



**AGENDA
LOCA PLANNING AGENCY
THURSDAY, OCTOBER 15, 2020
5:30 PM
DESTIN CITY HALL BOARDROOM**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. August 20, 2020**
 - B. January 23, 2020**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. Proposed Ordinance 20-06-LC Marina Siting**
 - B. Proposed Ordinance 20-18-LC E-Scooter Ban**
 - C. Proposed Ordinance 20-29-LC Luxury Motor Home Resorts/CMU-V**
 - D. Proposed Conditional Use 20-01-CU**
- 6. DIRECTOR'S REPORT**
- 7. NEXT MEETING DATE: TBD**
- 8. ADJOURNMENT**

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

**LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 20, 2020 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, August 20, 2020 at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Darryl Shelton
Jason Klosterman
Corey Ledbetter
Kevin Schmidt

Members Absent

Don David

Staff Members Present

Kim Montgomery, Deputy City Clerk
Lauren Witt, Planning Manager
Samantha Brisolara, Planner
Michael Burgess, Public Services Director
Joe Bodi, Engineering Assistant II
Kimberly Kopp, Land Use Attorney
Kyle Bauman, City Attorney

3. APPROVAL OF MINUTES:

February 27, 2020

Motion by Agency member Shelton seconded by Agency member Ledbetter to approve the February 27, 2020 minutes as written, passed with a vote of 5-0.

4. NEW BUSINESS:

A. Proposed Ordinance No. 20-14-LC, Right-of-Way Protection, Trenchless Technologies

The City Attorney read the ordinance by title into the record.

ORDINANCE NO. 20-14-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO RIGHT OF WAY PROTECTION; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE AMENDMENT TO ARTICLE 8, TRANSPORTATION, OF THE LAND DEVELOPMENT CODE BY CREATING SECTION 8.01.00.G., RIGHT-OF-WAY (ROW) PROTECTION, TRENCHLESS TECHNOLOGIES; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS;

PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to move item B to the top of the agenda was made by Agency member Schmidt with Agency member Shelton providing the second. A roll call vote of 5-0 was taken and the motion passed unanimously.

B. Proposed Ordinance 20-24-LC, Low Speed Vehicle (LSV) Ordinance, Revised LSV Map

The City Attorney read the ordinance by title into the record.

ORDINANCE NO. 20-24-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, REGULATING LOW SPEED VEHICLES; AMENDING ARTICLE VIII "TRANSPORTATION" AND CREATING A NEW SECTION 8.09.04 ENTITLED "ALTERNATIVE MODES OF TRANSPORTATION"; DEFINING "LOW SPEED VEHICLES"; PROVIDING FOR LIMITED OPERATION OF LOW SPEED VEHICLES ON CERTAIN CITY STREETS; PROHIBITING LOW SPEED VEHICLES ON SPECIFIED STREETS; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Burgess provided the Local Planning Agency members a brief background of when the Low Speed Vehicle (LSV) Policy was adopted by Council in 2006, which regulates their use on certain city streets. And how the ordinance before them is an ordinance that allows for the operation of LSVs, not golf carts, on certain city streets.

He explained how LSV's differ from golf carts in that they have more equipment fitted on them like traditional automobile type equipment such as turn signals, brake lights, etc. And in addition, staff wanted to make some clarifications on the amendments to the roadways, where low speed vehicles would not be allowed. He then produced a map, noting to the members that it was included in their agenda packet and has three types of roads specified. There is a blue map, with blue series of streets identified, where low speed vehicles are already allowed under the old policy. The green streets are proposed, including several streets that did not exist when the policy was first enacted. And finally, the street in red, are the roadway where they not allowed, which is Highway 98. And the Okaloosa County Sheriff's Dept. supports the right lane only use on Airport Road.

Sgt. Jason Fulgham explained that the Sheriff is very concerned for the safety of the people operating LSVs on Airport Road and actually does not support the initiative for their operation on Airport Road, however, they realize without it, there would not be a connection to the west side of town therefore, the Sheriff has agreed that the only way would be to restrict their operation to the right lane only, with the exception when there is a need to turn left off Airport Road to a side street or an emergency that has the right lane blocked.

Agency member Klosterman asked for clarification on LSV's being able to operate on Hwy 98 crossing at the intersection to the Winn Dixie Shopping Center. According to Sgt. Fulgham, they are allowed to cross Highway 98 at a signalized intersection only and cannot be operated on Highway 98.

Agency member Shelton asked for clarification the allowable roadway map and spoke of how he uses Airport Road and Main Street to access the east side of the City where Walmart, Home Depot and other stores are located.

Agency member Schmidt commented that he understands the city is not going with the Sheriff's recommendation of not allowing those streets but added the caveat that they can only be operated in the right hand lane and use of the left lane only for left turns or emergencies when the right lane is closed. Sgt. Fulgham concurred with the accuracy of that statement.

Agency member Shelton moved to recommend to City Council to rescind the current "Golf Cart Policy," continue to support the application of State Statutes that govern the legal use of Low Speed Vehicles, endorse the LSV Map included as Attachment 2 and instruct staff to convert all "Proposed LSV roadways" to "Allowed LSV" roadways. Agency member Klosterman provided the second.

The Chairman asked how the right lane use only would be enforceable on Airport Road. According to Sgt. Fulgham, the city would have to come up with citations they could use and the ones that already exist, they could write in the language until some more could be obtained in order for them to be able to enforce it.

The Chairman then read from the section of the ordinance where if the right-hand lane is closed the left-hand lane could be accessed by LSV operators and suggested defining what the right-hand lane being unsafe is. Adding that if the language says, drive in the left-hand lane, then folks are going to drive in the left-hand lane. And feels that sentence should be removed or reworded.

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Mr. Burgess read from Attachment 1, Section 8.9.4(B). A low speed vehicle, as defined in FS, 320.01, Subsection 41, operating in accordance with Section 316.2122 and other applicable state statutes may operate on all city streets except that low speed vehicles while traveling along Airport Road or Main Street must be operated in the farthest right-hand lane except when making a left turn or when travel in the farthest right lane is unsafe. The operation of low speed vehicles on Highway 98 is prohibited.

The Land Use Attorney asked the Chairman what his concern is for that language. According to the Chairman, his issue is with the language “unsafe, right hand lane” and allowing them to be operated left hand. Adding that he knows folks are getting liberal on their own interpretations. And if you put it in the ordinance that you can drive in the left-hand lane; they are going to drive on the left-hand lane regardless.

The Land Use Attorney stated she will look at the language and clarify in a reasonable determination of law enforcement and remove the subjective language. She then suggested the motion be amended to refer to this conversation she will add the language to the ordinance prior to going before City Council.

Agency member Shelton amended his motion to reflect the discussed additional language to be added to the ordinance prior to going to City Council. With Agency Klosterman providing the second to the amended motion.

The Chairman opened the public for comment, with none, he closed the public and called for a vote. **A roll call vote of 5-0 was taken and the motion passed.**

A. Proposed Ordinance No. 20-14-LC, Right-of-Way Protection, Trenchless Technologies

The City Attorney reread the ordinance by title into the record.

ORDINANCE NO. 20-14-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA RELATING TO RIGHT OF WAY PROTECTION; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE AMENDMENT TO ARTICLE 8, TRANSPORTATION, OF THE LAND DEVELOPMENT CODE BY CREATING SECTION 8.01.00.G., RIGHT-OF-WAY (ROW) PROTECTION, TRENCHLESS TECHNOLOGIES; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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Staff member Mr. Bodi explained how in the course of last year, Telecom Community Contractors damaged city infrastructure in several parts of the city. Including undermining, streets, destroying sidewalks, as well as some parking areas were damaged in the Crystal beach area, on Airport Road, and other areas in the city. He explained that there are some protections in the Land Development Code however, there is not an enough language to provide a standard guide for the installation of trenchless technologies used for boring under the city roadways. And staff is asking that these additional protections, which will limit trenchless technologies to controlled or directional boring type technologies. And with the adoption of this ordinance, the language would provide protection and repairing of the city's existing infrastructure as well as requiring the registration and insurance of the boring companies working within the city.

Motion by Agency member Schmidt to recommend the approval of the proposed Ordinance 20-14-LC, Right-of-Way Protection Trenchless Technologies and forward to the City Council for adoption. Agency member Ledbetter provided the second.

The Chairman opened the hearing to the public for comment. With no one present to come forward or online, the Chairman closed the public portion of the meeting. He then asked staff if the language regarding wastewater got changed in the ordinance.

According to Mr. Bodi, it has not however the word wastewater can be changed to drilling mud.

According to Chairman Wood, he spoke with staff members at Destin Water Users and they suggested for the word “wastewater” to be removed.

Agency member Klosterman asked what type of drilling mud staff is referring to. Pointing out that he has worked the oil and gas industry in the Gulf of Mexico and there are many different types of drilling mud. According to Mr. Bodi, it would be any type of water-based lubricant to get underneath the roadway, and staff does not have an issue with changing the word “wastewater” to “drilling mud.”

Agency member Schmidt amended the motion to replace the word, “wastewater with the word “drilling mud” with Agency member Ledbetter providing the second to the amendment. The amended motion passed with a 5-0 vote for approval.

C. Proposed Ordinance 20-18-LC, E-Scooter Ban - To Be Continued

The Land Use Attorney informed the members that staff has determined that this ordinance needs some more work and has pulled it for consideration.

5. DIRECTOR'S REPORT:

Staff reminded the Agency members to please use their city issued emails for all city related business.

6. NEXT MEETING: September 17, 2020

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:35p.m.

Adopted and approved this _____ day of _____ 2020.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

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SPECIAL LOCAL PLANNING AGENCY MEETING MINUTES JANUARY 23, 2020 - 5:30 P.M. DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Wood called the Special Local Planning Agency Meeting to order on Thursday, January 23, 2020 at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Darryl Shelton
Don David
Corey Ledbetter
Kevin Schmidt
Jason Klosterman

Staff Members Present

Kim Montgomery, Deputy City Clerk
Lauren Witt, Planning Manager
Joe Bodi, Engineering Asst. II
Kimberly Kopp, Land Use Attorney
Kyle Bauman, City Attorney

3. APPROVAL OF MINUTES:

January 9, 2020

Motion by Agency member Shelton seconded by Agency member Klosterman to approve the January 9, 2020 minutes as written, passed with a vote of 6-0.

4. NEW BUSINESS:

The Chairman explained to the audience that the LPA makes recommendations to City Council so there may be another meeting, at a later date for this issue. He also explained Council adopted an ordinance that limits the timeframe that an individual or a group of people can speak on certain issues that come before them. A group is 5-minutes, if they all agree to the same conclusion and want a spokesperson to speak and all others will have 3-minutes to individually speak. However, Boards and committees don't have that ruling in place. So, he announced that everyone has a right to speak, but he is going to make the motion to adopt the 5/3 minute ruling for this hearing, in order to have a timely meeting.

Chairman Wood made the motion to limit a group speaker to 5-minutes and individuals to 3-minutes with Agency member Klosterman providing the second. A roll call vote of 6-0 was taken and the motion passed.

The Chairman then explained ex parte communications and asked if any of the members have experienced this prior to this hearing.

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Agency member Shelton stated that he has received ex parte communication from people on both sides of this request. And explained that the answer he provided to everyone was the same, that he would make his decision based on the facts of the testimonies and the documents that are presented at this meeting. Additionally, he admitted that he was on this Board 2-years ago when this was initially presented to them and has visited the property on both occasions. He also admitted that he has seen other information that was not a part of their agenda packet for this meeting.

Chairman Wood stated that he always meets with city staff prior to the meetings to get details in order to have a smoothly run meeting. He admitted to having a couple of quick conversations on the phone and face-to-face conversations with a couple of people that approached him. But the facts that will be presented to them tonight will be what he will take under consideration. And he admitted that he has seen some comments on the website Nextdoor.com. He drove to the parcel in question yesterday to remind himself of what is down there.

The City Attorney announced that this is a quasi-judicial hearing and read the ordinance by title into the record.

A. A public hearing regarding Ordinance No. 20-07-CN related to the abandonment of a meandering portion of Harbor Lane. The proposed Ordinance title is as follows:

ORDINANCE NO. 20-07-CN

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR ABANDONMENT OF A MEANDERING PORTION OF HARBOR LANE RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney then swore in the following audience members who wished to provide testimony:

The following listed provided testimony:

Ted Love, 3845 Indian Trail
Danny Davis, NWF Pavers and Landscaping
Rich Lacour, 4061 Indian Bayou N.
Tom Rooney, 45 Country Club Drive
Sandra Trammell, 3823 Indian Trail
Bill K., 1241 Airport Road
John Joubert, 720 Beach Drive
Don G. 704 Harbor Ln.
Bryan Otto, 3826 Indian Trail
Mike Eller, 3794 Indian Trail

Blake Kruger, 227 Mattie M. Kelly
Jean Carter, 3813 Indian Trail
Helen Anderson, 345 Bayou Drive
Ron Furman, 995 Airport Road
Matthew Trammell, 735 Planet Drive
Amanda Belcher,
Michelle Boswell 420 Oak Harbor
Ann Buroker, 4066 Indian Trail
Phillip Destin, 717 Harbor Lane
Al Gardner, 738 Planet Drive
Scott Murie, 37906 Indian Trail
Richard Reiger, 790 Bayou Drive
John Green, 3792 Indian Trail
Joanne Bouchillon, 720 Planet Drive
Robert Bouchillon, 720 Planet Drive

The Land Use Attorney (LUA) explained the details of the request and the portion of right-of-way (ROW) that is being requested is approximately .05 acres. She then asked the Engineering Assistant, Joseph Bodi the following questions (bulleted and in bold) in relation to the application:

➤ **Is the requested vacation consistent with the comprehensive plan?**

It is staff's opinion that the request does not conflict with the Comprehensive Plan and the requested area does not reduce water frontage to Joe's Bayou, owned by the city. And there are no policies in Chapter 2, Transportation that either govern or prohibit a partial segment of vacation of right of way.

➤ **The ROW does not provide the sole access to any property. The remaining access shall not be by easement.**

The access is to the adjoining property and there will not be any ingress/egress easements required for any other part of the property

➤ **The vacation would not jeopardize the current or future location of any utilities.**

All utilities have provided clearance letters although, a couple have requested for easements.

➤ **The proposed vacation is not detrimental to the public interest. City ownership of the ROW is no longer necessary to accomplish any valid city purpose.**

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Staff reviewed this through the current level of service (LOS) and the LOS for this property is, it is only accessible by pedestrians. There is no vehicle access allowed and the water frontage or shoreline will not change as part of this vacation of ROW. Therefore, this request meets all the four criteria requirements.

The LUA asked Mr. Bodi if it is his testimony that the public can still access what is commonly known as a “park” but technically, we know it as a platted ROW. But for purposes of this hearing we will refer to it as a “park” since that is how it’s been used for several decades now.

Can the public still access the “park” area? Yes. Even if the ROW vacation is granted? Yes. What exactly is being requested for this ROW Vacation? Mr. Bodi referenced a map that was displayed on the screen and explained that the city will have 300-feet from the northern ROW to the requested vacation, so there will still be 30-feet of the 60-foot ROW.

What is the difference of what is being requested today as compared to what was request in the previous application 2-years ago? Generally, its real close to what was previously requested. However, it’s pushed a little further south so that almost half of the existing ROW will still remain.

Is there more or less property being sought? About 4-5% more will be left for the ROW.

What was removed from the previous request? There was a proposed parking type turn-around that was eliminated from this request. So now, its solely an access driveway without any parking area? Yes. And staff recommends approval of the Vacation based on compliance with the Code? Yes.

The LUA explained to the Agency members that the burden is now on the applicant to prove that he is in compliance with the Code.

Mr. William Ketchersid with Morgan Ketchersid P.A, on behalf of the applicant, Timothy Krueger briefed the members of the history of how they came before them at the hearing. He explained that at the time Mr. Krueger purchased the property, there was an existing permit issued by the City to construct a driveway on the 60-foot ROW. And Mr. was under the incorrect assumption that he would be allowed to fence and gate the driveway. However, the city ordinance does not allow for fences or gates in a city ROW. Explaining further, when Mr. Krueger also thought that he would have unimpeded access

to his property because of it landlocked by the ROW on the southside and the neighbors on the other side. He spoke of how Florida Law requires every citizen access to their property and even though his assumption was wrong, he thought he would have unencumbered access to his property. Explaining that if ultimately approved, the driveway will be moved 3-feet into the ROW and the full thirty feet will be left for access to the waterfront.

He addressed the following misrepresentations that have been posted on social media and a sign erected at the location:

- ***If approved, the residents of Destin will lose access to the waterfront –***

He provided pictures taken at various times of the day where people have parked their vehicles directly in front of Mr. Krueger's driveway and spoke of multiple instances where they were unable to either enter or leave their home. And where they would have to contact the Sheriff's Dept and a tow company to come out and remove the vehicles.

- ***Water frontage will not be available if approved.***

The same 60-feet of water frontage will still be available to the public if the vacation is granted. Reiterating that there is no loss of the ROW to the public and no impact on the waterfront. He then explained that he and his client Mr. Krueger had been working with Mrs. Trammell and they all thought that they had come to the agreement of Option #3, then come to find out just recently that she is now not in agreement with that compromise.

The LUA clarified for the record that fences and gates are not allowed in city ROW however, the city agrees that Mr. Krueger is entitled a driveway with or without the Vacation. She emphasized, if the Krueger's are granted the approval, they will be able to apply for a permit to fence and gate their property and either way, the driveway will be there. Additionally, it is the city's position to support the request. Noting that this request has been reduced from the initial request 2-years ago and a compromise has been made to allow the residents to continue to use the "park" as well as giving the property owner a buffer from vehicular problems.

The Chairman opened the Public Portion of the meeting.

Mrs. Sandy Trammell, 3823 Indian Trail agreed that she was involved in a conference call with Mr. Krueger and his attorney Mr. Ketchersid. She then asked to enter into the record a petition signed by 133 people that reads:

1. Signing this petition indicates that you are in favor of the property owner having a 12-foot driveway extending from his property line to the south half of the current road. Without fencing, cameras, additional parking, or landscaping in the ROW.
2. You do not want a Vacation of said ROW.

Mrs. Trammell then showed a picture of the ROW and pointed out a stucco cinderblock wall that sits 10-feet into the ROW and questioned, where the 30-feet is because of the wall. Adding that is part of the reason why they are not in agreement with the request because they need a better clarification of what is planned. She also added that if the area is vacated and a fence is installed, a hazard zone will be created with a blind spot that cannot be seen by patrols; and is their main objection.

The LUA explained what Mrs. Trammell was referring to is the old design and asked Mr. Bodi to explain the newest proposal.

Mr. Bodi showed the 2-year plan and explained how it goes further westward and the new design, there is a significant difference that goes back further east and away from the water as well as it has been shifted to the south.

Agency member Klosterman asked how big of a fence is allowed per the Code. According to Mrs. Witt, eight feet is the maximum allowed per code.

The Chairman opened the hearing to the public to provide testimony.

John Joubert, 720 Beach Drive explained that he lives on the opposite side of the water and his back yard looks straight onto the area. He spoke of the numerous times people drive down at night, as far as they can in their vehicles, leave their car lights on and try to swim to his side of the waterway. He spoke of how to him; this park is not needed and all it does is attracts people that don't live in the area who shouldn't be there after dark.

Ted Love, 3845 Indian Trail spoke of using this area for 30+ years and asked, is it a park or a right-of-way? According to the LUA, it's a platted ROW that technically has been used like a park by residents for decades. Mr. Love spoke of what Mr. Krueger is wanting is not going to impact the property at all, everybody can still get down to the water. He also added that the way the bluff is elevated, as it is, no one can see up towards the entrance from the water. So, if he places a fence, it's not going to make a difference.

Don Guthrie 704 Harbor Lane spoke of how he uses the area quite often to watch the sunset and see his neighbors using it as well. He spoke at first being against the Vacation but now that he knows what is being requested, he is agreeable with Mr. Krueger's request and the man should be able access his property without any problems.

Brian Otto 3826 Indian Trail provided pictures he took and spoke of using the "park" daily since moving into his home three years ago. He stated that his main objection is the fence noting that if it's fenced off, no one can use it. And stated that it would limit access to a lot of people; especially those who are in wheelchairs and pushing strollers.

The City Attorney pointed out that with the physical evidence provided by Mr. Otto, he asked if the applicant's counsel wanted to respond.

Mr. Ketchersid stipulated that he did. He then pointed out to the Agency members that what Mr. Otto provided does not depict what is being proposed. He referred them to the bollards at the end of the road and how they will be moving further to the edge of the driveway. He then referred the Agency members to a picture he supplied that shows a large pickup truck parked right next to the No Parking sign and explained how this is an example of the continual problems experienced at this ROW. Adding that no matter how many "No Parking" signs and "Tow Away Zone" signs are posted, people still continue to park there. He then referenced the comment made about people in wheelchairs and pushing strollers not being able or having a hard time accessing the water. Mr. Ketchersid explained that the City does not maintain the ROW to be accessible to anyone and since it is grass and sand they should not base their decision on that testimony.

Tom Rooney, 45 Country Club Drive explained that he has been working with Mr. Krueger for years now regarding his landscaping and how Mr. Krueger has always maintained that he wants to keep low growing landscaping for minimum impact to the common area. He also spoke of how Mr. Krueger needs to have access to his property and to enable EMS to access his residence, as well as the ROW.

Joanne Bouchillon, 720 Planet Drive provided photographs taken today and spoke of what is being proposed has been shifted but, she feels that the ROW should not be vacated, or a fence installed. She explained that the area is detrimental to the public if the fence is installed, safety wise. And if the property is sold, the next owner would have the right to install an 8-foot solid fence and thicker shrubbery. Adding that children go down to the water all the time and if a fence is erected no one can see if it's safe to walk back

up to the initial access for self-defense purposes, because of the wall on the other side. She also spoke of how there are no streetlights, which is also a safety hazard.

Agency member Klosterman asked staff if the bollards that are in place now are technically a fence. According to the LUA, bollards are allowed in a ROW, but fences require the vacation in order for anyone to get a permit for one to be erected. She explained further that if approved, his driveway will be moved to increase the access to the ROW and will also decrease the area of the driveway. She clarified that a fence and a gate are not part of the request, just the Vacation. Reiterating that Mr. Krueger would still need to come back to the city and pull a permit for a fence and gate. And at that time, staff would review the permit application and address any issues that may apply to the Code. Adding that however this turns out, he will have a driveway with or without the vacation approval.

Mr. Rob Bouchillon, 720 Planet Drive spoke of his concern for the safety issue if an 8-foot fence is erected, it will obstruct the view of people exiting the “park” and also, his concern for the coyote problem that exists in the neighborhood and the safety of his wife and little dogs. Adding that he is all for the installation of a driveway but against the Vacation request. He also spoke of a possible economic impact on the surrounding property values, if the request is approved.

Mike Eller, 3794 Indian Trail spoke of how the people that live on the right side of the ROW intentionally park their cars to make it harder to access the ROW and if the Vacation is approved then it will only make it harder to access. Adding, if people are parking where they shouldn’t, he suggested having a tow company cruise the area on a regular basis. Pointing out that if certain people are repeat offenders and get towed a few times that should stop the problem. He added the land was set aside for the purposes of the public to use and he is not in favor of the Vacation request.

Rich Lacour, 4061 Indian Bayou N. spoke of an instance when he, his wife, and two children rode their bikes down to the access and experienced no problem what-so-ever accessing the area with their bikes. Adding that it’s probably wider than a lot of the city beach accesses. He spoke of how Mr. Krueger happened to be outside at the time and how he couldn’t have been more friendly to he and his family. Adding that Mr. Krueger has a right, as a homeowner, to be able to access his property at all times. As well as a right to have a fence, if it’s built to Code.

Blake Kruger, 227 Mattie M. Kelly Blvd. addressed the comment about the area not being properly lit and how it is not a private citizens responsibility to light up and monitor a ROW. Adding that he and his family have always tried to help people and

inform the ones that come into their driveway that it's a private residence. He also spoke of how in return, they are generally treated poorly and cussed.

Danny Davis, NWF Pavers and Landscaping spoke of not knowing Mr. Krueger prior to being hired to install the pavers. He explained that he installed Mr. Krueger's driveway by how it was permitted, and also that it was permitted for bushes. But Mr. Krueger installed the bollards instead by listening to the public's wishes of it not being blocked. He spoke of the numerous times he was interrupted when trying to install the driveway by citizens because they didn't want the "park" eliminated and people parking their cars where they shouldn't be. Adding that there is plenty of room for strollers, wheelchairs, bicycles, etc. to access the area.

Jean Carter, 3813 Indian Trail spoke of how when they were looking for a waterfront lot to build their home, they looked at the lot that Mr. Krueger built his home on. But decided against it because the shape of the lot there would be issues being able to access it as well as adequate parking. She spoke how she feels the city should provide him an easement but not a Vacation, which would increase his property value and decrease the neighborhood's.

Helen Anderson, 345 Bayou Drive explained that she is a close neighbor to Mr. Krueger and spoke of the knowledge she has of he and his family having trespassing problems and added that she herself has witnessed some questionable activity down there and she is in favor of the Krueger's being able to have a gate for their property.

Ron Furman, 995 Airport Road spoke of being familiar of the ROW and familiar with the Krueger's. He spoke of how when personal property rights are concerned, they have to be considered heavily and therefore, he is in favor of the request.

Matthew Trammell, 735 Planet Drive provided photos he took of the ROW showing several cars parked all in the ROW and then asked, "Does the potential still exist post Vacation, for cars to park in the ROW and block his access?" Because it sure looks like it to him. Adding that a fence or a gate would be detrimental to the safety for rest of the neighborhood. As it would make it unsafe for anyone to potentially get attacked. Adding that what he is going to get is a lot of value to his property and a lot of devaluation to the "park" if it's vacated.

Michelle Boswell, 420 Oak Harbor spoke of remembering seeing on the City's website 2-years ago as well as a sign on Google Maps calling the area Joe's Bayou Pedestrian Park suggested an area (that she pointed out in a picture on the screen) where

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Mr. Krueger's gate could be in his current driveway instead of the city vacating public property.

The City Attorney informed the Chairman that the applicant has the right to respond to Ms. Boswell's comments.

According to Mr. Ketchersid, it was represented to the LPA by the previous person that there is a sign in the area in question that says Joe's Bayou Park. However, it actually says, Joe's Bayou Public Access and the sign also says, "Dusk to Dawn Only." So, all the safety issues that have been brought up tonight are not a true issue because folks should not be there after dark anyway. He reiterated that the sign says public access not public park.

John Green 3792 Indian Trail says it's a park and we own it. It was deeded to as a park for everyone. He doesn't own it, we own it.

Amanda Belcher stated she does not believe in vacating the property.

Joanne Bouchillon handed the Chairman a copy of a "No Trespassing" Warning Document that is on file with the County since 2016 where anyone is authorized to contact the Sheriff's Department if there are cars parked in the area.

Ann Buroker, 4066 Indian Trail, who was sworn in by the City Attorney for testimony, spoke of understanding that Mr. Krueger should be able to access his property but doesn't understand the request if he can still be blocked by illegal vehicles parked at his driveway. Adding that she also doesn't understand the premise to give away the land. Adding that when he bought the property, he knew there would be a challenge to access his property.

Phillip Destin, 717 Harbor Lane wanted to let everyone know that he agrees with what Mrs. Trammell testified to and submitted a letter from his wife into the record.

Al Gardner, 738 Planet Drive stated that he has lived at his address for 20-years and does not agree to giving up public lands to private ownership. He spoke of his permitting process and requirements. He has no problem with Mr. Krieger but hopes he would not intrude upon the public access.

Scott Murie 37906 Indian Trail suggested that since the Burl Oak Tree is no longer healthy, and it should be cut down and Mr. Krueger can have his driveway put in that area and leave the property as it currently is.

Richard Reiger, 790 Bayou Drive spoke of his concern of taking something away from all these people and giving it to one person, who could in turn, sell it tomorrow, and permanent once done. He then asked the members to push the no button.

With no more comments, the Chairman closed the public portion of the meeting and turned it over to staff for additional comments.

The LUA announced to the Agency members that she would like to make a couple of clarifications for the record. She then informed Mr. Bodi how, while he was out of the room, there were comments made by the public saying that the access would not be accessible for strollers, wheelchairs and kayaks if the Vacation is approved. And asked him if those are true statements. According to Mr. Bodi, in the proposed form it will still be accessible as it is now for strollers, wheelchairs and kayaks.

The LUA asked Mr. Bodi in the current application, is there an application for a fence or gate? According to Mr. Bodi, there is not.

She asked Mr. Bodi, if a fence or a gate was to be requested by the current applicant, in the driveway, would they have to come to the City for a permit. According to Mr. Bodi, yes, they would. And would the specification of the gate or fence be reviewed by the City? According to Mr. Bodi, yes, it would.

She then spoke of testimony that parking problems would still occur and would not be fully eliminated if a fence or gate was placed on the driveway. And asked if he would agree that parking violations would be reduced if not eliminated. According to Mr. Bodi, they would be reduced but I don't believe they would be eliminated.

The Chairman asked the applicant if they wanted to provide additional information.

According to Mr. Ketchersid he does have some additional points to make in his closing statements for his client to address.

The questions made by a couple of members that the city was unable to address, since it is not part of the tonight's hearing concerning a wall allegedly built into the ROW, on the other side of Mr. Krueger's property. He explained that theatrically, it does limit the amount of space in the ROW, but they have no ability to affect that issue, since it belongs to another property owner. As far as the presentation by Mrs. Trammell, he wanted to make it clear that the survey and drawings she was referring to in her testimony

were for the old application from two years ago. And Mr. Bodi cleared that up in his testimony with his overlay he showed on the screen. He also showed on the overlay and explained the reason why a gate cannot go in the location that a couple of people suggested is because the public always parks in that location, which right now there is a fence there, and that would not help Mr. Krueger's current situation. And finally, he asked that the application, the attachments thereto, and the PowerPoint presentation be admitted into evidence.

The LUA had no objections to the admittance and entered the Staff Report and attachments into the record as well.

Mr. Tim Krueger, 604 Harbor Lane addressed the Agency members, staff and audience and thanked them all for their attendance. He spoke of agreeing to the comments made that there is nothing left regards to land in the city and the sense of loss. He explained that all they're asking for is 5/100 of an acre and they made it as small as possible. He spoke of the 15-years he lived on Bambi and biked to the ROW; and he too never saw things happening either. But pointed out that is because he didn't live down there all the time like he does now and how the things they see after dark and how it's effected his wife. He spoke of how they are being portrayed as evil people by some, but they're not. He spoke of how he too is a taxpayer and therefore he too is part owner of the access, as mentioned by some people earlier. He spoke of how his attorney, Sandy Trammell and the LUA all spoke on the phone a week prior and they thought they had all come to the agreement of Option 3, which was her plan. He spoke again how this is smallest area they could design to allow a fire truck/EMS to come into their property or for anyone else that could potentially get hurt at the ROW. He spoke of how everyone of his immediate neighbors supports this plan and how just today at 2:55 p.m. when he came home, there was a vehicle parked in his driveway. And finally, he respectfully requested that they approve his request.

The Chairman called for a 5-minute recess.

Upon reconvening from the break, the Chairman asked the LPA members for comments or a motion.

Agency member Shelton explained that he's sat on this board for 4-years and was present when Mr. Krueger came before them 2-years ago. He explained that this is a tough decision for him. Adding that he recently found out that there are several ROW's similar to this one in the city and feels that the city may set a precedence for others to follow if they approve this request. So, he cannot support the vacation.

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Agency member David explained they have a mandate set forth by them to make sure the ordinances brought before them are in compliance with the Land Development Code and the Comprehensive Plan. Additionally, they rely on city staff and legal counsel to provide them with direction. Therefore, to him, there is nothing that was provided to them that is in disagreement with either of those documents and staff has made the logical conclusion that the request be approved.

Agency member David moved that the Local Planning Agency recommend City Council approval of the vacation of a portion of the right-of-way on Harbor Lane, with the condition that the applicant record a Unity of Title for the primary parcel and the newly vacated right-of-way; with Agency member Ledbetter providing the second.

The Chairman asked for staff to provide the answer to how much square feet this request is. According to Mr. Bodi, the request is approximately 2,001.4 square feet.

Agency member Schmidt asked what the reason is for needing the Vacation of ROW.

According to Mr. Kreuger, he was told by the past City Attorney, Jeff Burns that the only way he could have a gate installed would be to apply for a Vacation. Adding that he never initially sought the Vacation, but procedurally that is the only way he could do it to get the gate.

Agency member Schmidt asked Mr. Krueger is there a reason for the gate? According to Mr. Krueger, as he testified earlier, and as early as three hours ago, someone had parked in his driveway. He spoke of how back when the county put in the roadway, they should have paved it all the way to the water. And what many don't realize is, if this doesn't get approved, then the city should just pave the ROW and then there won't be anything left to say because there wouldn't be a "park."

Agency member Schmidt asked Mr. Krueger if he has any plans at this time for what type of gate he wants installed. According to Mr. Krueger, they have not made any final decisions at this time.

Mr. Ketchersid reiterated that any fence or gate would still have to be approved and permitted by the city.

Agency member Schmidt asked if the city could go down and make any adjustments to the wall that is built

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According to the LUA, it would have to be researched to find out how, why and by whom it was permitted. But at another time since it has nothing to do with the application before them tonight.

The City Attorney informed the members that their duty is to base their ruling on the evidence that has been presented to them tonight and not theoretical issues about what could be going on with the wall that's been mentioned.

According to Agency member Schmidt, his reason for bringing it up was strictly for the concern of safety.

The LUA spoke of how staff is preparing information to take to Council, if the vacation is approved, for improvements to the "park" such as street lighting and other improvements to help the community, as a whole. Adding that if they wanted to make those recommendations a part of the motion, it's in their purview to do so.

Agency member Schmidt asked if they had considered the southwest portion of the current proposal to the east as well as the rectangle portion in the east corner as another option. According to Mr. Ketchersid that was what was previously proposed however it would interfere with the neighbor's access so it cannot be done. Also, that plan would impact the large oak tree that several folks expressed concerns and does not want it impacted. Agency member Schmidt then spoke of how he understands the concerns voiced but, the request has met all the requirements set forth by the Codes, so it's hard not to support it.

Agency member Ledbetter asked, when it was first presented to them a couple of years ago, did the request not go forward to City Council. According to Mr. Ketchersid, that is correct. Because of the public outcry and no support from this board, the applicant opted to work with Mrs. Trammell and the community to come up with what they had hoped would be a supported smaller petition for a vacation.

With no further comments or questions, the Chairman called for the vote and the motion passed with a 4-2 vote with Agency members Shelton and Klosterman dissenting.

4. DIRECTOR'S REPORT:

None

5. NEXT MEETING: February 27, 2020

6. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 8:00 p.m.

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Adopted and approved this _____ day of _____ 2020.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: October 15, 2020

BOARD/COMMITTEE: Local Planning Agency

TYPE OF AGENDA ITEM: Action Item

TO: Local Planning Agency

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

FROM: Traci Goodhart
Daniel Butler, City Planner

DATE: October 6, 2020

SUBJECT: Proposed Ordinance 20-06-LC Marina Siting

I. BACKGROUND: Staff presented the permit review and submittal requirements for Marine Construction Permits (MCP) to Harbor and Waterways Board on November 25, 2019. The presentation outlined the issues and potential solutions related to the review and submittal of MCP.

On December 16, 2019, the Harbor and Waterways Board recommendations were presented to City Council. City Council directed Staff to prepare **Ordinance 20-06-LC** to bring before the Local Planning Agency for recommendation.

On September 28, 2020, the Harbor and Waterways Board recommended approval (6-1) of **Ordinance 20-06-LC**.

II. DISCUSSION:

1. Amend Article 11.05.01, Land Development Code to include the following changes to requirements related to the review of single-family marine construction projects and commercial marine business designated docking facility requirement:

- All new commercial docks, marinas, upland cuts, and proposed single-family marine construction projects of 1000 square feet or more shall require approval from the Harbor and Waterways Board and City Council.
- Commercial marine businesses that operate or rent passenger marine vessels

located in SHMU or CMU zoning districts must provide designated docking facilities whether privately owned or leased.

2. Amend Article 11.05.01.G., Land Development Code establishing criteria for City Council approval or denial of marinas and/or commercial docking facilities include:

- Land use compatibility (**Article 7.12.00, LDC**)
 - o Proposed scale and intensity
- Mitigation techniques/infrastructure (**Article 10.03.00, LDC**)
 - o Stormwater Management
- Hazardous waste (**Article 11.09.00, LDC**)
 - o Best management practices

3. Amend Article 11.05.01.J., Land Development Code to include the following changes to application submittal requirements:

- Boundary Survey or Plat, to include:
 - o Location of the mean high-water line
 - o Linear feet of water frontage
- Accurate measurements for depth and width in several locations in the vicinity of the proposed dock, in addition to:
 - o Linear feet and/or total square footage of the proposed project
 - o Identification of environmentally sensitive areas, if applicable (i.e., sea grasses)
 - o Riparian setbacks (i.e., 25' from established riparian lines)

4. Amend Article 11.05.05.V., Land Development Code to include the following changes related to the review of upland cuts requirements:

- To include provision for reviewing upland cuts
 - o 7.5' side setback requirement

5. Amend Article 11.05.05.W., Land Development Code to include the following requirements related to abutter notifications:

- Written notice shall be provided to adjacent property owners of proposed marine construction projects in accordance with **Article 2.17.00**, Land Development Code.

III. RECOMMENDATIONS: Staff recommends the LPA recommend City Council approval of proposed **Ordinance 20-06-LC**.

IV. RECOMMENDED MOTION: I move the LPA recommend City Council

approval of proposed ordinance **20-06-LC**.

Attachments:

1. Ordinance 20-06-LC Marina Siting
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ORDINANCE NO. 20-06-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING SECTION 11.05.00 OF THE LAND DEVELOPMENT CODE; AMENDING REGULATIONS FOR MARINA SITING; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the City Council in providing for the health, safety and welfare of its citizens finds that the City should modify the regulations for marina siting; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, a public hearing has been conducted after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

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

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

SECTION 3. AMENDMENT OF LAND DEVELOPMENT CODE SECTION 11.05.00.

Section 11.05.00 of the Land Development Code is hereby amended as follows:

11.05.00. - Marina siting.

11.05.01. *General regulations; prohibitions.* This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:

- A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.
- B. All new commercial docks, marinas, upland cuts, and proposed single-family marine construction projects of 1000 square feet or more shall require approval from the Harbor and Waterways Board and City Council. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.
- C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.
- D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.
- E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.
- F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.
- G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.
- H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.
- I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless such the dock is equipped with a sewage pump-out.
- J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.
- K. No boat shall be moored in the Harbor or waterways of Destin such that constitutes a hazard to navigation.
- L. No dock shall be constructed such that it constitutes a hazard to navigation.
- M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock not exceed the maximum length established by paragraphs F and G above.
 2. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.
- N. No dock shall be constructed or modified such that slip density exceeds one slip per eight lineal feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.
- O. No boat or vessel, entering into, exiting or operating within the Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other persons within the Destin Harbor, or would contribute to any adjacent land erosion.
- P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.
- Q. No pier shall extend more than six feet into a canal right-of-way.
- R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.
- S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners. ~~and requesting their response.~~ Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.
- T. No dock shall unreasonably interfere with the riparian rights of others. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.
- U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.
- V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.
- W. No construction shall be allowed which violates any provision of the Standard Building Code, as adopted by the City.
- X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.
- Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.
- Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection 11.05.01.M.2. Any objections received from the adjoining property

owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

- X. Commercial marine businesses located in South Harbor Mixed Use (SHMU) and/or Calhoun Mixed Use (CMU), that operate or rent passenger vessels must provide designated docking facilities, whether privately owned or leased.

