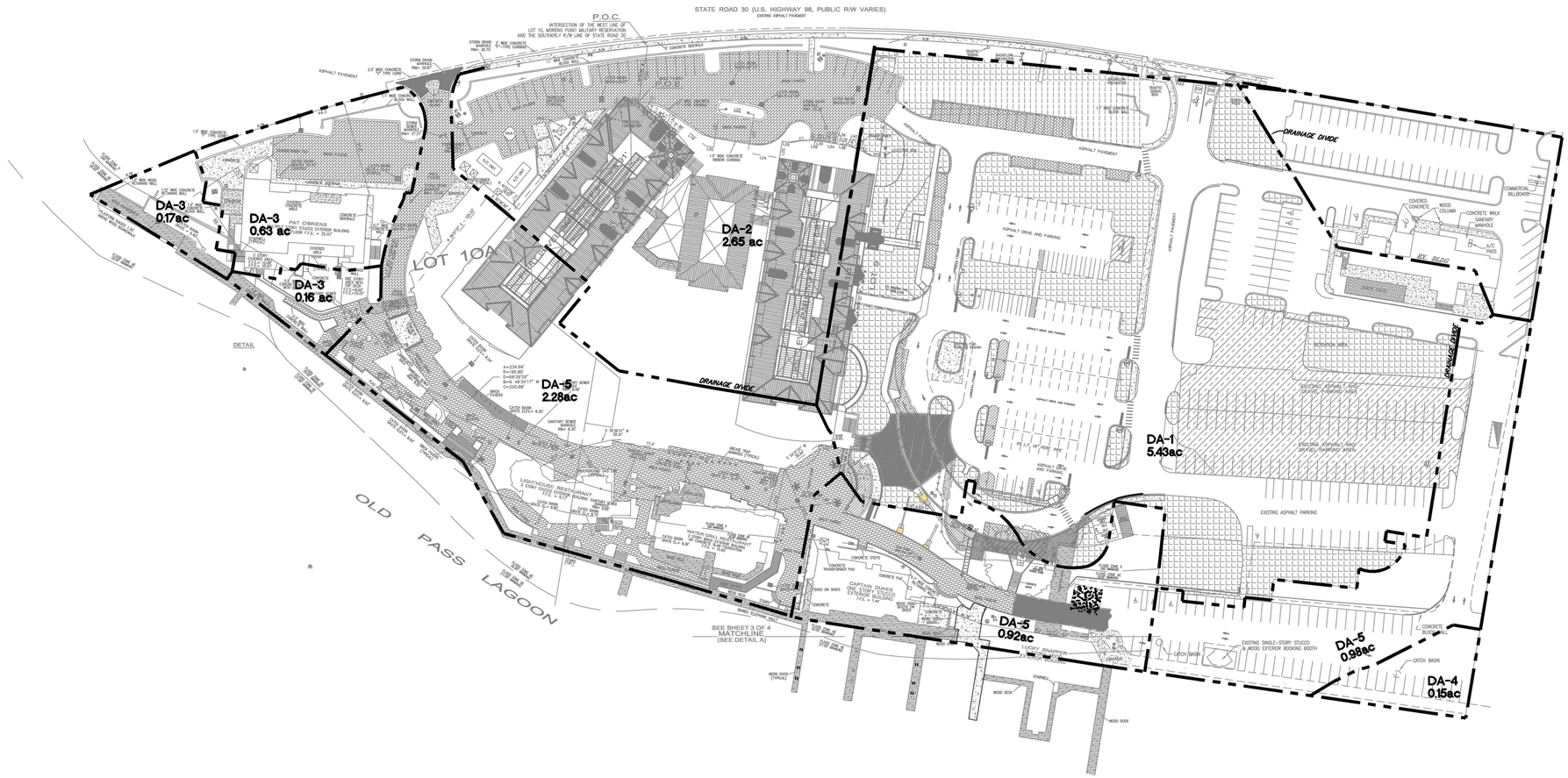
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'

Sheet 5A

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 PrePost.dwg

Printed: Jun 26, 2020 - 2:26pm Printed By: autumn



LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- SIGN & POST
- STANDARD CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- DETECTABLE WARNING

N

.09

EXISTING CONDITIONS

DA–1
TOTAL AREA: 5.43 AC.
IMPERVIOUS AREA: 3.75 Ac.
PERVIOUS AREA: 1.68 ac.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
7.			
6.			
5.			
4.			
3.			
2.			
1.			

PREDEVELOPMENT PLAN- EXISTING CONDITIONS

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

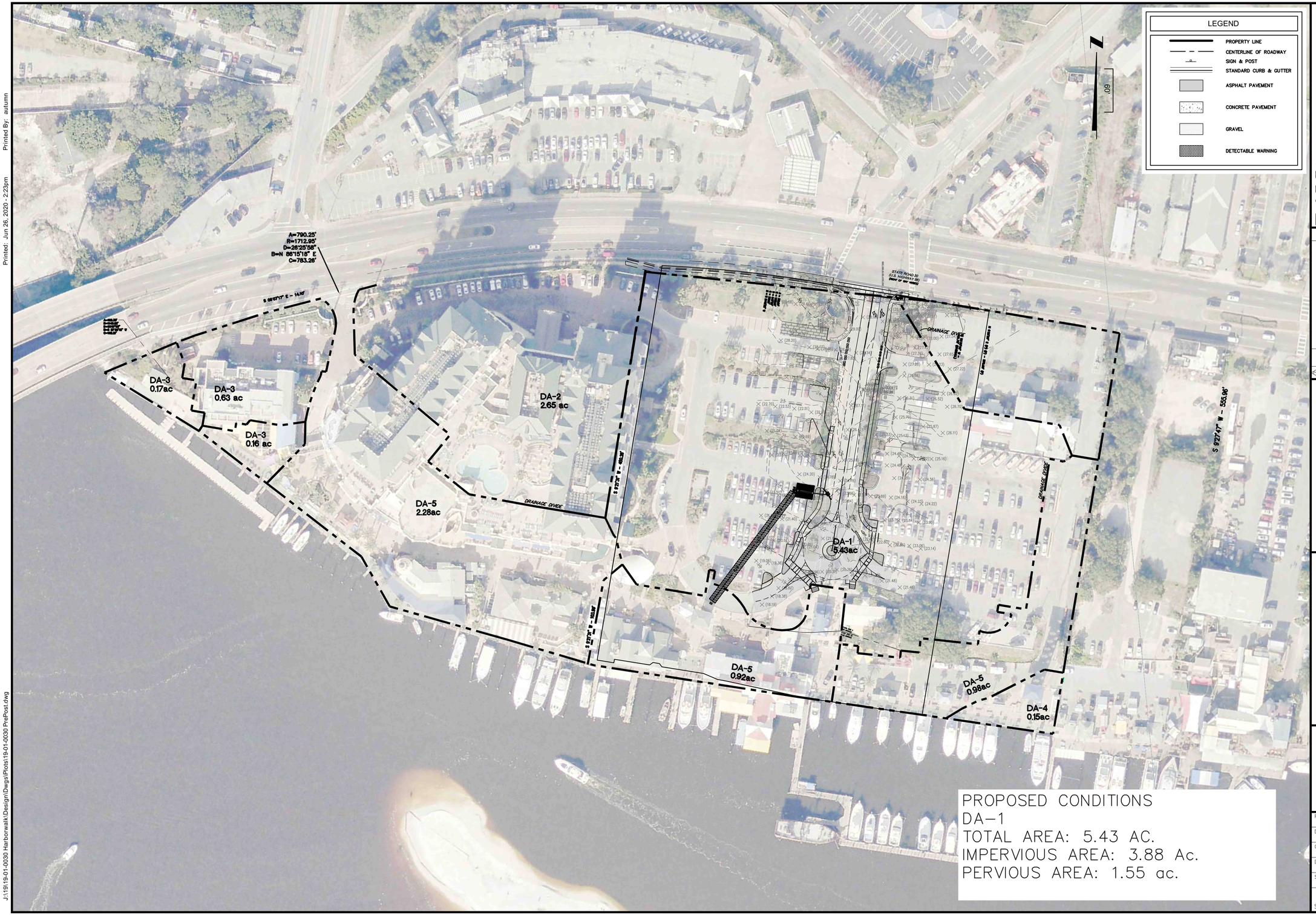
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'

Sheet 5B

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 PrePost.dwg

Printed: Jun 26, 2020 - 2:23pm Printed By: autumn



Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

POST DEVELOPMENT
PLAN

HARBORWALK FDOT
ACCESS AND SAFETY
IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. MELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'
Sheet	5C

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 PrePost.dwg

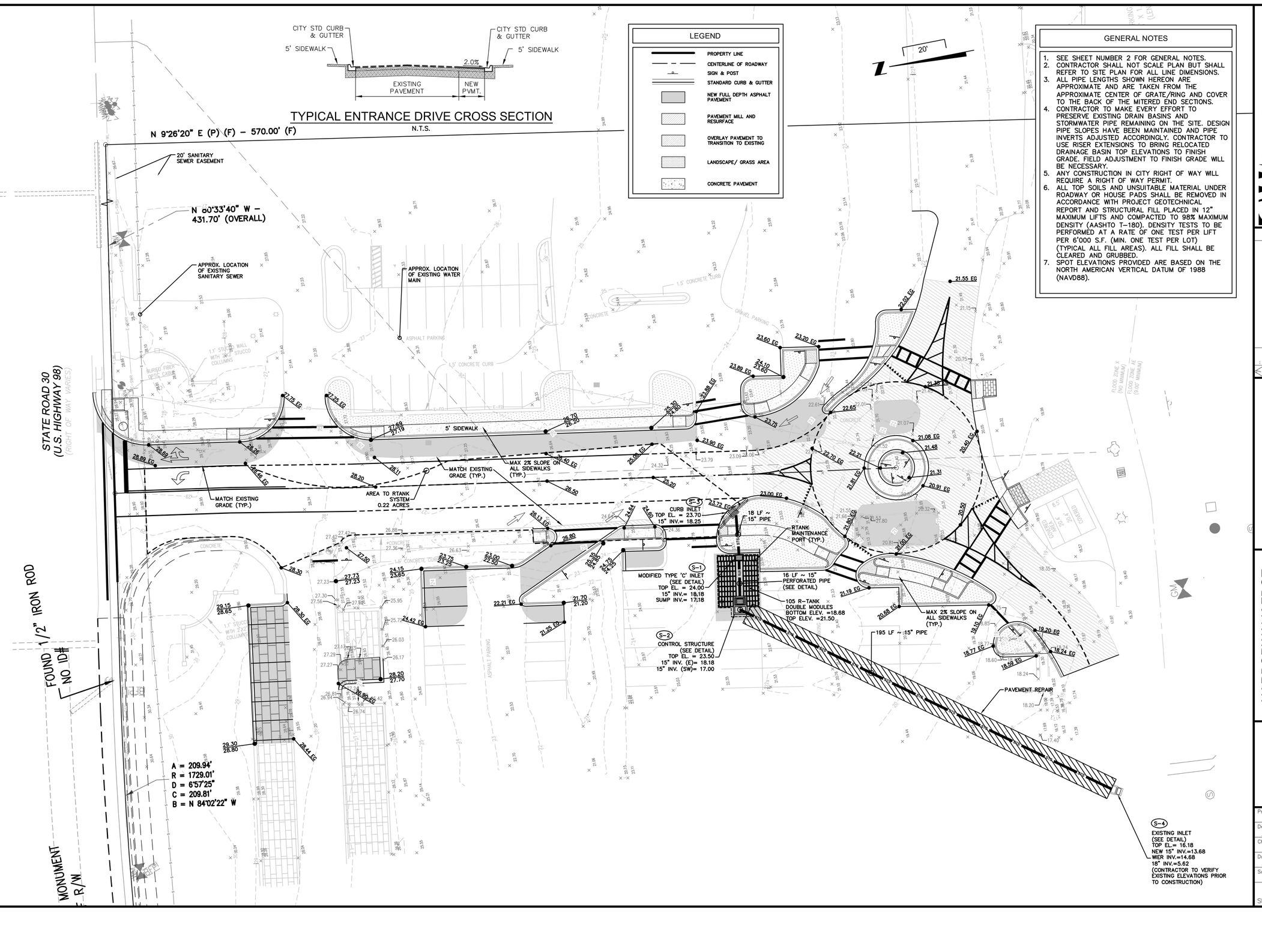
TYPICAL ENTRANCE DRIVE CROSS SECTION
N.T.S.

LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- SIGN & POST
- STANDARD CURB & GUTTER
- NEW FULL DEPTH ASPHALT PAVEMENT
- PAVEMENT MILL AND RESURFACE
- OVERLAY PAVEMENT TO TRANSITION TO EXISTING
- LANDSCAPE/ GRASS AREA
- CONCRETE PAVEMENT

GENERAL NOTES

1. SEE SHEET NUMBER 2 FOR GENERAL NOTES.
2. CONTRACTOR SHALL NOT SCALE PLAN BUT SHALL REFER TO SITE PLAN FOR ALL LINE DIMENSIONS.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE/RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. CONTRACTOR TO MAKE EVERY EFFORT TO PRESERVE EXISTING DRAIN BASINS AND STORMWATER PIPE REMAINING ON THE SITE. DESIGN PIPE SLOPES HAVE BEEN MAINTAINED AND PIPE INVERTS ADJUSTED ACCORDINGLY. CONTRACTOR TO USE RISER EXTENSIONS TO BRING RELOCATED DRAINAGE BASIN TOP ELEVATIONS TO FINISH GRADE. FIELD ADJUSTMENT TO FINISH GRADE WILL BE NECESSARY.
5. ANY CONSTRUCTION IN CITY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT.
6. ALL TOP SOILS AND UNSUITABLE MATERIAL UNDER ROADWAY OR HOUSE PADS SHALL BE REMOVED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AND STRUCTURAL FILL PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 98% MAXIMUM DENSITY (AASHTO T-180). DENSITY TESTS TO BE PERFORMED AT A RATE OF ONE TEST PER LIFT PER 6'000 S.F. (MIN. ONE TEST PER LOT) (TYPICAL ALL FILL AREAS). ALL FILL SHALL BE CLEARED AND GRUBBED.
7. SPOT ELEVATIONS PROVIDED ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

PAVING & DRAINAGE PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'

Sheet 6A

Printed: Jun 26, 2020 - 2:28pm Printed By: autumn
J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Pd.dwg

Printed: Jun 26, 2020 - 2:28pm Printed By: autumn

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Pd.dwg

LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- SIGN & POST
- STANDARD CURB & GUTTER
- NEW FULL DEPTH ASPHALT PAVEMENT
- PAVEMENT MILL AND RESURFACE
- OVERLAY PAVEMENT TO TRANSITION TO EXISTING
- LANDSCAPE/ GRASS AREA
- CONCRETE PAVEMENT

GENERAL NOTES

1. SEE SHEET NUMBER 2 FOR GENERAL NOTES.
2. CONTRACTOR SHALL NOT SCALE PLAN BUT SHALL REFER TO SITE PLAN FOR ALL LINE DIMENSIONS.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE/RING AND COVER TO THE BACK OF THE MITERED END SECTIONS.
4. CONTRACTOR TO MAKE EVERY EFFORT TO PRESERVE EXISTING DRAIN BASINS AND STORMWATER PIPE REMAINING ON THE SITE. DESIGN PIPE SLOPES HAVE BEEN MAINTAINED AND PIPE INVERTS ADJUSTED ACCORDINGLY. CONTRACTOR TO USE RISER EXTENSIONS TO BRING RELOCATED DRAINAGE BASIN TOP ELEVATIONS TO FINISH GRADE. FIELD ADJUSTMENT TO FINISH GRADE WILL BE NECESSARY.
5. ANY CONSTRUCTION IN CITY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT.
6. ALL TOP SOILS AND UNSUITABLE MATERIAL UNDER ROADWAY OR HOUSE PADS SHALL BE REMOVED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AND STRUCTURAL FILL PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 98% MAXIMUM DENSITY (AASHTO T-180). DENSITY TESTS TO BE PERFORMED AT A RATE OF ONE TEST PER LIFT PER 6'000 S.F. (MIN. ONE TEST PER LOT) (TYPICAL ALL FILL AREAS). ALL FILL SHALL BE CLEARED AND GRUBBED.
7. SPOT ELEVATIONS PROVIDED ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

N 9°26'20" E (P) (F) – 570.00' (F)

N 80°33'40" W – 431.70' (OVERALL)

20' SANITARY SEWER EASEMENT

APPROX. LOCATION OF EXISTING SANITARY SEWER

APPROX. LOCATION OF EXISTING WATER MAIN

20'

STATE ROAD 30 (U.S. HIGHWAY 98)

FOUND 1/2" IRON ROD NO ID#

MONUMENT R/W

5' SIDEWALK

MATCH EXISTING GRADE (TYP.)

