CITY COUNCIL MEETING

Welcome to the City of Niceville City Council Meeting. The public may address the City Council in person and must attend in person to speak during public hearings. If you are a person with a disability who needs accommodation to participate in this meeting or if you have any questions, please contact the City Clerk's Office at 279-6436. If you are deaf/hard of hearing and require the services of an interpreter, please call the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours of advance notice, prior to the scheduled meeting, for accommodation.

AGENDA

March 10, 2025
City Council Chambers - 208 Partin Drive North
6:00 PM

A. Meeting Call to Order and Roll Call

Invocation and Pledge to the Flag of the United States of America

B. Approval of the Agenda with Additions or Deletions

C. Consent Agenda

C-1: Approval of Minutes from February 11, 2025 City Council Meeting
C-2: March 3, 2025 Planning Commission Minutes (Information Only)
C-3: Bills Payable (No Attachment)

D. Awards, Proclamations, and Presentations

D-1: Youth Advisory Council Update (No Attachment)

D-2: Proclamation declaring March 2025 as Procurement Month and March 12, 2025, as Procurement Professional's Day.

D-3: Proclamation recognizing the month of March as American Red Cross Month, 2025

D-4: Awards presentation for outgoing City Council members Sal Nodjomian and Carl Donahoo in recognition of years of service to the City of Niceville (No Attachment)

E. Public Hearings (First Reading of Title and Public Hearing)

E-1: EAR Based Amendments to the Comprehensive Plan - Ordinance No 25-XX-XX. Request approval to transmit the proposed amendment to the Comprehensive Plan to the appropriate State and Federal agencies for review. An ordinance of the City of Niceville, Florida; Providing for amendments to Chapters 13, 15, 16 and 17 of the Comprehensive Plan; deleting Chapters 15 through 17 pertaining to levels of service, plan consistency, and public-school facilities; substantively amending Chapter 13 pertaining to intergovernmental coordination; and providing for enforcement, severability, conflicts, and codifications; and providing for an effective date.

F. Public Hearings (Second and Final Reading of Title and Public Hearing)

F-1: Budget Amendment Water Meter Replacement Ordinance 25-03-1 – Second and final Reading. An ordinance adopting the amended final budget changes for the City of Niceville for the fiscal year commencing October 1, 2024; An ordinance adopting and approving the appropriation set forth in said budget for the fiscal year commencing October 1, 2024; and providing for an effective date.

G. Reports

G-1: City Manager's Report (No Attachment)

G-2: Police Chief's Report

G-3: Fire Chief's Report

G-4: Public Works Director's Report

G-5: Building Report

H. New Business

H-1: City Council Items (No Attachment)

H-2: McClellan Variance Resolution No. 25-03-01 - The applicant is requesting a variance to Appendix D, Section 7.08.01(B)(4) of the City of Niceville's Land Development Code. The applicant is requesting a reduction of the front setback from 25 feet to 4 feet and a reduction of the East side setback from 7.5 feet to 2 feet to construct a carport over the existing driveway. The subject property is located at 1107 Coral Drive and can be identified as Parcel ID No. 17-1S-22-4001-0001-0040. The proposed resolution site is approximately 0.18 (+/-) acres in size.

H-3: Grand American Lot Split – This is request for a lot split approval. The property is located at 1011 Judith Avenue and is identified by parcel ID number(s): 07-1S-22-1080-

0002-0120. The subject site is currently 0.44 (+/-) acres in size and if approved, the newly created lots would be approximately 0.24 and 0.20 (+/-) acres in size.

H-4: Georgia Avenue Townhomes Development Order – Approval by final order. This is a development order request to develop 14 platted townhomes across two parcels with shared parking and common areas. The subject property is located on Georgia Avenue and Bayshore Drive and is identified by parcel ID number(s): 07-1S-22-0000-0098-0000 and 07-1S-22-0000-0126-0010. The proposed development site is 2.39 (+/-) acres in size.

H-5: Deer Moss Creek Sign Variance Resolution No.25-03-02 – This is a request to allow a variance to the maximum subdivision sign size requirement for a sign located at the entrance to the Deer Moss Creek development. The requested variance is to allow for a 95.86 square foot subdivision sign which exceeds the Code allowance of 64 square feet (Section 16.10.00(e). The property is located near the intersection of Deer Moss Loop and SR 293 (Spence Parkway) and is identified as parcel ID number: 02-1S-22-0000-0002-0000.

H-6: Niceville Old Town Landing Phase I Development Order - This is a request to develop a dock, pier and pavilion system across two parcels, including the establishment and approval of a Special Planning Area pursuant to Section 7.09.14 of the Land Development Code. The property is located south of Bayshore Drive between Edge Avenue and Armstrong Avenue and is identified by parcel ID number(s): 07-1S-22-2520-0018-003C and 07-1S-22-2520-0018-0020. The proposed development site is 0.80 (+/-) acres in size.

H-7: Nomination and approval of new and current Planning Commission members.

H-8: City of Niceville Strategic Plan – Presentation of the proposed City of Niceville Strategic Plan. (Attachment Link https://drive.google.com/file/d/1B4XRCg72R2qrfuuz-ZuPd69lJ_yP7Kcl/view?usp=drive_link)

H. Open Forum

I. Swearing in of New City Council members Doug Tolbert and Heath Rominger

J. Adjournment

C-1

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
FEBRUARY 11, 2025

The Niceville City Council met in regular session at 6:00 PM, February 11, 2025 in the Council Chambers, 208 N Partin Drive. All Council members, except Councilman Nodjomian were present. The Mayor was also present. Also present were City Manager, David Deitch; Interim City Clerk, Wendy Farmer; City Attorney, Steven Hall; Police Department, Chief Hayse; and Fire Department, Chief Mayville. There were approximately 40 visitors in the audience, including other City employees. Mayor Henkel called the meeting to order at 6:00 PM. Councilman Stauffer offered the prayer and Mayor Henkel led the pledge of allegiance.

A. Meeting Call to Order and Roll Call

Invocation and Pledge to the Flag of the United States of America

B. Approval of the Agenda with Additions or Deletions

Mr. Deitch asked for resolution 25-02-01 to be added to the agenda. Councilman Donahoo moved approval and Councilman Stauffer seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

C. Consent Agenda

C-1: Approval of Minutes from January 14, 2025 City Council Meeting
C-2: February 3, 2025 Planning Commission Minutes (Information Only)
C-3: Bills Payable (No Attachment)

Councilman Schaetzle moved approval and Councilwoman Alley seconded. No one spoke for against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

D. Awards, Proclamations, and Presentations

D-1: Youth Advisory Council Update (No Attachment)

Mrs. Farmer explained that when the Youth Advisory Council met last night, they went over the projects planned for this year. The big project they are working on now is the Autism Center 5K run. They also discussed scholarship opportunity by the Florida

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League of Cities (FLC) and a project they will submit to the FLC for the Excellence Award on their door decorations at the Hawthorn House and Christmas cards for the residents at the Twin Cities Pavilion.

Added Presentation: Next year being the 250th Anniversary of the founding of the United States of America

Mayor Henkel explained that Daquiri Champion has been working with the City of Niceville to memorialize the event. Ms. Champion is the Chapter Regent for the Choctawhatchee Bay Chapter of the Daughters of the American Revolution. She explained the society has objectives such as patriotism, education, and historic preservation. She was asked to tell the story and advocate for the celebration of the Country's 250th birthday, also known as America 250. On July 4, 2026, our nation will celebrate the signing of the Declaration of Independence. This is a time to pause and reflect on our nation's past, honor the contributions of all Americans, and look toward the future. America250.org is a nonprofit working to commemorate the birthday which is known as a semi quincentennial. It was established by Congress in 2016 to plan for the celebration. She explained that one of her Chapter's projects has been to plant Liberty Trees and Mayor Henkel has approved this project. Herself and Sheila Dunning, County Extension Agent, decided upon the Dahoon Holly because it is long lived, native and has low maintenance needs. Mr. Deitch asked when the dedication would be held? Ms. Champion stated it would be as soon as the tree was purchased.

D-2: Flood Awareness Week Proclamation, recognizing the first full week in March as Flood Awareness Week in the City of Niceville

Mayor Henkel read the Flood Awareness Week Proclamation.

E. Public Hearings (First Reading of Title and Public Hearing)

E-1: Budget Amendment Water Meter Replacement – Ordinance 25-03-1 First Reading. An ordinance adopting the amended final budget changes for the City of Niceville for the fiscal year commencing October 1, 2024; An ordinance adopting and approving the appropriation set forth in said budget for the fiscal year commencing October 1, 2024; and providing for an effective date.

Mrs. Farmer read ordinance 25-03-1 by title. Councilman Schaetzle moved approval and Councilman Donahoo seconded. Mr. Deitch explained he had been in discussion with Johnson Controls; however, they came back with multiple options, all over six million dollars. We went back and looked at the project again and got it down to just under $1.9

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million to accomplish everything that needs to be done. He explained that he had asked for $250,000 to be put in the budget, but what he meant to convey was to put $250,000 per month in the budget for this project. The money was budgeted but we did not get the project approved during the budget process, so he is requesting an amendment to the budget for a revision of $1,635,255.93 for a total of $1,855,255.93. He is not recommending to finance the project but rather withdraw the money out of the Water and Sewer Reserves. There is currently $9.5 million in reserves.

Jennifer Smith, 200 White Street, asked what the rate of return for the $1.9 million is? Mr. Deitch replied 4.4 to 4.5%.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

E-2: EAR Based Amendments to the Comprehensive Plan – Ordinance No 25-XX-XX. Request approval to transmit the proposed amendment to the Comprehensive Plan to the appropriate State and Federal agencies for review. An ordinance of the City of Niceville, Florida; Providing for amendments to Chapters 1,2, 3, 4, 5, and 12 of the Comprehensive Plan; deleting Chapters 1 through 5 pertaining to administration; substantively amending Chapter 12 pertaining to recreation and open space; and providing for enforcement, severability, conflicts, and codifications; and providing for an effective date.

Mrs. Farmer read ordinance 25-XX-XX by title. Councilman Stauffer moved approval and Councilwoman Alley seconded. Mrs. Shell explained this was for the first round of the evaluation and appraisal report-based amendments that we are required to do by State Statutes. Everything has to be submitted by September of this year, so you will see a series of amendments that build on this ordinance. When it is finally adopted, we will assign it a number, which may not be until sometime in November. Next month there will be another round of proposed amendments to different chapters. She stated the Planning Commission did recommend approval.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

Resolution 25-02-01 – A resolution supporting Okaloosa County Health Improvement Partnership's (OCHIP) recommendation to partner with the Northwest Florida Community Land Trust to establish a Community Land Trust in Okaloosa County.

Mrs. Farmer read resolution 25-01-01 by title. Councilwoman Alley moved approval and Councilman Donahoo seconded. Mr. Deitch briefed the following: Members of OCHIP developed a Housing Workgroup following the Okaloosa-Walton Housing Summit in May 2024. Members of this group meet at least once a month and identified a Community Land

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Trust (CLT) as a potential tool that should be explored in order to alleviate the ongoing housing burden felt by Okaloosa County residents. CLT's are non-profit 501(c)(3) entities developed to provide and preserve affordable housing by permanently retaining ownership of the land on which affordable homes, developments, or rental units are built. Separating ownership of the land benefits homebuyers and ensures homes in the CLT remain affordable in perpetuity. Basic principles of a CLT are: the homeowner purchases the house but not the land, which lowers the purchase price; the homeowner leases the land from the CLT; when the home is sold, a portion of the appreciated value stays with the land under a new 99-year ground lease. This makes the home affordable for the next buyer.; the owner cannot sell the CLT home on the open market. Instead, it must be sold to a new low-income buyer at an affordable price, which is determined by a resale formula. This allows both the CLT and owner to benefit in market appreciation. Members recommend moving forward with the Northwest Florida Community Land Trust (NFCLT) expansion, operated by Pensacola Habitat for Humanity, as local non-profits they are not currently equipped to manage a CLT. They are willing to dedicate staff time and resources to ensure a successful expansion into Okaloosa County. All this is asking for is your support for this affordable housing initiative. He informed them all the other municipalities are taking similar actions in an effort to go before the Okaloosa County Commissioners next month at their meeting to pitch this idea and make the recommendation to partner with CLT, NFCLT, and Habitat for Humanity in Pensacola.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

F. Public Hearings (Second and Final Reading of Title and Public Hearing)

F.1: Tidwell Rezoning – Ordinance No 25-01-05 Second and Final Reading. This is a rezoning application submitted by John Tidwell, requesting an amendment of the Official Zoning Map found within the Land Development Code to change the zoning district for a property from Multi Family (R-3) to Planned Unit Development (PUD) and to change the Future Land Use Map found within the Comprehensive Plan from the Medium Density Residential category to the Mixed-Use category. The property is approximately .27 +/- acres and is located just north of Mason Street at 205 Marquette Avenue and is identified by parcel ID number(s) 12-1S-23-0000-0045-0000.

Mrs. Farmer read ordinance 25-01-05 by title. Councilman Schaetzle moved approval and Councilman Stauffer seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

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G. Reports

G-1: City Manager's Report (No Attachment)

Mr. Deitch thanked Tim and Sue McCool and 3rd Planet for hosting the bonfire last Friday. He stated they are dedicated to this community. They were able to raise $15,454 for the Fireworks show.

Meigs Park is coming along. The engineering firm is finishing the design, engineer, and cost estimate. Mrs. Shell and staff have reduced the cost to be in line with the budget. This will be brought before the Planning Commission in April for approval.

Since there have been questions and complaints regarding the fiber companies in town, he wanted to inform council and residents that Florida Statute 337.401, limits municipalities ability to prevent telecommunication companies from laying fiber in our rights-of-way. We have no legal authority to stop them from painting roads and placing flags. LiveOak Fiber should be done in the next couple of months and he was unsure when AT&T would be done.

He stated he was going to give an update on the Panhandle Animal Welfare Society (PAWS) situation and offered to stay behind after the council meeting to talk to anybody who would like. He gave the background on what led up to where we are now. In May or June of 2024, he and the Finance Director started engaging with the former PAWS Executive Director about establishing a new contract so we knew what to budget for in fiscal year 2025. What we kept receiving from her was the contract was forth coming and the rate would not go up, so that is what we budgeted for. Closer to the end of the fiscal year we still did not have a contract so they were given oral authorization to continue on a month-by-month basis until a contract was received, assuming we would be paying fiscal year 2024 rates. In October and November there were a number of emails exchanged with the new Executive Director asking for a new contract and being told it was coming. On December 11th he received an email from the current Executive Director saying the new contract rate would be $7.50, which would have been $1.00 per capita more than what was being paid. The rate increase represented an almost 20% increase. Between December 11th and 13th, Mr. Deitch and the new Executive Director had a number of back-and-forth email discussions where Mr. Deitch expressed that the former Executive Director stated the rate would not be going up. He also asked her why the City of Niceville residents were already paying $1.00 more per capital than any other municipality and with the increase, it would be $2.00 more. He stated he did not get a response or explanation. He stated he also did not get a response when he asked for a contract similar to the contract that the City of Mary Esther had which was a pay for pick

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up service. The Executive Director denied that request, with no explanation. On December 13th he received an email from her stating the rate would increase and if there was not a contract in place by the end of the calendar year, PAWS would have to cease service in Niceville. He replied thank you, we would not be renewing the contract. On January 31, 2025 he met with the current Executive Director in his office and they had an hour and a half to two-hour meeting, it was a pleasant, cordial, and productive conversation. He was cautiously optimistic and encouraged that they would get a yes on a contract. However, at 3:36 PM today, that ceased when he received an email from her stating they had decided to not continue any contract negotiations with the City of Niceville or provide service. They also terminated a contract with another municipality in the County effective immediately. Going forward he will be discussing options with Okaloosa County and other municipalities to figure out a way forward.

G-2: Police Chief's Report

Police Department – Update

Chief Mark Hayse briefed the status of department operations.

During the month of January, the Police Department responded to 1,986 calls for police assistance. There were a total of 39 traffic crash reports written involving 71 vehicles. The estimated amount of damage to these vehicles and related property was $282,954. A total of 127 traffic citations and 187 traffic warnings were issued, 19 misdemeanor, 23 felony and six DUI arrests were made.

Chief Hayse introduced the new Deputy Chief of Police, Brandon Chapin. He comes to us from Fort Walton Beach, Florida, where he was their Major. He will be a bright future for the Niceville Police Department. Deputy Chief Chapin thanked Chief Hayse and stated he was glad to join the team and community. He is excited to be here.

Councilwoman Alley asked how many calls for animal control the Police Department had received since ending the PAWS contract in December, what kind of animals were they, how many were picked up, and what was done with them? He replied he had the statistics since September 1, 2024 to February 10, 2025 and gave the following statistics: 29 calls for animal service, five of those were bear sightings, two barking dogs, two loose horses, three animals left in vehicles, and 1 injured or possibly deceased animal. He stated of those 29 calls, 21 could be considered potential calls for PAWS. They had picked up six dogs since September with two being at the same location. Five were returned to their owners shortly after being picked up. Their procedure is to put a picture on social media and they generally get a quick response to that. The remaining dog was turned over last

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week to the Crestview Animal Shelter. Councilwoman Alley verified there was still a contract in place in September and Mr. Deitch replied that our one-year contract expired at the end of the fiscal year 2024.

G-3: Fire Chief's Report

Fire Department – Update
Chief Tommy Mayville briefed the status of department operations.

During the month of January, the Niceville Fire Department ran 211 calls. One of those calls was an overdose/poisoning call. There were 82 fire inspections conducted with 71 passes and 11 fails.

He also briefed on the following new activities:

1. CPR classes held for the Police Department.
2. Crew members receiving Tactics & Strategies II training.
3. Early morning water send-off for the Niceville High School Cheerleaders.
4. Hydrant maintenance.

Councilman Schaetzle asked if the overdose was a repeated overdose for the individual? Chief Mayville replied he believed it was. Councilman Schaetzle then asked for an example of an EMS other than what was on his report? Chief Mayville explained it was a call where EMS was on scene and the Fire Department was not needed.

Councilwoman Alley asked if the purple hydrant on the new road in Deer Moss was for reclaimed water and Chief Mayville replied yes.

G-4: Public Works Director's Report

No update, Mr. Laird was not present.

G-5: Building Report

No update.

H. New Business

H-1: City Council Items (No Attachment)

none

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H-2: Watershed Planning - Request authorization to apply for a Watershed Planning Program grant, to include matching funds and in-kind contributions, from the Florida Department of Emergency Management to complete a Watershed Master Plan. Watershed master planning will provide supporting data and modeling in order to improve the City's Floodplain Management Ordinance and could result in additional Community Rating System (CRS) points which are available to help lower flood insurance premiums for Niceville residents.

Mrs. Farmer read the request for authorization. Councilman Stauffer moved approval and Councilman Donahoo seconded. Mrs. Shell stated we had the opportunity to apply for a grant in the next week that will help us develop flood modeling that will inform future amendments to the Floodplain Ordinance and our CRS. This is a technical document we would get as a result and it is the first step towards amending our Stormwater Master Plan. We are currently a class six with the CRS and there is a potential for us to improve that rating by doing this study, which could reduce flood insurance rates. Councilman Donahoo asked what the top rating would be? Mrs. Shell responded one is the top. If we became a five, it would mean a 5% reduction to the premium. Right now, the residents are receiving a 20% reduction due to our participation in the program. Cole, 107 McEwin Drive, asked what was the lowest rating? Mrs. Shell replied possibly 15, but she was not sure.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

H-3: Public Hearing on Community Development Block Grant (CDBG) Grant Application - Request that the Council provide opportunity for public comment and authorize a FY 204 Community Development Block Grant application in the Regular Category**.**

Mrs. Farmer explained this was being moved to the start of the public hearings. She then read the title. Dennis Dingman, Summit Professional Services, explained there would be two parts to his request. The first part would be for the Fair Housing Training, to notify the local officials and citizens about the fair housing rights requirements. Mr. Dingman read through the laws against discrimination and provided resources for making a complaint if necessary.

Mr. Dingman stated the second requirement would be the first public hearing for the FFY 2024 CDBG. He said that two public hearings are required. The first hearing is held to outline the types of grants that are possible and the second hearing will be to review the draft grant application before submittal to Florida Commerce. He provided a program overview stating it was a public grant. The objectives are to provide benefits to low- and

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moderate-income people, prevent or eliminate slum or blight, or meet a need of recent origin having a particular urgency. Then he went over the categories of grants, which are housing rehabilitation, neighborhood revitalization, or commercial revitalization. He explained that a local government can only have one of these grants open at any given time. He then asked for a motion.

Motion to proceed with a FFY 2024 Community Development Block Grant in the Regular Category. Councilman Schaetzle moved approval and Councilman Stauffer seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

H-4: March City Council Meeting - Request approval to reschedule the March 11, 2025 Regular City Council Meeting to March 10, 2025 due to the Election Canvassing Board Meeting.

Mrs. Farmer read the request. Councilman Stauffer moved approval and Councilman Donahoo seconded. No one spoke for or against.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

I. Open Forum

Council Comments:

Councilwoman Alley stated that even though the council election was not on the ballot, there were still two referendums to the Charter. She encouraged everybody to come out and vote.

Audience Comments:

Caroline Moussa, 211 2nd Street, stated she was here to request a formal independent financial audit and contract review of PAWS. She listed the following key concerns: lack of clear financial breakdown for Niceville services, PAWS being in breach of contract with Okaloosa County due to audit failures, unanswered financial discrepancies in invoices, and a lack of transparency in animal transfers and compliance with State laws. She requested the City of Niceville conduct an independent financial audit and a full contract compliance review. She passed out a document detailing her statements.

Jennifer Smith, 200 White Street, stated she was disappointed in Niceville, we need animal control. She lives in a neighborhood where dogs run wild, neighbors allow their dogs to defecate in her yard without cleaning it up, and she had been bitten twice by these dogs. She stated she had called numerous numbers with no help; there is nobody to call.

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The citizens of the City are not being protected from animals. She suggested looking into another company or going month to month with PAWS. She asked what she needed to do? Mr. Deitch replied this was the first he had heard of the first part of her complaint. He stated issues like that could be handled through Code Compliance and Law Enforcement, he did not need PAWS to do that.

Sally Whitesell, 1517 Abaco Cove, Bluewater Bay, said she was here about the dogs as well. She wanted to know what the plans were going forward regarding strays being picked up. Mayor Henkel explained to her that Bluewater Bay was in Okaloosa County and still had a contract with PAWS.

Caroline Clark, stated the Police Department had responded to all the calls she had made regarding dogs in her neighborhood. When PAWS came, they did nothing. Her husband was bitten by a dog and PAWS did nothing. The dog has been running free for five years. Not a fan of PAWS.

Sherry Walker, 591 Woodlow Road, stated she and many citizens are upset and concerned about the refusal of the contract. There was a meeting set up by the City Manager and Ms. Kinsley, the Director of PAWS, who tried sending emails and they never went through to him. She stated she saw the emails personally. They finally set up a meeting and Ms. Kinsley felt she was not listened to and never got a chance to discuss anything. Ms. Walker stated Ms. Kinsley was going to come down on the price but she was never given a chance to discuss the price. Ms. Walker explained she was told at the Townhall Meeting that the animals would be sent to Crestview or Alaqua, she stated Alaqua was out of the question as it is out of the county. She then wanted to know if the City would be responsible for those animals. She went on the talk about emails sent by the City Manager to Ms. Kinsley and a recording of a call made to the Niceville Police Department Dispatch. She said PAWS is a no kill shelter. She is upset no plans were in place before the contract was refused.

Cincy Runyan, 208 Nathey Avenue, said that she had received great response from both PAWS and the Police Department. She is not necessarily an advocate for PAWS but wanted the Council to know they have gotten a good response in her area. She asked, if not PAWS, who?

Michael Panarisi, 8019 Fox Head Branch Trail, applauded the City Manager for his fiduciary responsibility of the City’s funds.

Mayor Henkel reminded the audience that himself and the City Manager would remain behind after the Council meeting for anybody who wanted to discuss the PAWS contract.

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H. Adjournment

Councilman Stauffer moved to adjourn and Councilman Schaetzle seconded.

Council Vote: Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

There being no further discussion, the meeting adjourned at 7:15 PM.

_____
MAYOR

ATTEST:

_____
CITY CLERK

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C-2

PLANNING COMMISSION MEETING

CITY OF NICEVILLE, FLORIDA

March 3, 2025

Members present:	Judy Byrne Riley	Tracy Jennette
	Suanne Wilson	Jared Bradley
	Doug Tolbert	Wade Fludd
	Ed Espinoza	

Staff present:	David Deitch, City Manager
	Kristen Shell, Deputy City Manager
	Lisa Stanley, Senior Planner
	Steve Hall, City Attorney

Meeting was called to order by Judy Byrne Riley, Chair, at 6:00 p.m.

Motion made by to approve Agenda, and second. Unanimous vote to approve.

Motion made to approve the March Planning Commission meeting minutes as presented and Second. Unanimous vote to approve.

AGENDA

D-1: McClellan Variance – McClellan Variance Resolution No. 25-03-01 - The applicant is requesting a variance to Appendix D, Section 7.08.01(B)(4) of the City of Niceville's Land Development Code. The applicant is requesting a reduction of the front setback from 25 feet to 4 feet and a reduction of the East side setback from 7.5 feet to 2 feet to construct a carport over the existing driveway. The subject property is located at 1107 Coral Drive and can be identified as Parcel ID No. 17-1S-22-4001-0001-0040. The proposed resolution site is approximately 0.18 (+/-) acres in size.

Greg McClellan, homeowner, present for reading.

Judy Byrne Riley asked Mr. McClellan the reason he is requesting the variance.

Mr. McClellan explained he wants the carport to protect their vehicles from sun and weather.

Doug Tolbert asked Mr. McClellan if he was aware he would need a variance when he bought the home two years ago.

Mr. McClellan responded that he did not. He didn't research it prior to buying but that his neighbor had recently put in a carport similar to what he is wanting to construct.

Doug Tolbert asked if the neighbor needed a variance. That he did not want to set a precedence if not properly approved. Staff could not provide that answer.

Judy Byrne Riley stated that the neighbor's carport is not as close to the road as this homeowner is asking to be.

Ed Espinoza stated he was concerned about the two-foot side setback and the proximity to the neighbor's property line.

Jared Bradley made a motion to approve. Doug Tolbert, Second. All others voted to deny the request. Variance request denied.

D-2: Grand American Lot Split – This is request for a lot split approval. The property is located at 1011 Judith Avenue and is identified by parcel ID number(s): 07-1S-22-1080-0002-0120. The subject site is currently 0.44 (+/-) acres in size and if approved, the newly created lots would be approximately 0.24 and 0.20 (+/-) acres in size.

Judy Byrne Riley recognized written comment from Donald Wood, 103 Kailyn Ct in opposition of the lot split.

Doug Tolbert read the submittal from Mr. Wood for the commission.

David Whitman, 1006 Judith Ave stated his concern with the road frontage on Judith being too narrow for proposed parcel A. He also expressed that Bayshore Drive is lacking infrastructure to handle more traffic.

Ed Espinoza made a motion to deny. Suanne Wilson, Second. Resulting vote was 3 to 4. Jared Bradley made a motion to approve. Doug Tolbert, Second. Resulting vote was 4 to approve, 3 to deny. Lot split request approved.

D-3: Georgia Avenue Townhomes Development Order – This is a request to develop 14 platted townhomes across two parcels with shared parking and common areas. The property is located on Georgia Avenue and Bayshore Drive and is identified by parcel ID number(s): 07-1S-22-0000-0098-0000 and 07-1S-22-0000-0126-0010. The proposed development site is 2.39 (+/-) acres in size.

Judy Byrne Riley stated this is a large project that that is why it is in front of the Planning Commission.

Kristen Shell clarified that the number of proposed units makes this a minor development, but yes, per our code, this development was required to be reviewed by the Planning Commission.

Judy Griffin, 315 Boxer Ave stated that she does not see that this meets the medium density future land use definition and that this cannot be considered affordable housing.

Ed Espinoza replied that townhomes are more affordable than most homes that could be proposed in this location.

Chelsea Griffin, 315 Boxer Ave sent an email regarding stormwater and runoff relating to this project. Those concerns were forwarded to the City of Niceville Public Works Director for review.

James Fuchs, 905 Bay Breeze Cove lives directly behind the proposed development. Concerned he is losing his water view with proposed two-story townhomes. Also concerned with loss of privacy from second story overlooking his backyard and rear windows.

Kim Jones, 313 Boxer Ave wanted to know how much fill was going to be brought in and capacity of retention pond. Also stated that the creek has already been pushed back.

James Buchanan, 903 Bay Breeze Cove stated that the City favors developers and not the resident's quality of life. Townhomes mean revenue and money talks.

Mary LaPointe, 901 Bay Breeze Cove expressed concern over the traffic already generated from the Warf. These new townhomes could bring 28 more cars. Georgia Avenue has a small access point and could be a problem for emergency vehicles. Also, expressed concern about the occupancy level for the townhomes.

Nicole Hurt, 102 Georgia Ave understands that developers have more favor, the trees are of concern and protecting as many as possible. During previous construction for adjacent duplexes, her driveway was constantly blocked. Requests they establish flow of traffic during construction.

Engineer of Record for the project, Daniel Payne addressed some of the concerns. The project meets and often exceeds the requirements of the Land Development Code. They exceed the

setbacks, and meet the stormwater standards. The traffic analysis shows five additional trips. The developer chose this layout for the townhomes to be sensitive to the view corridor for adjacent property owners as much as possible.

Doug Tolbert mentioned a letter received from Paul Sjoberg, 902 Bay Breeze Cove that stated he is in favor of the development.

Jessica Karlesky, 1367 Windward Lane wanted to address the cost and screening process for residents of the recently built duplexes and the proposed townhomes as the co-owner and property manager. The average rent is $2,350 and renters are screened through an application process.

Dawn Savage, 718 Cypress Dr inquired about the square footage of the townhomes.

Lisa Stanley, Senior Planner advised that the plans provided show 1,540sf heated and cooled.

Ed Espinoza made a motion to approve. Doug Tolbert, second. Resulting vote was 5 to approve, 2 to deny. Development request approved.

> **D-4: Deer Moss Creek Sign Variance –** This is a request to allow a variance to the maximum subdivision sign size requirement for a sign located at the entrance to the Deer Moss Creek development. The requested variance is to allow for a 95.86 square foot subdivision sign which exceeds the Code allowance of 64 square feet (Section 16.10.00(e). The property is located near the intersection of Deer Moss Loop and SR 293 (Spence Parkway) and is identified as parcel ID number: 02-1S-22-0000-0002-0000.

Matt Zinke appeared on behalf of Ruckel Properties. He explained that the size increase is because it is on the Mid Bay Bridge connector which is a large roadway. It has a large right of way that is controlled by the Florida Department of Transportation. FDOT does not allow anything in the right of way so the sign will need to be larger for increased visibility.

Kristen Shell provided that the code was written with typical subdivisions in mind. Deer Moss Creek is a very large Planned Unit Development and the size increase is needed given it's location.

Tracy Jennette made the motion to approve. Jared Bradley, second. Resulting vote was unanimous. Sign variance approved.

D-5: Niceville Old Town Landing Phase I - This is a request to develop a dock, pier and pavilion system across two parcels, including the establishment and approval of a Special Planning Area pursuant to Section 7.09.14 of the Land Development Code. The property is located south of Bayshore Drive between Edge Avenue and Armstrong Avenue and is identified by parcel ID number(s): 07-1S-22-2520-0018-003C and 07-1S-22-2520-0018-0020. The proposed development site is 0.80 (+/-) acres in size.

Doug Tolbert asked if the floating portion of the project was a recent change.

Kristen Shell confirmed that the CRA approved it for safety and accessibility to the boat slips.

Judy Byrne Riley why it was brought to the Planning Commission for approval.

Kristen Shell explained that as proposed it exceeds the allowable size per our code and therefore requires Planning Commission approval.

Ed Espinoza asked if the need for parking had been considered or addressed.

Kristine Shell advised that the CRA is planning to discuss that at the next meeting that takes place on Monday, March 10th at 5:00 pm.

Pam Weeks, 305 Bayshore Dr asked how she can access the full set of plans for the project. She was directed to the City of Niceville website where the meeting agenda is posted. The full set is in the agenda packet.

Doug Tolbert made the motion to approve. Ed Espinoza, second. Resulting vote was unanimous. Development request approved.

D-6: EAR Based Amendments to the Comprehensive Plan - Ordinance No 25-XX-XX. Request approval to transmit the proposed amendment to the Comprehensive Plan to the appropriate State and Federal agencies for review. An ordinance of the City of Niceville, Florida; Providing for amendments to Chapters 13, 15, 16 and 17 of the Comprehensive Plan; deleting Chapters 15 through 17 pertaining to levels of service, plan consistency, and public-school facilities; substantively amending Chapter 13 pertaining to intergovernmental coordination; and providing for enforcement, severability, conflicts, and codifications; and providing for an effective date.

Kristen Shell reviewed the changes to the proposed changes to the Comprehensive Plan.

Discussion followed.

Ed Espinoza made the motion to approve as presented. Wade Fludd, second. Resulting vote was unanimous. EAR- Based changes approved.

Tracy Jennette made a motion to adjourn. Ed Espinoza, second. Resulting vote was unanimous.

Meeting adjourned at 7:42pm.

Lisa Stanley
Senior Planner

Judy Byrne Riley
Chair



D-2

City of Niceville
Proclamation

MARCH 2025 AS PROCUREMENT MONTH AND MARCH 12, 2025 AS PROCUREMENT PROFESSIONALS' DAY

WHEREAS, the efficiency and integrity of our city's operations depend upon a robust and innovative procurement process that secures quality goods and services at the best value for the citizens of Niceville; and

WHEREAS, our procurement professionals are the unsung heroes who champion transparency, fairness, and strategic innovation every day, ensuring that public funds are spent wisely and responsibly; and

WHEREAS, Procurement Month is nationally recognized by the National Institute of Governmental Procurement, Inc. (NIGP) as a time to celebrate the critical role of public procurement and to honor those whose expertise fuels the engine of municipal success; and

WHEREAS, the City of Niceville proudly embraces this tradition by designating March 2025 as Procurement Month and specifically recognizing March 12, 2025 as Procurement Professionals' Day, a day dedicated to applauding the dedication, creativity, and unwavering commitment of our procurement team; and

NOW, THEREFORE, I, Mayor Daniel Henkel, by virtue of the authority vested in me do hereby proclaim March 2025 as Procurement Month and designate March 12, 2025, as Procurement Professionals' Day; and

BE IT FURTHER RESOLVED that we call upon all citizens, business leaders, and community stakeholders to join in celebrating the outstanding contributions of our procurement professionals—who not only secure the best contracts and supplies but also play an indispensable role in fostering economic growth and community well-being.

Let this proclamation serve as an enduring reminder of the power of excellence in procurement and our commitment to innovation, transparency, and responsible public service.

In witness whereof, I have hereunto
Set my hand and caused this to be
Affixed this day March 10, 2025

_____

Daniel Henkel
Mayor



D-3

City of Niceville
Proclamation

AMERICAN RED CROSS MONTH, 2025

Whereas, this March, we celebrate American Red Cross Month by recognizing the compassionate acts of people in Niceville and by renewing our commitment to lend a helping hand to our neighbors in need. Since Clara Barton founded the American Red Cross more than 140 years ago, generation after generation has stepped up to deliver relief and care across our country and around the world, bringing out the best of humanity in times of crisis. Advancing this noble mission, the volunteers, blood and platelet donors, and supporters who now give back through the Northwest Florida Red Cross Chapter remain unwavering in their commitment to prevent and alleviate human suffering in the face of today's emergencies.