11.05.02. *Permitting procedures.* The following procedures shall be adhered to by persons desiring to construct a new dock or add to, alter or remodel, add riprap to, or reconstruct an existing dock:

- A. Persons desiring to construct a new dock or add to, alter, remodel, add riprap to, or reconstruct an existing dock shall apply for and obtain a permit and other authorization from the City prior to construction.
- B. Each applicant shall designate the location of his property on the or waterways of Destin and attach this to the building permit application and must complete the City application form(s).
- C. Application shall be made by filing with the City, the City's permit application form and a copy of the joint application form used by the United States Army Corps of Engineers, and the Florida Department of Environmental Protection, the requirements of which are expressly adopted herein as they existed on the effective date of this Code, and as they are hereafter amended by said respective agencies.
- D. A building permit shall be obtained from the City prior to beginning construction, in accordance with City ordinances.
- E. If the dock is to have more than two slips for commercial use or for use by persons other than the owner, the applicant/owner shall supply a certified copy, from the Okaloosa County Tax Appraiser, of all names, addresses, and property I.D. numbers of the owners of adjacent waterfront property.
- F. City Staff ~~The Harbor and Waterways Board~~ shall review all timely received applications. Applications that meet the requirement of 11.05.01.B will be reviewed at the next regularly scheduled Harbor and Waterways Board meeting. The City Council shall take final action on the application within 30 days of receipt of all state and federal permits and the Board's recommendation.
- G. Marinas having ten or more slips and/or non-residential docking facilities shall require a public hearing before the City Council prior to approval. A marina having ten or more slips and/or non-residential docking facilities shall be denied if the City Council determines that the proposed development does not meet the criteria outlined in this section and, further if the proposed development is adverse to the public's interest.

Criteria for marinas and/or non-residential docking facilities:

1. Land use compatibility. The applicant shall demonstrate that the proposed development, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity. The proposed development shall meet or exceed the requirements outlined in Article 7.12.00, City's Land Development Code.

2. Proper use of mitigative infrastructure. The applicant shall demonstrate the proposed development and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to surface waters. The proposed development shall meet or exceed the requirements outlined in Article 10.03.00, City's Land Development Code.
 3. Hazardous waste. The proposed development shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impacts to adjacent surface waters. The development shall include best management principles and practices and must comply with the requirements outlined in Article 11.09.00, City's Land Development Code.
- H. Building permits must be obtained within one year of final approval by the City Council or the approval expires and must be resubmitted for reconsideration by both the Harbor and Waterways Board and City Council. The project will be subject to all current regulations of the City.
- I. The application must be signed by the title of record owner(s) or any long-term lessee of the abutting upland property.
- J. Applications for permission for dock or upland cut construction shall include scaled drawings, ~~prepared and certified by a land surveyor or architect, if requested by the Harbors and Waterways Board at the public hearing,~~ and said plans shall include at a minimum:
1. Boundary Survey or Plat, to include:
 - i. Location of the mean high-water line
 - ii. Linear feet of water frontage
 2. Accurate measurements for depth and width in several locations in the vicinity of the proposed dock, in addition to:
 - i. Linear feet and/or total square footage of the proposed project
 - ii. Boathouse height, if applicable
 - iii. Identification of environmentally sensitive areas, if applicable (i.e., sea grasses)
 2. Channels, shoals, obstructions, docks, markers, and proposed improvements.
 3. Accurate location of the applicant's shoreline, and the opposing shoreline with corresponding measurements, if applicable (i.e., Destin Harbor, Joe's Bayou, Indian Bayou)
 4. Riparian ~~lines~~ setbacks (i.e., 25' adjacent property lines)
 5. Other site-specific information.
- K. In water bodies of less than 100 feet in width, owners of property on the opposing shore to the proposed construction shall be provided with written notification of the proposed construction. Any objections received will be provided to the Harbor and Waterways Board and the City Council.

- L. Where multiple slips extend from the shore and on multiple-slip docks and for any slip in a canal, aerators or circulation devices shall be required as determined by the City. Such devices shall be required where it is determined that circulation is deemed to be interfered with by the proposed facilities.
- M. Shorelines shall require protection from erosion as determined by the City.
- N. A net positive environmental benefit (NPEB), equal to 25 percent of the cost of construction shall be made to the City of Destin by the applicant prior to issuance of a building permit for each construction project authorized by this Article, which is located within the Destin Harbor.
- O. No permit shall be issued by the City until the applicant obtains all authorizations and permits from federal and state agencies, and until the required NPEB funds are paid, if applicable.
- P. All applicants shall apply to the City and must receive preliminary approval for the proposed construction prior to taking any other action. Preliminary approval shall be considered for projects meeting the criteria outlined in 11.05.01.B by the City Council after review and recommendations of the Harbor and Waterways Board. If the application is for joint ownership of a dock, the applicant must obtain written permission from all title of record owners and long-term lessees of the abutting upland property. Upon approval of all appropriate federal and state agencies, final approval from the City Council shall be obtained before a permit is issued.
- Q. The following procedures shall apply to transferring permits:
 - 1. The permit is not transferable without the written consent of the City, which consent shall not be unreasonably withheld. The City Manager, or his designee, shall determine transferability upon recommendation of the Board. The decision may be appealed to the City Council.
 - 2. Whenever, during a construction project, a permittee transfers title of record to the abutting upland property or leases that property by long-term lease, a request by the original permittee shall be made to the City to transfer the permit. Forms for this purpose may be obtained from the City. Failure to apply for such a transfer within 30 days from the date the abutting upland property is sold or conveyed by long-term lease will result in an additional fee being charged to the original permittee by the City.
 - 3. At the time of transfer, all construction shall be inspected for compliance with the City's minimum plumbing, electrical and structural requirements and for compliance with the conditions of the existing permit. Fees for said inspections are set forth in Article 18 of this Code. All deficiencies shall be corrected prior to final transfer of the dock.
- R. All construction in the Harbor and waterways of Destin shall require a permit from the City.
- S. The applicant shall be responsible for personal injury or property damage which arises from construction and use of the project to the extent provided by common law.
- T. The City shall retain the right to revoke any permit issued under this Article if the health, safety or welfare of any person or property is in jeopardy, or for any other good cause. If the applicant fails to remove such structure within the time specified upon revocation of the permit, the City shall have the right to immediately remove the same at the cost and expense of the applicant. Good cause shall include, but not be limited to, violation of any permit conditions, or any provision of this Article.
- U. Upon completion of a dock, or other structure requiring a construction permit, a final inspection shall be conducted by the City. After the final inspection is complete, a certificate of occupancy will be issued which shall be a permanent permit for such dock or structure.

V. The addition or modification of an upland cut shall require the review of the Harbor and Waterways Board and City Council. A copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall be required at the time of permit issuance. The project will be subject to all current regulations of the City, and must meet the minimum side setback requirements for said zoning districts.

W. Written notice shall be provided to adjacent property owners in accordance with Article 2.17.00, Land Development Code.

11.05.03. *Inspection and repairs.* All construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The permittee shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

11.05.04. *Permit revocation.* The City reserves full right, power and authority to revoke a permit at any time for good cause. In the event that permittee fails to remove said structure within the time specified upon revocation of the permit, the City shall have the right to immediately remove same at the cost and expense of the permittee. Good cause shall include, but not be limited to, violation of any permit condition, or any provision of this ordinance.

11.05.05. *Liveaboards.* Except in an emergency, no person(s) shall live aboard any boat in Harbor and waterways of Destin for a period exceeding 48 hours without notifying the Code Compliance Department Environmental Officer, or other City official as designated by the City Manager, and receiving a registration permit. In cases of an emergency, such notification shall be given to the Code Compliance Department Environmental Officer within three hours after the immediate emergency situation ceases. Proof that each live-aboard boat has an operable holding tank must be furnished to the Code Compliance Department Environmental Officer at time of notification. All liveaboards must comply with all applicable regulations of the U.S. Coast Guard, Florida Marine Patrol, and City of Destin.

11.05.06. *Joint ownership docks.* Permits may be granted for joint ownership of a dock at the common riparian boundary, subject to the following conditions:

- A. No permits shall be granted to persons other than the title of record owner or long-term lessee of the abutting upland property.
- B. The permit application must be signed by the owner of record or long-term lessee of all abutting upland property having access to the facility.
- C. The permit shall provide that all parties shall have equal rights under the permit and shall be held jointly responsible for compliance with all rules, regulations and conditions set forth in the permit and this ordinance.
- D. The regulations for setbacks apply to joint ownership docks with the exception that docks may be extended over the common property lines.

11.05.07. *Permit for maintenance and cosmetic improvements.* The City Manager, or his designee, may issue permits within the Harbor and waterways of Destin for which maintenance or cosmetic improvement is accomplished to existing facilities. No permit shall be issued for facilities which do not conform to the standard Harbor drawings and the adopted marina siting requirements.

11.05.08. *Registration of structures.* All existing docks, seawalls and bulkheads located within the Harbor and waterways of Destin shall be registered with the City as follows:

- A. The title of record or long-term lessee of all existing structures at the time of adoption of this ordinance shall register such structure with the City within 90 days after adoption of this ordinance.
- B. Each structure shall be re-registered upon any change in ownership or long-term lessee of the abutting upland property.
- C. The City shall be notified upon the expiration of an existing long-term lease by the title of record owner of the abutting upland property.
- D. The City shall be notified by the title of record owner and long-term lessee of the abutting upland property upon the destruction of 50 percent of the replacement value of the structure. The City shall maintain a registration of all docks, seawalls and bulkheads located within the Destin Harbor.

11.05.09. *Exceptions.* Exceptions from the provisions of Section 11.05.01 are as follows:

- A. The Board of Adjustment may approve an exception for docks and pilings to be extended beyond the limits allowed in paragraphs M and N of Section 11.05.01 provided that, in addition to the criteria listed in Section 2.25.03.G, the following criteria is also met:
 - 1. That site-specific environmental conditions would impede placement of slips near or next to the shoreline.
 - 2. That site specific environmental conditions exist that prohibit dredging.
 - 3. That the proposed layout of the dock and pilings does not create a hazard to navigation.
 - 4. That no additional slips are obtained than would otherwise fit into a dock of the maximum size allowed without the exception.
- B. Properties located in the South Harbor Mixed Use zoning district ~~that propose development under Tier 1 or 2 development standards~~ are exempt from the provisions prescribed in paragraphs F, G, M and N of Section 11.05.01 provided they meet all of the following criteria:
 - 1. An approved submerged land lease from FDEP is submitted.
 - 2. An approval from the Army Corps of Engineers stating that the length of docks and pilings will not create a risk to navigation is submitted.
 - 3. This provision only applies to properties with only non-residential uses and mixed uses that contain non-residential uses and short-term residential uses.
 - 4. This provision does not apply to developments that contain long-term residential uses.
 - 5. A minimum ten percent of the total number of the slips in the project are set aside for fare carrying boats and that another minimum ten percent of the total slips are set aside for transient boats that are open to the public (to promote non-automobile travel). "Project" as used herein shall mean the entire number of slips tied to the uplands and not the total number of slips past 200 feet from the uplands. A minimum of 50 percent of the transient slips must be reserved for non-rental users. The remainder of the total ten percent may be reserved for short-term rental users. A loading and unloading area or slip must be reserved for use by a water taxi. This area or slip must be clearly marked by signage stating that it is reserved for the water taxi.
 - 6. For Tier 1 developments, all of the requirements listed in Section 7.09.03.F.7 must be met.

C. Properties located in the Calhoun Mixed Use zoning district ~~that propose development under Tier 1 or 2 development standards~~ are exempt from the provisions prescribed in paragraphs M and N of Section 11.05.01 provided they meet all of the following criteria:

1. An approved submerged land lease from FDEP is submitted.
2. An approval from the Army Corps of Engineers stating that the length of docks and pilings will not create a risk to navigation is submitted.
3. A minimum ten percent of the total number of the slips in the project are set aside for fare carrying boats and that another minimum ten percent of the total slips are set aside for transient boats that are open to the public (to promote non-automobile travel). "Project" as used herein shall mean the entire number of slips tied to the uplands and not the total number of slips past 200 feet from the uplands. A minimum of 50 percent of the transient slips must be reserved for non-rental users. The remainder of the total ten percent may be reserved for short-term rental users. A loading and unloading area or slip must be reserved for use by a water taxi. This area or slip must be clearly marked by signage stating that it is reserved for the water taxi.
4. For Tier 1 developments, all of the requirements listed in Section 7.09.03.F.7 must be met.

11.05.10. *Reconstruction of existing facilities.* For existing facilities which are damaged by accidents, vandalism, ordinary wear and tear or acts of God, the provisions of paragraphs F, G, M, and N of Section 11.05.01 shall not be applicable to reconstruction so long as the damaged facilities are reconstructed in the same or lesser dimensions and so long as the construction permit is applied for from the City within six months of the sustaining damage.

11.05.11. *Penalties.* Any person found in violation of this article shall be punished by a fine not exceeding \$500.00 or imprisoned for a term not exceeding 60 days or by both such fine and imprisonment. Each day any violation of any provision of this Code continues shall constitute a separate offense.

(Ord. No. 152.40, § 3, 8-6-01; Ord. No. 05-13-LC, § 13, 8-22-05; Ord. No. 07-21-LC, §§ 17, 18, 5-7-07; Ord. No. 07-46-LC, § 3, 12-17-07; Ord. No. 09-01-LC, § 3, 2-17-09)

Editor's note— As of June 1, 1997, this section (§ 11.05.04 excepted) is superseded by Ord. No. 87.1 (codified as City Code Ch. 5, art. III). See appendix B hereto.

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

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

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be

deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

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

ADOPTED THIS _____ DAY OF _____, 2020.

By: _____
Gary Jarvis, Mayor

ATTEST:

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

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____
Second Reading: _____

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: October 15, 2020

BOARD/COMMITTEE: Local Planning Agency

TYPE OF AGENDA ITEM: Action Item

TO: Local Planning Agency

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

FROM: Traci Goodhart
Daniel Butler, City Planner

DATE: October 9, 2020

SUBJECT: Proposed Ordinance 20-18-LC E-Scooter Ban

I. BACKGROUND: Staff requested direction from City Council regarding whether to ban or create a pilot program to regulate commercial e-scooters. On September 4, 2019, City Council directed staff to create an ordinance to ban commercial e-scooters within the City Limits.

II. DISCUSSION: This proposed Ordinance is a follow up to Council's directive to ban commercial e-scooters within the Destin City Limits.

III. RECOMMENDATIONS: The proposed Ordinance is consistent with Council's directive to prohibit motorized scooter rental businesses, offices, and other related land uses within the City of Destin. Staff recommends that the Local Planning Agency (LPA) recommend approval to City Council for proposed Ordinance 20-18-LC.

IV. RECOMMENDED MOTION: We move that the Local Planning Agency recommend City Council approval of proposed Ordinance 20-18-LC.

Attachments:

1. 20-18-LC_E-Scooter Ban Ordinance

ORDINANCE NO. 20-18-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 3 “DEFINITIONS” OF THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 8 OF THE LAND DEVELOPMENT CODE TO PROHIBIT MOTORIZED SCOOTER RENTAL BUSINESSES, OFFICES, AND OTHER RELATED LAND USES WITHIN THE CITY OF DESTIN; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND RECITALS

WHEREAS, the City of Destin is a tourist destination frequented by tens of thousands at a time; and

WHEREAS, while drawn to the City by the beach, visitors look for other forms of amusement off the beach as well; and

WHEREAS, several decades ago rental scooters began operating in the City and provided an entertaining means of touring the City; and

WHEREAS, over the years the rental of scooters has proven itself to be a popular form of amusement; and

WHEREAS, as the popularity of rental scooters increased the behavior of scooter operators became noticeably dangerous as traffic violations were more common among rental scooter than other vehicles; and

WHEREAS, irresponsible driving behavior by scooter renters has become so common that it frequently affects visitors and residents who are all-to-often forced to modify their own behavior or routes of travel to compensate for this irresponsible behavior, or else fall victim to a motor vehicle accident involving a renter scooter; and

WHEREAS, because neither safety equipment nor insurance are required under state law for motor scooters, parties to a motor vehicle accident involving a motor scooter (especially a rented motor scooter) are at risk of greater damages than in a conventional motor vehicle accident as the scooter driver is entirely unprotected (physically and fiscally) from the effects of the collision and the other party is left without adequate compensation for the losses sustained; and

WHEREAS, the typical reckless and often illegal driving behavior of rental operators create an impracticable strain upon law enforcement resources and siphons those valuable resources from other important police work; and

WHEREAS, the City is fortunate to enjoy a robust and growing tourism and more recently local and regional retail economy which has resulted in the expansion of major roads and connectors and even more significant increases in the number of vehicles on those roads because the City is linear, being approximately 7 miles long but only one-mile-wide with only two parallel major thoroughfares, all of which combined has resulted in increased congestion on City streets; and

WHEREAS, the materially increased congestion and size of City roads and intersections of roads have made it increasingly dangerous for inexperienced operators of rented scooters to operate and, frequently play, in the streets; and

WHEREAS, additionally the increased congestion has created greater and greater incentives for the operators of rented scooters to take short cuts through parking lots, on pedestrian sidewalks, on the pier board-walk, and generally through private or quasi-public property where through traffic of any kind is inappropriate, and frequently when those areas are occupied by pedestrians; and

WHEREAS, the limits of the City's infrastructure capacity, resources to police dangerous, disrespectful and, frequently simply mindless, behavior of the rented scooter drivers, combined with the sheer volume of rented motor scooters on the street have materially and adversely impacted the tourists' experiences and the residents' quality of life; and

WHEREAS, the City of Panama City Beach completely prohibited scooter rentals within the City. After a Bay County Circuit Court upheld the City's ordinances, Classy Cycles appealed. Subsequently, the First District Court of Appeals upheld the ruling. A request for Supreme Court intervention was denied. Each court found that the City's home rule powers enabled it to regulate the public's safety and its right to restrict certain vehicles in congested areas; and

WHEREAS, despite the popularity of the rented-scooters and the benefit of this amusement to the tourism industry which is the lifeblood of the City, the Council regretfully finds that a prohibition is in the best interests of the City, is of great public need, and is the most reasonable measure available to the Council to protect the health, safety and welfare of the community and the reputation of the City as a safe and comfortable tourist destination and the benefit to the public outweighs the loss to the affected parties; an

WHEREAS, the City possesses home rule powers to legislate on any matter not

inconsistent with general law or special law, and is specifically authorized to create and implement a plan of zoning uses, and to amend the list of uses that are permitted or prohibited; and

WHEREAS, in order to deny access to the rented-scooter resource the City in the exercise of its police power is prohibiting the conduct of renting a scooter anywhere within the city; and

WHEREAS, the City Council finds and determines that prohibiting the rental of scooters within the City will eliminate the problems associated with the behavior of the operators of those scooters; and

WHEREAS, a public hearing has been conducted after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

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

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

SECTION 3. AMENDMENT OF ARTICLE VIII OF THE LAND DEVELOPMENT CODE.

Article III of the Land Development Code is hereby amended as follows:

Article III- DEFINITIONS

Motor Scooter or Scooter - Any vehicle or micromobility device that is powered by a motor with or without a seat or saddle for the use of the rider, which is designed to travel on not more than three wheels, and which is not capable of propelling the vehicle at a speed greater than 20 miles per hour on level ground and shall include a moped as defined in FS 316.03(41) (2019), and any other two or three wheeled, self-propelled vehicle for

which state law does not require proof of financial responsibility (see Chapter 324, Florida Statutes (2019)).

Motor Scooter Rental or Scooter Rental - the provision, rental, hire, or delivery of a Motor Scooter for any valuable consideration or the solicitation of that service or good.

Article VIII of the Land Development Code is hereby amended as follows:

Article VIII- TRANSPORTATION

Sec. 8.11.00. Prohibition and attrition of the rental of motor scooters.

The act of providing, renting, or delivering a motor scooter, or the solicitation of that service or good, or the rental or hire of a motor scooter, within the City is prohibited.

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

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

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

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its

adoption by the City Council and signature by the Mayor.

**ADOPTED THIS _____ DAY OF _____,
2020.**

By:

Gary Jarvis, Mayor

ATTEST:

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

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____
Second Reading: _____

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: October 15, 2020

BOARD/COMMITTEE: Local Planning Agency

TYPE OF AGENDA ITEM: Action Item

TO: Local Planning Agency

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

FROM: Traci Goodhart
Daniel Butler, City Planner

DATE: October 9, 2020

SUBJECT: Proposed Ordinance 20-29-LC Luxury Motor Home Resorts/CMU-V

I. BACKGROUND: On September 7, 2020 City Council met and directed Staff to research the zoning and regulatory controls in order to add Luxury Home Motor Resorts in the **Calhoun Mixed Use – Village (CMU-V) Zoning District**.

The Land Development Code outlines zoning and regulatory controls for Luxury Motor Home Resorts in **Article 7.09.00**, Special Design Criteria, City's Land Development Code. **LDC 7.09.02.B.10**, defines the land development standards for that specific use. Per **Table 7-2 Table of Allowable Uses**, Luxury Motor Home Resorts are currently listed as a permitted use in **Gulf Resort Mixed Use (GRMU)** and **Bay Resort Mixed Use (BRMU)**.

II. DISCUSSION:

Luxury motor home as defined in the City of Destin Land Development Code (LDC) is as follows:

A motor home longer than 26 feet and having a current market value of not less than \$100,000.00 based on the current edition of the National Automobile Dealer's Association (NADA) Pricing Guide, well-maintained, rust-free and crack-free.

On September 21, 2020, City staff brought the following recommendation to City Council:

City Staff recommends revising **Table 7-2 Table of Allowable Uses** to include

Luxury Motor Home Resorts as a Conditional Use in the **Calhoun Mixed Use – Village (CMU-V)**.

III. RECOMMENDATIONS: City staff recommends amending **Table 7-2, Table of Allowable Uses** to include Luxury Motor Home Resorts as a conditional use in **CMU-V Zoning District**.

Staff further recommends that the LPA recommend approval to City Council to approve proposed Ordinance 20-29-LC.

IV. RECOMMENDED MOTION: We move that the LPA recommend City Council approval of Ordinance 20-29-LC.

Attachments:

1. Luxury RV CMUV 20-29-LC Ordinance
2. Land Development Code Table 7-2 CMU-V Conditional Use
3. 7.09.00.____Special_design_criteria
4. ZoningMap

ORDINANCE NO. 20-29-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, ZONING AND REGULATORY CONTROLS , OF THE LAND DEVELOPMENT CODE; CHANGING THE LIST OF PERMITTED, CONDITIONAL AND PROHIBITED USES TO INCLUDE LUXURY MOTOR HOME RESORTS AS A CONDITIONAL USE IN THE CALHOUN MIXED USE VILLAGE (CMU-V) ZONING DISTRICT; AMENDING TABLE 7-2 , TABLE OF ALLOWABLE USES; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the purpose of the Calhoun Mixed Use – Village zoning district is to provide a mixed-use transitional area between the higher intensity south harbor mixed use zoning district and the less intense surrounding low density residential zoning districts; and

WHEREAS, it is also the purpose of this zoning district to develop and maintain appropriate settings and environments for buildings, sites, and areas to enhance property values, stabilize the area east of the Choctawhatchee Bay and Calhoun Avenue, promote the tourist trade and interest, and foster knowledge of the city's living heritage; and

WHEREAS, the City Council in providing for the health, safety and welfare of its citizens finds that the City should allow Luxury Motor Home Resorts in the Calhoun Mixed Use- Village in order to obtain consistency with the City's Comprehensive Plan; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, a public hearing has been conducted after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

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

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

SECTION 3. AMENDMENT TO TABLE 7-2 “TABLE OF ALLOWABLE USES”

Table 7-2: Table of Allowable Uses contains all of the allowed uses within the City and in what zoning districts those uses are allowed. Uses not listed as permitted, conditional, or accessory uses in Table 7-2 are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted in the zoning designation in question, shall be considered as a permitted use.

10/7/2020

Destin, FL Land Development Code

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
Luxury motor home resort																		C			P		P					
Multi-family attached dwelling						P	P	C	P	P		P			P	C	P	C	P	P	P	P	P					
Other residential uses																												
Community residential home, small (1—6)	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	C	C	C	P	C	C					
Community residential home, large (7—14)					P	C	C	C	C			C		C		C	C	C	C	C	C	C	C					
Family day care home	P	P	P	P	P	P	P	P	P				P	P	P		P	C	C	C	P	C	C					
North American Industrial Classification System Use Designations																												
Sector 22 Utilities																												
2211 Electric power generation, transmission, and distribution																												
221111 Hydroelectric power generation																												

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

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

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

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

ADOPTED THIS ____ DAY OF NOVEMBER, 2020.

By: _____
Gary Jarvis, Mayor

ATTEST:

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

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____

Second Reading: _____

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
Permanent or long-term residential uses																												
Single-family detached dwelling	P	P	P	P	P	P	P	P	P				P	P	P		P	P	C	C	P	C	P					
Multi-family attached dwelling					P	P	P	C	P	C			C		P	C	P	C	P	P	P	P	P					
Mobile home dwelling	C																											
Mobile home development							C																					
Guest house ⁽¹⁾	P				P	P	P	P				P	C		P			C										
Accessory dwelling	P				P	P	P	P				P	C		P			C										
Custodian or night-watchman dwelling											P																	
Single room occupancy housing	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P						
Seasonal or short-term residential uses																		C										
Single-family detached dwelling			P			P	P	P	P			P		P	P		P		C	C	P	P	P					

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
Luxury motor home resort																		C			P		P					
Multi-family attached dwelling						P	P	C	P	P		P			P	C	P	C	P	P	P	P	P					
Other residential uses																												
Community residential home, small (1—6)	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	C	C	C	P	C	C					
Community residential home, large (7—14)					P	C	C	C	C				C		C		C	C	C	C	C	C	C					
Family day care home	P	P	P	P	P	P	P	P	P				P	P	P		P	C	C	C	P	C	C					
North American Industrial Classification System Use Designations																												
Sector 22 Utilities																												
2211 Electric power generation, transmission, and distribution																												
221111 Hydroelectric power generation																												

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
221112 Fossil fuel electric power generation																												
221113 Nuclear electric power generation																												
221119 Solar electric power generation																							P	P	P			
221119 Wind electric power generation																								P		P		
221122 Distribution electric substation ⁽¹⁶⁾	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	
2212 Natural gas distribution												P	C													P		
2213 Water, sewage and other systems												P	C													P		
Sector 23 Construction																												
236 Residential and non-residential contractors											P													P				

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
237 Heavy and civil engineering contractors																								P				
238 Specialty trade contractors											P													P				
Sector 31—33 Manufacturing																												
323 Printing and related support activities									P ₍₂₎	P	P	P ⁽³⁾	C			C			P	P	P	P	P	P				
Sector 42 Wholesale Trade										C	P													P				
424460 Fish and seafood merchant wholesalers											P								P	P			P					
Sector 44-45 Retail trade																												
441 Motor vehicle and parts dealers																												
4411 Automobile dealers																C				C				P				
4412 Other motor vehicle dealers																C			P	P				P				

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
4413 Auto parts, accessories, and tire stores										C	P					C												
441310 Parts and Accessories Dealer—Automotive/marine										C	P					C			P	P				P				
442 Furniture and home furnishings stores									P ₍₂₎	P						P			P	P								
443 Electronics and appliance stores									P ₍₂₎	P						P			P	P								
444 Building material and garden equip. and supply dealer										C	P																	
444190 Kitchen cabinet stores										C	P									P								
445 Food and beverage stores																												
4451 Grocery stores									P ₍₂₎	C						P				P								
4452 Specialty food stores									P ₍₂₎	C					P ⁽⁴⁾	P			P	P	P		P					

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
4453 Beer, wine, and liquor stores									P ₍₂₎	C						P		P	P	P			P					
446 Health and personal care stores and medical marijuana treatment center dispensing facilities ²⁰									P ₍₂₎	C					P ⁽⁴⁾	P		P	P	P			P					
447 Gasoline stations										C					P					P	P		P		P			
448 Clothing and clothing accessories stores									P ₍₂₎	P		P ⁽³⁾	C			P	P		P	P	P	P	P		P			
451 Sporting goods, hobby, book and music stores																												
4511 Sporting goods and musical instrument stores									P ₍₂₎	P						P	P	P	P	P	P		P					
4512 Book, periodical, and music stores									P ₍₂₎	P		P ⁽³⁾	C		P ⁽⁴⁾	P	P	P	P	P	P	P	P		P			
452 General merchandise stores																												

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
4521 Department stores									P ₍₂₎	C						P			P	P								
4529 Other general merchandise stores									P ₍₂₎	P		P ⁽³⁾	C		P ⁽⁴⁾	P	P		P	P	P	P	P		P			
453 Miscellaneous store retailers																												
4531 Florists									P ₍₂₎	P		P ⁽³⁾	C		P ⁽⁴⁾	P			P	P	P	P	P					
4532 Office supplies, stationery, and gift stores									P ₍₂₎	C		P ⁽³⁾	C		P ⁽⁴⁾	P			P	P	P	P	P		P			
4533 Used merchandise stores										C		C ⁽⁸⁾	C			C			P ⁽⁸⁾	P ⁽⁸⁾				P ₍₈₎		P ⁽⁸⁾ ₍₁₃₎		
453310 Thrift stores										C		C ⁽⁸⁾	C			C			P ⁽⁸⁾	P ⁽⁸⁾				P ₍₈₎				
453310 Thrift stores, large																C												
4539 Other miscellaneous store retailers										C		P ⁽³⁾	C		P ⁽⁴⁾	C	P	C	P	P	P	P	P					
454 Non-store retailers											P													P				
Sector 48-49 Transportation and Warehousing																												

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
481 Air transportation																									P			
483 Water transportation																			P			P						
484 Truck transportation																								P				
485 Transit and ground passenger transportation																												
4851 Urban transit systems									P	C	P	P	C			P	P		P	P	P	P	P	P	P	P	P	
4582 Interurban and rural bus transportation									P	C	P	P	C			P	P		P	P	P	P	P	P	P	P	P	
4853 Taxi and limousine service											P														P			
4854 School and employee bus transportation											P	P	C													P		
4855 Charter bus industry																									P			

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
4859 Other ground passenger transportation											P														P			
487 Scenic and sightseeing transportation																												
4871 Scenic and sightseeing transportation, land																C	P	C	P	P	P	P	P					
4872 Scenic and sightseeing transportation, water																C	P	C	P	P	P	P	P					
4879 Scenic and sightseeing transportation, other																									P			
488 Support activities for transportation																												
4881 Support activities for air transportation																									P			
48841 Motor vehicle towing										C	P													P				

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
491 Postal service												P	C		P										P	P		
492 Couriers and messengers											P	P	C												P			
493 Warehousing and storage										C																		
4931 General warehousing and storage ⁽⁹⁾										C	P													P				
Sector 51 Information																												
511 Publishing industries, except internet										P	P																	
512131 Motion picture theaters										P	P					P			P	P	P	P	P					
515 Broadcasting, except internet										P	P					P												
516 Internet publishing and broadcasting										P	P	P	C			P			P	P	P	P	P					
517 Telecommunications										P	C													P				

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
5172 Wireless telecommunications carriers (except satellite)										P ₁₅	P ¹⁵					P ¹⁵								P ₁₅		P ¹⁵	P ¹⁵	
518 ISPs, search portals, and data processing										P	P	P	C			P			P	P	P	P	P					
519 Other information services										P	P	P	C			P			P	P	P	P	P					
Sector 52 Finance and Insurance									P	P	P	P	C		P	P	P	P	P	P	P	P	P					
522298 Pawn shops										C															P ₍₈₎			
Sector 53 Real Estate and Rental and Leasing																												
531 Real Estate services									P	P	P	P	C		P	P	P	P	P	P	P	P	P					
531120 Conference/convention center										C						P	P	C	P	P	P	P	P					
531120 Commercial special event venue										P					P	P	P	P	P	P	P	P	P					

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
531130 Mini-warehouse and self-storage leasing										C	P										C			P				
531190 Boat, vehicle, equipment, etc., storage leasing										C	P								P	P			P	P				
532 Rental and leasing services																												
5321 Automotive equipment rental and leasing										C	P													P	P			
5322 Consumer goods rental									P	C	P	P	C		P	C	P	C	P	P	P	P	P	P				
5323 General rental centers										P	P					P			P	P				P				
5324 Machinery and equipment rental and leasing										C	P					P			P	P				P				
Sector 54 Professional and Technical Services																												
541 Professional and technical services									P	P		P	C		P	P	P	P	P	P	P	P	P					

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
541940 Veterinary services										C		P ⁽³⁾	C		P	P	P	P	P	P	P	P	P	C				
Sector 55 Management of Companies and Enterprises																												
551 Management of companies and enterprises									P	P	P	P	C		P	P	P	P	P	P	P	P	P					
Sector 56 Administrative and Waste Services																												
561 Administrative and support services									P	P	P	P	C		P	P	P	P	P	P	P	P	P					
561720 Janitorial services									P	P	P	P	C		P	P	P	P	P	P	P	P		P				
561730 Landscaping services										C	P													P				
562 Waste management and remediation services												C	C											C		C		
Sector 61 Educational Services																												
611 Educational services																												

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
6111 Elementary and secondary schools												P	C													P		
6112 Junior colleges												P	C													P		
6113 Colleges and universities												P	C													P		
6114 Business, computer and management training									P	P	P	P	C			P	P	P	P	P	P	P	P	P	P	P		
6115 Technical and trade schools											P	P	C											P	P	P		
6116 Other schools and instruction										P		P	C			P	P	C	P	P	P	P	P		P	P		
6117 Educational support services										P		P	C			P	P	C	P	P	P	P	P			P		
Sector 62 Health Care and Social Assistance																												
621 Ambulatory health care services									P	C	P	P	C		P	P	P	P	P	P	P	P	P			C ⁽¹⁴⁾		
622 Hospitals												P	C													P		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
623 Nursing and residential care facilities																												
6231 Nursing care facilities												P	C													P		
6232 Residential mental health facilities												C	C													P		
6233 Community care facilities for the elderly													C			P										P		
6239 Other residential care facilities													C			P										P		
624 Social assistance												P	C													P		
6244 Child day care services								C	C	P		P	C		C	P	P	C	P	P	P	P	P			P		
Sector 71 Arts, Entertainment, and Recreation																												
711 Performing arts and spectator sports									P	C			C		P	P	P	C	P	P	P		P					
712 Museums, historical sites, zoos, and parks ⁽¹⁰⁾								P	P			C	C		C	C	C	C	C	C	C	C	C		P	P		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
713 Amusements, gambling, and recreation ¹⁸																												
713110 Amusement and theme parks										C																	P	
713120 Amusement arcades										C							C	P	C	P	P	P	P	P	P		P	
713910 Golf courses and country clubs																											P	
713930 Marinas																	P	C	P			P						
713940 Fitness and recreational sports centers										C					P	P	P	C	P	P	P	P	P				P	
713950 Bowling centers										C						P	P	C	P	P	P		P				P	
713990 Indoor Shooting Ranges											P													P				
713990 All other amusement and recreation industries										C		C	C			C	P	C	P	P	P	P	P			P	P	

Sector 72 Accommodation and Food Services

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
721 Accommodation																												
721110 Hotels and motels									P	C		P			P	P ⁽⁵⁾	P	C	P	P	P	P	P					
721191 Bed-and-breakfast inns									P	C		P			P	P ⁽⁵⁾	P	C	P	P	P	P	P					
721199 Other traveler accommodation, C.T.L.A. ⁽¹²⁾									P	C		P			P	P ⁽⁵⁾	P	C	P	P	P	P	P					
7212 RV parks and recreational camps										C																		
7213 Rooming and boarding houses									P	C		P			P	P ⁽⁵⁾	P	P	P	P	P	P	P					
722 Food services and drinking places									P	C					P	P	C	C	P	P	P	P	P		P			
722110 Full-service restaurants									P	C					P	P	C	C	P	P	P	P	P					
722111 Limited-service restaurants									P	C					P	P	C	C	P	P	P	P	P		P			
7224 Drinking places, alcoholic beverages									P ⁽⁷⁾	C					P ⁽⁷⁾	P ⁽⁷⁾	C	C	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾		P ⁽⁷⁾			

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
Sector 81 Other Services, Except Public Administration																												
811 Repair and maintenance										C	P													P				
8111 Automotive repair and maintenance										C	P									P				P				
811192 Car washes										C	P					C												
81149 Other personal and household goods repair										P	P					C	P	P	P	P	P	P	P	P				
811491 Boat and motorcycle repair										C	P									P				P				
812 Personal and laundry services									P	P	P	P	C			P	P	P	P	P	P	P	P					
8122 Death care services											P													P				
8123 Dry cleaning and laundry services									P	C	P	P	C			P	P	P	P	P	P	P		P				
81233 Linen and uniform supply services										P	P													P				

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
812910 Pet care (except veterinary) services										C		P ⁽³⁾	C		P	P	P	P	P	P	P	P	P					
812930 Parking lots and garages (public & private)																C				P						P		
813 Membership associations and organizations									P	P		P	C		P	P	P	P	P	P	P	P	P			P		
8131 Religious organizations								P	P	P	P	P	C		P	P	P	P		P	P	P	P			P		
Sector 92 Public Administration																												
921 Executive, legislative and general government												P	C													P		
922 Justice, public order, and safety activities												P	C													P		
923 Administration of human resource programs												P	C													P		

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
924 Administration of environmental programs												P	C													P		
925 Administration of housing programs, urban planning and community development												P	C													P		
926 Administration of economic programs												P	C													P		
927 Space research and technology												P	C													P		
928 National security and international affairs												P	C													P		
Miscellaneous Uses																												
Sexually oriented businesses ¹⁹																								P				
Tattoo parlors										C									P (8)	P (8)				P (8)				
Passive recreation ⁽¹¹⁾																												P
Accessory Uses																												

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A	A	A	A	A					A		A													
Footnotes																												
P = Permitted Use, C = Conditional Use, and A = Accessory Use																												
¹ Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section 7.12.04.M).																												
² May accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business entity having more than 60,000 sq. ft.																												
³ Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods.																												
⁴ Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach resort area.																												
⁵ Only allowed on properties that have direct or secondary access to Harbor Boulevard.																												
⁶ Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the adjacent "Old Destin" area.																												
⁷ Must meet minimum distance separation requirements, see Section 7.16.00 of the Land Development Code.																												
⁸ Must meet minimum distance separation requirements, refer to the definition of the use in question in article 3 of the Land Development Code.																												

TABLE 7-2: TABLE OF ALLOWABLE USES																												
	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
⁹ Office space associated with this use shall not exceed 25 percent of the total square footage of the building.																												
¹⁰ Zoos are only allowed in the Industrial zoning district.																												
¹¹ Passive recreation includes the following as accessory uses: beach accessways, such as dune walkovers, parking lots, docks, and restroom facilities.																												
¹² Commercial transient living accommodations.																												
¹³ Used merchandise stores are restricted to only those that are classified as a nonprofit business.																												
¹⁴ Can only provide said services free of charge, refer to Section 7.09.02B(11) for further information.																												
¹⁵ Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.																												
¹⁶ Refer to Section 7.09.02(B)12 for further information.																												
¹⁷ Reserved.																												
¹⁸ Land Use 7132 Gambling Industries and 72112 Casino Hotels shall be prohibited in all districts.																												
¹⁹ No sexually oriented business shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330' south of the southern right-of-way boundary of Airport Road or within 330' east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.																												
²⁰ No medical marijuana dispensary shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330 feet south of the southern right-of-way boundary of Airport Road or within 330 feet east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way or Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or processing medical marijuana shall be prohibited within the City.																												
NOTE: Any change of use within the Harbor District Overlay that is part of an application for a certificate of appropriateness shall require conditional use approval pursuant to Section 7.12.06(DD).																												

7.09.00. - Special design criteria.

7.09.01. *Purpose and intent.* The purpose of this section is to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin. Design criteria include general requirements for development, and establishment of specific overlay and special districts that because of their character or special conditions need design standards and use regulations. These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.

7.09.02. *General compatibility design criteria.*

- A. *Purpose and intent.* The purpose of this section is to establish general compatibility design criteria for multi-family and nonresidential development.
- B. *Applicability.* This section shall apply to all development located within the MDR-V, MDR-HI, HDR, CBN, CG, CL, CTS, CBR, ROI-GD, ROI-TD, CMU, NHMU, SHMU, HIMU, TCMU, GRMU, IN, A, INST and REC zoning designations. Subsection 13 listed below shall apply to all electric distribution substations and electric transmission substations located in all zoning designations.
1. *Mechanical equipment.* 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 or any property line facing a right-of-way. 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 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.
 2. *Outdoor storage and display.* Outdoor storage and display of materials, equipment, and merchandise shall meet the following performance standards:
 - a. Outdoor storage shall be screened from view from the right-of-way and adjacent properties by an opaque wall, fence or landscaping of sufficient maturity, density and height to screen such areas from view.
 - b. Outdoor display of merchandise customarily used outdoors such as pools, spas, lawn furniture, concrete fixtures and other similar items shall be limited to one of any one specific design.
 - c. Inoperable motor vehicles shall be stored within screened areas and must be kept on the same site of motor vehicle repair facilities and motor vehicle service centers that will be performing the repair of said inoperable motor vehicle. No inoperable motor vehicle shall be stored onsite for a period exceeding 60 consecutive days.
 - d. No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be located in areas designated for landscaping or open swales or open retention areas used for stormwater management purposes.
 3. *Solid waste collection areas.* All non-construction related dumpsters, trashcans, and recycling bins shall be placed in solid waste collection areas or inside a building. The intent of this regulation is to shield all non-construction related dumpsters, trashcans, and recycling bins from the view of adjacent properties. Solid waste collection areas shall be set back a minimum of ten feet from any property line that abuts single-family, duplex, townhouse or multi-family uses and setback a minimum of five feet from any property line

which abuts a non-residential or mixed use. All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque.