AREA TO RTANK SYSTEM 0.22 ACRES

MAX 2% SLOPE ON ALL SIDEWALKS (TYP.)

ASPHALT PARKING

CONCRETE CURB

CONCRETE

(S-3) CURB INLET TOP EL. = 23.70 15" INV.= 18.25

18 LF ~ 15" PIPE

RTANK MAINTENANCE PORT (TYP.)

(S-1) MODIFIED TYPE 'C' INLET (SEE DETAIL) TOP EL. = 24.00 15" INV.= 18.18 SUMP INV.= 17.18

16 LF ~ 15" PERFORATED PIPE (SEE DETAIL)

105 R-TANK DOUBLE MODULES BOTTOM ELEV. =18.68 TOP ELEV. =21.50

(S-2) CONTROL STRUCTURE (SEE DETAIL) TOP EL. = 23.50 15" INV. (E)= 18.18 15" INV. (SW)= 17.00

195 LF ~ 15" PIPE

PAVEMENT REPAIR

(S-4) EXISTING INLET (SEE DETAIL) TOP EL.= 16.18 NEW 15" INV.=13.68 WIER INV.=14.68 18" INV.=5.62 (CONTRACTOR TO VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION)

A = 209.94'
R = 1729.01'
D = 6°57'25"
C = 209.81'
B = N 84°02'22" W

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

PAVING AND DRAINAGE PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

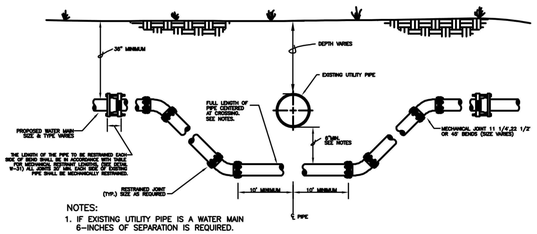
PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. MELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

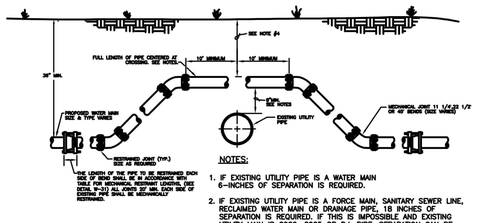
Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 20'

Sheet 6B



NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE, RECLAIMED WATER MAIN OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS. (IF NOT CROSSING UNDER EXISTING WATER MAIN.)
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

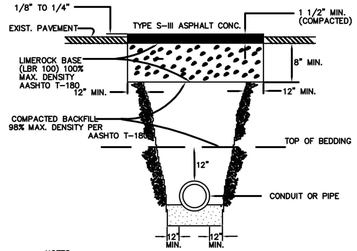
ADJUSTMENT UNDER EXISTING UTILITIES
N.T.S.



NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE, RECLAIMED WATER MAIN OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS. (IF NOT CROSSING OVER EXISTING WATER MAINS.)
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

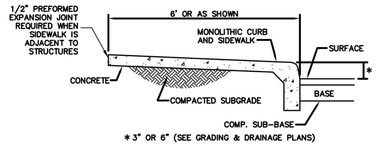
DEPTH OF BURY TO BE 24" MINIMUM. DEPTH OF BURY TO BE MEASURED FROM BOTTOM OF SUBGRADE IN PAVED AREAS.

ADJUSTMENT OVER EXISTING UTILITY
N.T.S.



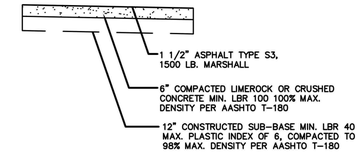
NOTES:
1. METHOD AND MATERIALS OF REPAIR SUBJECT TO OKALOOSA COUNTY CONSTRUCTION REQUIREMENTS FOR NEW TYPE S-III ASPHALT PAVEMENT.
2. ANY ASPHALT CUTS IN THE ROAD NEED TO BE CUT OUT AND REPLACED.

STANDARD PAVEMENT REPAIR DETAIL
N.T.S.



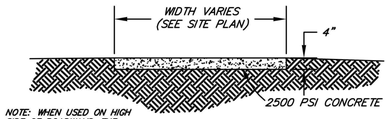
* 3" OR 6" (SEE GRADING & DRAINAGE PLANS)

MONOLITHIC CURB & SIDEWALK SECTION
N.T.S.



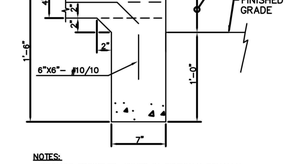
NOTES:
1. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE SHOWN HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA & MAY BE MODIFIED TO ACCOMMODATE BEARING CAPACITIES OF VARIOUS SUBGRADE.
2. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 F.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.

TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



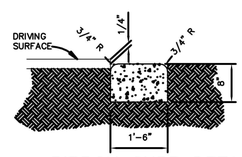
NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPICAL SIDEWALK SECTION
N.T.S.

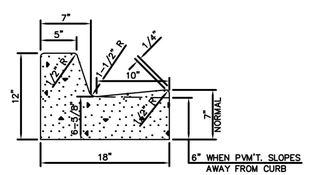


NOTES:
1. PROVIDE TROWELED JOINTS IN SIDEWALK EQUALLY SPACED AT INTERVALS APPROX. EQUAL TO THE SIDEWALK WIDTH.
2. PROVIDE 1/2" EXPANSION JOINT WITH PRE MOLDED EXPANSION JOINT FILLER AT ALL INTERSECTIONS, STRUCTURES OR BUILDINGS AND AT A MAXIMUM SPACING OF 40 FEET.

MONOLITHIC CURB & SIDEWALK DETAIL
N.T.S.



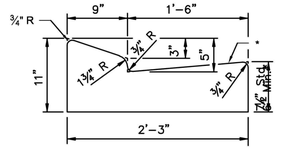
RIBBON CURB DETAIL
N.T.S.



6" WHEN PVM'T. SLOPES AWAY FROM CURB

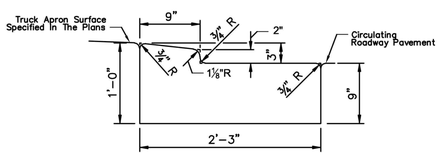
NOTE: WHEN USED ON HIGH SIDE OF ROADWAY, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.

CITY STANDARD CURB AND GUTTER DETAIL
N.T.S.



TYPE E

FDOT STANDARD INDEX #300
CURB & GUTTER
N.T.S.



TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION
TYPE RA

FDOT STANDARD INDEX #300
CURB & GUTTER
N.T.S.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A.			
A.			
A.			
A.			
A.			
A.			

PAVING AND DRAINAGE DETAILS

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

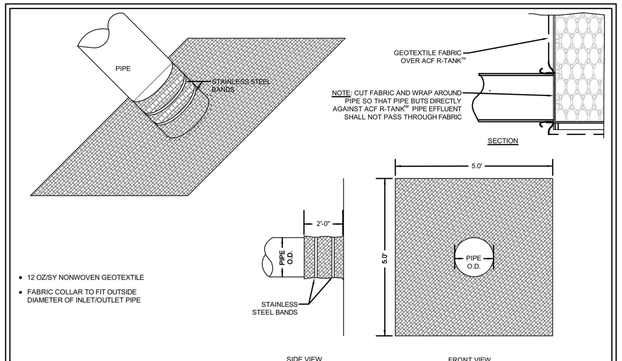
RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

Project No.: 19-01-0030	
Designed: AMH	Drawn: DCG
Checked: RCW	O.C.: RCW
Date: JUNE 2020	
Scale: N.T.S.	
Sheet 7A	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Jun 26, 2020 - 1:54pm Printed By: autumn
J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Dets.dwg

Printed: Jun 26, 2020 - 1:54pm Printed By: autumn

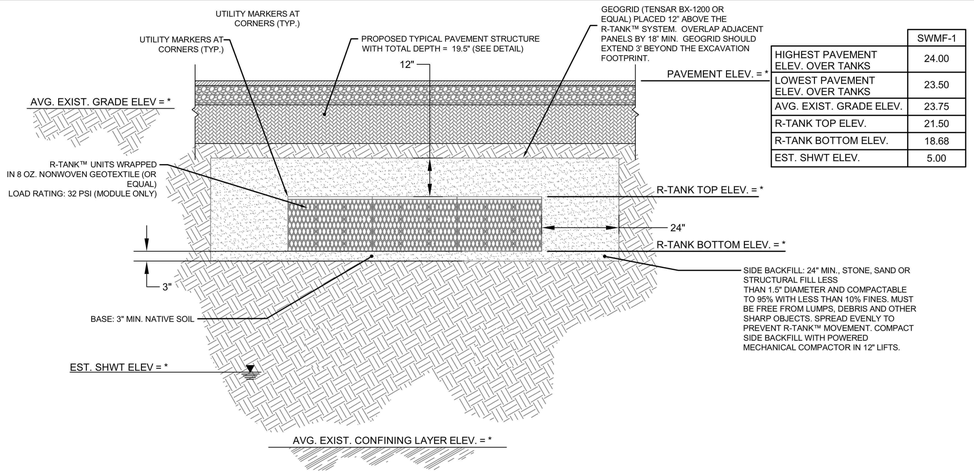


- 12 OZ/SY NONWOVEN GEOTEXTILE
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

ACF ENVIRONMENTAL

FABRIC PIPE BOOT FOR R-TANK™

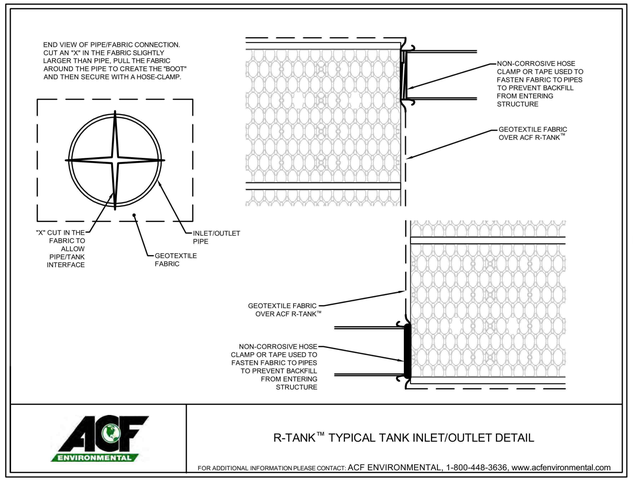
FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



	SWMF-1
HIGHEST PAVEMENT ELEV. OVER TANKS	24.00
LOWEST PAVEMENT ELEV. OVER TANKS	23.50
AVG. EXIST. GRADE ELEV.	23.75
R-TANK TOP ELEV.	21.50
R-TANK BOTTOM ELEV.	18.68
EST. SHWT ELEV.	5.00

CONSTRUCTION NOTE:
CONTRACTOR TO NOTIFY ENGINEER TWO DAYS PRIOR TO THE COMPLETION OF EACH R-TANK™ SYSTEM FOR INSPECTION BY ENGINEER OF EACH PROPOSED SYSTEM BEFORE CONTRACTOR BACKFILLS AND COVERS THE SYSTEM. ENGINEER MUST APPROVE THE CONSTRUCTION OF EACH OF THE R-TANK™ SYSTEMS, EACH PIPE CONNECTION TO THE SYSTEM AND LOCATION OF MAINTENANCE PORTS. ONCE ENGINEER INSPECTS AND APPROVES EACH R-TANK™ SYSTEM AND ALL ASSOCIATED FITTINGS/CONNECTIONS, CONTRACTOR MAY THEN BACKFILL OVER EACH R-TANK™ SYSTEM.

NOTES:
- FOR COMPLETE MODULE DATA, SEE R-TANK™ SINGLE MODULE SHEET (THIS SHEET)
- REFER TO THE R-TANK™ INSTALLATION GUIDE FOR PROPER CONSTRUCTION AND INSTALLATION OF THE PROPOSED R-TANK™ SYSTEM AND EQUIPMENT ACCEPTABLE FOR USE IN INSTALLATION.
- MINIMUM 12" OF COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES.
- REFER TO R-TANK™ INLET/OUTLET DETAIL (THIS SHEET) FOR PROPER INTERFACE BETWEEN THE PROPOSED INLET/OUTLET PIPE AND R-TANK™ SYSTEM. GEOTEXTILE FABRIC IS TO BE CUT TO AND CLAMPED TO THE OUTSIDE OF THE INLET/OUTLET PIPE TO CREATE A WATERTIGHT SEAL AND CLEAR PATHWAY FROM THE PIPE INTERIOR TO THE R-TANK™ SYSTEM.
- INDIGENOUS SOILS TO BE PLACED BETWEEN R-TANK™ SYSTEM BOTTOM AND TOP OF THE UNDERDRAIN SYSTEM. SOILS TO MATCH THE SAME PROFILE AND CLASS OF THE EXISTING SOILS ON SITE.



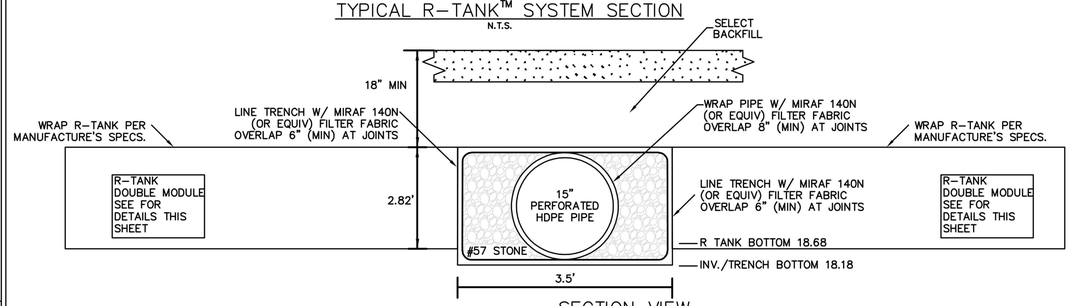
ACF ENVIRONMENTAL

R-TANK™ TYPICAL TANK INLET/OUTLET DETAIL

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

TYPICAL R-TANK™ SYSTEM SECTION

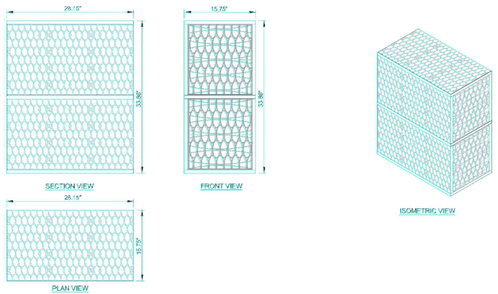
N.T.S.



SECTION VIEW
N.T.S.