Whereas, their voluntary and generous contributions shine a beacon of hope in people's darkest hours — whether it's delivering shelter, food and comfort during disasters; providing critical blood donations for hospital patients; supporting service members, veterans and their families; saving lives with first aid, CPR, AED and other skills; or delivering international aid and reconnecting loved ones separated by global crises.

Whereas, this work to uplift our community is truly made possible by those who selflessly answer the call to help, whenever and wherever it's needed. We hereby recognize this month of March in honor of their remarkable service, and we ask everyone to join in their commitment to care for one another.

NOW, THEREFORE, I, Mayor Daniel Henkel, by virtue of the authority vested in me do hereby proclaim March 2025 as Red Cross Month. I encourage all citizens of the City of Niceville to reach out and support its humanitarian mission.

In witness whereof, I have hereunto
Set my hand and caused this to be
Affixed this day March 10, 2025

_____

Daniel Henkel
Mayor



E-1

STAFF MEMORANDUM

Date: March 4, 2025

From: Kristen Shell, AICP, MEng Deputy City Manager

To: Niceville City Council

Through: David Deitch, City Manager

RE: EAR- Based Comprehensive Plan Amendments Chapters 1-5 and 13

Action Requested:

Approve, approve with changes, or deny the proposed amendments for transmittal to the appropriate State and Federal agencies for review.

Previous Action:

The Planning Commission recommended approval of the proposed amendments without changes on March 3, 2025. These changes have been included in the first reading (transmittal hearing) draft.

Background:

In August of 2024, The City Council authorized staff to begin the Evaluation and Appraisal Report (EAR) process of updating the City's Comprehensive Plan. The Florida Department of Commerce received the City's EAR notification letter on September 12, 2024. The City needs to complete this process by September 12, 2025 of this year as part of a Statutory seven year cycle.

Proposed Changes:

The proposed changes can be summarized as follows:

- Deletes Chapter 15 Level of Service Summary in its entirety. The LOS standards are included within the Infrastructure and Transportation Elements. A summary of these standards is also included with the Land Development Code.
- Deletes Chapter 16 Consistency with the Regional Policy Plan in its entirety. The Department of Commerce and Emerald Coast Regional Planning Council will make a finding of consistency with any applicable State or Regional Plans during their review of the City's Comprhensive Plan.
- Deletes Chapter 17 Public Schools Facilities Element in its entirety. In 2011, the Florida Legislature made school concurrency optional. Before this change, local governments were required to have a Public Schools Facilities Element and set up concurrency within their Comprehensive Plans. While Niceville set this up within the Comprehensive Plan, it does not appear that it was utilized in practice. Many of these provisions related to coordination have been relocated to the Intergovernmental Coordination Element, however the concurrency requirement has been deleted.
- Substantially revised Chapter 15 Intergovernmental Coordination, the following is a summary of the major changes to this Element:
    - Creates consistency with Section 163.3175, F.S., Legislative Findings on Compatibility of Development with Military Installations, Exchange of Information Between Local Governments and Military Installations and Ranges.
    - Removes provisions related to public school concurrency and installs policies consistent with Section 163.31777, F.S. pertaining to the required interlocal agreement with the School Board and other local governments within Okaloosa County.
    - Installing certain policies to create consistency with Section 163.3177, F.S..
    - Amending the Chapter from Chapter 13 to Chapter 5 consistent with the re-organization of the Comprehensive Plan and deletion of elements or chapters.

Next Steps:

If approved, the proposed amendment will be transmitted to the appropriate State and Federal agencies for review.

Attachments:

1. Draft Ordinance
2. Business Impact Estimate

Business Impact Estimate

This form has been included in the agenda packet for the item under which the proposed ordinance is to be considered and has been posted on the City of Niceville's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: Ordinance No 25-XX-XX. An ordinance of the City of Niceville, Florida; Providing for amendments to Chapters 13, 15, 16 and 17 of the Comprehensive Plan; deleting Chapters 15 through 17 pertaining to levels of service, plan consistency, and public-school facilities; substantively amending Chapter 13 pertaining to intergovernmental coordination; and providing for enforcement, severability, conflicts, and codifications; and providing for an effective date.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Niceville is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Niceville is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Niceville hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

See Agenda Packet Staff Memorandum

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Niceville if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;
None
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
None
(c) An estimate of the City of Niceville's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: None

4. Additional information the governing body deems useful (if any):
None

ORDINANCE NO. 25-XX-XX

AN ORDINANCE OF THE CITY OF NICEVILLE, FLORIDA; PROVIDING FOR AMENDMENTS TO CHAPTERS 13, 15, 16, AND 17 OF THE COMPREHENSIVE PLAN DELETING CHAPTERS 15 THROUGH 17 PERTAINING TO LEVEL OF SERVICE, CONSISTENCY WITH OTHER PLANS, AND PUBLIC SCHOOL FACILITIES; SUBSTANTIVELY AMENDING CHAPTER 13 PERTAINING TO INTERGOVERNMENTAL COORDINATION; AND PROVIDING FOR ENFORCEMENT, SEVERABILITY, CONFLICTS, AND CODIFICATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes which mandates the preparation and maintenance of Comprehensive Plans for all units of local government.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, WHEREAS, the City Council of the City of Niceville, Florida has determined that this Ordinance is compatible with and furthers the State Comprehensive Plan, Comprehensive Regional Policy Plan and the Okaloosa County Comprehensive Plan;

WHEREAS, The City Council recognizes the need to periodically amend the City of Niceville Comprehensive Plan based on current operations, changed policy, new requirements, and/or amended State law;

WHEREAS, the City Council adopted the Niceville Comprehensive Plan: 2010 (Ordinance No. 00-03-03) on March 14, 2000 (effective date) and said Plan was determined by the Florida Department of Community Affairs to be "In Compliance" with all relevant laws, rules and regulations; and

WHEREAS, the City Council substantively amended Ordinance No. 00-03-03 on October 12, 2010 (effective date) by adopting Ordinance No. 10-10-02 also known as the "Niceville Comprehensive Plan: 2035" said Plan was determined by the Florida Department of Community Affairs to be "In Compliance" with all relevant laws, rules and regulations.

WHEREAS, it is the intent of this Ordinance to provide orderly growth management for those areas within the City limits of Niceville.

WHEREAS, this Ordinance provides public policy mechanisms for growth management in order to serve the residents and property owners of Niceville (and of areas to which the City provides municipal services) and maintain and improve the quality of life for all citizens of the City.

WHEREAS, The Niceville City Council finds that the goals, objectives, policies and regulations set forth hereunder are a necessary and proper means for planning and regulating the development and use of land in the City (and, as applicable, areas to which the City provides municipal services) and for otherwise protecting and promoting the public health, safety, and general welfare of its citizens.

WHEREAS, the Niceville City Planning Commission, March 3, 2025 held an advertised public hearing to consider these proposed amendments, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended transmittal of the proposed Comprehensive Plan amendments to the Department of Economic Opportunity; and

WHEREAS, The City Council, on March 10, 2025 held an advertised public hearing for the first reading of this proposed Ordinance, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, The City Council transmitted the proposed Comprehensive Plan amendments to the Department of Commerce, on XXX requesting an "Coordinated State Review" pursuant to Section 163.3184(3), Florida Statutes; and

WHEREAS, The Department of Commerce, State Land Planning Agency, reviewed the proposed Comprehensive Plan Amendments, and issued a letter on XXX that stated the DEO has "no comment on the proposed amendment"; and

WHEREAS, The City Council has considered Comprehensive Plan Amendment and received public comment at an advertised public hearing for the second reading of the proposed

Ordinance on XXX and the Council is now ready to adopt the proposed Comprehensive Plan amendments.

NOW, THEREFORE, be it ordained by the City Council of the City of Niceville, Florida as follows:

SECTION 3. RECITALS. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 4. COMPREHENSIVE PLAN AMENDMENT. Chapters 13, 15, 16, , and 17 of the City of Niceville Comprehensive Plan is hereby amended as provided in Attachment A with new or relocated language underlined and deleted or relocated language ~~stricken through~~.

SECTION 5. **CONFLICTS.** If a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of such conflict, as permitted under the law.

SECTON 6. **SEVERABILITY**. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion will be deemed separate, distinct, and independent provision, and such holding will not affect the validity of the remaining portions of this Ordinance.

SECTION 7. CODIFICATION. Section 2 of this Ordinance will be incorporated into the Code of Ordinances of the City of Niceville. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected.

SECTION 8. EFFECTIVE DATE. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

ADOPTED in regular session this XX day of XX, 2025.

_____
MAYOR

ATTEST:

_____
CITY CLERK

~~**CHAPTER 15**~~

~~**LEVEL OF SERVICE SUMMARY**~~

~~Section 15.01 Purpose: The purpose of this Chapter is to provide a ready reference, in summary form, for determining development compliance with the levels of service imposed by this Ordinance in compliance with Chapter 163, F.S. and Chapter 9J-5, F.A.C.~~

~~Section 15.02 Levels of Service: The following minimum levels of service shall guide the issuance of development permits pursuant to the Concurrency Management System (reference Chapter 6) and the Land Development Code:~~

~~Roadways~~

~~Local: - LOS D~~

~~Palm Boulevard - LOS D~~

~~Connector Roads - LOS D~~

~~Collector Roads - LOS D~~

~~All others - LOS C~~

~~(reference Policy 8.A.2.1)~~

~~State:~~

~~SR 85 N from SR 20 to College Boulevard - LOS C~~

~~SR 85 S from SR 85 N to Government Blvd. - LOS D~~

~~(John Sims Parkway)~~

~~SR 85 from SR 397 to SR 190 - LOS D~~

~~SR 20 from Rocky Bayou Bridge to SR 285 - LOS D~~

~~SR 20 from SR 285 to SR 85 N - LOS C~~

~~SR 285 from SR 20 to College Boulevard - LOS D~~

~~(reference Policy 8.A.2.2.)~~

~~Sanitary Sewer 100 gallons/capita day (reference Policy 10.A.1.2);~~

~~Solid Waste 5.0 lbs./capita day (reference Policy 10.B.1.4);~~

~~Stormwater a. Treat the first inch of run-off on-site (one-half inch minimum). That amount will vary depending on the amount of impervious surface, from one-half inch up to one inch. For discharges into Outstanding Florida Waters, must treat an additional fifty percent (50%) of the applicable treatment volume; and~~

~~b. Must provide detention so that the peak rate of post development run-off will not exceed the predevelopment peak rate of run-off for the 25 year, 24 hour design storm event, utilizing a Natural Resources Conservation Service (NRCS) Type II distribution with an antecedent moisture condition II. Required detention volume must be available within 14 days following the design storm event. (reference Policy 10.C.2.2);~~

~~Potable Water 124 gallons/capita day (reference Policy 10.D.1.1);~~

~~Recreation /Open Space 1 acre per 1,000 population (reference Policy 12.A.3.2);~~

~~Public Schools 100% of permanent FISH capacity for Elementary, Middle, High, and Special Purpose Schools (reference Policy 17.A.5.1).~~

~~CHAPTER 16~~

~~CONSISTENCY OF THIS ORDINANCE WITH THE STRATEGIC~~

~~REGIONAL POLICY PLAN OF THE NORTHWEST FLORIDA REGIONAL~~

~~PLANNING COUNCIL AND WITH THE STATE COMPREHENSIVE PLAN~~

~~Section 16.01 The Comprehensive Plan of the City of Niceville is compatible with and furthers the "West Florida Strategic Regional Policy Plan" and the "State Comprehensive Plan," Section 187.201 F.S. and is, therefore, consistent with the above named Comprehensive Plans.~~

~~Section 16.02 The State and Regional Plans referenced in Section 16.01 above have been reviewed by the City and the Comprehensive Plan is consistent with the goals and policies of each plan.~~

~~CHAPTER 17~~

~~PUBLIC SCHOOL FACILITIES ELEMENT~~

~~Goal 17.A - Collaborate and coordinate with the Okaloosa County School Board (School Board) to ensure high quality public school facilities, which meet the needs of the City of Niceville's (City) existing and future population.~~

~~Objective 17.A.1 - Consistent with the Interlocal Agreement for Public School Facility Planning, the City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:~~

~~1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;~~

~~2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;~~

~~3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,~~

~~4. The expansion and rehabilitation of existing schools so as to support neighborhoods.~~

~~Policy 17.A.1.1 - Manage the timing of new development to coordinate with adequate school capacity. The City may use the lack of school capacity as a basis for denial of applications for final subdivision plats or site plans for residential development. Adequate school capacity shall be considered as part of the plan amendment and rezoning processes.~~

~~Policy 17.A.1.2 - In cooperation with the School Board, Okaloosa County and the municipalities of Cinco Bayou, Crestview, Destin, Fort Walton Beach, Laurel Hill, Mary Esther, Shalimar and Valparaiso, the City of Niceville will implement the Interlocat Agreement for Public School Facility Planning for Okaloosa County, Florida between the County, School Board, and all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes. The Interlocal Agreement includes procedures for:~~

~~1. Joint meetings;~~

~~2. Student enrollment and population projections;~~

~~3. Coordinating and sharing of information; School site analysis;~~

~~5. Supporting infrastructure;~~

~~6. Comprehensive plan amendments, rezoning, and development approvals;~~

~~7. Education Plant Survey and Five-Year District Facilities Work program;~~

~~8. Co-location and shared use;~~

~~9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;~~

~~10. Oversight process; and,~~

~~11. Resolution of disputes.~~

~~Policy 17.A.1.3 - The City shall include a representative of the School District, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.~~

~~Policy 17.A.1.4 - The City shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections and procedures for annual update and review of school board and local government plans consistent with policies under Policy 13.B.2.3 of the Intergovernmental Coordination Element of the Comprehensive Plan.~~

~~Policy 17.A.1.5 - The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:~~

~~1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained and to address any existing deficiencies and future needs.~~

~~2. Identification of adequate sites for funded and planned schools.~~

~~3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.~~

~~4. For potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. Impact to adjacent communities shall be considered in the recommendations of the working group. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and~~

~~analysis, and can be achieved and maintained within the period covered by the first five-years of the Capital Facilities Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained in subsequent 5-year schedules of capital improvements.~~

~~Objective 17.A.2 - Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses by siting schools near urban residential areas and in accordance with local land development regulations to assure compatibility.~~

~~Policy 17.A.2.1 - The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.~~

~~Policy 17.A.2.2 - Consistent with Policy 7.A.11.1 of the City of Niceville Future Land Use Element, "the City shall encourage the location of schools proximate to urban residential areas to the extent possible". Policy 7.A.11.3 provides that the public schools are an allowable use in the following land use categories shown on the Future Land Use Maps (reference Section 7.05);~~

~~a) Residential (low density and medium density);~~

~~b) Commercial use;~~

~~c) Industrial use;~~

~~d) Mixed use; and~~

~~e) Public lands.~~

~~Policy 17.A.2.3 - Consistent with Policy 7.A.11.4 of the City of Niceville Future Land Use Element, "The City will cooperate with officials of the Okaloosa County School Board and other local governments in order to establish school location criteria and identify areas where schools will be needed in the future. The Okaloosa County Comprehensive Plan Committee shall be the vehicle used to facilitate the cooperation herein described."~~

~~Policy 17.A.2.4 - Consistent with Policy 7.A.11.2 of the City of Niceville Future Land Use Element, "The City shall seek to collocate public facilities such as parks, libraries and community centers with schools to the extent possible."~~

~~Policy 17.A.2.5 - Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.~~

~~Policy 17.A.2.6 - It is the policy of the School Board, the County and all municipalities to reduce hazardous walking conditions consistent with Florida's Safe Ways to School program. The City, in coordination with the School Board, shall coordinate with the Okaloosa-Walton TPO's Long Range Transportation Plan to ensure funding for safe access to schools. This includes development of sidewalk inventories and a list of priority projects coordinated with the School Board recommendations and ensuring these recommendations are addressed over the planning period.~~

~~Policy 17.A.2.7 - The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.~~

~~Policy 17.A.2.8 - The City and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students including providing bus stops near proposed school sites during the final approval process.~~

~~Objective 17.A.3 - Encourage sustainable design and development for educational facilities.~~

~~Policy 17.A.3.1 - Coordinate with the School Board to continue to permit the shared-use and colocation of school sites and City facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the City of Niceville, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as public recreation areas.~~

~~Policy 17.A.3.2 - Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.~~

~~Policy 17.A.3.3 - The City will continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that appropriate new educational facilities will serve as public shelters for emergency management purposes, and shall coordinate with the School Board regarding emergency preparedness issues and plans.~~

~~Objective 17.A.4 - It is the objective of the City of Niceville to coordinate petitions for changes to future land use, zoning, subdivision plats and site plans for residential development with adequate school capacity, to correct any deficiencies and provide for~~

~~anticipated needs, and ensure adopted LOS standards are met in conjunction with the 5 year capital improvement schedule. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision plats and site plans that generate students and impact the Okaloosa County School District.~~

~~Policy 17.A.4.1 - The City shall coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facilities needs over the 5- year, 10-year and 20-year periods and ensure adequate provision of available land in coordination with the adopted future land use map.~~

~~Policy 17.A.4.2 - The City shall consider the School Board comments and findings on the availability of adequate school capacity when approving comprehensive plan amendments and other land use decisions, as provided for in Section 163.3177(6)(a), Florida Statutes, during the public hearing process of the LPA, through the ex-officio participation of the School Board, and during the technical coordinating committee approval process for final subdivision plat and site plan approval, as appropriate.~~

~~Policy 17.A.4.3 - The City shall give priority consideration to petitions for land use and zoning changes and final subdivision plats and site plans for residential development approvals in areas with adequate school capacity or where school sites are adequate to serve potential growth or have had potential sites donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices as reflected in a written agreement approved by the School Board.~~

~~Policy 17.A.4.4 - Where capacity will not be available to serve students from the property seeking a land use change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded in the Concurrency Service Area (CSA) of the assigned school or in an adjacent Concurrency Service Area. Where feasible, in conjunction with the plan amendment, early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.~~

~~Policy 17.A.4.5 - In reviewing petitions for future land use, rezoning, or final subdivision plats and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:~~

1. Providing school sites and facilities within planned neighborhoods;
2. Ensuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites (consistent with Policy 7.A.11.2 of the Future Land Use Element of the City of Niceville's Comprehensive Plan);
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Developer provided off-site signalization, signage, access improvements and sidewalks to serve affected school facilities;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board comments and findings of available school capacity;
10. Available school capacity or planned improvements to increase school capacity; and,
11. Whether the proposed location is consistent with accepted policies of the School Board and as set forth in the State requirements for Educational Facilities regarding standards for siting, design and planning for school facilities.

Objective 17.A.5 - Manage the timing of residential and mixed use developments that are probable to generate public school students so as to assure adequate school capacity is available consistent with adopted level of service standards for public school facilities.

Policy 17.A.5.1 - Consistent with the Interlocal Agreement, the City and School Board agree to the following standards for school concurrency in the City of Niceville:

1. Level of Service Standard: Consistent with the Interlocal Agreement, the uniform, district-wide level-of-service standards are initially set as follows, and are hereby adopted in the City's Public School Facilities Element and Capital Improvements Element:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
High	100% of permanent FISH capacity
Special Purpose	100% of permanent FISH capacity

~~Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements and add a new fifth year, updating the public schools facility program to coordinate with the 5- year district work plan (October 1) and the financial feasibility of the capital improvements program (Dec 1). Level of Service Standards shall be achieved by the end of the 5-year planning timeframe.~~

~~2. Concurrency Service Areas: The concurrency service areas shall be as shown in Map PSFE A and align with the high school attendance zones. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15th. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan.~~

~~The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and that the LOS will be achieved and maintained for each year of 5-year period.~~

~~3. Maximizing Concurrency Service Areas: Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City shall be determined by the School Board's policies on maximization of capacity.~~

~~4. Student Generation Rates: Consistent with the Interlocal Agreement, the School Board staff, working with the City staff, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be reviewed at least every two years and changed, as necessary. These changes shall be adopted into the City Comprehensive Plan.~~

~~5. School Capacity and Enrollment: The Department of Education permanent capacity as stated in the Florida Inventory of School Houses (FISH) for Okaloosa County is adopted as the uniform methodology to determine the capacity of each school. Relocatables are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.~~

~~6. Concurrency Availability Standard: The City shall amend the concurrency management systems in its land development regulations to require that all proposed residential units be reviewed for school concurrency at the time of final subdivision plat or site plan review. The City shall not deny a final subdivision plat or site plan for residential development approvals due to a failure to achieve and maintain the adopted level of service for public school capacity where:~~

- ~~a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision plat or site plan approval; or,~~
- ~~b. Adequate school facilities are available in an adjacent concurrency service area and the impacts of development can be shifted to that area; or,~~
- ~~c. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual impact of the proposed development application subject to the final subdivision plat or site plan approval (or the functional equivalent) as provided in the Interlocal Agreement. In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in the current year and year 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. Relocatable classrooms may provide~~

~~temporary capacity while funded schools or school expansions are being constructed.~~

~~7. Subdivision and Site Plan Standards: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or (ii) the site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to the City of Niceville.~~

~~Policy 17.A.5.2 - Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:~~

~~1. Contribution of, or payment for, acquisition of new or expanded school sites; and/or~~

~~2. Construction or expansion of permanent school facilities; and/or~~

~~3. Creation of a mitigation bank serving the designated areas based on the construction of a public school facility.~~

~~Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision plat, site plan approval or the functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement for required mitigation, until all impacts for public school facilities created by the actual development of the property are mitigated.~~

~~Policy 17.A.5.3 - The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to the City of Niceville, as determined by the School Board. Objective 17.A.6 - The School Board~~

~~with cooperation from the City will study the feasibility for the possible use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the ability of the School Board to provide adequate facilities, as needed.~~

~~Policy 17.A.6.1 - In cooperation with the School Board, the City of Niceville shall make decisions regarding the use and amount (if applicable) of school impact fees.~~

~~Objective 17.A.7 - The City of Niceville shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.~~

~~Policy 17.A.7.1 - The City of Niceville and the School Board will coordinate during updates or amendments to the City of Niceville's Comprehensive Plan and updates or amendments for long range plans for School Board facilities.~~

~~Existing and Future Conditions Maps~~

~~Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities element includes future conditions maps showing existing and anticipated schools over the five-year planning period. Maps for the long-term planning period will be included after their adoption.~~

~~These maps are general over the long-term planning period and do not prescribe a land use on a particular parcel of land.~~

CHAPTER 13

INTERGOVERNMENTAL COORDINATION ELEMENT

~~Section 13.01 Purpose: The purpose of this Chapter (element) is to identify and resolve incompatible goals, objectives, policies and development proposed in this Ordinance (the City's Comprehensive Plan) and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, regional and state agencies.~~

~~Section 13.02 Data and Analysis: This element is based upon the data and analysis requirements pursuant to Subsection 9J-5.005(2), F.A.C. and 9J-5.015(1) (2), F.A.C. (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 10 of the Foundation Documents).~~

~~Section 13.03 Area of Concern: The area of concern for the City includes:~~

~~a. The City of Valparaiso;~~

~~b. Okaloosa County; and~~

~~c. Eglin Military Complex.~~

~~Section 13.04 Goals, Objectives and Policies: The Goals, Objectives and Policies of this Chapter (element) are as follows:~~

Goal ~~13~~.5.A - ~~Provide coordination of this plan (ordinance) with the governments indicated in Section 13.03,~~ To work and communicate effectively and efficiently with other local governments, Okaloosa County, the Okaloosa County School Board, the State government, and the Federal government to implement this Plan and to benefit the citizens of Niceville. ~~(as appropriate) and other governmental agencies providing services within the City.~~

Objective ~~13~~5.A.1 - ~~To review, on an annual basis, actions that have taken place to coordinate the Comprehensive Plan of Niceville with the Plans of other units of government and the Okaloosa County School Board (reference Section 13.03).~~ The City of Niceville shall cooperate with Okaloosa County to provide services to all residents within the City's utility service districts and shall advise concerning maximum development capacity.

Policy ~~13~~5.A.1.1 - ~~The committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the coordination between plans of affected governments.~~

Policy ~~13~~5A.1.2 - ~~The City shall continue to use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB,~~

~~Hurlburt Field, and the Okaloosa County School Board) to coordinate Comprehensive Plans for the local governments, the School Board and the Air Force; to provide information regarding proposed development; to identify and implement necessary joint planning areas for the purposes of annexation, municipal incorporation and joint infrastructure service areas; and to discuss the siting of facilities with county-wide significance, including locally unwanted land uses, as needed.~~

Policy ~~13~~5.A.1.3 - If the City receives a request(s) for annexation, the City shall follow the annexation procedures in Florida Statutes and will coordinate such annexation with Okaloosa County ~~through the Okaloosa County Comprehensive Plan Committee~~.

Policy 5.A.1.4 - The City shall continue to participate in interlocal agreements for utility services in annexation areas or potential annexation areas.

Policy ~~13~~5.A.1.~~4~~5. - The City shall ~~consider participation with~~ share data and coordinate with Okaloosa County and other units of local government ~~in the acquisition and use of a computerized~~ for purposes of maintaining a robust Geographic Information System (GIS).

Policy ~~13~~5.A.1.5~~6~~.- ~~Continue to cooperate with other units of government and governmental agencies so as to provide for coordination and evaluation of development proposals which may impact~~ The City shall remain committed to intergovernmental efforts that strive to protect the water quality of the Choctawhatchee Bay, Boggy Bayou, Rocky Bayou or other water bodies within the City. ~~The Okaloosa County Comprehensive Plan Committee described in Policy 13.A.1.2 shall be the vehicle used to facilitate the cooperation herein described.~~

Polic 5.A.1.7 - The City shall consider the establishment of a joint planning area for any area is receiving City services or is proposed to receive such services, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas. If a joint planning area is established, a joint planning agreement must identify the geographic areas anticipated for annexation, proposed future land uses, necessary public facilities and services, including transportation and school facilities and how they will be provided, and natural resources, including surface water and groundwater resources, and how they will be protected.

Policy ~~13~~5.A.1.6~~8~~ – The City shall continue to partner with Okaloosa County in the provision of reclaimed water so that reclaimed water can be used for irrigation instead of potable water.

Policy 5.A.1.9 – As necessary, the City shall utilize interlocal to establish coordination mechanisms and other joint considerations and requirements with other local governments including any that may be required pursuant to Section 333.03(1)(b), F.S.

Objective 5.A.2 With the adoption of the Comprehensive Plan, the City of Niceville shall ensure that the impacts of development proposed in the City's Comprehensive Plan are coordinated with adjacent municipalities, Okaloosa County, the Emerald Coast Regional Planning Council (ECRC), the State of Florida, Transportation Planning Organization (TPO), and other appropriate agencies:

- Meeting all requirements of Section 163, F.S. and its implementing rules;
- Continuing, active participation in ECRC, TPO, the Northwest Florida Water Management District (NWFWMD) and other agencies with land use or environmental regulatory authority.

~~Policy 13.A.1.7 – The City shall implement the Northwest Florida Water Management District's Regional Water Supply Plan.~~

Policy ~~13~~5.A.~~1.8~~2.1 – The City shall ensure coordination of the comprehensive plan with the most current NWFWMD Regional Water Supply Plan when proposing and/or amending the ten-year (10) Water Supply Facilities Work Plan.

Policy ~~13~~5.A.~~1.9~~ 2.2 – The City will review and coordinate with the most recently published District Water Supply Plan and NWFWMD staff in projecting future supply and demand on potable water and alternative sources when preparing amendments to the Water Supply Facilities Work Plan and Consumptive Use Permit Applications.

Policy ~~13~~5.A.~~1.10~~ 2.3- The City will exchange water supply information and services with the NWFWMD, ~~West Florida~~ Emerald Coast Regional Planning Council, and local governments through water supply planning work groups and through meetings on an as-needed basis.

Policy ~~13~~5.A.~~1.11~~2.4- The City will examine, to the extent possible, the ~~use to~~ possible interconnectivity of water facilities with other local jurisdictions as recommended by the NWFWMD Regional Water Supply Plan as well as the possibility of new well sites.

Policy ~~13~~5.A.~~1.12~~ 2.5 - Continue to participate in the Okaloosa-Walton TPO planning process in cooperation with adjacent local governments and other public agencies in conjunction with the Florida Department of Transportation. ~~and private organizations whose purpose is to implement the transportation, land use, parking and other provisions of the transportation element~~.

Policy 5.A.2.6 -The City shall coordinate the establishment of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Policy 5.A.2.7 – The City shall coordinate the impacts of development proposed within this Plan upon development in adjacent municipalities, the county, the region, and the state through participation in regional planning at the ECRC, by sharing any proposed amendments to this Plan with the County, and by ensuring consistency with any state level permitting requirements.

~~Objective 13.A.2 - Continually coordinate with appropriate state, regional and local agencies, which have operational and maintenance responsibility for public facilities in Niceville, the impacts of development proposed in this plan upon development or plans of the affected state, county or local agency and to achieve, when necessary, mutually agreed upon level of service standards.~~

~~Policy 13.A.2.1 - The Okaloosa County Comprehensive Plan Committee shall function as the initial agency to mediate comprehensive planning conflicts.~~

Policy ~~13~~5A.2.~~2~~6 - The City shall use the ~~West Florida~~ Emeral Coast Regional Planning Council's informal mediation process to resolve conflicts with other units of government that cannot be resolved pursuant to Section 186.509, Florida Statutes. ~~Policy 13.A.2.1~~.

~~Policy 13.A.2.3 - The Committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06):~~

- ~~a. An analysis of the effectiveness of the conflict resolution process described in Policies 13.A.2.1 and 13.A.2.2;~~
- ~~b. The adequacy of LOS standards which have been established by this Ordinance on an annual basis (reference Policy 14.A.3.6);~~
- ~~c. An analysis of the adequacy of procedures established to review proposed development within the area to the existing Comprehensive Plans of Niceville or adjacent local governments; and~~
- ~~d. An analysis and/or review of development proposed in this ordinance or amendments to this Ordinance indicating the relationship of any proposed development contained within this Ordinance (or amendments) to the Comprehensive Plan of Niceville or adjacent local governments. This review shall be based upon the consistency of the proposed development with the Comprehensive Plan (all development shall be consistent with this Ordinance).~~

~~Policy 13.A.2.4 - The City will continue to execute agreements which establish standards for setting or changing LOS with other entities providing such service and may include:~~

~~a. FDOT for State Roads; and~~

~~b. Okaloosa County for solid waste disposal.~~

Objective ~~13.~~5.A.3 – Coordinate with adjacent military installations to ensure land use compatibility and support military missions while maintaining property rights and quality of life within the City of Niceville.

Policy ~~13.~~5.3.1 – The City will continue to evaluate all development and land use change proposals for compatibility with Eglin Air Force Base, including the consideration of the Air Installation Compatibility Use Zone (AICUZ) noise contours and Air Force Land Use Compatibility Guidelines. ~~All proposed land use changes and decisions will continue to be transmitted to Eglin Air Force Base for review.~~

~~Policy 13.A.3.2 – Through the regular meetings of the City of Niceville Planning Commission/Local Planning Agency and the Okaloosa County Comprehensive Plan Committee, Eglin Air Force Base will remain aware of any planning actions within the City that have the potential to affect base operations within the City. The Okaloosa Comprehensive Plan Committee will also serve as a forum for discussing recommendations of the AICUZ Study and Okaloosa County Joint Land Use Study (JLUS).~~

Policy 5.A.3.2. -The City shall transmit to Eglin information relating to proposed changes to comprehensive plans, plan amendments, and proposed changes to land development regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to the base and shall provide Eglin with an opportunity to comment on the proposed changes.

Policy ~~13.~~5.3.3 – The City will work together with Okaloosa County and Eglin Air Force Base in evaluating and implementing recommendations set forth in the 2006 AICUZ Study and in the 2009 Okaloosa County Joint Land Use Study, while ensuring that property rights are preserved to the maximum extent possible.

Policy 5.A.3.4 - At the request of the commanding officer, the City will also transmit to the commanding officer copies of applications for development orders requesting a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements within areas defined in the local government's comprehensive plan as being in a zone of influence of the base and shall provide Eglin with an opportunity to comment on the proposed changes.

Policy 5.A.3.5 - A representative of Eglin shall serve ex officio as a nonvoting member of the Niceville Planning Commission.

~~**Goal 13.B**~~ Objective 5.A.4- Collaborate and coordinate with the Okaloosa County School Board to ensure high quality public school facilities which meet the needs of Niceville's existing and future population.

~~Objective 13.B.1 - The City will implement the interlocal agreement pursuant to 163.3177, F.S. with the School Board, County, and adjacent municipalities providing for close coordination and evaluation of development proposals pursuant to the interlocal agreement.~~

~~Policy 13.B.1.1 - General types of provisions that will be included in the interlocal agreement in order to advise the School Board, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:~~

~~1. Transmission of information from the City of Niceville to the above entities and others on the Comprehensive Plan mailing list describing proposed developments and school planning activities.~~

~~2. Provision for a feedback process/information exchange so the above entities can inform the Local Planning Agency of any potential adverse impact(s) from proposed developments and/or conflicting planning activities.~~

~~3. Provision for the district wide application of LOS standards.~~

~~Objective 13.B.2 - The City of Niceville shall strive to maintain and enhance joint planning processes and procedures for coordination of public school facilities for planning and decision making.~~

~~Policy 13.B.2.1 - On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.~~

~~Policy 13.B.2.2 - On an annual basis, the School Board shall provide information from their five year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the City, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.~~

~~Policy 13.B.2.3 - In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City of~~

~~Niceville, the Okaloosa County Board of County Commissioners, School Board, and the municipalities of Cinco Bayou, Crestview, Destin, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso shall meet jointly to develop mechanisms for coordination. Such efforts may include:~~

1. ~~Coordinated submittal and review of the annual capital improvement programs, the annual educational facilities report, and the Five-Year School Plant Survey of the Okaloosa County School Board.~~
2. ~~Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.~~
3. ~~Coordinated review of residential planned developments or mixed use planned developments involving residential development.~~
4. ~~Use of a unified database including population (forecasts of student population), land use and facilities.~~
5. ~~Use of a Parks/Schools Planning Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Code, and other appropriate mechanisms as deemed necessary.~~
6. ~~Use of a Staff Working Group (with representative from each of the entities) that will meet at least annually to review and coordinate School Level of Service standards and issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. In addition, the group will review population and enrollment projections and updates of comprehensive and work plans as part of annual review process to assure the maintenance of the adopted LOS and financially feasibility of the CIP and work plan.~~

Policy 5.A.4.1 - Consistent with the Interlocal Agreement for Public School Facility Planning, the City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:

1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;

3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
4. The expansion and rehabilitation of existing schools so as to support neighborhoods

Policy 5.A.4.2 - In cooperation with the School Board, Okaloosa County and the municipalities of Cinco Bayou, Crestview, Destin, Fort Walton Beach, Laurel Hill, Mary Esther, Shalimar and Valparaiso, the City of Niceville will implement the Interlocal Agreement for Public School Facility Planning for Okaloosa County, Florida between the County, School Board, and all legislative bodies of the municipalities, as required by Section 163.31777, Florida Statutes. The Interlocal Agreement shall include procedures for at a minimum:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. Supporting infrastructure or off-site improvements;
5. A process to coordinate and share information relating to existing and planned public school facilities, including school renovations and closures, and local government plans for development and redevelopment.
6. Participation by affected local governments with the district school board in the process of evaluating potential school closures, significant renovations to existing schools, and new school site selection before land acquisition.
7. A process for determining the need for and timing of onsite and offsite improvements to support new, proposed expansion, or redevelopment of existing schools.
8. Comprehensive plan amendments, rezoning, and development approvals;
9. School capacities;
10. Education Plant Survey and Five-Year District Facilities Work program;
11. Co-location and shared use;
12. Oversight process; and,
13. Resolution of disputes.