4. *Parking, loading or accessway areas.* Areas used or set aside for parking, loading, accessways or service and utility areas shall not be located within ten feet of the property line when such property line abuts single-family, duplex, townhouse or multi-family uses.
5. *Junkyards.* Junkyards, where allowed, shall be located on plots with a minimum of five acres and shall have an eight-foot high wall surrounding the property with gate. All walls and gates shall be 100 percent opaque. There shall be a minimum 20-foot wide landscape buffer around the borders of the property. For every 50 linear feet landscape buffer, a minimum of one tree and 15 shrubs, as specified above, must be planted and a continuous row of evergreen trees, not less than 14 feet in height, spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted. There shall be a minimum 30-foot setback from all property lines which shall remain clear of all structures and storage of any junk or storage of materials of any kind.
6. *Child day care services.* Child day care services, where allowed, shall be required to have all play areas enclosed on all four sides to a height of at least four feet.
7. *Repair and maintenance shops.* Repair and maintenance shops, where allowed, shall not store or otherwise maintain any parts or waste material outside of such buildings. Additionally, all major operations (e.g. replacing body panels, pulling engines out, welding, painting, transmission work, oil change and lube, etc.) must be conducted entirely within a building. Quick fix repairs such as fixing a flat tire, windshield wiper replacement, air filter replacement, adding oil or antifreeze to the engine, changing out a battery, etc... are allowed outside of a building.
8. *Building material supply stores.* Building material supply stores, where allowed, are required to provide a solid fence of a least six feet and no higher than eight feet around all outdoor storage areas.
9. *Manufacturing.* Manufacturing business must conduct all operations entirely within a building.
10. *Luxury motor home resorts.* Luxury motor home resorts shall conform to the following requirements:
 - a. *Type of allowed motor homes:* Only Class A and C motor homes, that are at least 26 feet in length, are allowed.
 - b. *Minimum parcel size:* Ten acres.
 - c. *Minimum size of motor home lot:* If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width.
 - d. *Size of motor home pads:* All motor home pads shall be designed to accommodate motor homes of not less than 35 feet in length; 25 percent of all pads shall be designed to accommodate motor homes of not less than 40 feet in length.
 - e. *Material used to construct motor home pads:* All motor home pads shall be constructed of concrete.
 - f. *Motor home lot occupancy limitations:* Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.
 - g. *Density:* For the purpose of calculating density, one motor home lot shall equal one dwelling unit.

- h. *Minimum setback from perimeter of parcel to motor home pad:* 35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan.
- i. *Minimum setback from the property line to any permanent structure:* 15 feet for structures up to 20 feet in height; add one foot of setback for each additional foot in height above 20 feet.
- j. *Buffers:* The following buffers are required for luxury motor home resorts:
 - 1. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.
 - 2. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet in height shall be erected adjacent to residential uses located outside of the Unified Development Plan.
 - 3. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of 12 feet at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.
 - 4. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.
- k. *Landscaping:* In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet or greater. Palms shall constitute not more than 50 percent of the total number of required trees.
- l. *Parking:* There shall be a minimum of one automobile parking space per motor home pad and one additional parking space per every ten motor home lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than 100 feet from any residential use, may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.
- m. *Noise:* Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.
- n. *Noise mitigation:* A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.
- o. *Amenity area:* Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.
- p. *Full time on site management:* On-site live-in management is required and shall be available 24 hours a day seven days a week.
- q. *The following minimum infrastructure improvements shall be provided:* Paved access not less than 20 feet wide to every motor home lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.
- r. *Deed restrictions:* Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.

11. *Ambulatory Health Care Services provided free of charge.* Free of charge ambulatory health care services may be approved as conditional uses in the institutional zoning district if such services conform to the following minimum requirements:
 - a. *Renewal of conditional use:* If an application for conditional use for ambulatory health care services is approved, the approval is only good for one year and an application for renewal to the Board of Adjustment must be submitted at least two months prior to the expiration date (date of last Board of Adjustment final order approval). There shall be no fee collected for the renewal application. However, the applicant shall pay for the advertising cost.
 - b. *Nontransferable:* Approval of the conditional use for an ambulatory health care services provided may not be transferred from one property to another. Additionally, the use shall not be moved or relocated from the approved location on the subject property where it is initially approved without first obtaining approval for the location change from the Board of Adjustment.
 - c. *Hours of operation:* The hours of operation shall be limited to Monday thru Saturday from 8:00 a.m. to 8:00 p.m.
 - d. *Parking:* All employees/volunteers/patients and anyone else associated with the operation of the ambulatory health care services shall park on the subject property. No off-site parking shall be allowed and no parking shall take place within any public or private right-of-way.
 - e. *Services area:* All areas used to provide ambulatory health care services, including the waiting area, shall be located entirely within an enclosed, heated and cooled building and shall not exceed 2,000 square feet.
 - f. *Services provided:* All ambulatory health care services provided on the subject property shall be by appointment only. No walk-in/same day or urgent care clinics are permitted. Said services shall be provided for "no fee" to the patient and said provider shall not recover any insurance, federal or state subsidies including Medicaid or Medicare monies.
 - g. *Buffers/fencing:* A landscape buffer shall be provided between the subject property and any residential development. Said landscape buffer shall be a minimum of five feet in width and shall be planted with materials in accordance with Section 7.09.03.F.2.c. Additionally, a solid wood fence, six feet in height, shall be erected on the property line where residential uses are located directly adjacent to the subject property where ambulatory health care services provided free of charge are located.
12. *Indoor Shooting Ranges.* To ensure a safe, secure, comfortable environment with adequate ventilation and sound control, the building plans will be required to be signed, sealed and dated by a licensed design professional and comply with the current Building, Fire Prevention and the Life Safety Codes of the State of Florida. The firing range area must be designed with a mean sound transmission class of STC-50 (45 if field tested when tested in accordance with ASTM E 492).
13. *Electric distribution substation and electric transmission substation.* All electric distribution substations and electric transmission substations shall conform to the following requirements:
 - a. Construction of a new electric distribution substation or electric transmission substation. The development of any new electric distribution or transmission substation must conform to the following requirements.
 1. *Minimum setback from the property line to any permanent equipment structure:* 100 feet from any lot line where the adjoining lot is zoned for residential use and 50 feet from any lot line where the adjoining lot is zoned for any nonresidential use. The setback requirement along all public or private rights-of-way shall be based on the zoning of the property on the opposite side of the right-of-way as if there were no

intervening right-of-way. The setback requirement of this subsection applies to all buildings and structures, including but not limited to transformers, breakers, buses, switch houses, relays, switches, regulators, and capacitors. The setback requirements do not apply to poles and pole anchoring devices.

2. *Landscaping and buffering:* In addition to the requirements of Section 12.04.00, the following regulations shall apply to electric distribution or transmission substations:
 - a. *Landscaping:* For every ten linear feet of landscape buffer required, one wax myrtle or the effective equivalent and 15 shrubs must be planted in the required buffer area. All wax myrtles or the effective equivalent shall be a minimum of eight feet tall at the time of planting and all shrubs shall be a minimum of 24 inches tall at the time of planting. The maximum mature height of the required landscaping, when it is located under the aerial access points leaving/entering the subject property, cannot exceed 14 feet in height, due to safety concerns with the potential of the landscaping interfering with the distribution or transmission lines. The Landscaping requirement may be reduced or waived, if in the judgment of the City Manager or designee, the same or greater buffering may be achieved by the preservation of existing natural vegetation of sufficient opacity and depth or if conditions such as natural terrain or existing structures provide a satisfactory buffer.
 - b. *Buffer dimensions:* All buffers must be 15 feet in width around the entire perimeter of the property.
 - c. *Perimeter wall:* A minimum eight-foot tall decorative masonry, sound absorbing, non-reflective wall shall be erected within 15 feet of the entire perimeter of the property. All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall. The perimeter wall requirement may be reduced or waived, if in the judgment of the City Manager or designee, the same or greater buffering may be achieved by the preservation of existing natural vegetation of sufficient opacity and depth or if conditions such as natural terrain or existing structures provide a satisfactory buffer.
3. *Height of structures:* Terminating structures and utility poles located on the electric distribution or transmission substation site shall be no higher than necessary to meet safety standards or clearance requirements of the National Electrical Safety Code, Gulf Power Company, and federal and state government agencies.
4. *Lighting:* Outdoor lighting must meet all of the requirements of Section 7.17.00, Outdoor Lighting Standards.



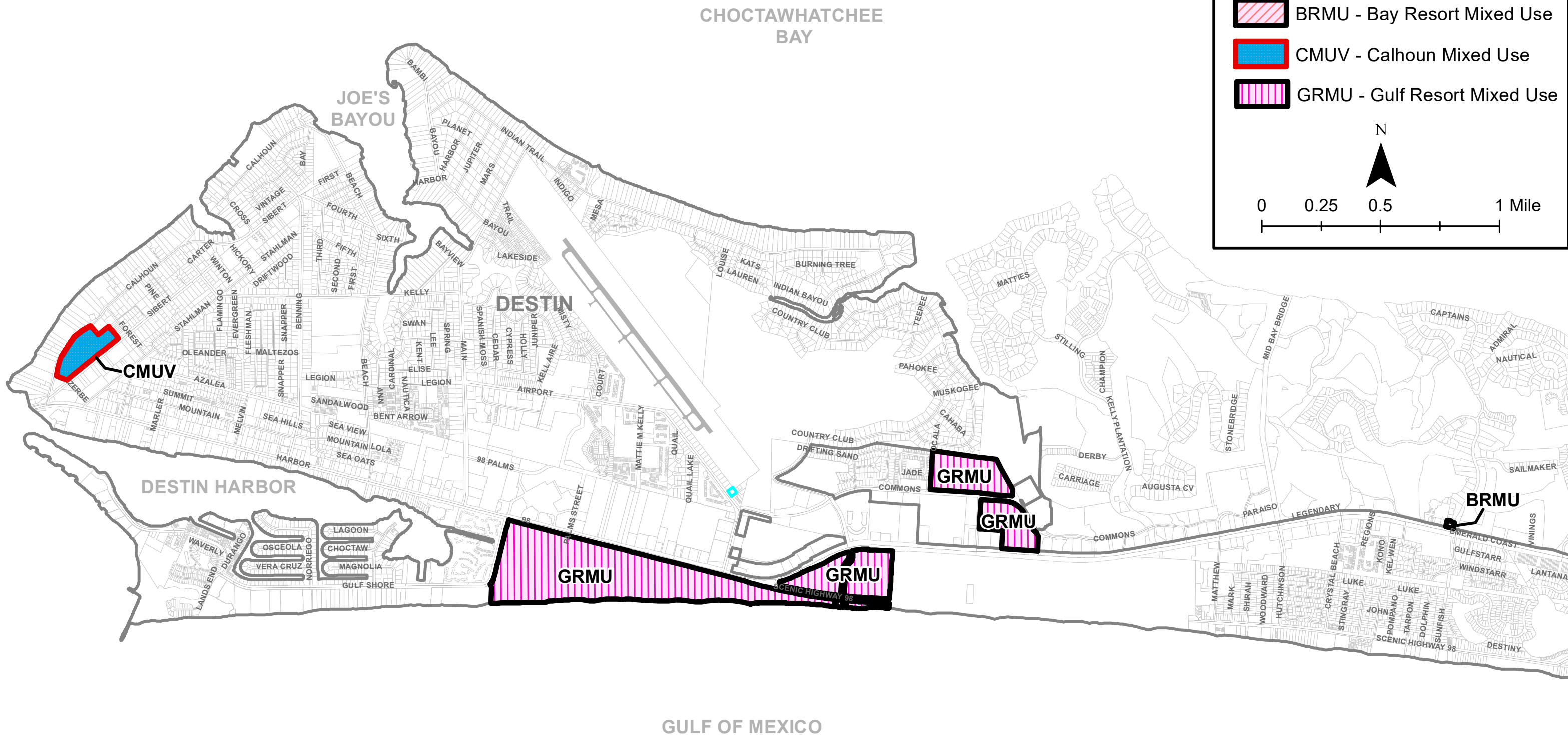
ZONING

-  BRMU - Bay Resort Mixed Use
-  CMUV - Calhoun Mixed Use
-  GRMU - Gulf Resort Mixed Use

N



0 0.25 0.5 1 Mile



Attn: Community Development Planning and Zoning Division

Samantha Brisolara: Planner

Community Development Department

June 25, 2020

RE: Harbor Place Townhomes City of Destin Project Number: 20-01-CU;20-17-SP;20-18-MS

I would like to request that the application for a conditional use, major development order, major subdivision that is being reviewed by the members of the technical review committee be denied. As a property owner located within 300 feet of this project, I am not in favor of this project being built. Quite honestly, I am surprised that the city would consider a project of this density so close to an existing residential area. Please reconsider the impact this would have on this area of our local community. Would you personally like 54 multifamily townhome units in your front yard? Take another look at some of the other developments in the area and the impact they have had where they were built. Conduct a study if you haven't already done so. This area cannot support that type of density. Traffic in Destin is already a problem, and this will only compound the issue. Again, as a homeowner within 300 feet of your proposed property development I would like to respectfully request that you rethink the impact this development will have on the local community. Thank you for your time and attention to this matter. Please say no.

Sincerely,

E. Janca



Community Development

Planning and Zoning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Fax: 850-460-2171 | www.cityofdestin.com

April 23, 2020

→ Letter received 6/24/2020

Subject: Notification of Development Project: Harbor Place Townhomes
City of Destin Project Number: 20-01-CU; 20-17-SP; 20-18-MS

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Conditional Use, Major Development Order, Major Subdivision. This application is currently under review by members of the Technical Review Committee. 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 the following information.

This notice is for informational purposes only. No action is required on your part.

1. Name of Owner: Wildcat Mountain, LLC; Shane Cannon
2. Name of Agent: Dean A.F. Burgis, PE
3. Address of Project: Generally located at the southeast intersection of Melvin Street and Azalea Drive
4. Parcel ID Number: 00-2S-22-0310-000E-E170; 00-2S-22-0310-000E-E17B; 00-2S-22-0310-000E-E17A
5. Project Description: The project involves the development and subdivision of 54 townhome units upon City Council approval of the Conditional Use for multifamily development.
6. Location Map: Please refer to the back of this letter.
7. Location of Application Package: Project application and related materials are available for public review, during normal business hours in the Planning Division located at Destin City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541. To request a digital copy of the application package be sent to you, please 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.

Sincerely,

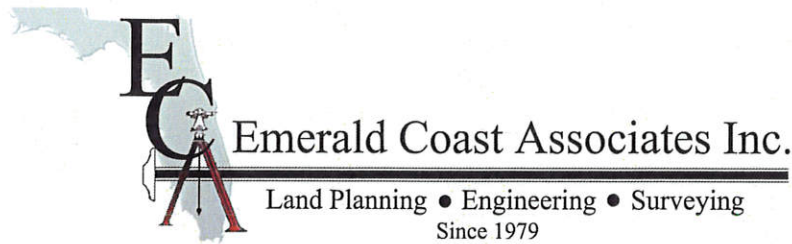
Samantha Brisolara

Samantha Brisolara

Planner

Community Development Department

cc: Project File



327 COUNTY HIGHWAY 393 SOUTH
SANTA ROSA BEACH, FL 32459

April 15, 2020

City of Destin
4200 Two Trees Road
Destin, Florida 32540

Attn: Ms. Lauren Witt, Planning Manager

In regards to: – Conditional Use Request

Harbor Place Townhomes

Destin, FL 32541

Dear Ms. Witt:

Emerald Coast Associates, Inc. (ECA) is pleased to provide you with the following request for a Conditional Use for the subject project. The proposed project lies within the ROI-VR zoning category, in which multifamily attached development is designated a conditional use, according to Table 7-2 of the City of Destin Land Development Code (LDC). The project is proposed at the southeast corner of the intersection of Azalea Drive and Melvin Street. This area is a transition from the industrial development along Mountain Drive to the south and the single family residential development that exists north of Azalea Drive. Fifty-Four townhomes are proposed on the 4.58 acre property. All units will be accessed from the internal private roads planned in the development.

In accordance with Section 7.02.10 of the LDC, ECA offers the following information to support the Conditional Use in the proposed location.

- I. Characteristics of Use – The only Conditional Use requested is to allow multifamily townhomes on the property. All other Land Development Code requirements for the zoning category are within or below the thresholds for development in the zoning category.
 - A. Traffic Generation: According to the traffic study prepared by ECA, the project will generate 37 pm peak hour trips. If compared to single family development, accommodating 8 units per acre the trip generation is the same. No difference in traffic generation is recognized by the Conditional Use Request.
 - B. Off Street Parking Needs: 2.22 parking spaces are provided per unit. This represents a greater parking per unit rate than a single family residential development, which requires 2 spaces per unit. The project is within the Old Destin MMTD, where all parking rates are maximum rates.

II. On and Offsite Improvement Needs

- A. Utilities: The utilities to the property are nearly identical in scope and configuration as a single family subdivision. Water usage is comparable to a single family subdivision. Per Destin Water Users, there is sufficient capacity in water and sewer infrastructure to accommodate the project.
- B. Public Facilities, Roadways: There are no improvements to the roadway systems or public facilities required as a result of the proposed development, other than the ROW improvements in accordance with the multimodal transportation district. Sidewalk improvements and interconnectivity, street trees, and street lighting are proposed as part of this project.

III. On Site Amenities

- A. Open Space: Required open space for the zoning category is 25%. The proposed project provides 48.14% open space. The location of the open space is not only utilized throughout the development to provide privacy and recreation space for the residents, but it is also significantly dedicated on the eastern side of the property, adjacent to the nearest single family development. Combined with the unused right of way to the east, there is over 105 feet of vegetated separation between the eastern units and the adjacent property line.
- B. Setbacks and buffers: Significantly increase setbacks have been implemented in order to mitigate differences in intensity of development between the proposed multifamily use and existing single family lots to the east. Required setbacks are 20 feet for the front, and 10 feet for the sides and rear. The front of the property faces west, and the rear of the property faces east. All setbacks provided are well in excess of the required setbacks. Fifty-five and a half feet of setback are provided along the eastern boundary of the project. There is an unused fifty foot right of way between the subject development and the single family lots, providing a total of 105.5 feet of separation between the land uses. Note that to the south is existing industrial development on Mountain Drive, and to the north and west are the road right of ways for Azalea Drive and Melvin Street, respectively. It should be noted that the front setback provided is 70 feet, and the minimum side setback provided is 55 feet. The increased setbacks will be utilized to meet tree requirements, replanting requirements, and landscape requirements of the City LDC.
- C. Mitigative Techniques: The vegetated areas will serve to limit glare and noise from the development to the adjacent lots. The design of the development will also limit these impacts. All units within the development face inward (toward the private streets). This design feature eliminates headlight glare, vehicular noise, and pedestrian activity from affecting any of the surrounding properties.

IV. Criteria for Conditional Uses:

- A. Compatibility: The property lies between a dramatic change of uses - from industrial along Mountain Drive to single family residential north of Azalea Drive. Selection of a use that provides a transition between these uses is necessary to provide a harmonious development pattern. A multifamily townhome development with mitigative measures to the single family development to the east provides this transition. Keeping the density at the long term rate of 12 units per acre, instead of the allowed short term rate of 40 units per acre assures that the property is not overly

dense. Though the property provides a smooth transition between uses, the buffers mentioned in Section III.B of this report further mitigate any differences in development intensity.

- B. Sufficient size, site specifications, and infrastructure: The proposed use is well suited on the size of the property to provide the increased open space, setbacks and buffers mentioned in Section IIIB. Further, these increases in open space have been located and utilized to mitigate the relatively minor differences between multifamily and single family development. Sufficient infrastructure is available to support the proposed development.
- C. Over-proliferation of uses: The proposed townhome development is a needed means of housing and is in high demand in the City of Destin. Based upon recent real estate statistics there are not enough townhome units on the market to satisfy the demand.

ECA appreciates your review of this project and Conditional Use request. We believe the development of this property for a townhome community will provide an attractive use of the property, fulfil a needed market, and provide a responsible transition of uses in the area of the property.

Please contact me with any questions or comments.

Sincerely,

EMERALD COAST ASSOCIATES, INC.



Dean A. F. Burgis, P.E.
President



City of Destin

Community Development Department

Planning Division

City of Destin Annex
4100 Indian Bayou Trail
Destin, Florida 32541

Phone (850) 337-3123 • Fax (850) 837-7949

www.cityofdestin.com/index.aspx?nid=91

REQUEST FOR BOARD OF ADJUSTMENT PUBLIC HEARING CONDITIONAL USE APPLICATION

_____ – _____ – **CU**
(project number assigned by planning staff)

A pre-application meeting is required prior to submitting this application. If a pre-application meeting has not been held, the application is considered incomplete and will not be processed. Completed applications shall be submitted to the Community Development Department – Planning Division, City of Destin Annex, 4100 Indian Bayou Trail, Destin, Florida 32541. Hearings are scheduled on the first Wednesday of each month at 5:30 pm in the City Hall Boardroom. Submittal deadlines are the third Friday each month, forty-seven days prior to the desired hearing date. This application will be forwarded to the Board of Adjustment for their consideration and action. You will be advised of the date and time of the Board of Adjustment public hearing. You must appear at this hearing or be represented by an authorized agent or attorney for the Board of Adjustment to take action on your application. The application will be terminated or tabled for failure to appear at a scheduled public hearing, unless you have provided written notice to the Planning Division. If you designate an agent or attorney to represent you in this application, you must submit a completed Agent Affidavit in a form approved by the City.

You are fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the any decision on your application request. The City assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal and city laws, codes, land development regulations and comprehensive plan. The City strongly recommends that all applicants consider consulting an attorney regarding their application.

You are encouraged to review, or copy, the Quasi-Judicial rules and procedures used by the Board of Adjustment at the public hearings.

1. AGENT/APPLICANT: Emerald Coast Associates, Inc.; Dean A.F. Burgis, PE

Mailing Address: 327 Co Hwy 393 South

City: Santa Rosa Beach State: FL Zip Code: 32459

Business Phone number: 850-267-0473 Fax number: _____

Email: Dean@eca-fl.com

2. PROPERTY OWNER: Wildcat Mtn. LLC; Shane Cannon
Mailing Address: 3997 Commons Dr, Suite P
City: Destin State: FL Zip Code: 32541
Business Phone number: 850-865-5980 Fax number:

3. PROPERTY INFORMATION:

Street Address: NA
Legal Description: See Survey & Deed
(Attach a copy of the Recorded Deed and Property Record Card)
Current Zoning: ROI-VR Future Land Use: ROI

4. APPLICANT'S REQUEST (YOU MAY ATTACH A REQUEST COVER LETTER):

Within the ROI-GD (Residential, Office, Institutional - General Development) Zoning, townhomes are allowed under a conditional use. The request is for 54 single-family townhome units on 4.58 acres. The units are arranged in five 6-plex and three 8-plex buildings. The property is located at the southeast corner of the intersection of Azalea Drive and Melvin Street. This is a transition area from the commercial and industrial development on Mountain Drive, abutting to the south and single family residential development adjacent beyond a 60-foot ROW easement to the east. The rights-of-ways of Azalea Drive and Melvin Street separate the development property from Rushlin Park Ph II and Azalea Gardens Destin which are single-family developments.

5. IN ORDER TO SECURE A CONDITIONAL USE, THE BOARD OF ADJUSTMENT MUST DETERMINE BY LAW THAT YOUR CONDITIONAL USE REQUEST SATISFIES THE FOLLOWING CRITERIA OF THE CITY CODE (PLEASE PROVIDE A WRITTEN RESPONSE ALONG WITH ANY OTHER SUPPORTING DOCUMENTATION):

- A. *Size, Location, or Number of Conditional Uses.*** Size, location, or number of conditional uses in an area shall be limited so as to maintain the overall character of the district in which said conditional uses are located. The proposed conditional use(s) shall be compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, drainage, dust, lighting, appearance, etc... Describe how the proposed development is compatible with the above-mentioned factors:

One conditional use is requested: Single Family Townhomes, A townhome building functions as a single-family home but is larger in scale and bulk due to the units being attached. The only abutting single-family use is to the east (Calhoun Subdivision). A building setback distance of 55.5 ft has been provided, in addition to the 60' ROW, to mitigate the difference in mass from the subdivision and provide buffering. The access drive to the development is internal and all units face inward to the property, minimizing traffic impacts, noise and lighting impacts. As a residential use, no unusual dust, lighting or noise will be created. All drainage is contained on-site in a central retention pond. Buildings are 2-story (27'4"), which is similar to the residential development to the east.

- B. *Hours of Operation.*** Hours of operation may be limited by the Board of Adjustment to ensure compatibility with adjoining properties. For instance, hours of operation may be restricted to avoid potential adverse impacts on a conforming residential use or on an adjacent single-family residential zoning district. Describe the hours of operation of the proposed development:

As a residential use, hours of operation will be identical to a single-family home. In this sense, the proposed conditional use will be less intense and invasive than other allowed uses in the ROI-GD zoning.

- C. *Factors Impacting Scale and Intensity of Conditional Uses.*** The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure, and similar site plan improvements needed to mitigate potential adverse impacts of the proposed use, including its design, mass, height, and scale. The board of adjustment may impose conditions that require supplemental development standards to ensure compatibility with surrounding development. Describe how the site is of sufficient size to accommodate the above-mentioned urban design amenities:

The project site is large enough to afford a 55.5' setback & buffer area to the single-family lots to the east. Combined with the existing undeveloped 60' ROW, there is a total of 115.5' of setback and buffer area between the subject development and the single-family lots. Internal access will insure there is no noise or headlight glares from vehicles.

6. THE FOLLOWING ITEMS ARE REQUIRED FOR A COMPLETE APPLICATION:

- ✓
_____ 1. Completed Application - The applicant must fill out all applicable areas of the application. The application must be submitted to the Planning Division of the Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541.
- ✓
(SEE APP) _____ 2. Letter of Request - The applicant must submit a letter of request that clearly states what they are requesting.
- ✓
_____ 3. Proof of Ownership - The affidavit of ownership must be executed, notarized, and submitted. A letter of authorization is required if the applicant is other than the owner.
- ✓
_____ 4. Agent Affidavit / Special Power of Attorney (if applicable) - If the applicant is other than the owner of the property under consideration for review.
- ✓
(SEE SURVEY) _____ 5. Legal Description - A complete legal description of the subject property must be submitted for use in the legal advertisement.
- ✓
_____ 6. Application Fee: \$600.00 – Conditional Use
(FY2013 Schedule of Fees, Resolution 13-01, adopted 02/19/13, effective 03/01/13)

This is a one-time, all-inclusive fee. It includes: initial application and resubmittals; and all costs associated with administration, outside consultant reviews, legal notices and mailings.

Accepted Payments are Cash, Check, MasterCard or Visa. Checks shall be made payable to the City of Destin and submitted to the Planning Division, Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541
- ✓
_____ 7. Site Plan - A **folded** site plan, to scale, showing the proposed improvement or location of the specific request. The site plan shall contain an affidavit that the plan accurately depicts the property, improvements and proposed improvements. The applicant may provide a current survey (not older than ninety (90) days), which provides the same information, in lieu of a site plan.
- _____ 8. Additional Information - Any other documents or requirements, which are mandated by the Code or deemed necessary by staff in reference to the specific request, made may be required.

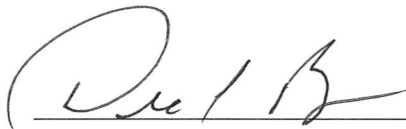
NOTE:

1. In granting any conditional use, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with any zoning ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of the zoning ordinance.
2. The board of adjustment may prescribe a reasonable time limit within which the action for which the conditional use is required shall be begun or completed or both.
3. The City of Destin Planning Division will notify in writing abutting property owners of record within three hundred (300) feet of the subject property in accordance with LDC 2.17.00. The cost of this notification will be the responsibility of the applicant.
4. This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property that is under consideration for Board of Adjustment hearings. The agent affidavit must be completely filled out and submitted with this application. If the property is in multiple-ownership, then all of the owners or their designated agent(s) must sign this application.
5. A request for postponement must be submitted to the Community Development Department at least 10 working days prior to the originally scheduled meeting date. Costs for re-advertisements, public notice mailings, and all applicable fees will be the responsibility of the applicant.

I HAVE READ THE INFORMATION IN THIS APPLICATION AND HAVE FILLED IN ALL ANSWERS CORRECTLY TO THE BEST OF MY ABILITY.

APPLICANT:

SIGNATURE:



DATE:

3/12/20

PRINTED NAME:

DEAN A. FURBIS

Agent Affidavit / Special Power of Attorney

STATE OF Florida COUNTY OF ~~Walton~~ Okaloosa

Shane Cannon (for)

KNOW ALL MEN BY THESE PRESENTS, that I Wildcat Mtn, LLC am presently the owner and/or leaseholder of 00-2S-22-0310-000E-E170, E17B & E17A and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Dean A.F. Burgis, PE whose address is 327 Co Hwy 393 South. County of Walton, State of Florida, my Attorney full power to act as my agent in the process of obtaining a development order pertaining to Harbor Place Townhomes.

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

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

WITNESSES:

Signature: [Signature]

Printed Name: Sarah Ashley Bowen

APPLICANT:

Signature: [Signature], Manager

Printed Name: Shane Cannon

STATE OF FL

COUNTY OF Okaloosa

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Shane Cannon, who is personally known to me or who produced FL DL as identification, and who executed the foregoing instrument. Given under my hand and seal this 12 day of

March 2020

Signed Name of Notary Public

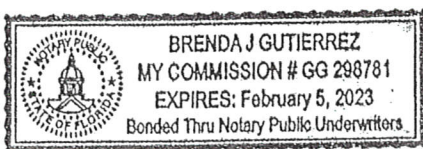
[Signature]

{Seal}

Printed Name of Notary Public

Brenda Gutierrez

Commission Number: GG 298781 Expiration Date: 02/05/2023



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**BOARD OF ADJUSTMENT
DESTIN CITY HALL BOARDROOM
WEDNESDAY, JULY 1, 2020
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, July 1, 2020, at Destin City Hall Boardroom.

2. ROLL CALL & PLEDGE OF ALLIGENCE:

Present:

Tom Weidenhamer
David Emerson
Casey Waterhouse
James Staley

Staff Present:

Kim Montgomery, Deputy City Clerk
Lauren Witt, Principal Planner
Samantha Brisolara, Planner
Kyle Bauman, City Attorney
Kimberly Kopp, Land Use Attorney

Members Absent

Kimberlee Vann Damme

3. APPROVAL OF MINUTES:

A. October 2, 2019

Board member Emerson moved to approve the minutes of the October 2, 2019 meeting as written. Chairman Weidenhamer provided the second to the motion and the passed 4-0.

4. NEW BUSINESS:

A. Sunshine Law Refresher Presentation – Kyle Bauman

The City Attorney Kyle Bauman informed the members he will make this an annual presentation of the Sunshine and Public Records Laws starting in November after the new members are appointed. However, since it's been a while and with the Covid issues, staff felt that a refresher would be a good idea with the following three categories:

- Emails
- Text Messages
- Social Media

He explained that in an effort to protect them and keep their private email accounts, private. The city has issued all board and committee members @cityofdestin.com email addresses. This

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way all city related business conducted through their city issued email will be captured. Additionally, any emails that may pertain to city business sent out or received through their personal accounts should be forwarded to their city email address to be captured and searchable through the city email server. Explaining further that any communication that deals with city business is a public record including text messages and social media comments.

B. 20-01-VA – The applicant, Shane Cannon, is requesting approval for a variance from the Land Development Code Article 8.05.03.A External Sidewalks which requires the installation of sidewalk along the unimproved Crane Place Right-of-Way. In lieu of placing the sidewalk along the unimproved Crane Place Right-of-Way, the applicant is requesting to provide sidewalk along Azalea Drive beyond his property, where no sidewalk currently exists.

The Land Use Attorney informed the Chairman that she spoke with the applicant prior to the meeting and they agreed to allow the city staff to present first.

The City Attorney swore in all individuals that may provide testimony in the hearing.

The Land Use Attorney entered into evidence the entire agenda item and exhibits into the record as City's Composite Exhibit A. And noted that the Findings on pages 2, 3 and 4 are the items they will consider.

Planner Samantha Brisolara showed a layout of the proposed project location with the location of where the sidewalk is supposed to go as well as where the applicant is wanting to place the sidewalks. She explained that the topography of Crane's Place is such that the elevations of 23' grade makes it nearly impossible to install the sidewalk in that location. She added that this is a natural condition and is nothing that the applicant has done to create the hardship. And the applicant is requesting to place the required sidewalk on Azalea instead. Additionally, the applicant is not being given any special favor, and he has proposed to install more sidewalk than is what he is required. Noting that the requirement is for 1,991 sq. feet but the applicant plans to install 2,020 sq. feet of sidewalk along Azalea Drive which, will provide the city with more connectivity between Melvin Street and Benning Drive.

The City Attorney waived the reading of the Notice into the Record and confirmed with the Applicant that he agrees to waive the reading of the Notice and the Application into the record. The Applicant, Mr. Shane Cannon agreed to that statement.

Mr. Dean Burgis with Emerald Coast Associates, representing the applicant, Mr. Cannon spoke of how they are required under Chapter 8 of the Land Development Code to provide sidewalks along external rights of ways (ROW). He briefly spoke of how Cranes Place, being that

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ROW, has a very steep drop off that precludes the ability to install sidewalks and potentially even a roadway. Therefore, they are proposing to add them on Azealia instead along with the additional square footage in order to nothing, to connect to Melvin.

Chairman Weidenhamer opened the hearing to the public for comment.

Mrs. Sandy Trammell of 3828 Indian Trail and co-owner of 505 Mountain Drive spoke of a transit stop in front of her business that does not have a sidewalk. She spoke of how on Tuesday and Thursday nights there is a lot of residents walking towards Harborwalk. And she feels a better design would be to extend the sidewalk from Mr. Cannon's property on Melvin to Mountain, would make more sense and have access to a future transit stop.

The Land Use Attorney informed Mrs. Trammell that was an alternative that staff proposed to the applicant and he chose a different path.

Mr. Burgis explained that they would be willing to discuss the alternative plan to locate the sidewalk to the transit stop or wherever the city feels is most advantageous.

Mr. Bodi commented that the Engineering Department, a division of Community Development has no objection to the modification as long as the applicant installs the minimum required sidewalks.

Mr. Karl Trammell asked the applicant if he was planning to put up a fence on the backside of his property that is adjacent to theirs. Noting they would prefer to have one. He also questioned why is the project is so dense, noting that there is not a lot of proposed parking either.

The Land Use Attorney informed the members and the public that the development of the property is not the issue at this hearing. They are just looking at the specific Variance request for the sidewalks. Adding that the project will be considered a Conditional Use and therefore will be going before the Local Planning Agency for their recommendation to Council, which both hearings will be public hearings where the issues of concern could be addressed at that time.

With no more public comment, Chairman Weidenhamer closed the public hearing portion of the meeting.

Board member Emerson asked the applicant if there would be a sidewalk going in on Melvin from Azealia south? According to Mr. Burgis, not getting into the project details but yes, there will be and it will terminate at the property line.

Chairman Weidenhamer feels that the completion of the sidewalk on Melvin would seem

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to serve more people. And agrees with the Trammel's alternative suggestion for the sidewalks.

Mr. Burgis stated that if that is the wish of the Board and they would like to make the stipulation in their motion he would be happy to accept the installation of the sidewalk from the southern southwestern corner of their property down to Mountain Drive to connect with the current sidewalk. And any remaining square footage of sidewalk they will have placed on Azealia Drive to the east of their property or northeast property line.

The Chairman asked the Land Use Attorney how they should go about wording the motion for what was discussed regarding the relocation of the sidewalk.

The Land Use Attorney advised the Chairman that they could make a motion to what was just discussed regarding the sidewalk.

Motion by Board member Emerson to accept the Variance request with the discussed sidewalk modifications. Board member Staley provided the second. A roll call vote of 4-0 was taken and the motion passed.

6. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2019.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk



Community Development Department

Office of the Director

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

October 12, 2020

Development Order No. 20-20

Final Development Order:

**HARBOR PLACE TOWNHOMES
MAJOR DEVELOPMENT ORDER
AND
MAJOR SUBDIVISION
(20-17-SP) & (20-18-MS)**

Based upon the City's approval and issuance of this Development Order on October 1, 2020, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

Dean Burgis, on behalf of Emerald Coast Associates, Inc. is requesting a Major Development Order and Major Subdivision plat approval. The project is located at the corner of Azalea Dr. and Melvin St. The property is 4.58 acres and will consist of 54 residential townhome units, along with the associated infrastructure and platting.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the demo plan, site plan, grading and drainage plan, landscape plan, lighting plan, architectural plans, etc., and dated approved June 15, 2020.
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 **October 1, 2020** (no later than **October 1, 2021**), 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 “Harbor Place Townhomes” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
 - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with 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 the issuance of any City Permit**, obtain a Florida Department of Transportation Right-of-Way Construction Permit and submit copy to the Public Services Department.
- D. **Prior to the issuance of any City Permit**, obtain a FDEP NPDES permit and submit a copy to the Public Services Department.
- E. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) approval shall be provided.
- F. **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: \$94,446

- G. **Prior to the issuance of a Certificate of Occupancy**, the site layout, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
- H. **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.
- I. **Prior to the issuance of a Certificate of Occupancy**, assigned address number for the principal building shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref. LDC Section 7.18.04.*

Louis Zunguze, MURP
Community Development Director
City of Destin

Date

Dean Burgis, Authorized Agent
Emerald Coast Associates, Inc.

Date

**TECHNICAL REVIEW COMMITTEE REPORT
HARBOR PLACE TOWNHOMES
MAJOR DEVELOPMENT ORDER (20-17-SP)
AND MAJOR SUBDIVISION (20-18-MS)**

Applicant: Wildcat Mtn, LLC
Agent: Dean Burgis, Emerald Coast Associates, Inc.
Location: Corner of Azalea Dr. and Melvin St.
Request: 54 residential townhome units
Parcel Size: 4.57 acres, 199,394 square feet
Future Land Use: Residential, Office, Institutional (ROI)
Zoning District: Residential, Office, Institutional – Village Residential (ROI-VR)
Density: 11.79 DU/AC Provided (12 DU/AC Allowed per Ordinance 18-23-LC)
Intensity: Not applicable
Application Date: April 20, 2020
Approved Site Plan Date: August 14, 2020

DISCUSSION/FINDINGS

Emerald Coast Associates, Inc. is requesting a Major Development Order and preliminary plat approval of a Major Subdivision. The project consists of 54 residential townhome units, along with the associated infrastructure. The subject site contains 4.57 acres to be divided into 54 lots.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The property has a Future Land Use Map Designation of Residential, Office, Institutional (ROI) and a zoning designation of Residential, Office, Institutional – Village Residential (ROI-VR). The proposed project is consistent with the Comprehensive Plan and Land Development Code (LDC).

LAND USE

Long-term single-family residential is a conditional use in both the ROI future land use designation and ROI-VR zoning district.

DENSITY

Maximum allowed: 12 dwelling units per acre per Ordinance 18-23

Provided: 11.79 dwelling units per acre

HEIGHT

Maximum allowed: 35' 3 stories

Provided: 18' 5 1/2 stories

PITCHED ROOF

Minimum required: 60%

Provided: 100%

FLOOR AREA RATIO

Not applicable

SETBACKS

Front minimum: 20 feet
Front provided: 70 feet

Side minimum allowed: 0 feet
Side provided: 15 feet

Rear minimum allowed: 0 feet
Rear allowed: 55.5 feet

OPEN SPACE

Minimum required: 25%
Provided: 48%

PLATTING

The project is proposing a major subdivision to be processed simultaneously with a major development order. The applicant is requesting preliminary plat approval and has met all submittal requirements.

CONCURRENCY MANAGEMENT

Concurrency requirements have been met:

Traffic: Signed October 2, 2020

Stormwater Management: Signed October 2, 2020

Potable Water/Sanitary Sewer: Signed August 3, 2020

Solid Waste: Signed March 12, 2020

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

The project is within the Multimodal Transportation District (MMTD) and meets the development standards detailed in Land Development Code 8.09.03. The traffic analysis, revised September 25, 2020, indicates the proposed development is estimated to generate 37 tentative project trips. The analysis is consistent with the technical methodology outlined in LDC 6.05.05 and will be used to assist the City in determining the overall success of the MMTD as outlined in Comprehensive Plan Policy 12-4.1.8.