RAIN TANK DETAIL

MODULE DRAWING - DOUBLE



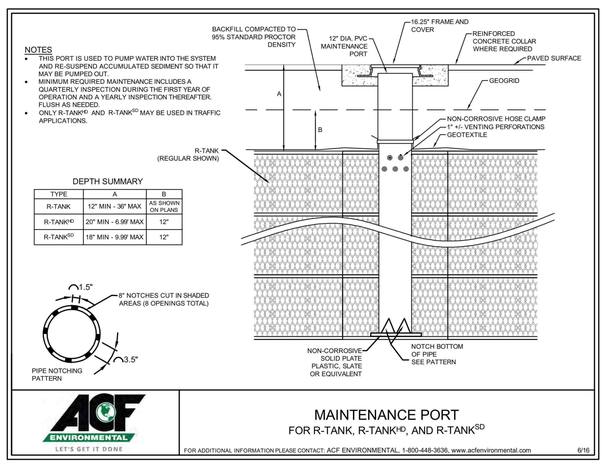
MODULE DATA

GEOMETRY: LENGTH = 26.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 33.86 IN. (950 MM)
TANK VOLUME = 8.69 CF
STORAGE VOLUME = 8.25 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING: 33.4 PSI, (MODULE ONLY)
HS25, (WITH ACF COVER SYSTEM)

MATERIAL: 100% RECYCLED POLYPROPYLENE

SMALL PLATES PER SEGMENT/TOTAL: 5/10



NOTES
- THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
- MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
- ONLY R-TANK^{HD} AND R-TANK^{SD} MAY BE USED IN TRAFFIC APPLICATIONS.

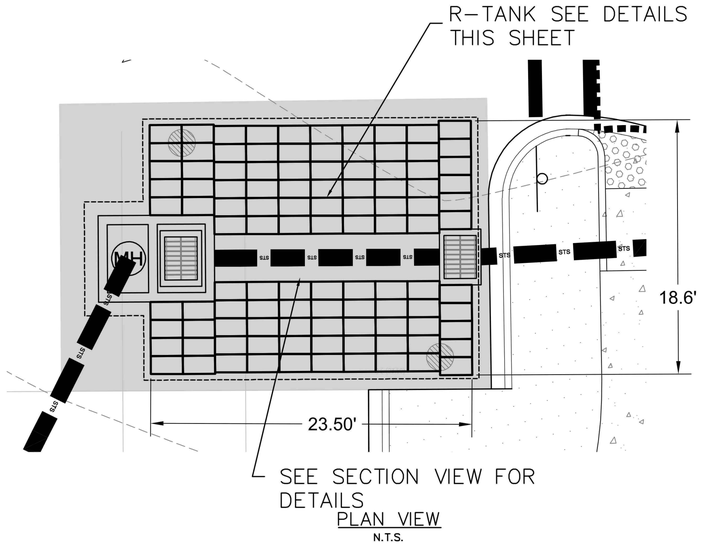
DEPTH SUMMARY

TYPE	A	B
R-TANK	12" MIN - 36" MAX	AS SHOWN ON PLANS
R-TANK^{HD}	20" MIN - 6.99' MAX	12"
R-TANK^{SD}	18" MIN - 9.99' MAX	12"

ACF ENVIRONMENTAL
LET'S GET IT DONE

MAINTENANCE PORT
FOR R-TANK, R-TANK^{HD}, AND R-TANK^{SD}

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com 6/16



PLAN VIEW
N.T.S.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PAVING AND DRAINAGE DETAILS

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS
PREPARED FOR
EAST PASS INVESTORS, INC

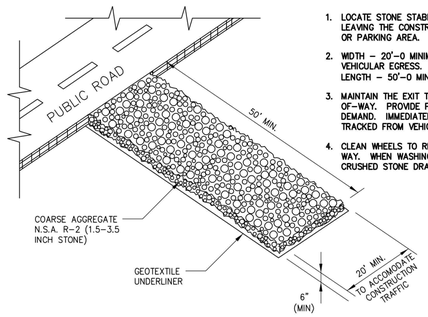
RICHARD C. WELCH PE NO. 40279 Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 19-01-0030
Designed: AMH | Drawn: DCG
Checked: RCW | O.C.: RCW
Date: JUNE 2020
Scale: N.T.S.

Sheet 7B

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Dets.dwg



1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY STREET, ROADWAY, OR PARKING AREA.
2. WIDTH – 20'-0 MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS.
   LENGTH – 50'-0 MINUMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5 – 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS.
4. CLEAN WHEELS TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

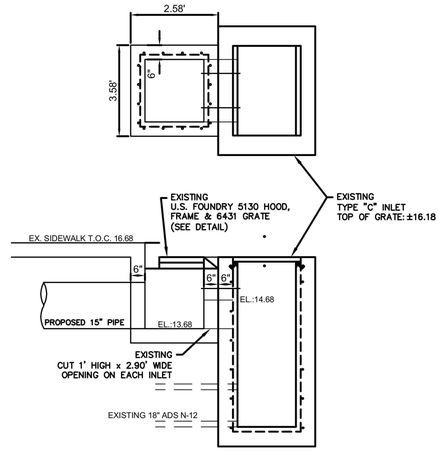
FDOT INDEX REFERENCES

INDEX No.	DESCRIPTION
102	BALED HAY & SILT FENCE
103	TURBIDITY BARRIERS
280	FILTER JACKET
603	M.O.T.

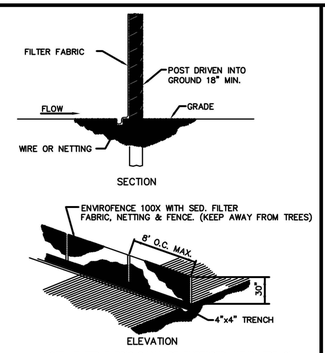
**ALL INDEXES CAN BE FOUND AT
http://www11.myflorida.com/rddesign/Design%20Standards/designstds.htm

NOTES: COIR BALES ARE NOT ALLOWED IN NASSAU COUNTY.

TEMPORARY CONSTRUCTION EXIT DETAIL
N.T.S.

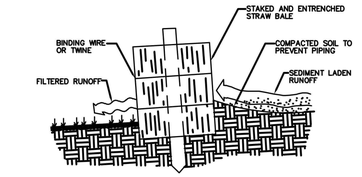


EXISTING INLET DETAIL S-4
N.T.S.

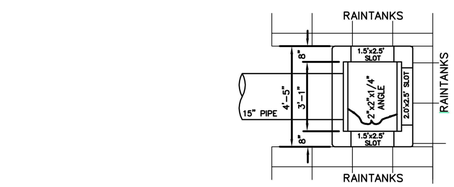


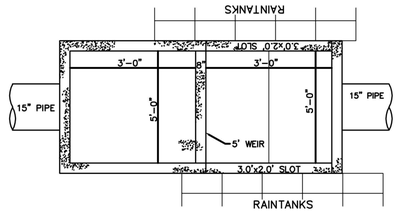
NOTE: FILTER FABRIC SHALL BE EMBEDDED WITHIN TRENCH AND BACKFILL WITH EARTHWORK

SILT FENCE DETAIL
N.T.S.



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE
N.T.S.

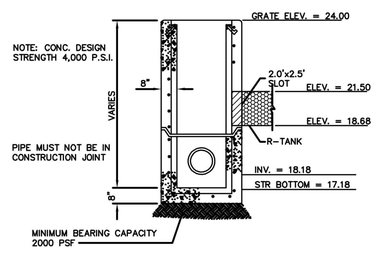




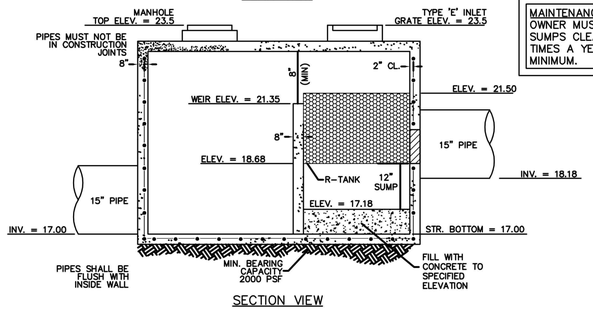
PLAN VIEW

CONSTRUCTION NOTE:
CONTRACTOR TO NOTIFY ENGINEER ONCE EACH CONTROL STRUCTURE HAS BEEN SET FOR VISUAL INSPECTION OF WEIR, PIPE CONNECTIONS AND OVERALL CONSTRUCTION OF EACH CONTROL STRUCTURE. CONTRACTOR TO HAVE WEIR AS-BUILT ELEVATION DETERMINED ONCE PLACED AND PROVIDE SAID WEIR ELEVATIONS FOR EACH STRUCTURE TO ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF STRUCTURE TOP.

MAINTENANCE NOTE:
OWNER MUST HAVE SUMPS CLEANED 2 TIMES A YEAR, MINIMUM.

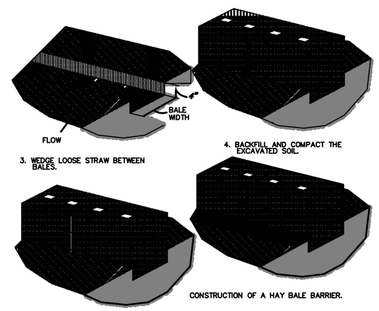


MODIFIED STORM SEWER TYPE "C" INLET No. S-1
N.T.S.



SECTION VIEW

CONTROL STRUCTURE DETAIL STRUCTURE No. S-2
N.T.S.



HAY BALE BARRIER CONSTRUCTION DETAILS
N.T.S.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PAVING AND DRAINAGE DETAILS

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS
PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

Project No.: 19-01-0030	
Designed: AMH	Drawn: DCG
Checked: RCW	O.C.: RCW
Date: JUNE 2020	
Scale: N.T.S.	
Sheet 7C	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

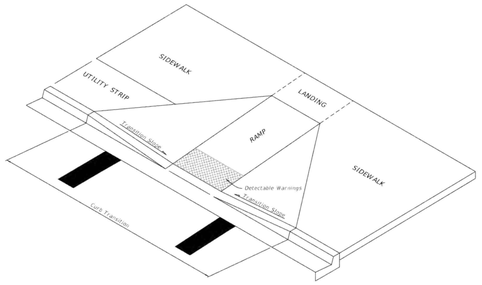
Printed: Jun 26, 2020 - 1:52pm Printed By: autumn

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Dets.dwg

Printed: Jun 26, 2020 - 1:52pm Printed By: autumn
J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Dets.dwg

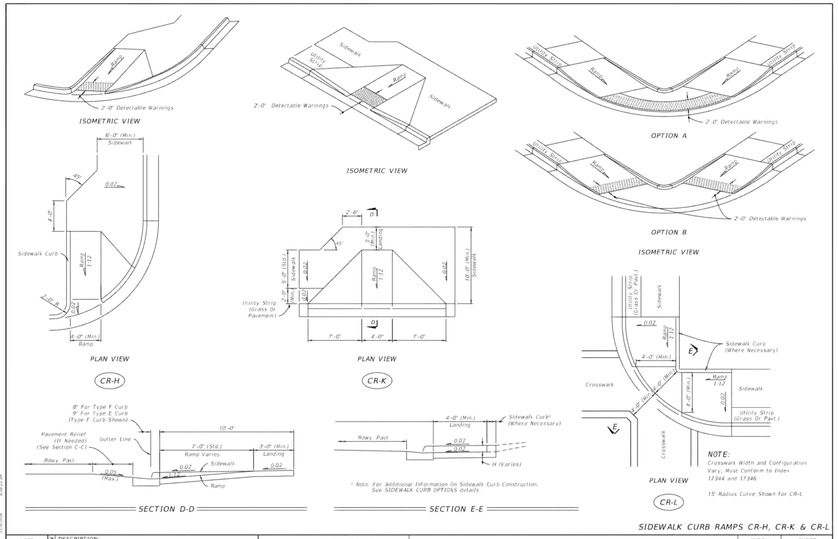
GENERAL NOTES

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this index are maximums. Steeper slopes are not permitted unless otherwise detailed in the Plans.
   - B. Landings must have slopes less than or equal to 0.02 in any direction.
   - C. Install ramp slopes along a single linear plane (i.e. no warps or varying slope)
2. Grade Breaks:
   Grade breaks at the top and bottom of ramps must be parallel to each other and perpendicular to the direction of the ramp slope.
3. Existing Curb, Curb and Gutter and/or Sidewalk:
   - A. Remove any existing curb or curb and gutter to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5 feet long. Remove any existing sidewalk to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5 feet long.
   - B. Refer to Index 310 for Concrete Sidewalk details.
4. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
5. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification Section 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the detectable warnings with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
6. Detectable Warnings – Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



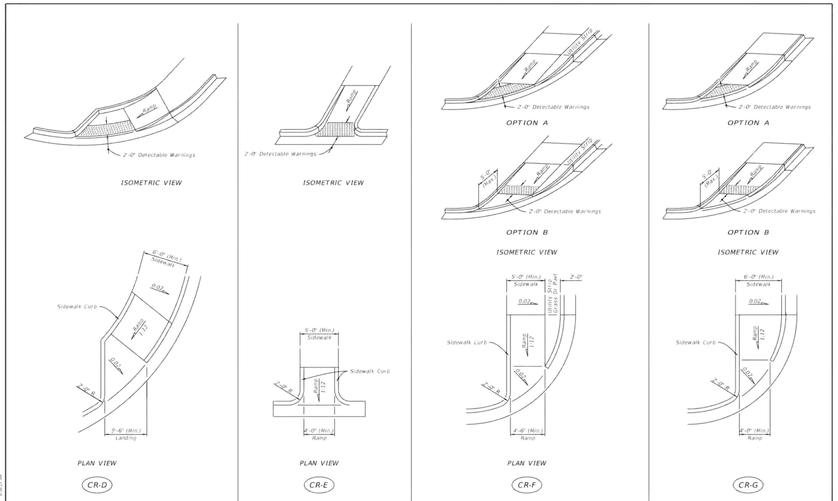
CURB RAMP NOMENCLATURE

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 1 of 8



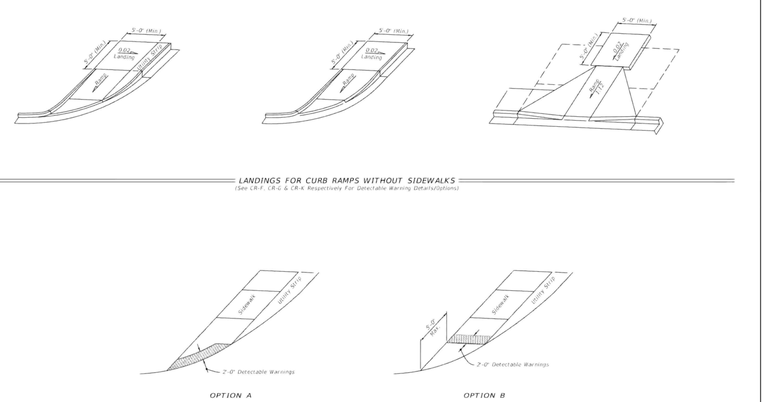
SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 5 of 8



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 4 of 8



LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 6 of 8

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PAVING AND DRAINAGE DETAILS

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	N.T.S.