Policy 5.A.4.3 - The City shall include a representative of the School District, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 5.A.4.4 - The City shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections and procedures for annual update and review of school board and local government plans.

Policy 5.A.4.5 - The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes the identification of adequate sites for funded and planned schools.

Objective 5.A.4.6 - Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses by siting schools near urban residential areas and in accordance with local land development regulations to assure compatibility.

Policy 5.A.4.7 - The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 5.A.4.8 - of the City of Niceville Future Land Use Element, "The City shall seek to collocate public facilities such as parks, libraries and community centers with schools to the extent possible."

Policy 5.A.4.9 - It is the policy of the School Board, the County and all municipalities to reduce hazardous walking and biking conditions. The City, in coordination with the School Board, shall coordinate with the Okaloosa-Walton TPO's Long Range Transportation Plan to ensure funding for safe access to schools. This includes development of sidewalk inventories and a list of priority projects coordinated with the School Board recommendations and ensuring these recommendations are addressed over the planning period.

Policy 5.A.4.10 - The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 5.A.4.11 - The City and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students including the location of bus stops within new developments.



F-1

ORDINANCE NO. 25-02-01

AN ORDINANCE ADOPTING THE AMENDED FINAL BUDGET CHANGES FOR THE CITY OF NICEVILLE FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024; AN ORDINANCE ADOPTING AND APPROVING THE APPROPRIATION SET FORTH IN SAID BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF NICEVILLE, FLORIDA:

Section 1: The Adopted Budget for the fiscal year commencing October 1, 2024 and ending September 30, 2025 for the City of Niceville, Florida, is amended as follows and is hereby officially adopted:

General Fund FY24 Adopted Budget Expenses

Expense Account	Adopted Budget	Revision	Amended Budget
400-400-590.699.85	$250,000	$1,635,255.93	$1,855,255.93
Total:	$250,000	$1,635,255.93	$1,885,255.93

Section 2: This Ordinance shall become effective as provided by law.

PASSED AND ENACTED in regular session upon the second and final reading by the City Council of the City of Niceville, Florida this 10th day of March, 2025.

_____

Daniel Henkel, Mayor

ATTEST:

_____

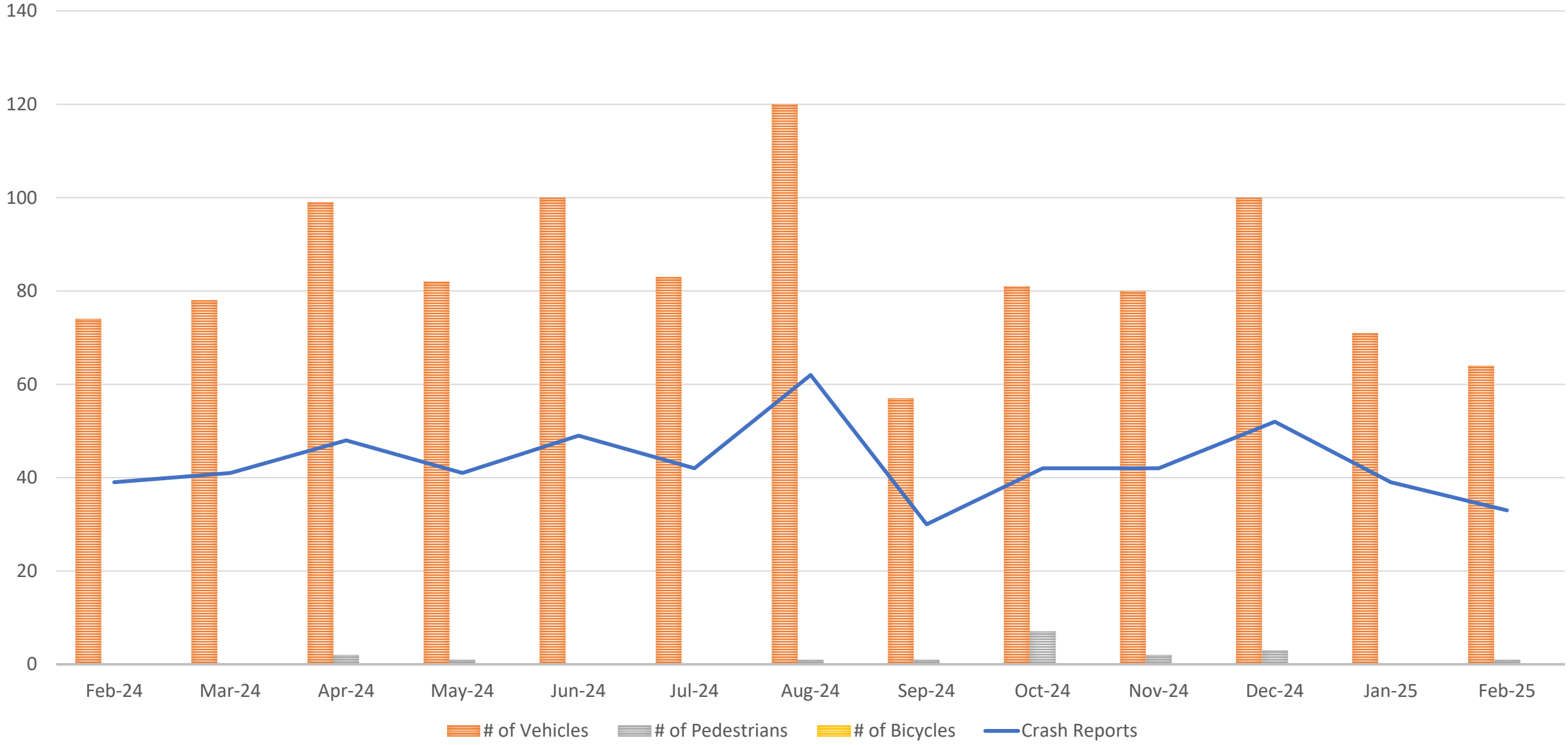
Wendy Farmer, City Clerk



G-2

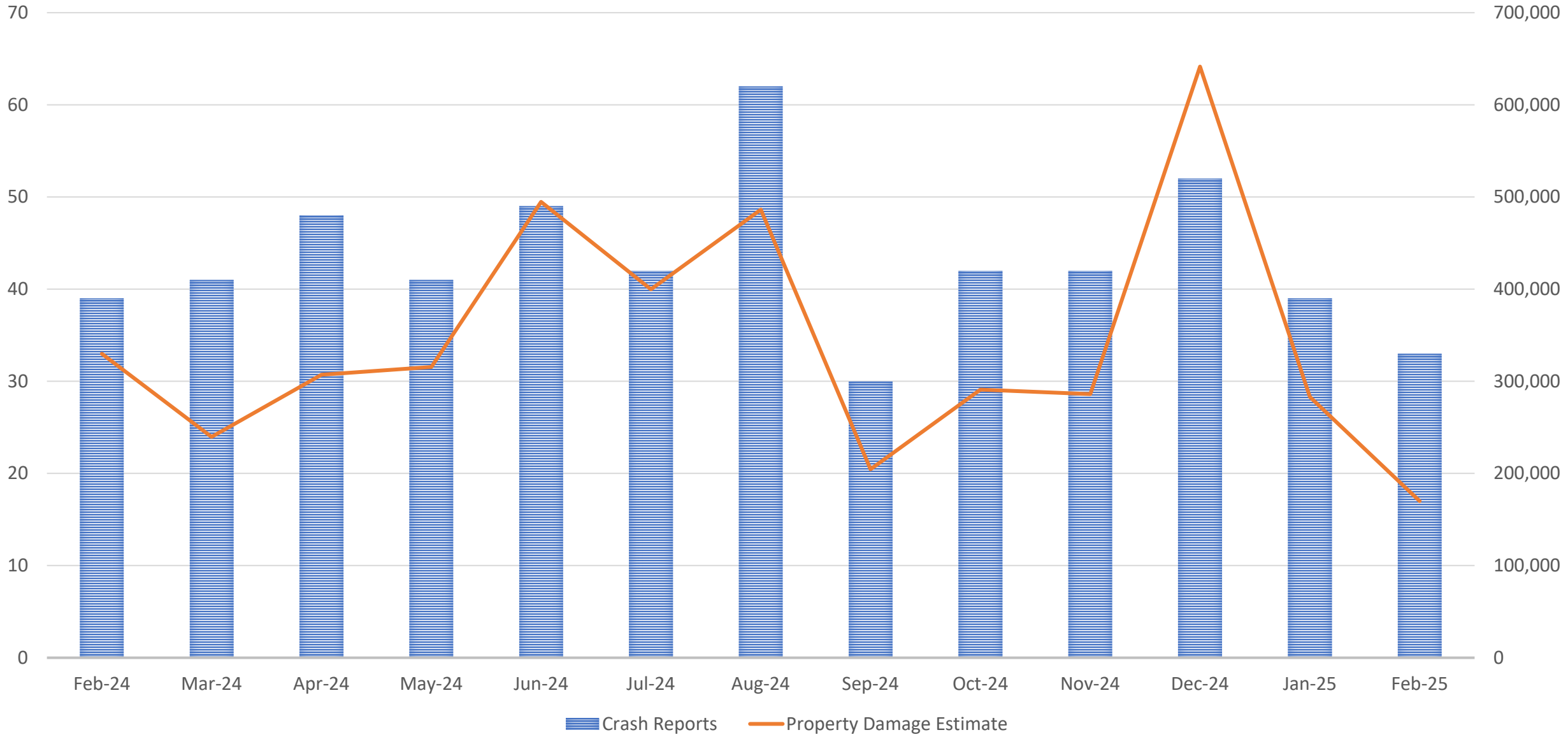
Traffic Reports

February 2024– February 2025



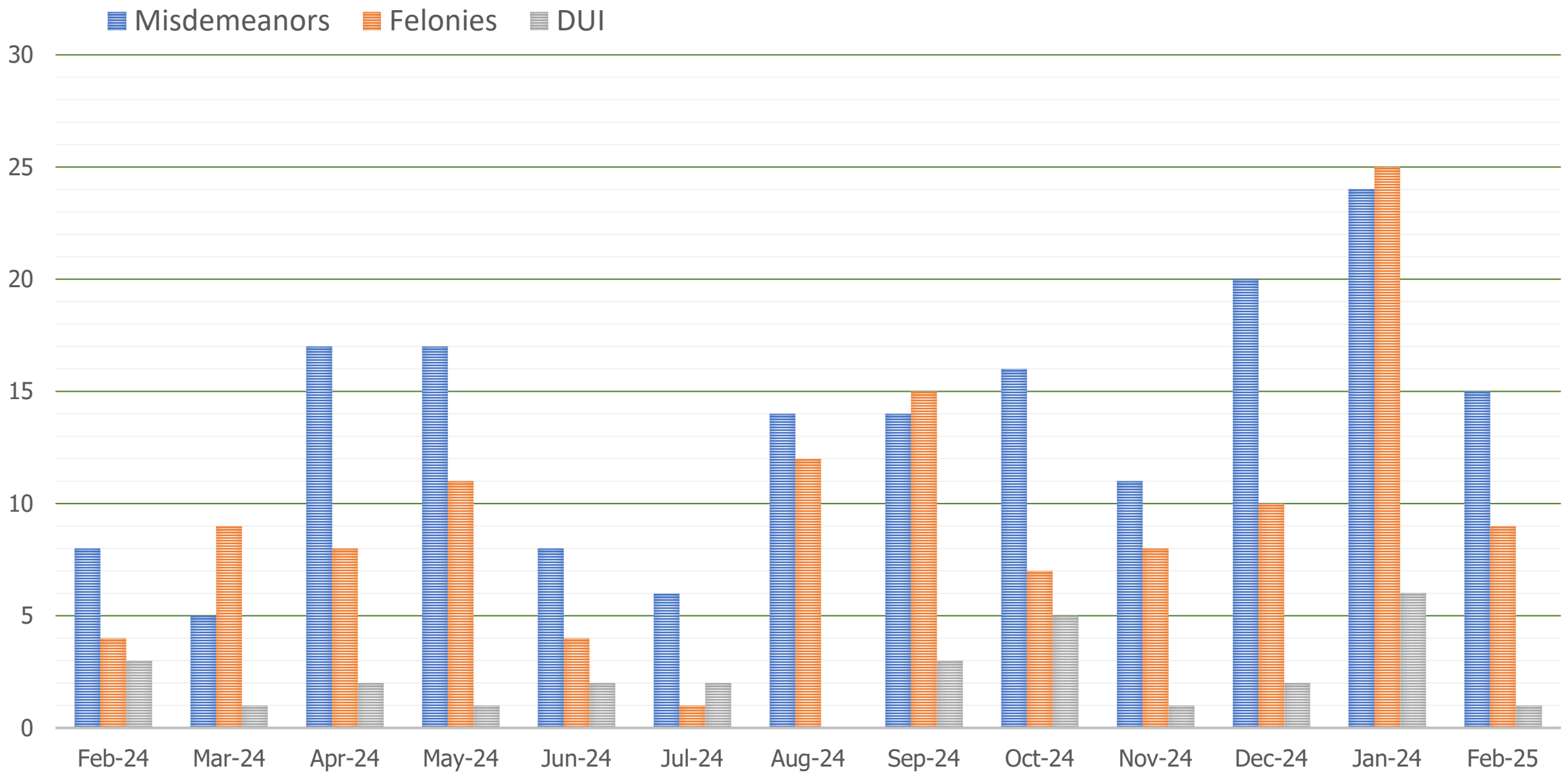
Traffic Reports

February 2024– February 2025



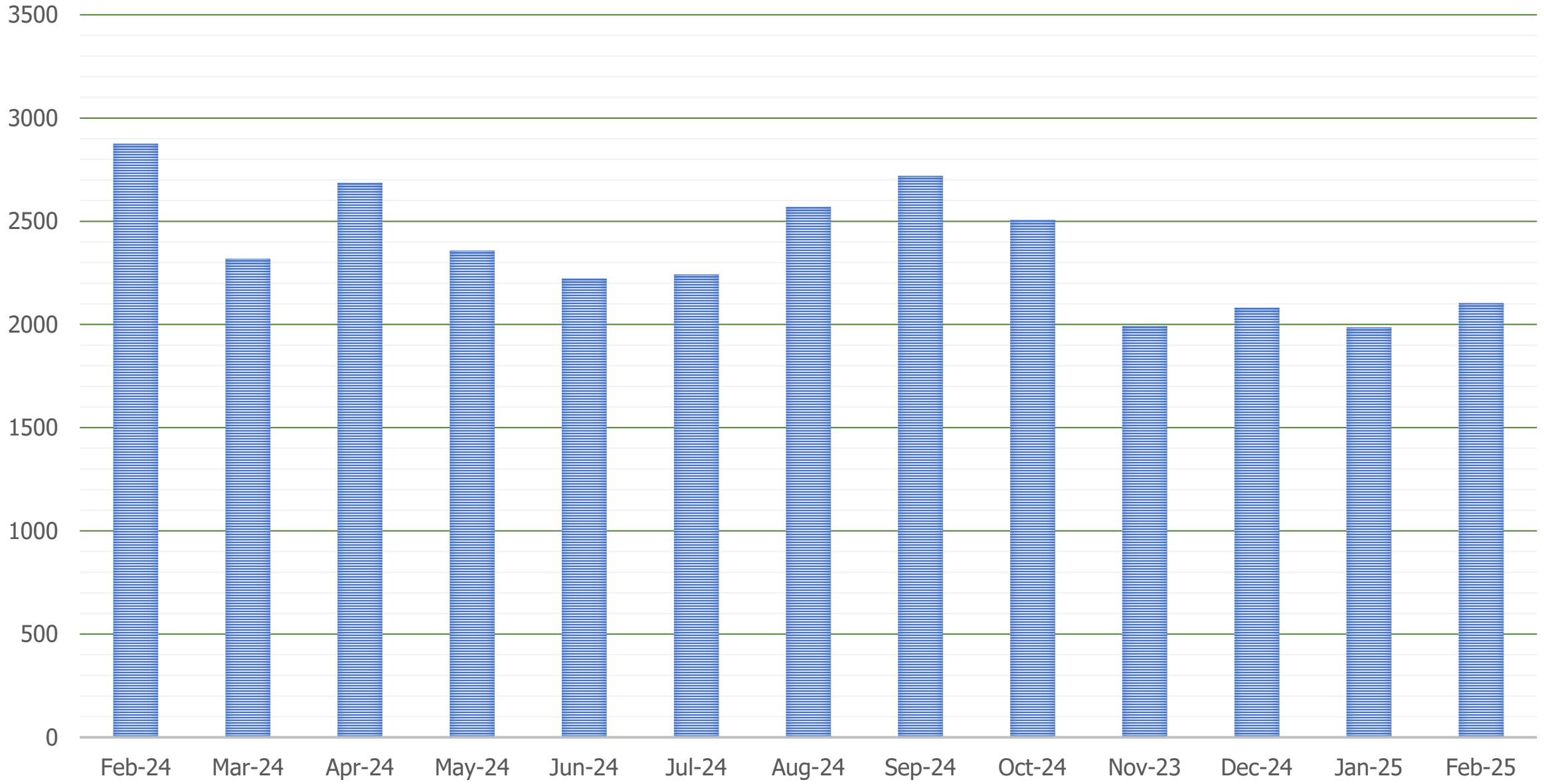
Misdemeanors, Felonies & DUIs

February 2024– February 2025



Police Department – Total Calls

February 2024– February 2025

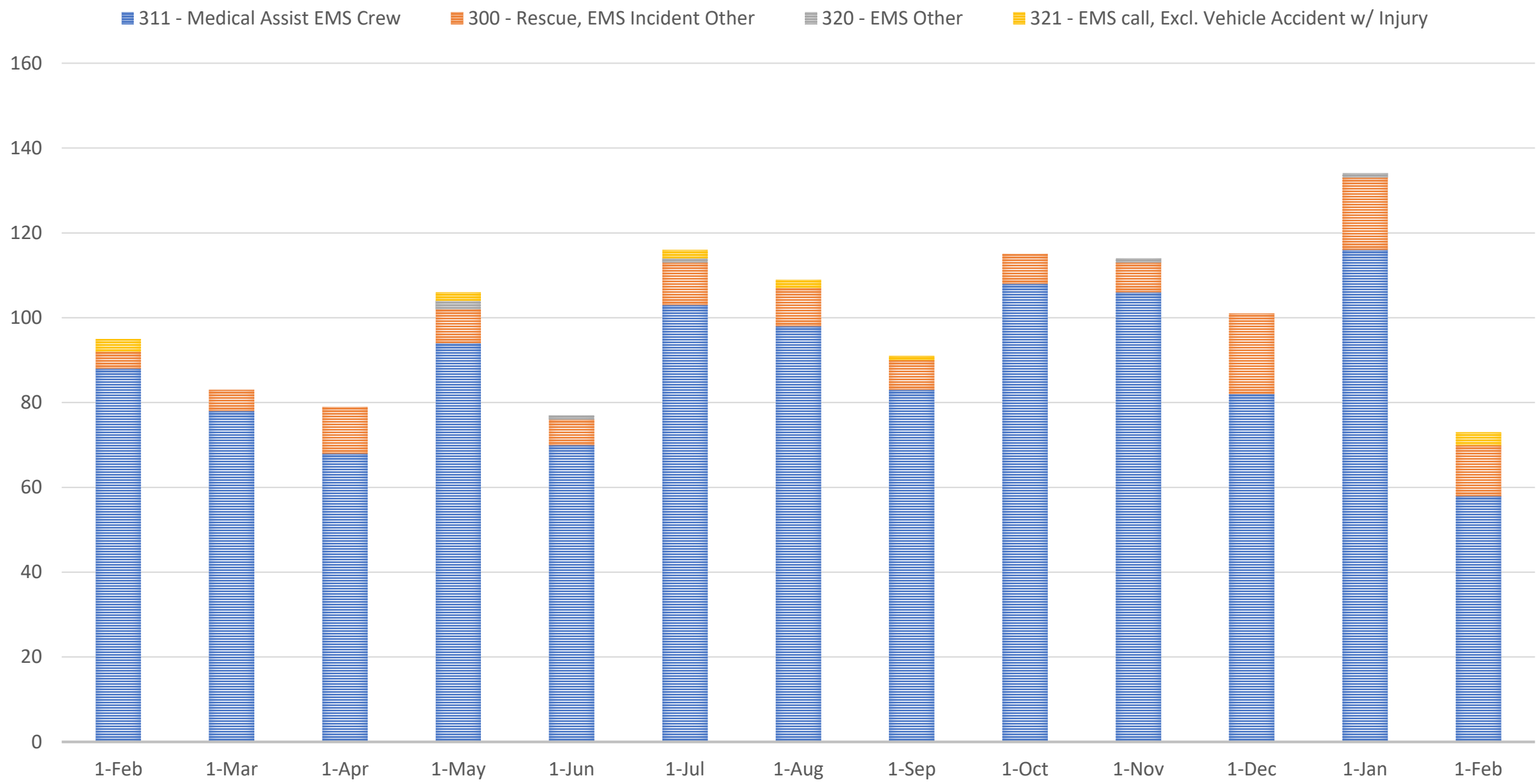




G-3

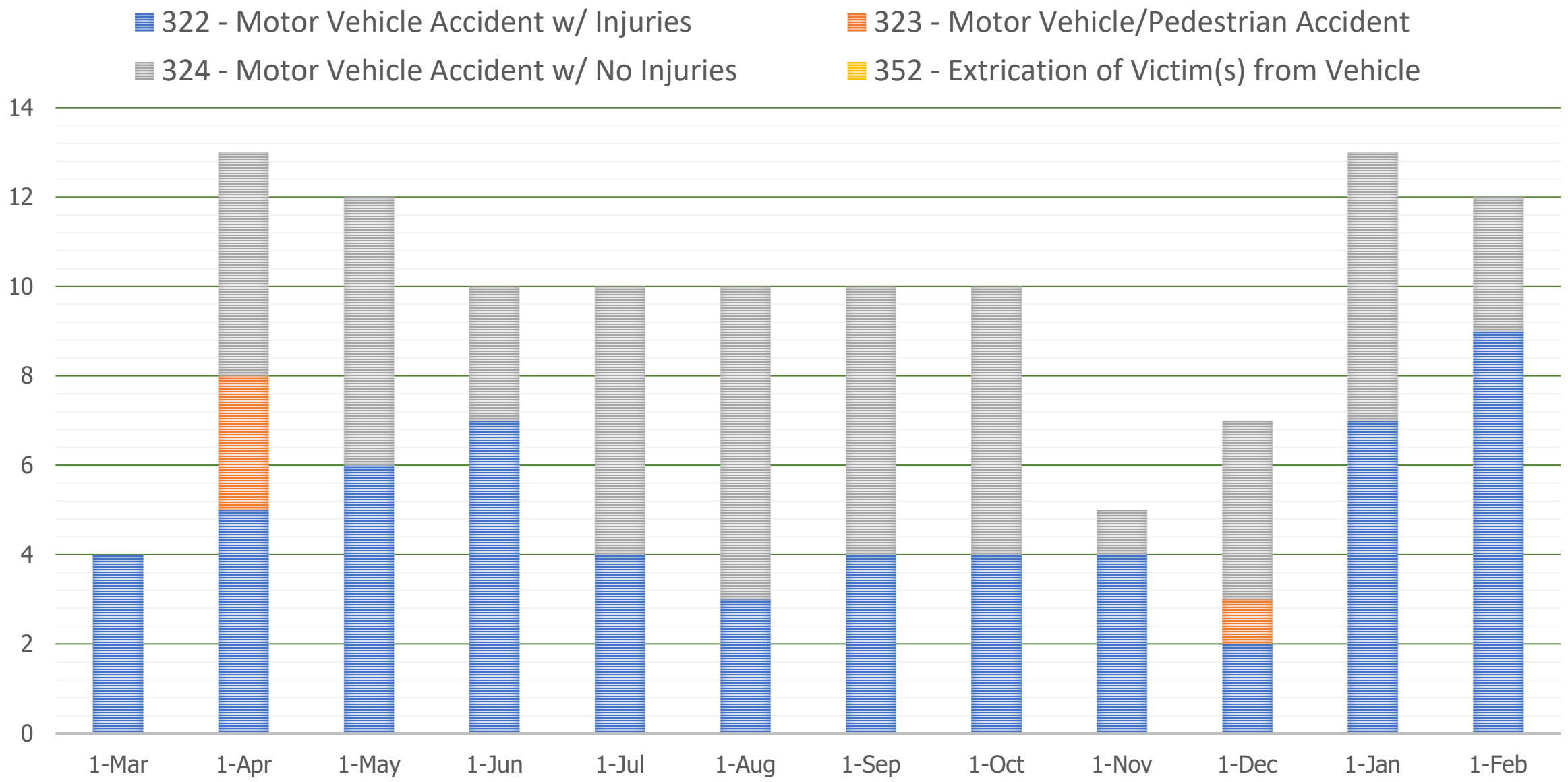
EMS – Non-Vehicular

February 2024 – February 2025



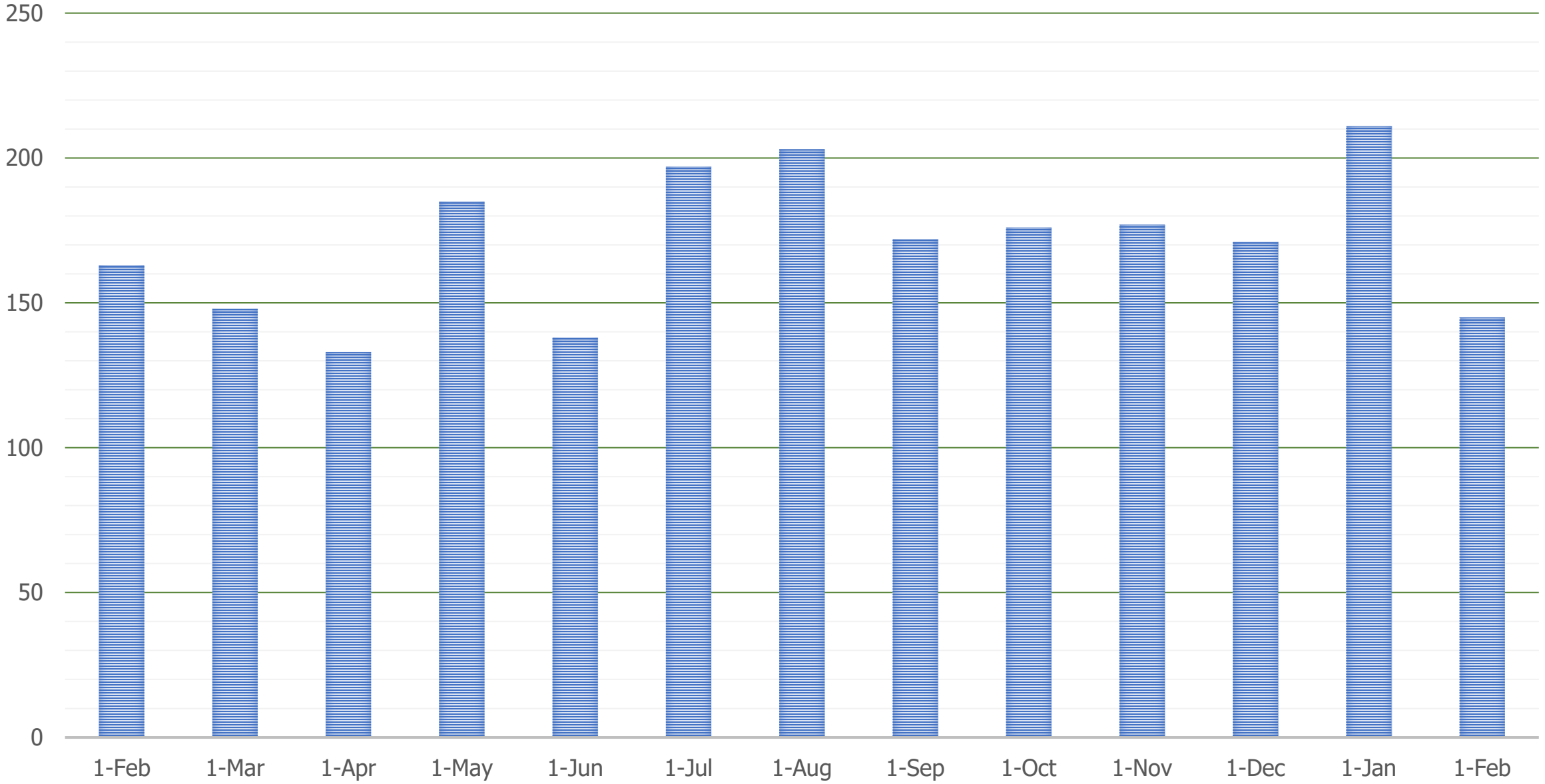
EMS – Vehicular

March 2024 – February 2025



Fire Department – Total Calls

February 2024 – February 2025

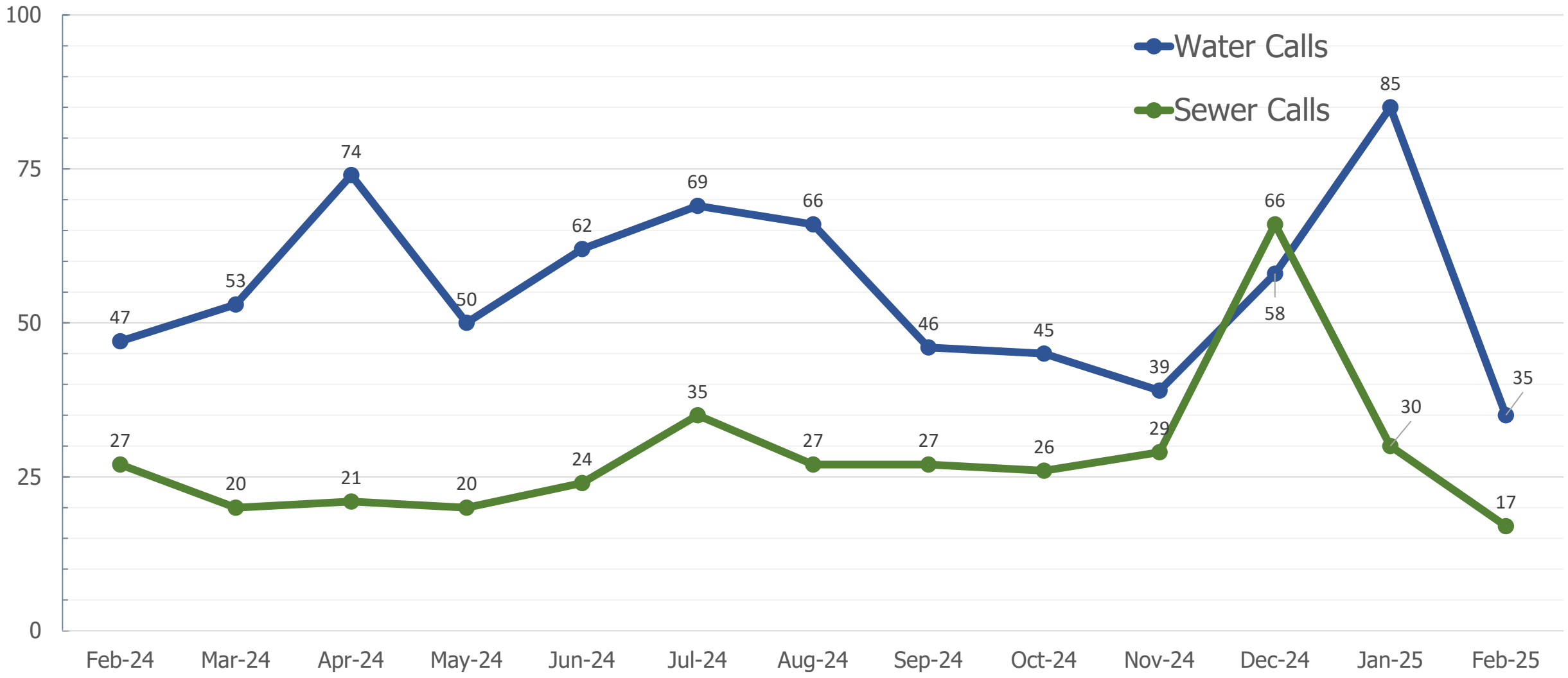




G-4

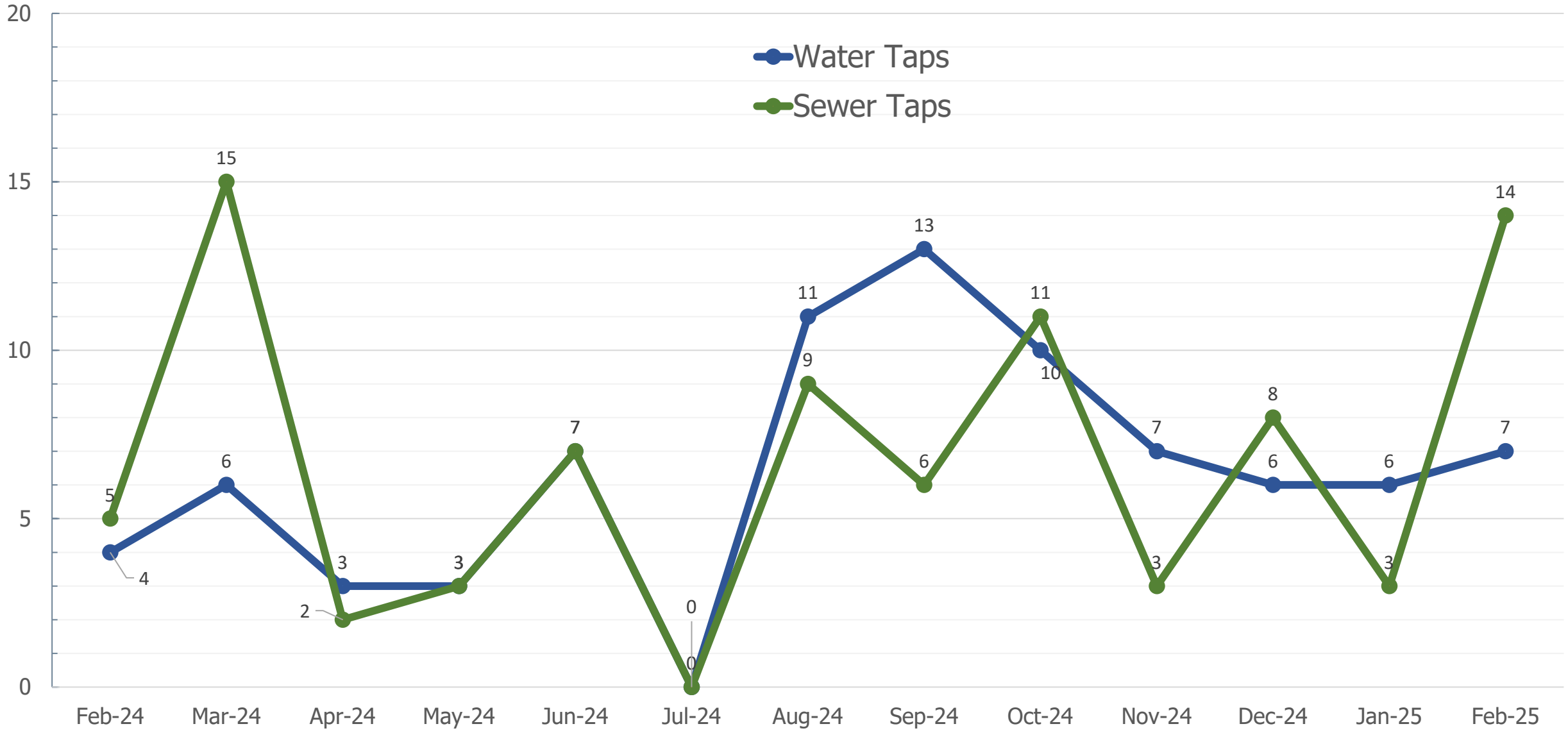
Water & Sewer Calls

February 2024 – February 2025



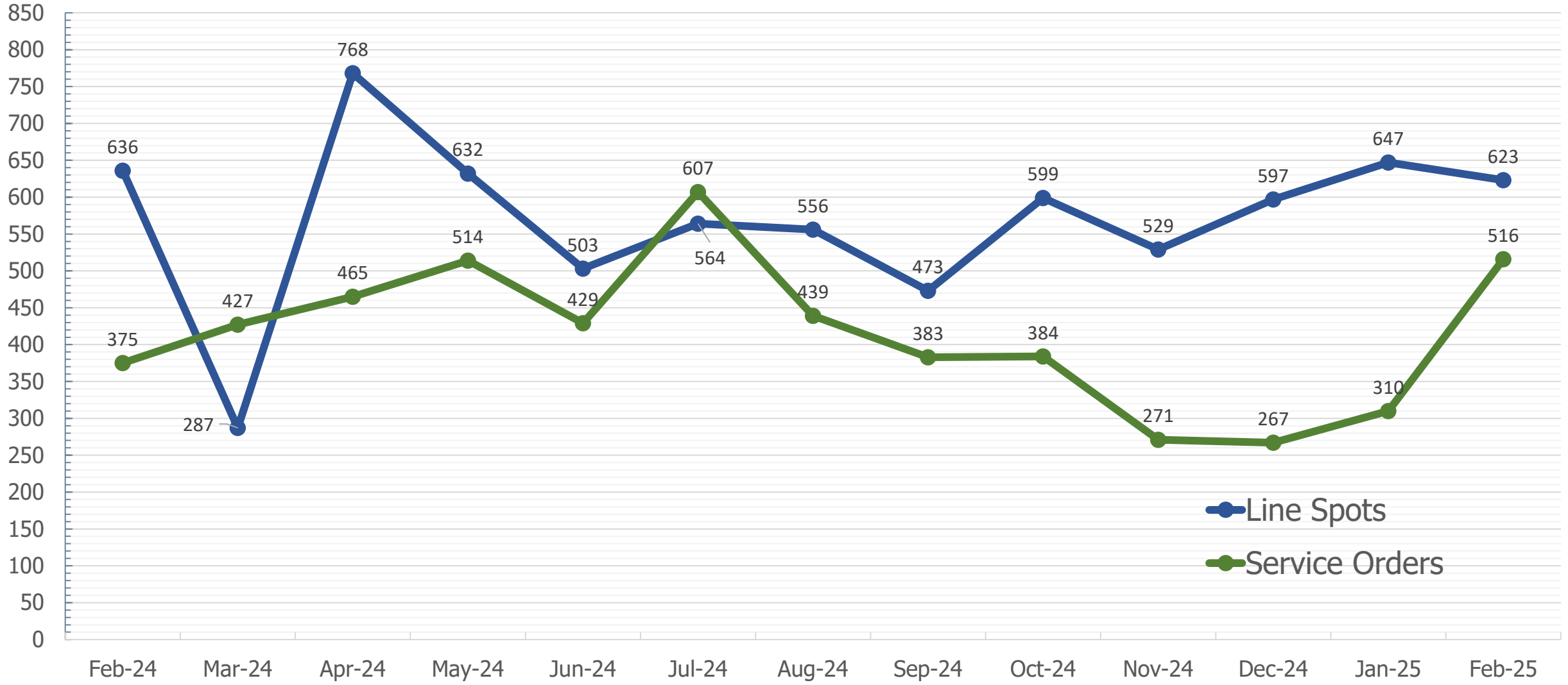
Water & Sewer Taps

February 2024 – February 2025



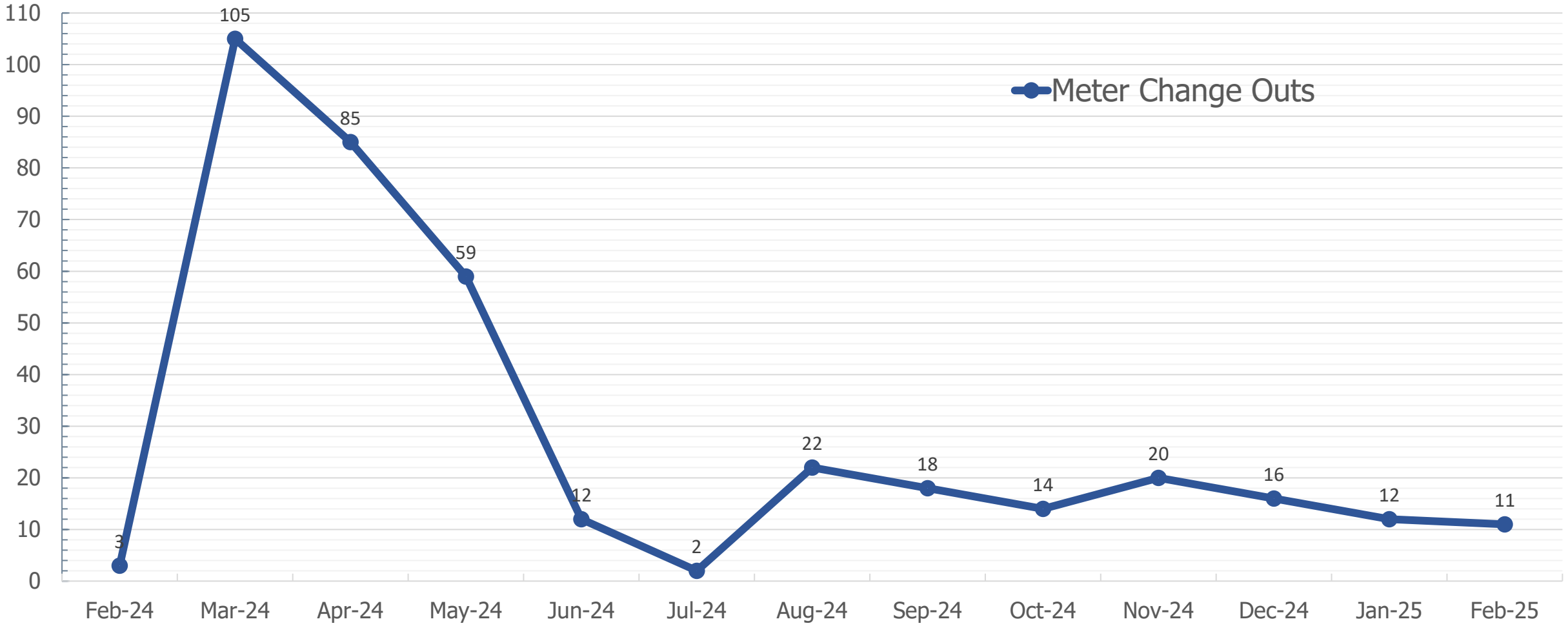
Line Spots & Service Orders

February 2024 – February 2025



Meter Change Outs

February 2024 – February 2025



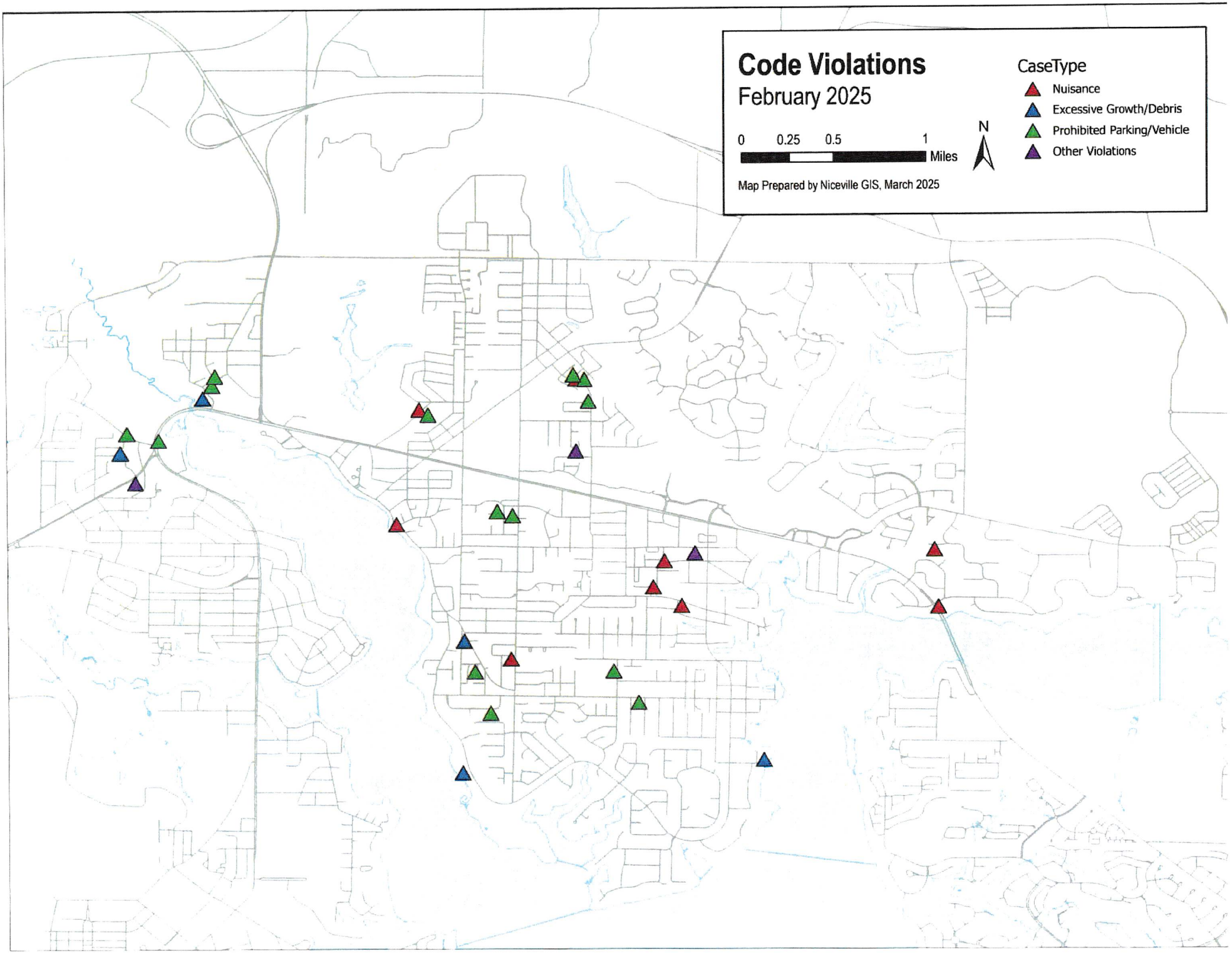
WATER & SEWER TOTALS - February 2025

# of Water Calls	35
# of Sewer Calls	17
# of Line Spots Tickets Completed	623
# of Water Taps Installed	7
# of Sewer Taps Installed	14
# of Meters Changed Out	11
# of Service Orders Completed	516

Code Compliance Activity Report

FEBRUARY 2025

Date:	Address:	Case#:	Case Type:	Photos:	Open/Closed	Compliance:	Courtesy Tag:	Magistrate Hearing:	Officer: Haynes/Taylor
02/03/2025	597 N. John Sims	2025-0233	Expired Plate	Yes			Yes		
02/03/2025	201 Marquette	2025-0234	Illegal Dumping	Yes	Closed	Public Works	Unknown		
02/04/2025	215 Davis	2025-0235	Junk Vehicles	Yes	Closed	Yes / Removed	Yes		
02/04/2025	208 Kelly Road	2025-0236	Vehicle No Plate	Yes	Closed	Yes/Removed	Yes		
02/04/2025	1411 Beaver Run	2025-0237	Expired Plate	Yes			Yes		
02/05/2025	101 Aloma Ct.	2025-0238	Nuisance	Yes	Open / NOV	In Progress	Yes/Letter		
02/06/2025	111 Vincent Circle	2025-0239	No Plate/Row	Yes	Open		Yes		
02/07/2025	212 Early Street	2025-0240	Junk Vehicle	Yes	Closed	Yes	Yes		
02/07/2025	203 Early Street	2025-0241	Junk Boats	Yes	Open		Yes		
02/10/2025	1133 Finck Rd	2025-0242	Illegal Dumping	Yes	Closed	Public Works	Unknown		
02/10/2025	114 Evans	2025-0243	Illegal Dumping	Yes	Closed/NOV	Removed	Yes		
02/10/2025	1404 Valparaiso	2025-0244	Junk Vehicle	Yes	Open /NOV		Yes		
02/11/2025	212 Davis Drive	2025-0245	Nuisance/Debris	Yes	Open/NOV		Yes		
02/11/2025	15 Willow Lane	2025-0246	Junk Vehicle	Yes	Closed	Yes	Yes		
02/12/2025	208 Kelly Road	2025-0247	ROW Debris	Yes			Yes		
02/23/2025	1685 Vine Ave.	2025-0248	Tall Grass/weeds	Yes	Open		Yes		
02/13/2025	1439 Bayshore DR	2025-0249	ROW Debris	Yes	Closed	Yes/Removed	Yes		
02/14/2025	1120 Ivey Terrace	2025-0250	No Plate	Yes	Closed	Yes/Remove	Yes		
02/14/2025	1121 Ivey Terrace	2025-0251	Nuisance	Yes	Closed	Yes	Yes		
02/18/2024	201 Honeysuckle way	2025-0252	Expired Plate	Yes	Open		Yes		
02/18/2025	233 Hudson Circle	2025-0253	Snipe Sign	Yes	Closed	Removed	Yes		
02/24/2024	1006 Palm	2025-0254	Junk Vehicles	Yes	Open /NOV		Yes		
02/24/2025	824 Magnolia	2025-0255	Expired Plate	Yes	Open		Yes		
02/24/2025	207 Reeves	2025-0256	Snipe Sign	Yes	Closed	Removed	Yes		
02/24/2025	201 Hudson Boyd	2025-0257	Snipe Sign	Yes	Closed	Removed	Yes		
02/24/2025	1602 23rd Street	2025-0258	Snipe Sign	Yes	Closed	Removed	Yes		
02/25/2025	207 Government	2025-0259	Stop Work Order	Yes	Closed	Assist another Jurisdiction	Yes		
02/25/2025	105 Drew Court	2025-0260	Nuisance /Trees		Closed	Unfounded	Public Works		
02/26/2025	400 Kazmira CT	2025-0261	UNK		Closed	UNK	Yes		
02/27/2025	123 Lincoln Shire	2025-0262	Fence	Yes	Closed		Yes		
02/27/2025	720 Bayshore	2025-0263	Snipe Sign	Yes	Closed	Yes/Removed			
02/27/2025	807 Linden Ave	2025-0264	Junk Vehicle	Yes	Open		Yes		


Code Violations
February 2025
0 0.25 0.5 1
Miles
N
Map Prepared by Niceville GIS, March 2025
CaseType
Nuisance
Excessive Growth/Debris
Prohibited Parking/Vehicle
Other Violations

February 2025

City of Niceville Code Compliance

Top Code Violations

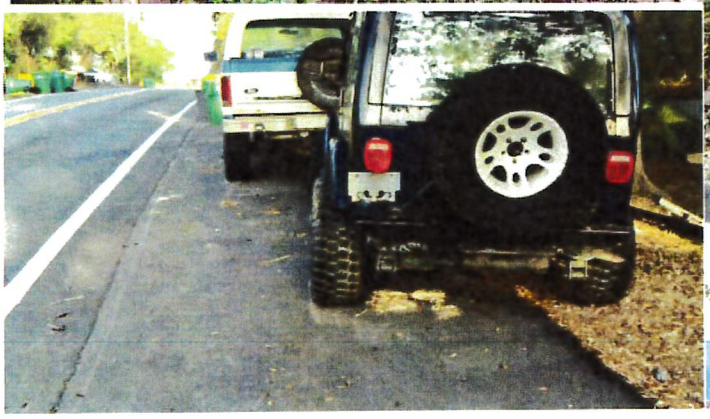
1. **Trash and Debris Dumping**
2. **Abandoned Junk Motor Vehicles and Boats**
3. **Non Registered Motor Vehicles**
4. **Parking Violations**
5. **Nuisance**

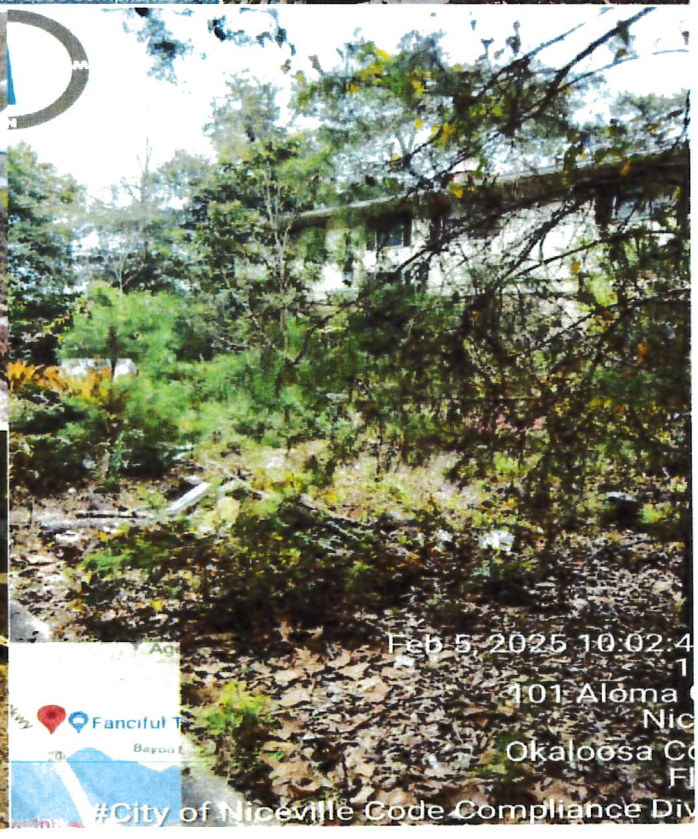












G-5

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 2/01/2025 THRU 2/28/2025
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

*** SEGMENT RECAP ***

PROJECT SEGMENT - DESCRIPTION	# OF SEGMENTS	VALUATION	FEE
BC-REM - COMMERCIAL REMODEL	2	665,000.00	2,454.87
BC-RREP - COMMERCIAL REPAIR	1	29,650.94	205.00
BR-ACC - RESIDENTIAL ACCESSORY BL	3	27,400.00	302.00
BR-ADD - RESIDENTIAL ADDITION	1	240,132.00	946.07
BR-NEW - NEW RESIDENTIAL BUILDING	4	1,575,000.00	9,630.43
BR-REM - RESIDENTIAL REMODEL	12	187,992.25	1,608.00
BR-RREP - RESIDENTIAL REPAIR	1	14,500.00	129.00
ELE-COM - COMMERCIAL ELECTRICAL	1	2,000.00	64.00
ELE-RES - RESIDENTIAL ELECTRICAL	16	98,680.67	1,384.00
FENCE-RES - RESIDENTIAL FENCE	2	3,800.00	14.00
GAS-COM - COMMERCIAL GAS	1	300.00	59.00
GAS-RES - RESIDENTIAL GAS	21	19,007.28	1,244.00
IRR-RES - RESIDENTIAL IRRIGATION	4	0.00	2,000.00
MECH-COM - COMMERCIAL MECHANICAL	2	12,100.00	173.00
MECH-RES - RESIDENTIAL MECHANICAL	13	74,041.50	1,092.00
PLB-COM - COMMERCIAL PLUMBING	1	5,000.00	79.00
PLB-RES - RESIDENTIAL PLUMBING	11	62,599.56	919.00
POOL-RES - RESIDENTIAL POOL	1	85,700.00	455.10
ROOF-COM - COMMERCIAL ROOF	2	71,679.00	154.00
ROOF-RES - RESIDENTIAL ROOF	20	277,634.11	2,515.75
SEWER - SEWER TAP	5	0.00	15,352.95
SOLAR - SOLAR SYSTEM	2	56,235.60	389.50
WATER - WATER TAP	4	0.00	13,650.00
*** TOTALS ***	130	3,508,452.91	54,820.67

PROJECTS: 0 -ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 2/01/2025 THRU 2/28/2025
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS: ALL

*** BUILDING CODE RECAP ***

BUILDING CODE - DESCRIPTION	# OF PROJECTS	# OF SEGMENTS	VALUATION	FEES
101 - SINGLE FAMILY	4	4	1,575,000.00	9,630.43
BC-REM - COMMERCIAL REMODEL	2	2	665,000.00	2,454.87
BC-RREP - COMMERCIAL REPAIR	1	1	29,650.94	205.00
BR-ACC - RESIDENTIAL ACCESSORY BUILDING	3	3	27,400.00	302.00
BR-ADD - RESIDENTIAL ADDITION	1	1	240,132.00	946.07
BR-REM - RESIDENTIAL REMODEL	12	12	187,992.25	1,608.00
BR-RREP - RESIDENTIAL REPAIR	1	1	14,500.00	129.00
ELE-COM - COMMERCIAL ELECTRICAL	1	1	2,000.00	64.00
ELE-RES - RESIDENTIAL ELECTRICAL	11	16	98,680.67	1,384.00
FENCE-RES - RESIDENTIAL FENCE	2	2	3,800.00	14.00
GAS-COM - COMMERCIAL GAS	1	1	300.00	59.00
GAS-RES - RESIDENTIAL GAS	16	21	19,007.28	1,244.00
IRR-RES - RESIDENTIAL IRRIGATION	0	4	0.00	2,000.00
MECH-COM - COMMERCIAL MECHANICAL	2	2	12,100.00	173.00
MECH-RES - RESIDENTIAL MECHANICAL	9	13	74,041.50	1,092.00
PLB-COM - COMMERCIAL PLUMBING	1	1	5,000.00	79.00
PLB-RES - RESIDENTIAL PLUMBING	7	11	62,599.56	919.00
POOL-RES - RESIDENTIAL POOL	0	1	85,700.00	455.10
ROOF-COM - COMMERCIAL ROOF	2	2	71,679.00	154.00
ROOF-RES - RESIDENTIAL ROOF	20	20	277,634.11	2,515.75
SEWER - SEWER TAP	1	5	0.00	15,352.95
SOLAR-RES - RESIDENTIAL SOLAR SYSTEM	2	2	56,235.60	389.50
WATER - WATER TAP	0	4	0.00	13,650.00
*** TOTALS ***	99	130	3,508,452.91	54,820.67



H-2

RESOLUTION NO. 25-03-01

A RESOLUTION GRANTING A VARIANCE TO APPENDIX D NICEVILLE LAND DEVELOPMENT CODE, SECTION 7.08.01(B)(4) OF THE NICEVILLE CODE OF ORDINANCES TO ALLOW FOR A VARIANCE TO THE BUILDING SETBACK REQUIREMENTS FROM 25 FEET TO 2 FEET ON THE FRONT AND FROM 7.5 FEET TO 2 FEET ON THE EAST SIDE FOR 1107 CORAL DRIVE, NICEVILLE FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been made to the City Council of the City of Niceville, Florida by Gregory and Theresa McClellan for a variance to Appendix D, Land Development Code Section 7.08.01(B)(4) of the Niceville Code of Ordinances, pertaining to attached accessory building setbacks , and

WHEREAS, the Niceville Planning Commission has considered this item at a duly publicized public hearing concerning same that was held on March 3, 2025, and

WHEREAS, the City Council has received the recommendation of the Planning Board and, has considered this item at a duly publicized public hearing concerning same that was held on March 10, 2025, and

WHEREAS, objections, if any, have been voiced and considered to the granting of such variance request, and

WHEREAS, the City Council has determined under the authority provided by Section 2.07.00 Variances, and considering the conditions for issuance of variances found in Section 2.07.04, that such request for a variance should be granted.

NOW, THEREFORE, BE IT RESOLVED by the City of Niceville, Florida:

Section 1. That a variance to Appendix D, Land Development Code Section 7.08.01(B)(4) of the Niceville Code of Ordinances to allow for deviation from the front setback requirement from 25 feet to 2 feet and to the east side setback requirement from 7.5 feet to 2 feet is hereby granted on the following described property:

Parcel ID No: 17-1S-22-4001-0001-0040

Legal Description: Palm Estates Unit 2, Lot 4 Block 1

Address: 1107 Coral Drive

Section 2. The City does not have the authority to change, alter or disregard any restrictive covenants or restrictions in deeds pertaining to this subdivision and thus, this Resolution does not nullify any such covenants and restrictions.

Section 3. This Resolution shall become effective upon adoption and approval in accordance with the City Charter.

ADOPTED in regular session this 10th day of March, 2025.

_____

MAYOR

ATTEST:

_____

CITY CLERK

City of Niceville Variance Request

1107 Coral Drive
PIN: 17-1S-22-4001-0001-0040

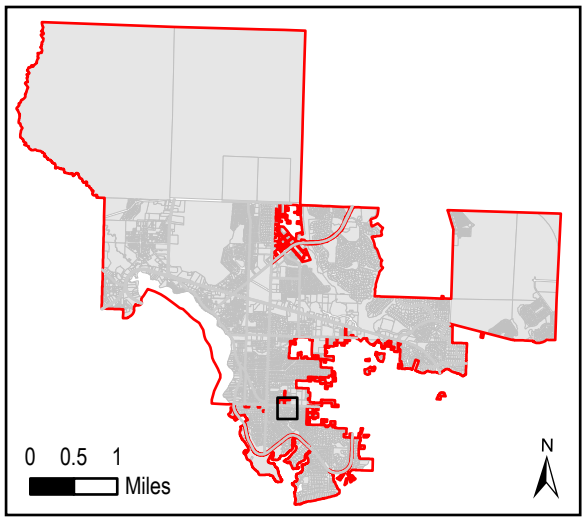
Proposed Variance
Reduced front and east side setback to build a carport.

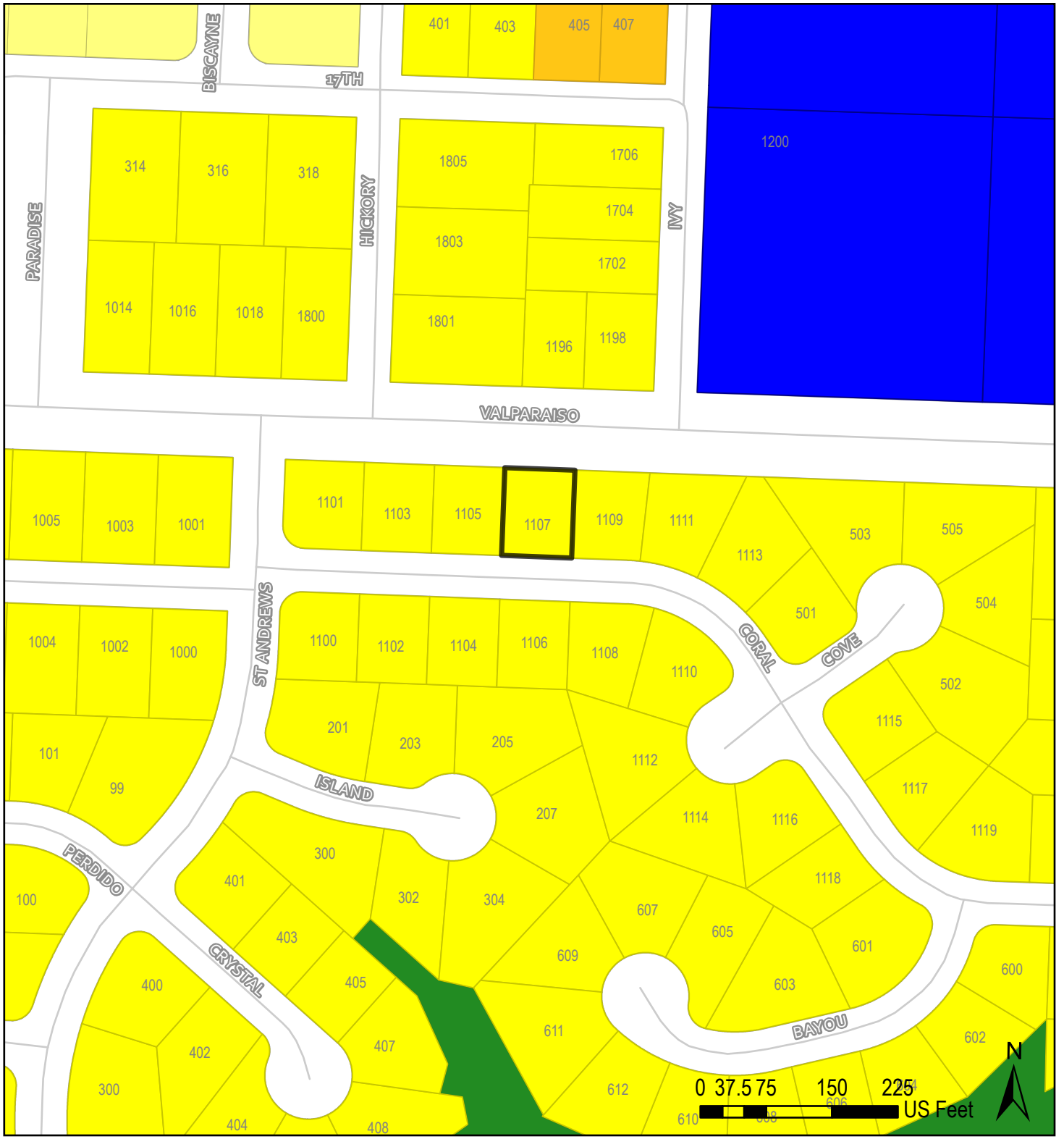
Zoning:
Single Family Residential (R-1)
Future Land Use:
Low Density Residential

Total Acres: 0.18 +/-

Zoning
- CON - Conservation
- PCI - Public Civic Institutional
- R-1A - Single Family Residential (Maximum 4 DU/AC)
- R-1 - Single Family Residential (Maximum 5 DU/AC)
- R-1B - Single or Multi-Family Residential (Maximum 8DU/AC)

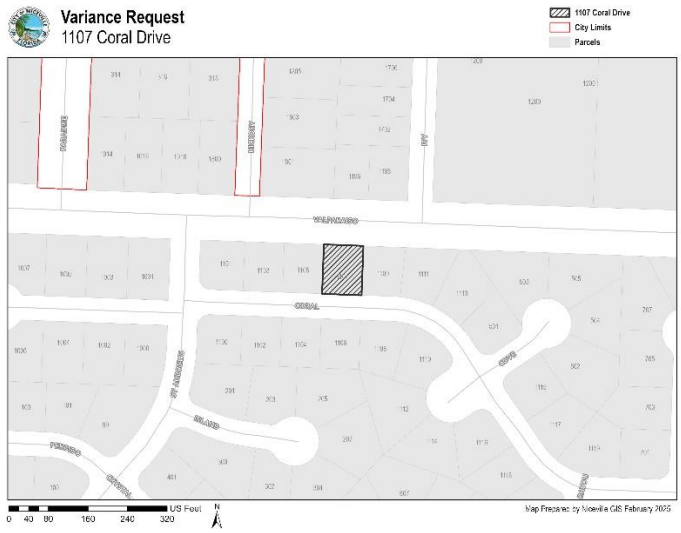
Map Prepared by Niceville GIS February 2025





City of Niceville
Planning & Building

Variance Request
Staff Analysis



PROJECT TITLE:

McClellan Variance

PROPERTY INFORMATON:

- Parcel ID #: 17-1S-22-4001-0001-0040
- Address: 1107 Coral Dr
- Owners: Gregory & Theresa McClellan
- Acreage: 0.18
- Legal: Palm Est Unit #2 Lot 4 Blk 1
- Zoning District: R-1

VARIANCE REQUEST:

The applicant is requesting a reduction of the front setback from 25 feet to 4 feet and a reduction of the East side setback from 7.5 feet to 2 feet to construct a carport over the existing driveway.

VARIANCE AUTHORITY:

Sec. 2.15.00(d). – Variances, powers and duties.

The commission/LPA, after being advised by the planning department, may recommend such conditions and restrictions upon the premises benefited by a variance as may be necessary to prevent injurious effects upon other property in the neighborhood and to better carry out the general intent of this ordinance in considering a variance of the provisions of this ordinance.

PUBLIC NOTICE:

Newspaper Ad Dates:

February 14, 2025

Mailed Notice:

To owners abutting and within 300 feet on February 14, 2025

Sign Notice:

Posted on property on February 20, 2025

Hearing Dates:

Planning Commission – March 3, 2025

City Council – March 10, 2025

RECCOMENDATION & SUMMARY OF CONSISTENCY REVIEW

STAFF:

PLANNING COMMISSION: Denial. Burden of proof for hardship not met. Vote was 5 to 2 to deny.

SECTION OF CODE APPLICANT IS REQUESTING VARIANCE FROM:	
7.08.01(B)(4) *When an accessory building is attached to a principal dwelling by a roofed passage, it shall be considered as part of the principal dwelling and must meet setback requirements of the applicable zoning district.*	
VARIANCE CRITERIA (SECTION 2.15.00(d)(1-6):	
1) Special conditions and circumstances existing which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Home is built close to the road (less than 25'), requiring a variance.
2) Whether the special conditions and circumstances result from the actions of the applicant.	Homeowner just moved in two months ago.
3) Whether the granting of the variance request will confer on the applicant any special privilege that is denied by this ordinance or the comprehensive plan to other lands, buildings, or structures in the same zoning district.	There are many carports in the area that also required a variance.
4) Whether literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.	"We need a place to protect our cars from the sun and hailstorms."
5) That the variance if granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	The carport is a standard size of 20x20 and will be attached to the house and existing porch by a roof.
6) The grant of the variance will be in harmony with the general intent and purpose of the ordinance, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	"There are many carports in Palm Estates, including my neighbor. It does not detract from the neighborhood at all!"

NEIGHBORHOOD CHARACTERISTICS:		
Direction	**Zoning**	**Adjacent Existing Land Uses**
North	**R-1**	**SFD**
South	**R-1**	**SFD**
East	**R-1**	**SFD**
West	**R-1**	**SFD**

ALLOWED DEVELOPMENT IF VARIANCE IS GRANTED:
Homeowner will construct a carport attached by a roofed passage to their existing principal dwelling. The carport would result in a front setback of four (4) feet and an East side setback of two (2) feet.
ALLOWED DEVELOPMENT WITHOUT VARIANCE:
No carport in the front of the existing principal dwelling would be permitted due to setback requirements in R-1 Zoning district.