RIGHT-OF-WAY DEDICATION

The project does not include right-of-way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by a two-way drive from Azalea Drive public ROW, as well as another two-way drive from Melvin Street public ROW.

PEDESTRIAN NETWORK

The project provides a complete pedestrian network as required in LDC 8.09.03.A(6). The project also provides six park benches and street trees. A continuous on-site internal sidewalk is provided throughout the development.

The Applicant requested approval of a variance from *Article 8.05.03.A External Sidewalks, Developments abutting a public or private right-of-way shall provide sidewalks running the full length of any roadway frontage directly adjacent to the site.* In lieu of placing the sidewalk along the unimproved Crane Place Right-of-Way, the applicant requests to provide sidewalk along Azalea Drive beyond his property, where no sidewalk currently exists. On July 1, 2020, Variance 20-01-VA was brought before the Board of Adjustment (BOA) for consideration. The BOA ruled 4-0 in favor of Variance 20-01-VA.

PARKING:

Required maximum/minimum vehicle parking spaces:	135 max.
Provided vehicle parking spaces:	120

Required minimum bicycle parking spaces:	12
Provided bicycle parking spaces:	12

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Manager's Stormwater designee approved the stormwater plan in a memo dated July 29, 2020.

REFUSE COLLECTION:

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in a solid waste collection area or inside a building. The intent of this regulation is to shield all non-construction related dumpsters, trashcans, and recycling bins from the view of adjacent properties. Solid waste collection areas shall be set back a minimum of ten feet from any property line that abuts single-family, duplex, townhouse, or multi-family uses and a setback of a minimum of five feet from any property line which abuts a non-residential or mixed use. All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque.

WHITE SANDS ZONE

The proposed project is partially located within White Sands Zone II.

LANDSCAPING

Front perimeter/common boundary:	Exempt per LDC 12.04.04.B
Interior parking landscape:	Requirement met.
Buffer zone:	Exempt per LDC 12.04.04.D
Preservation and restoration:	
Reforestation trees required:	46
Preserved trees:	0
Replacement trees:	50
Required parking trees:	6
Total required trees:	102

Total trees provided: 137

SIGNS

All 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:

Final impact fee amounts will be determinant upon the gross floor area of the overall development land uses and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. The impact fees for the proposed project are estimated to be:

20-20 – Harbor Place Townhomes

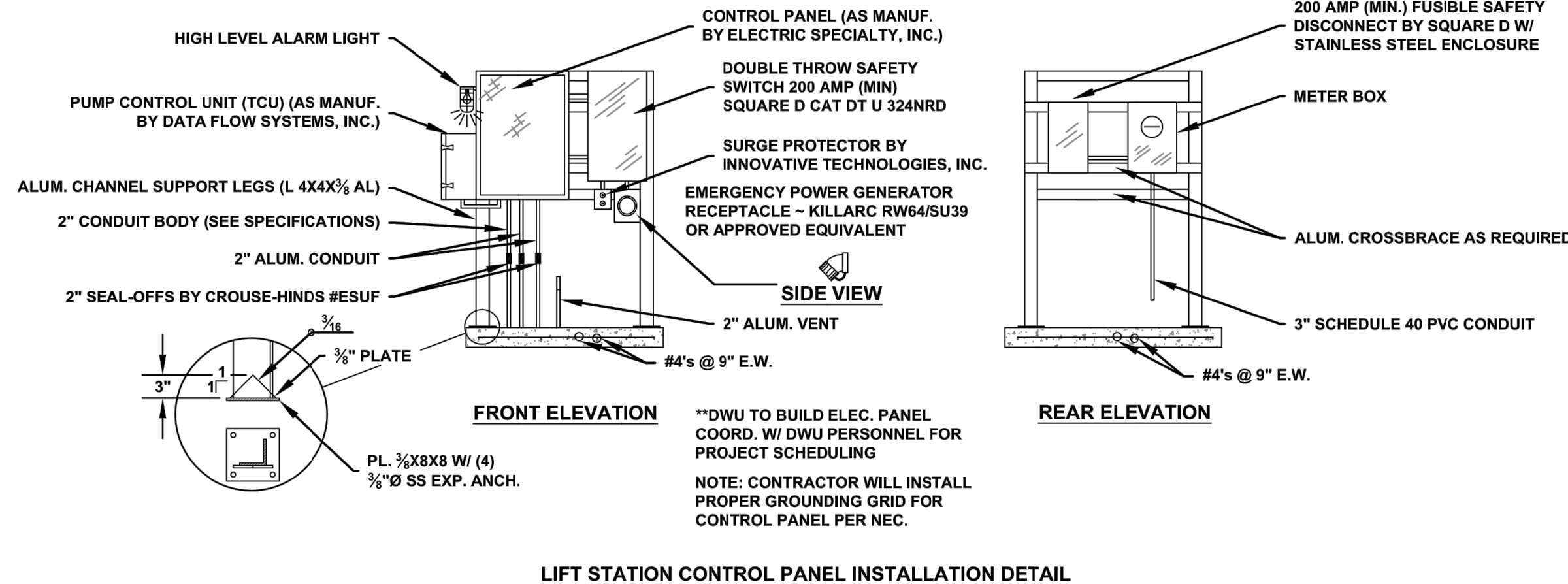
LAND USE	UNITS	PARK	LIBRARY	POLICE	TRANS.	TOTAL
Residential, 1,500— 1,999 sq. ft.	54	\$399.00	\$133.00	\$19.00	\$1,198.00	
Totals	54	\$21,546.00	\$7,182.00	\$1,026.00	\$64,692.00	\$94,446.00

OTHER FEES: NONE

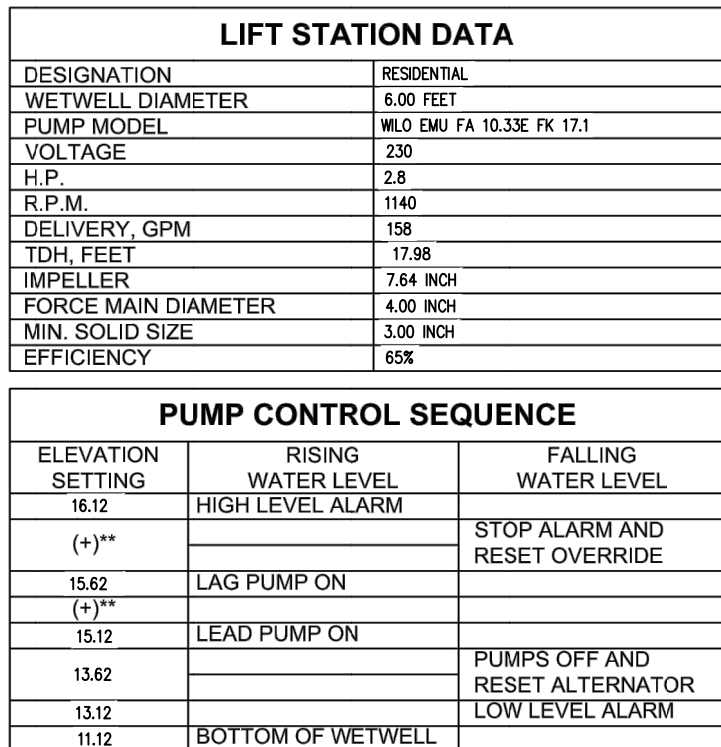
COMMENTS:

Per Community Development Department:

1. **Prior to the issuance of a Clearing Permit**, a clearing plan must be submitted and approved by the Community Development Department.
2. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.



1)	VALVE VAULT SHALL BE COATED W/ KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT. (TWO COATS, 9 MILS EACH.)	13)	ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY W/ APPROPRIATE CODES. THE COMPLETE INSTALLATION SHALL COMPLY W/ THE NATIONAL ELEC. CODE.
2)	BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.	14)	ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN.
3)	VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES W/ MIN. CLEARANCES AS SHOWN FOR 6" 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 W/ LARGER PIPE SIZES.	15)	EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED W/ A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED W/ THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELEC. OR OTHER POWER CHARACTERISTICS. SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL.
4)	ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WETWELL OR VALVE VAULT SHALL BE MADE WATERTIGHT W/ NON-SHRINK GROUT. PIPING SHALL BE WRAPPED W/ THREE LAYERS OF ASPHALTIC FELT.	16)	THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUF. PRIOR TO SHIPMENT.
5)	THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELEC. JUNCTION BOXES IN WETWELL.	17)	THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USES, 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, W/ 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.
6)	WETWELL AND VALVE VAULT COVERS SHALL BE ALUM. W/ $\frac{3}{16}$ " 316 S.S. HARDWARE. SIZE AS REQUIRED BY MANUF. AND APPROVED BY DESTIN WATER USES, INC. ORIENTATION OF HATCH OPENINGS MAY VARY.	18)	THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUF. (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN).
7)	FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.	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.
8)	SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS. ACCEPTABLE PUMP MANUFACTURERS ARE GRUNDFOS, WILO, KSB & HYDRAMATIC.		
9)	ALL HARDWARE IN WETWELL 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 FILL W/ 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 W/ THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE W/ THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USES, INC.		



ALL FLOAT SETTINGS ARE APPROXIMATE.
CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED
BY DWU DURING LIFT STATION TESTING.

*	PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
	ELEVATION
DWU	DESTIN WATER USERS, INC.
O.C. E.W.	ON CENTER, EACH WAY
316 S.S.	316 STAINLESS STEEL
D.I.	DUCTILE IRON

LIFT STATION DETAILS

DATE:	March 3, 2018	REV #	DATE	BY	REASON
REVISION DATE:	.	1			
DRAWN BY:	ER	2			
REVIEWED BY:	MA/SS	3			
		4			

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NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
PROFESSIONAL ENGINEER

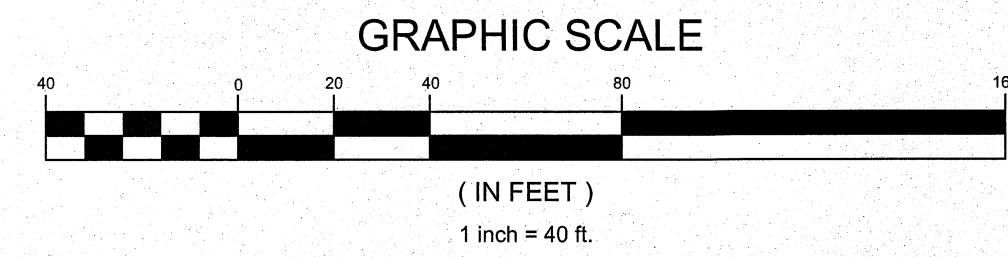

 DEAN A. F. BURGIS
 PROFESSIONAL ENGINEER No. 50705

PROJECT:
18-433

SCALE: N.T.S.	DRAWN BY: SMH
ORDER: 19-0476	DESIGN BY: SMH
DWG. DATE: 07-18-19	CHECK BY: DAFB
FILE: 18-433_ENG-9.dwg	

SHEET
LS-1

J:\2018\18-433\18-433-ENG-10.dwg, 12-LIGHTING PLAN, Sean Humphrey, 4:20 PM



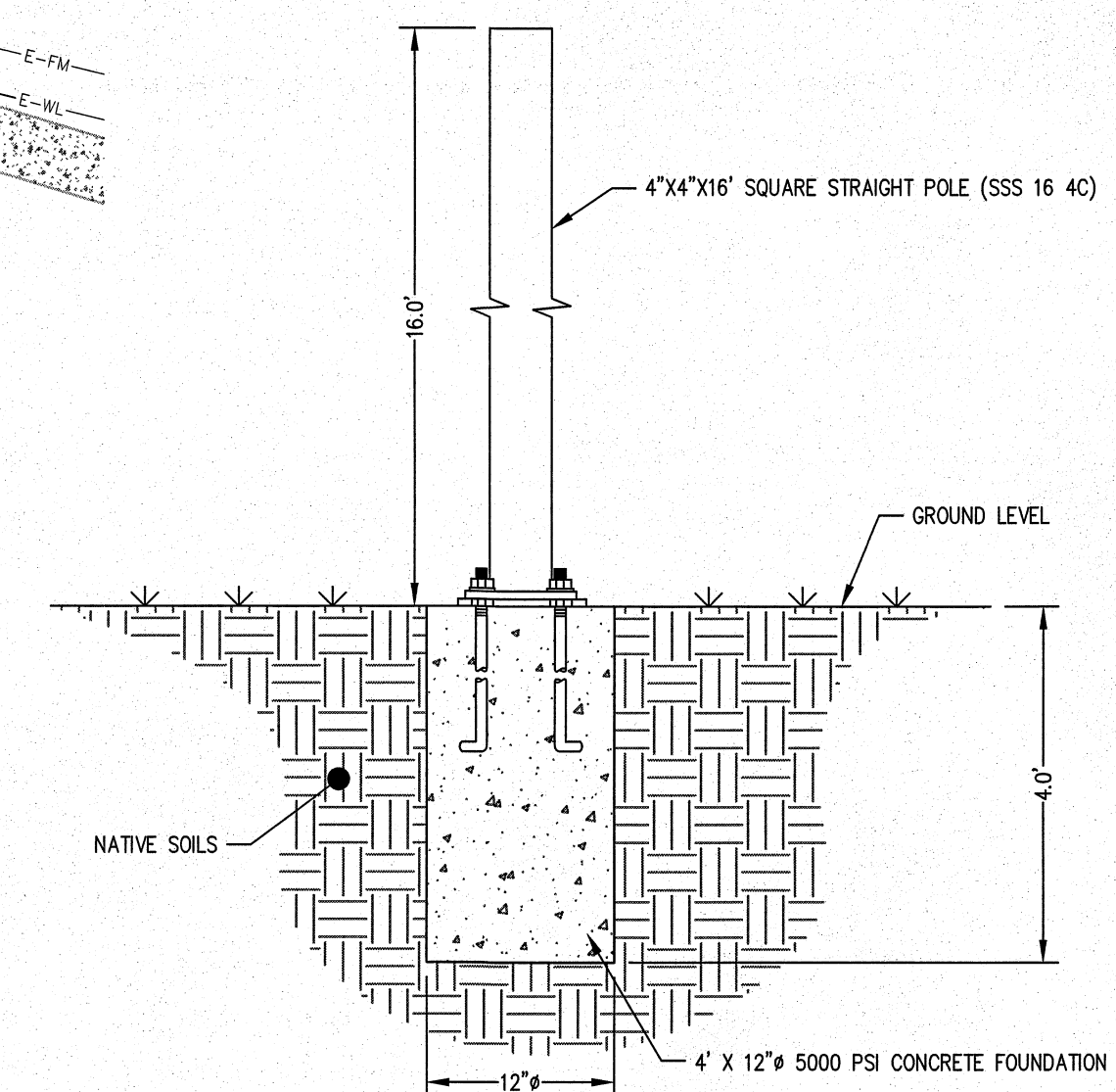
LIGHTING LEGEND:

fc = FOOT CANDLE
*0.3 = FOOT CANDLE AT POINT
AVERAGE: 0.1fc
MINIMUM: 0.0fc
MAXIMUM: 19.6fc

PARKING LOT

☉ = CATALOG NUMBER: KAD 350M SR3 (PULSE START)
DESCRIPTION: HIGH PERFORMANCE SR3 REFLECTOR, FULL CUTOFF MEETS THE NIGHTTIME FRIENDLY CRITERIA
LAMP: ONE 350-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.

NUMBER OF PROPOSED LIGHT FIXTURES: 2
MOUNTING HEIGHT: 16'
LIGHT POLE DETAIL: NOT TO SCALE



PROPOSED LEGEND:

E-WL = EXISTING WATER LINE
E-SWR = EXISTING SEWER LINE
PWL = PROPOSED WATER LINE
PSWR = PROPOSED SEWER LINE
BP = BEGINNING OF PROJECT
EP = END OF PROJECT
HP = HIGH POINT
LP = LOW POINT
TP = TRANSITION POINT
EX = EXISTING
L.F. = LINEAR FEET
INV. = INVERT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR ELEVATION
SQ.FT. = SQUARE FEET
C.M.P. = CORRUGATED METAL PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
R.C.P. = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
C.P.E.P. = CORRUGATED POLYETHYLENE PIPE
P.C.P.E.P. = PERFORATED CORRUGATED POLYETHYLENE PIPE
- 30 - = PROPOSED CONTOUR ELEVATION AT 1' INTERVALS
F = PROPOSED FIRE SERVICE
S W = PROPOSED SINGLE WATER SERVICE
S SW = PROPOSED SINGLE SEWER SERVICE
△ = PROPOSED REDUCER (SEE PLAN FOR SIZE AND TYPE)
□ = PROPOSED BACKFLOW PREVENTOR
V = GATE VALVE
W = WATER METER
F = PROPOSED FIRE HYDRANT AND VALVE
S = SEWER GRINDER TANK
S = SEWER MANHOLE
S = STORM DRAINAGE MANHOLE
+10.56 = EXISTING SPOT ELEVATION AT "DOT"
-18.69 = PROPOSED SPOT ELEVATION AT "DOT"
XX = DETAIL DESIGNATION
YY = DETAIL NUMBER
XX = PAGE NUMBER
ASPHALT
CONCRETE
LIFT STATION
W = PROPOSED SINGLE WATER SERVICE

www.eca-fl.com

Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979

327 South Co. Hwy 393
Santa Rosa Beach, FLORIDA 32459
PH: (850) 267-0473 • FAX: (850) 267-0973

CERTIFICATE OF AUTHORIZATION
NUMBER 0008775

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES
TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

LIGHTING PLAN

DATE	BY	REVISION
4-15-20	SMH	REVISED PER CITY COMMENTS APRIL 6, 2020
5-25-20	SMH	REVISED PER CITY COMMENTS MAY 26, 2020
6-26-20	SMH	REVISED PER DESIGN WATER USES INC COMMENTS
7-17-20	SMH	REVISED PER DESIGN WATER USES INC COMMENTS
8-26-20	SMH	REVISED PER CITY OF DESTIN DEVELOPMENT PROJECT REVIEW REPORT 8-11-20

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

Dean A. F. Burgis
DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT:
18-433

SCALE: 1" = 30' DRAWN BY: SMH
ORDER: 19-0476 DESIGN BY: SMH
DWG. DATE: 07-18-19 CHECK BY: DAFB
FILE: 18-433_ENG-10.dwg

SHEET
1 of 1

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2/20/18 18-432119-0476-ENG-Engineering Services_Azalea Townhome Development\13 Drawings\18-432119-0476-ENG-01-COVER SHEET.dwg 10:40 AM 01-20-2017 AT 4:18 PM BY: Sean Humphrey

PARCEL AREA

199,393.76 SQUARE FEET

4.58 ACRES

OPEN SPACE

95,995.21 SQUARE FEET

1.63 ACRES

48.14%

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST 200 FEET OF BLOCK E-17, CALHOUN SUBDIVISION OF ADDITION TO DESTIN, PLAT BOOK 2, PAGE 43-A.

PARCEL 2:
A PORTION OF BLOCK E-17, CALHOUN SUBDIVISION OF ADDITION TO DESTIN, PLAT BOOK 2, PAGE 43-A, DESCRIBED AS:

BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY OF AZALEA DRIVE 200' EASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK E-17; THENCE SOUTHERLY AT RIGHT ANGLES 400 FEET; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF BLOCK E-17 150 FEET; THENCE NORTHERLY AT RIGHT ANGLES 400 FEET TO AZALEA DRIVE; THENCE WESTERLY ALONG AZALEA DRIVE 150 FEET TO THE POINT OF BEGINNING.

THERE IS HEREBY RESERVED FOR THE GRANTORS, THEIR HEIRS AND ASSIGNS, A 50 FOOT EASEMENT ALONG THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, FOR THE PURPOSE OF INGRESS AND EGRESS TO THE WESTERLY 200 FEET OF BLOCK E-17 AND FOR FUTURE STREET AND UTILITY INSTALLATIONS.

PARCEL 3:
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BEING MORE PARTICULARLY DESCRIBED AS BLOCK E-17, CALHOUN SUBDIVISION OF ADDITION TO DESTIN, PLAT BOOK 2, PAGE 43-A.

UTILITY COMPANIES

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-432-4770 "CALL SUNSHINE" OR BY CONTACTING LOCAL UTILITY COMPANIES.

- WATER/SEWER: DESTIN WATER USERS, INC.
218 MAIN STREET
DESTIN, FL 32541
PHONE: 850-837-6146
- TELEPHONE: CENTURYLINK
411 MARY ESTHER CUT OFF N.W.
FT. WALTON BEACH, FL 32548
PHONE: 850-244-1150
- TV CABLE: COX COMMUNICATIONS INC.
34904 EMERALD COAST PARKWAY #136
DESTIN, FL 32541
PHONE: 850-796-1269
- ELECTRIC: GULF POWER COMPANY
34854 EMERALD COAST PARKWAY
DESTIN, FL 32541
PHONE: 850-244-4764
- GAS: OKALOOSA GAS DISTRICT
14071 EMERALD COAST PARKWAY #F
DESTIN, FL 32541
PHONE: 850-729-4700

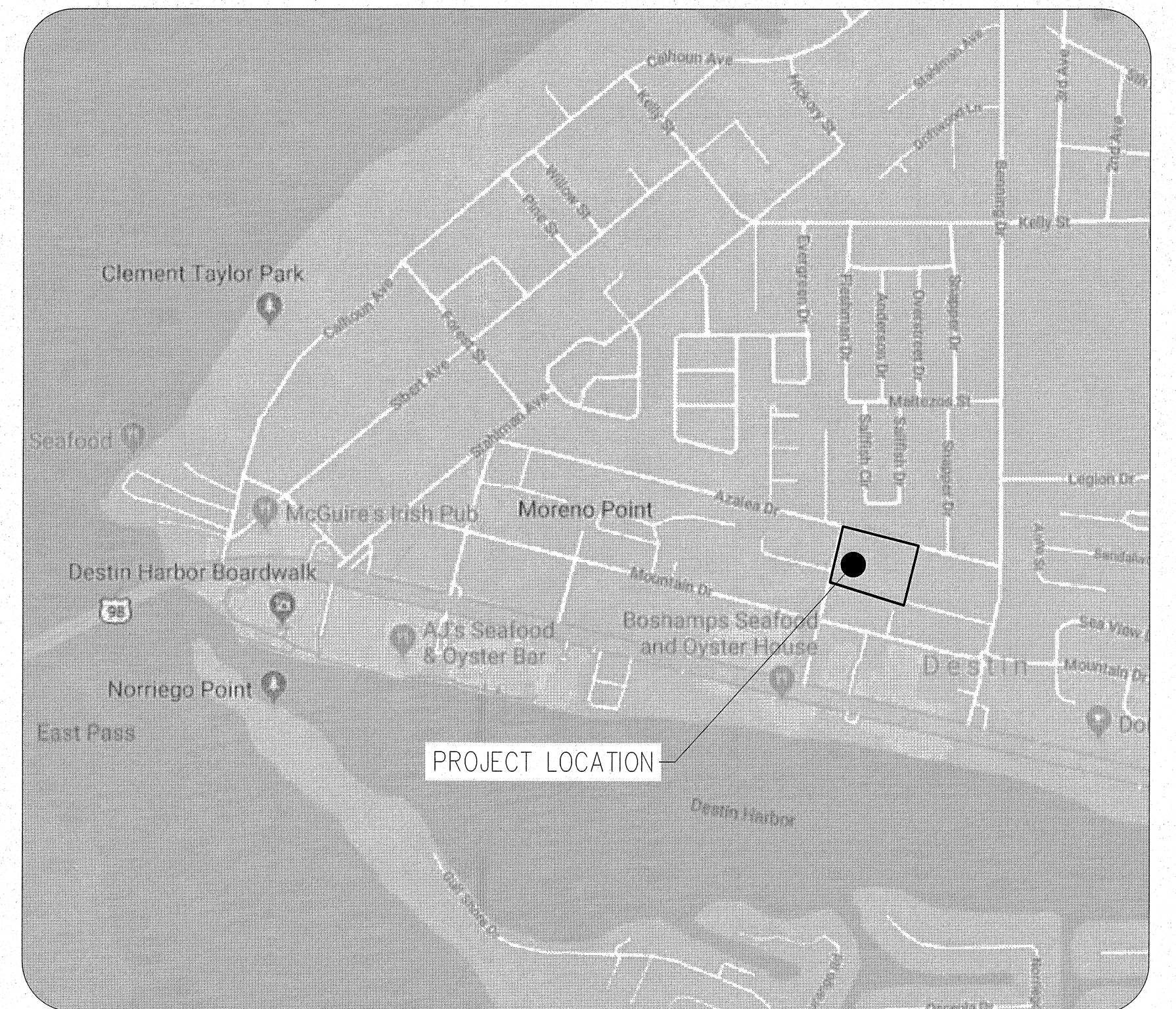
SITE CONSTRUCTION PLANS

HARBOR PLACE TOWNHOMES

LOCATED IN
UNDIVIDED, TOWNSHIP 2 SOUTH, RANGE 22 WEST,
OKALOOSA COUNTY, FLORIDA

PREPARED FOR:

SHANE CANNON
3997 COMMONS DRIVE WEST, SUITE I
DESTIN, FLORIDA 32541
PHONE: (850) 654-6025



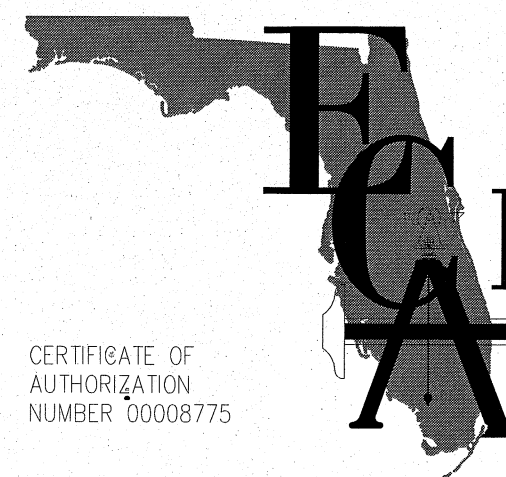
VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET#	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMO PLAN
3	SITE AND GEOMETRY PLAN
4	GRADING PLAN
5	DRAINAGE PLAN
6	UTILITY PLAN
7	GENERAL DETAILS (1 of 2)
8	GENERAL DETAILS (2 of 2)
9	CROSS SECTION (A) DETAILS
10	CROSS SECTION (B) DETAILS
11	CROSS SECTION (C) DETAILS

SHEET#	DESCRIPTION
1	LIGHTING PLAN

SHEET#	DESCRIPTION
GS-1	LIFT STATION (NON-CLOG) DETAIL
U-1	UTILITY DETAILS 1
U-2	UTILITY DETAILS 2
U-3	UTILITY DETAILS 3
U-4	UTILITY SPECIFICATIONS 1
U-5	UTILITY SPECIFICATIONS 2



PREPARED BY:

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Santa Rosa Beach, Florida 32459
PHONE: (850) 267-0473
FAX: (850) 267-0973
www.eca-fl.com

NOTE: NOT RELEASED FOR CONSTRUCTION

DATE PREPARED:
FEBRUARY, 2020

SHEET 1 of 11

DEAN A. F. BURGIS, REGISTERED P.E.
FLORIDA CERTIFICATE NO. 50705



GENERAL REPORT:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF BLOCK E-17, CALHOUN SUBDIVISION AS BEING S 76°11'00" E (PER PLAT).
- THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 12091C0488 H, PANEL 488 OF 494, DATED DECEMBER 6, 2002, OKALOOSA COUNTY, FLORIDA.
- NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
- THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- APPARENT USES ARE AS SHOWN.
- NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
- 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.
- NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
- ELEVATIONS SHOWN HEREON ARE PER AS-BUILT DRAWINGS FOR MOUNTAIN DRIVE, DESTIN FLORIDA, ECA JOB NUMBER 11-172.

DESCRIPTION:

PARCEL 1:
THE WEST 200 FEET OF BLOCK E-17, CALHOUN SUBDIVISION OF ADDITION TO DESTIN, PLAT BOOK 2, PAGE 43-A.

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LEGEND:

- No. = NUMBER
- # = NUMBER
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- INV. = INVERT
- ELEV. = ELEVATION
- O.R. = OFFICIAL RECORDS
- F.F.E. = FINISHED FLOOR ELEVATION
- ± = MORE OR LESS
- S.F. = SQUARE FEET
- (F) = FIELD MEASUREMENT
- (P) = PLAT DATA
- (D) = DESCRIPTION DATA
- (C) = CALCULATED DATA
- R/W = RIGHT OF WAY
- (TYP.) = TYPICAL
- B.S.L. = BUILDING SETBACK LINE
- = DISTANCE NOT TO SCALE
- E-OHU = EXISTING OVERHEAD UTILITIES
- +10.56 = SPOT ELEVATION AT "DOT"
- 10' = CONTOUR ELEVATION AT 1' INTERVALS
- = FOUND 1/2" CAPPED IRON ROD L.B. #3724
- = SET 1/2" CAPPED IRON ROD L.B. #3724
- ⊗ = FOUND 1/2" CAPPED IRON ROD L.B. #7237
- ⊕ = FOUND 1/2" CAPPED IRON ROD L.B. #3501
- ⊙ = FOUND 1/2" CAPPED IRON ROD L.B. #3293
- ⊠ = TRAFFIC SIGN
- ⊡ = WATER VALVE
- ⊢ = FIRE HYDRANT
- ⊣ = SEWER MANHOLE
- ⊤ = BENCHMARK
- ⊥ = GUY ANCHOR
- ⊦ = UTILITY POLE
- ⊧ = TELEPHONE BOX
- = ASPHALT
- ① = PINE TREE (DIAMETER SHOWN IN INCHES)
- ② = OAK TREE (DIAMETER SHOWN IN INCHES)
- ③ = PALM TREE (DIAMETER SHOWN IN INCHES)

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PH: (850) 267-0473 • FAX: (850) 267-0973

CERTIFICATE OF AUTHORIZATION NUMBER 0008775

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES

TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

**EXISTING CONDITIONS
AND DEMO PLAN**

DATE	REVISION
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5-25-20	REVISED PER CITY COMMENTS MAY 28, 2020
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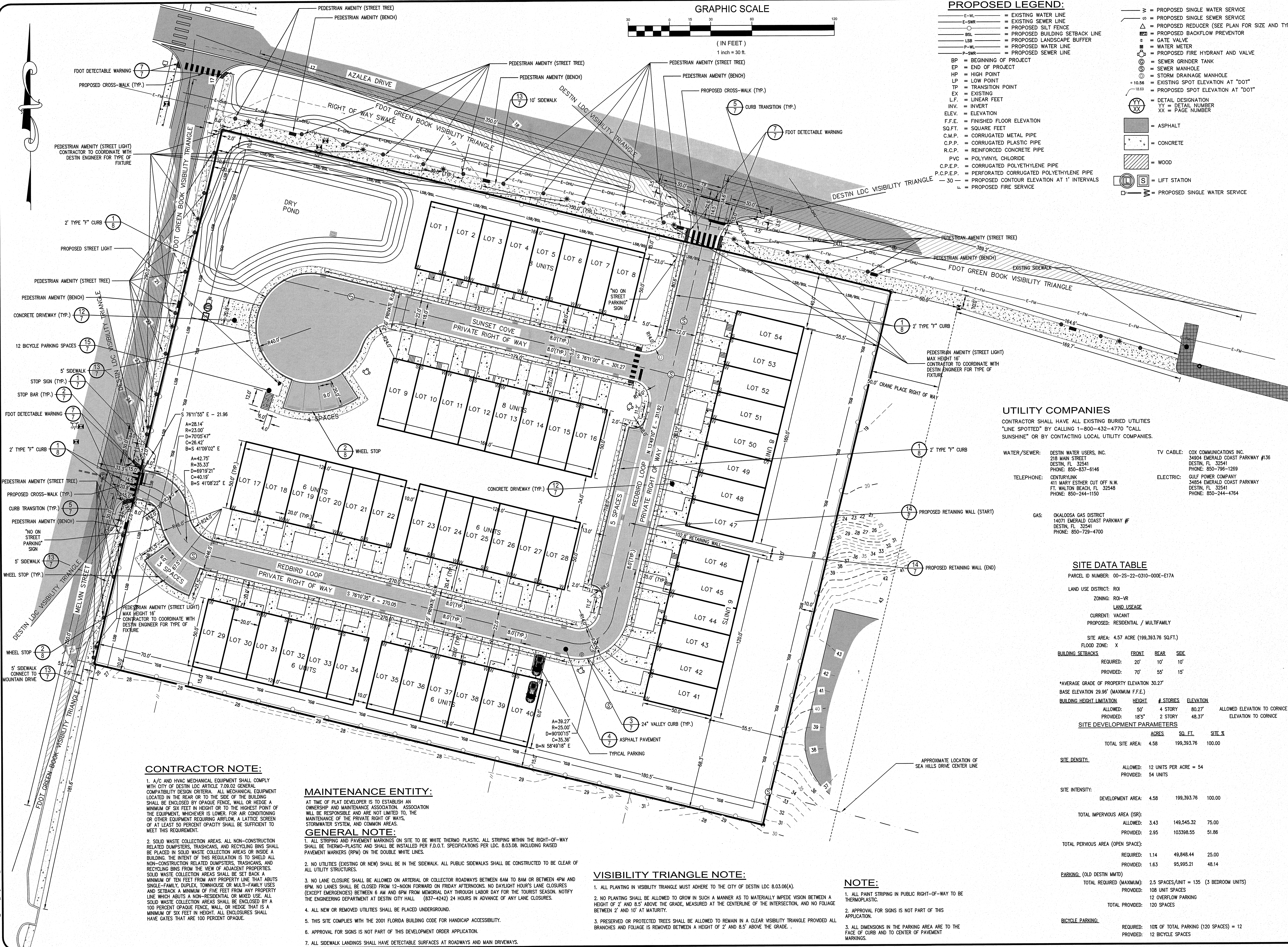
Dean A. F. Burgis

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER NO. 50705

PROJECT:
18-433

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SHEET
2 of 11



DATE	REVISION	CHANGED BY	REASON
4-15-20	1	SMH	REUSED PER CITY COMMENTS APRIL 6, 2020
5-29-20	2	SMH	REUSED PER CITY COMMENTS MAY 28, 2020
6-26-20	3	SMH	REUSED PER DESTIN WATER USERS INC COMMENTS
7-17-20	4	SMH	REUSED PER DESTIN WATER USERS INC COMMENTS
8-26-20	5	SMH	REUSED PER CITY OF DESTIN DEVELOPMENT PROJECT REVIEW REPORT 8-14-20

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Dean A. F. Burgis 8/31/20

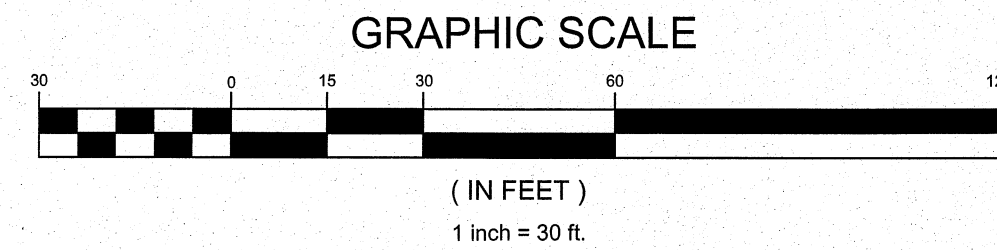
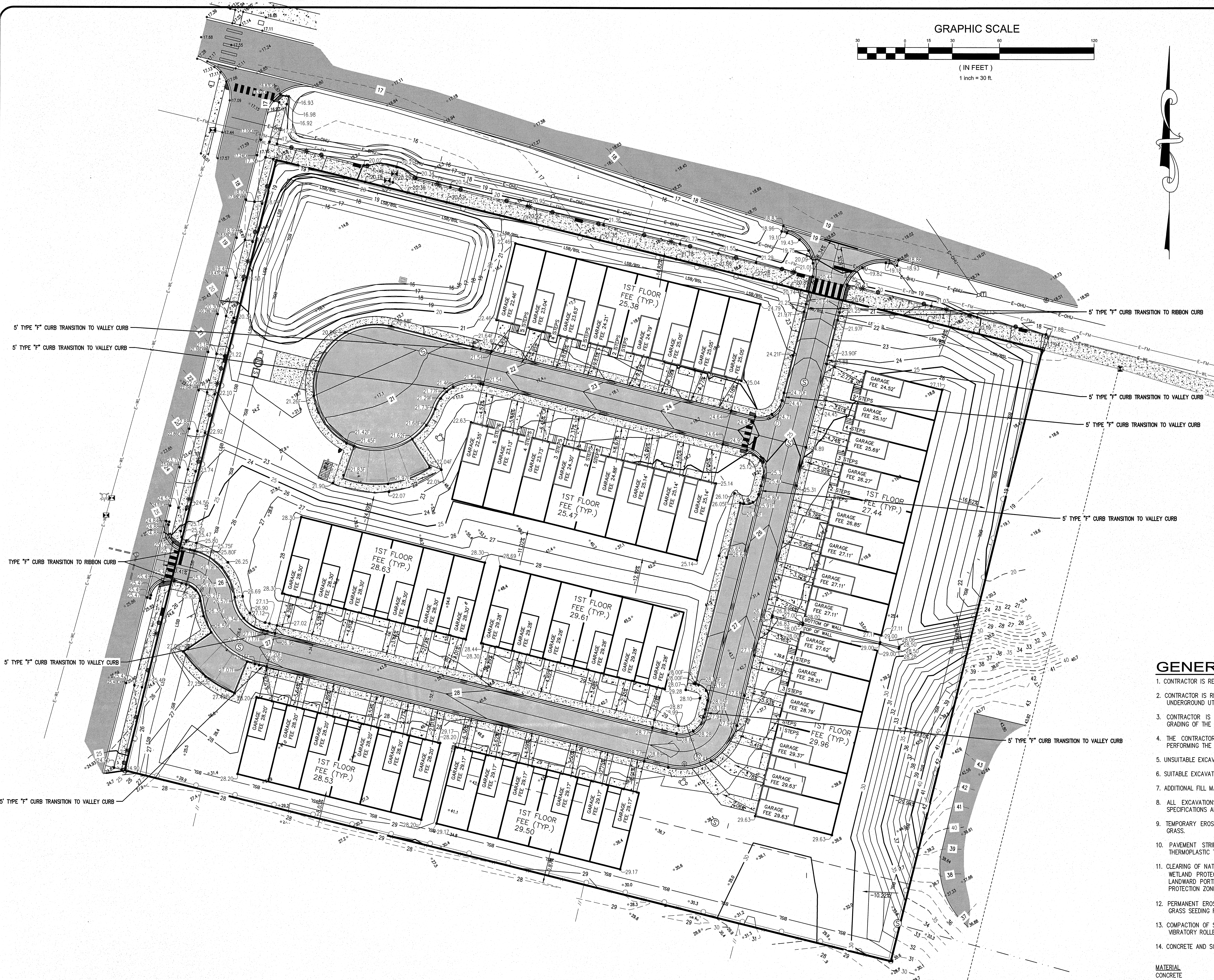
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SHEET
3 of 11

J:\2018\18-433\19-0476-ENG-Engineering Services_Azalea Townhome Development\13 Drawings\18-433_ENG-10.dwg, 04-GRADING PLAN, Sean Humphrey, 4:19 PM



PROPOSED LEGEND:

- E-WL = EXISTING WATER LINE
- E-SWL = EXISTING SEWER LINE
- P-WL = PROPOSED WATER LINE
- P-SWL = PROPOSED SEWER LINE
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- EX = EXISTING
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- ELEV. = ELEVATION
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- 30' = PROPOSED CONTOUR ELEVATION AT 1' INTERVALS
- = PROPOSED FIRE SERVICE
- W = PROPOSED SINGLE WATER SERVICE
- = PROPOSED SINGLE SEWER SERVICE
- △ = PROPOSED REDUCER (SEE PLAN FOR SIZE AND TYPE)
- ▽ = PROPOSED BACKFLOW PREVENTOR
- = GATE VALVE
- ⊕ = WATER METER
- ⊕ = PROPOSED FIRE HYDRANT AND VALVE
- ⊕ = SEWER GRINDER TANK
- ⊕ = SEWER MANHOLE
- ⊕ = STORM DRAINAGE MANHOLE
- ⊕ = EXISTING SPOT ELEVATION AT "DOT"
- ⊕ = PROPOSED SPOT ELEVATION AT "DOT"
- ⊕ = PROPOSED (BACK OF TYPE "F" CURB) SPOT ELEVATION AT "DOT"
- ⊕ = DETAIL DESIGNATION
- YY = DETAIL NUMBER
- XX = PAGE NUMBER
- = ASPHALT
- = CONCRETE
- ⊕ = LIFT STATION
- W = PROPOSED SINGLE WATER SERVICE

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES AND CONTRACTORS TO ASSURE ALL UNDERGROUND UTILITIES ARE IN PLACE PRIOR TO FINAL DRESSING OF DRAINAGE SWALES.
- CONTRACTOR IS RESPONSIBLE FOR SETTING AND ESTABLISHING THE LOCATION, ALIGNMENT, ELEVATION, AND GRADING OF THE SITE FEATURES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING STRUCTURES OR UTILITIES AS A RESULT OF PERFORMING THE WORK DESCRIBED HEREIN.
- UNDESIRABLE EXCAVATED MATERIAL DURING DEGRUBBING AND SITE CLEARING SHALL BE DISPOSED OF, OFF SITE.
- SUITABLE EXCAVATED MATERIAL MAY BE USED ON SITE AS FILL, ONLY FOLLOWING APPROVAL BY THE ENGINEER.
- ADDITIONAL FILL MATERIAL MUST BE APPROVED BY THE ENGINEER.
- ALL EXCAVATIONS SHALL COMPLY WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND MEET MINIMUM SLOPE REQUIREMENTS.
- TEMPORARY EROSION CONTROL SHALL BE ACHIEVED BY SILT FENCING, STRAW OR HAY BALES OR TEMPORARY GRASS.
- PAVEMENT STRIPING AND MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION 710 USING THERMOPLASTIC PAINT IN ACCORDANCE WITH F.D.O.T. SPECIFICATION 711.
- CLEARING OF NATIVE VEGETATION SHALL BE LIMITED TO 25 PERCENT OF THE TOTAL AREA WITHIN THE SECONDARY WETLAND PROTECTION ZONE FOR THE PURPOSES OF MINIMAL BOARDWALKS, PUBLIC ACCESS FACILITIES &/OR LANDWARD PORTIONS OF DOCKS WHICH ARE OTHERWISE PERMITTED OR EXCEPTED WITHIN THE PRIMARY WETLAND PROTECTION ZONE.
- PERMANENT EROSION CONTROL SHALL CONSIST OF GRASS SODDING FOR ALL DETENTION AREAS/ SWALES AND GRASS SEEDING FOR ALL OTHER DISTURBED AREAS.
- COMPACTION OF SUBGRADE BENEATH PARKING AREAS AND BUILDING PADS SHALL BE PERFORMED USING A 10 TON VIBRATORY ROLLER WITH A MINIMUM OF TEN OVERLAPPING PASSES.
- CONCRETE AND SOILS SHALL BE TESTED BASED ON THE FOLLOWING SCHEDULE:

MATERIAL	TEST	REQUIREMENT	FREQUENCY
CONCRETE	SLUMP	4"±1	EACH 50 CY/DAY
	COMPRESSIVE STRENGTH	3000 P.S.I. AT 28 DAYS	EACH 50 CY/DAY
BASE MATERIAL	DENSITY	98% OF LAB MAX.	1/2,500 SQ. FT. PER MATERIAL CHANGE
	LBR	100%	
SUBGRADE	DENSITY	98% OF LAB MAX.	1/2,500 SQ. FT. PER MATERIAL CHANGE
	LBR	40	
15. STORMWATER IS TO BE DIRECTED FROM DRIVEWAYS AND ROOF DRAINS TO ROAD GUTTER AND BASINS.			
16. CONTRACTOR IS TO REMOVE SEDIMENT FROM BASINS UPON COMPLETION OF SITE WORK.			
17. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF EROSION CONTROL. ADHERENCE TO NPDES PERMIT AND SWPPP DURING CONSTRUCTION IS REQUIRED.			