Sheet 7D

Printed: Jun 26, 2020 - 2:29pm Printed By: autumn

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS
HARBOR BLVD.
DESTIN, FL

OWNER NAME AND ADDRESS:

EAST PASS INVESTORS, INC
4471 LEGENDARY DRIVE
DESTIN, FL 32541

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; EARTHWORK, AND SEEDING

SOILS:
SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:

- SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
- SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS
- SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:

1. TOTAL AREA OF SITE = 0.97 AC
2. TOTAL AREA TO BE DISTURBED = 0.49 AC

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY (DESRIPTION:) _____
EXISTING STORM WATER DRAINAGE SYSTEM AND PROPOSED RTANK SYSTEM

FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.P. STORMWATER PERMIT # _____
D.E.P. DREDGE/FILL PERMIT # _____
C.O.E. DREDGE/FILL PERMIT # _____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____

DATED: _____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PROJECT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   REFER TO CITY STANDARD DETAIL D-913 FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-12 FOR PROPER LOCATION, MATERIAL & USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODEABLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY. AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☒ Concrete	☒ Fertilizers	☒ Wood
☒ Asphalt	☒ Petroleum Based Products	☒ Masonry Blocks
☒ Tar	☒ Cleaning Solvents	☒ Roofing Materials
☒ Detergents	☒ Paints	☒ Metal Studs
☐ _____	☐ _____	☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS
CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	GENERAL CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS					
SIGNATURE					

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A1			
A2			
A3			
A4			
A5			

STORMWATER POLLUTION PREVENTION PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS
PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

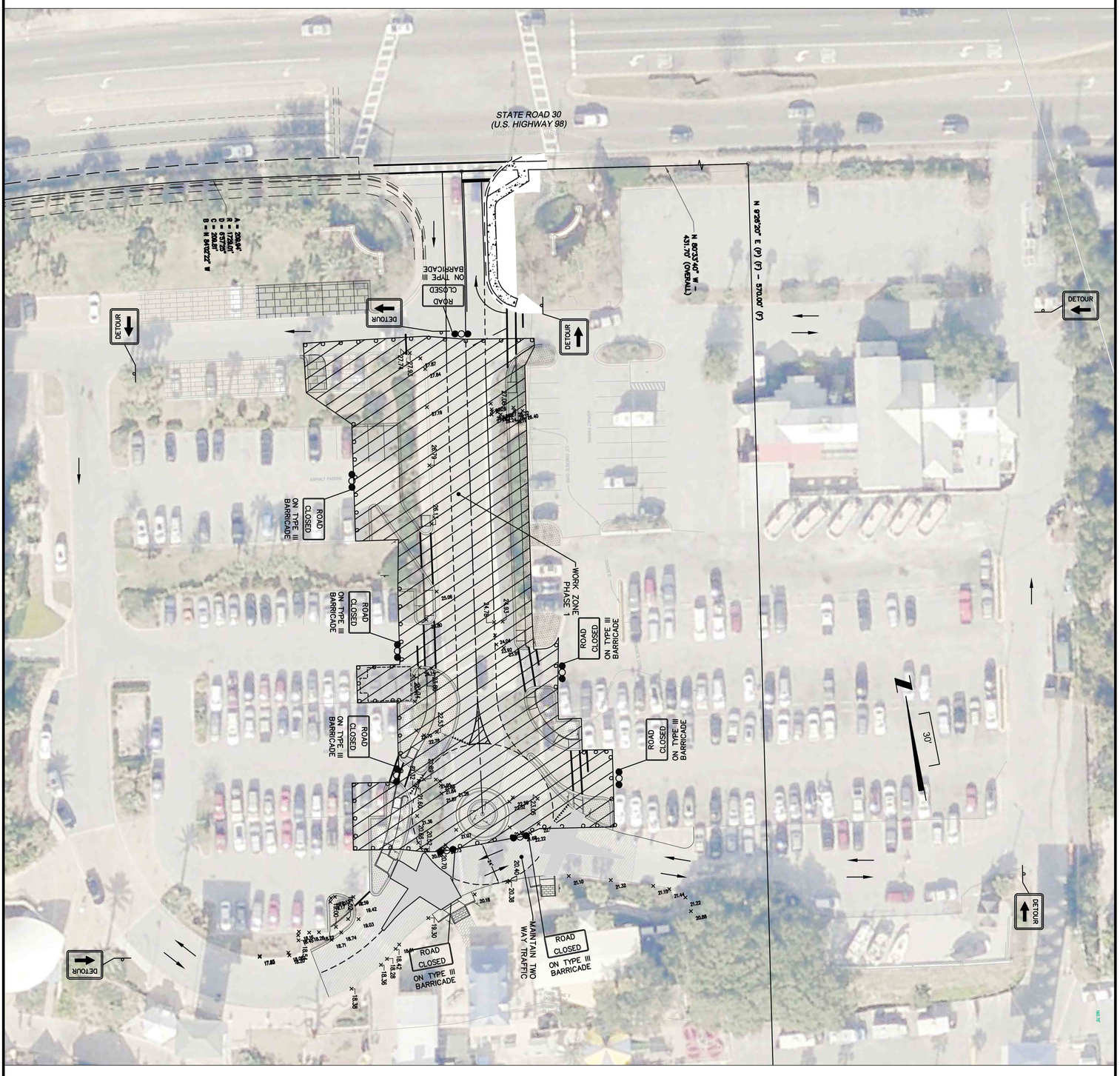
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 19-01-0030
Designed: AMH | Drawn: DCG
Checked: RCW | O.C.: RCW
Date: JUNE 2020
Scale: N.T.S.
Sheet 8

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Swppp.dwg

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 MOT.dwg

Printed: Jun 26, 2020 - 2:08pm Printed By: autumn



LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- SIGN & POST
- STANDARD CURB & GUTTER
- ASPHALT PAVEMENT
- LANDSCAPE/ GRASS AREA
- CONCRETE PAVEMENT
- GRAVEL

Sheet 9A

Project No: 19-01-0030
Designed: AMH
Drawn: DCG
Checked: RCW
QA/QC: RCW
Date: JUNE 2020
Scale: 1" = 30'

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

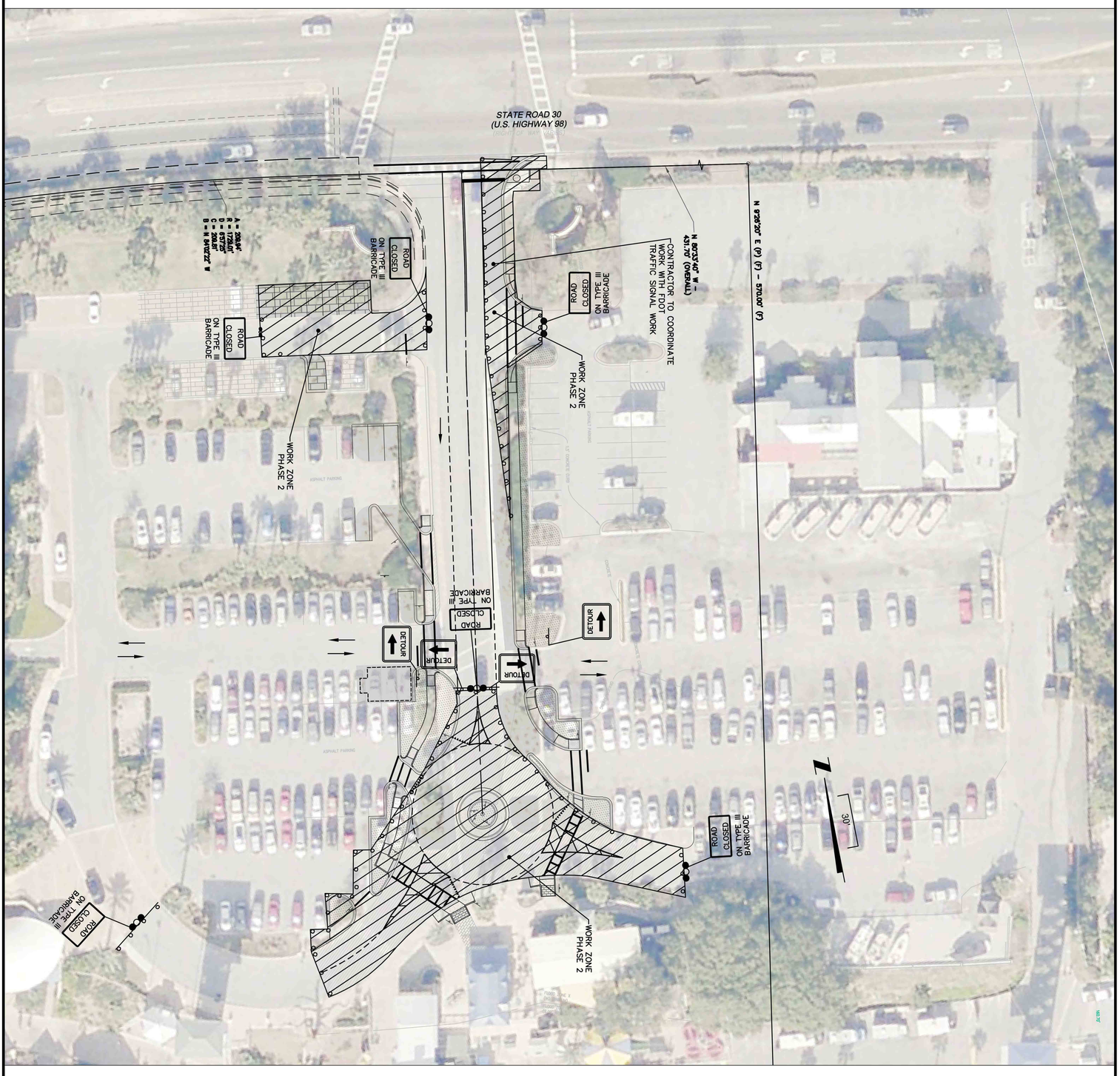
PREPARED FOR
EAST PASS INVESTORS, INC

MAINTENANCE OF TRAFFIC PLAN PHASE 1

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



LEGEND

PROPERTY LINE
CENTERLINE OF ROADWAY
SIGN & POST
STANDARD CURB & GUTTER
ASPHALT PAVEMENT
LANDSCAPE / GRASS AREA
CONCRETE PAVEMENT
GRAVEL

Sheet 9B

Project No.: 19-01-0030
Designed: AMH
Drawn: DCG
Checked: RCW
QA/QC: RCW
Date: JUNE 2020
Scale: 1" = 30'

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

HARBORWALK FDOT
ACCESS AND SAFETY
IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

MAINTENANCE OF
TRAFFIC PLAN PHASE 2

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Jun 26, 2020 - 2:00pm Printed By: autumn

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 MOT.dwg

GENERAL NOTES

1. Work operations shall be confined to either one lane, or lane combinations as follows:
   a. Outside travel lane.
   b. Outside auxiliary lane.
   c. Outside travel lane and adjoining auxiliary lane.
   d. Inside travel lane.
   e. Inside auxiliary lane.
   f. Inside travel lane and adjoining auxiliary lane.
   g. See Sheet 3.

   If the work area is confined to an auxiliary lane the work area shall be barricaded and the RIGHT (LEFT) LANE CLOSED AHEAD signs replaced by ROAD WORK AHEAD signs, and the merge symbol signs eliminated.
2. When vehicles in a parking zone block the line of sight to TCZ signs, the signs shall be post mounted and located in accordance with Index No. 17302.
3. If the work space extends across a crosswalk, the crosswalk should be closed using the information in Index No. 660.
4. Signs are required on the median side for divided highways.
5. The two channelizing devices directly in front and directly at the end of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
6. For general TCZ requirements and additional information, refer to Index No. 600.

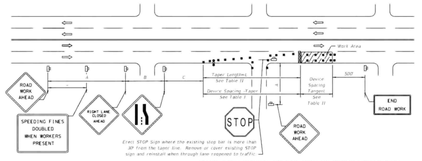
DURATION NOTES

1. For work operations up to approximately 15 minutes, signs, channelizing devices, and arrow board may be omitted if all of the following conditions are met:
   a. Speed limit is 45 mph or less.
   b. No sight obstructions to vehicles approaching the work area (e.g., crests of hills, curves, or intersections).
   c. Volume and complexity of the roadway has been considered.
   d. The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GWVR) of 16,000 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.
2. For work operations up to 60 minutes, the arrow board may be omitted if conditions a, b, and c in DURATION NOTE 1 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

SYMBOLS

- Work Area
- Work Zone Sign
- Advance Warning Arrow Board
- Type III Barricade
- Channelizing Device (See Index No. 600)
- Lane Identification in Direction of Traffic

LAST REVISION 07/01/15	#	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	MULTILANE, WORK NEAR INTERSECTION MEDIAN OR OUTSIDE LANE	INDEX NO. 616	SHEET NO. 1 of 3



RIGHT LANE CLOSED ON FAR SIDE OF MINOR SIDESTREET

Erect STOP Sign where the existing stop bar is more than 30' from the taper line. Remove or cover existing STOP signs and reinstall when through lane reopened to traffic.

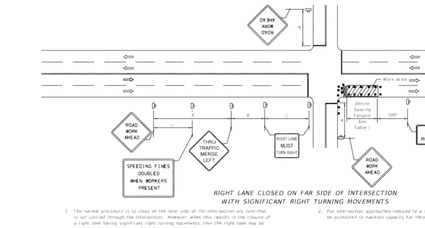
DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B	C
40 mph or less	350	350	350
45 mph	500	500	500

* 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type III Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50



RIGHT LANE CLOSED ON FAR SIDE OF INTERSECTION WITH SIGNIFICANT RIGHT TURNING MOVEMENTS

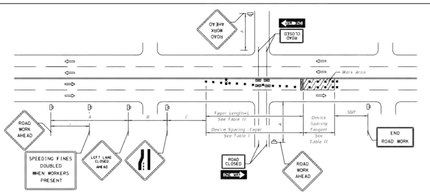
Table II
Taper Length - Merge (12' Lateral Transition)

Speed (mph)	L (ft.)	Notes (Merge)
25	125	
30	180	L = WS²/60
35	245	
40	320	
45	540	L=WS

For lateral transitions other than 12', use formula for L shown in the notes column. Where:
L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

1. The normal procedure is to close on the near side of the intersection any lane that is not carried through the intersection. However, when this results in the closure of a right lane having significant right-turning movements, then the right lane may be maintained as right turns only as shown in this detail.
2. For intersection approaches reduced to a single lane, left turning movements may be prohibited to maintain capacity for through vehicular traffic.