BOARD OPTIONS:

a. **Recommend approval of the proposed variance, as presented.**
b. **Recommend denial of the proposed variance, as presented.**

ATTACHMENTS:

1) **Applicants Request**
2) **Location Map**
3) **Site Plan**
4) **Existing Survey**

Febuary 5, 2025

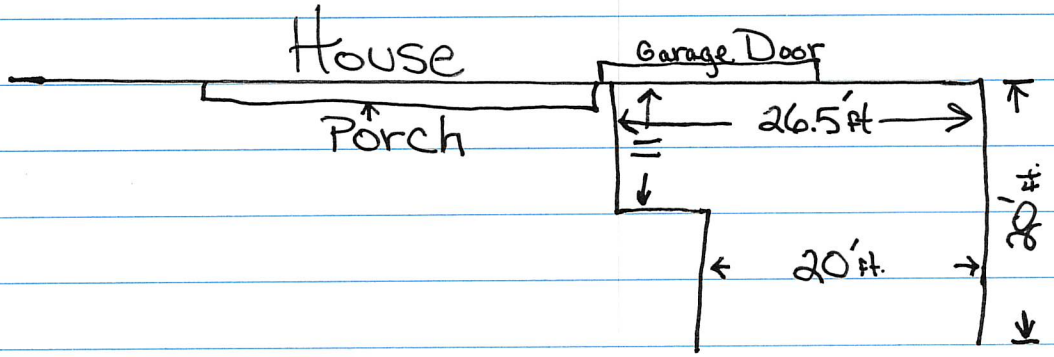
To: The Planning Commission

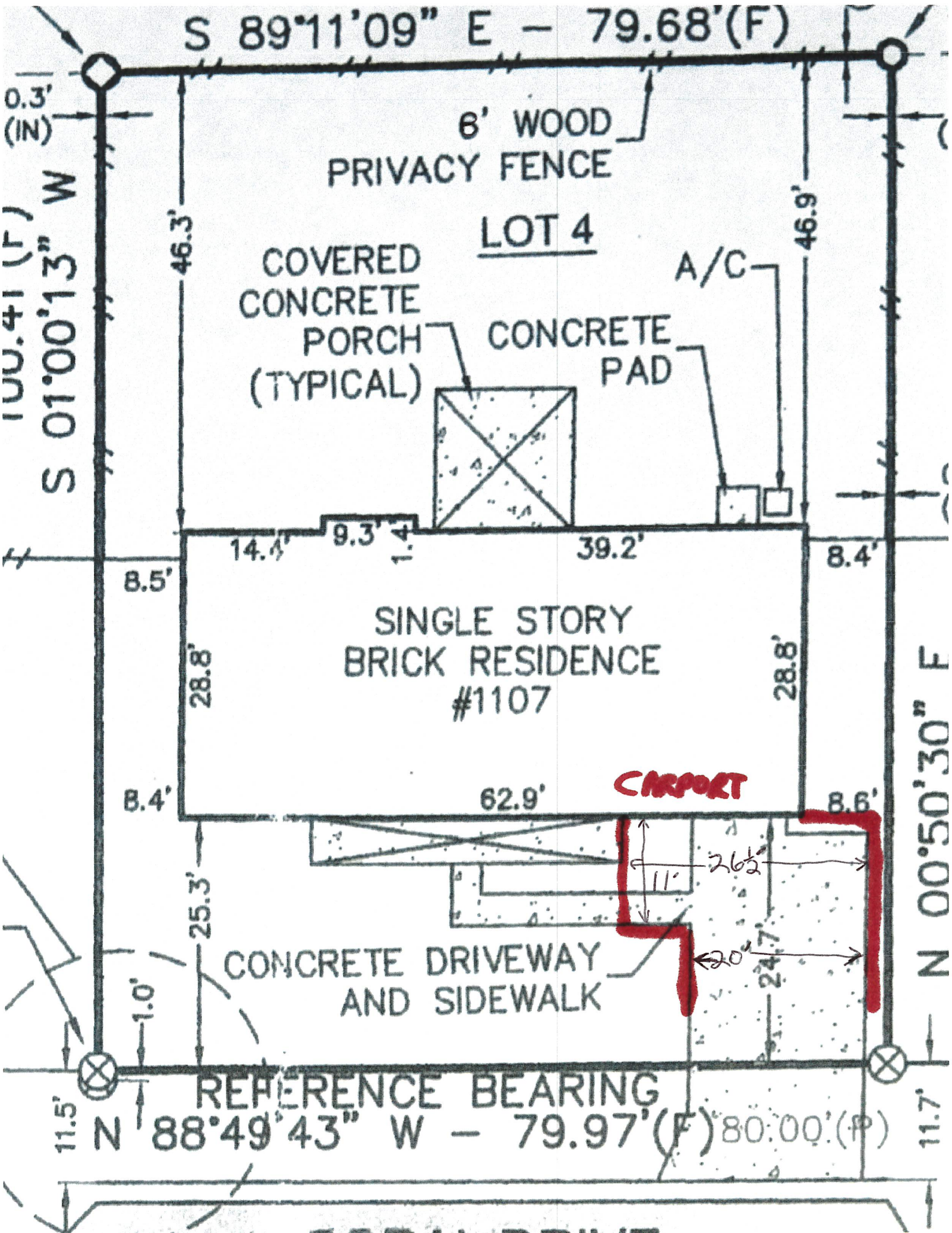
We recently purchased a house in the community of Hattie Grove in Niceville at 1107 Coral Dr. 32578

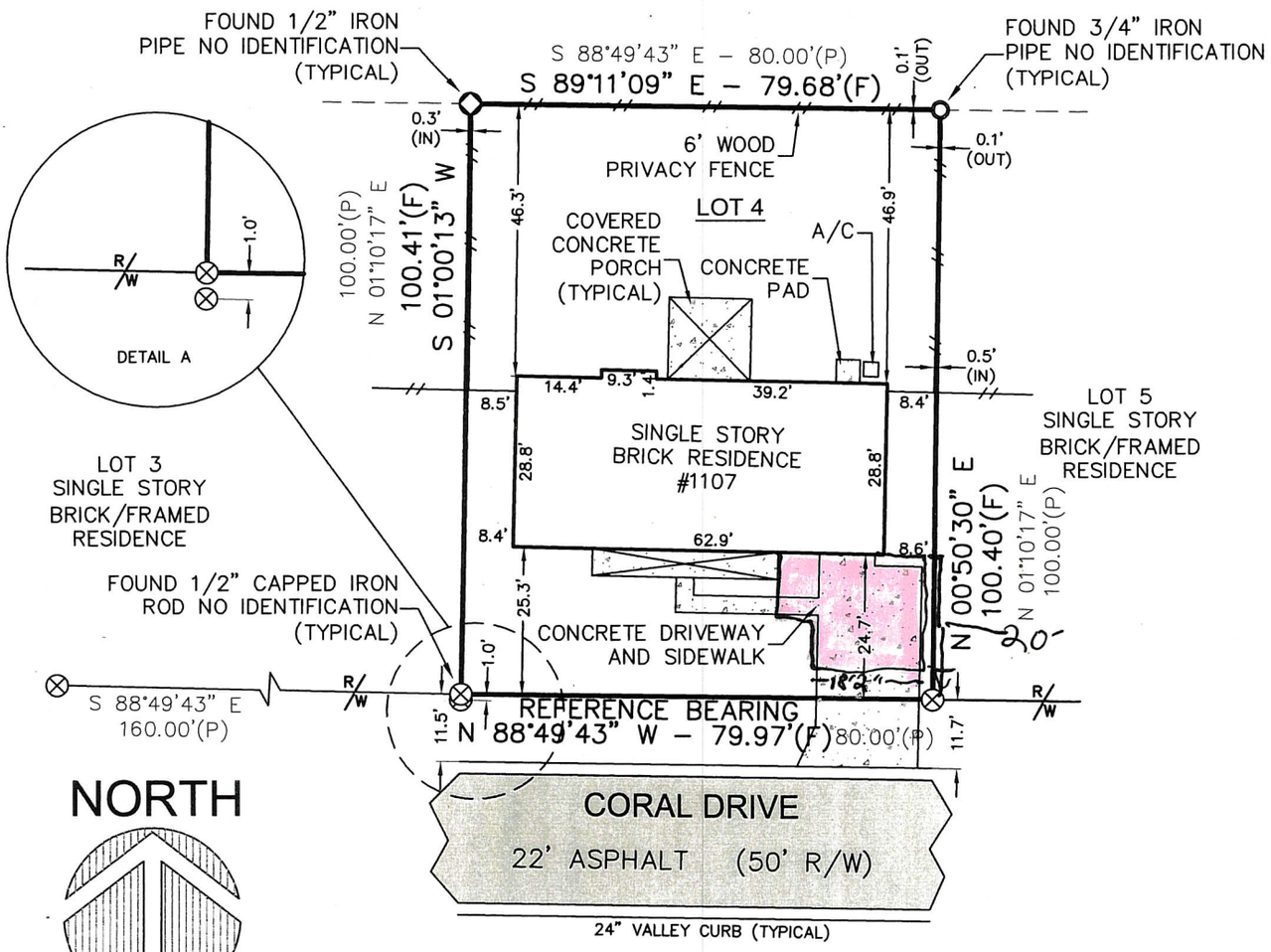
We, Gregory and Theresa McClellan are Requesting a Zoning Variance to Install/Build a 20ft X 20ft Carport. The request would be from 25ft. to a 4ft. Variance toward the street and from 7.5" ft on the side to 2ft

Thank You for Your Consideration;

Gregory and Theresa McClellan
1107 Coral Dr.
Niceville, Fla; 32578
Ph.# 850-924-2512




S 89°11'09" E – 79.68'(F)
0.3' (IN)
6' WOOD PRIVACY FENCE
LOT 4
46.3'
46.9'
COVERED CONCRETE PORCH (TYPICAL)
A/C
CONCRETE PAD
S 01°00'13" W
14.4'
9.3'
39.2'
8.4'
8.5'
SINGLE STORY BRICK RESIDENCE #1107
28.8'
28.8'
CARPORT
8.4'
62.9'
8.6'
11'
26½'
25.3'
CONCRETE DRIVEWAY AND SIDEWALK
20'
24.7'
1.0'
N 00°50'30" E
REFERENCE BEARING
N 88°49'43" W – 79.97'(F)
80.00'(P)
11.5'
11.7'



NORTH

GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 feet

THIS SURVEY IS CERTIFIED TO:

OLD SOUTH LAND TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WELLS FARGO BANK, N.A.
LARRY D. WHITFORD AND JAMES E. DIAS

LEGEND:

# OR NO.	=	NUMBER
—∿—	=	DISTANCE NOT TO SCALE
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
O.R.	=	OFFICIAL RECORDS
±	=	MORE OR LESS
R/W	=	RIGHT OF WAY
F	=	FIELD
P	=	PLAT
A/C	=	AIR CONDITIONER
IN	=	INSIDE PROPERTY
OUT	=	OUTSIDE PROPERTY

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
3. APPARENT USES ARE AS SHOWN.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE.
6. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. FLOOD STATEMENT: PANEL NO. 12091C0388 H, DATED 12-06-2002, FLOOD ZONE X.

LOT 4, BLOCK 1
PALM ESTATES UNIT TWO
PLAT BOOK 5, PAGE 28, SECTION 17, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA

TYPE SURVEY:	BOUNDARY		
CLIENT:	WHITFORD AND DIAS		
FIELD DATE:	04/25/2016	F.B. 16-13/53-54	
HORIZ. DATUM:	ASSUMED	VERT. DATUM:	NOT APPLICABLE

ALLEN E. TUCKER, P.S.M. No.4584
OR
HORACE WAYNE WALKER, JR., P.S.M. No.5029
OR
JOSHUA P. WOOD, P.S.M. No.6960

DATE: 04/26/2016

© G.C.T., INC. 2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 1

GUSTIN, COTHERN & TUCKER, INC.
LAND SURVEYING / CIVIL ENGINEERING
(850) 678 - 5141 L.B. #3501
121 HART STREET www.gctengineering.com NICEVILLE, FL 32578

16-0310

INDEX

I:\PALM ESTATES UNIT 2\BLOCK 1\LOT 4 16-0310AB.DWG B 4/27/2016 6:10am jwood



H-3

City of Niceville
Lot Split

1011 Judith Avenue
PIN: 07-1S-22-1080-0002-0120

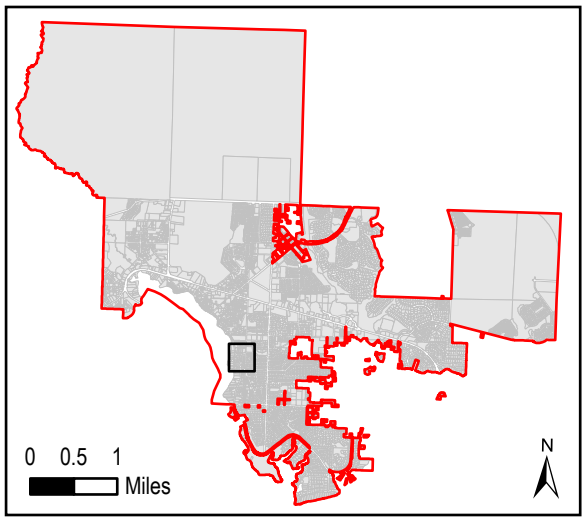
Zoning:
Single Family Residential (R-1)
Future Land Use:
Low Density Residential

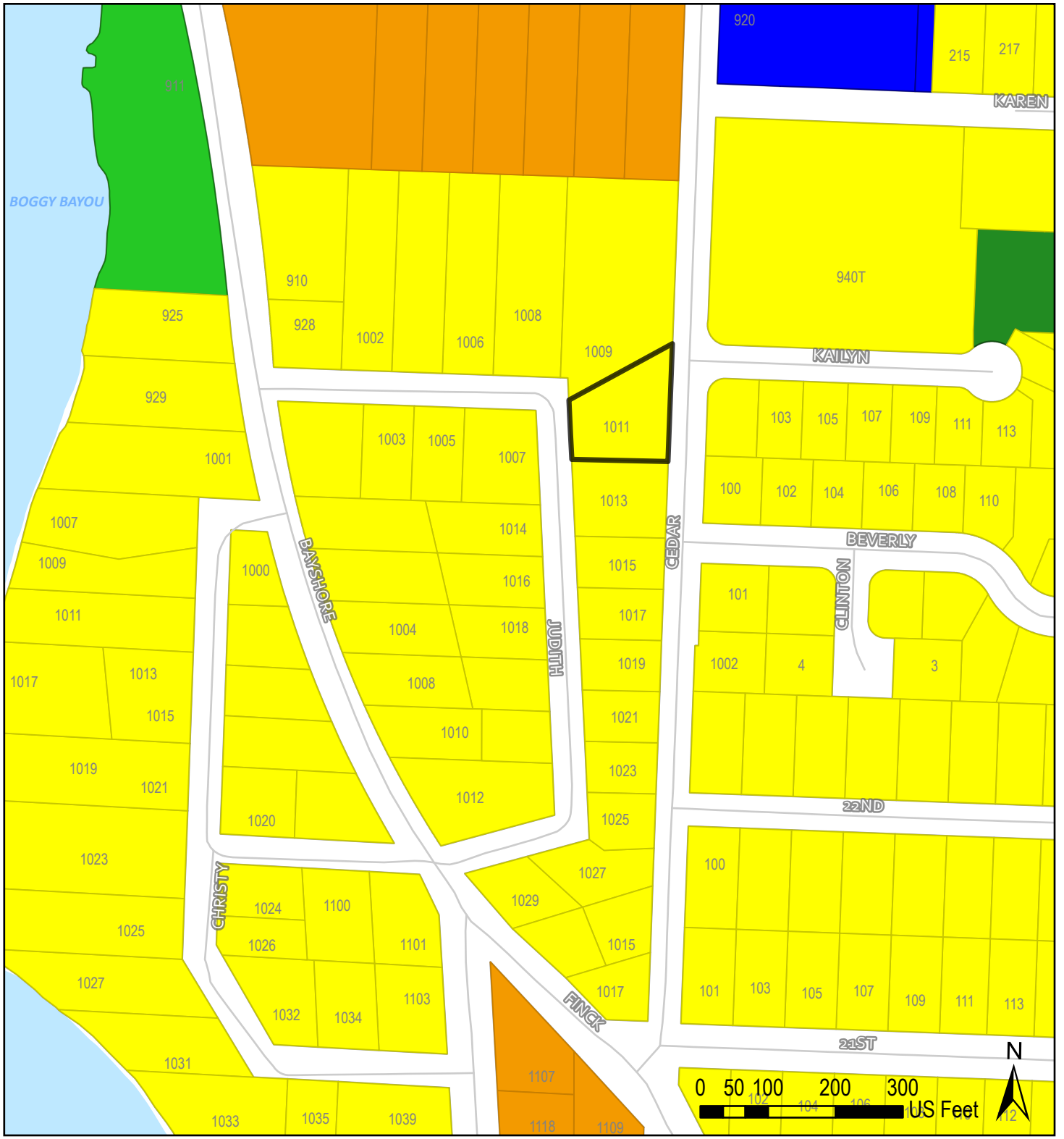
Total Acres: 0.44 +/-

Zoning

- S-1 - Outdoor Recreation
- CON - Conservation
- PCI - Public Civic Institutional
- R-1 - Single Family Residential (Maximum 5 DU/AC)
- R-2 - Single or Multi-Family Residential (Maximum 12 DU/AC)

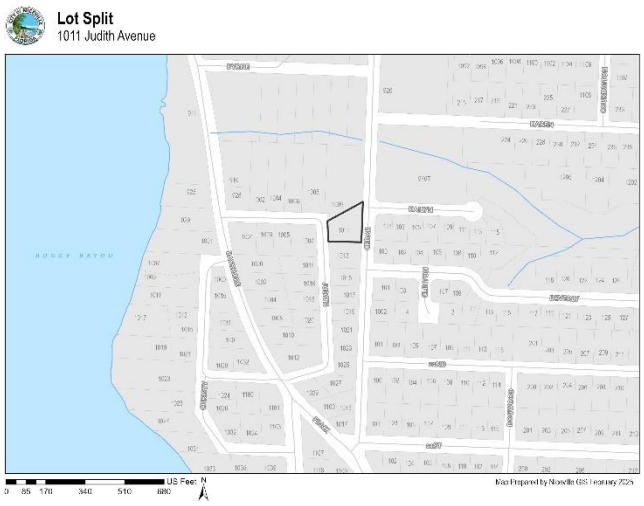
Map Prepared by Niceville GIS February 2025





City of Niceville
Planning & Building

Lot Split Request
Staff Analysis



PROJECT TITLE:

Grand American Lot Split

PROPERTY INFORMATON:

- Parcel ID #: 07-1S-22-1080-0002-0120
- Address: 1011 Judith Avenue
- Owners: Grand American Enterprises, Inc
- Acreage: 0.44
- Legal: Grey Moss Point S/D lot 12 & N1/2 of Lot 11, Block 2
- Zoning: R-1

REQUEST:

The applicant is requesting a Lot Split according to Appendix D, Section 2.10.02(2) of the City of Niceville's Land Development Code. The newly created lots would be approximately 0.24 and 0.20 (+/-) acres in size.

AUTHORITY: Appendix D, DIVISION II, GENERAL PROVISION FOR DEVELOPMENT REVIEW

2.10.03 Non-Statutory land subdivision review procedures:
The application shall be processed administratively in accordance with review procedures and requirements for development orders established in section 2.05.

PUBLIC NOTICE:

Newspaper Ad Dates: 2/14/2025
Mailed Notice:
To owners abutting and within 300 feet on 2/14/2025
Sign Notice:
Posted on property on 2/20/2025
Hearing Dates:
Planning Commission – 3/3/2025
City Council – 3/10/2025

RECCOMENDATION & SUMMARY OF CONSISTENCY REVIEW

STAFF: Approval, meets the non-statutory land subdivision requirements.
PLANNING COMMISSION: Approval. Vote was 4 to 3 in favor.

SECTION OF CODE ALLOWING THE REQUEST: 2.10.02(A)(2)	
(a) The combination or reconfiguration of previously platted lots or portions of such lots where the total number of lots is not increased and the resultant lots comply with city requirements. (d) The division of a platted lot, parcel, or tract in single ownership into not more than two lots, where no street right-of-way dedication is involved and where the lots are equal to or exceed that standards of the LDC (minor re-plat).	
CRITERIA: 2.10.02(B)	
1. Has a property identification number.	Yes, 07-1S-22-1080-0002-0120
2. Was lawfully established by the governing authority at the time it was created.	Yes, Lot 12 & N1/2 of Lot 11 Block 2 are located within the Grey Moss Point Subdivision. Plat book 2 page 5 of the Public Records of Okaloosa County dated 2/23/1951.
3. Complies with the minimum lot area requirements of this LDC, or is a legally existing nonconforming lot.	Yes, this lot is located in the R-1 zoning district. This district requires a minimum lot area of 7,500 sf. The resulting lots will exceed this minimum lot area requirement. Resulting lots do not increase the total number of lots in the previously platted subdivision and therefore does not increase the allowable density.
R-1 Zoning Density	5 units per acre (Section 7.04.05) 8,712 sq ft per unit at 5 units per acre
Density Calculation	resulting lot split would require a minimum of 17,424 sq feet total for two units, lot consists of +/- 19,100 sq feet.

NEIGHBORHOOD CHARACTERISTICS:		
Direction	**Zoning**	**Adjacent Existing Land Uses**
North	**R-1**	**SFD**
South	**R-1**	**SFD**
East	**R-1**	**SFD**
West	**R-1**	**SFD**

ALLOWED DEVELOPMENT IF APPROVED:

Property owner will be allowed to develop a single-family dwelling on each resulting lot.

ALLOWED DEVELOPMENT IF DENIED:

A single lot will still exist and the property owner will be permitted to develop one, single-family dwelling on the lot.

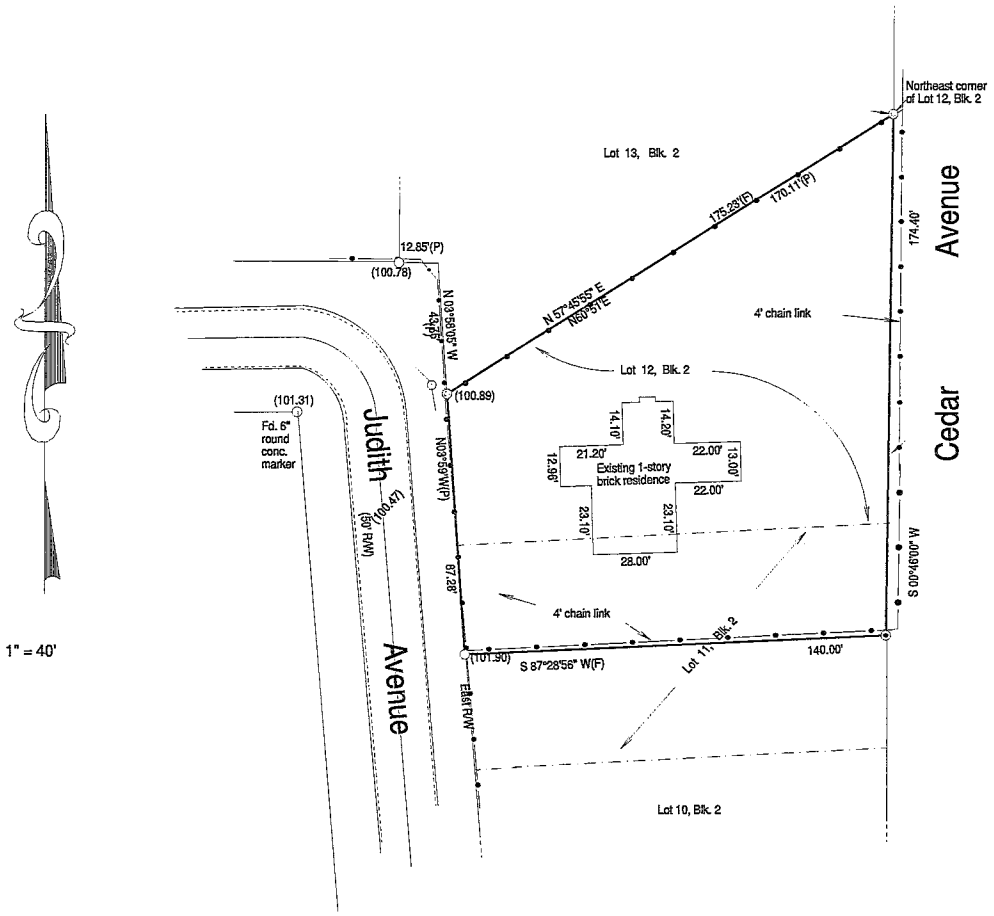
BOARD OPTIONS:

a. **Recommend approval of the proposed lot split, as presented.**
b. **Recommend denial of the proposed lot split, as presented.**

ATTACHMENTS:

1) **Zoning Map**
2) **Existing survey**
3) **Proposed Lot Split**
4) **Plat**

Lot 12, and the North 1/2 of Lot 11, Block 2, Grey Moss Point,
a subdivision of a part of Lot 5, Fractional Section 7, T-1-S, R-22-W,
Niceville, Okaloosa County, Florida, according to the Plat thereof
recorded in Plat Book 2, Page 5, Public Records of Okaloosa County, Florida.



1" = 40'

Survey Ordered By: Malcolm Spears

Type of Survey: ☐ Boundary ☒ As-built ☐ Topographical ☐ Specific Purpose

Property lies in Zone X as per FEMA Flood Insurance Rate Map # 12091C0388J dated 3-9-21.

Bearing Basis: East line of Lot 12, Blk. 2 per plat.

Field Book 1662 Pg. 9

ABBREVIATIONS

Fd.....Found
I.P.....Iron pipe
I.R.....Iron rod
C.M..... Concrete marker
P.....Plat
BSL.....Building set-back line
R/W.....Right of Way
LB.....Land Surveyor Business
PCP.....Permanent control point
PRM.....Permanent reference marker
PSM.....Professional Surveyor and Mapper
F.....Field measurement
D.....Deed call

LEGEND

◉.....Set I.R. & Cap #4418 3501
◎.....Fd. I.R. & Cap #_____
○.....Fd. I.R. (No #)
☒.....Fd. Conc. Marker #_____
☐..... Fd. Conc. Marker (No #)
—o—.....Chain link fence
—//—.....Board fence
—x—.....Wire field fence
—⊖.....Utility pole

NOTES

Internal improvements not located except as shown.
Underground easements and foundations, if any, not located.
There may be instruments of record unknown to me that may affect boundary.
No search of the public records has been done by me to determine ambiguities or defects in title.
Property may be subject to setbacks, easements, or other restrictions of record.
This survey in no way conveys ownership.
Subject property may contaon wetlands and thereby subject to state jurisdictions. No wetland boundary has been performed except as shown.
THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

CERTIFIED CORRECT TO

Revisions

Date	Details

I, the undersigned surveyor and mapper in the State of Florida,do hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, and that it meets the minimum technical standards as set forth by the Board of Professional Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code Section 472.027, Florida Statutes.

8-16-22
Date

Michael Heath
212 Whiteoak Ave.
Crestview, Fl. 32536
(850)398-3065)

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEOR AND MAPPER

SEAL

Job No. 6974

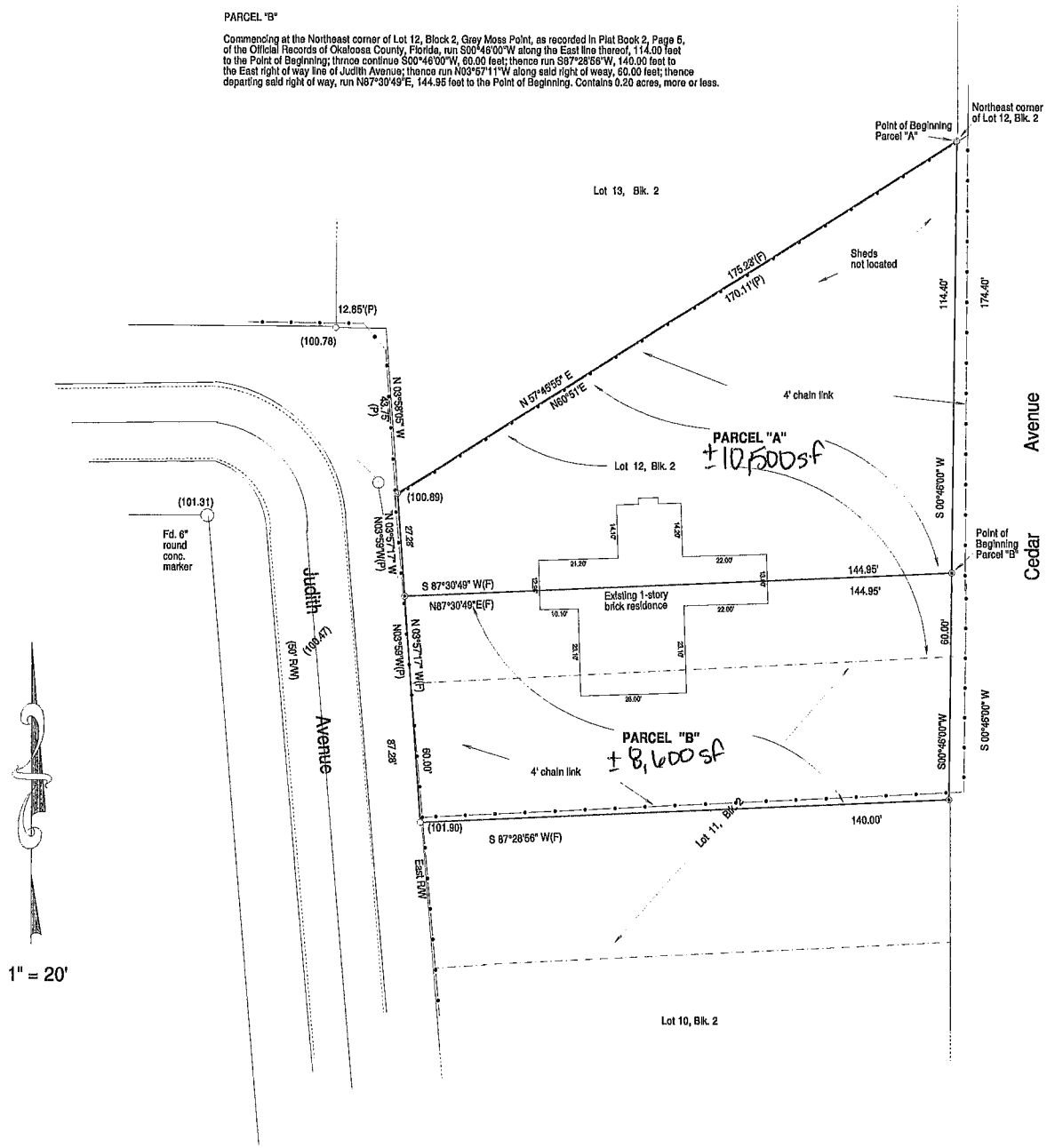
PROPOSED LOT SPLIT OF THAT PROPERTY AS RECORDED IN O.R. BOOK 3628, PAGE 3203, PARCELS DESCRIBED AS FOLLOWS:

PARCEL "A"

Beginning at the Northeast corner of Lot 12, Block 2, Grey Moss Point, as recorded in Plat Book 2, Page 5, Official Records of Okaloosa County, Florida, run S00°46'00"W along the East line thereof, 114.00 feet; thence run S87°30'49"W, 144.95 feet to the East right of way line of Judith Avenue; thence run N03°57'17"W along said right of way, 21.78 feet to the north line of said Lot 12, Block 2; thence run N60°51'E along said north line, 170.11 feet to the Point of Beginning. Contains 0.24 acres, more or less.

PARCEL "B"

Commencing at the Northeast corner of Lot 12, Block 2, Grey Moss Point, as recorded in Plat Book 2, Page 5, of the Official Records of Okaloosa County, Florida, run S00°46'00"W along the East line thereof, 114.00 feet to the Point of Beginning; thence continue S00°46'00"W, 60.00 feet; thence run S87°28'56"W, 140.00 feet to the East right of way line of Judith Avenue; thence run N03°57'11"W along said right of weay, 60.00 feet; thence departing said right of way, run N87°30'49"E, 144.95 feet to the Point of Beginning. Contains 0.20 acres, more or less.



Survey ordered by: Malcolm Spears	Type of Survey: [X] Boundary [ ] As built [ ] Topographical [ ] Specific purpose
Property lies in Zone X, as per FEMA Flood Insurance Rate Map # 12091C0358J, dated 3-9-21	Bearing basis: East line of Lot 12, Blk. 2 per plat.
	Field Book 1662, Pg. 9

ABBREVIATIONS

Fd.....Found
I.P.....Iron pipe
I.R.....Iron rod
C.M.....Concrete marker
P.....Plat
BSL.....Building set-back line
R/W.....Right of way
LB.....Land surveyor business
PCP.....Permanent control point
PRM..... Permanent reference marker
PSM.....Professional Surveyor and Mapper
F.....Field measurement
D.....Deed call

LEGEND

- ⊙....Set I.R. & cap #4418
- ◎....Fd. I.R. & cap 3501
- ○....Fd. I.R. (No #)
- ⊠....Fd. Conc. marker
- □....Fd. Conc. marker (No #)
- ⊗....Fd. P.C.P. #
- ○....Fd. P.C.P. (No #)
- -o-Chain link fence
- -/-....Board fence
- -x-... Wire fence
- ø ....Power pole
- ------ Asphalt Pav't

NOTES AND REPORT

Internal improvements not located except as shown.
Underground easements and foundations, if any, not located.
There may be instruments of record, unknown to me, that affect boundary.
No search of the public records has been done by me to determine ambiguities or defects in title.
Property may be subject to setbacks, easements, or other restrictions of record.
This survey in no way conveys ownership.
Subject property may contain wetlands and thereby subject to state jurisdictions. No wetland boundary has been performed.

THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Certified Correct To:

REVISIONS

Date	Details of Revision

I, the undersigned surveyor and mapper in the State of Florida, do hereby certify that the survey shown hereon, is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards as set forth by the Board of Professional Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472.027, Florida Statutes.