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PH: (850) 267-0473, FAX: (850) 267-0973

CERTIFICATE OF
AUTHORIZATION
NUMBER 0000875

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES

TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

GRADING PLAN

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PROFESSIONAL ENGINEER NO. 50709

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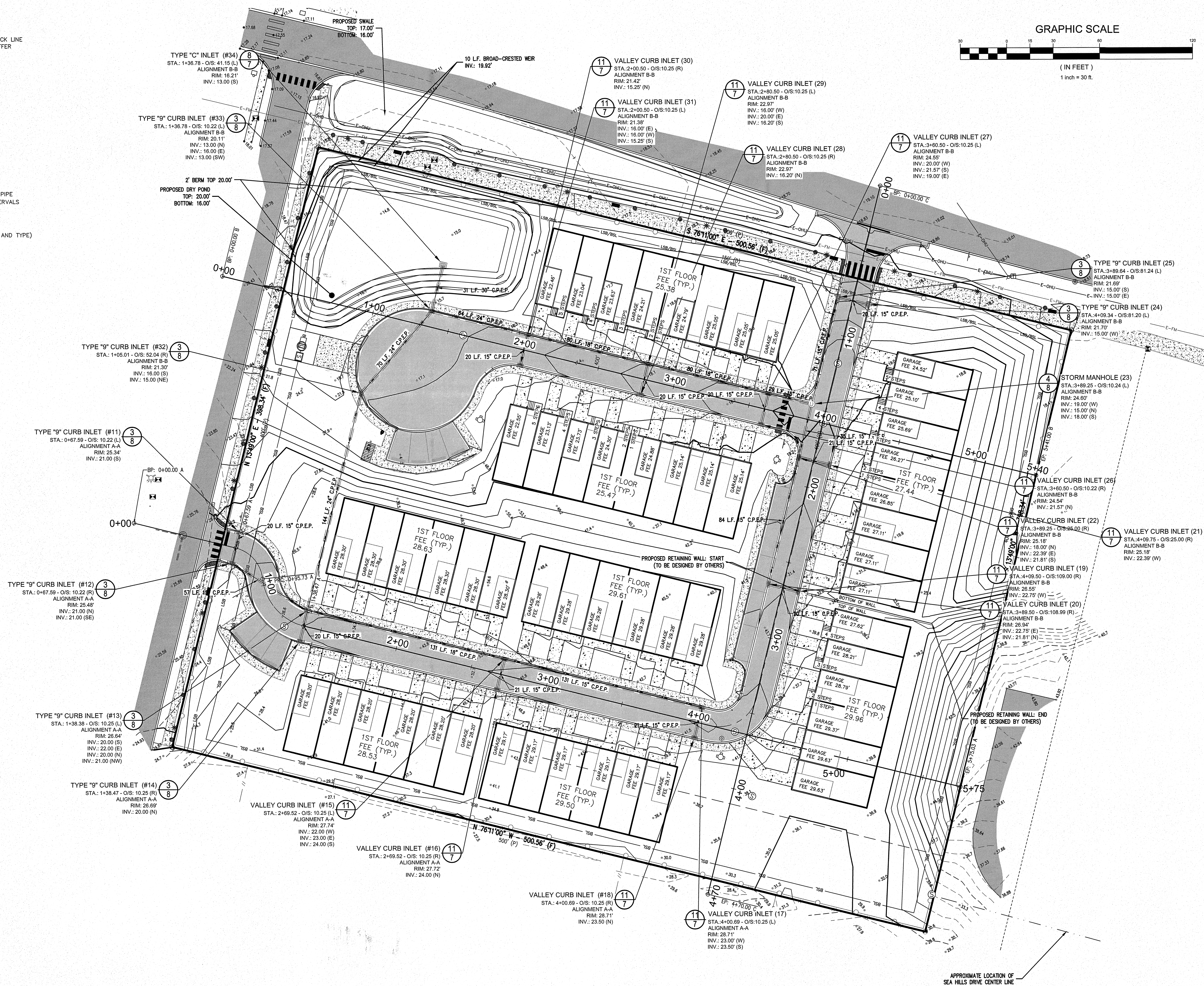
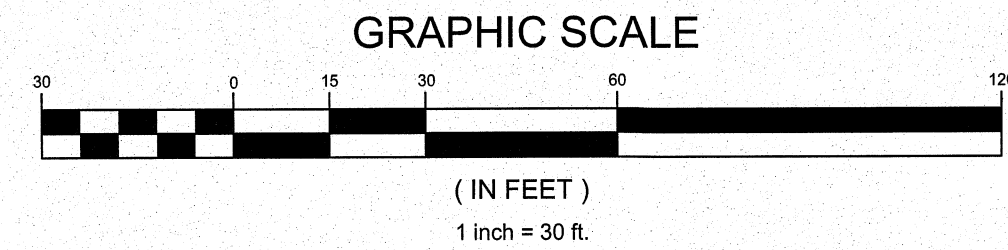
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SHEET
4 of 11

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- PFH = PROPOSED FIRE HYDRANT AND VALVE
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- WOOD = WOOD
- LIFT STATION
- W = PROPOSED SINGLE WATER SERVICE



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NUMBER 00080775

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES

TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

DRAINAGE PLAN

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PROFESSIONAL ENGINEER No. 50705

PROJECT:

18-433

SCALE: 1" = 30' DRAWN BY: SMH

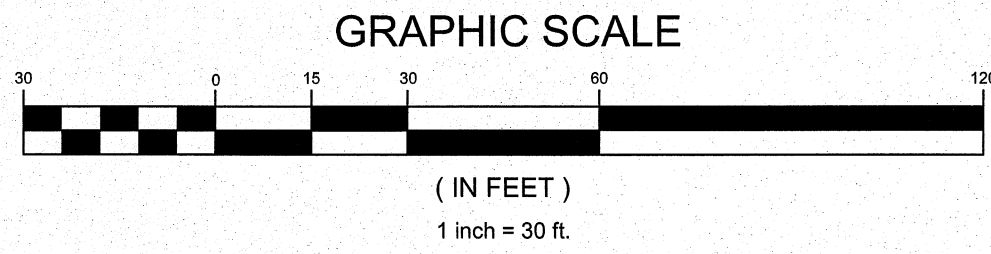
ORDER: 19-0476 DESIGN BY: SMH

DWG. DATE: 07-19-19 CHECK BY: DAFB

FILE: 18-433_ENG-10.dwg

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5 of 11



- 1) ALL WATER SERVICE LINES SHALL BE REQUIRED TO HAVE A BACKFLOW DEVICE.
- 2) RPZ TYPE BACKFLOW PREVENTERS ARE REQUIRED FOR ALL HIGH HAZARD WATER USES.
- 3) ALL BACKFLOW PREVENTERS SHALL BE OF THE TYPE REQUIRED BY FDEP, AWWA AND NFPA CODES.

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER MAINS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. HYDROSTATIC TESTS, LEAKAGE TESTS, DISINFECTION, AND BACTERIOLOGICAL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE WRITTEN CONSTRUCTION SPECIFICATIONS AND ALL APPLICABLE PDEP AND AWWA REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY REGIONAL UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. UTILITY REPRESENTATIVES WILL PERFORM ALL TAPS OF EXISTING LINES AND MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.
4. SERVICES INSTALLED UNDER ASPHALT OR CONCRETE PAVEMENT TO BE INSTALLED IN 2" SCH. 40 PVC CASING EXTENDING 4'-0" BEYOND EACH SIDE OF CURB.
5. IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER SERVICES AND PLUMBING SHALL BE IN CONFORMANCE WITH STATE AND FEDERAL REGULATIONS PERTAINING TO THE CONTROL OF LEAD AND COPPER.
6. A 4" WATER BALL MARKER, AS MANUFACTURED BY 3M PART NO. 1403, SHALL BE PLACED AT ALL INLINE VALVES ALONG WATERMAIN AND AT ALL METER BOX LOCATIONS.
7. MINIMUM SEPARATION BETWEEN WATER OR SEWER AND ELECTRICAL CONDUITS OR ELECTRICAL LINES SHALL BE 72" MINIMUM HORIZONTAL AND 18" VERTICAL WITH ELECTRICAL BEING BELOW THE WATER AND SEWER LINES. IN CASES WHERE 18" VERTICAL SEPARATION CANNOT BE MET, 96" OF HORIZONTAL SEPARATION SHALL BE REQUIRED.

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF SANITARY SEWERS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANY 48 HRS PRIOR TO COMMENCEMENT OF CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.
3. INSTALL 12 GAUGE LOCATOR WIRE AROUND ALL SERVICES AND MAINS.
4. SERVICE TRENCHING TO CONFORM TO CITY/COUNTY STANDARDS FOR PIPE INSTALLATION.

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES
"LINE SPOTTED" BY CALLING 1-800-432-4770 "CALL
SUNSHINE" OR BY CONTACTING LOCAL UTILITY COMPANIES.

WATER/SEWER: DESTIN WATER USERS, INC.
218 MAIN STREET
DESTIN, FL 32541
PHONE: 850-837-6146

TELEPHONE: CENTURYLINK
411 MARY ESTHER CUT OFF
FT. WALTON BEACH, FL 325
PHONE: 850-244-1150

TV CABLE: COX COMMUNICATIONS INC.
34904 EMERALD COAST PARKWAY #13
DESTIN, FL 32541
PHONE: 850-796-1269

ELECTRIC: GULF POWER COMPANY
34854 EMERALD COAST PARKWAY
DESTIN, FL 32541
PHONE: 850-244-4764

GAS: OKALOOSA GAS DISTRICT
14071 EMERALD COAST PARKWAY #F
DESTIN, FL 32541
PHONE: 850-729-4700

NOTE:
CONSTRUCTION OF SEWER MAN HOLE (#116)
AND SEWER MAN HOLE (#117) AND
ASSOCIATED PIPING TO SEWER MAN HOLE (#4)
TO BE FUNDED BY DESTIN WATER USERS, INC.

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES

TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

UTILITY PLAN

NO, COPIED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER

DATE	REVISION	DRAWN BY	CHECKED BY
4-15-20	REVISED PER CITY COMMENTS APRIL 6, 2020	SMH	
5-29-20	REVISED PER CITY COMMENTS MAY 28, 2020	SMH	
6-26-20	REVISED PER DESTIN WATER USERS INC COMMENTS	SMH	
7-17-20	REVISED PER DESTIN WATER USERS INC COMMENTS	SMH	
8-26-20	REVISED PER CITY OF DESTIN DEVELOPMENT PROJECT REVIEW REPORT 8-14-20	SMH	

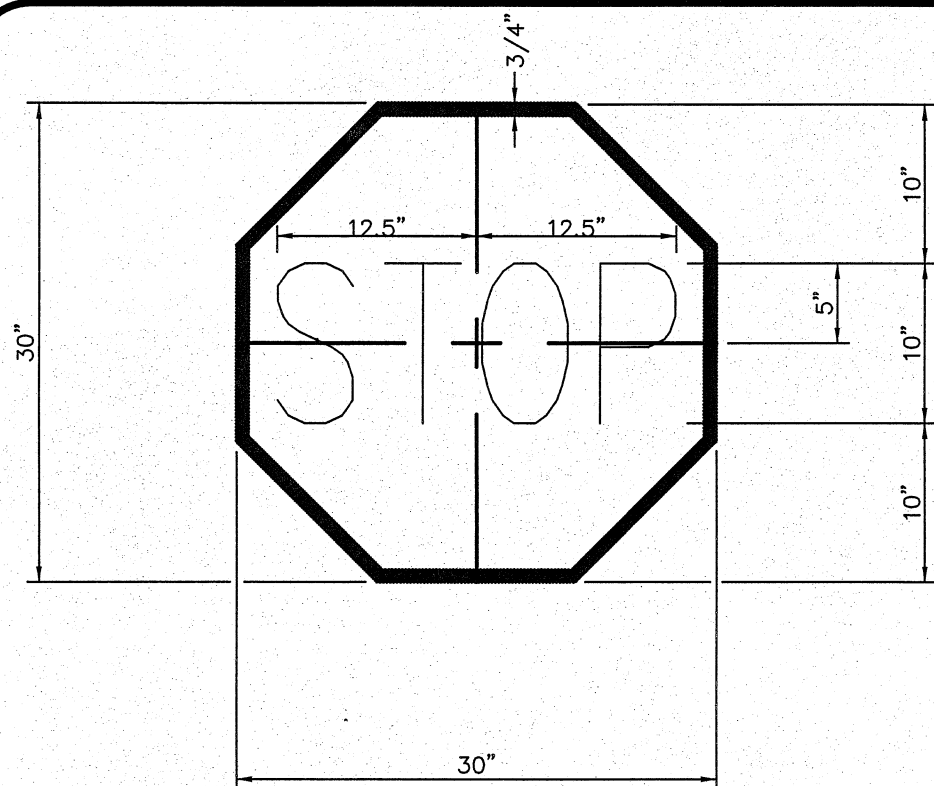
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OF A FLORIDA LICENSED
PROFESSIONAL ENGINEER

 31-20

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

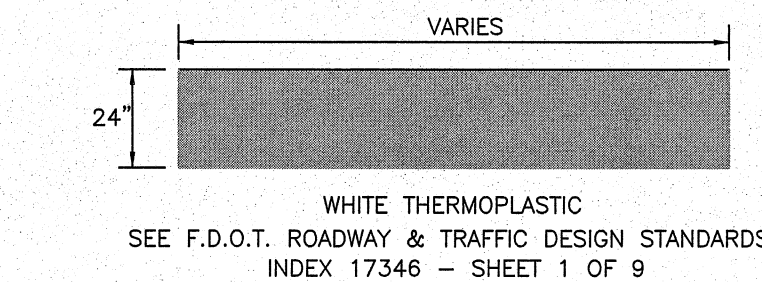
PROJECT: 18-433	
SCALE: 1" = 30'	DRAWN BY: SMH
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FILE: 18-433_ENG-10.dwg	
<i>SHEET</i> <i>6 of 11</i>	

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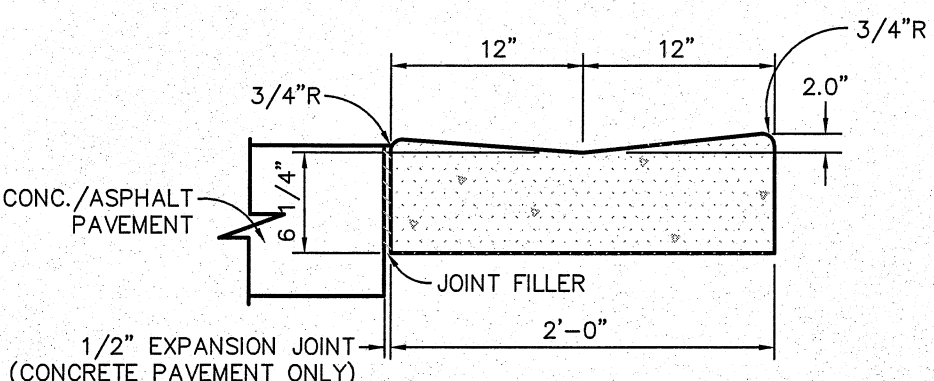


NOTE:
SIGN DESIGNATION: R1-1 (REFL.)
RECTORIZATION: LEGEND, BORDER (REFL.)
BACKGROUND
SIGN COLORS: LEGEND, BORDER (WHITE)
BACKGROUND (RED)

1 STOP SIGN DETAIL
(NOT TO SCALE)

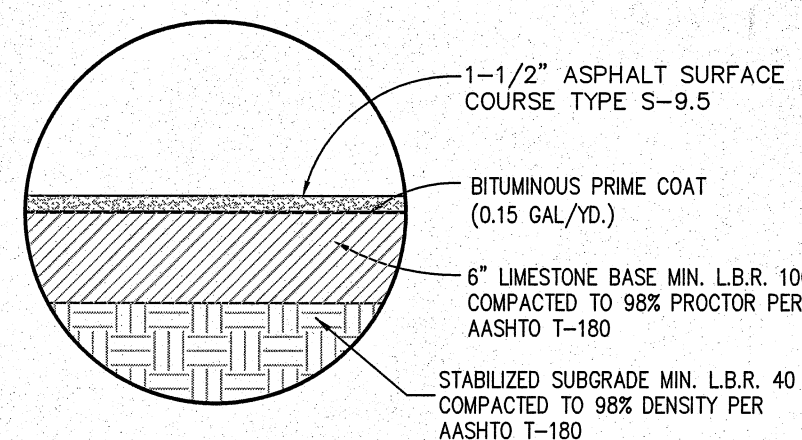


2 PAVEMENT STOP BAR DETAIL
(NOT TO SCALE)

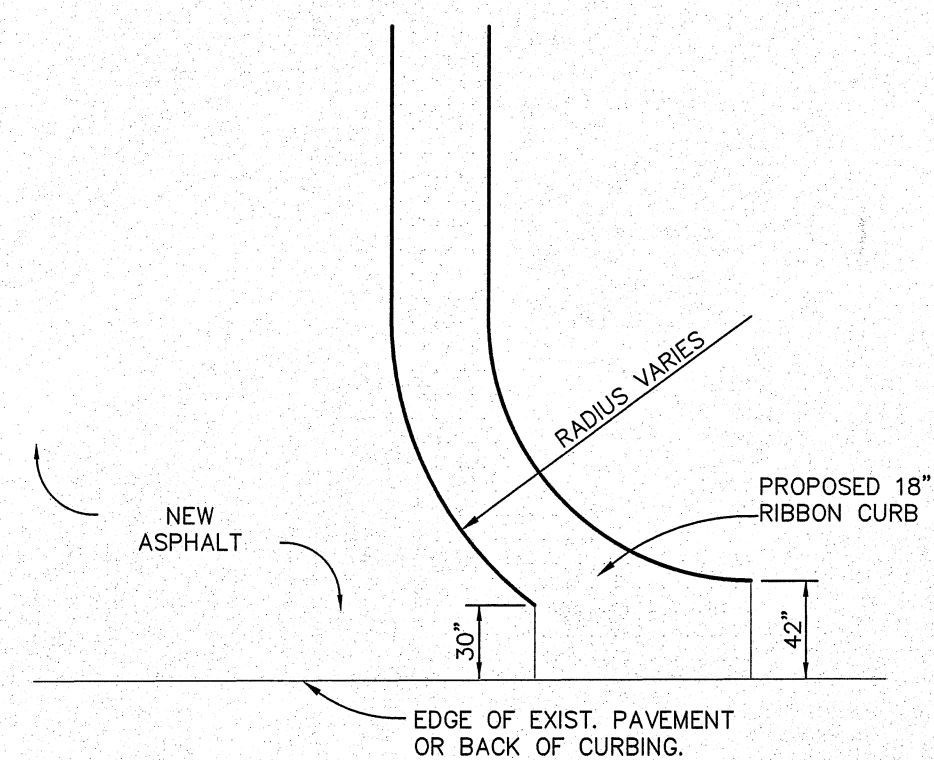


THE LIP SHALL BE 6" MIN., UNLESS OTHERWISE SHOWN ON PLANS. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENTS OR CONCRETE STRUCTURES.

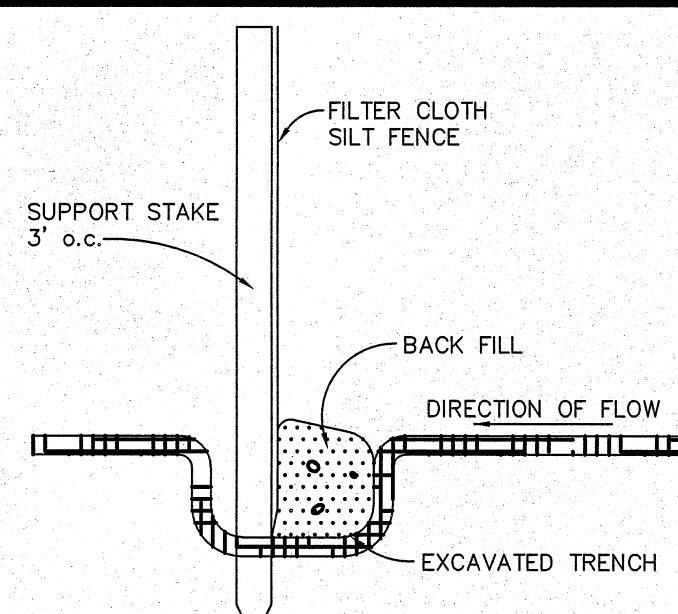
3 24" CONCRETE VALLEY GUTTER
(NOT TO SCALE)



4 1-1/2" ASPHALT PAVEMENT DETAIL
(NOT TO SCALE)

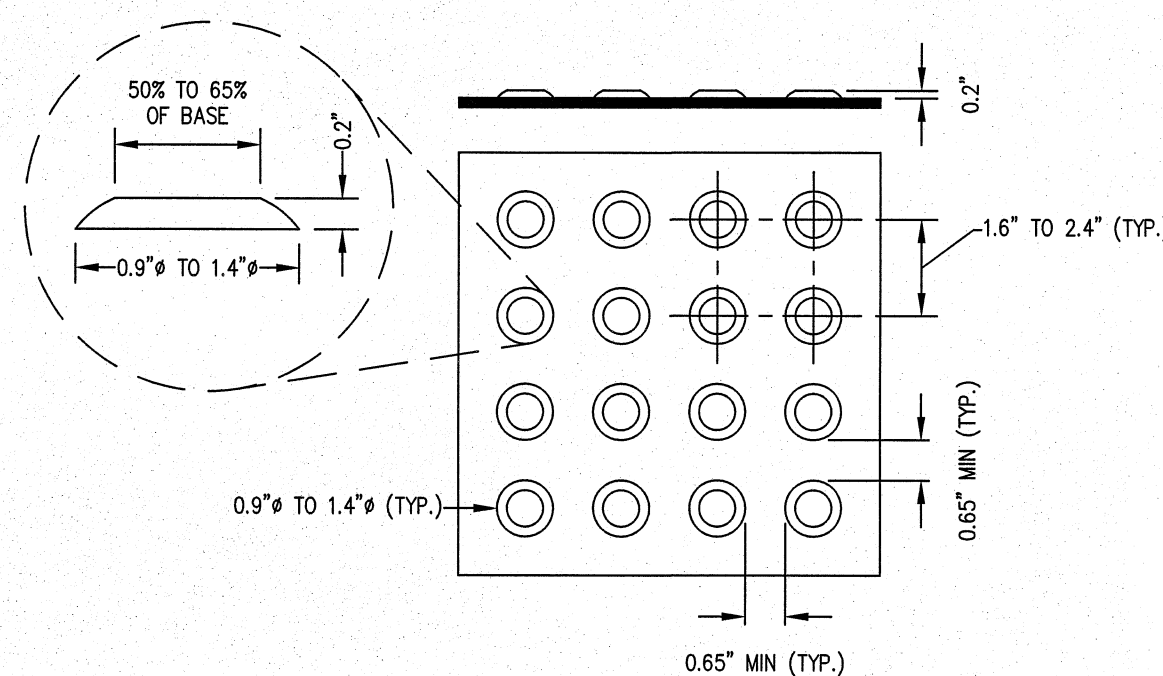


5 PROPOSED CURB TRANSITION DETAIL
(NOT TO SCALE)

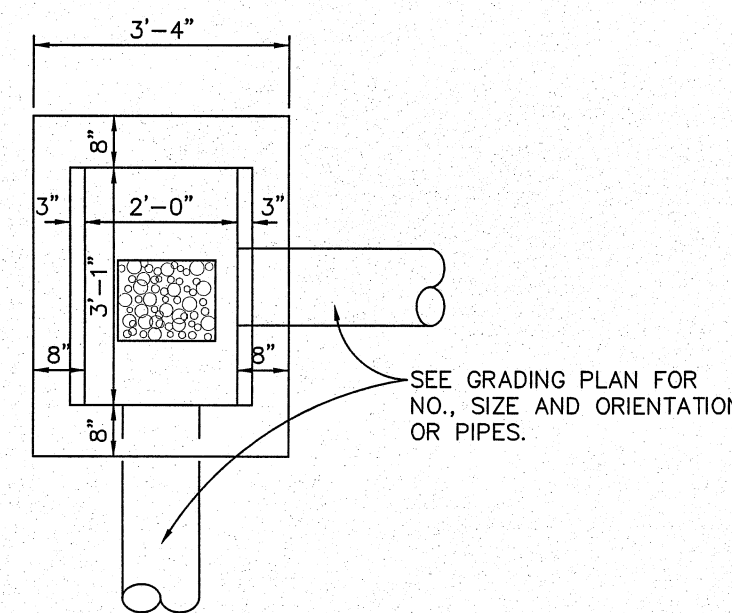


NOTE:
SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS DRAINAGE COURSE AT EDGE OF SITE AND AT 150' INTERVALS.
EROSION NOTES:
1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
3. STORMWATER DETENTION AREAS SHALL BE SODDED.
4. GRADES AT CURBS ARE AT FLOWLINE.

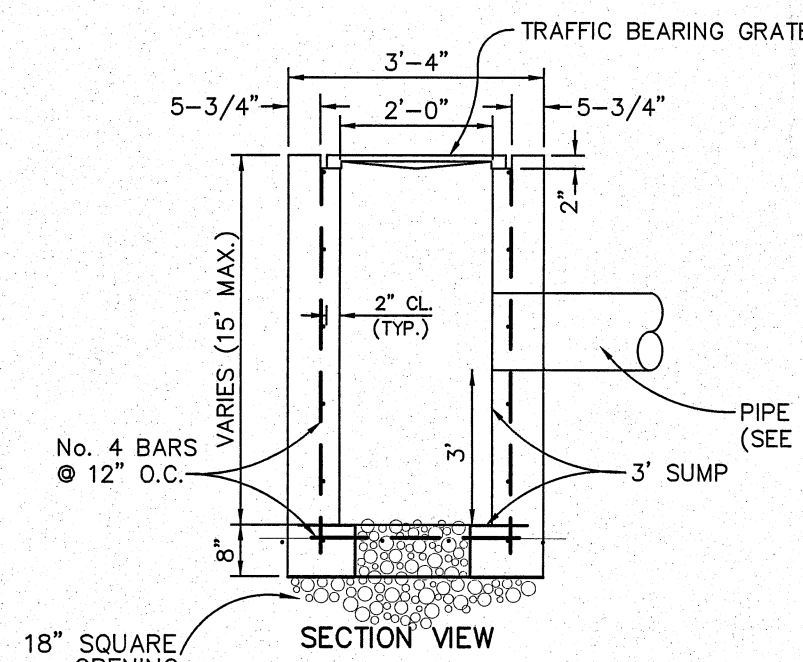
6 SILT FENCE
(NOT TO SCALE)



7 DETECTABLE WARNING SURFACE TRUNCATED DOME
(NOT TO SCALE)

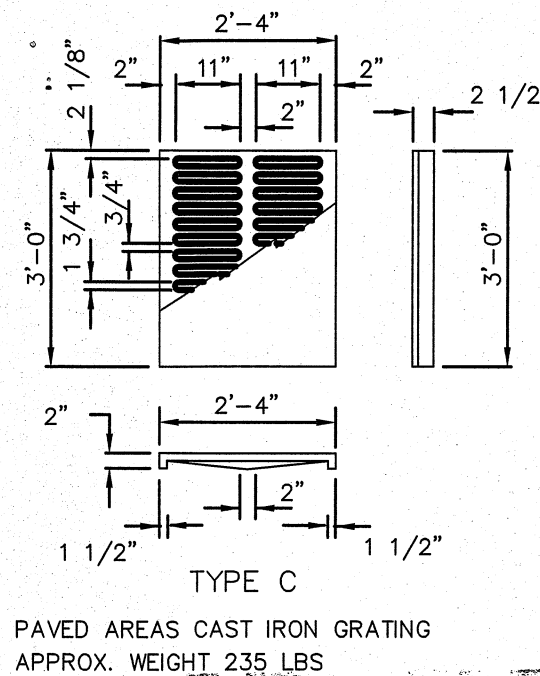


PLAN VIEW

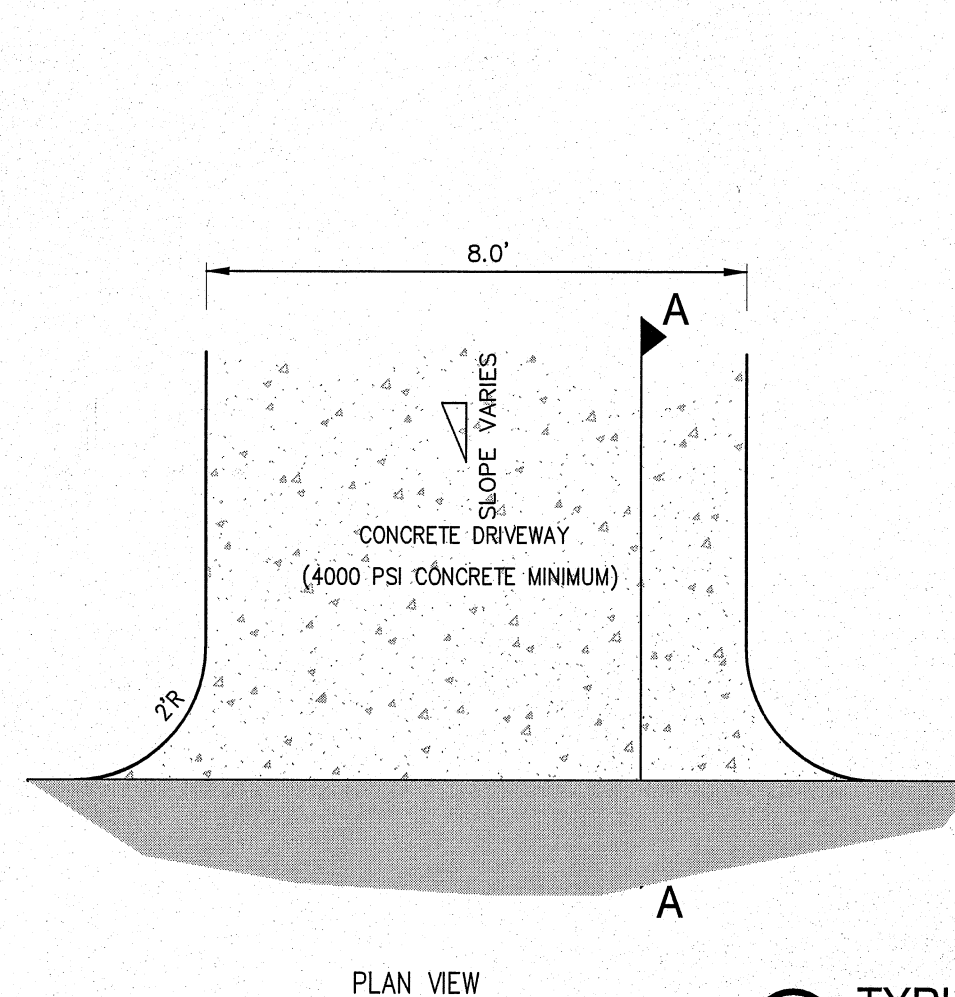


SECTION VIEW

8 TYPE "C" CATCH BASIN DETAIL
(NOT TO SCALE)
(F.D.O.T. INDEX No. 232)

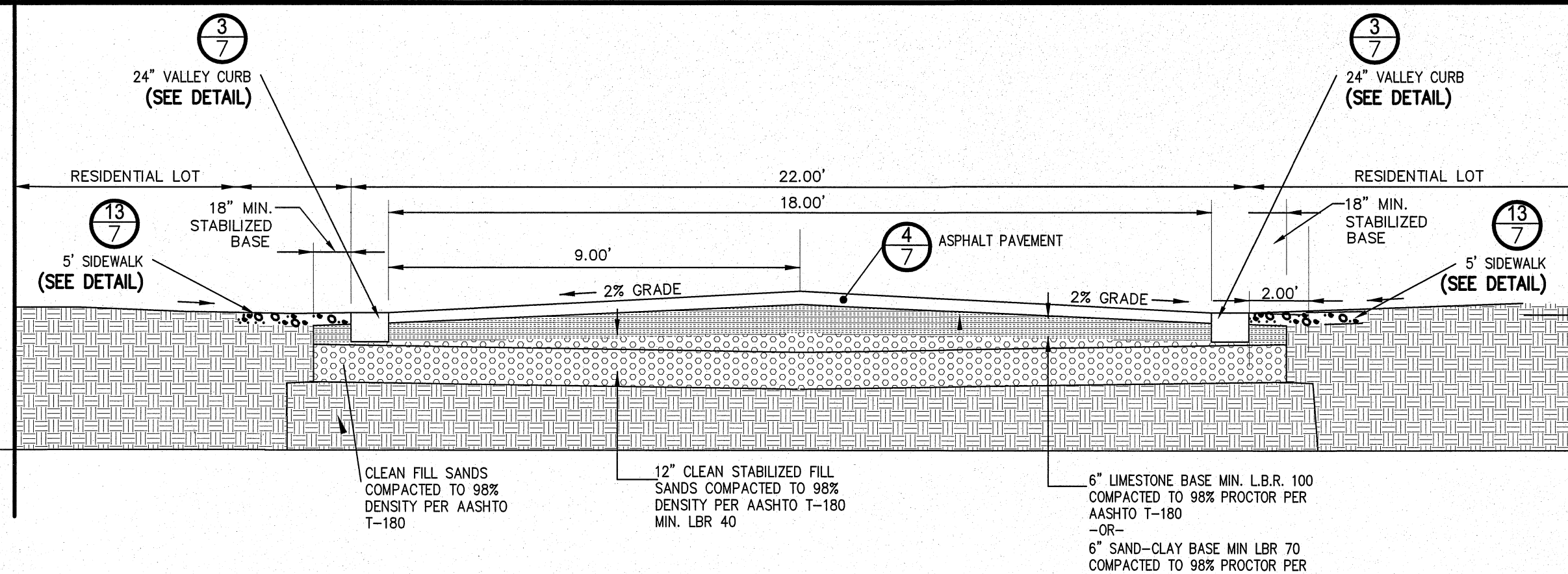


11 VALLEY CURB GUTTER INLET DETAIL
(NOT TO SCALE)

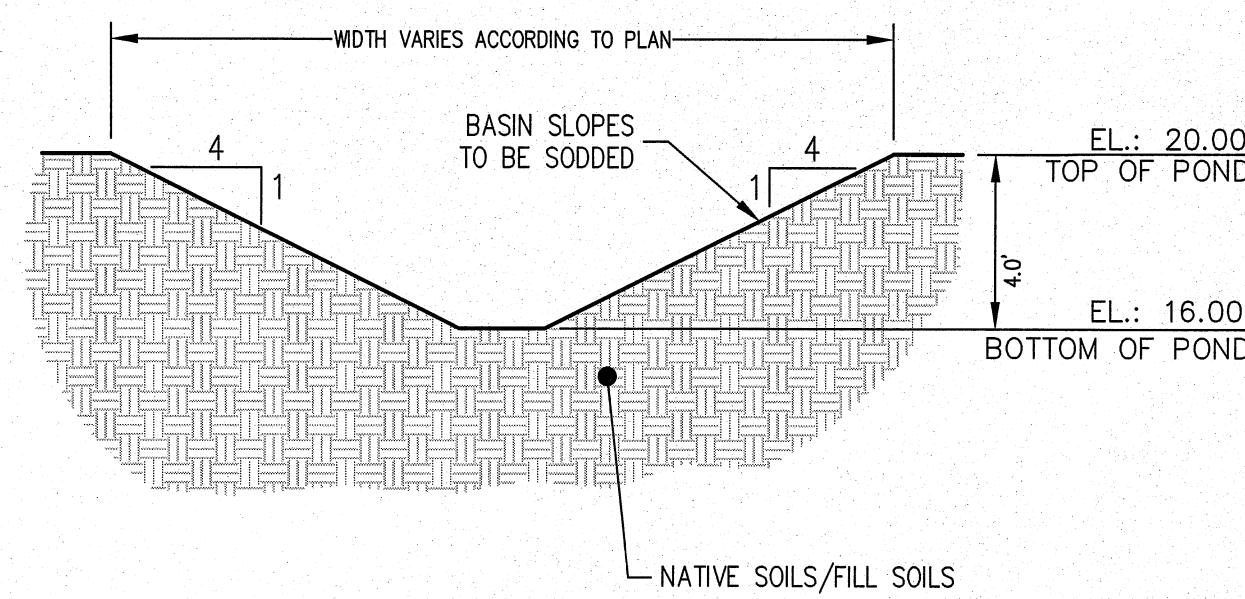


PLAN VIEW

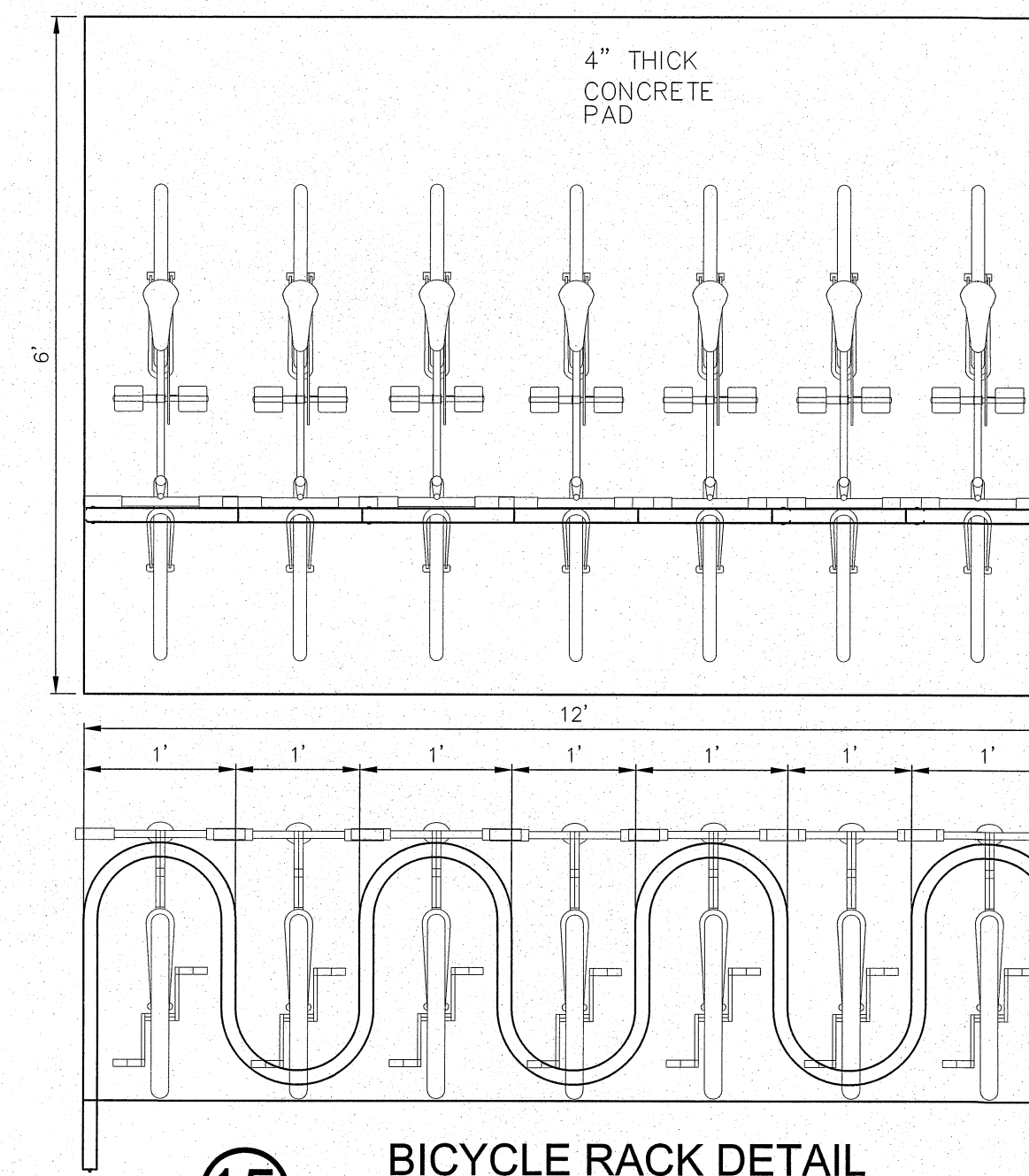
12 TYPICAL DRIVEWAY SECTION
(NOT TO SCALE)