LAST REVISION 07/01/15	#	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	MULTILANE, WORK NEAR INTERSECTION MEDIAN OR OUTSIDE LANE	INDEX NO. 616	SHEET NO. 2 of 3



LEFT LANE CLOSED ON FAR SIDE OF MINOR SIDESTREET - RESTRICTED TURNING MOVEMENTS

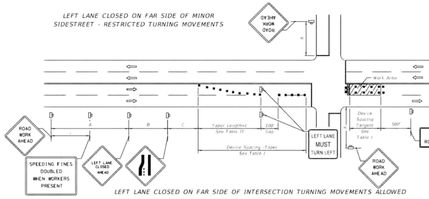
DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B	C
40 mph or less	350	350	350
45 mph	500	500	500

* 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type III Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50



LEFT LANE CLOSED ON FAR SIDE OF INTERSECTION TURNING MOVEMENTS ALLOWED

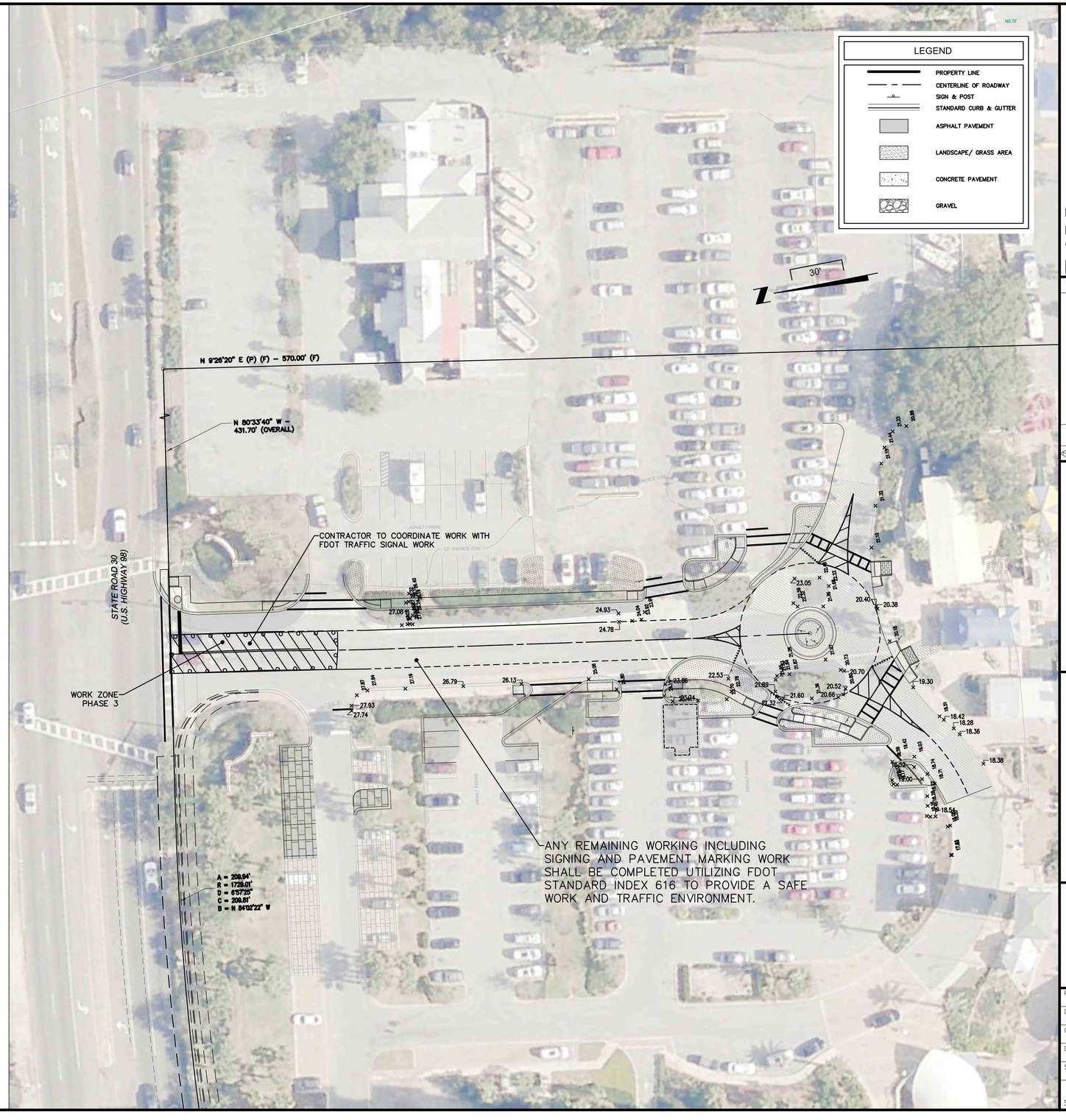
Table II
Taper Length - Merge (12' Lateral Transition)

Speed (mph)	L (ft.)	Notes (Merge)
25	125	
30	180	L = WS²/60
35	245	
40	320	
45	540	L = WS

For lateral transitions other than 12', use formula for L shown in the notes column. Where:
L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

1. The normal procedure is to close on the near side of the intersection any lane that is not carried through the intersection. However, when this results in the closure of a left lane having significant left turning movements, then the left lane may be considered as a turn bay for left turns only as shown in this detail.

LAST REVISION 07/01/15	#	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	MULTILANE, WORK NEAR INTERSECTION MEDIAN OR OUTSIDE LANE	INDEX NO. 616	SHEET NO. 3 of 3



Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			

MAINTENANCE OF TRAFFIC PLAN PHASE 3

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH PE NO. 40279 Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 19-01-0030	
Designed: AMH	Drawn: DCG
Checked: RCW	Q.C.: RCW
Date: JUNE 2020	
Scale: 1" = 30'	
Sheet 9C	

Printed: Jun 26, 2020 - 2:22pm Printed By: autumn

11.10.0. - Air quality.

Pursuant to City of Destin's Land Development Code, Article 7.01.02.C and 11.10.03 the contractor shall maintain air quality by controlling dust from areas with disturbed earth and no vegetation as a result of construction activities. The dust control measures shall remain in place until a Certificate of Completion has been issued.

11.10.1. *Purpose.* The purpose of this section is to improve the air quality in the City of Destin by reducing the amount of particulate matter entering the ambient air as a result of development activity by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

A. Dust control plan requirements are as follows:

1. Grading operations shall be suspended when winds exceed 30 miles per hour.
2. Water shall be spread on disturbed earth and roadway base material if there are visible signs of fugitive dust.
3. Covering all particulate materials will be required when transported in open-bodied trucks, trailers or other vehicles, in order to prevent as much dust as possible from becoming airborne during transportation.
4. All stockpiles of particulate material will be watered or covered to prevent as much dust as possible dust from becoming airborne during high wind conditions.
5. Transfer processes involving free fall of soil or other particulate matter will be performed in a manner to minimize free fall distance and thus reduce dust emissions.
6. Water trucks shall be used to spread water to unpaved surfaces, including adjacent rights-of-way, or any other surface that can create airborne dust in order adequately to control dust emissions.
7. All landscaping materials shall be installed and irrigation system modifications completed on the development site prior to issuance of the Certificate of Completion.
8. Vehicles transporting soil or other materials to and from the site shall use the designated routes shown on sheet XXXX.
9. Transport vehicles shall exit the site through the designated construction exit remove soil, sand, dirt and any other particulate matter from

   vehicle tires and undercarriages prior to leaving the development site, in order to prevent the tracking out of said soil, sand, dirt, etc., onto the adjacent rights-of-way.
10. The maximum speed limit on the construction site is 10 MPH. Signs will be posted on barricades for both directions of traffic.
11. Contractor shall utilize street sweeping equipment to remove soil, sand and other particulate material deposited or emitted onto any right-of-way near the development site.
12. Contractor shall monitor 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 on a daily basis.
13. If required, opacity monitoring will be performed by a properly trained and certified individual in order to make sure that dust emissions do not exceed 30 percent over a six-minute period. If the standard is exceed, the contractor shall take remedial actions such as watering the exposed areas to address excess opacity will be immediately managed and documented.

B. Dust control plan compliance. In addition to the aforementioned the dust control plan, the contractor shall provide to the City a copy of the daily dust control checklist on which the contractor will document the compliance of the mitigation activities detailed in the dust control plan.

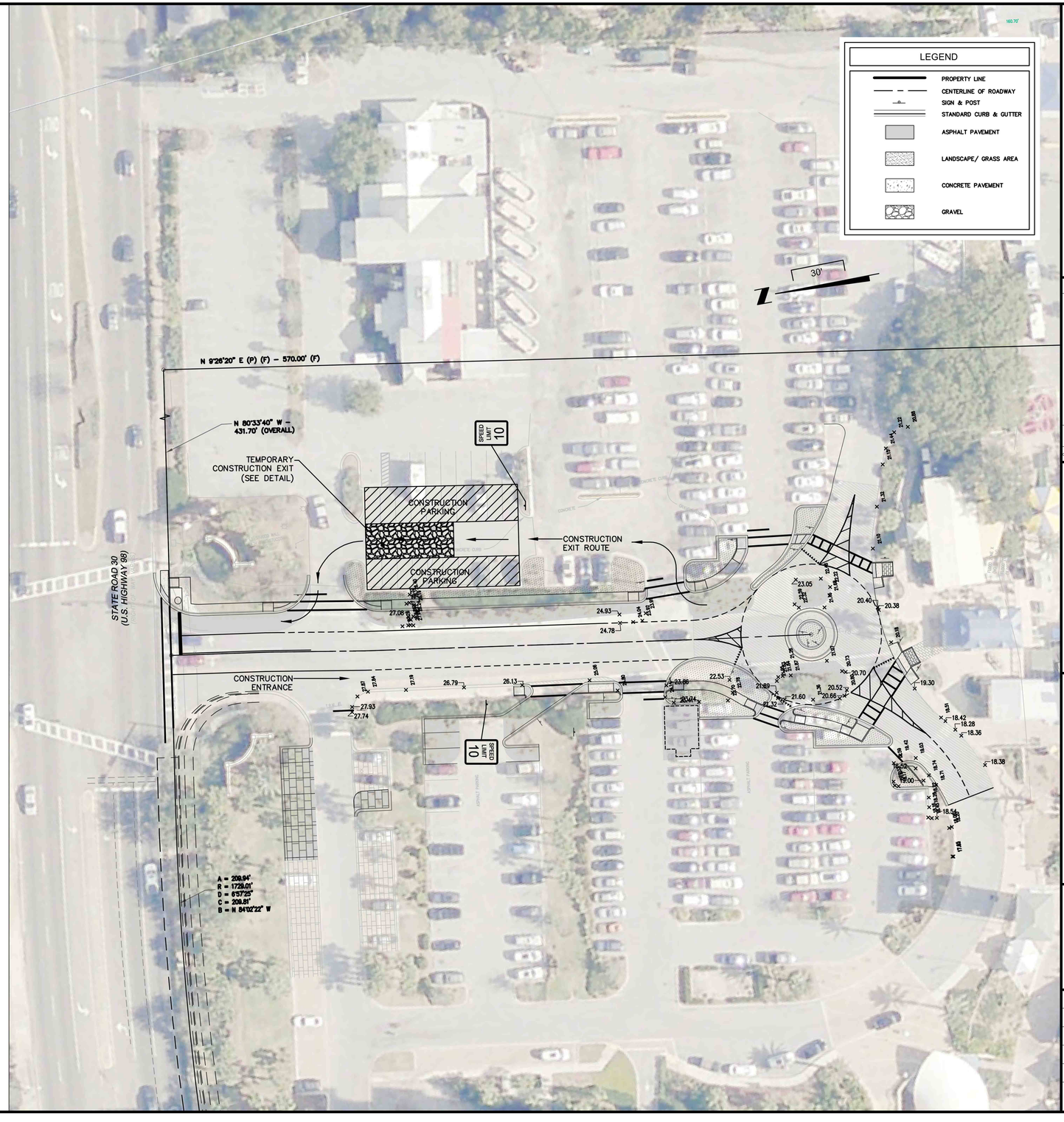
C. Documentation availability: The contractor shall maintain the dust control plan and the daily dust control checklist available at the job site for periodic review, inspection and copying by the City's representatives.

(Ord. No. 08-21-LC, § 6, 12-15-08)

7.2.1. - Mitigation of vibration impacts.

Pursuant to City of Destin's Land Development Code, Article 7.02.01 the contractor shall mitigate vibration impact activity on surrounding properties. The mitigation of vibration impacts shall include the following measures:

1. All Earthwork and Pavement Compaction activities shall be limited to the hours of 8 am to 5 pm.
2. Compaction activity included but not limited to earthwork compaction, concrete and asphalt breaking will not transmit vibrations to sensitive receptor structures at or above the Federal Transit Administration (FTA) approximate vibration damage threshold of 95 Vibration Decibels (VdB).
3. Any activity exceeding the approximate FTA vibration annoyance threshold of 80 VdB shall be limited to the hours of 8am to 5pm.



Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A.			
A.			
A.			
A.			
A.			
A.			

DUST CONTROL, VIBRATION MITIGATION AND CONSTRUCTION VEHICLE PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

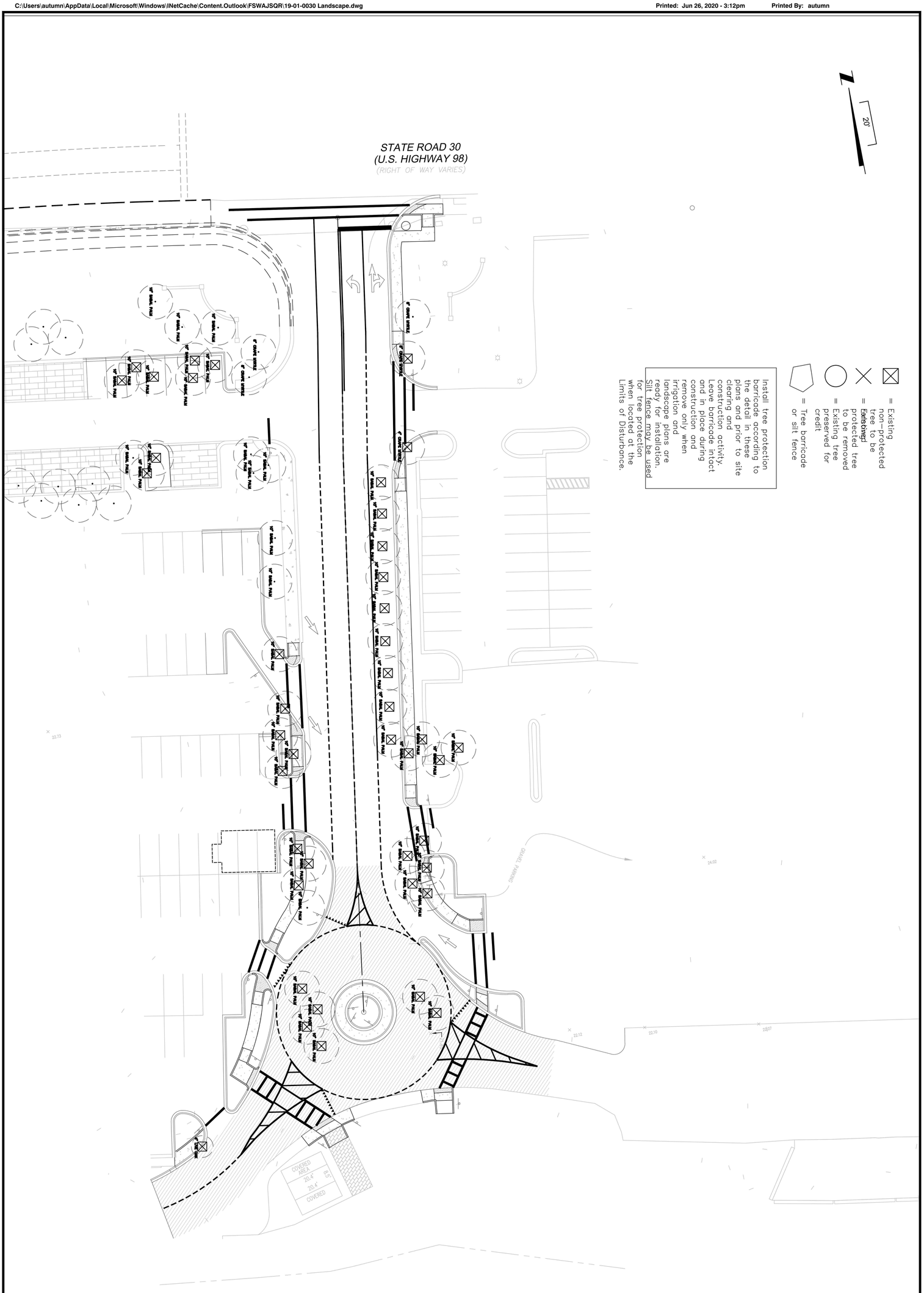
RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.:	19-01-0030
Designed:	AMH
Drawn:	DCG
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	1" = 30'

Sheet 10

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 SEC.dwg



Sheet L1

Project No: 19-01-0030
Designed: ABP
Drawn: RCW
Checked: ABP
Drawn: RCW
Date: JUNE 2020
Scale: 1" = 20'