8-16-22
Date

Michael Heath
Florida PSM #4418
212 White Oak Ave.
Crestview, Fl. 32536
(850)374-1414

SEAL

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job # 6974

25

DEDICATION

STATE OF FLORIDA
COUNTY OF OKALOOSA

Know all men by these presants that we, the undersigned C.W. Ruckel and Marion P. Ruckel, his wife, owners of the land shown as subdivided hereon, do hereby dedicate to the public use, all streets, roads, parks or other public places shown as such, until such time as they may be abandoned by due process of law. In witness whereof we jointly set our hands and seals this 6 day of Feb., 1951

Witness: [signature] (Seal) C.W. Ruckel
Witness: Margaret A. Miller (Seal) Marion P. Ruckel

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me personally appeared the aforesaid C.W. Ruckel and Marion P. Ruckel his wife, each to me well known to be the same, and witnessed that he or she executed the foregoing dedication for the uses and purposes set forth therein; and the said Marion P. Ruckel, on a separate and private examination taken and made by me and before me and separately and apart from her husband, did acknowledge that she made herself a party to the said dedication for the purpose of relinquishing, renouncing and divesting all her right, title and interest to the lands therein dedicated and that she executed said dedication freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband. Given under my hand and seal this 6th day of Feb., 1951

(Seal) [signature]
Notary Public, State of Florida at Large.
My Commission Expires May 12 1954

CITY COUNCIL APPROVAL

This certifies that this plat was presented to the City Council of Niceville, Florida and approved by them for record this 12 day of Feb, 1951

Donald Nicol
Mayor

COMMISSIONERS APPROVAL

This certifies that this plat was presented to the Board of County Commissioners of Okaloosa County, Florida and approved by them for record this ___ day of ___, 1951

___ Chm.
___ Member
___ Member
___ Member
___ Member

FILING CERTIFICATE

I Cecil W. Anchors, Clerk of Circuit Court of Okaloosa County, Florida do hereby certify that this plat conforms to the provisions of Chapter 10275, Laws of Florida, Acts of 1925, and is hereby filed in the Official County Records on the 23 day of Feb, 1951 in Plat Book 2 Page 5

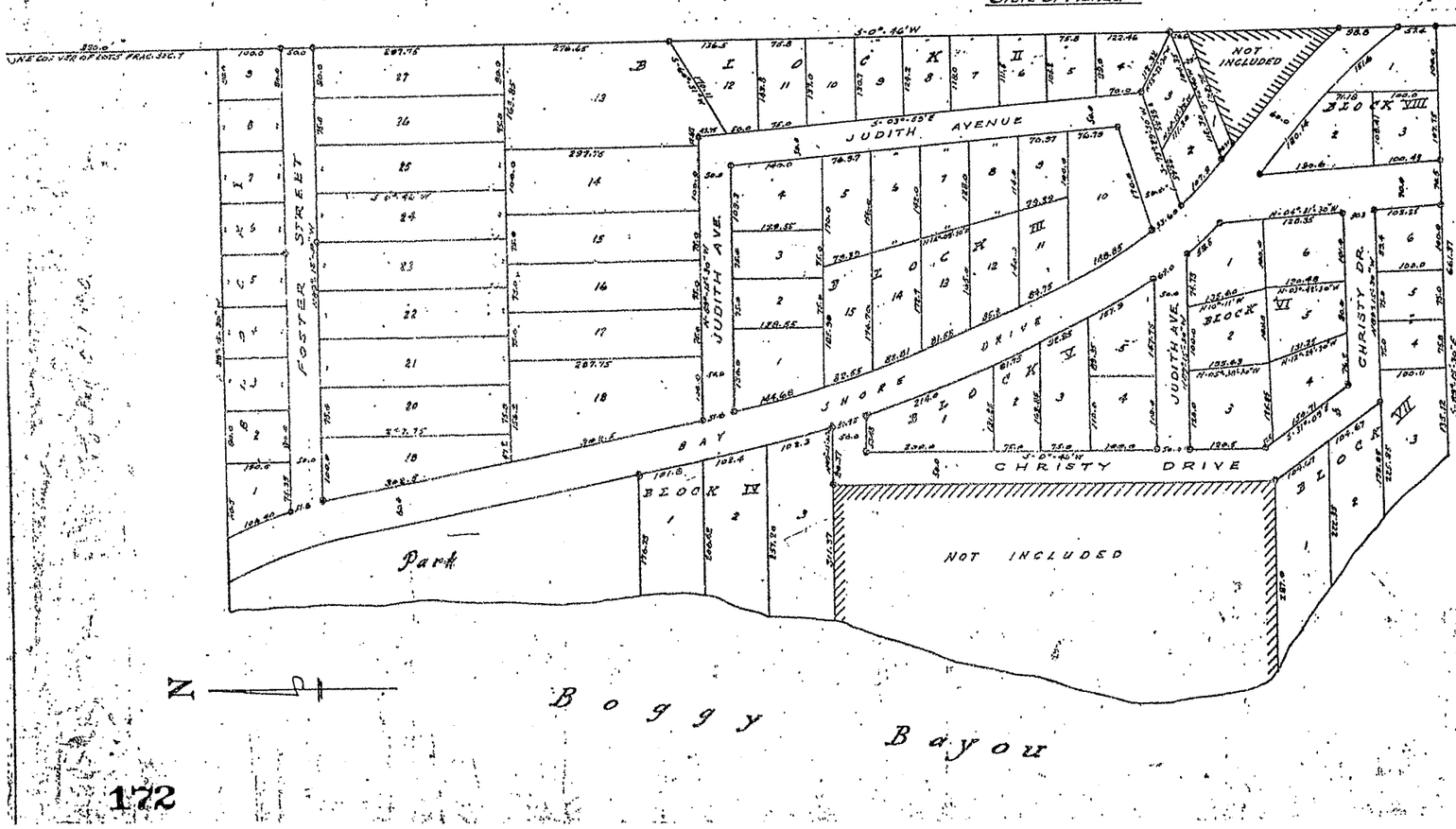
(Seal) Cecil W. Anchors
BY: MAXINE MAYES D.C.
Clerk of Circuit Court

SURVEYORS CERTIFICATE

I John C. Sims Jr., do hereby certify that I surveyed the lands shown hereon and that this plat is a true and correct representation thereof. I also certify that permanent reference marks have been set as required by Chapter 10275, Laws of Florida, Acts of 1925.

John C. Sims Jr.
Registered Surveyor No 539
State of Florida

5



GREY MOSS POINT

A SUBDIVISION

OF

A part of Lot 5 Frac. Sec. 7 T. 1 S., R. 22 W. in NICEVILLE, OKALOOSA COUNTY, FLORIDA
Scale 1"=100' January 1951

P.P.M.

DESCRIPTION OF LANDS

From the S.E. Corner of Fractional Sec. 7, T. 1 S., R. 22 W., go N 0°-46'E along Section line a distance of 412.50' to the point of beginning of the following described property: Thence continue N 0°-46'E along the Section line a distance of 867.2' to a point of 1,324.26' to a point; thence N 89°-15'-30"W, a distance of 867.2' to a point on the shore of Boggy Bayou, an arm of Choctawhatchee Bay; thence Southerly along said shore to a point which bears N 89°-15'-30"W a distance of 666.37' from the point of beginning; thence S 89°-15'-30"E a distance of 666.37' to the point of beginning; LESS TWO TRACTS OF LAND described as follows: TRACT I From the S.W. Corner of Sec. 7, T 1 S., R. 22 W. go N 0°-46'E along the Section line a distance of 366' to the point of beginning; thence continue N 0°-46'E a distance of 227.50' to a point, thence S 70°-11'-45" E a distance of 193.78' to a point on the East R/W line of Bay Shore Dr.; thence Southeasterly along same R/W line to the point of beginning.

TRACT II From the S.E. Corner of Fractional Sec. 7, T. 1 S., R. 22 W., go N 0°-46'E a distance of 412.50'; thence N 89°-15'-30"W, a distance of 274.25'; thence N 4°-11'-30"W a distance of 102.35'; thence N 89°-15'-30"W, a distance of 263.1' thence N. 31°-09'W a distance of 209.34' to the point of beginning; thence N 0°-46'W, a distance of 685.15' to a point; thence N 89°-15'-30"W a distance of 231.00' to a point on the shore of Boggy Bayou; thence Southerly along said shore to a point which bears N 89°-15'-30"W a distance of 287.0' from the point of beginning; thence S 89°-15'-30"E a distance of 287.0' to the point of beginning. All of the above being a part of Lot 5 Fractional Section 7, T. 1 S., R. 22 W. Okaloosa County, Florida.



H-4

City of Niceville Development Request

110 Georgia Avenue
PIN: 07-1S-22-0000-0098-0000
103 Bayshore Drive
PIN: 07-1S-22-0000-0126-0010

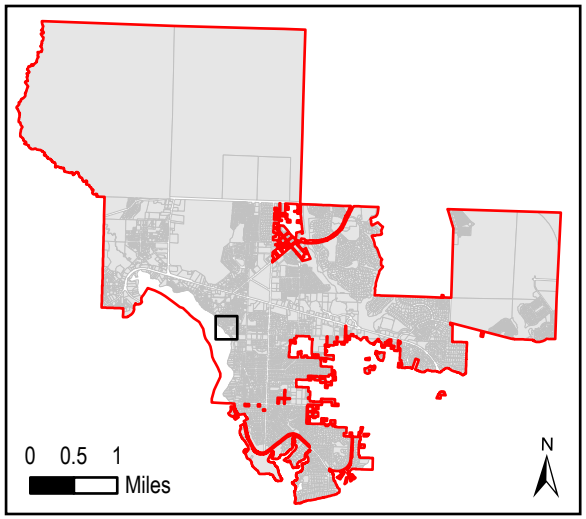
Zoning:
Single or Multi-Family Residential (R-2)
Future Land Use:
Medium Density Residential

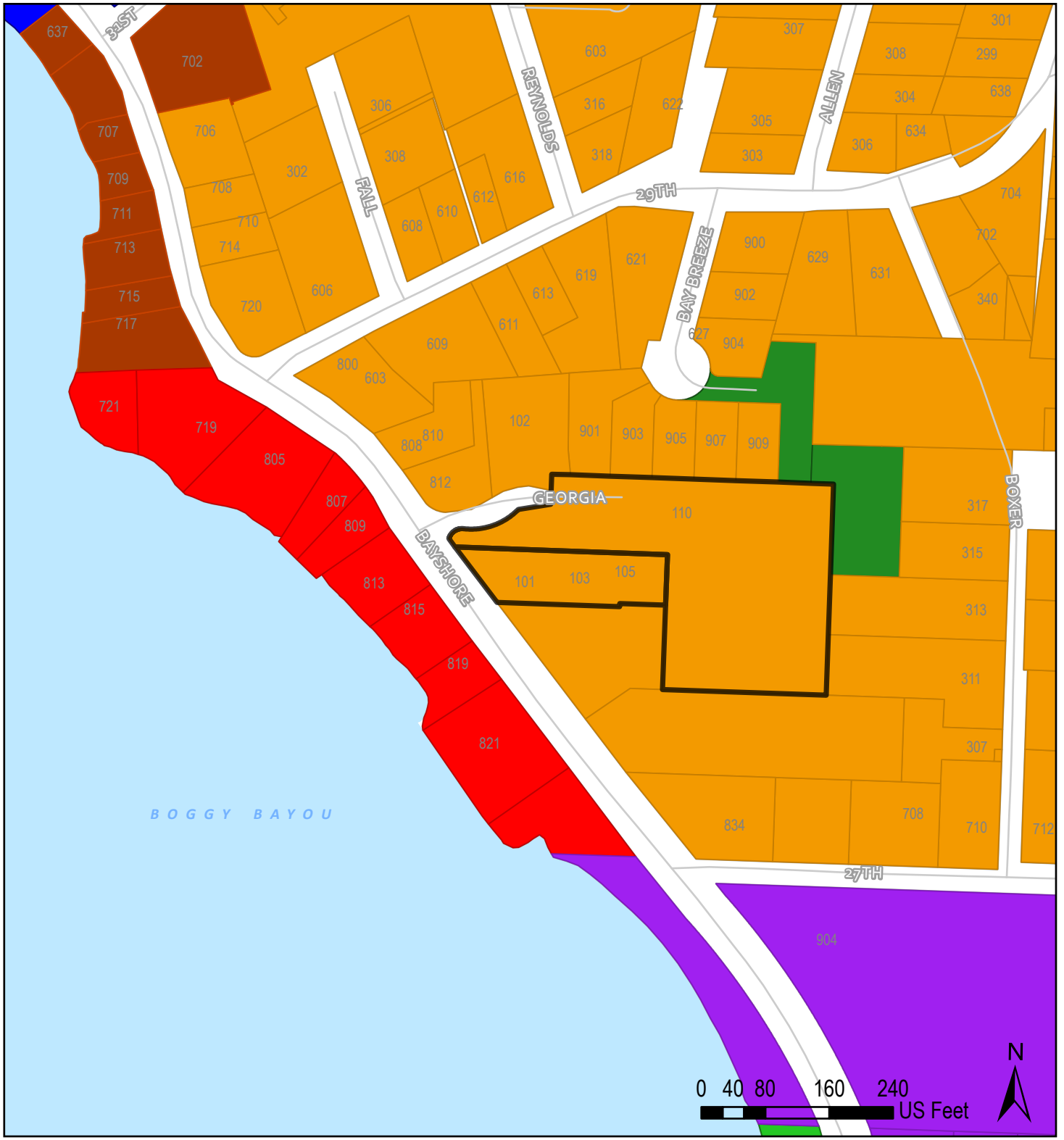
Total Acres: 2.04 +/-

Future Land Use

- PR - Parks Recreation
- CON - Conservation
- PCI - Public Civic Institutional
- MDR - Medium Density Residential
- MU - Mixed Use
- C - Commercial
- IND - Industrial

Map Prepared by Niceville GIS February 2025





A. **FORM A:** **COMMON APPLICATION FORM FOR CITY OF NICEVILLE DEVELOPMENT / BUILDING AUTHORIZATION**

(Complete applicable sections only)

APPLICANT: SRM Capital Group, LLC DATE: 12/30/2024

ADDRESS: 4516 HWY 20 E, Niceville, FL 32578 TELEPHONE: 850-972-9166

AGENT OF APPLICANT (IF ANY): Daniel J. Payne, P.E., D. Payne & Associates, LLC

ADDRESS: 2571 Palm Shores Drive, Shalimar, FL 32579 TELEPHONE: 850-240-0361

LOCATION (AND NAME) OF PROPERTY TO BE DEVELOPED:

Intersection of Bayshore Drive & Georgia Avenue

TYPE OF RESIDENTIAL (Please check)

- ☐ Single Family Dwelling or Duplex
- ☑ Multi Family Dwellings
- ☐ Subdivision or PUD
- ☐ Commercial
- ☐ Development of Regional Impact

LEGAL PROPERTY DESCRIPTION (Write in or attach to this form)

See Attached.

EXISTING LAND USE AND ZONING DISTRICT IS: Land Use = MDR, Zoning = R-2

ZONING CHANGE REQUESTED IS (if applicable):

LICENSED ARCHITECT/GENERAL CONTRACTOR/ENGINEER/AGENT (as applicable):

Daniel J. Payne, P.E. TELEPHONE: 850-240-0361

daniel.payne48@gmail.com TELEPHONE:

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. ON 21 AUG 2024)

SUBJECT PARCEL

A PARCEL OF LAND, SITUATED IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING THOSE PARCELS AS CONVEYED IN CLERK FILE NUMBER ("C.F.N.") 3042623 ("PARCEL 2" AND "PARCEL 3"), C.F.N. 3351973 ("SRM CAPITAL PARCEL EAST"), AND C.F.N. 3351974 ("SRM CAPITAL PARCEL WEST") OF THE PUBLIC RECORDS OF SAID COUNTY, ALL LYING SOUTH OF PARISH WATERVIEW AS RECORDED IN PLAT BOOK 26, PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARISH WATERVIEW; THENCE ALONG THE SOUTH AND EASTERLY LINES THEREOF, THE FOLLOWING TWO (2) CALLS:

1) S 88°08'43" E, A DISTANCE OF 301.00 FEET;

2) N 02°01'12" E, A DISTANCE OF 42.02 FEET TO THE NORTHWEST CORNER OF AFORESAID SRM CAPITAL PARCEL EAST; THENCE DEPARTING SAID EASTERLY LINE, PROCEED ALONG THE NORTH, EAST, AND SOUTH LINES OF SAID SRM CAPITAL PARCEL EAST, THE FOLLOWING THREE (3) CALLS:

1) S 89°33'48" E, A DISTANCE OF 107.39 FEET;

2) S 00°26'12" W, A DISTANCE OF 163.00 FEET;

3) N 89°33'48" W, A DISTANCE OF 81.65 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID SRM CAPITAL PARCEL EAST, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF AFORESAID PARCEL 2; THENCE DEPARTING AFORESAID SOUTHWESTERLY CORNER, PROCEED ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID PARCEL 2 AND AFORESAID PARCEL 3, THE FOLLOWING SIX (6) CALLS:

1) S 01°28'06" W, A DISTANCE OF 144.51 FEET;

2) N 88°08'40" W, A DISTANCE OF 213.63 FEET;

3) N 01°46'56" E, A DISTANCE OF 108.23 FEET;

4) N 88°02'20" W, A DISTANCE OF 57.51 FEET;

5) S 02°24'37" W, A DISTANCE OF 4.09 FEET;

6) N 87°55'39" W, A DISTANCE OF 153.50 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE (RIGHT-OF-WAY WIDTH VARIES);

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE COMMON WESTERLY LINES OF AFORESAID PARCEL 3 AND SRM CAPITAL PARCEL WEST, THE FOLLOWING TWO (2) CALLS:

1) N 37°30'57" W, A DISTANCE OF 87.08 FEET;

2) N 33°31'42" W, A DISTANCE OF 12.83 FEET TO ITS INTERSECTION WITH SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA AVENUE (RIGHT-OF-WAY WIDTH VARIES); SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17.05 FEET; THENCE DEPARTING AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE AND COMMON WESTERLY LINES, PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE COMMON NORTHERLY LINE OF AFORESAID PARCEL 3 THE FOLLOWING THREE (3) CALLS:

1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°05'25", AN ARC DISTANCE OF 24.13 FEET, (CHORD BEARING = N 57°50'51" E, CHORD = 22.17 FEET), TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 83.34 FEET;

2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°42'23", AN ARC DISTANCE OF 75.21 FEET, (CHORD BEARING = N 69°53'22" E, CHORD = 72.69 FEET);

3) N 82°51'25" E, A DISTANCE OF 46.47 FEET TO A POINT ON THE THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA AVENUE, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF AFORESAID PARCEL 2; THENCE ALONG THE WEST AND NORTH LINES THEREOF, THE FOLLOWING TWO (2) CALLS:

1) N 01°50'03" E, A DISTANCE OF 35.44 FEET;

2) S 87°52'46" E, A DISTANCE OF 23.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.40 ACRES, MORE OR LESS.

FEES AND CERTIFICATIONS

APPLICATION FEE ENCLOSED: _____.

SECURITY (120% of construction costs to be executed upon receipt of Final Development Order: _____.

17.03.00 **Certifications:** (Include with FORM A; complete only applicable sections).

(A) CETIFICATIONS
(Complete only applicable sections)

1. **BY ARCHITECT / GENERAL CONTRACTOR:**

I certify that the plans submitted (or to be submitted) on the above project conform to the requirements of the most recent Florida Building Code and all other building codes adopted by the City of Niceville.

I further certify that all work done on the above project will be accomplished in conformity with the approved plans.

NOTARY	ARCHITECT
DATE	REGISTRATION NO.

2. **REGULATORY AGENCIES: Applicant (Owner/Agent):**

I certify that the requirements applicable under the following checked items shall be met and necessary approvals obtained from state and federal regulatory agencies as may be necessary prior to beginning construction on the project:

- ☑ DREDGE AND FILL ACTIVITIES: Approvals shall be obtained from concerned agencies; such as the U.S. Army Corps of Engineers, Department of Natural Resources and the Department of Environmental Regulation.
- ☑ FLOODPLAINS: If property is located in a floodplain, proposed dwelling / building / development shall satisfy all requirements set forth in the Flood Management and Prevention Control Ordinance, prior to the clearing of land and start of construction.

Mara S Draper	
NOTARY	APPLICANT
12/30/2024	
DATE	

Notary Public State of Florida
Mara S Draper
My Commission HH 109279
Expires 03/26/2025

3. **ZONING: By Applicant (Owner / Agent)**

I certify that development on cited property complies with the provisions of this Code and any and all zoning regulations, subdivision restrictions, and covenants which apply.

Mara S Draper
NOTARY

APPLICANT

12/30/2024
DATE

Notary Public State of Florida
Mara S Draper
My Commission HH 109279
Expires 03/28/2025

4. **CONCURRENCY: By Applicant (Owner / Agent)**

I certify that in accordance with Article 6 of the City of Niceville Land Development Code that the development project will either not degrade the established Levels of Service (LOS) provided in Article 13 of the Code, or is exempted according to provisions of this Code.

Mara S Draper
NOTARY

APPLICANT

12/30/2024
DATE

Notary Public State of Florida
Mara S Draper
My Commission HH 109279
Expires 03/28/2025

17.05.00 **FORM C-1: <u>Major Development</u>**: (Include with FORM A)

Please check applicable blocks

- ☑ Five complete set of plans is submitted with this application, including a set of electronic plans. (11" x 17" plans with scale of one inch (1") equaling one hundred feet (100') are acceptable for minor development).
- ☑ A scaled site plan showing setback requirements, roads and pertinent orientation information is submitted conforming to this Code and Appendix D, Land Development Code of the City of Niceville Code of Ordinances.
- ☑ "As Built" Elevation Form is submitted with this application if property is in "A' or "V" zones on Federal Emergency Management Agency (FEMA) Maps of the City of Niceville.
- ☑ Certified copy of "NOTICE OF COMMENCEMENT" shall be filed with the Clerk of Circuit Court after receipt of building permit and before first inspection of completed construction.
- ☑ I request that this application, complete with development plan, be considered for (please check):
  - A. Preliminary Review ☐
  - B. Preliminary and Final Review ☒
  - C. Single Final Review ☐
- ☐ I request assistance from the City of Niceville as follows:

Mara S Draper

NOTARY

12/30/2024

DATE

Notary Public State of Florida
Mara S Draper
My Commission HH 109279
Expires 03/26/2025

APPLICANT / AGENT

FORM C-1 CHECKLIST:

1. ☑ Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
2. ☑ All water courses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
3. ☑ The location of environmentally sensitive lands designated pursuant to Article 11 of this code, if any.
4. ☑ The location and intensity or density of the proposed development.
5. ☑ A general parking and circulation plan.
6. ☑ Points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.
7. ☑ The existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public stormwater management systems.
8. ☑ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development.
9. ☑ Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.
10. ☑ Lands to be dedicated or transferred to a public or private entity and the purpose for which the lands will be held and used.
11. ☑ A description of how the plan mitigates or avoids potential conflicts between land uses.
12. ☑ Architectural elevations of all buildings sufficient to convey the basic architectural intent of the proposed improvements.
13. ☑ A soils map of the site.
14. ☑ A recent aerial photograph encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch (1") equals 800 feet.
15. ☑ A map of vegetative cover including the location and identity, by common name, of all protected trees.
16. ☑ A topographic map of the site clearly showing the location, identification and elevation of ben mark, including at least one bench mark for each major water control structure.
17. ☑ A map showing the locations of any soil borings or percolation tests as may be required be required by this code.
18. ☑ The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
19. ☑ The 100-year flood elevation boundaries.
20. ☑ Area and percentage of total site to be covered by imperious surface(s).
21. ☑ Grading plans specifically including perimeter grading.
22. ☑ Construction phase lines.

23. ☑ Building plans showing the location, dimensions, gross floor area and proposed use of buildings.
24. ☑ Building setback distances from property lines, abutting rights-of-way and all adjacent buildings and structures.
25. ☑ Minimum floor elevations of buildings within the 100-year floodplain, if any.
26. ☑ The location, dimensions, type, composition and intended use of all ancillary structures
27. ☑ The location and specifications of any proposed garbage dumpsters.
28. ☑ Cross sections and specifications of all proposed pavement.
29. ☑ Typical and special roadway and drain sections and summaries of quantities.
30. ☑ Information sufficient to determine compliance with the Landscape and Tree Protection Regulations of this Code (reference Article 12).
31. ☑ The location, accompanied by all necessary drawings, construction plans, wiring plans, etc., of all proposed signs.
32. ☑ The proposed number, minimum area and location of lots, if the development involves a subdivision of land.
33. ☑ All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered editions bearing the same name may be numbered consecutively throughout several editions.
34. ☑ All interior excluded parcels shall be indicated and labeled accordingly.
35. ☑ All contiguous property shall be identified by development title, plat boo ad page, or if the land is unplatted it shall be so designated.
36. ☑ Total number and type of residential units categorized according to number of bedrooms. The total number of residential units per gross acre shall be given.
37. ☑ Location of on-site wells, if any, and wells within 200 feet of any property line, if any.
38. ☑ Restrictions pertaining to the type and use of existing or proposed improvements, water ways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.
39. ☑ If the development includes private streets, ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the City or any other public agency.
40. ☑ If the development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule indicating approximate phasing, including the sequence for each phase shall be included.
41. ☑ The manner by which historic and archeological sites on or near the site will be protected.

17.06.00 **LANDSCAPE CHECKLIST** (Use with either minor or major development)

A landscape checklist shall be completed by a developer to accompany any application for a Preliminary Development Review.

17.06.01 – CERTIFICATION

1. This project (does/does not) fall within the scope of said Code. Does Not

2. This project is a single-family residence and falls within Section 8.B and 8.C only N/A

3. This project will be in proximity to sewage treatment ponds and will utilize deep rooted, wetland trees for nutrient uptake. N/A

4. Removal of native vegetation will be minimal; site alteration will occur in _____ stages; and adequate erosion control will be used. X

5. This project will affect (more than 50% / less than 50%) of the development area. MORE THAN 50%

6. A minimum of fifteen (15%) percent of the property will be landscaped. N/A

7. All land not used for impervious surface will be permanently landscaped. N/A

8. A minimum of a ten (10) foot strip abutting the right-of-way, and excluding sidewalks, shall be landscaped. X

9. One (1) tree per 25 linear feet of lot frontage is required, of which 75% of the trees must be indigenous. N/A

10. The remainder of the ten (10) foot strip shall be landscaped with appropriate cover. N/A

11. Each vehicle overhang area cannot be more than two (2) feet, and cannot be included as part of the ten (10) foot landscape requirement. N/A

12. No fences shall be forward of the front yard building setback line, except for single-family residences. X

13. Minimum access for one-way drives shall be fifteen (15) feet when drives are no less than twenty (20) feet apart. N/A

14. Minimum access for two-way drives shall be twenty-seven (27) feet when drives are no less than (20) feet apart. N/A

15. Copy of agreement between owners of common entryways shall be filled with City Planning and Zoning X

16. Vehicle overhang areas do not exceed two (2) feet each into landscaped areas. N/A

17. Interior areas of off-street parking, not specifically used for parking spaces or maneuvering areas, shall be not paved and will be landscaped. X

18. One space, 9 x 19 feet, shall be landscaped for each 15 continuous parking spaces. N/A

19. Each landscaped area must have one (1) tree at least six (6) feet high. N/A

20. Each row of interior parking spaces shall be terminated with a 10 x 10-foot landscaped area, each containing at least one (1) tree. N/A

21. Every 2,500 square feet of garage parking requires 171 square feet of exterior green area. X

22. All interior landscaping must be protected from vehicles. N/A

23. Buffer zone landscaping is required between single-family and multi-family/industrial or commercial zones. X

24. A landscape buffer zone, ten (10) feet deep and a minimum of six (6) feet high, is required. X

25. A six (6) foot wall or fence in ten (10) foot wide area may be substituted. At least one (1) tree is required for each 25 linear feet of barrier. X

26. Twenty-five (25) foot vegetated buffer zone is required along all bodies of water. X

27. No landscaping shall restrict the visibility at intersections. X

28. A minimum of one (1) indigenous tree is required for each 1/10 acre (10 trees per acre) N/A

29. No trees 24 inches or more in diameter shall be removed. N/A

30. Ten (10) trees per acre credit will be given to ____ trees of ____ inches in diameter. N/A

31. Fifty percent (50%) of the dripline of preserved trees shall be retained pervious surface. N/A

32. A minimum of 75% native vegetation shall be used toward the required 18% landscaping N/A

33. All shrubs and hedges shall be at least twelve (12) inches in height at planting. X

34. All trees shall be at least six (6) feet high at planting. Tree crown spread should be at least 20 feet. N/A

35. Planting area for trees shall be at least 100 square feet with a minimum of five (5) feet maintained clear around the trunk. N/A

36. Trees whose roots can damage public works shall <u>not</u> be planted closer than twelve (12) feet to any such infrastructure; except willow trees shall be <u>no closer</u> than 50 feet. X

37. All areas subject to erosion, such as swales, shall be sodded. X

38. All dead plant material, planted under the provisions of this Code, shall be replaced within two (2) years. N/A

39. A landscape plan shall be submitted prior to receiving a building permit, except for single-family residences. X

40. Landscape plan submitted. N/A

41. No building permit shall be issued without approved landscape plan. N/A

42. Approved landscape plan will be at construction site. N/A

43. No Certificate of Opponency shall be issued until landscape plan has been fulfilled. N/A

44. Special exception is required for slopes of 20% or more which removes 40% or more of the parcel from development. N/A

Technical Review Committee Comments
January 29, 2025
Georgia Avenue Townhomes

The City of Niceville Technical Review Committee requests that the following comments be addressed prior to final approval.

Community Development Comments:

- Remove Conservation area from density calculations.
- Provide required Impervious area calculations.
- Provide FAR calculations.
- Update Site Data Table with corrected calculations.
- Porches/Decks will need to meet required primary structure setbacks.
- Provide updated site plan with surveyed LiMWA line correction.
- Provide Landscape Plan and Elevations.
- Provide six (6) foot landscape buffer between lot line and parking area.
- Mechanical equipment is not permitted within 10 feet of the property line and must be screened from public view (CRA requirement).

Public Works Comments:

- Fire hydrant needs to be m@h.
- Water line needs to be changed to 8".
- We require 1"water services.
- Take out the 45s on the water line and shift the tap over.
- All cleanouts will be surface level with concrete collars.
- The sewer main is 8" terracotta not 6".
- Cut and cap and flowable fill existing 8" sewer line going to existing house. City will inspect.
- Move manhole down to the ROW to tie in sewer.
- New manhole will have precast bottom.
- City will inspect all installation of water and sewer lines before covered up and all tie ins.
- Homeowners will take all yard waste to the roadway unless a contractor is performing the work they will be required to haul it off.
- Subdivision will be private.
- Holding pond will be maintained by the residents/HOA.
- Provide elevation of buildings.
- There will be a 20' driveway connection to Bayshore Dr.

All of the above-mentioned comments must be addressed prior to Development approval.

Please reach out if you have additional questions.

Lisa Stanley
Senior Planner
850-279-6436 ext. 1205
lstanley@nicevillefl.gov

Johnathan Laird
Public Works Director
850-699-6052
jlaird@nicevillefl.gov

BEFORE THE CITY COUNCIL OF NICEVILLE, FLORIDA

IN RE: GEORGIA AVENUE TOWNHOMES DEVELOPMENT PARCEL NO(S): 07-1S22-0000-0098-0000 and 07-1S-22-0000-0126-0010

PROJECT NO: MAJ24-000012

FINAL ORDER

WHEREAS, this matter came before the City Council for hearing on March 10, 2025, pursuant to proper notice published in accordance with the Land Development Code for Niceville, Florida ("LDC"); and

WHEREAS, the Council conducted the hearing pursuant to the requirements of the LDC, taking evidence in the form of witnesses and exhibits; and

WHEREAS, Lisa Stanley, Senior Planner, presented the Technical Review Committee report and indicated that the project met the requirements of the Land Development Code and the Comprehensive Plan; and

WHEREAS, at the conclusion of the hearing, a majority of the Council being present and voting, voted to APPROVE the application upon appropriate motion and second;

THEREFORE, the Council finds and orders the following disposition of the matter:

1. That the application for GEORGIA AVENUE TOWNHOMES is hereby APPROVED subject to the following conditions:

    a. All comments and requirements of the Technical Review Committee Report have been satisfactorily addressed.
    b. Any damage to the City maintained roadway during construction will be the developer's responsibility.
    c. Directional boring will be required for any utility connection underneath a public roadway or public multi-use path.
    d. Any excessive stormwater ponding within the City maintained roadway as a result of project construction must be addressed immediately.
    e. Prior to commencement of the development, provide a copy of the NPDES Notice of Intent (NOI) along with the required Stormwater Pollution Prevention Plan (SWPPP).

DRAFT

f. Provide a copy of the Environmental Resource Permit or “Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces (10-2 General Permit)”, prior to commencement of development.
g. All applicable outstanding fees paid.

2. That this recommendation is based on the Commission’s consideration of competent and substantial evidence and legal argument submitted in the record during the course of the subject hearing.

DONE AND APPROVED BY A MAJORITY OF THE COUNCIL MEMBERS PRESENT AND VOTING AT THE

EVIDENTIARY HEARING IN THIS MATTER THIS 10th DAY OF MARCH 2025.

_____

Daniel Henkel, Mayor

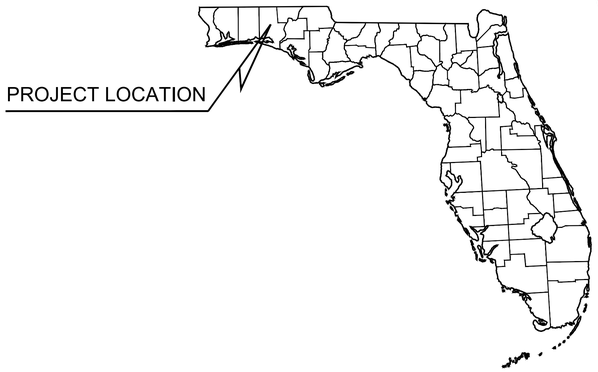
Niceville City Council

Filed this day of_____, 2025.

Wendy Farmer,

City Clerk

DRAFT



SITE CIVIL CONSTRUCTION PLANS
FOR
GEORGIA AVENUE TOWNHOMES
AT
NICEVILLE, FLORIDA
OKALOOSA COUNTY

FEBRUARY 2025

UTILITY COMPANIES

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES
"LINE SPOTTED" BY CALLING 800-432-4770 " CALL SUNSHINE"

ELECTRIC: FLORIDA POWER AND LIGHT (FPL)
140 HOLLYWOOD BUOLEVARD NW
FORT WALTON BEACH, FL 32548
PHONE: (800) 225-5797

INTERNET SERVICE PROVIDER: NUMEROUS IN AREA
PLEASE REFER TO 811 FOR PROVIDERS IN AREA

WATER & SEWER: CITY OF NICEVILLE
920 S CEDAR STREET
NICEVILLE, FL 32578
PHONE: (850) 279-6436 EXT 2105
EMERGENCY (850) 279-6436 EXT 1200

FIRE: CITY OF NICEVILLE FIRE DEPARTMENT
216 PARTIN DRIVE N
NICEVILLE, FL 32578
PHONE: (850) 279-6436
EMERGENCY: 911

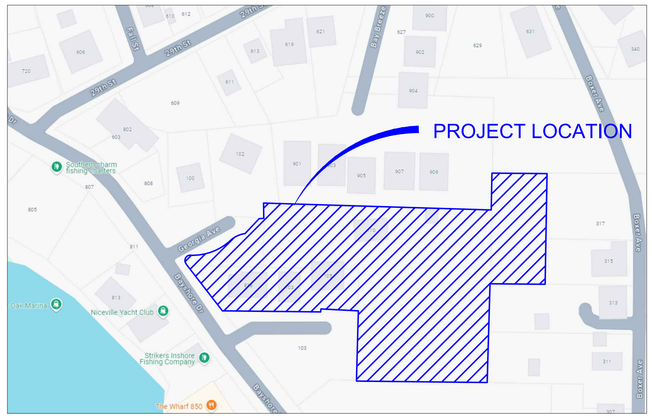
GAS: OKALOOSA GAS DISTRICT
364 VALPRAISO PARKWAY
VALPRAISO, FL 32580
PHONE: (850) 729-4700

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR IT'S SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY)INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

AUTHORITY AND RESPONSIBILITY

THE ENGINEER, AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO SUPERVISION OR CONTROL, AS TO THE WORK OR PERSONS DOING THE WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS, OR OTHER WORK AIDS, AND SHALL HAVE NO DUTIES OR RESPONSIBILITIES IMPOSED BY THE STRUCTURAL WORK ACT.



LOCATION MAP
N.T.S.

OWNER

SRM CAPITAL GROUP, LLC
4516 HWY 20 E #183
NICEVILLE, FL 32578
CONTACT: JOHN KARLESKY

CIVIL ENGINEER

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE
SHALIMAR, FLORIDA 32579
CONTACT: DANIEL J. PAYNE, PE
PHONE: (850) 240-0361
EMAIL: DANIEL.PAYNE48@GMAIL.COM

DEVELOPER

VESTCON BUILDERS, LLC
4516 HWY 20 E #183
NICEVILLE, FL 32578
CONTACT : JOHN KARLESKY
PHONE:(850) 972-9166
EMAIL: VESTCONBUILDERS@GMAIL.COM

SURVEYOR

GUSTIN, COTHERN & TUCKER, INC.
121 HART STREET
NICEVILLE, FL 32578
CONTACT: ALLEN TUCKER, PSM
PHONE: (850) 678-5141

Know what's below. Call before you dig.