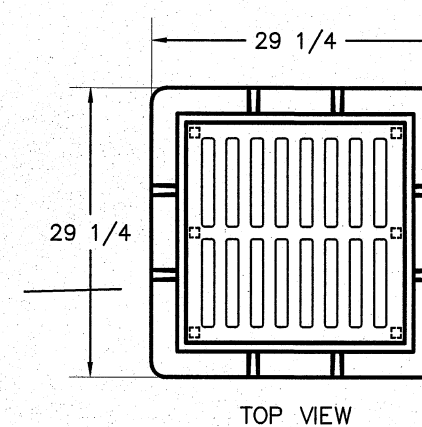
9 TYPICAL ROADWAY CROSS SECTION (CROWNED ROADWAY)
(NOT TO SCALE)



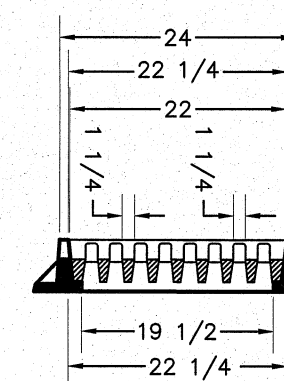
10 RETENTION AREA DETAIL
(NOT TO SCALE)



15 BICYCLE RACK DETAIL
(NOT TO SCALE)



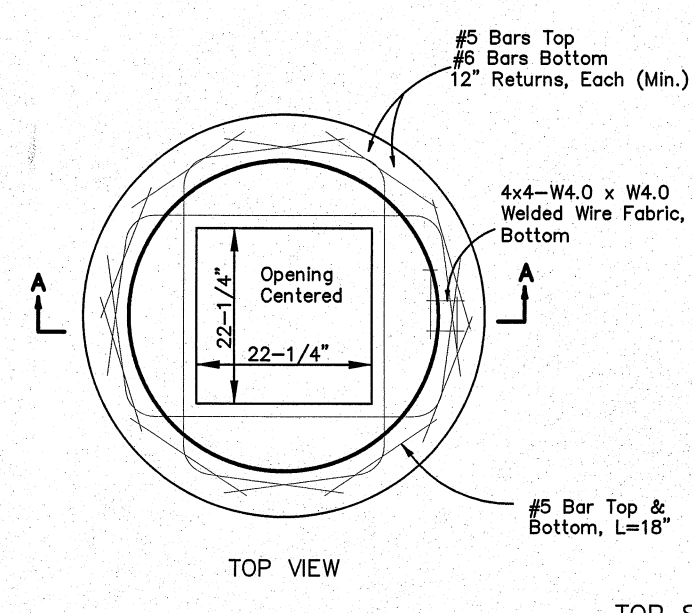
TOP VIEW



TOP VIEW

NOTE:
1- MATERIAL: ASTM-A48 CLASS 30B GRAY IRON.
2- GRATE WEIGHT IS 120 LBS. APP.
3- FRAME WEIGHT IS 190 LBS. APP.

FRAME AND GRATE

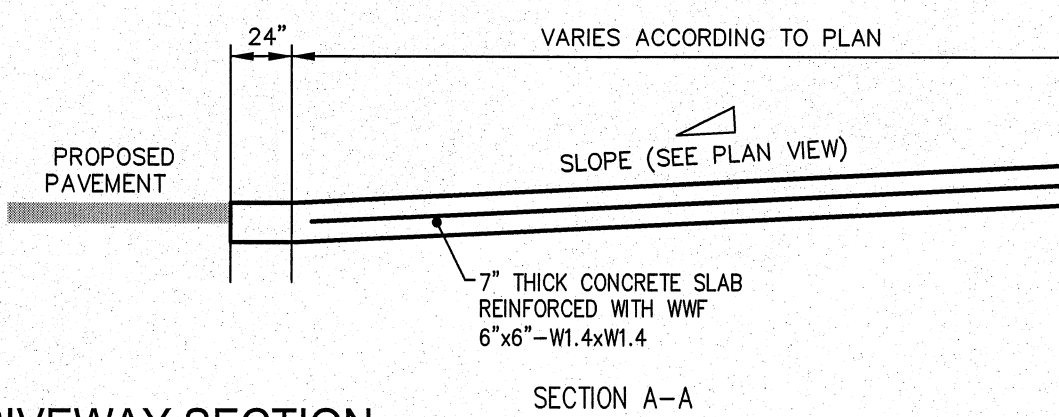


TOP SLABS

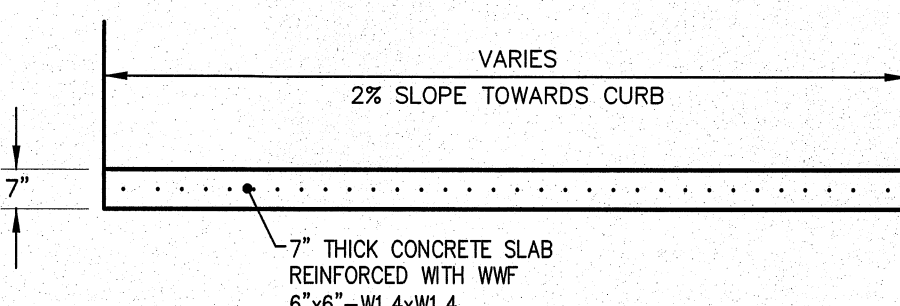
GENERAL NOTES

- For structure bottoms see F.D.O.T. Index No. 200. For supplemental details see F.D.O.T. Index No. 201. 4. All steel in slab tops shall have 1-1/4" minimum cover unless otherwise shown. Tops shall be either cast-in-place or precast concrete, riser wall.
- For Alternate B applications, top slab openings shall be placed such that 2 edges of inlet frame will be located directly above bottom wall or
- When used on a structure with dimensions larger than those detailed above and risers are not applied, the top slab shall be constructed using F.D.O.T. Index 200 with the slab opening adjust to 24"x36". The "Special Top Slab" on Index 200 is not permitted.
- Frame may be adjusted with one to six courses of brick.
- Inlet and grate detail shown is U.S. Foundry USF 5105 Valley gutter inlet frame and 6148 grate. Grates with approximately equal openings will be permitted that satisfy AASHTO H-20 loading. Grates shall be reversible, right or left.

11 VALLEY CURB GUTTER INLET DETAIL
(NOT TO SCALE)

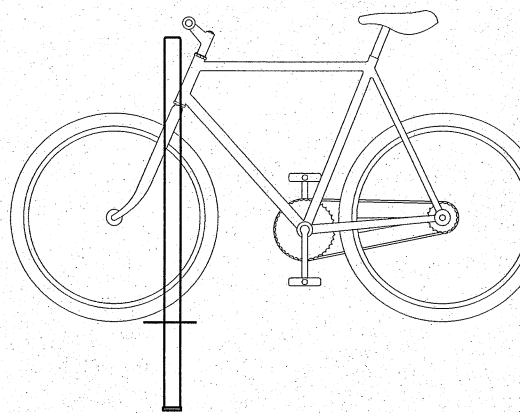
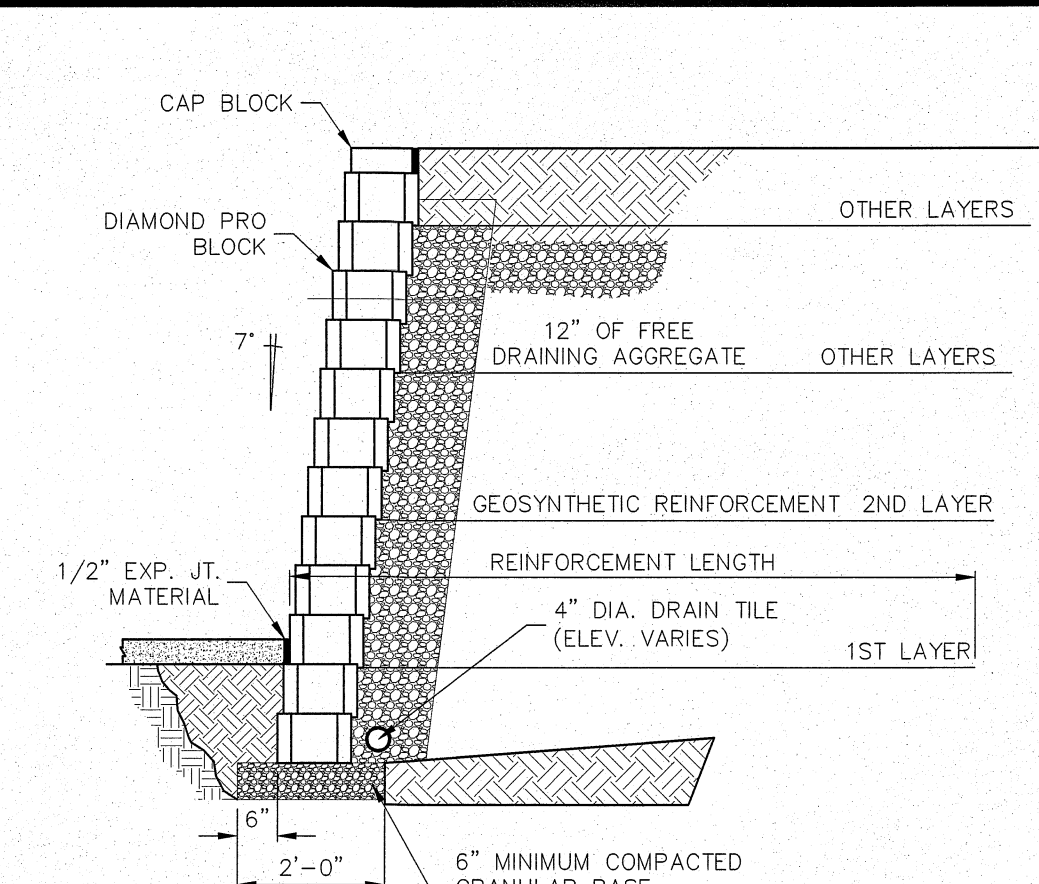


SECTION A-A



13 TYPICAL SIDEWALK SECTION
(NOT TO SCALE)

14 ANCHOR DIAMOND PRO WALL DETAIL
(NOT TO SCALE)



BIKE RACK CO.
WAVE STYLE 7-BIKE RACK
1.9" OD (STANDARD DUTY)
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CERTIFICATE OF NUMBER 0008775

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES

TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

**GENERAL
DETAILS (1 of 2)**

DATE	BY	REVISION
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Dean A. F. Burgis

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT:
18-433

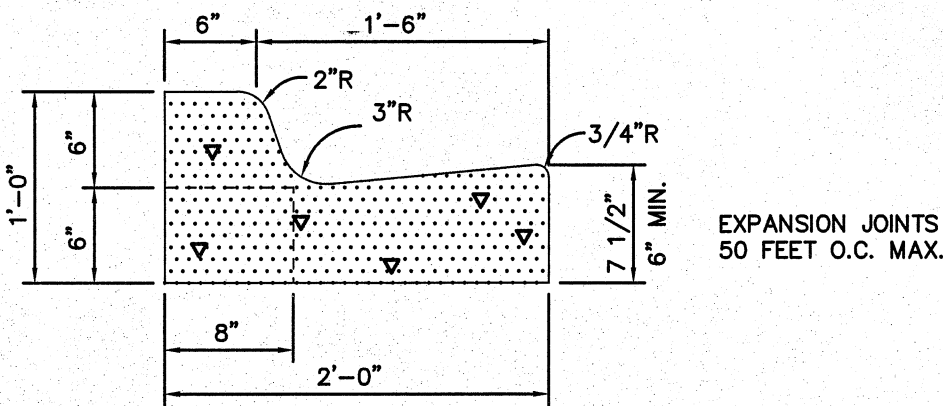
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**SHEET
7 of 11**



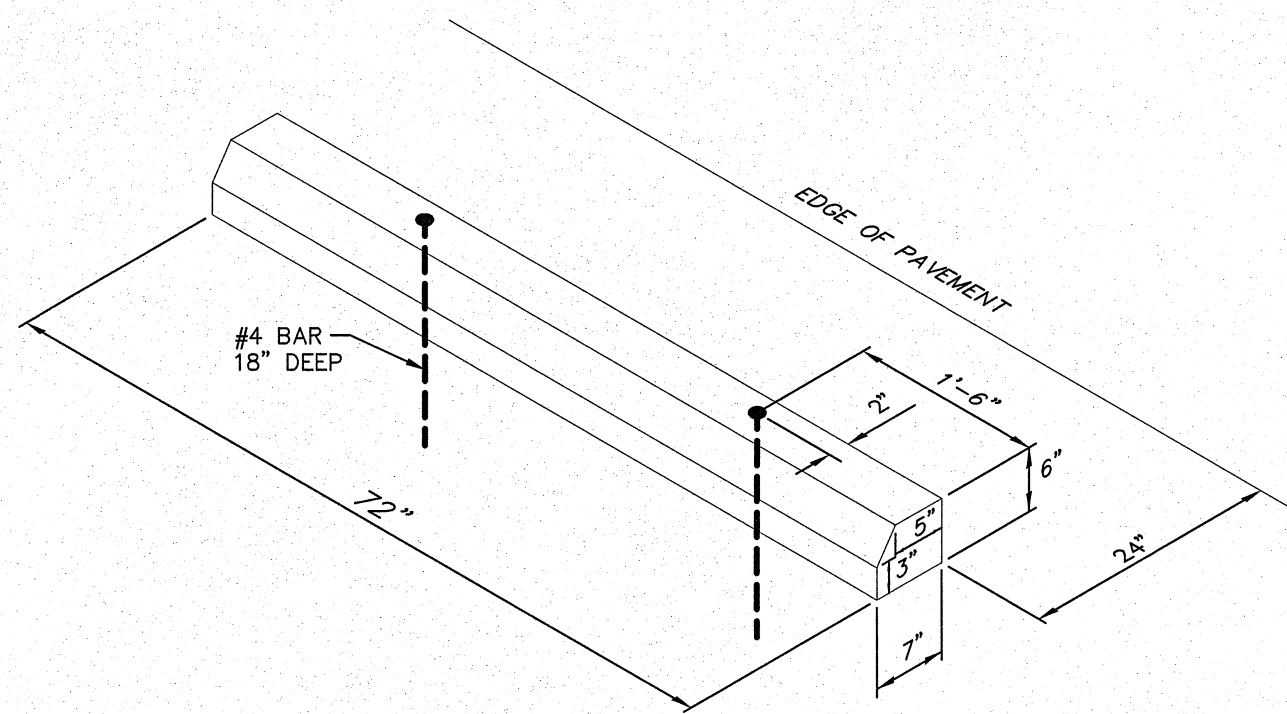
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

FOR CURB & GUTTER CONSTRUCTED ADJACENT TO CONCRETE PAVEMENT, 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

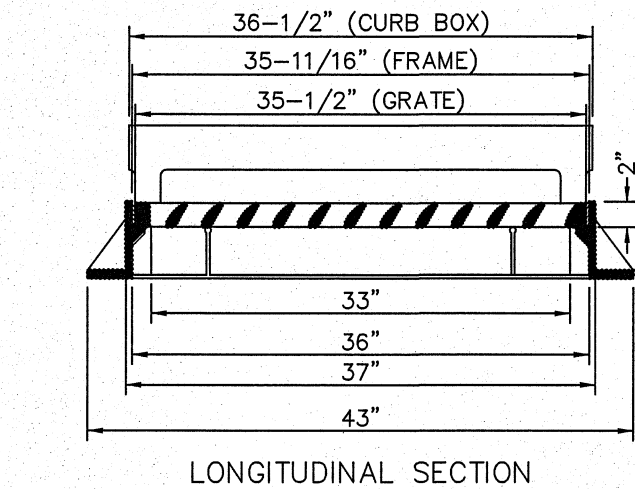
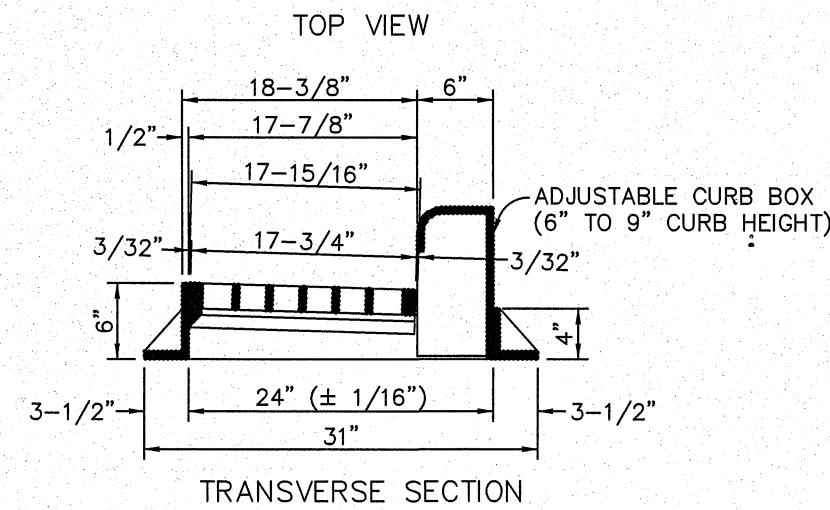
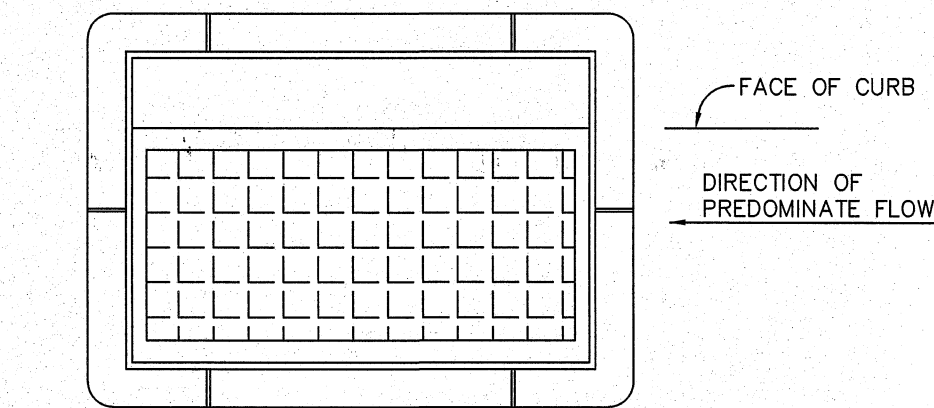
1 TYPE "F" CONCRETE CURB AND GUTTER

(NOT TO SCALE)
(F.D.O.T. INDEX No. 300)
[DRMP Detail No. 506]

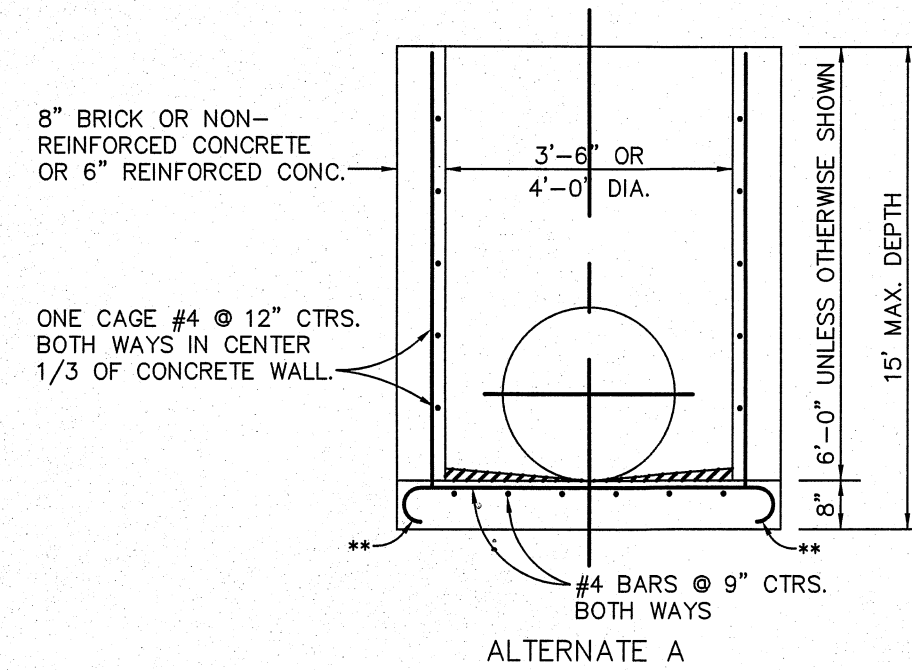
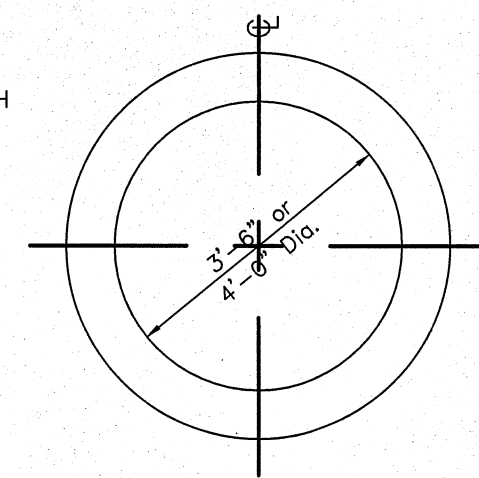


2 CONCRETE WHEEL STOP

(NOT TO SCALE)

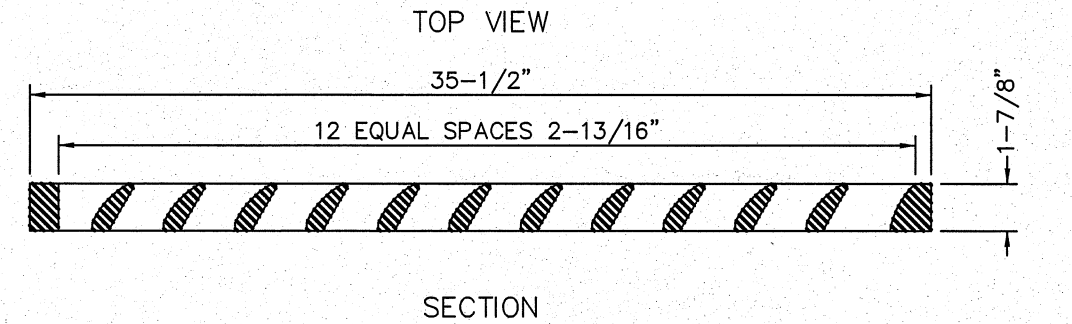
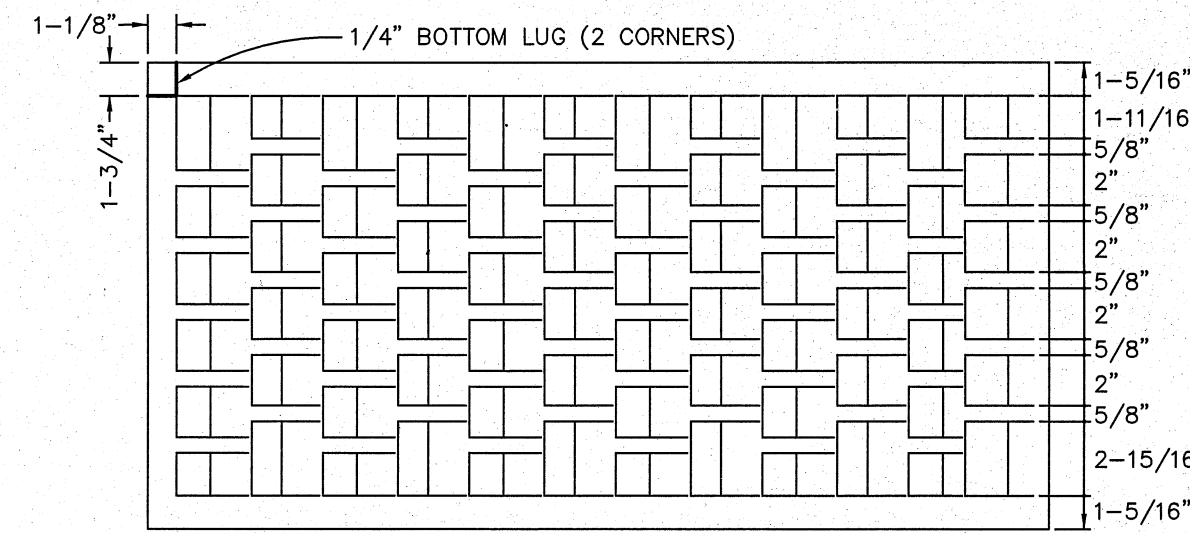


** PERIPHERAL BARS OR STRAIGHT END EMBEDMENTS MAY BE USED IN LIEU OF STANDARD HOOKS, IN ACCORDANCE WITH DETAILS INDEX No. 201



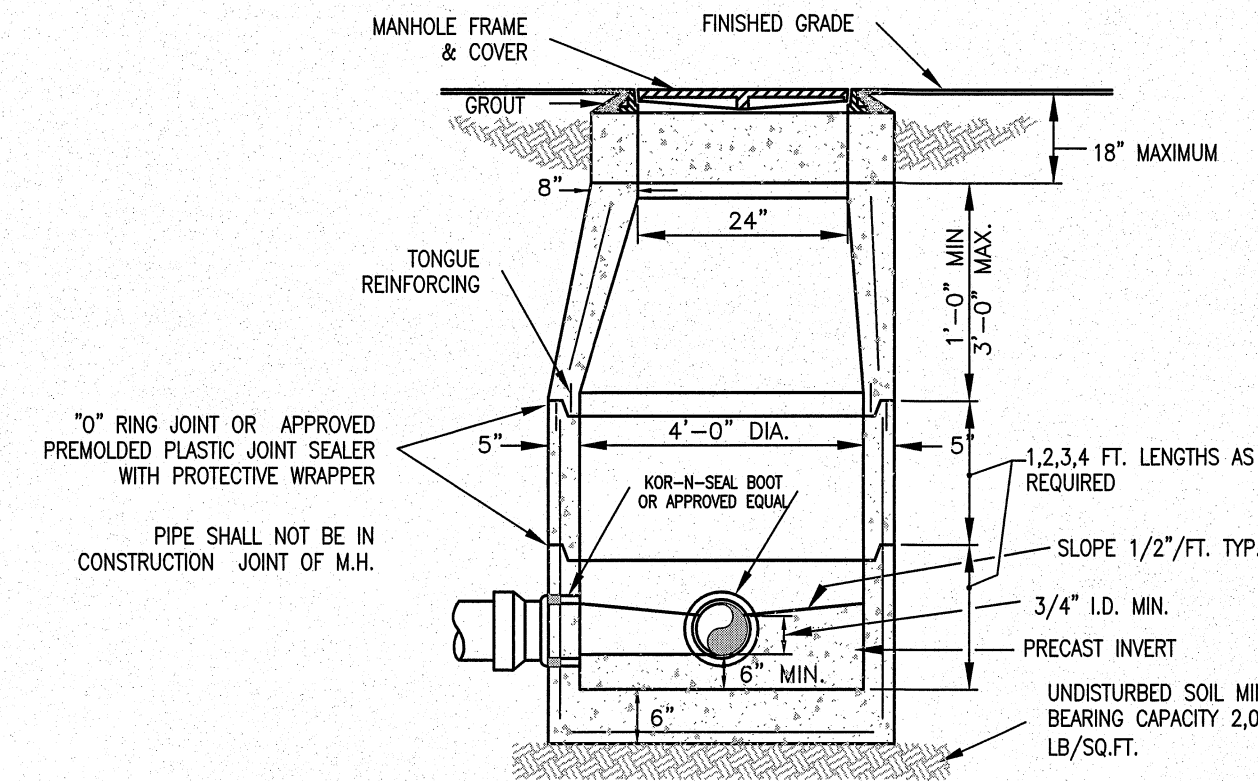
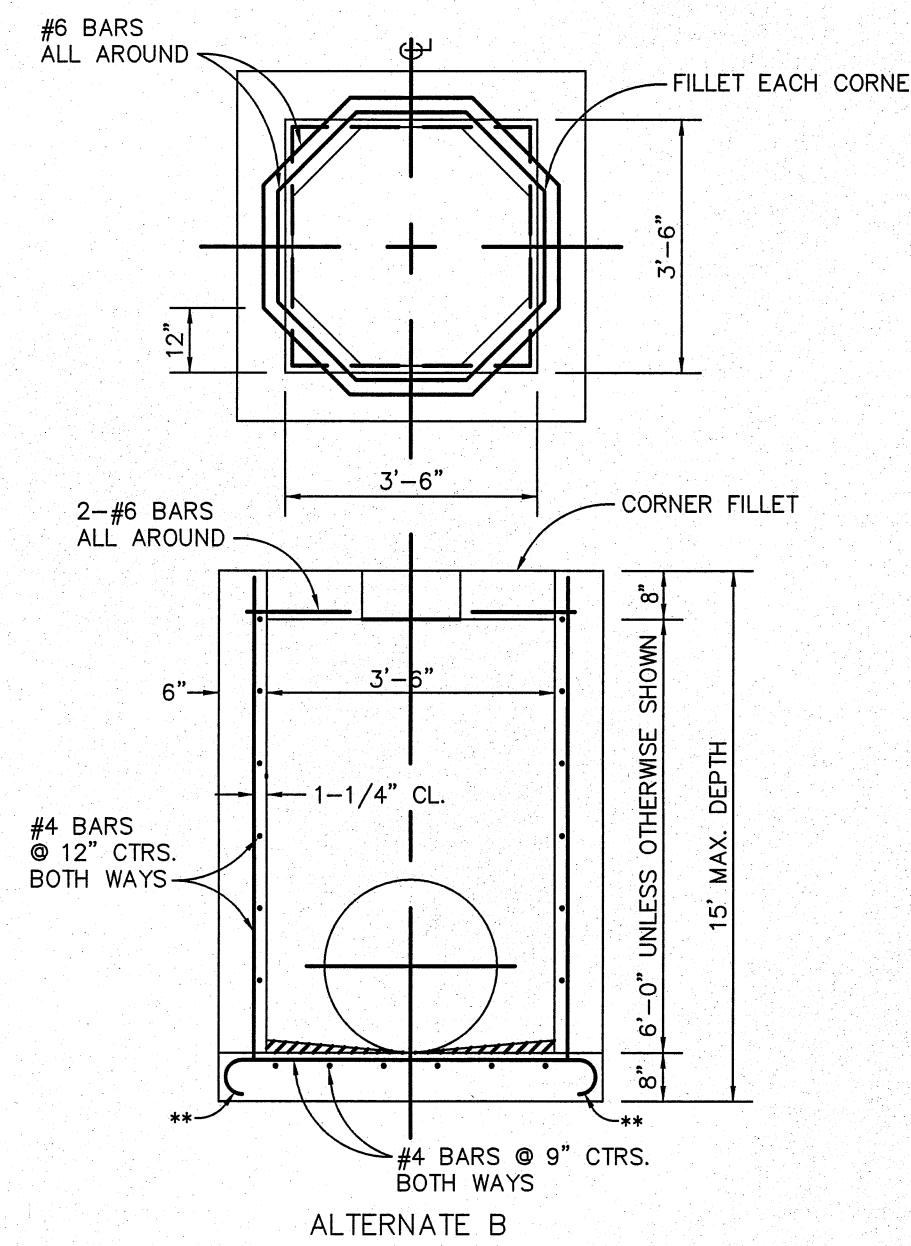
3 TYPE "9" CURB INLET WITH "P" BOTTOM

(NOT TO SCALE)
(F.D.O.T. INDEX No. 200)
N.T.S.



GENERAL NOTES:

- THIS INLET IS PRIMARILY INTENDED FOR LOCATIONS WITH LIGHT TO MODERATE FLOWS WHERE RIGHT-OF-WAY DOES NOT PERMIT THE USE OF THROATED CURB INLETS TYPE 1 THROUGH 6. THE TYPICAL APPLICATION IS ON CURB RETURNS TO CITY STREETS. THE INLET GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC.
- THIS INLET TO BE LOCATED IN VERTICAL FACED CURBS SUCH AS TYPE "F" CURB AND GUTTER. GRATE SHALL BE ORIENTED WITH VANES DIRECTED TOWARD PREDOMINATE FLOW. INLET TO BE LOCATED OUTSIDE PEDESTRIAN CROSSWALK WHERE PRACTICAL. FOR STRUCTURE BOTTOMS, SEE INDEX No. 200. FOR SUPPLEMENTAL DETAILS, SEE INDEX No. 201.
- ALL STEEL IN SLAB TOPS SHALL HAVE 1-1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN. TOPS SHALL BE EITHER CAST-IN-PLACE OR PRECAST CONCRETE.
- FOR ALTERNATE B APPLICATIONS, TOP SLAB OPENINGS SHALL BE PLACED SUCH THAT 2 EDGES OF INLET FRAME WILL BE LOCATED DIRECTLY ABOVE BOTTOM WALL OR RISER WALL.
- WHEN USED ON A STRUCTURE WITH DIMENSIONS LARGER THAN THOSE DETAILED ABOVE AND RISERS ARE NOT APPLIED, THE TOP SLAB SHALL BE CONSTRUCTED USING INDEX 200 WITH THE SLAB OPENING ADJUST TO 24"x36". THE "SPECIAL TOP SLAB" ON INDEX 200 IS NOT PERMITTED.
- FRAME MAY BE ADJUSTED WITH ONE TO SIX COURSES OF BRICK.
- INLET AND GRATE DETAIL SHOWN IS NEENAH R-3067-L. VANED GRATES WITH APPROXIMATELY EQUAL OPENINGS WILL BE PERMITTED THAT SATISFY AASHTO H-20 LOADING. INLET AND GRATE SHALL BE CLASS 30 CASTINGS IN ACCORDANCE WITH ASTM A-48. GRATES SHALL BE REVERSIBLE, RIGHT OR LEFT.



SECTION VIEW

NOTES

- PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITION OF ASTM C 478 WITH 4,000 LB. CONCRETE, TYPE II CEMENT.
- THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABRITITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OF PIPE OPENING SURFACES.
- MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDARY E-170 OR EQUIVALENT.