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

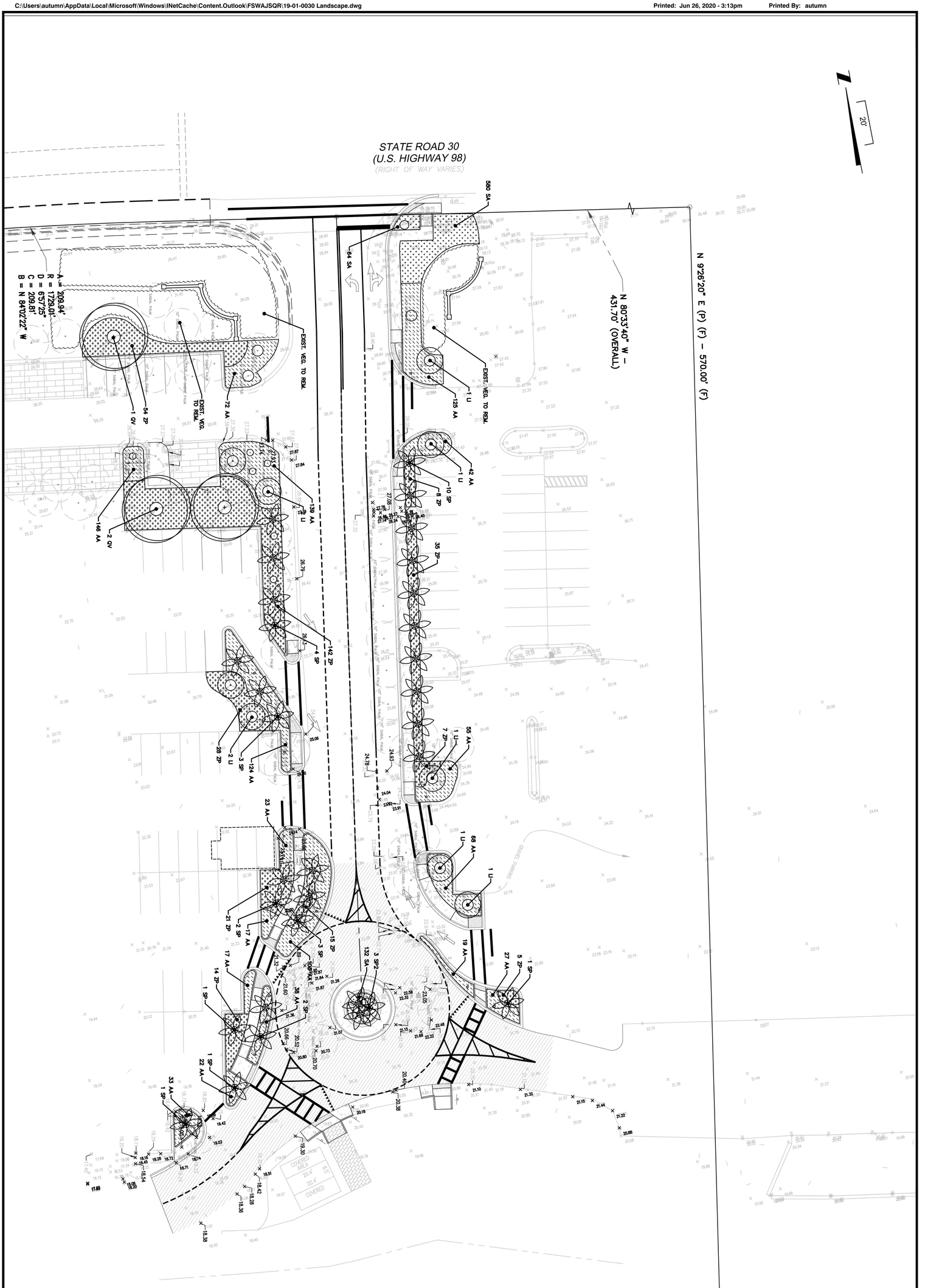
HARBORWALK ACCESS IMPROVEMENTS
DESTIN, FL
PREPARED FOR
LEGENDARY, INC

TREE REMOVAL AND PRESERVATION PLAN

No.	Date	Revision	By
1	..		
2	..		
3	..		
4	..		
5	..		
6	..		
7	..		

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



Sheet: L2	Project No.: 19-01-0030	RICHARD C. WELCH PE NO. 40279 Reg. Engineer	HARBORWALK ACCESS IMPROVEMENTS DESTIN, FL PREPARED FOR LEGENDARY, INC	LANDSCAPE PLAN	Connelly & Wicker Inc. Planning · Engineering · Landscape Architecture 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 265-3030 FAX: (904) 265-3031 www.cwleng.com C.A. Number: 3650 L.A. Number: LC26000311
Scale: 1" = 20'	Designed: ABP				
Date: JUNE 2020	Drawn: ABP				
Approved: RCW	Checked: RCW				

No. Date Revision By

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

LANDSCAPE SPECIFICATIONS

GENERAL INSTALLATION INSTRUCTIONS

1. Contractor shall furnish all labor, materials, and insurance to complete the work as shown in the plan.
2. Contractor is responsible for acquiring all required permits and associated fees to complete the work.
3. Contractor shall locate and visibly mark all buried utilities prior to construction and notify the landscape architect of any conflicts.
4. Contractor shall demolish and remove from the premises all pavement, sod and other materials required to implement the plan.
5. All work shall be completed in a timely manner and in accordance with standard industry practices.
6. Contractor shall coordinate a work plan with the owner or agent and the landscape architect prior to starting work and shall comply with all state and federal requirements for work safety.
7. Contractor shall coordinate an approved staging area with the owner prior to starting the work and shall maintain a clean and orderly site throughout the construction period and shall properly dispose of all trash and removed materials.
8. Contractor shall proceed with approved work in an orderly and timely fashion.
9. Contractor shall prevent offsite erosion, both by wind and rain, during construction using adequate means such as silt fencing, hay bales, and drain socks.
10. Contractor shall provide all new materials in first quality condition.
11. Substitutions shall be rejected unless approved by the landscape architect prior to installation.
12. Contractor shall repair and/or replace at contractor's cost and in an expedient manner any utilities, pipes, conduit, cables, fences, pavement, plant material, or any other existing property within or abutting the project site damaged by contractor during the course of the project.
13. Contractor shall notify the owner and landscape architect at least one week in advance for a substantial completion inspection. The landscape architect shall provide a punch list to the contractor outlining items to be completed by the contractor. Contractor shall complete punch list items in timely manner before calling for a final inspection by the owner and the landscape architect.
14. Final payment for the work shall not be issued until a final inspection is completed and approved by the landscape architect and/or the owner.
15. All work shall be warranted against defects and failure for at least 1 year following the final acceptance.
16. Contractor shall clean site of all construction debris, materials, and trash. Disturbed areas shall be fine-graded and landscaped according to the plans, or sodded with variety specified in 17.1. Site must be clean and neat before a final acceptance and payment will be issued.

TREE AND EXISTING VEGETATION PROTECTION

1. Contractor shall ensure protection of existing trees and plants to be preserved within the project area and along the project boundaries prior to all clearing or construction activity using a tree barricade as specified in the plans, or if not specified in the plans, according to Florida Department of Transportation Index Number 544 Landscape Installation (http: //www.fdot.gov). A silt fence may serve as a barricade where such measures are required and provide full protection of the critical protection zone as defined in index 544.
2. Provide 4" pine bark compost mulch to uniformly cover all bare, cleared, eroded, or disturbed areas within each tree protection area. Keep mulch 12" away from base of each tree.
3. Notify the landscape architect prior to any construction activity where protection cannot be provided or must be modified to due to conflicting construction activity.
4. Notify the landscape architect prior to site clearing and construction of any trees or otherwise valuable plants not noted on the plans that may warrant protection, especially large trees located on adjacent properties whose roots and canopy occupy space within the project area.
5. Tree barricade shall remain in place for the duration of the project until landscape installation commences whereupon the contractor may remove barricades as needed to prepare final grades and install landscaping according to the plans. Remaining tree barricades shall be removed at the completion of the project.

PLANT INSTALLATION

1. Install all plants according to Florida Department of Transportation Index Number 544 Landscape Installation (http: //www.fdot.gov).
2. Do not install groundcovers or shrubs on top of or into the rootball of new trees.
3. Contractor shall verify and determine all final quantities based on the plans prior to bidding and pricing. In the occurrence of a discrepancy between the plans and the plant list, the plans shall take precedence.
4. All plants shall conform to the specifications on the plant list or plant schedule.
5. All plants shall be Florida No. 1 Grade or better according to the Florida Grades and Standards Handbook.
6. All plants shall be nursery-grown containerized or b&b stock.
7. All plants shall be in good health, vigorous, evenly branched, and thickly foliated when in leaf. All plants shall be free of disease, insects, including eggs and larvae, as well as have a healthy, developed root system. They should also be free of physical damage or adverse conditions that would prevent thriving growth.
8. Plant material, tree locations, and bed outlines shall be staked or flagged on site by the contractor and shall be adjusted as required to fit actual as-built conditions on site and approved by the owner or owner's representative prior to installation.
9. Unless otherwise specified, all existing plant material within the areas of new construction as shown on the plans shall be removed and properly disposed of off of the project site. Plant material outside of these areas shall remain and shall be replaced with like kind if killed or damaged via landscape installation activities (see general installation instructions and tree and existing vegetation protection).
10. Planting beds shall be shovel-cut to form a uniform, clean line between beds and lawn areas.
11. Remove all synthetic material surrounding the rootball, including strapping, and remove all material including burlap and wire basket from top third of root ball prior to backfilling. Failure to take these measures will result in rejection of the installed tree.
12. Shade trees shall be planted a minimum of 4 feet from any edge of pavement and 15 feet from overhead electric lines as measured from the at-grade centerline (refer to local provider to verify specific requirements).
13. All plant material shall be warranted for a period of one year from the date of Final Acceptance of the work and not the date on which it was installed.
14. Contractor shall provide all fine surface grading preparation for planting and shall maintain all finished grade requirements according to the plans, and ensure positive drainage. Report any drainage problems associated with finished grade or finished soil characteristics to the owner and the landscape architect.
15. Coordinate construction of planting areas with installation of irrigation system or hose bibs as specified.
16. Contractor shall provide mulch for all newly installed landscape areas. Provide a minimum 5' diameter mulch ring for all installed trees. Provide uniform coverage for all landscape beds at the specified depth maintain at least 6" clearance from all woody trunks and stems.
    16.1. Mulch shall be pine straw.
    16.2. Mulch shall be 6" uniform depth.
17. Install sod or seed, as specified in the plans, according to the Florida Department of Transportation Standard Specification Section 570 Performance Turf (http://www.fdot.gov) unless otherwise stated herein.
18. Contractor shall provide certified, healthy sod, free of weeds, disease, fungus, insects, or nematodes.
    18.1. Sod shall be 18.1.4 below:
        18.1.1. Celebration bermuda (*Cynodon dactylon 'Celebration'*)
        18.1.2. Argentine bahia (*Paspalum notatum 'Argentine'*)
        18.1.3. Palmetto St. Augustine (*Stenotaphurum secundatum 'Palmetto'*)
        18.1.4. Empire zoysia (*Zoysia japonica 'Empire'*)
19. Contractor shall provide plant maintenance during the construction period through Final Acceptance and the owner shall provide maintenance during the warranty period following Final Acceptance, unless otherwise specified in the contract documents.
20. Contractor shall maintain all staking and guying materials and correct tree leaning or tilting during the warranty period. Contractor shall ensure that tree trunks and branches are not damaged or growth restricted by strapping or guying materials. Contractor shall be responsible for removal of all above-ground staking and guying material at end of the warranty period.

SOILS

1. Contractor shall minimize soil compaction to all new planting areas by limiting access to those areas designated for planting purposes only. Contractor shall not store, clean, or empty equipment or materials within any area specified for preservation or new plant installation.
2. Prior to plant installation, contractor shall conduct a soil test in at least three locations on the site that best represent the plant distribution and conditions shown on the planting plan. The soil test shall be conducted by an independent laboratory qualified to test soils. The test shall be conducted to determine:
    2.1. Soil type
    2.2. Soil pH
    2.3. Nutrient content
    2.4. Recommended amendments
3. Contractor shall furnish a copy of the soil report(s) along with the contractor's recommended amendments to the landscape architect and the owner prior to initiating plant installation. Contractor shall not initiate plant installation without a written or verbal response from the landscape architect or owner indicating receipt of the report and agreement with the amendment approach.
4. At a minimum, contractor shall provide 5-8 percent organic pine bark compost uniformly throughout the planting soils prior to plant installation. Do not apply synthetic fertilizer to any planting area without the approval of the landscape architect or owner.

811 Know what's below. Call before you dig.

IRRIGATION INSTALLATION

1. Contractor shall modify existing irrigation system to provide full, head-to-head coverage of all landscaped areas within the project area. Repair and replace existing components as needed to ensure full operational capacity.
2. Contractor shall submit a cost estimate for the proposed new system design along with unit costs for components and all related work such as sleeve installation, electrical work, and repairs.
3. Upon completion, contractor shall submit an as-built plan of the installed irrigation system, location of all components and sleeves to the owner (and municipal authority if required).
4. Contractor shall provide a double-check backflow preventer equal to a DCA-100 (or approved equal), mounted in a rectangular valve box on the serving side and adjacent to the meter, and shall provide freeze protection.
5. All pipe and wire under paving shall be placed in Schedule 40 PVC sleeves from the full pavement coverage length and shall be at least 24" below finished grade.
6. Main lines shall be installed at least 18" below finished grade and lateral lines shall be installed at least 12" below finished grade.
7. Contractor shall reroute piping to avoid existing plants and tree roots and hand-dig pipes under or through tree roots within the canopy area of existing trees that cannot be avoided. Mechanical trenching through tree roots within the canopy area of preserved trees shall not be permitted.
8. Contractor shall be responsible for all applicable permits and fees.
9. Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.
10. Prior to final acceptance, contractor shall show owner or maintenance superintendent how to operate and maintain the system.
11. Contractor shall furnish all warranty, maintenance equipment, and operating instructions.

PLANT LIST

QTY	ABV	BOTANICAL NAME	COMMON NAME	SIZE / SPECS	SPACING	SHADE	ORIGIN
TREES							
9	LI	Lagerstroemia indica 'Tuscarora'	Tuscarora crape myrtle	45 gal / 10–12' ht / Multitrunk	As shown	No	Non–native
3	QV	Quercus virginiana	Live oak	4" cal / 13–15' ht	As shown	Yes	Native
28	SP	Sabal palmetto	Cabbage palm	16–18' CT regen / btd	As shown	No	Native
3	SP2	Sabal palmetto	Cabbage palm	20–22' CT regen / specimen cluster	As shown	No	Native
43	TOTAL						
SHRUBS							
87	ZP	Zamia pumila	Coontie palm	15–20" ht	3.5' OC		Native
GROUNDCOVERS							
128	AA	Agapanthus africanus	Lily of the nile	10–15" ht / 1 gal	2' OC		Exotic
776	SA	Seasonal annuals	Various	6–10" ht / 1 qt	12" OC		Exotic
	SOD	Zoysia japonica 'Empire'	Empire zoysiagrass	Certified	Solid sod		Exotic

CITY OF DESTIN LANDSCAPE REQUIREMENTS

Proposed landscape modifications responding to entry drive and parking area improvements do not alter landscape requirements met via previously permitted plans for this area. Tree counts and species are maintained with a minor shift in species distribution to fit new parking layout.