1

TITLE OF DRAWINGS

SHEET NO.	
C1	COVER SHEET
C2	DEMOLITION & EROSION CONTROL PLAN
C3	SITE & LANDSCAPING PLAN
C4	PAVING, GRADING, & DRAINAGE PLAN
C5	EROSION CONTROL DETAILS
C6	SWPPP & NOTES
C7	UTILITY PLAN
C8	UTILITY DETAILS
C9	GENERAL DETAILS

No.	REVISIONS	DATE	BY
1.	REV. PER CITY OF NICEVILLE TRC COMMENTS	1/29/25	DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0361
FL REGISTRY NO. 37439

DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED
DESIGNED BY: DJP
DRAWN BY: DJP
CHECKED BY:

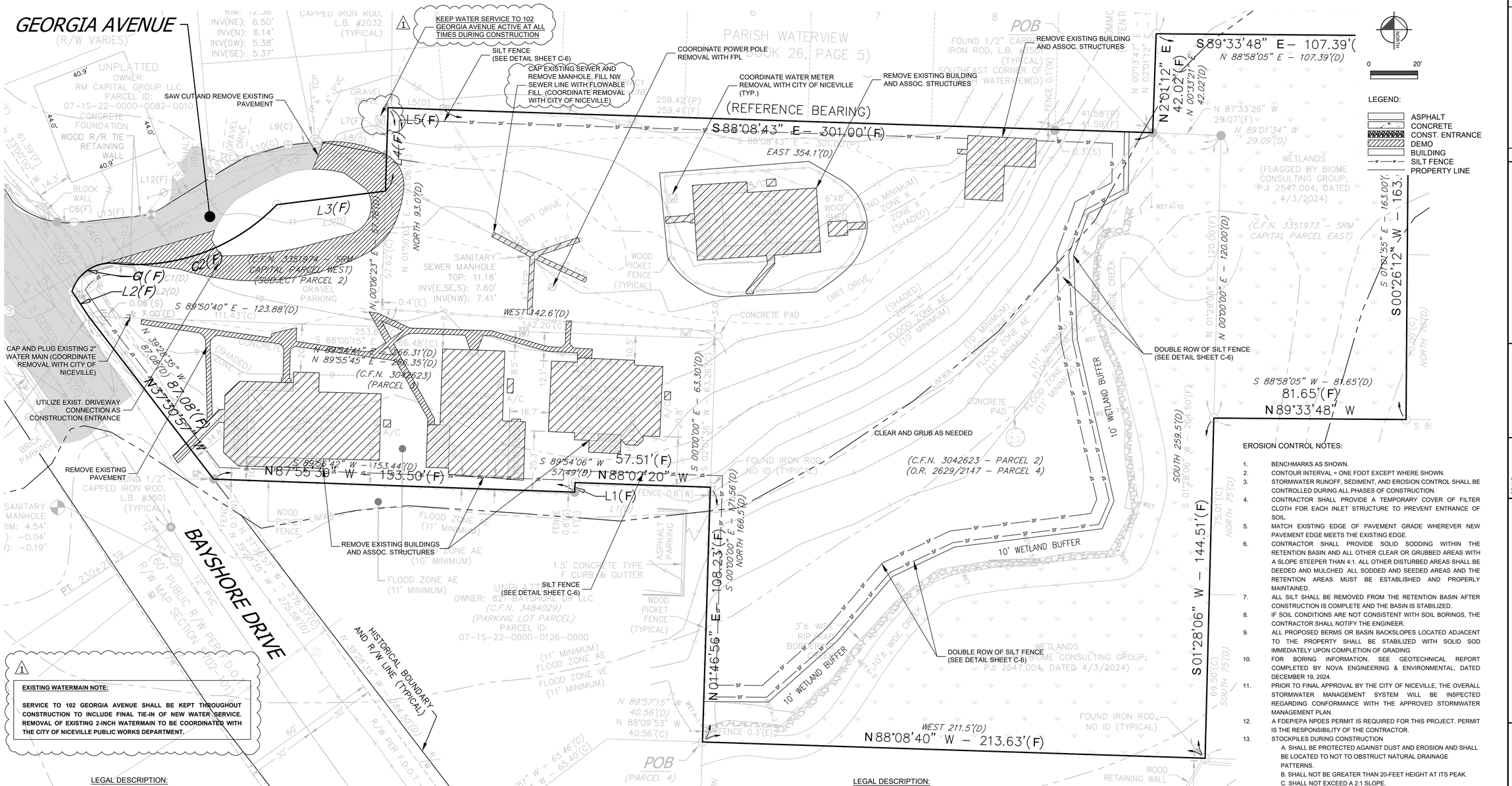
COVER SHEET

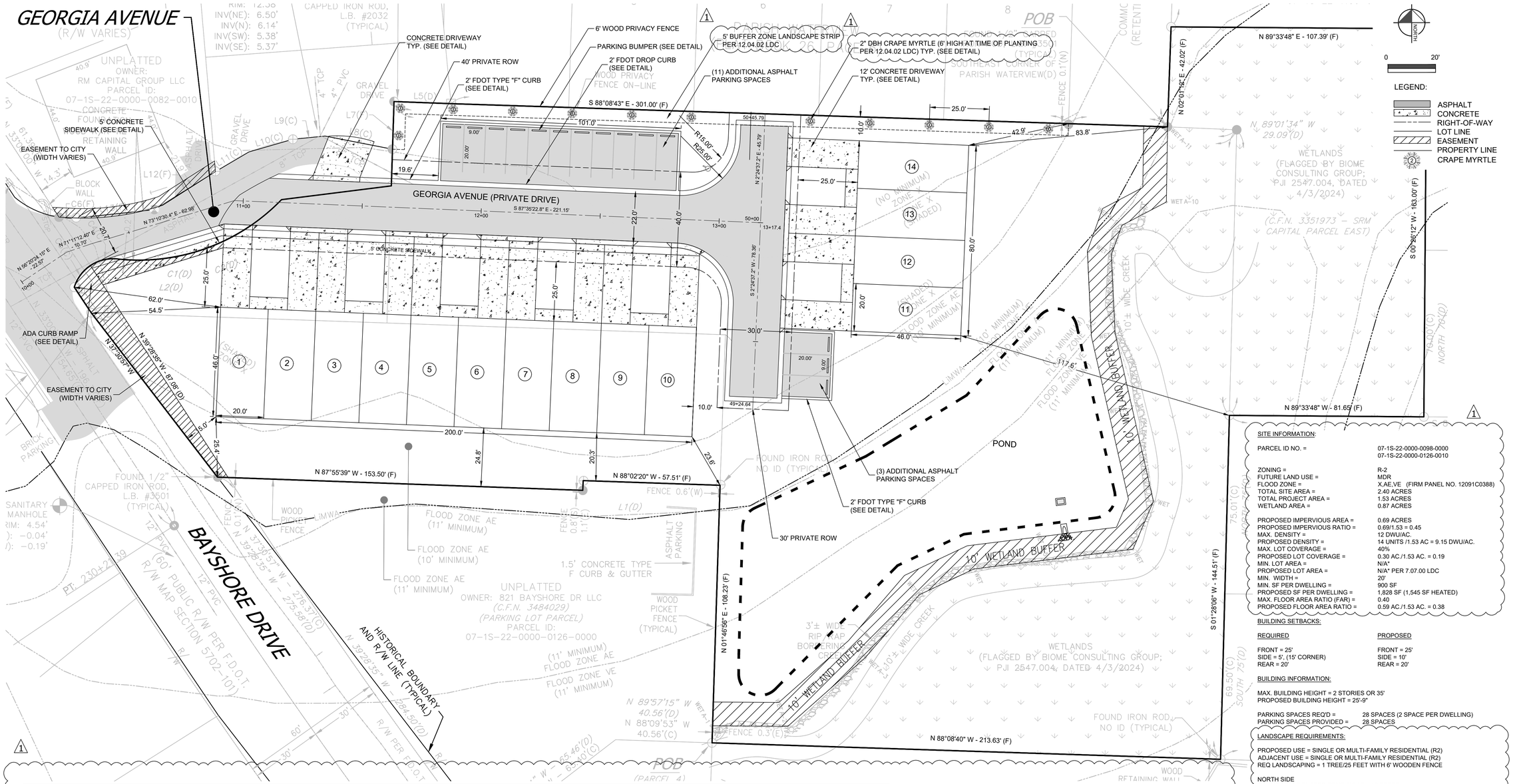
GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY FLORIDA

DATE

PROJECT NO.
N/A

SHEET NUMBER
C1


GEORGIA AVENUE
(R/W VARIES)
KEEP WATER SERVICE TO 102 GEORGIA AVENUE ACTIVE AT ALL TIMES DURING CONSTRUCTION
SILT FENCE (SEE DETAIL SHEET C-6)
CAP EXISTING SEWER AND REMOVE MANHOLE. FILL NW SEWER LINE WITH FLOWABLE FILL. (COORDINATE REMOVAL WITH CITY OF NICEVILLE)
COORDINATE POWER POLE REMOVAL WITH FPL
COORDINATE WATER METER REMOVAL WITH CITY OF NICEVILLE (TYP.)
REMOVE EXISTING BUILDING AND ASSOC. STRUCTURES
SAW CUT AND REMOVE EXISTING PAVEMENT
(REFERENCE BEARING)
S88°08'43" E – 301.00'(F)
EAST 354.1'(D)
POB
FOUND 1/2" CAPPED IRON ROD, L.B. #2032 (TYPICAL)
SOUTHEAST CORNER OF PARISH WATERVIEW(D)
PARISH WATERVIEW (PLAT BOOK 26, PAGE 5)
N 02°01'12" E – 42.02'(F)
N 00°33'21" E – 42.02'(D)
S89°33'48" E – 107.39'(
N 88°58'05" E – 107.39'(D)
N 87°33'26" W
29.07'(F)
N 89°01'34" W
29.09'(D)
WETLANDS (FLAGGED BY BIOME CONSULTING GROUP; PJI 2547.004, DATED 4/3/2024)
(C.F.N. 3351973 – SRM CAPITAL PARCEL EAST)
S 00°26'12" W – 163.00'(F)
S 01°34'55" E – 163.00'(D)
S 88°58'05" W – 81.65'(D)
81.65'(F)
N89°33'48" W
DOUBLE ROW OF SILT FENCE (SEE DETAIL SHEET C-6)
UNPLATTED
OWNER: RM CAPITAL GROUP LLC
PARCEL ID: 07-1S-22-0000-0082-0010
CONCRETE FOUNDATION
WOOD R/R TIE RETAINING WALL
BLOCK WALL
(C.F.N. 3351973 – SRM CAPITAL PARCEL WEST) (SUBJECT PARCEL 2)
S 88°50'40" E – 123.88'(D)
N 00°06'23" E – 57.62'(D)
NORTH 93.0'(D)
WEST 142.6'(D)
SANITARY SEWER MANHOLE TOP: 11.18' INV(E,SE,S): 7.60' INV(NW): 7.41'
WOOD PICKET FENCE (TYPICAL)
CONCRETE PAD
6'X8' WOOD SHED
DIRT DRIVE
GRAVEL PARKING
CAP AND PLUG EXISTING 2" WATER MAIN (COORDINATE REMOVAL WITH CITY OF NICEVILLE)
UTILIZE EXIST. DRIVEWAY CONNECTION AS CONSTRUCTION ENTRANCE
N 39°28'35" W – 87.08'(D)
N37°30'57"W – 87.08'(F)
N 89°55'45" E – 266.31'(D)
N 89°55'45" E – 266.35'(D)
(C.F.N. 3042623) (PARCEL 2)
S 89°56'42" W – 153.44'(D)
N87°55'30" W – 153.50'(F)
S 89°54'06" W – 57.49'(D)
57.51'(F)
N88°02'20" W
S 00°00'00" E – 63.30'(D)
CLEAR AND GRUB AS NEEDED
(C.F.N. 3042623 – PARCEL 2) (O.R. 2629/2147 – PARCEL 4)
FOUND IRON ROD, NO ID (TYPICAL)
REMOVE EXISTING BUILDINGS AND ASSOC. STRUCTURES
SILT FENCE (SEE DETAIL SHEET C-6)
1.5' CONCRETE TYPE F CURB & GUTTER
ASPHALT PARKING
UNPLATTED
OWNER: 821 BAYSHORE DR LLC
(C.F.N. 3484029)
(PARKING LOT PARCEL)
PARCEL ID: 07-1S-22-0000-0126-0000
BAYSHORE DRIVE
60' PUBLIC R/W PER MAP SECTION 02-10
HISTORICAL BOUNDARY AND R/W LINE (TYPICAL)
N 39°28'35" W – 254.60'(D)
N 39°28'35" W – 216.37'(C)
N 39°28'35" W – 255.58'(D)
PT. 230+21.29
SANITARY MANHOLE RIM: 4.54' INV(): –0.04' INV(): –0.19'
CAPPED IRON ROD, L.B. #3501 (TYPICAL)
FLOOD ZONE AE (11' MINIMUM)
FLOOD ZONE AE (10' MINIMUM)
FLOOD ZONE VE (11' MINIMUM)
ZONE X (SHADED)
IMWA
10' WETLAND BUFFER
3'± WIDE RIP RAP BORDER
±10'± WIDE CREEK
WET A-10
WET A-11
WET A-7
WET A-8
WET A-9
WET A-12
WET A-13
WET A-14
WET A-15
WET A-16
WET A-17
WET A-18
WET A-19
WET A-20
WET A-21
WET A-22
WET A-23
WET A-24
WET A-25
WET A-26
WET A-27
WET A-28
WET A-29
WET A-30
WET A-31
WET



SITE INFORMATION:	
PARCEL ID NO. =	07-1S-22-0000-0098-0000 07-1S-22-0000-0126-0010
ZONING =	R-2
FUTURE LAND USE =	MDR
FLOOD ZONE =	X,AE,VE (FIRM PANEL NO. 12091C0388)
TOTAL SITE AREA =	2.40 ACRES
TOTAL PROJECT AREA =	1.53 ACRES
WETLAND AREA =	0.87 ACRES
PROPOSED IMPERVIOUS AREA =	0.69 ACRES
PROPOSED IMPERVIOUS RATIO =	0.69/1.53 = 0.45
MAX. DENSITY =	12 DWU/AC.
PROPOSED DENSITY =	14 UNITS /1.53 AC = 9.15 DWU/AC.
MAX. LOT COVERAGE =	40%
PROPOSED LOT COVERAGE =	0.30 AC./1.53 AC. = 0.19
MIN. LOT AREA =	N/A*
PROPOSED LOT AREA =	N/A* PER 7.07.00 LDC
MIN. WIDTH =	20'
MIN. SF PER DWELLING =	900 SF
PROPOSED SF PER DWELLING =	1,828 SF (1,545 SF HEATED)
MAX. FLOOR AREA RATIO (FAR) =	0.40
PROPOSED FLOOR AREA RATIO =	0.59 AC./1.53 AC. = 0.38

BUILDING SETBACKS:

REQUIRED	PROPOSED
FRONT = 25'	FRONT = 25'
SIDE = 5', (15' CORNER)	SIDE = 10'
REAR = 20'	REAR = 20'

BUILDING INFORMATION:

MAX. BUILDING HEIGHT = 2 STORIES or 35'
PROPOSED BUILDING HEIGHT = 25'-9"

PARKING SPACES REQ'D = 28 SPACES (2 SPACE PER DWELLING)
PARKING SPACES PROVIDED = 28 SPACES

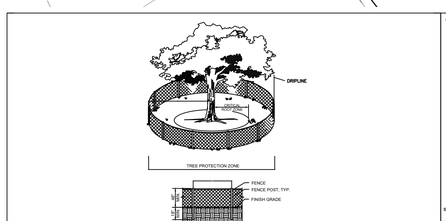
LANDSCAPE REQUIREMENTS:

PROPOSED USE = SINGLE OR MULTI-FAMILY RESIDENTIAL (R2)
ADJACENT USE = SINGLE OR MULTI-FAMILY RESIDENTIAL (R2)
REQ LANDSCAPING = 1 TREE/25 FEET WITH 6' WOODEN FENCE

NORTH SIDE
5' LANDSCAPE BUFFER ZONE 293 LF = 12 TREES

SITE PLAN NOTES:

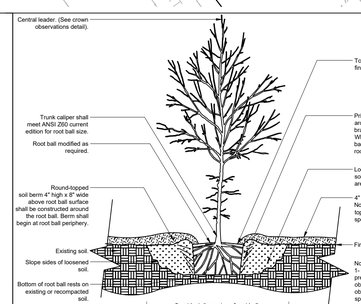
1. PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE DIMENSIONED.
2. ALL STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC.
5. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE STABILIZED WITH SOD, AND MUST BE IRRIGATED UNTIL ESTABLISHED.
6. THE SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
7. BUILDING SETBACK IS MINIMUM HORIZONTAL DISTANCE PERMITTED AND MEASURED FROM FACE OF BUILDING TO THE NEAREST PROPERTY LINE.
8. ALL COVERED/ENCLOSED STRUCTURES ARE SUBJECT TO SETBACK REQUIREMENTS.
9. ANY PROPOSED OUTDOOR LIGHTING FOR THE PROJECT MUST BE PROPERLY CUT OR SHIELDED TO PREVENT UPWARD GLARE (LIGHT FIXTURES TO BE DARK-SKY COMPLIANT" PER EGLIN AFB REQUIREMENT) OR LIGHT TRESPASS ONTO ADJACENT PROPERTIES.
10. PLACEMENT OF HVAC UNITS SHALL FOLLOW SECTION 7.09.04 (A) OF CRA DESIGN GUIDELINES AS IDENTIFIED IN ORDINANCE 24-10-04.



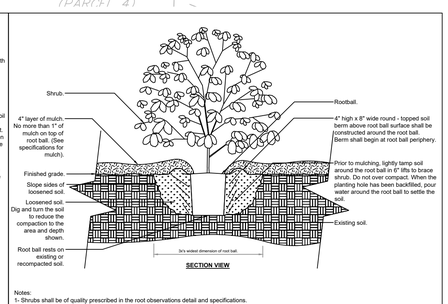
TREE PROTECTION NOTES:

1. NO LESS THAN 50% OF THE DRIPLINE (TREE PROTECTION ZONE) IS TO BE PROTECTED AT ALL TIMES.
2. TREE PROTECTION BARRICADES SHALL BE INSTALLED PRIOR TO THE REMOVAL OF TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
3. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
4. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
5. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
6. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED
7. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

TREE PROTECTION



TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



SHRUB - UNMODIFIED SOIL

LANDSCAPING NOTES:

1. THE APPROVED LANDSCAPE PLAN IS A CONCEPTUAL PLAN INDICATING THAT THE LDC REQUIREMENTS FOR LANDSCAPE MATERIALS HAVE BEEN MET. THE INSTALLATION OF THE REQUIRED LANDSCAPING MUST BE DONE IN ACCORDANCE WITH INDUSTRY ACCEPTED PLANTING PROCEDURES. THEREFORE, IT IS ADVISED THAT THE CONTRACTOR/INSTALLATION CREW ENSURE EACH REQUIRED LANDSCAPING PLANTING IS IN A LOCATION CONDUCIVE TO ITS REQUIRED NEEDS. SPECIFICALLY, THIS INCLUDES SUN/SHADE, SPACING AND MATURE GROWTH REQUIREMENTS. PLANTING LOCATIONS CAN BE ALTERED BUT MUST CONTINUE TO FULFILL THE DESIGNATED USE REQUIREMENT.
2. A SIX-FOOT HIGH MASONRY WALL OR WOODEN FENCE SET IN A FIVE-FOOT WIDE LANDSCAPED BUFFER AREA MAY BE SUBSTITUTED FOR THE REQUIRED SIX-FOOT HIGH PLANTED BUFFER. IT SHALL BE THE RESPONSIBILITY OF THE HIGHER DENSITY ZONING DISTRICT PROPERTY OWNER TO PROVIDE AND MAINTAIN THE WALL OR FENCE. IN ADDITION, ONE (1) TREE SHALL BE PROVIDED FOR EACH TWENTY-FIVE (25) LINEAR FEET OF SUCH LANDSCAPED BARRIER OR FRACTIONAL PART THEREOF. EACH SUCH PLANTING AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE MATERIAL, EXCLUDING PAVING, IN ADDITION TO THE REQUIRED TREE.
3. ALL PLANTS MUST BE FLORIDA NO.1 OR BETTER PLANT MATERIALS AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, FLORIDA DEPARTMENT OF AGRICULTURE.
4. IRRIGATION TO BE DESIGNED AND INSTALLED BY OTHERS. A RAIN SENSOR DEVICE TO BE INSTALLED PER FLORIDA STATUES 373.62 SOURCE OF IRRIGATION SHALL BE SHALLOW WELL.
5. TREES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET AT TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN TWENTY (20) FEET MAY BE ARRANGED IN GROUPINGS SO AS TO CREATE THE EQUIVALENT OF TWENTY-FOOT CROWN SPREAD.
6. SHRUBS AND HEDGES. SHRUBS SHALL BE A MINIMUM OF TWELVE (12) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING IN NEW DEVELOPMENT OR REDEVELOPMENT.

NO.	REVISIONS	DATE	BY
1	REV. PER CITY OF NICEVILLE TRC COMMENTS	1/29/25	DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0361
FL REGISTRY NO. 37439

DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED | DESIGNED BY: DJP | DRAWN BY: DJP | CHECKED BY:

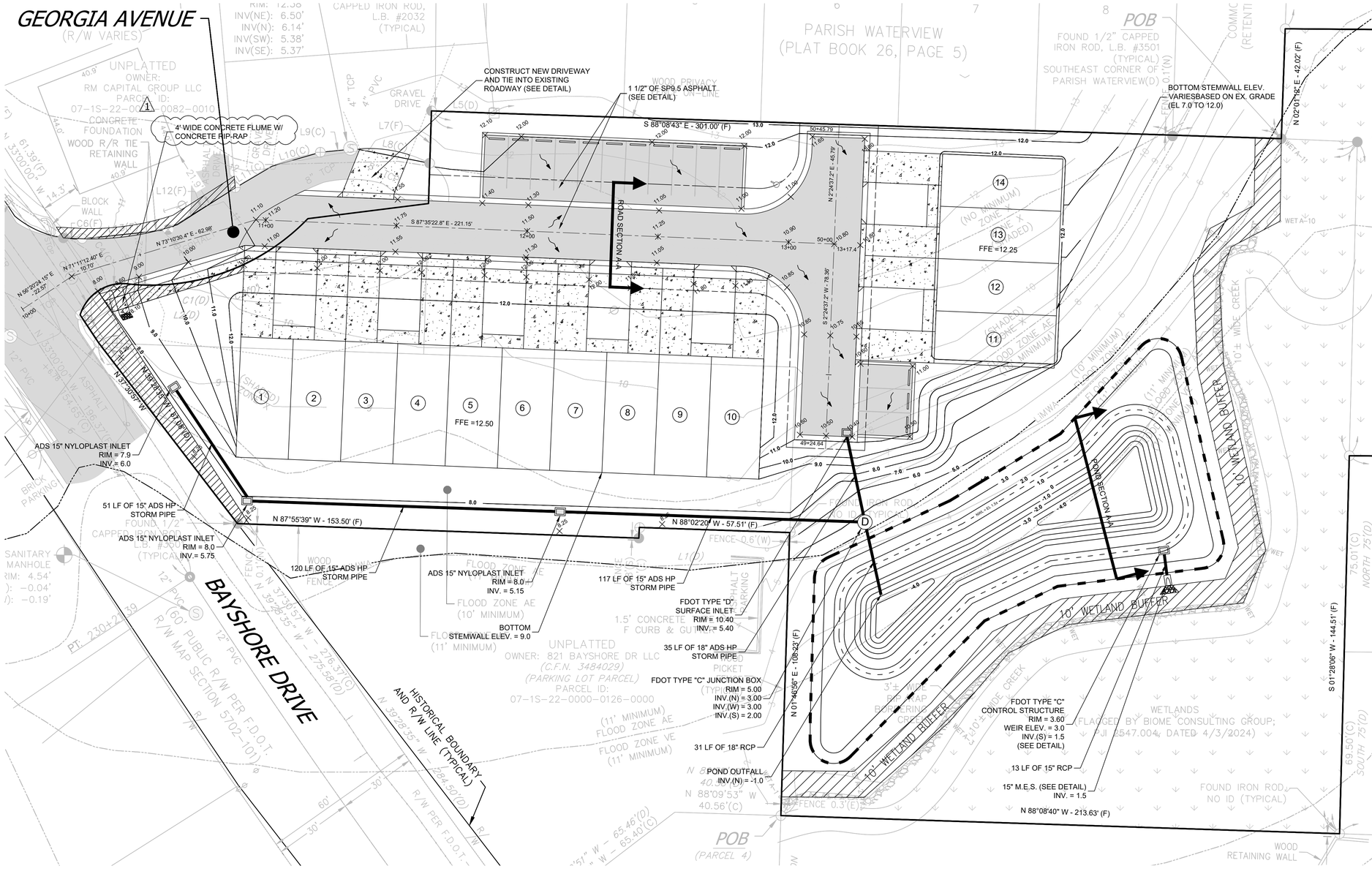
SITE & LANDSCAPING PLAN

GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY FLORIDA

DATE

PROJECT NO. N/A

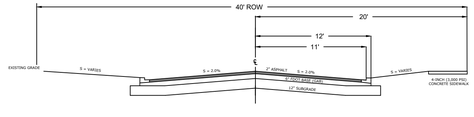
SHEET NUMBER C3



NOTES:

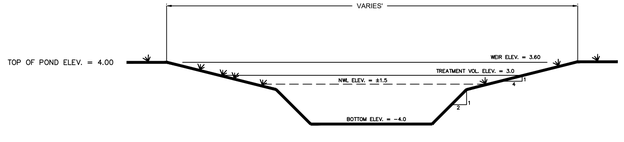
1. TOPOGRAPHIC INFORMATION PROVIDED BY, GUSTIN, COTHERN, & TUCKER, INC., ON AUGUST 27, 2024.
2. BENCHMARKS AS SHOWN.
3. CONTOUR INTERVAL = ONE FOOT EXCEPT WHERE SHOWN.
4. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE. SPOT ELEVATIONS REPRESENT FINISHED GRADE FLOW LINE UNLESS OTHERWISE NOTED.
5. STORMWATER RUNOFF, SEDIMENT, AND EROSION CONTROL SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL.
7. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
8. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN THE RETENTION BASIN AND ALL OTHER CLEAR OR GRUBBED AREAS WITH A SLOPE STEEPER THAN 4:1. ALL OTHER DISTURBED AREAS SHALL BE DEEDED AND MULCHED. ALL SODDED AND SEEDED AREAS AND THE RETENTION AREAS MUST BE ESTABLISHED AND PROPERLY MAINTAINED.
9. ALL SILT SHALL BE REMOVED FROM THE RETENTION BASIN AFTER CONSTRUCTION IS COMPLETE AND THE BASIN IS STABILIZED.
10. IF SOIL CONDITIONS ARE NOT CONSISTENT WITH SOIL BORINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. ALL PROPOSED BERMS OR BASIN BACKSLOPES LOCATED ADJACENT TO THE PROPERTY SHALL BE STABILIZED WITH SOLID SOD IMMEDIATELY UPON COMPLETION OF GRADING
12. FOR BORING INFORMATION, SEE GEOTECHNICAL REPORT COMPLETED BY NOVA ENGINEERING, DATED DECEMBER 19, 2024.
13. PRIOR TO FINAL APPROVAL BY THE CITY OF NICEVILLE, THE OVERALL STORMWATER MANAGEMENT SYSTEM WILL BE INSPECTED REGARDING CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
14. A FDEP/EPA NPDES PERMIT IS REQUIRED FOR THIS PROJECT. PERMIT IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. FILL IMPORTED INTO POND SITE SHALL HAVE A MINIMUM VERTICAL PERMEABILITY RATE OF 20.0 INCHES/HOUR. PROOF OF SOIL PERMEABILITY SHALL BE SUBMITTED TO THE ENGINEER AND MUST CONFIRM THAT THE BACKFILL MEETS REQUIREMENTS.

ROAD SECTION A-A
N.T.S.



GENERAL NOTES:
1. ASPHALT TYPE SHALL BE SP 9.5 UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
2. BASE MATERIAL SHALL BE SAND CLAY, LIMEROCK, GRADED AGGREGATE, OR CRUSHED CONCRETE.
3. A ONE (1) FOOT STABILIZED SHOULDER SHALL BE PROVIDED BEGINNING AT THE EDGE OF PAVEMENT.

POND SECTION A-A
N.T.S.



GENERAL NOTES:
1. SEE PLAN VIEW FOR PIPE SIZE, LENGTH, AND PLACEMENT.

No.	REVISIONS	DATE	BY
1	REV. PER CITY OF NICEVILLE TRC COMMENTS	1/29/25	DJP

D. PAYNE & ASSOCIATES, LLC.
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PHONE (850) 240-0361
FL REGISTRY NO. 37439

DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED
DESIGNED BY: DJP
DRAWN BY: DJP
CHECKED BY:

PAVING, GRADING, & DRAINAGE PLAN

GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
FLORIDA
OKALOOSA COUNTY

DATE

PROJECT NO.
N/A

SHEET NUMBER
C4

No.	REVISIONS	DATE	BY
1			DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0381
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DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS NOTED	DJP	DJP	DJP

EROSION CONTROL DETAILS

GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY
FLORIDA

DATE

PROJECT NO. N/A

SHEET NUMBER
C5

SITE DESCRIPTION

SITE LOCATION & DESCRIPTION:
THIS PROJECT WILL CONSIST OF INFRASTRUCTURE IMPROVEMENTS: INCLUDING PAVING, GRADING, DRAINAGE & CLEARING

OWNER NAME AND ADDRESS:
SRM CAPITAL GROUP, LLC
4516 HWY 20 E
NICEVILLE, FL 32578

EXISTING SOIL DATA:

NAME	DESCRIPTION	HYDROLOGIC GROUP
SILTY SAND SP-SM	WELL DRAINED	A/C

TOTAL SITE AREA: 2.40 AC.

TOTAL DISTURBED AREA: 1.66 AC.

NATURE OF CONSTRUCTION AND SOIL DISTURBING ACTIVITY:
CLEARING AND GRUBBING AS NECESSARY OF EXISTING SITE, DEMOLITION, UTILITY WORK, INSTALLATION OF DETENTION AREA, ROADWAY, LIGHT GRADING FOR RESIDENTIAL PURPOSES.

ESTIMATED FINAL SITE RUNOFF COEFFICIENT 'C': 89

SEQUENCE OF MAJOR ACTIVITIES

1) INSTALLATION OF PERIMETER SILT FENCE.

2) INSTALLATION OF CONSTRUCTION ENTRANCE.

3) INSTALLATION OF TEMPORARY EQUIPMENT, MATERIALS AND TOP SOIL STORAGE AREA.

4) CLEARING, GRUBBING AND EXCAVATION OF AREAS SHOWN WITHIN THE CLEARING LIMITS IDENTIFIED ON THE CLEARING PLAN.

5) DEMUCK OR STRIP UNSUITABLE MATERIAL (AS DETERMINED BY THE ON-SITE GEOTECHNICAL ENGINEER).

6) INSTALL UTILITIES.

7) GRADING, STABILIZATION, COMPACTION AND PAVING OF ROADWAYS.

8) REMOVAL OF SEDIMENT FROM BASINS AND STORM SEWER SYSTEM.

9) STABILIZE SITE.

10) REMOVAL OF TEMPORARY POLLUTION CONTROL DEVICES ONLY WHEN ALL CONSTRUCTION ACTIVITY HAS CEASED AND THE SITE HAS BEEN STABILIZED.

EROSION AND SEDIMENT CONTROLS

A PERIMETER SILT SCREEN SHALL BE INSTALLED ALONG THE LIMITS OF CONSTRUCTION IN ORDER TO SEPARATE SEDIMENT FROM RUNOFF WHICH MAY LEAVE DISTURBED CONSTRUCTION AREAS. ONLY THOSE PORTIONS OF THE SITE WHICH ARE ABSOLUTELY NECESSARY FOR CONSTRUCTION PURPOSES SHOULD BE CLEARED AND GRUBBED. EXISTING VEGETATION SHALL BE PRESERVED WHENEVER POSSIBLE AND DISTURBED AREAS OF THE SITE SHALL BE STABILIZED.

STABILIZATION PRACTICES SHALL BE IMPLEMENTED AS SOON AS IS REALISTICALLY POSSIBLE, HOWEVER NOT MORE THAN SEVEN (7) DAYS FROM THE LAST ACTIVITY TO DISTURB SOILS. THOSE PORTIONS OF THE SITE NOT TO BE DISTURBED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCHING. CHECK PERMITS TO VERIFY STATE AND LOCAL REQUIREMENTS.

AFTER CONSTRUCTION IS COMPLETE, DISTURBED AREAS MUST BE PERMANENTLY STABILIZED BY PERMANENT SEEDING AND PLANTING, MULCHING, GEOTEXTILES, OR SOD STABILIZATION.

VEGETATIVE AND OTHER SITE STABILIZATION PRACTICES CAN BE EITHER TEMPORARY OR PERMANENT CONTROLS. TEMPORARY CONTROLS PROVIDE A COVER FOR EXPOSED OR DISTURBED AREAS FOR SHORT PERIODS OF TIME OR UNTIL PERMANENT EROSION CONTROLS ARE PUT IN PLACE. PERMANENT VEGETATIVE PRACTICES ARE USED WHEN ACTIVITIES THAT DISTURB THE SOIL ARE COMPLETE OR WHEN EROSION IS OCCURRING ON A SITE THAT IS OTHERWISE STABILIZED.

INLET PROTECTION MUST BE IN PLACE TO PROTECT THE EXISTING DRAINAGE SYSTEM AND PROPOSED DRAINAGE STRUCTURES AFTER THEY ARE INSTALLED. THESE METHODS INCLUDE SEDIMENT BASINS, SEDIMENT TRAPS, OR OTHER APPROVED METHOD OF INLET PROTECTION TO MINIMIZE THE AMOUNT OF SEDIMENT WHICH MAY ACCUMULATE WITHIN THE DRAINAGE SYSTEM.

APPROVED METHODS OF STABILIZATION:

1) TEMPORARY SEEDING AND PLANTING
TEMPORARY SEEDING SHOULD BE UTILIZED ON AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION AND WHICH ARE LIKELY TO BE REDISTURBED, BUT NOT FOR SEVERAL WEEKS OR MORE. TEMPORARY SEEDING SHOULD TAKE PLACE AS SOON AS PRACTICABLE AFTER THE LAST LAND DISTURBING ACTIVITY.

SEEDED AREAS SHOULD BE COVERED WITH MULCH TO PROVIDE PROTECTION FROM THE WEATHER. SEEDING ON SLOPES OF 2:1 OR MORE, IN ADVERSE SOIL CONDITIONS, OR EXCESSIVELY HOT OR DRY WEATHER, OR WHERE HEAVY RAIN IS EXPECTED SHOULD BE FOLLOWED BY SPREADING MULCH. FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TEMPORARY SEEDING IS PROVIDING AN EFFECTIVE METHOD OF EROSION CONTROL.

2) MULCHING
MULCHING CONSISTS OF THE USE OF MATERIALS SUCH AS GRASS, HAY, WOODCHIPS, WOOD FIBERS, STRAW OR GRAVEL PLACED ON THE SOIL SURFACE AS A METHOD OF EROSION CONTROL. MULCHING MAY BE USED IN CONJUNCTION WITH TEMPORARY SEEDING AS A MORE EFFECTIVE MEANS. MULCHING CAN BE USED IN AREAS WHERE TEMPORARY SEEDING IS NOT PRACTICAL OR EFFECTIVE DUE TO SEASON OR CLIMATE. USE OF MULCH MAY OR MAY NOT REQUIRE METHODS OF SECURING SUCH AS ON AREAS WITH STEEP SLOPING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MULCH IS IN PLACE CORRECTLY AND EFFECTIVELY MINIMIZING EROSION.