4 8"-21" SEWERS STORM SEWER STANDARD MANHOLE

(NOT TO SCALE)

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REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES

TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

GENERAL DETAILS (2 of 2)

DATE	REVISION	CHECK BY	DRAWN BY
4-15-20	REVISED PER CITY COMMENTS APRIL 6, 2020	SMH	SMH
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6-26-20	REVISED PER DESIGN WATER USERS INC COMMENTS	SMH	SMH
7-17-20	REVISED PER DESIGN WATER USERS INC COMMENTS	SMH	SMH
8-26-20	REVISED PER CITY OF DESIGN DEVELOPMENT PROJECT REVIEW REPORT 8-14-20	SMH	SMH

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Dean A. F. Burgis 8/31/20

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: **18-433**

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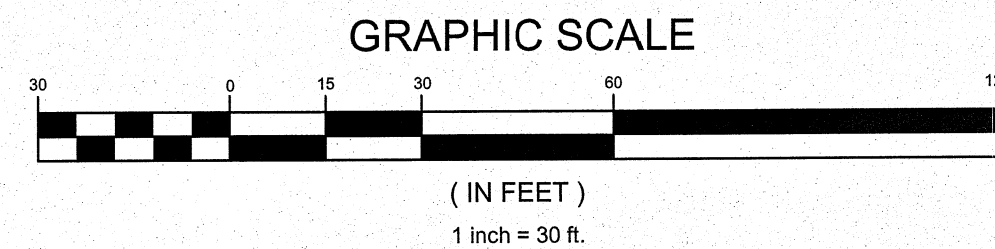
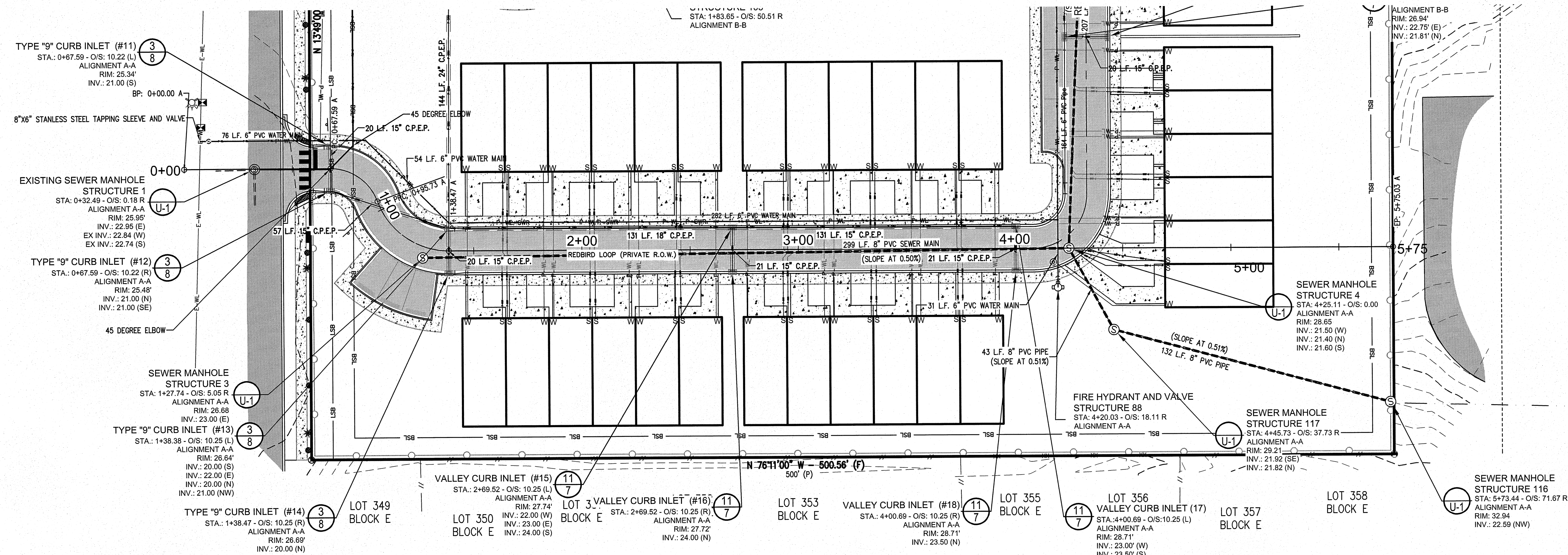
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CERTIFICATE OF
NUMBER 00002775

REQUESTED BY: SHANE CANNON

HARBOR PLACE TOWNHOMES
TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA

**CROSS SECTION
(A) DETAILS**

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Dean A. F. Burgis 8-31-20
DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

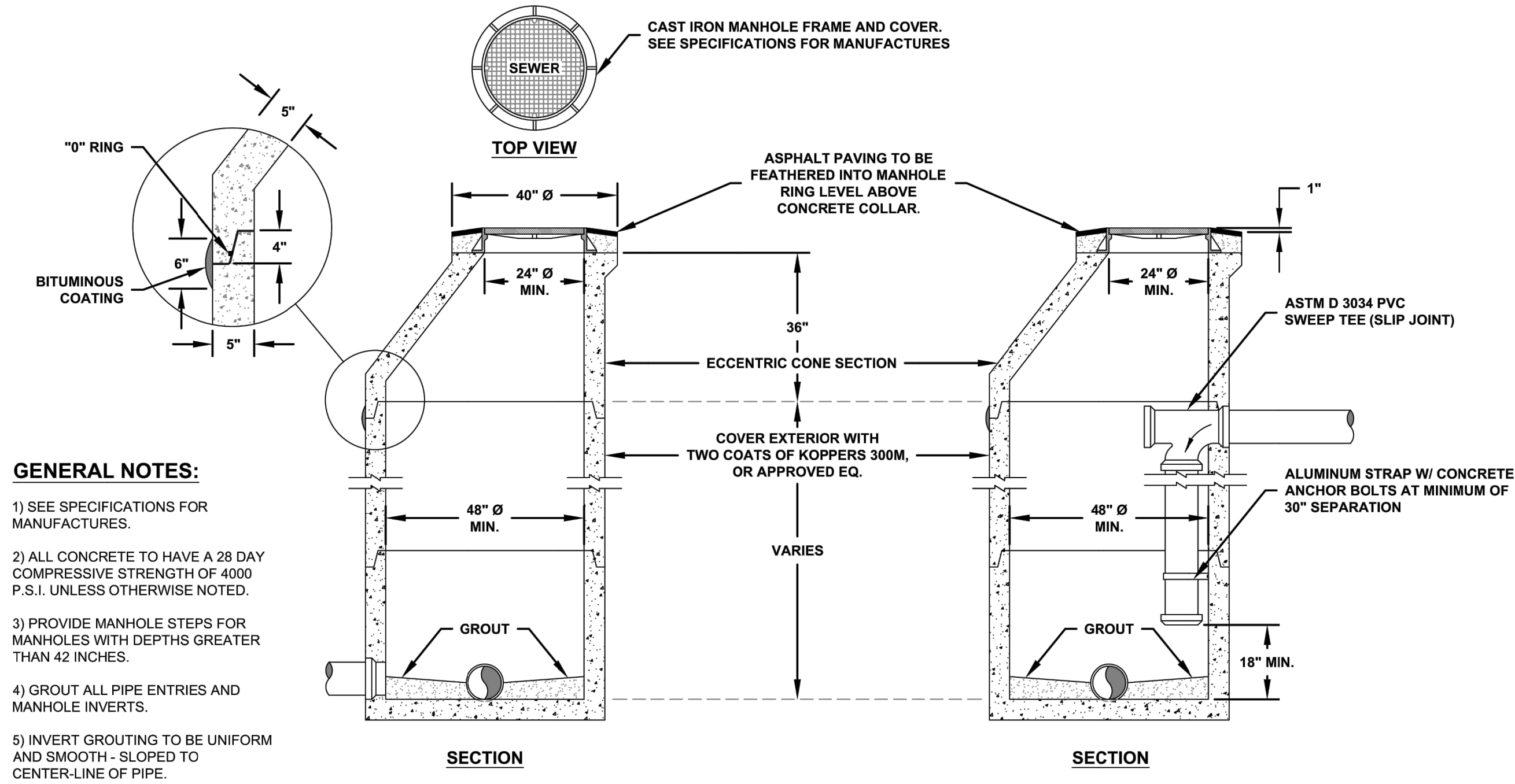
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DWG. DATE: 07-18-19	CHECK BY: DAFB
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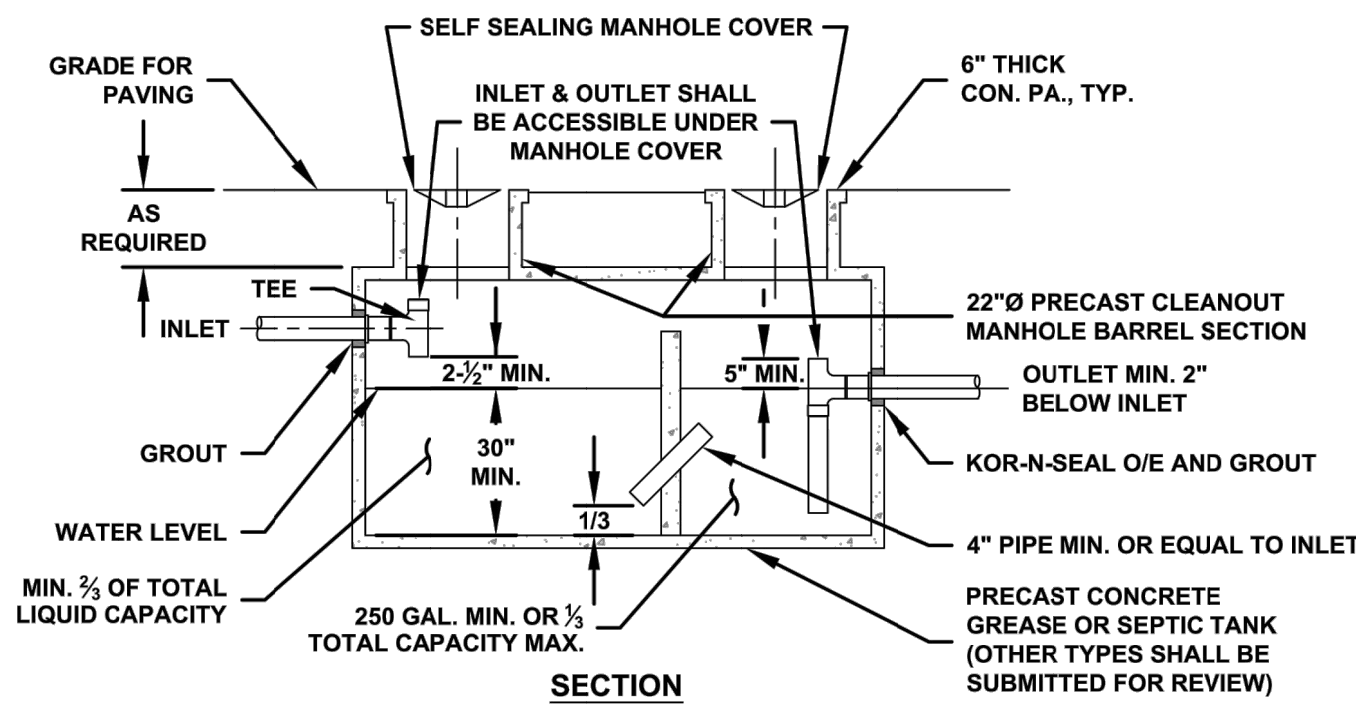
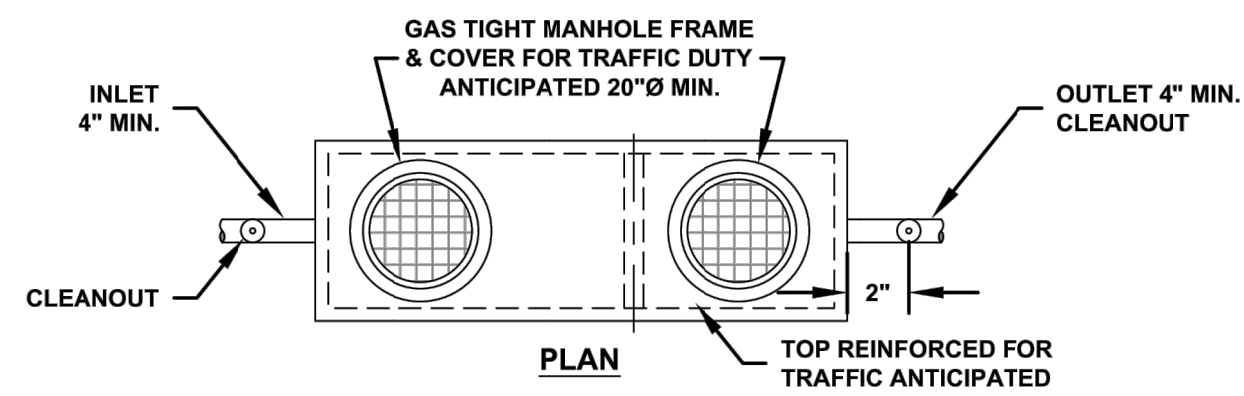
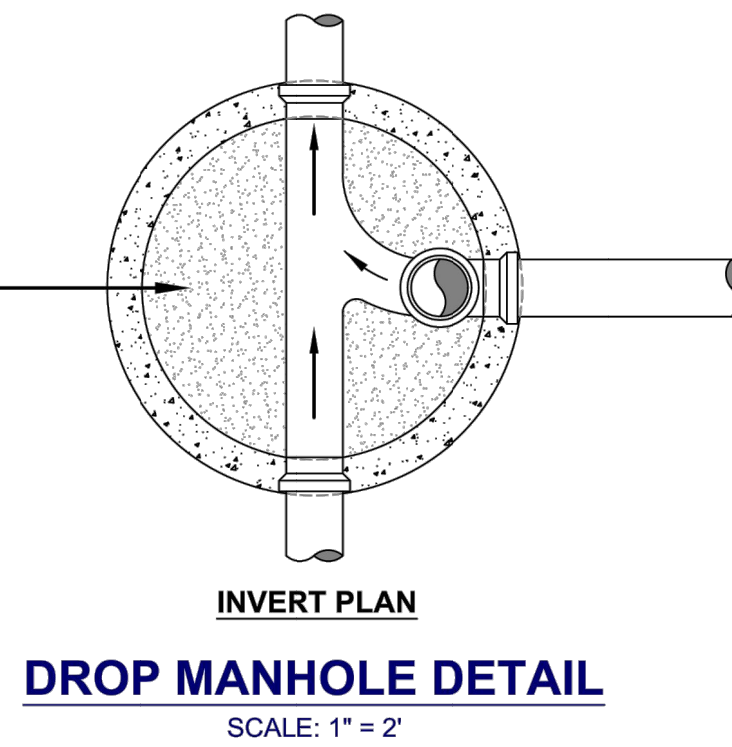
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9 of 11**

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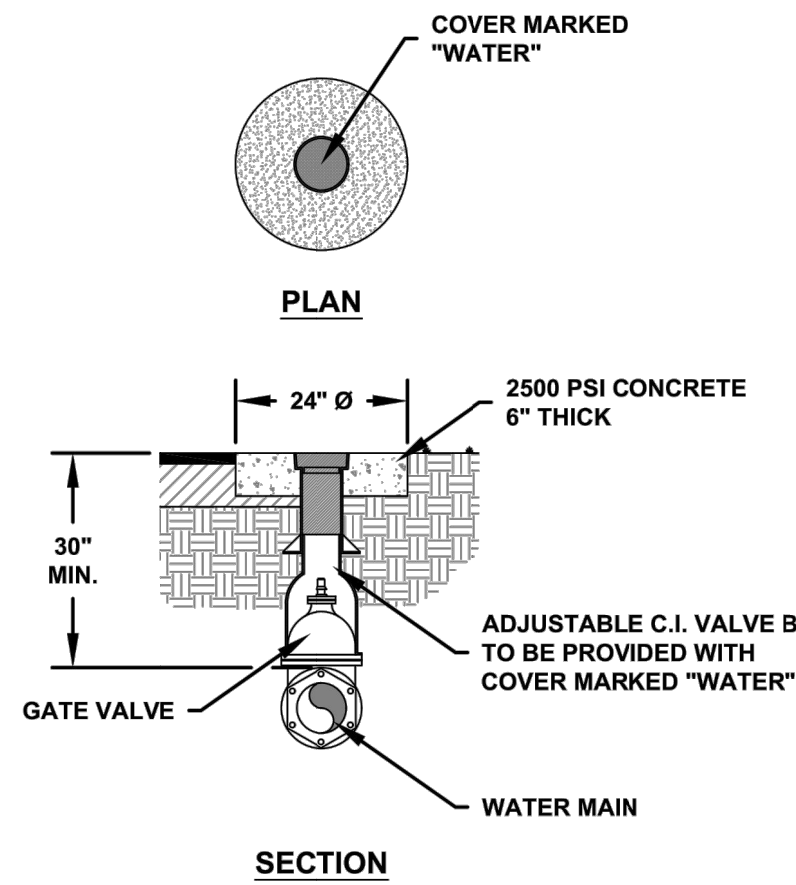
STANDARD MANHOLE DETAIL
SCALE: 1" = 2'



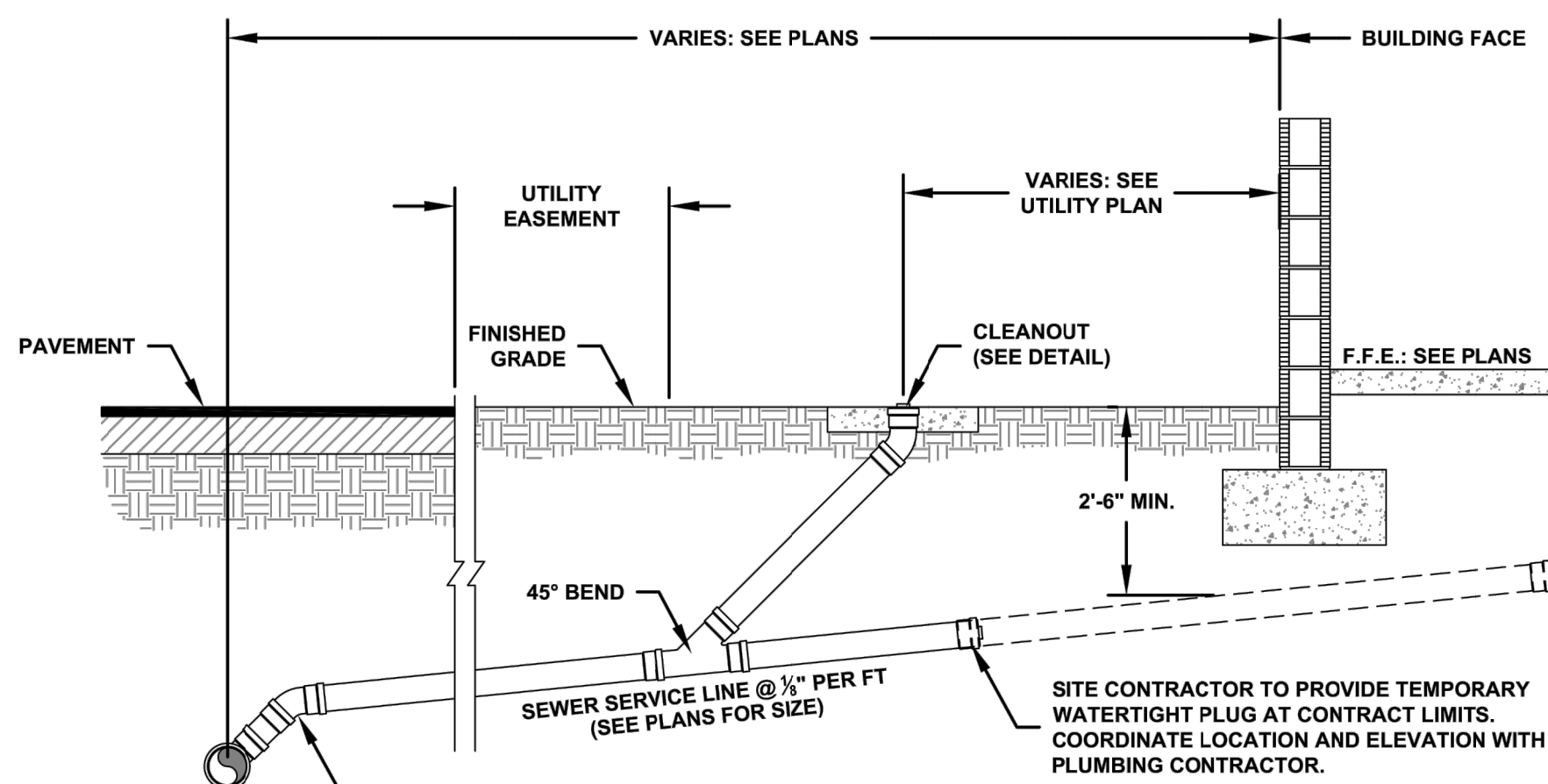
GENERAL NOTES:

- 1) STRUCTURAL DESIGN OF GREASE TRAP SHALL BE IN ACCORDANCE WITH CHAPTER 10D-5 OF FLORIDA ADMINISTRATIVE CODES.
- 2) ACCESS FOR MONITORING THE INLET AND OUTLET PIPE FITTINGS OR BAFFLES SHALL BE PROVIDED FROM MANHOLES. CLEANOUTS SHALL BE INSTALLED BEFORE THE FIRST GREASE INTERCEPTOR AND WITHIN TWO FEET AFTER THE LAST INTERCEPTOR IN THE SERIES.
- 3) GREASE INTERCEPTOR (OR INTERCEPTORS) SHALL BE DESIGNED TO PRODUCE A CLARIFIED EFFLUENT ACCEPTABLE TO THE CITY OF GROVELAND STANDARDS.

GREASE TRAP
SCALE: N.T.S.

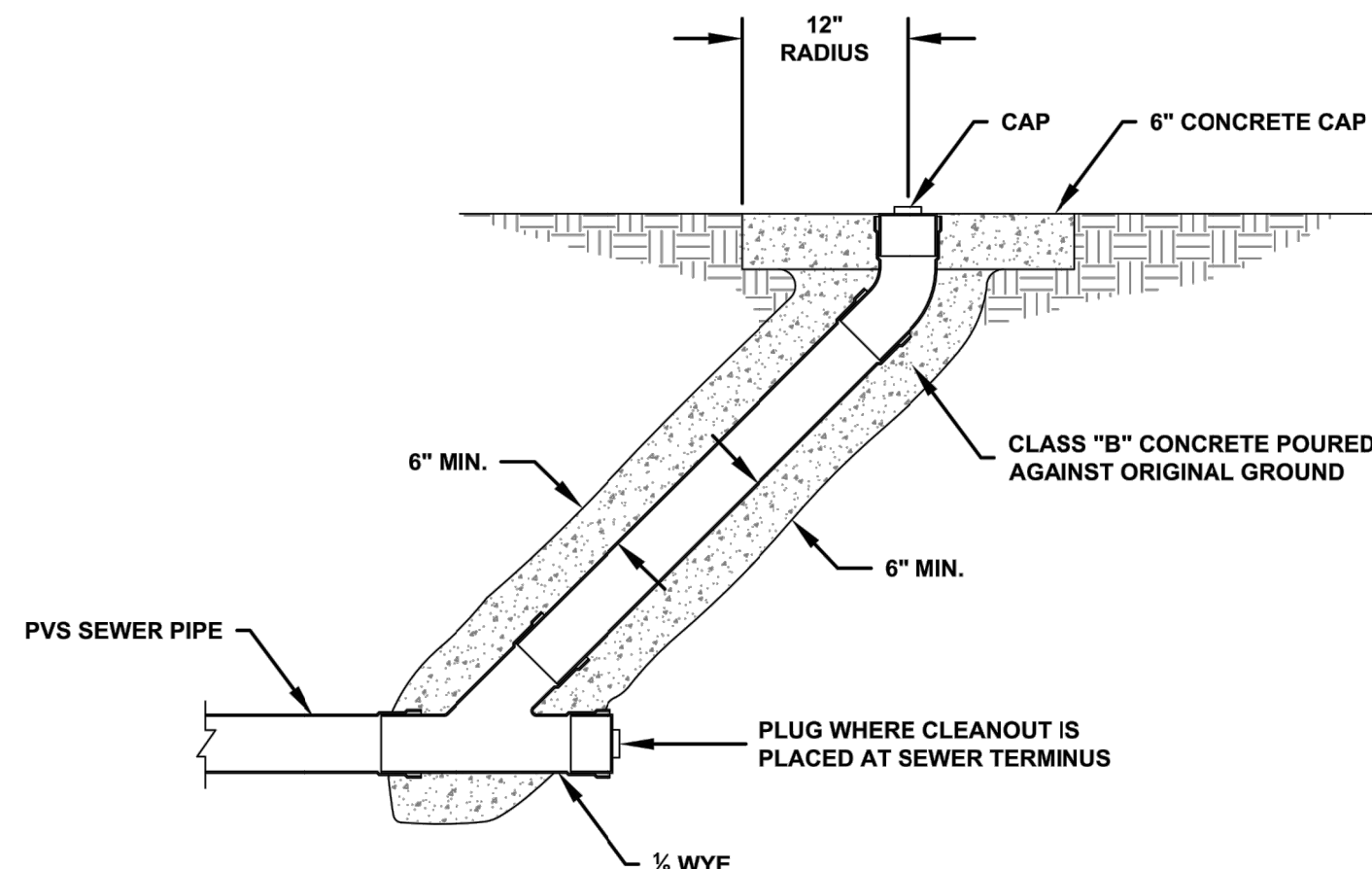


GATE VALVE AND VALVE BOX DETAIL
SCALE: 1" = 2'

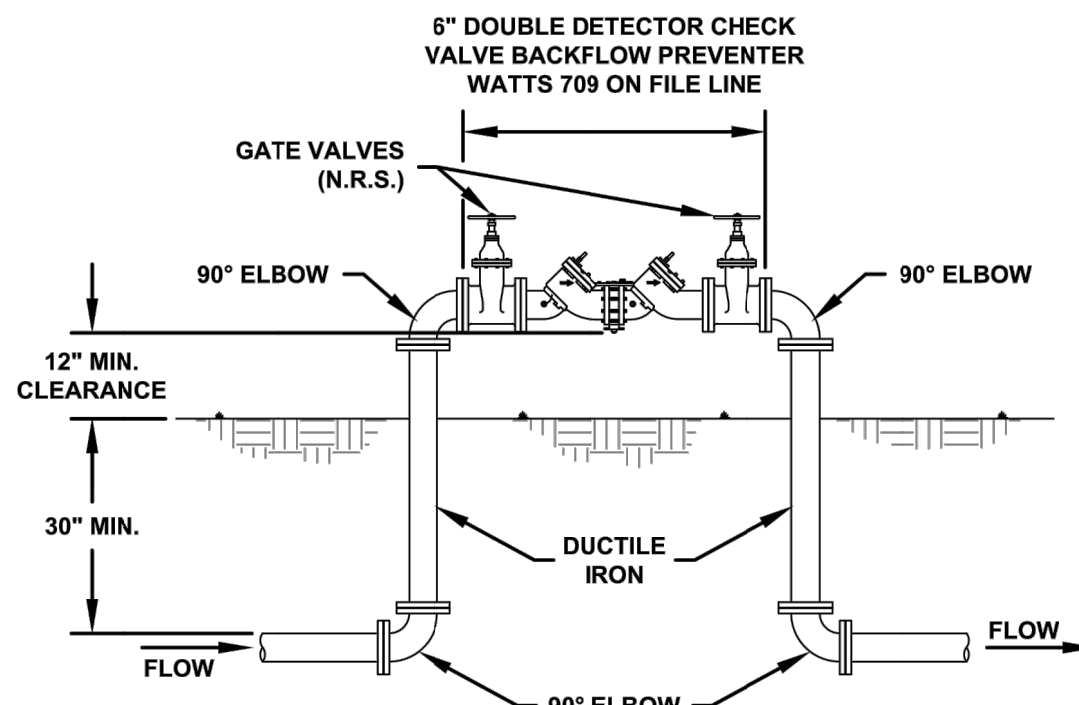


GENERAL NOTE:

- 1) SEWER CONNECTION TO BE MADE OF MANUFACTURED WYES. INVERT OF CONNECTION TO BE AT ELEVATION OF TOP OF MAIN.



CLEANOUT DETAIL
SCALE: 1" = 1'



GENERAL NOTES:

- 1) ALL FITTINGS SHALL BE CAST OR DUCTILE IRON.
- 2) PROVIDE THRUST BLOCKS FOR BELOW GROUND FITTINGS. SEE THRUST BLOCK DETAIL.
- 3) PROVIDE SUPPORTS UNDER BACKFLOW PREVENTER AS REQUIRED.

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146



NOTES:
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DWU TYPICAL DETAILS

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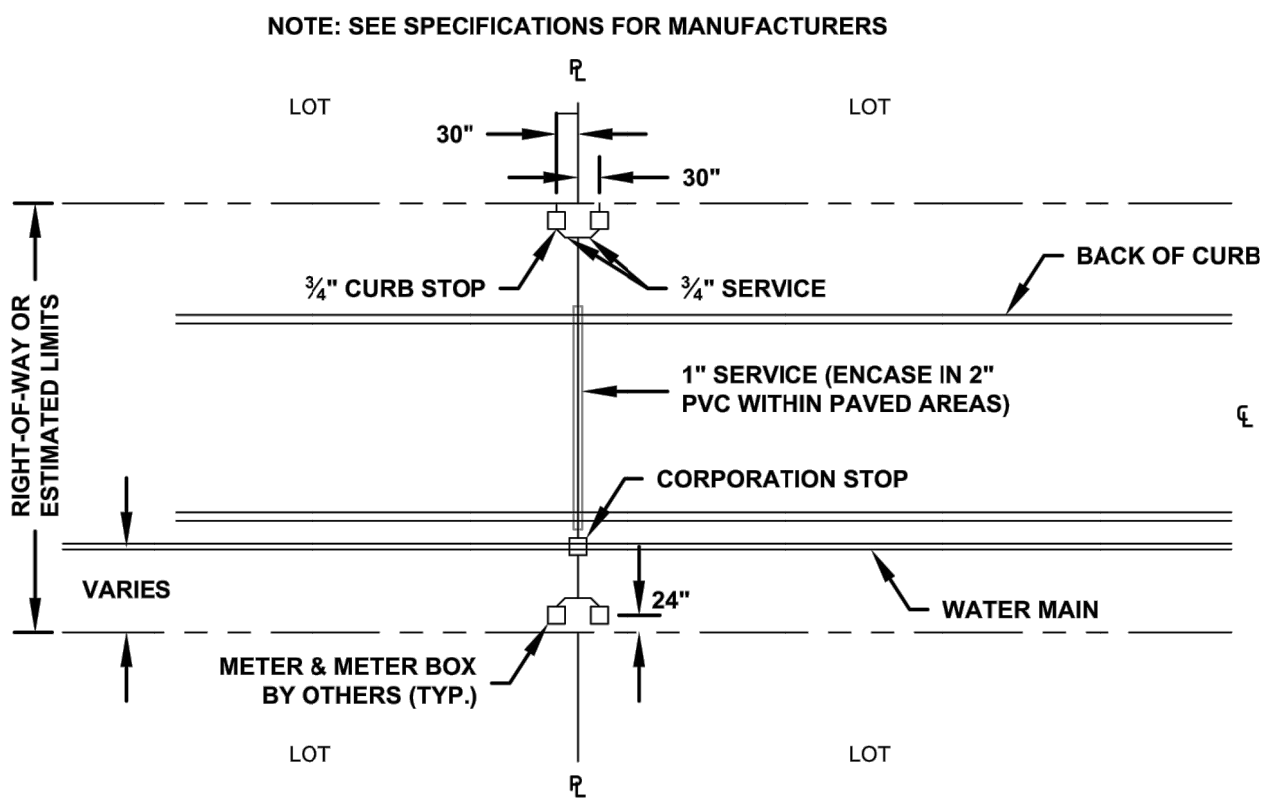
HARBOR PLACE TOWNHOMES
TOWNSHIP 2 SOUTH, RANGE 22 WEST
OF WALTON COUNTY, FLORIDA
UTILITY DETAILS

DATE	REVISION	REASON
4-15-20	REVISION PER CITY COMMENTS APRIL 6, 2020	
5-29-20	REVISION PER CITY COMMENTS MAY 28, 2020	
6-26-20	REVISION PER DESTIN WATER USERS INC COMMENTS	
7-17-20	REVISION PER DESTIN WATER USERS INC COMMENTS	

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Dean A. F. Burgis
DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

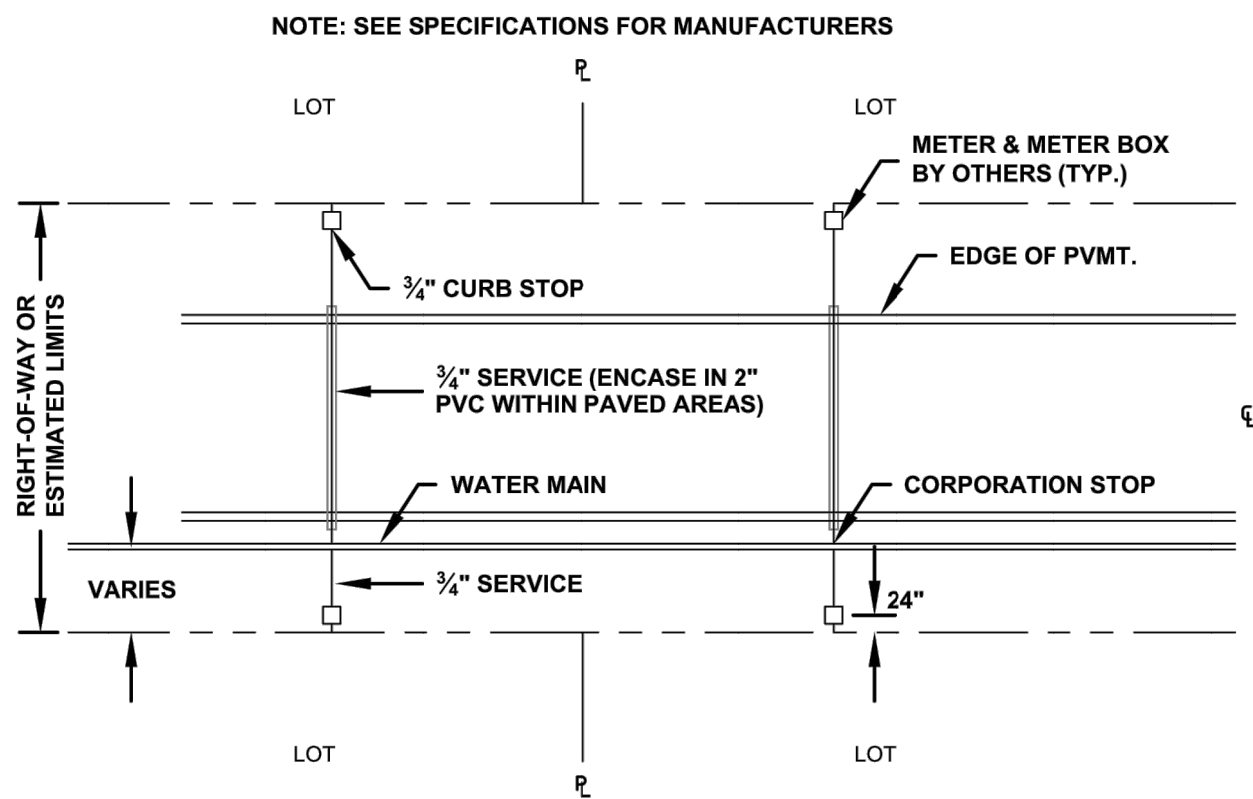
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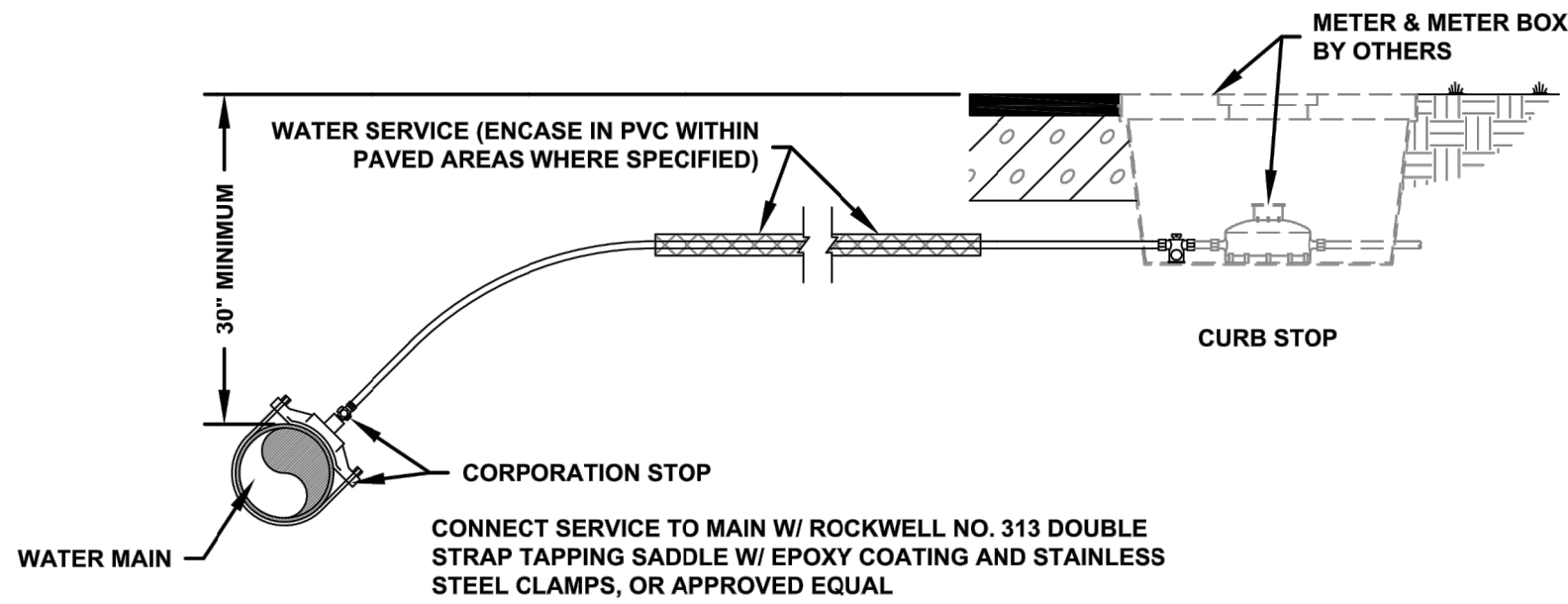
DOUBLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

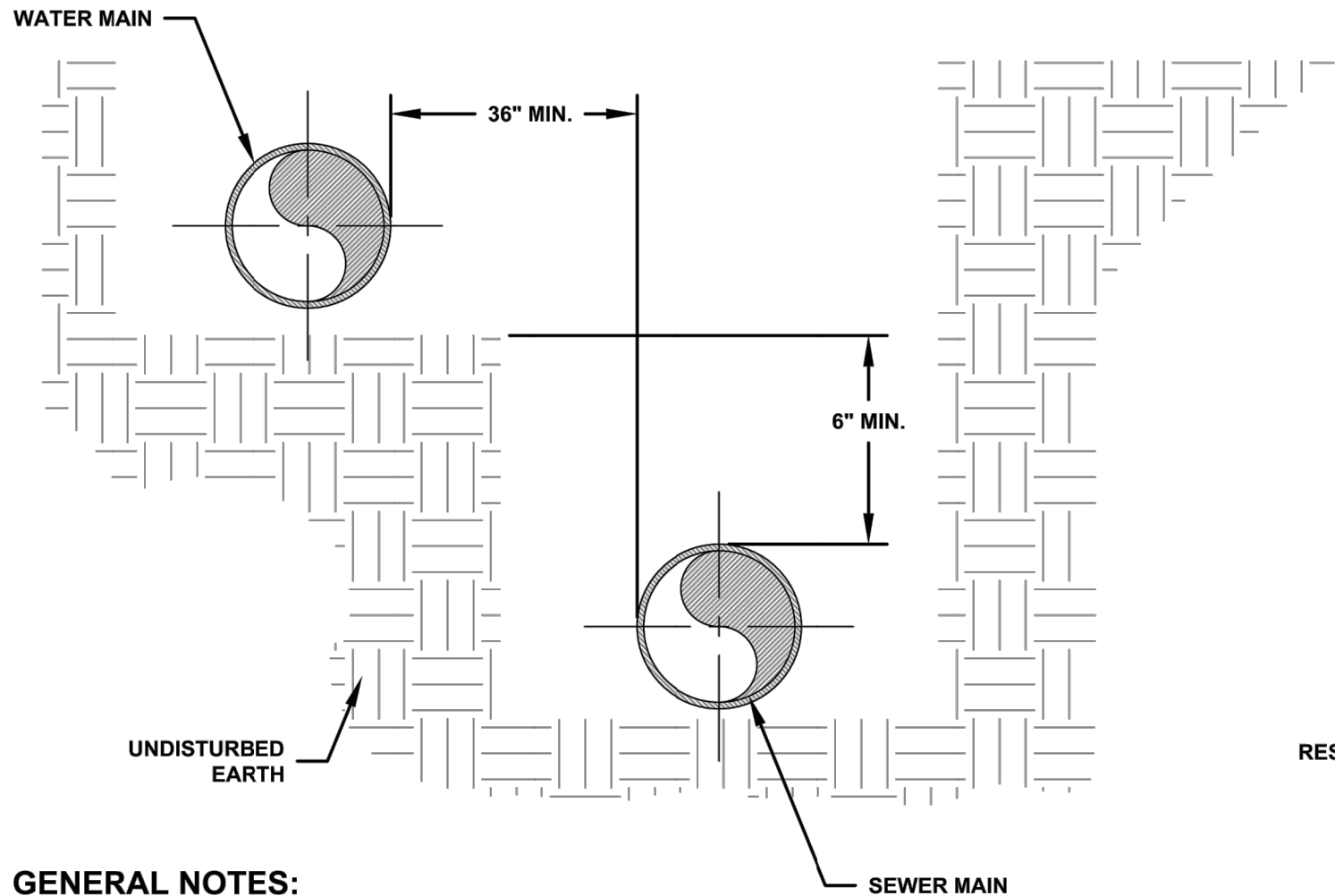


WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

GENERAL NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BACTERIOLOGICAL EXAMINATIONS ON ALL NEW WATER MAINS (AS REQUIRED BY AND TO THE SATISFACTION OF) THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. THESE REQUIREMENTS NECESSITATE A SATISFACTORY SAMPLE AT EACH SAMPLE LOCATION FOR TWO CONSECUTIVE DAYS. IF THE EXAMINATION IS BY PERSONS OTHER THAN THE LOCAL HEALTH DEPARTMENT, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE LABORATORY REPORTS TO THE ENGINEER FOR SUBMITTAL TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.).
- 2) INSTALLATION OF WATER MAINS AND SERVICES SHALL COMPLY WITH ALL GOVERNING AUTHORITIES.
- 3) THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 4) ALL PIPES SHALL BE PVC UNLESS OTHERWISE NOTED OR REQUIRED. ALL MAINS TO BE MARKED WITH NO. 14 INSULATED COPPER TRACER WIRE TO FACILITATE THEIR LOCATIONS.
- 5) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS WITHIN PAVED AND UNPAVED AREAS.