TREES TO BE REMOVED WITHIN THE PROJECT AREA

Sabal palm: 40
Crape myrtle: 2
Live oak: 1
Total: 43

TREES TO BE INSTALLED WITHIN THE PROJECT AREA

Sabal palm: 31
Crape myrtle: 9
Live oak: 3
Total: 43

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A1			
A2			
A3			
A4			
A5			
A6			

LANDSCAPE SPECIFICATIONS

HARBORWALK ACCESS IMPROVEMENTS
DESTIN, FL
PREPARED FOR
LEGENDARY, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

Project No.:	19-01-0030
Designed:	ABP
Drawn:	ABP
Checked:	RCW
O.C.:	RCW
Date:	JUNE 2020
Scale:	Custom
Sheet	L3

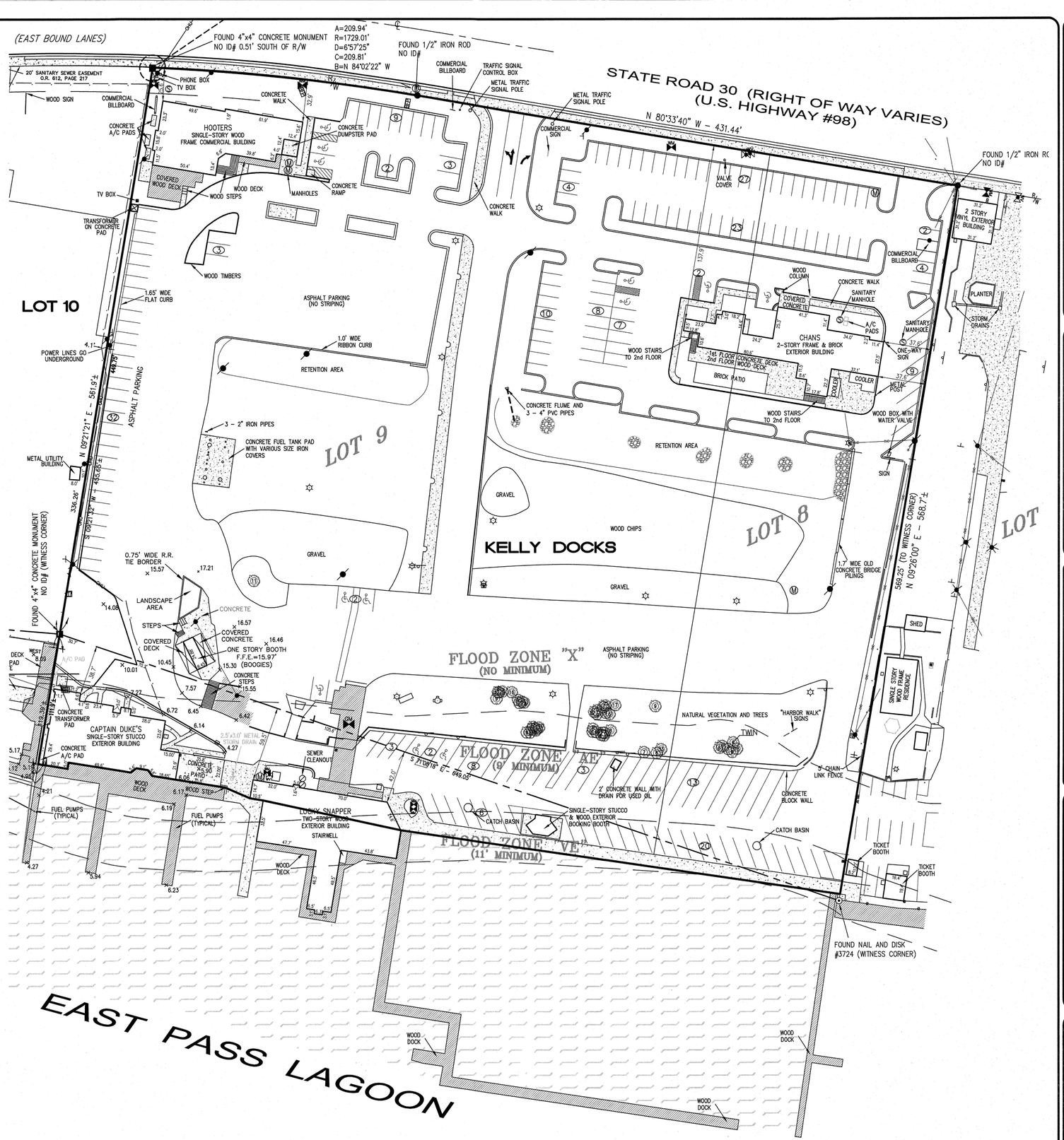
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Jun 26, 2020 - 3:13pm Printed By: autumn
C:\Users\autumn\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\FSWAJSOR\19-01-0030 Landscape.dwg

LEGEND:

ECA = EMERALD COAST ASSOCIATES
CORP. = CORPORATION
No. = NUMBER
# = NUMBER
—/\— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
R.R. = RAIL ROAD
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
± = MORE OR LESS
A = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
B = CHORD BEARING
C = CHORD LENGTH
PVC = POLYVINYL CHLORIDE
C.M.P. = CORRUGATED METAL PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
℄ = CENTERLINE
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
A/C = AIR CONDITIONER
ID. = IDENTIFICATION
OHU = OVERHEAD UTILITY LINE
CMP = CORRUGATED METAL PIPE
□ = SET 4"x4" CONCRETE MONUMENT STAMPED "ECA PRM CORP. 3724"
= PINE TREE (DIAMETER AS INDICATED)
= MAGNOLIA TREE (DIAMETER AS INDICATED)
= BAY TREE (DIAMETER AS INDICATED)
= CEDAR TREE (DIAMETER AS INDICATED)
= OAK TREE (DIAMETER AS INDICATED)
= SIGN
= GAS METER
= WATER METER
= WATER VALVE
= NUMBER OF PARKING SPACES
= UTILITY POLE
= GUY ANCHOR
= LAMP POST
= TELEPHONE MANHOLE
= STORM WATER MANHOLE
= MANHOLE
= SANITARY MANHOLE
= FIRE HYDRANT
= BACKFLOW PREVENTER
= RIP-RAP
= ASPHALT
= WOOD
= CONCRETE
= COASTAL HIGH HAZARD AREA (CHHA) OVERLAID BY COORDINATE INPUT OF NORTH AMERICAN DATUM 1983/90 (NAD 83/90); SOURCE DATA: OKALOOSA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS)

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.



DESCRIPTION:

LOTS 8 AND 9 OF MORENO POINT MILITARY RESERVATION, ACCORDING TO DEED BOOK 25, PAGE 573 OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 30 (US HIGHWAY 98) RIGHT OF WAY.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 30 (U.S. HIGHWAY 98)(100' WIDE RIGHT OF WAY), AS BEING NORTH 80°33'40" WEST. (ASSUMED DATUM)
2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO MINIMUM FLOOR ELEVATION REQUIRED, AND IN FLOOD ZONE AE, 8.00' MINIMUM FLOOR ELEVATION REQUIRED, AND IN FLOOD ZONE VE, 11.00' MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. PANEL NUMBER 12091C0469 H, PANEL 469 OF 494, DATED DECEMBER 6, 2002, OKALOOSA COUNTY, FLORIDA.
3. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY EMERALD COAST ASSOCIATES INC.
5. APPARENT USES ARE AS SHOWN.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
7. NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
8. GRAPHIC SYMBOLISM OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETCETERA, ARE EXAGGERATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERETO.
9. NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
10. INTERIOR IMPROVEMENTS NOT UPDATED OR RE-VERIFIED SINCE 6-17-2004 (BY CLIENT'S REQUEST, SITE UNDER CONSTRUCTION.)

TOTAL AREA LOTS 8,9 - 361,885± SQUARE FEET (8.31± ACRES)

www.eca-fl.com
Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979
327 COUNTY HIGHWAY 393 SOUTH
SANTA ROSA BEACH, FLORIDA 32459
PH: (850) 267-0473, FAX: (850) 267-0979

BOUNDARY SURVEY

BOUNDARY SURVEY OF LOTS 8 AND 9, MORENO POINT MILITARY RESERVATION LOCATED IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA
REQUESTED BY: TOM PATTON
DOCUMENT NO.

DATE	REVISION	ORDER BY:

THE SURVEY SHOWN HEREON, PREPARED IN ACCORDANCE WITH SECTION 472.027, FLORIDA STATUTES AND CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DARYL E.W. BURGIS
FLORIDA LICENSED SURVEYOR AND MAPPER # 4980
EMERALD COAST ASSOCIATES, INC. - L.B. #3724

3/11/20
DATE

PROJECT: 01-254B

DRAWN BY: W.J.L.	SCALE: 1" = 40'
DWG. DATE: 3-1-20	ORDER: 16-0424
FIELD DATE: 6-17-04	PROJECT: 01-254
FIELD BOOK(S): 1724, PAGES 43-55 (EE)	

SHEET 1 OF 1

THESE PLANS, AND IDEAS AND CONCEPTS CONTAINED HEREIN INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF ECA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ECA, INC.

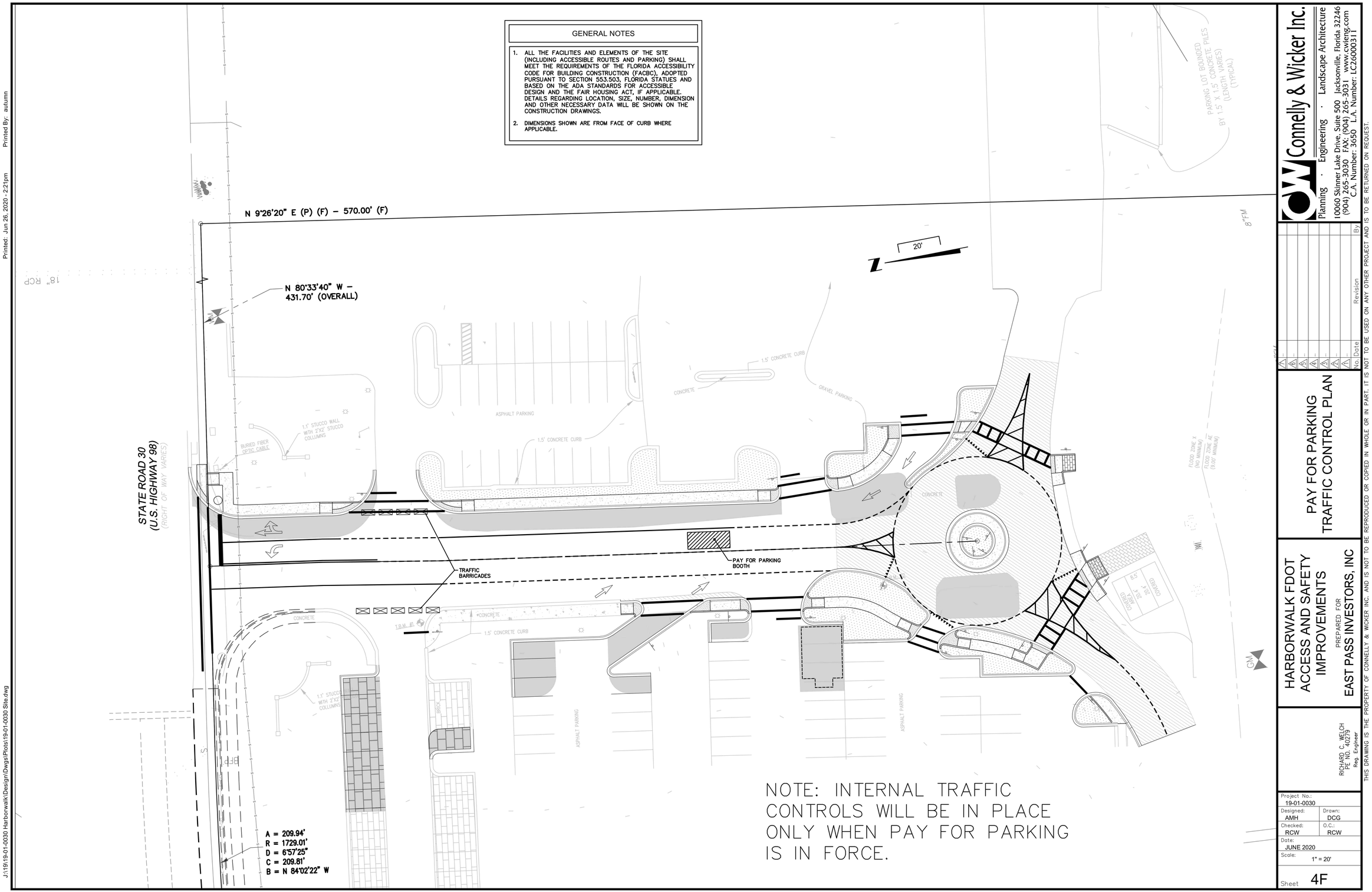
J:\2001\01-254\16-0424-SUR\Description Sketch_Harborwalk Village\Drawing\01-254B.dwg, LAYOUT1, BB, Mar 11, 2020 - 11:13:55am

Printed: Jun 26, 2020 - 2:21pm Printed By: autumn

J:\19\19-01-0030 Harborwalk\Design\Dwgs\Plots\19-01-0030 Site.dwg

GENERAL NOTES

1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
2. DIMENSIONS SHOWN ARE FROM FACE OF CURB WHERE APPLICABLE.



NOTE: INTERNAL TRAFFIC CONTROLS WILL BE IN PLACE ONLY WHEN PAY FOR PARKING IS IN FORCE.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwleng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

PAY FOR PARKING TRAFFIC CONTROL PLAN

HARBORWALK FDOT ACCESS AND SAFETY IMPROVEMENTS

PREPARED FOR
EAST PASS INVESTORS, INC

RICHARD C. WELCH
PE NO. 40279
Reg. Engineer

Project No.: 19-01-0030	
Designed: AMH	Drawn: DCG
Checked: RCW	Q.C.: RCW
Date: JUNE 2020	
Scale: 1" = 20'	
Sheet 4F	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

4471 Legendary Drive
Destin, FL 32541
Tel: 850.337.8000
www.legendaryinc.com

April 3, 2026

Kim Kopp
City Attorney
4100 Indian Bayou Trail
Destin, FL 32541

Re: Follow-up Parameters for Plans Modifications

Dear Kim:

Pursuant to your request at our meeting yesterday on Harborwalk, and here specifically on Harborwalk Phase II, we modified our earlier suggested language to give an outside parameter on allowed change for City Staff to process. Instead of giving a percentage, which could be interpreted in varying ways, we went with a "hard cap" on hotel rooms (285) to give the City a comfort level that this is a firm line. The suggested language is as follows:

1. The planned construction associated with HarborWalk Village as indicated on the submitted site plan may proceed, with City staff authorized to approve further modifications to said site plan, provided such modifications remain within the parameters and tolerances (i.e., setbacks, height, density, and intensity) established in the existing project development orders (DO Nos: DO-02-55, DO-04-13, DO-10-02, DO-18-19, DO-18-13, DO-21-01).

2. As the overall HarborWalk resort was previously approved to distribute entitlements across the entirety of the 14.7-acre development area, the applicant may exchange previously approved shopping center square footage for hotel rooms or dwelling units. Any such exchange shall be calculated on a 1:1 square-footage basis (i.e., one square foot of approved shopping center use equals one square foot of hotel room area) and shall be approved by the City Manager and shall not exceed 285 hotel units ("keys") and 90 short-term dwelling units ("keys").

Let us know if you have any questions,

Very truly yours,

Greg Darden
VP of Development


CITY OF DESTIN
PUBLIC NOTICE
FOR
PROPOSED DEVELOPMENT
D.O. COMPLIANCE REVIEW
MONDAY-APRIL 13,2026
CITY HALL ANNEX, 6:00PM
DEV-001575-2025
AUTHORIZED AGENT: Greg Darden
AGENT'S PHONE NUMBER: 850-424-6744
Project Plans can be requested via City Clerk at
(850)837-4242 or at www.cityofdestin.com

AFFIDAVIT
POSTING OF PROPERTY

BEFORE ME, the undersigned authority, personally appeared: Greg Darden,

the owner and/or authorized agent of the following described property: HARBOR WALK VILLAGE

_____-who deposes and says as follows:

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

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

Greg Darden
Signed Name of Owner/Agent

GREEG DARDEN
Printed Name of Owner/Agent

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence ✓ or online notarization __, this 3rd day of April, 20 26,

By: Greg Darden
(Print name)

Personally known ✓ OR Produced Identification_____

_____ Seal:
Notary Signature

APRIL SHACKELFORD
MY COMMISSION # HH 678038
EXPIRES: September 19, 2029

Community Development
Planning and Zoning Division

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

April 3, 2026

Subject: Notification of Development Project: 76 & 100 Harbor Boulevard;
Harborwalk Village Phase II
City of Destin Project Number: DEV-001575-2025

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for development. As an owner of property located within 300 feet of this project, ***Article 2.17.00 of the Destin Land Development Code (LDC)*** requires a written notice providing you with the following information.