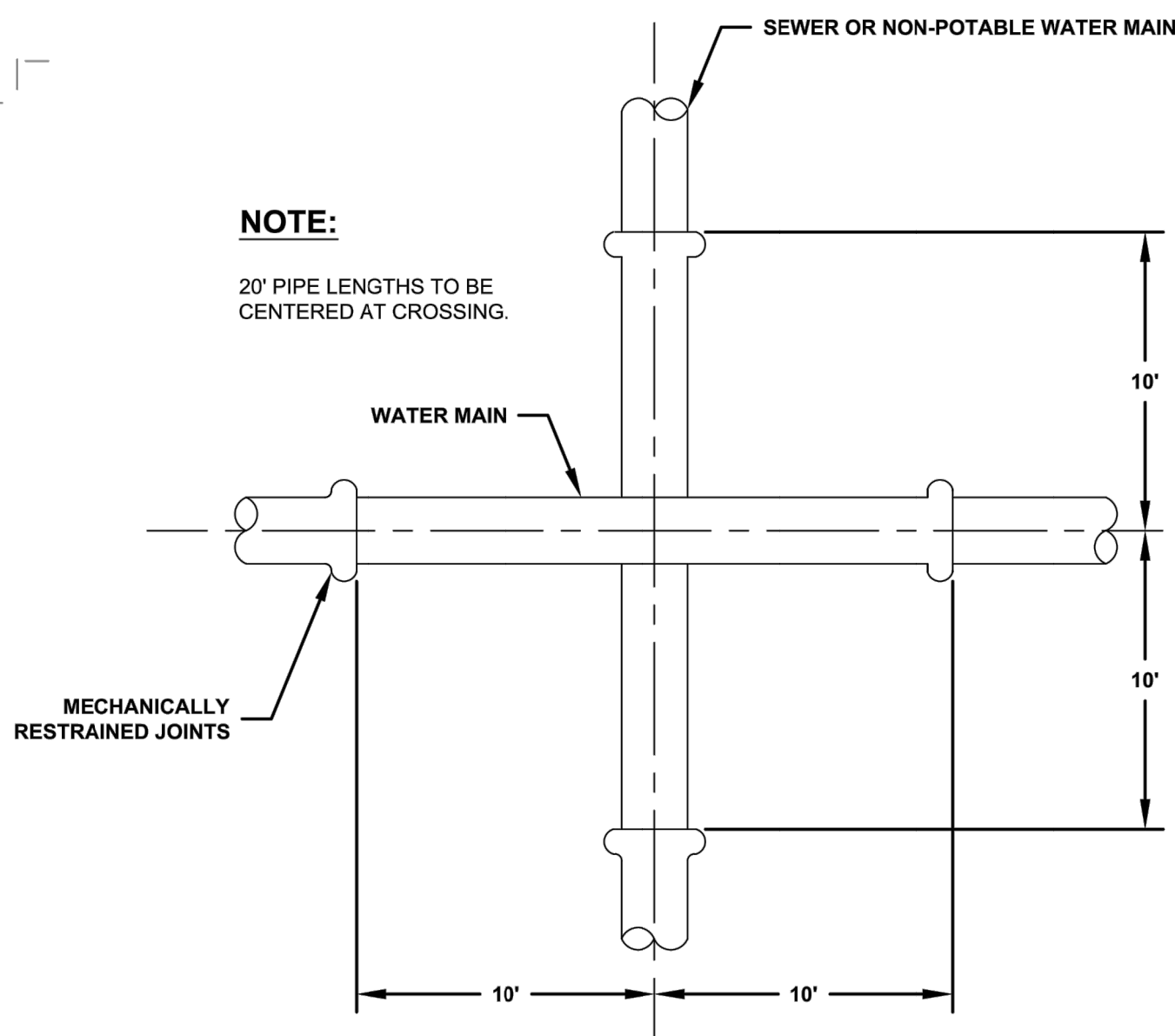


GENERAL NOTES:

- 1) WHERE A 6 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 SHELVE WITH 3 FOOT MINIMUM HORIZONTAL SEPARATION (MEASURED OUTSIDE OF PIPE) AND 6 INCHES MINIMUM (12 INCHES PREFERRED) ABOVE THE TOP OF THE SEWER MAIN OR NONPOTABLE WATER MAIN.
- 2) WHERE A 12 INCH VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN CROSSING 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 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING AND THE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING. CONCRETE ENCASEMENT SHALL BE POURED SEPARATELY FOR EACH PIPE.

WATER/SEWER SEPARATION DETAIL

SCALE: N.T.S.



NOTE:

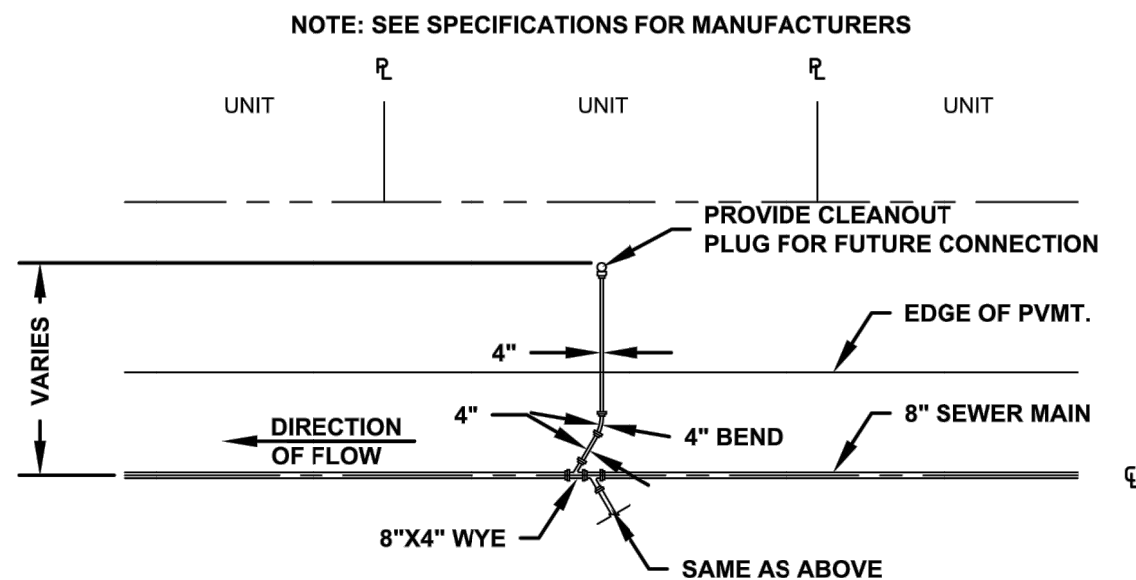
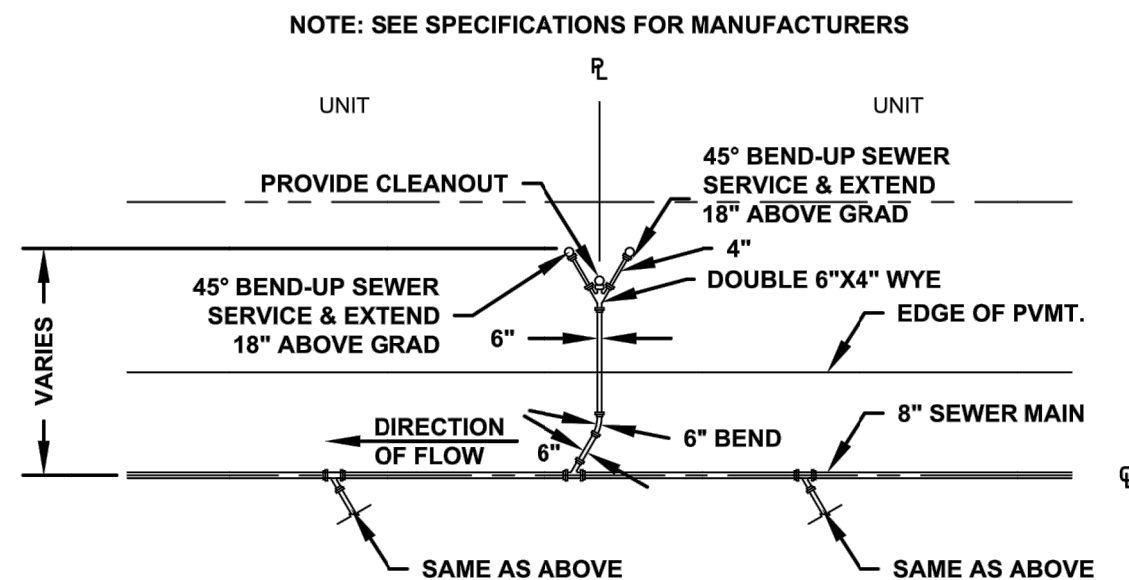
20' PIPE LENGTHS TO BE CENTERED AT CROSSING.

DOUBLE SANITARY SEWER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

SINGLE SANITARY SEWER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



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7-17-20	REVISION	REASON

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PROFESSIONAL ENGINEER

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PROFESSIONAL ENGINEER No. 50705

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18-433

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1-1 DESCRIPTION

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE CONSTRUCTION OF A POTABLE WATER SYSTEM, WHICH INCLUDES THE POTABLE WATER DISTRIBUTION MAINS, VALVING, FIRE HYDRANTS, AND SERVICE PIPING. THE POTABLE WATER SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS, OR THE SPECIFICATIONS AND REQUIREMENTS OF THE DESTIN WATER USERS, INC. (UTILITY COMPANY), WHICHEVER IS MORE STRINGENT.

1-2 CODES AND STANDARDS

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-555 OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND THE APPLICABLE PORTIONS OF THE NATIONAL STANDARD PLUMBING CODE PERTAINING TO THE INSTALLATION OF POTABLE WATER SYSTEMS. ADDITIONALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE MARSHALL AND UTILITY COMPANY REGULATIONS PERTAINING TO FIRE HYDRANTS, INCLUDING HOSE UNIT THREADING AND SIMILAR MATCHING OF CONNECTIONS. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS AND SHALL COORDINATE TAPPING OF EXISTING WATER MAINS WITH THE UTILITY COMPANY.

1-3 MATERIALS

1-3.1 DETECTOR WIRE

NO. 14 COPPER TRACER WIRE SHALL BE REQUIRED FOR ALL NON-METALLIC WATER MAINS. TRACER WIRE SHALL BE WELL CONNECTED TO FIRE HYDRANTS AND SHALL BE PROTECTED DURING BACKFILLING OPERATIONS TO PREVENT BREAKAGE.

1-3.2 PIPING AND PIPE FITTINGS

1-3.2.1 WATER MAINS

WATER MAIN PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, WATER MAIN PIPING 1-1/2" THROUGH 3" IN SIZE SHALL CONFORM TO ASTM D 2241, SDR 26 (PVC MATERIAL 12454-B) WITH PUSH-ON JOINTS CONFORMING TO ASTM D 3139 AND ELASTOMERIC GASKETS CONFORMING TO ASTM F 477. WATER MAIN PIPING 4" THROUGH 12" IN SIZE SHALL CONFORM TO AWWA C 900-89, DR 18, AND SHALL BE FURNISHED IN CAST-IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS AWWA C 900 LISTED. ALL WATER MAIN PIPING SHALL BE STAMPED "NSF-PW". ALL WATER MAIN FITTINGS SHALL BE CONSTRUCTED OF EITHER DUCTILE IRON OR CAST IRON CONFORMING TO AWWA C 110 OR ANSI A 21.10, RESPECTIVELY.

1-3.2.2 WATER SERVICE PIPING

WATER SERVICE PIPING SHALL BE POLYETHYLENE (PE) TUBING CONFORMING TO ASTM D 1248, CLASS 160, WITH BRASS OR BRONZE BARBED FITTINGS WITH 2 STRAP-TYPE STAINLESS STEEL CLAMPS OVER PIPE AT EACH INSERT.

1-3.3 VALVES

1-3.3.1 GATE VALVES

GATE VALVES SHALL BE OF CAST IRON BODY, FULLY BRONZE MOUNTED, DOUBLE-DISC, AND HAVING PARALLEL SEATS, WITH WIDE FLANGED, MECHANICAL JOINT, OR SPIGOT ENDS DEPENDING ON INSTALLATION. GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 175 PSI, AND SHALL COMPLY WITH AWWA C 500. GATE VALVES SHALL OPEN BY COUNTERCLOCKWISE ROTATION OF THE VALVE STEM AND SHALL BE FITTED WITH HUB-TYPE HAND OPERATORS. GATE VALVES SHALL BE SIZED AND LOCATED AS INDICATED ON THE PLANS.

1-3.3.2 WATER SERVICE CLAMPS AND STOPS

1-3.3.2.1 DOUBLE CLAMP TAPPING SADDLE

DOUBLE CLAMP TAPPING SADDLE SHALL BE MANUFACTURED BY FORD METERING, CO.

1-3.3.2.2 CORPORATION STOPS

CORPORATION STOPS SHALL BE FORD MODEL NO. F-1000, OR APPROVED EQUAL. INLETS SHALL HAVE COMPRESSION CONNECTIONS AND OUTLETS SHALL HAVE IRON PIPE THREADS.

1-3.3.2.3 CURB STOPS

CURB STOPS SHALL BE AS MANUFACTURED BY FORD, OR APPROVED EQUAL. INLETS SHALL HAVE COMPRESSION CONNECTIONS AND OUTLETS SHALL HAVE IRON PIPE THREADS.

1-3.3.3 VALVE BOXES

AN ADJUSTABLE CAST-IRON VALVE BOX OF SUITABLE SIZE SHALL BE PROVIDED AT EACH GATE VALVE. THE HEAD SHALL BE ROUND AND THE LID SHALL HAVE THE WORD "WATER" CAST ON IT. THE LEAST DIMENSION OF THE SHAFT OF THE BOX SHALL BE 5-1/4". A 2-0" DIAMETER BY 6" CONCRETE COLLAR SHALL BE POURED AROUND THE SHAFT AT THE VALVE BOX SURFACE. THE VALVE BOXES SHALL BE CLOW F-2452, OR APPROVED EQUAL.

1-3.4 FIRE HYDRANTS

FIRE HYDRANTS SHALL BE DRY-BARREL TYPE CONFORMING TO AWWA C 502. HYDRANTS SHALL HAVE 6" OUTLET, ONE 5-1/4" PUMPER CONNECTION, AND TWO 2-1/2" HOSE CONNECTIONS. THE SIZE AND SHAPE OF OPERATING NUTS AND THREADS ON HOSE AND PUMPER CONNECTIONS SHALL BE AS REQUIRED BY THE UTILITY COMPANY. THE HYDRANTS SHALL BE AMERICA DARLING, (MODEL B84B-S) WITH TAMPER PROOF BONNET.

1-3.5 ANCHORAGES

THE CONTRACTOR SHALL PROVIDE ANCHORAGES FOR TEES, WYES, CROSSES, PLUGS, CAPS, BENDS, VALVES, AND HYDRANTS AS REQUIRED. AFTER INSTALLATION, APPLY FULL COAT OF BITUMINOUS MATERIAL TO SURFACE OF ANY FERROUS ANCHORAGES. ANCHORAGE TYPES ARE AS FOLLOWS:

- (1) CLAMPS, STRAPS, AND WASHERS: STEEL, ASTM A 506.
- (2) RODS: STEEL, ASTM A 575.
- (3) ROD COUPLINGS: MALLEABLE-IRON, ASTM A 197.
- (4) BOLTS: STEEL, ASTM A 307.
- (5) THRUST BLOCKS: CONCRETE, 2500 PSI, SIZED AS INDICATED.

1-3.6 WATER METERS

WATER METERS FOR BILLING ARE TO BE PROCURED FROM DESTIN WATER USERS, INC.

1-4 INSTALLATION

1-4.1 PIPE LAYING AND JOINTING

PIPE, FITTINGS, VALVES AND ACCESSORIES SHALL BE CAREFULLY INSPECTED BEFORE AND AFTER INSTALLATION AND THOSE FOUND DEFECTIVE SHALL BE REJECTED AND REPLACED. BEFORE PLACING IN POSITION, CONTRACTOR TO CLEAN PIPE, FITTINGS, VALVES AND ACCESSORIES AND MAINTAIN IN CLEAN CONDITION. CUT PIPE ACCURATELY TO MEASUREMENTS ESTABLISHED AT THE SITE AND WORK INTO PLACE WITHOUT SPRINGING OR FORCING. SUPPORT PIPE AT ITS PROPER ELEVATION AND GRADE, TAKING CARE TO SECURE FIRM AND UNIFORM SUPPORT. LAY PIPE SO THAT THE FULL LENGTH OF EACH SECTION OF PIPE AND EACH FITTING WILL REST SOLIDLY ON THE PIPE BEDDING; EXCAVATE RECESSES TO ACCOMMODATE BELLS, JOINTS, AND COUPLINGS. PROVIDE ANCHORS AND SUPPORTS WHERE NECESSARY FOR FASTENING WORK INTO PLACE. CONCRETE REACTION, THRUST BLOCKS OR RESTRAINED JOINTS SHALL BE APPLIED FOR ALL TEES, PLUGS, CAPS AND BENDS DEFLECTING 22-1/2 DEGREES OR MORE. KEEP TRENCHES FREE OF WATER UNTIL JOINTS HAVE BEEN PROPERLY MADE. AT THE END OF EACH DAY'S WORK, CLOSE OPEN ENDS OF PIPE TEMPORARILY WITH WOOD BLOCKS OR BULKHEADS. DO NOT LAY PIPE WHEN CONDITIONS OF TRENCH OR WEATHER ARE UNSUITABLE. IN ADDITION TO THE ABOVE, PVC PIPE AND FITTINGS INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF UNII-B-3.

WATER MAINS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE, IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, AND WHEN APPROVED BY D.E.P., DWL, AND THE ENGINEER. THE WATER MAIN MAY BE INSTALLED CLOSER TO THE SEWER, PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.

BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THE MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10' BETWEEN JOINTS. ALTERNATIVELY, THE SEWER MAIN BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10' SEPARATION.

EXCAVATION AND BACKFILLING OF WATER MAIN TRENCHES SHALL CONFORM TO SECTION 2 OF THESE SPECIFICATIONS. PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS.

1-4.2 GATE VALVES

INSTALL GATE VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C 600 FOR VALVE-AND-FITTING INSTALLATION. VALVE BOXES SHALL BE PLACED CONCENTRICALLY OVER THE VALVE OPERATING NUT.

1-4.3 FIRE HYDRANTS

INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C 600 AND AWWA M 17, "INSTALLATION, OPERATION, AND MAINTENANCE OF FIRE HYDRANTS".

1-4.4 CONNECTION TO EXISTING WATER SYSTEM

COORDINATE AND MAKE CONNECTIONS TO THE EXISTING WATER SYSTEM IN A MANNER APPROVED BY THE UTILITY COMPANY, AND WITH A MINIMUM INTERRUPTION OF SERVICE ON THE EXISTING SYSTEM.

1-5 FIELD TESTING

1-5.1 GENERAL

CONDUCT PIPE TESTS BEFORE JOINTS ARE COVERED, AND AFTER THRUST BLOCKS HAVE SUFFICIENTLY HARDENED. FILL PIPING WITH WATER 24 HOURS PRIOR TO TESTING, AND APPLY TEST PRESSURE TO STABILIZED SYSTEM.

1-5.2 HYDROSTATIC TESTS

1-5.2.1 PRESSURE DURING TEST

AFTER THE PIPE HAS BEEN LAID AND BACKFILLED AS SPECIFIED, EACH VALVED SECTION OF NEWLY LAID PIPE SHALL, UNLESS OTHERWISE SPECIFIED, BE SUBJECT TO A HYDROSTATIC PRESSURE EQUAL TO 150 PSI. THE CONTRACTOR SHALL RECORD THE TESTING BY THE USE OF A PNEUMATIC RECORDING GAUGE, AND AFTER ALL TESTING IS COMPLETE, THE RECORDING SHALL BE TURNED OVER TO THE ENGINEER FOR HIS FILES.

1-5.2.2 DURATION OF PRESSURE TEST

THE DURATION OF EACH PRESSURE TEST SHALL BE AT LEAST 2 HOURS.

1-5.2.3 PROCEDURE

EACH SECTION OF PIPE SHALL BE SLOWLY FILLED WITH WATER AND THE SPECIFIED TEST PRESSURE, MEASURED AT THE LOWEST POINT OF THE ELEVATION, SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. THE PUMP, PIPE CONNECTION, GAUGES METER, AND ALL NECESSARY APPARATUS SHALL BE FURNISHED BY THE CONTRACTOR. THE TEST SHALL BE APPLIED TO EACH VALVED SECTION IN ORDER TO CHECK THE LEAKAGE THROUGH ALL VALVES.

1-5.2.4 EXPELLING AIR BEFORE TEST

BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. TO ACCOMPLISH THIS, TAPS SHALL BE MADE, IF NECESSARY, AT POINTS OF HIGHEST ELEVATION AND AFTERWARDS TIGHTLY PLUGGED.

1-5.2.5 DEFINITION OF LEAKAGE

LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION OF IT, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.

1-5.2.6 PERMISSIBLE LEAKAGE

SUITABLE MEANS SHALL BE PROVIDED BY THE CONTRACTOR FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER NORMAL OPERATING PRESSURE. NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL OR UNLESS THIS LEAKAGE (EVALUATED AT 150 PSI) IS LESS THAN THE FIGURE STATED BELOW:

	GAL/S/1000'/24 HRS.	GAL/S/1000'/1 HR.
2"	3.8 GAL.	0.16 GAL.
3"	5.7 GAL.	0.24 GAL.
4"	7.6 GAL.	0.32 GAL.
6"	11.4 GAL.	0.47 GAL.
8"	15.2 GAL.	0.63 GAL.
10"	18.9 GAL.	0.79 GAL.
12"	22.7 GAL.	0.95 GAL.

1-5.2.7 VARIATION FROM PERMISSIBLE LEAKAGE

SHOULD ANY TEST OF COMBINED SECTIONS OF PIPE LAID DISCLOSE LEAKAGE GREATER THAN THE SPECIFIED LIMIT, THE CONTRACTOR SHALL, AT HIS EXPENSE, LOCATE AND REPAIR THE DEFECTIVE JOINTS UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE.

1-5.2.8 WATER FOR TESTING

WATER FOR TESTING SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE.

1-5.2.9 TIME FOR MAKING TEST

PIPE MAY BE SUBJECT TO HYDROSTATIC PRESSURE, INSPECTED, AND TESTED FOR LEAKAGE AT ANY CONVENIENT TIME AFTER PARTIAL COMPLETION OF BACKFILL. THE CONTRACTOR MAY TEST THE SYSTEM WITH JOINTS EXPOSED OR WITH BACKFILLING COMPLETE AT HIS OPTION. THE ENGINEER AND THE UTILITY COMPANY SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE SCHEDULING TESTING WITH A UTILITY COMPANY REPRESENTATIVE PRESENT.

1-5.3 OPERATING TESTS

OPEN AND CLOSE ALL VALVES AND HYDRANTS UNDER SYSTEM WATER PRESSURE. CHECK DRY BARREL HYDRANTS FOR PROPER OPERATION.

1-6 DISINFECTION

IN ACCORDANCE WITH THE NEW POTABLE WATER SYSTEM IN ACCORDANCE WITH AWWA C 601 TO THE SATISFACTION OF THE ENGINEER AND THE UTILITY COMPANY. IN THE PROCESS OF CHLORINATING WATER, ALL VALVES OR OTHER APPURTENANCES SHALL BE OPERATED WHILE THE PIPE LINE IS FILLED WITH THE CHLORINATING AGENT.

1-7 FINAL FLUSHING AND TESTING

FOLLOWING DISINFECTION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE NEWLY LAID PIPE SYSTEM AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER THROUGHOUT ITS LENGTH SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND PAYING FOR THE TEST SAMPLES.

1-8 AS-BUILT CERTIFICATION

IN ACCORDANCE WITH THE RULES OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 62-555. THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF THE CONSTRUCTION OF THE POTABLE WATER SYSTEM TO ASSURE COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND SAID ENGINEER WILL REPORT TO DEP UPON COMPLETION OF THE CONSTRUCTION AND CLEANING AND DISINFECTION DESCRIBED ABOVE BEFORE THE SYSTEM CAN BE PLACED INTO SERVICE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS BEFORE BEGINNING CONSTRUCTION ON THE POTABLE WATER SYSTEM.

THE CONTRACTOR SHALL FURNISH THE ENGINEER AT THE CLOSE OF THE PROJECT, WITH ONE (1) SET OF MARKED-UP CONSTRUCTION PLANS DEPICTING AS-BUILT CONDITIONS OF THE POTABLE WATER SYSTEM. THE AS-BUILT PLANS SHALL SHOW THE LOCATION OF WATER SERVICES, WATER VALVES, AND FIRE HYDRANTS. ENGINEERING APPROVAL OF THE POTABLE WATER SYSTEM WILL NOT BE MADE UNTIL ACCURATE AND LEGIBLE AS-BUILT PLANS ARE RECEIVED.

END OF SECTION

SECTION 2 - RECLAIMED WATER DISTRIBUTION SYSTEM (A.K.A. REUSE WATER)

SPECIFICATIONS FOR THE RELOCATION OF THE 16" RECLAIM MAIN PER THE DWU COMMONS DRIVE RECLAIMED WATER EXTENSION PHASE III PLANS AND SPECIFICATIONS DATED JANUARY 2011 AND PREPARED BY BASKERVILLE-DONOVAN, INC.

2-1 DESCRIPTION

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE CONSTRUCTION OF RECLAIMED WATER SERVICES AND OTHER APPURTENANCES, IN CONFORMITY WITH THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS, OR THE GENERAL UTILITY SPECIFICATIONS OF DESTIN WATER USERS, INC. (UTILITY COMPANY), WHICHEVER IS MORE STRINGENT.

2-2 CODES AND STANDARDS

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-604 AND 62-610 OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES, THE APPLICABLE PORTIONS OF THE NATIONAL STANDARD PLUMBING CODE AND TEN STATE STANDARDS PERTAINING TO THE INSTALLATION OF RECLAIMED WATER SYSTEMS, AND THE UTILITY ACCOMMODATION MANUAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS FROM THE UTILITY COMPANY.

2-3 MATERIALS

2-3.1 DETECTOR WIRE

NO. 12 COPPER TRACER WIRE SHALL BE REQUIRED FOR ALL NON-METALLIC SERVICES AND SHALL BE PROTECTED DURING BACKFILLING OPERATIONS TO PREVENT BREAKAGE.

2-3.2 GATE VALVES - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-3.3 PIPING AND PIPE FITTINGS - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-3.3.1 RECLAIMED WATER MAINS - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-3.3.2 RECLAIMED WATER SERVICE PIPING

WATER SERVICE PIPING SHALL BE POLYETHYLENE (PE) TUBING CONFORMING TO ASTM D 1248, CLASS 160, WITH BRASS OR BRONZE BARBED FITTINGS WITH 2 STRAP-TYPE STAINLESS STEEL CLAMPS OVER PIPE AT EACH INSERT. ALL RECLAIMED WATER INFRASTRUCTURE (MAINS, SERVICES, ETC.) SHALL BE COLOR CODED USING PANTONE PURPLE 522C USING LIGHT STABLE COLORANTS.

2-3.3.3 RECLAIMED WATER SERVICE CLAMPS AND STOPS

2-3.3.3.1 SERVICE CLAMPS

SERVICE CLAMPS SHALL BE CLOW-VEGA MODEL F-6350 AS MANUFACTURED BY CLOW, WICHITA FALLS, TEXAS, OR DRESSER STYLE 194 AS MANUFACTURED BY DRESSER MANUFACTURING CO., BRADFORD, PA., OR APPROVED EQUAL.

2-3.3.3.2 CORPORATION STOPS

CORPORATION STOPS SHALL BE FORD MODEL NO. F-1000, OR APPROVED EQUAL. INLETS SHALL HAVE COMPRESSION CONNECTIONS AND OUTLETS SHALL HAVE IRON PIPE THREADS.

2-3.3.3.3 CURB STOPS

CURB STOPS SHALL BE AS MANUFACTURED BY FORD, OR APPROVED EQUAL. INLETS SHALL HAVE COMPRESSION CONNECTIONS AND OUTLETS SHALL HAVE IRON PIPE THREADS.

2-3.3.4 VALVE BOXES - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-3.4 ANCHORAGES - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-5 INSTALLATION - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-6 FIELD TESTING - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS

2-7 AS-BUILT CERTIFICATION

IN ACCORDANCE WITH THE RULES OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 62-604, THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF THE CONSTRUCTION OF THE RECLAIMED WATER SYSTEM TO ASSURE COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND SAID ENGINEER WILL REPORT TO DEP UPON COMPLETION OF THE CONSTRUCTION BEFORE THE SYSTEM CAN BE PLACED INTO SERVICE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS BEFORE BEGINNING CONSTRUCTION ON THE RECLAIMED WATER SYSTEM.

2-8 AS-BUILT DRAWINGS

THE CONTRACTOR SHALL FURNISH THE ENGINEER AT THE CLOSE OF THE PROJECT, WITH ONE (1) SET OF MARKED-UP CONSTRUCTION PLANS DEPICTING AS-BUILT CONDITIONS OF THE RECLAIMED WATER SYSTEM. THE AS-BUILT PLANS SHALL SHOW THE LOCATION OF WATER SERVICES, BENDS AND VALVES. ENGINEERING APPROVAL OF THE RECLAIMED WATER SYSTEM WILL NOT BE MADE UNTIL ACCURATE AND LEGIBLE AS-BUILT PLANS ARE RECEIVED.

END OF SECTION

SECTION 3 - SANITARY SEWAGE SYSTEM

3-1 DESCRIPTION

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE CONSTRUCTION OF A GRAVITY SANITARY SEWER COLLECTION SYSTEM, INCLUDING SANITARY SEWER COLLECTION LINES, SERVICE LINES, SANITARY SEWER MANHOLES, AND OTHER APPURTENANCES, IN CONFORMITY WITH THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS, OR THE SPECIFICATIONS AND REQUIREMENTS OF THE DESTIN WATER USERS, INC. (UTILITY COMPANY), WHICHEVER IS MORE STRINGENT.

3-2 CODES AND STANDARDS

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-604 OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND THE APPLICABLE PORTIONS OF THE NATIONAL STANDARD PLUMBING CODE AND TEN STATE STANDARDS, PERTAINING TO THE INSTALLATION OF GRAVITY SANITARY SEWER COLLECTION SYSTEMS. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM DEP AND INSPECTIONS REQUIRED BY THE UTILITY COMPANY.

3-3 MATERIALS

3-3.1 GRAVITY SEWER COLLECTION LINES AND FITTINGS

GRAVITY SEWER COLLECTION LINE PIPING AND FITTINGS (6" THROUGH 12") SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 3034, TYPE PSM, SDR 35. JOINTING SHALL BE ACCOMPLISHED BY MEANS OF ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D 3212. GASKET MATERIAL SHALL BE SUITABLE FOR USE WITH DOMESTIC SEWAGE AND SHALL CONFORM TO ASTM F 477.

3-3.2 SEWER SERVICE LINES

SEWER SERVICE LINE PIPING AND FITTINGS (4" AND SMALLER) SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 2466. EXTEND SEWER SERVICE LINES TO RIGHT-OF-WAY LINE AND BEND UP AT A 45° ANGLE. EXTEND 18" ABOVE GROUND AND CAP.

SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, SIZED AS INDICATED, AND COMPLYING WITH ASTM C 478. MANHOLE TOPS SHALL BE ECCENTRIC CONE TYPE AND MANHOLE BASES SHALL BE BASE RISER SECTIONS WITH INTEGRAL FLOORS. NO STEPS SHALL BE PROVIDED IN ANY SANITARY SEWER MANHOLES OF ANY DEPTH.

SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY-DUTY CAST IRON CONSTRUCTION, SIZED AS INDICATED. THE MANHOLE COVER SHALL BE OF INDENTED TOP DESIGN WITH LETTERING CAST INTO THE TOP READING "SEWER". MANHOLE FRAMES AND COVERS SHALL BE VULCAN FOUNDRY NO. VM-37, NEEHAN FOUNDRY NO. R-1600, OR APPROVED EQUAL. MANHOLE FRAMES AND COVERS ARE TO BE COATED WITH COAL-TAR EPOXY.

3-3.4 CLEANOUTS

SANITARY SEWER CLEANOUTS SHALL BE CONSTRUCTED OF PVC PIPE EXTENDED TO THE GROUND SURFACE WITH PVC PLUGS.

INSTALLATION

3-4.1 GRAVITY COLLECTION AND SERVICE LINES

EACH SECTION OF PIPE SHALL BE CAREFULLY INSPECTED BEFORE AND AFTER IT IS IN- STALLED AND DEFECTIVE PIPE SHALL BE REJECTED AND REMOVED. SEWER LINES SHALL BE LAID BEGINNING AT THE LOW POINT OF THE SYSTEM, TRUE TO THE GRADE AND ALIGNMENT INDICATED, WITH UNBROKEN CONTINUITY OF INVERT. CLEAR INTERIOR OF PIPING OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. OPEN ENDS OF PIPE AT THE END OF EACH DAY'S WORK SHALL BE CLOSED TEMPORARILY WITH WOOD PLUGS OF APPROPRIATE SIZES. IN ADDITION TO THE ABOVE, PVC GRAVITY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH UNI-B-5.

SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, AND WHEN APPROVED BY D.E.P., DWJ, AND THE ENGINEER, THE SEWER MAY BE INSTALLED CLOSER TO THE WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.

SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10" BETWEEN ANY TWO JOINTS. ALTERNATIVELY, THE SEWER MAIN MAY BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 11" SEPARATION.

EXCAVATION OF PIPE TRENCHES SHALL CONFORM TO SECTION 2 OF THESE SPECIFICATIONS.

3-4.2 SEWER MANHOLES

SANITARY SEWER MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 891. WHERE MANHOLES OCCUR IN PAVEMENTS, SET TOP OF FRAMES AND COVERS FLUSH WITH THE FINISHED SURFACE. ELSEWHERE, SET TOPS 3" ABOVE FINISHED SURFACE. UNLESS OTHERWISE INDICATED, GROUT INVERTS OF MANHOLES TO PROVIDE CONTINUITY OF GRADE AND DIRECTION CHANGE THROUGH MANHOLE. THE EXTERIOR OF THE MANHOLE SHALL BE GIVEN TWO COATS OF KOPPERS 300M, OR EQUAL, BEFORE BACKFILLING OPERATION.

SEWER MANHOLES SHALL BE COATED WITH A SELF-PRIMING HEAVY DUTY COLD APPLIED COAL TAR MATERIAL SIMILAR AND EQUAL TO KOPPERS' BITUMASTIC SUPER SERVICE BLACK". PROVIDE A MINIMUM OF TWO (2) COATS AT A RATE OF 50 TO 60 SQUARE FEET PER GALLON PER COAT.

BACKFILLING

BACKFILL PIPE TRENCHES AND AROUND STRUCTURES IN ACCORDANCE WITH SECTION 2 OF THESE SPECIFICATIONS.

INSPECTION AND TESTING

TEST PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. MAKE RECORDS OF ALL TESTS. INSPECTION OF MANHOLES, OR MANHOLE LOCATIONS, HAVE BEEN INSTALLED AND APPROXIMATELY 2' OF BACKFILL IS IN PLACE, AND AGAIN AT THE COMPLETION OF THE PROJECT, IF INSPECTION INDICATES POOR ALIGNMENT, DEBRIS, DIS- PLACEMENT, OR OTHER DEFECTS, CORRECT SUCH DEFECTS AND REINSPECT.

LEAKAGE TESTS MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. THE LEAKAGE OUTWARD OR INWARD (EXFILTRATION OR INFILTRATION) SHALL NOT EXCEED 50 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. AN EXFILTRATION OR INFILTRATION TEST AS DESCRIBED HEREIN SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2'. THE WATER TEST, IF USED, SHALL BE RUN CONTINUOUSLY FOR A PERIOD OF NOT LESS THAN 3 HOURS, WITH THEIR READING TAKEN AT 20 MINUTE INTERVALS. THE AIR TEST, IF USED, SHALL AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F1417-92 (1998). THE STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWERS USING LOW-PRESSURE AIR. ALL TEST TIMES SHALL BE CALCULATED USING RAMSEIER'S EQUATION $T = 1.85 (DQ)^2$ WHERE

SHORTTEST TIME, IN SECONDS ALLOWED FOR THE AIR PRESSURE TO DROP 1.0 PSIG
0.000419 DL, BUT NOT LESS THAN 1.0
0.0015 CUBIC FEET/MINUTE/ SQUARE FEET OF INTERNAL SURFACE
NOMINAL PIPE DIAMETER IN INCHES
LENGTH OF PIPE BEING TESTED IN FEET

FOR MORE EFFICIENT TESTING OF LONG TEST SECTIONS AND /OR SECTIONS OF LARGER DIAMETER PIPES A REDUCED PRESSURE DROP OF 0.5 PSIG MAY BE USED IN LIEU OF THE 1.0 PSIG DROP. IF 0.5 PSIG PRESSURE DROP USED, APPROPRIATE REQUIRED TEST TIMES SHALL BE EXACTLY HALF AS LONG AS THOSE OBTAINED USING RAMSEIER'S EQUATION FOR T CITED ABOVE.

TESTING METHODS PROVIDED SHOULD TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER CONDITIONS PROJECTED AND THE SITUATION DURING THE TEST.

TEST SHALL BE MADE BY THE CONTRACTOR WITH THE UTILITY COMPANY REPRESENTATIVE BEING PRESENT TO VERIFY THE TEST ACCURACY. THE ENGINEER AND THE UTILITY COMPANY SHALL BE NOTIFIED 24 HOURS IN ADVANCE. WHERE INFILTRATION OCCURS IN EXCESS OF THE SPECIFIED AMOUNT, THE DEFECTIVE JOINTS OR JOINTS SHALL BE LOCATED AND REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IF THE DEFECTIVE JOINTS CANNOT BE SO LOCATED, THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL REMOVE AND RECONSTRUCT AS MUCH OF THE ORIGINAL WORK AS NECESSARY TO OBTAIN A SEWER SYSTEM WITHIN THE ALLOWABLE INFILTRATION LIMITS.

SEWER OR SEWERS SHALL BE PUMPED OUT AND NORMAL INFILTRATION CONDITIONS PREVAIL BEFORE TESTING SHALL BE STARTED.

SEWER MAINS AND SERVICES SHALL BE PRESSURE TESTED AS SPECIFIED IN THIS SECTION OR AS REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE UTILITY COMPANY.

SANITARY SEWER MAINS AND MANHOLES MUST BE VIDEO TAPED AND PROVIDED TO THE UTILITY COMPANY BEFORE ACCEPTED FOR SERVICE.

AS-BUILT CERTIFICATION

IN ACCORDANCE WITH THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 62B04, THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM TO ASSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS, AND TO OBTAIN APPROVAL OF THE SANITARY SEWER SYSTEM WILL NOT BE MADE UNTIL ACCURATE AND LEGIBLE RECORDS OF THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM ARE OBTAINED. PRIOR TO BEGINNING CONSTRUCTION ON THE SEWER COLLECTION SYSTEM.

AS-BUILT DRAWINGS

THE CONTRACTOR SHALL FURNISH THE ENGINEER AT THE CLOSE OF THE PROJECT, WITH THREE (3) SETS OF AS-BUILT DRAWINGS. THE AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION PLANS DEPICTING AS-BUILT CONDITIONS OF THE SANITARY SEWER SYSTEM. THE AS-BUILT DRAWINGS SHALL SHOW THE LOCATION OF SANITARY SEWER SERVICES AND THE LOCATION AND ELEVATION OF SANITARY SEWER MANHOLES. ELEVATIONS SHALL BE RELATIVE TO PROJECT DATUM.

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE AS-BUILT DRAWINGS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE SUBMITTAL OF THE AS-BUILT DRAWINGS. THE UTILITY COMPANY REQUIRES AN ELECTRONIC CAD FILE IN ADDITION TO THE PRINTED RECORD DRAWINGS.

DESTIN WATER USERS, INC.

14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

SPECIFICATIONS

DATE:	REVISION DATE:	REVISION BY:	REVIEWED BY:	SHEET:	NO. OF SHEETS	DATE	BY	REASON
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UTILITY SPECIFICATIONS 1

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OF A FLORIDA LICENSED
PROFESSIONAL ENGINEER

 7-17-20

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 18-433	
SCALE: N.T.S.	DRAWN BY: SMH
ORDER: 19-0476	DESIGN BY: SMH
DWG. DATE: 07-18-19	CHECK BY: DAFB
FILE: 18-433_ENG-9.dwg	

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