On Monday, April 13, 2026, at 6:00 pm, the Destin City Council will hold a public quasi-judicial hearing to consider the following:

A Development Order Compliance Review (in lieu of Major Development Order amendment), for Harborwalk Village Phase II development (DEV-001575-2025), proposed at 76 & 100 Harbor Boulevard, Destin.

The proposed Phase II development for Harborwalk Village includes, but is not limited to: additional keyed hotel units, short-term multi-family dwelling units, restaurant, bar, and retail space, as well as a structured parking facility. Th location of hearing will be the City Council Chambers at City Annex, 4100 Indian Bayou Trail, Destin, FL, 32541.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide any comments to the email address provided below.

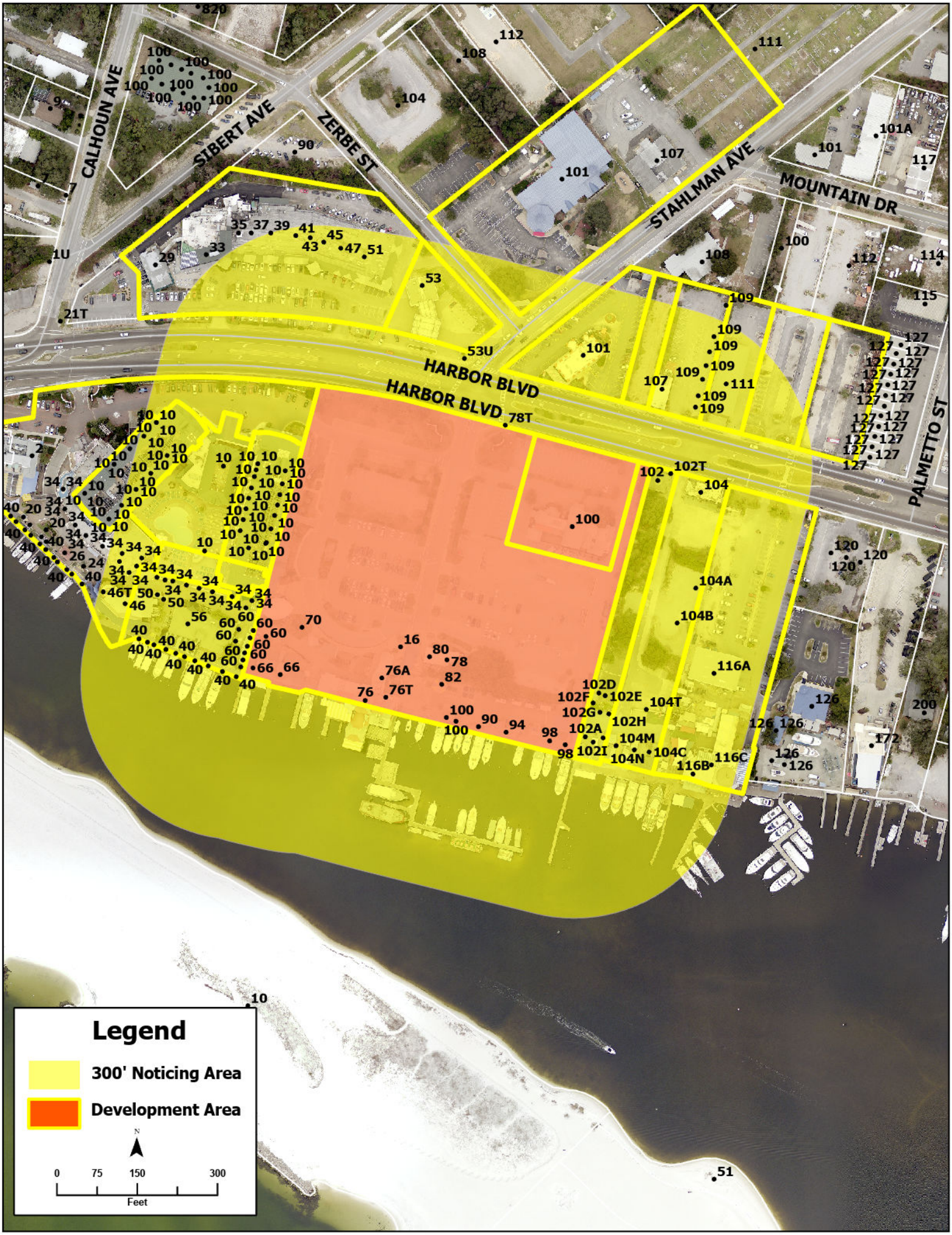
1. Name of Owner: Pelican Point Harbor, LLC.
2. Name of Agent: Greg Darden of Legendary, LLC.
3. Address of Project: 76 & 100 Harbor Boulevard
4. Parcel ID Numbers: 00-2S-22-0630-0000-0900 & 00-2S-22-0630-0000-090A
5. Location Map: Please refer to page 3 of this letter.
6. Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: http://www.cityofdestin.com/forms.aspx?fid=121

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

Sincerely,

Jesse Hernandez
Senior Planner

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


CALHOUN AVE
SIBERT AVE
ZERBE ST
STAHLMAN AVE
MOUNTAIN DR
HARBOR BLVD
HARBOR BLVD
PALMETTO ST
Legend
300' Noticing Area
Development Area
N
0
75
150
300
Feet

From:	Peter H. Bos
To:	Kimberly Kopp
Cc:	Tom Lynn; Greg Darden
Subject:	EParking HarborWalk
Date:	Tuesday, April 7, 2026 4:51:31 PM
Attachments:	1_sm_fb_54a3f780-aecc-4553-9f38-1e304c73bae1.png 1_sm_linkedin_62ce08ef-9203-4bc1-a2b9-094e51eb72c5.png

April 7, 2026

Destin Planning Staff
City of Destin
Destin, Florida

Re: Harbor Parking — Context and Collaboration Following Meeting with Greg and Tom

Dear City Hall Staff,

Thank you for the continued partnership around Destin Harbor. Following your recent meeting with Greg and Tom, we wanted to share some background that we hope adds useful context as the City continues its planning efforts.

A Working Harbor and Cultural Landmark

Destin Harbor is the hallmark of our city — an active, working harbor that honors Destin's deep heritage as a fishing village. HarborWalk is one of a few establishments that can accommodate frequent outdoor events in a setting that genuinely brings people back to the harbor: the working fishing boats, the authentic waterfront energy, and the culture of a true fishing village.

We are proud to be part of Destin's Harbor Boardwalk — the North Shore's vibrant destination in the tradition of a festive marketplace, where the variety of experiences, the beauty of the waterfront, and the spirit of the working harbor bring people back again and again.

Many visitors are not yet fully aware of everything available along Destin's harbor, nor have they experienced the community and charm of our working harbor.

Most visitors to our beaches approached Destin across the Marler Bridge on their way to points East. That is no longer the case with most entering Destin using mid bay bridge and are unaware of the Harbor's beauty. Today we are now actively competing with Walton County to draw the more affluent visitors back to Destin beaches and our beautiful harbor. That effort

benefits the entire community, and it is one we take seriously.

The Role of Public Events

As part of that effort, the harbor hosts over 100 public entertainment events each year. These events animate the waterfront, draw visitors back to Destin, and reinforce the harbor as a place worth returning to. We are proud to support that programming and believe it serves both our businesses and the broader community.

An Unintended Parking Challenge

What we have learned through experience is that the success of these events creates a parking dynamic that may not have been fully anticipated when current policies were established. Event attendees — who may not be visiting our stores or restaurants — naturally arrive early and fill available spaces. On many occasions, our parking areas have been at capacity while our retail businesses remained largely empty, with would-be customers unable to find a space and turning away.

There is a well-known saying: "Churches don't build their parking lots for Easter Sunday" — meaning you plan for typical demand, not rare peaks. Our situation is the inverse. With over 100 events per year, high-demand days are not rare exceptions; they are a consistent part of our calendar. Our everyday retail customers need to be able to reach us on those days just as much as any other.

We have no practical way to distinguish between someone parking to attend an event and someone parking to shop, nor would creating that kind of barrier be appropriate. The result, however, is that our retailers and restaurants can be effectively cut off from their own customers on the very days the harbor is most active.

Weekly fireworks nights are a good example. These evenings consistently draw large crowds to the waterfront and represent some of the clearest illustrations of the dynamic described above.

Moving Forward Together

We share this real-life context because we believe it will help the City better understand the parking needs of Destin's festive marketplace and how those needs relate to Destin's vibrancy and continued growth. We are confident this was an unintended consequence of existing policy rather than a deliberate outcome, and we look forward to exploring solutions together.

We appreciate everything the City does in support of Destin Harbor and look forward to continuing this dialogue.

Sincerely,

Peter Bos

logo-legendary.jpg

Peter H. Bos
CEO
Email pbos@legendary.llc
C 850-585-5500 • **O** 850-424-7547
4471 Legendary Drive, Destin, FL. 32541
The Legendary Family of Companies

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast.

From: Greg Darden
To: Kimberly Kopp; Tom Lynn; Jesse Hernandez; Daniel Butler; Tina Deater; statum@destinlaw.com
Subject: RE: Parameters for Plans Modification
Date: Wednesday, April 8, 2026 7:08:43 AM
Attachments: image002.png
image003.png

All
I apologize, my Outlook crashed as I was typing, see the complete response below.
I hope this information helps and let me know if you have any further questions or needs.
Greg

Policy 1-2.1.5 Method of Measuring Building Height" provides, in part, that basements, whether habitable or non-habitable (e.g., basement parking garages), as defined in the Florida Building Code shall not be counted against the number of stories allowed

Chapter 11 Glossary - Basement: The portion of a building below the first or ground floor provided that it does not have more than one-half of its floor to ceiling height above the average level of adjoining ground.

To your question, while the currently submitted materials do not yet include detailed civil engineering drawings or data, the project's lowest level (S1 on our current drawing exhibits) meets the definition of a basement level, and we will fully demonstrate this in our Permit Level submittal. Staff may be inclined to point out in the current Council Report that staff will verify the final Permit Level drawings to assure compliance with this standard.

Florida Building Code is referenced, and we provide the definitions below for future needs:

Current Florida Building Code, what classifies a basement level
In Florida, a basement level is classified as a below-ground story if less than half of its clear height is above the calculated grade plane. This is determined by averaging the elevations of the finished ground at the midpoint of all exterior walls of the building. If 50% or more of the story's height, measured from the floor to the finished ceiling, is above the average finished grade, it is classified as a story above grade.

2005 Florida Building Code, what classifies a basement level
A basement is classified as a story that is not a story above grade plane. This determination is based on the grade plane, which is calculated by averaging the finished ground elevations adjoining the exterior walls of the building. If the finished floor of the level above is more than 6 feet above the grade plane, or more than 12 feet above the finished ground at any point, the lower level is classified as a story above grade plane rather than a basement.

2005 – current: Average finished grade = grade plane

- Measuring the finished (not natural) ground elevation
- At points where the ground meets the exterior walls
- Averaging those elevations to create a horizontal reference plane

Greg Darden
VP of Development
Email gdarden@legendary.llc
C 334-319-3142 • **O** 850-424-6744
4471 Legendary Drive, Destin, FL. 32541
The Legendary Family of Companies

From: Greg Darden
Sent: Wednesday, April 8, 2026 6:05 AM
To: 'Kimberly Kopp' <kkopp@romanokopplaw.com>; Tom Lynn <tlynn@legendary.llc>; Jesse Hernandez <jhernandez@cityofdestin.com>; Daniel Butler <dbutler@cityofdestin.com>; Tina Deater <tdeater@cityofdestin.com>; statum@destinlaw.com
Subject: RE: Parameters for Plans Modification

Florida Building Code, What classifies a basement level
In Florida, a basement level is classified as a below-ground story if less than half of its clear height is above the calculated grade plane. This is determined by averaging the elevations of the finished ground at the midpoint of all exterior walls of the building. If 50% or more of the story's height, measured from the floor to the finished ceiling, is above the average finished grade, it is classified as a story above grade.

Greg Darden
VP of Development
Email gdarden@legendary.llc
C 334-319-3142 • **O** 850-424-6744
4471 Legendary Drive, Destin, FL. 32541
The Legendary Family of Companies

From: Kimberly Kopp <kkopp@romanokopplaw.com>
Sent: Tuesday, April 7, 2026 5:58 PM
To: Tom Lynn <tlynn@legendary.llc>; Greg Darden <gdarden@legendary.llc>; Jesse Hernandez <jhernandez@cityofdestin.com>; Daniel Butler <dbutler@cityofdestin.com>; Tina Deater <tdeater@cityofdestin.com>; statum@destinlaw.com
Subject: RE: Parameters for Plans Modification

Thanks for your input, Tom. Where in our documentation does it show *it does not have more than one-half of its floor to ceiling height above the average level of adjoining*

ground (or does it?)

Thanks,

Kimberly Romano Kopp, Esq., LEED AP
Board Certified in City, County, & Local Government Law
Romano Kopp Law, P.A.
P.O. Box 5524
Destin, Florida 32541
Phone: (407) 430-7070 (no text messages)
Email: kkopp@romanokopplaw.com

From: Tom Lynn <tlynn@legendary.llc>
Sent: Tuesday, April 7, 2026 4:57 PM
To: Kimberly Kopp <kkopp@romanokopplaw.com>; Greg Darden <gdarden@legendary.llc>; Jesse Hernandez <jhernandez@cityofdestin.com>; Daniel Butler <dbutler@cityofdestin.com>; Tina Deater <tdeater@cityofdestin.com>; statum@destinlaw.com
Subject: RE: Parameters for Plans Modification

Kim – Greg and I discussed and verified that well greater than half of the S1 sublevel of the proposed structure meets the qualification below. Hence S1 does not "count" as a story or level. Hence the original Emerald Grande definition is not a guide here, as they may not have been needing to dive deep on definitions to meet level requirements.

Grazie,
-Tom

Tom Lynn
General Counsel
Email tlynn@legendary.llc
O 850-424-6857
4471 Legendary Drive, Destin, FL. 32541
The Legendary Family of Companies
Admitted in FL, NY and MN

From: Kimberly Kopp <kkopp@romanokopplaw.com>
Sent: Tuesday, April 7, 2026 12:41 PM
To: Greg Darden <gdarden@legendary.llc>; Jesse Hernandez <jhernandez@cityofdestin.com>;

Daniel Butler <dbutler@cityofdestin.com>; Tina Deater <tdeater@cityofdestin.com>; Tom Lynn <tlynn@legendary.llc>; statum@destinlaw.com
Subject: RE: Parameters for Plans Modification

Greg – to follow up on the "sublevel discussion":

The information staff needs is (a) whether the definition of basement is met per the below, and (b) how the Level One/"sublevel" was treated/approved in the Original DO. On your existing Height Comparisons between the Existing Emerald Grand And proposed Harbor Walk Phase 2 it is shown as **Level One**.

I believe the language you were thinking about from the Comp Plan at the time is:

"Policy 1-2.1.5 Method of Measuring Building Height" provides, in part, that *basements, whether habitable or non-habitable (e.g., basement parking garages), as defined in the Florida Building Code shall not be counted against the number of stories allowed*.

Chapter 11 Glossary
Basement: The portion of a building below the first or ground floor provided that it does not have more than one-half of its floor to ceiling height above the average level of adjoining ground.

The Phase 1 Emerald Grande considers what you are referring to as a "sublevel" as the first story.

Thanks,

RK
ROMANO KOPP LAW, P.A.

Kimberly Romano Kopp, Esq., LEED AP
Board Certified in City, County, & Local Government Law
Romano Kopp Law, P.A.
P.O. Box 5524
Destin, Florida 32541
Phone: (407) 430-7070 (no text messages)
Email: kkopp@romanokopplaw.com