3) GEOTEXTILES
GEOTEXTILES USED ALONE CAN BE USED AS MATTING TO STABILIZE THE FLOW ON CHANNELS AND SWALES, AND FOR RECENTLY PLANTED SLOPES TO PROTECT SEEDLINGS UNTIL THEY BECOME ESTABLISHED. EFFECTIVE NETTING AND MATTING REQUIRE FIRM, CONTINUOUS CONTACT BETWEEN MATERIALS AND SOIL. REGULAR INSPECTIONS AND APPLICABLE MANUFACTURER'S DESIGN REQUIREMENTS AND OTHER STATE OR LOCAL REQUIREMENTS MUST BE MET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE RIGHT FABRIC HAS BEEN SELECTED FOR THE TYPE OF USE AND IS IN PLACE AND WORKING PROPERLY.

4) CHEMICAL STABILIZATION
CHEMICAL STABILIZATION PRACTICES UTILIZE MATERIALS MADE OF VINYL, ASPHALT, OR RUBBER TO HOLD SOIL IN PLACE AND PROTECT AGAINST EROSION FROM STORM WATER RUNOFF AND WIND. CHEMICAL STABILIZATION MAY BE USED WHERE TEMPORARY SEEDING PRACTICES ARE INEFFECTIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE APPLICATION RATES AND PROCEDURES RECOMMENDED BY THE MANUFACTURER ARE ADHERED TO.

5) PERMANENT SEEDING AND PLANTING
PERMANENT SEEDING AND PLANTING IS APPROPRIATE FOR ANY GRADED OR CLEARED AREA WHERE LONG-LIVED PLANT COVER IS DESIRED SUCH AS FILTER STRIPS, BUFFER AREAS, VEGETATED SWALES, STEEP SLOPES, AND STREAM BANKS. PERMANENT SEEDING IS EFFECTIVE ON AREAS WHERE SOILS ARE UNSTABLE BECAUSE OF TEXTURE, STRUCTURE, HIGH WINDS, HIGH WATER TABLE, OR STEEP SLOPE. SLOPES GREATER THAN 4:1 SHOULD ALSO BE MULCHED.

6) BUFFER ZONES
BUFFER ZONES ARE VEGETATED STRIPS OF LAND USED FOR TEMPORARY OR PERMANENT WATER QUALITY BENEFITS, DECREASING THE VELOCITY OF STORM WATER RUNOFF AND MINIMIZING EROSION. EXISTING VEGETATED AREAS SHOULD BE UTILIZED FOR THIS PURPOSE AS OFTEN AS POSSIBLE.

7) PRESERVATION OF NATURAL VEGETATION
THE PRESERVATION OF EXISTING VEGETATION PROVIDES NATURAL BUFFER ZONES. MAINTENANCE OF THESE ACRES IS EXTREMELY IMPORTANT AND VARIES DEPENDING UPON VEGETATION SPECIES, SOIL TYPE, AND WEATHER.

8) SOD STABILIZATION
SODDING STABILIZES AN AREA BY PROVIDING FAST GROWING VEGETATION AND INCREASING THE INFILTRATION RATE OF STORM WATER. SODDING IS APPROPRIATE FOR ANY GRADED OR CLEARED AREA WHERE A PERMANENT PLANT COVER IS NEEDED IMMEDIATELY, SUCH AS BUFFER ZONES, STREAM BANKS, DIKES, SWALES, SLOPES, OUTLETS, LEVEL SPREADERS AND FILTER STRIPS.

THE SOIL SURFACE SHOULD BE FINE-GRADED BEFORE THE LAYING OF SOD. TOP SOIL MAY BE NEEDED IN AREAS WHERE SOIL TEXTURES ARE INADEQUATE, AND LIME AND FERTILIZERS SHOULD BE ADDED TO PROMOTE GOOD GROWTH CONDITIONS. SOD SHOULD NOT BE PLACED ON SLOPES THAT ARE GREATER THAN 3:1 IF THEY ARE TO BE MOWED. ON STEEP SLOPES, SOD SHOULD BE STAGGERED AND/OR PEGGED. SODDING MAY BE USED IN CONJUNCTION WITH MULCHING AND GEOTEXTILES AS NECESSARY.

9) STREAM BANK STABILIZATION
STREAM BANK STABILIZATION SHALL BE USED WHERE VEGETATIVE STABILIZATION IS NOT PRACTICAL AND WHERE STREAM BANKS ARE SUBJECTED TO INCREASED FLOWS OR DISTURBANCE DURING CONSTRUCTION. STREAM BANK STABILIZATION STRUCTURES SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE STORM EVENT AND MAINTAINED AS INSTALLED. STREAM BANK MEASURES SHALL BE APPROVED BY THE ENGINEER.

10) SOIL RETAINING MEASURES
SOIL RETAINING MEASURES ARE PRACTICES WHICH HOLD SOIL FIRMLY IN PLACE AND CONFINE AS MUCH AS POSSIBLE WITHIN THE SITE BOUNDARY. SOME METHODS OF SOIL RETAINING MEASURES INCLUDE SKELETON SHEETING, CONTINUOUS SHEETING, AND PERMANENT RETAINING WALLS. THESE DEVICES SHALL BE USED WHERE OTHER METHODS SUCH AS VEGETATION ARE NOT PRACTICAL. THE ENGINEER SHALL APPROVE ANY AND ALL METHODS OF REINFORCED SOIL RETENTION.

11) DUST CONTROL
WIND MAY SPREAD SEDIMENT AND DUST SUCH THAT THESE POLLUTANTS MAY BE WASHED ON OR OVER SITE, OR INTO A RECEIVING DRAINAGE SYSTEM OR WATER BODY. METHODS OF DUST CONTROL MAY BE NEEDED TO PREVENT DUST FROM BEING CARRIED AWAY FROM THE SITE. SOME OF THESE METHODS INCLUDE VEGETATIVE COVER, MULCH, SPRAY ON ADHESIVE, CALCIUM CHLORIDE, SPRINKLING, STONE, AND BARRIERS.

STRUCTURAL CONTROLS

FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY OR PERMANENT SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE STORAGE AREA DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE BEEN STABILIZED WHERE SUCH FLOWS ARE DIVERTED AROUND THE SEDIMENT BASIN. FOR DRAINAGE LOCATIONS WHICH SERVE 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, SEDIMENT TRAPS SHOULD BE USED. AT A MINIMUM, SILT FENCES OR EQUIVALENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.

FOR DRAINAGE LOCATIONS SERVING LESS THAN 10 ACRES, SEDIMENT TRAPS, SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA UNLESS A SEDIMENT BASIN PROVIDING STORAGE FOR 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED IS PROVIDED.

APPROVED STRUCTURAL CONTROLS:

1) EARTH DIKE
AN EARTH DIKE IS A RIDGE OR RIDGE AND CHANNEL COMBINATION WHICH CAN PROTECT WORK AREAS FROM UPLAND RUNOFF AND DIVERT POLLUTED STORM WATER TO APPROPRIATE TRAPS OR POLLUTANT RETARDED OUTLETS. THE DIKE MUST CONSIST OF COMPACTED SOIL AND STONE, RIPRAP, OR VEGETATION TO STABILIZE THE CHANNEL. THE DIKE MUST BE PROPERLY COMPACTED AND NO LOW POINTS OR DIPS MUST BE PRESENT TO TRAP STORM WATER OTHER THAN THE DISCHARGE POINT. INTERCEPTED RUNOFF FROM CONSTRUCTION AREAS MUST BE DIRECTED THROUGH A SEDIMENT TRAPPING DEVICE.

2) DRAINAGE SWALE
A DRAINAGE SWALE IS A CHANNEL LINED WITH VEGETATION, RIPRAP, ASPHALT, CONCRETE, OR OTHER MATERIAL APPROVED BY THE ENGINEER TO CONVEY RUNOFF WITHOUT CAUSING EROSION. THERE SHALL BE NO DIPS OR LOW POINTS IN THE SWALE WHERE STORM WATER WILL COLLECT. THESE SWALES ARE USEFUL FOR DIRECTING RUNOFF TO A SUITABLE OUTLET.

3) INTERCEPTOR DIKES AND SWALES
INTERCEPTOR DIKES AND SWALES ARE UTILIZED TO PREVENT UPLAND RUNOFF FROM CROSSING AREAS OF HIGH EROSION RISK. THESE DEVICES REDUCE THE AMOUNT AND SPEED OF FLOW AND DIRECT TO A SUITABLE OUTLET. THESE DEVICES MAY BE USED AROUND THE PERIMETER OF A CONSTRUCTION SITE BEFORE ANY SOIL DISTURBING TAKES PLACE. THESE DEVICES MAY ALSO BE USED TO PROTECT EXISTING BUILDINGS, STOCKPILES, OR OTHER AREAS NOT FULLY STABILIZED. TEMPORARY DIKES AND SWALES ARE USED IN AREAS OF OVERLAND FLOW, AND IF THEY REMAIN FOR LONGER THAN 15 DAYS THEY MUST BE STABILIZED. RUNOFF SHALL BE CHANNELED TO AN APPROVED POLLUTION RETARDANT OUTLET.

4) TEMPORARY STORM DRAIN DIVERSION
THIS DEVICE WILL REDIRECT AN EXISTING STORM DRAIN SYSTEM TO DISCHARGE TO AN APPROVED SEDIMENT TRAP OR BASIN. APPROPRIATE RESTORATION MEASURES SUCH AS THE FLUSHING OF THE DRAINAGE SYSTEM PRIOR TO THE REMOVAL OF THE SEDIMENT TRAP OR BASIN, STABILIZATION OF THE OUTFALL, AND RESTORATION OF GRADE AREAS SHOULD BE TAKEN.

5) SILT FENCE
A SILT FENCE OR FILTER FENCE IS USED IN SMALL DRAINAGE AREAS TO DETAIN SEDIMENT AND IS MOST EFFECTIVE WHERE THERE IS OVERLAND FLOW OR IN MINOR SWALES AND CHANNELS. SILT FENCES ALSO CATCH WIND BLOWN SAND AND CREATE AN ANCHOR FOR SAND DUNE CREATION. SILT FENCES SHALL BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE AND PLACED ACROSS THE BOTTOM OF A SLOPE ALONG UNIFORM ELEVATION. SILT FENCES SHALL NOT BE CONSTRUCTED IN STREAMS OR SWALES. SILT FENCES REQUIRE FREQUENT INSPECTION AND PROMPT MAINTENANCE, INCLUDING AFTER EACH STORM EVENT, TO MAINTAIN EFFECTIVENESS. REMOVE AND DISPOSE OF SEDIMENT BEFORE IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.

6) STORM DRAIN INLET PROTECTION
STORM DRAIN INLET PROTECTION DEVICES FILTER SEDIMENT FROM RUNOFF AND ARE PLACED AROUND ANY INLET OR DRAIN. THESE DEVICES PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM AND SERVE TO PREVENT THE SILTING-IN OF INLETS OR RECEIVING CHANNELS. INLET PROTECTION MAY BE GRAVEL AND STONE WITH WIRE MESH, BLOCK AND GRAVEL, FILTER FABRIC, SOD, OR OTHER APPROVED DEVICE. FILTER FABRIC MAY BE USED FOR SMALL FLOWS AND LOW VELOCITIES. BLOCK AND GRAVEL MAY BE USED FOR HIGHER VELOCITIES. GRAVEL AND MESH FILTERS MAY BE USED FOR HIGH FLOWS AND IN AREAS WHERE TRAFFIC MAY DISTURB THE SITE. SOD INLET FILTERS ARE ONLY USED WHERE SEDIMENTS ARE LOW IN CONCENTRATION. INLET PROTECTION SHOULD BE USED IN COMBINATION WITH OTHER MEASURES SUCH AS SEDIMENT TRAPS TO PROVIDE MORE EFFECTIVE SEDIMENT REMOVAL AND SHOULD BE INSPECTED REGULARLY. THESE DEVICES MAY ONLY BE REMOVED AFTER DISTURBED AREAS ARE COMPLETELY STABILIZED.

7) SEDIMENT TRAP
A SEDIMENT TRAP IS FORMED BY PLACING AN EARTHEN EMBANKMENT ACROSS A LOW AREA OR DRAINAGE SWALE, OR BY EXCAVATING A POND. AN OUTLET OR SPILLWAY IS CONSTRUCTED UTILIZING LARGE STONES OR OTHER AGGREGATE MATERIAL TO ALLOW FOR THE SLOW RELEASE OF RUNOFF AND MAY BE USED IN CONJUNCTION WITH GRAVEL CONSTRUCTION ENTRANCES, VEHICLE WASH AREAS, SLOPE DRAINS, DIVERSION DIKES AND SWALES OR DIVERSION CHANNELS. SEDIMENT TRAPS ARE SUITABLE FOR DRAINAGE AREAS TEN (10) ACRES OR LESS AND SHALL BE LARGE ENOUGH TO ALLOW SEDIMENTS TO SETTLE AND HAVE THE CAPACITY TO STORE THE SEDIMENT. THE TRAP SHALL BE MAINTAINED AND READILY ACCESSIBLE FOR SEDIMENT REMOVAL. TRAPS MUST BE INSPECTED AFTER EACH RAINFALL AND CLEANED WHEN NO MORE THAN HALF THE DESIGN VOLUME HAS BEEN FILLED. THE TRAP MUST NOT BE REMOVED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED.

7) TEMPORARY SEDIMENT BASIN
A SEDIMENT BASIN IS A SETTLING POND WITH A CONTROLLED OUTFALL STRUCTURE USED TO COLLECT AND STORE SEDIMENT FROM CONSTRUCTION ACTIVITIES. SEDIMENT BASINS MAY MAINTAIN A PERMANENT POOL OR DRAIN COMPLETELY DRY AND INSTALLED BEFORE CLEARING AND GRUBBING HAS BEGUN. SEDIMENT BASINS USUALLY ARE IN PLACE FOR DISTURBED AREAS LARGER THAN 5 ACRES. THE POND SHOULD BE LARGE ENOUGH TO HOLD RUNOFF LONG ENOUGH FOR SEDIMENT TO SETTLE AND CONTAIN SUFFICIENT SPACE FOR THE SEDIMENT. SEDIMENT BASINS SHALL BE EASILY ACCESSIBLE FOR MAINTENANCE AND SEDIMENT REMOVAL, AND INSPECTED AFTER EACH RAINFALL AND CLEANED OUT WHEN HALF THE VOLUME HAS BEEN FILLED WITH SEDIMENT.

EROSION CONTROL DEVICES TO BE INSTALLED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.

POLLUTION SOURCE CONTROLS

WASTE, SANITARY, AND SEPTIC TANK DISPOSAL CONTROLS
SOLID WASTE PRODUCED ON-SITE SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS. SOLID WASTE IS TO BE HAULED OFF-SITE AND DISPOSED OF AT A LICENSED LAND FILL. NO SOLID MATERIALS INCLUDING BUILDING MATERIALS SHALL BE DISCARDED INTO SURFACE WATERS. SPECIFIC LOCATIONS ONSITE SHALL BE DESIGNATED FOR WASTE RECEPTACLES AND A COLLECTION SCHEDULE MUST BE ESTABLISHED SPECIAL PROVISIONS SHALL BE MADE FOR THE COLLECTION, STORAGE, AND DISPOSAL OF TOXIC AND HAZARDOUS SUBSTANCES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

WASTE COLLECTION AREAS ARE TO BE MAINTAINED AND ARE TO BE LOCATED IN LOCATIONS LEAST LIKELY TO BE AFFECTED BY CONCENTRATED STORM WATER RUNOFF.

CONTRACTOR SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS DURING WASTE, SANITARY, AND SEPTIC TANK DISPOSAL.

ADEQUATE SANITARY FACILITIES SHALL BE PROVIDED ON SITE FOR WORKERS IN ACCORDANCE WITH APPLICABLE HEALTH REGULATIONS.

OFF-SITE VEHICLE TRACKING OF SEDIMENTS CONTROLS
OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND GENERATION OF DUST SHALL BE MINIMIZED. CALCIUM CHLORIDE, OILS OR OTHER CHEMICAL DUST CONTROL AGENTS SHOULD NOT BE USED ON CONSTRUCTION ROADS. AREAS SHALL BE PERIODICALLY WATERED TO MINIMIZE DUST.

A STONE STABILIZED PAD SHALL BE LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AVOID TRANSPORTING SEDIMENTS TO OFF-SITE ROADS.

SPECIALLY DESIGNATED WASH AREAS FOR WASHING OF VEHICLES SHALL BE LOCATED WHERE WASH WATER WILL NOT DISCHARGE DIRECTLY TO SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. WASH AREAS SHALL BE LOCATED WHERE WASH WATER CAN SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND OR WHERE RUNOFF CAN BE COLLECTED IN TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHALL HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

DEMOLITION CONTROLS
CALCIUM CHLORIDE, OILS OR OTHER CHEMICAL DUST CONTROL AGENTS SHOULD NOT BE USED TO CONTROL DUST. AREAS SHALL BE PERIODICALLY WATERED TO MINIMIZE THE TRANSPORT OF AIRBORNE POLLUTANTS. WATER OR SLURRY USED TO CONTROL DUST MUST BE RETAINED ONSITE AND NOT ALLOWED TO RUN INTO SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS.

FERTILIZER AND PESTICIDE CONTROLS
FERTILIZERS:
A. ALL FERTILIZERS SHALL BE STORED IN A DRY STORAGE AREA PROTECTED FROM RAINFALL AND PONDING.
B. NO FERTILIZER CONTAINING IN EXCESS OF 2% PHOSPHATE/PHOSPHORUS (P2O5) PER GUARANTEED ANALYSIS LABEL (AS DEFINED BY CHAPTER 576, FLORIDA STATUTES) SHALL BE APPLIED TO TURFGRASS, PASTURES, PADDOCKS, OR USED IN NURSERIES UNLESS JUSTIFIED BY A SOIL TEST.
C. FERTILIZER CONTAINING IN EXCESS OF 2% PHOSPHATE/PHOSPHORUS (P2O5) PER GUARANTEED ANALYSIS LABEL SHALL NOT BE APPLIED WITHIN 5 FEET OF THE EDGE OF WATER OR WITHIN 5 FEET OF A DRAINAGE FACILITY.
D. ALL FERTILIZER SHALL BE APPLIED SUCH THAT SPREADING OF FERTILIZER ON ALL IMPERVIOUS SURFACES IS MINIMIZED.
E. LIQUID FERTILIZERS CONTAINING IN EXCESS OF 2% PHOSPHATE/PHOSPHORUS (P2O5) PER GUARANTEED ANALYSIS LABEL SHALL NOT BE APPLIED THROUGH AN IRRIGATION SYSTEM WITHIN 10 FEET OF THE EDGE OF WATER OR WITHIN 10 FEET OF A DRAINAGE FACILITY.
F. LIQUID FERTILIZERS CONTAINING IN EXCESS OF 2% PHOSPHATE/PHOSPHORUS (P2O5) PER GUARANTEED ANALYSIS LABEL SHALL NOT BE APPLIED THROUGH HIGH OR MEDIUM MIST APPLICATION OR DIRECTED SPRAY APPLICATION WITHIN 10 FEET OF THE EDGE OF WATER OR WITHIN 10 FEET OF A DRAINAGE FACILITY.

PESTICIDES:
THE USE OF PESTICIDES, FUNGICIDES, OR HERBICIDES IS LIMITED TO PRODUCTS THAT MEET THE FOLLOWING CRITERIA:
A. MUST BE CONSISTENT WITH THE USDA-NRCS SOIL RATING FOR SELECTING PESTICIDES.
B. MUST HAVE THE MINIMUM POTENTIAL FOR LEACHING INTO GROUNDWATER OR LOSS FROM RUNOFF.
C. PRODUCTS MUST BE EPA APPROVED.
D. THE HALF-LIFE OF PRODUCTS USED SHALL NOT EXCEED SEVENTY (70) DAYS

CERTIFICATION

OWNER/OPERATOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: _____

PRINTED NAME/TITLE: _____
(OWNER/OPERATOR OR AUTHORIZED AGENT)

CONTRACTOR/SUBCONTRACTOR CERTIFICATION

ANY AND ALL CONTRACTORS AND SUBCONTRACTORS LISTED IN THE POLLUTION PREVENTION PLAN MUST COMPLETE THE FOLLOWING CERTIFICATION TO BE KEPT WITH THE PLAN.

SITE LOCATION: _____

CONTRACTING FIRM INFORMATION: _____

NAME: _____

ADDRESS: _____

_____

_____

PHONE NO.: (____) _____

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE FINAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, PUBLISHED IN THE FEDERAL REGISTER ON MARCH 31, 1998, THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNED: _____ DATE: _____

PRINTED NAME/TITLE: _____

CONTRACTOR/ SUB-CONTRACTOR COMPANY NAME	AUTHORIZED REPRESENTATIVE (PRINT NAME/TITLE)	SIGNATURE	DATE	PHONE NO.

NO.	REVISIONS	DATE	BY
1			DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0361
FL REGISTRY NO. 37439

DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED | DESIGNED BY: DJP | DRAWN BY: DJP | CHECKED BY:

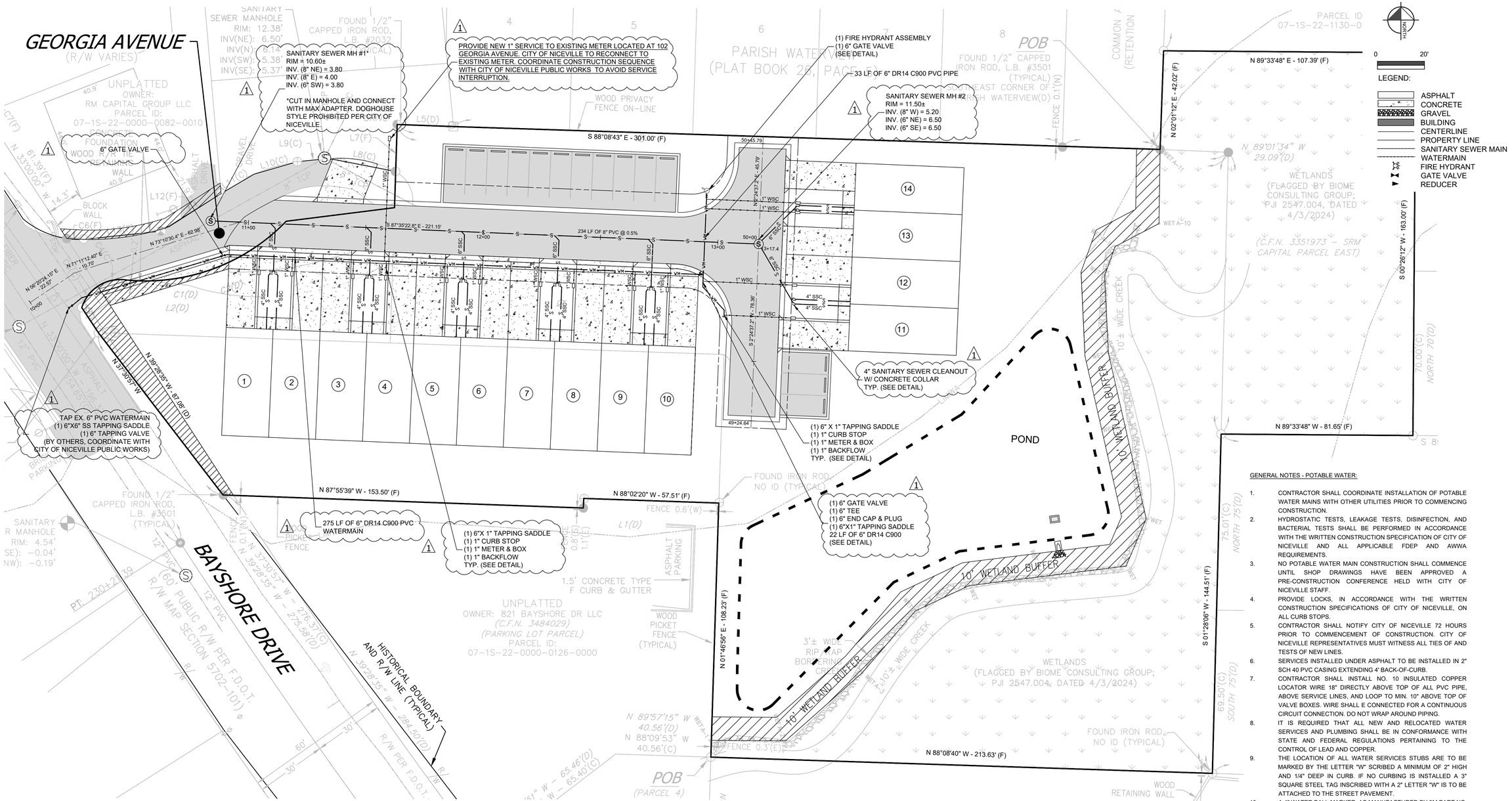
SWPPP NOTES

GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY
FLORIDA

DATE

PROJECT NO. N/A

SHEET NUMBER
C6



SANITARY SEWER GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF SANITARY SEWERS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. TELEVISION INSPECTION IS REQUIRED FOR ALL GRAVITY SEWERS. A FULL REPORT SHALL BE GIVEN TO THE CITY OF NICEVILLE UPON COMPLETION. COST OF TELEVISION INSPECTION SHALL BE DONE BY THE CONTRACTOR.
3. NO SANITARY SEWER CONSTRUCTION SHALL COMMENCE UNTIL SHOP DRAWING SUBMITTALS HAVE BEEN APPROVED.
4. A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF NICEVILLE 72 HRS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CITY OF NICEVILLE REPRESENTATIVES MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.
5. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS IN ACCORDANCE WITH CITY OF NICEVILLE.
6. ALL GRAVITY SEWERS SHALL BE VISUALLY INSPECTED (I.E. LAMPED) BY CITY OF NICEVILLE REPRESENTATIVES PRIOR TO FINAL ACCEPTANCE.
7. ALL MECHANICAL JOINT CONNECTIONS SHALL BE RESTRAINED USING MEGA-LUG TYPE RESTRAINTS OR APPROVED EQUAL.
8. MIN. SERVICE SLOPE: 4" = 1/4" PER FOOT, 6" = 1/8" PER FOOT.
9. USE 4" SERVICES FOR ALL SINGLE FAMILY HOME CONNECTIONS. USE 6" SERVICES FOR MULTI-FAMILY AD COMMERCIAL CONNECTIONS.
10. LOCATIONS OF SERVICE STUB TO BE MARKED BY THE LETTER "S" SCRIBED A MINIMUM OF 2" HIGH & 1/4" DEEP IN CURB.
11. IF NO CURBING IS INSTALLED A "3" SQUARE STEEL TAG INSCRIBED WITH A 2" LETTER "S" IS TO BE ATTACHED TO STREET PAVEMENT.
12. EXTEND SERVICE CONNECTION A SUFFICIENT DISTANCE BEYOND CLEAN-OUT TO ALLOW FOR FUTURE CONNECTION TO THE STUB OUT WITHOUT UNDERMINING THE CLEAN-OUT ASSEMBLY.
13. USE HYDRAULIC CEMENT GROUT TO SEAL INTERIOR AND EXTERIOR OF ALL PRECAST MANHOLE JOINTS.
14. ALL GRAVITY SEWER AND SEWER SERVICES SHALL HAVE CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 30 INCHES UNDER PAVEMENT OR LESS THAN 18 INCHES IN GREEN AREAS.
15. AT ALL HIGH POINTS CRESTED DURING FORCEMAIN CONSTRUCTION, COMBINATIONS AIR RELEASE VALVES SHALL BE INSTALLED.
16. EXTERNAL DROP TYPE MANHOLES ARE REQUIRED WHERE MANHOLE INVERT ELEVATIONS VARY BY OVER TWO FEET.
17. MANHOLE TOPS IN GREEN AREAS SHALL BE ELEVATED TO PROHIBIT STORMWATER ENTRY.
18. SEWER SERVICES SHALL BE CONSTRUCTED AT THE LOWER SIDE OF LOTS.
19. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF NICEVILLE STANDARD SPECIFICATIONS FOR DEVELOPERS, LATEST EDITION.

GENERAL NOTES - POTABLE WATER:

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER MAINS WITH OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. HYDROSTATIC TESTS, LEAKAGE TESTS, DISINFECTION, AND BACTERIAL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE WRITTEN CONSTRUCTION SPECIFICATION OF CITY OF NICEVILLE AND ALL APPLICABLE FDEP AND AWWA REQUIREMENTS.
3. NO POTABLE WATER MAIN CONSTRUCTION SHALL COMMENCE UNTIL SHOP DRAWINGS HAVE BEEN APPROVED A PRE-CONSTRUCTION CONFERENCE HELD WITH CITY OF NICEVILLE STAFF.
4. PROVIDE LOCKS, IN ACCORDANCE WITH THE WRITTEN CONSTRUCTION SPECIFICATIONS OF CITY OF NICEVILLE, ON ALL CURB STOPS.
5. CONTRACTOR SHALL NOTIFY CITY OF NICEVILLE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CITY OF NICEVILLE REPRESENTATIVES MUST WITNESS ALL TIES OF AND TESTS OF NEW LINES.
6. SERVICES INSTALLED UNDER ASPHALT TO BE INSTALLED IN 2" SCH 40 PVC CASING EXTENDING 4' BACK-OF-CURB.
7. CONTRACTOR SHALL INSTALL NO. 10 INSULATED COPPER LOCATOR WIRE 18" DIRECTLY ABOVE TOP OF ALL PVC PIPE, ABOVE SERVICE LINES, AND LOOP TO MIN. 10" ABOVE TOP OF VALVE BOXES. WIRE SHALL E CONNECTED FOR A CONTINUOUS CIRCUIT CONNECTION. DO NOT WRAP AROUND PIPING.
8. 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.
9. THE LOCATION OF ALL WATER SERVICES STUBS ARE TO BE MARKED BY THE LETTER "W" SCRIBED A MINIMUM OF 2" HIGH AND 1/4" DEEP IN CURB. IF NO CURBING IS INSTALLED A 3" SQUARE STEEL TAG INSCRIBED WITH A 2" LETTER "W" IS TO BE ATTACHED TO THE STREET PAVEMENT.
10. 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.
11. ALL MECHANICAL JOINTS SHALL USE MEGA-LUG RESTRAINT TYPE RETAINING GLANDS.
12. MINIMUM SEPARATION BETWEEN WATER OR SEWER ELECTRICAL CONDUITS OR ELECTRICAL LINES SHALL BE 72" MINIMUM HORIZONTAL & 18" VERTICAL WITH ELECTRICAL BEING BELOW THE WATER AND SEWER LINES. IN CASES WHERE 18" VERTICAL SEPARATION CAN NOT BE MET, 96" OF HORIZONTAL SEPARATION SHALL BE REQUIRED.
13. ALL MECHANICAL JOINT FITTINGS ON PRESSURE PIPE SHALL HAVE BOTH "MEGALUG" TYPE JOINT RESTRAINING GLANDS AND THRUST BLOCKS.
14. THE CONTRACTOR RESPONSIBLE FOR OBTAINING AND MEETING THE REQUIREMENTS OF CITY OF NICEVILLE SPECIFICATIONS LATEST EDITION.
15. ANY LOCATION WHERE PRESSURE PIPELINES CURVATURE EXCEEDS MANUFACTURERS SPECIFICATIONS, APPROPRIATE MECHANICAL JOINT FITTINGS SHALL BE USED.
16. ALL 2-INCH VALVES SHALL BE BALL TYPE - 2-INCH GATE VALVES SHALL NOT BE USED.
17. ALL TIE-IN TO EXISTING PRESSURIZED PIPELINES SHALL BE BY TAPPING SLEEVE (3-INCH TAP AND LARGER) (OR TAPPING SADDLE, 2-INCH TAP AND SMALLER) AND VALVE.

No.	REVISIONS	DATE	BY
1	REV. PER CITY OF NICEVILLE TRC COMMENTS	1/29/25	DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0361
FL REGISTRY NO. 37439
DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED
DESIGNED BY: DJP
DRAWN BY: DJP
CHECKED BY:

UTILITY PLAN

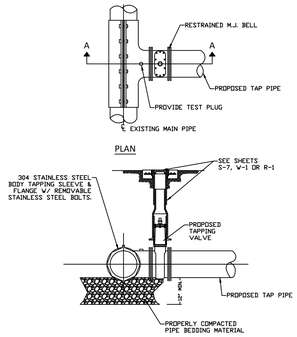
GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY
FLORIDA

DATE

PROJECT NO.
N/A

SHEET NUMBER
C7

TAPPING SLEEVE & VALVE DETAIL
N.T.S.



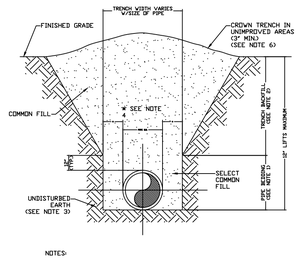
NOTES:

1.) NO TAPPING CUTS SHALL BE MADE BEFORE:
A 60 MINUTE TEST AT 100 P.S.I. FOR FORCEMAINS; OR 150 P.S.I. FOR POTABLE WATERMAINS IS PERFORMED.

2.) ALL TAPS MUST BE PLACED NO CLOSER THAN 30" OR A DISTANCE EQUAL TO (1) MAIN PIPE DIAMETER PLUS (2) TAP PIPE DIAMETERS (WHICHEVER IS LARGER) FROM A JOINT OR FITTING.

3.) CONTRACTOR TO SUPPLY A DRY HOLE, PROPERLY CONFIGURED, FOR TAPPING CREW TO WORK AND A BACK-HOE TO LOWER MACHINE INTO HOLE. TAPPING ASSEMBLY MUST BE BOLTED ON & PRESSURE TESTED BY THE CONTRACTOR & WITNESSED BY THE CITY PRIOR TO TAP.

TRENCH DETAIL TYPE B
N.T.S.



NOTES:

1.) PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.

2.) TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.

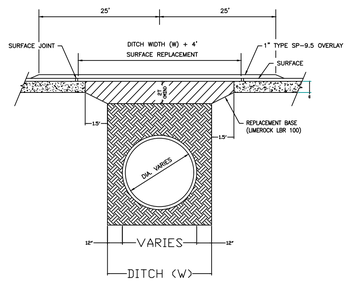
3.) PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.

4.) <W> 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.

5.) ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.

6.) FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN FDOT, & CITY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

ASPHALT PAVEMENT PATCH DETAIL
N.T.S.



GENERAL NOTES:

1.) REPLACEMENT BASE OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, BUT NOT LESS THAN 8" THICK.

2.) BASE MATERIAL SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

3.) ASPHALT CONC. PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED

4.) SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.

5.) SURFACE PATCH MATERIAL SHALL BE FDOT SP-12.5 AND MATCH EXISTING ASPHALT THICKNESS, BUT NOT LESS THAN 1 1/2" THICK. FOR SMALL PATCHES SP-9.5 MAY BE USED WITH PRIOR WRITTEN APPROVAL BY THE CITY.

RESTRAINED LENGTHS FOR PVC POTABLE WATER
N.T.S.

REQUIRED LENGTH OF RESTRAINED JOINT PIPE FOR P.V.C. PIPE

MAIN PIPE SIZE	HORIZ. BENDS			★TEES SIZE / LENGTH				REDUCERS SIZE / LENGTH				PLUGS
	90°	45°	22.5°									
36	106	44	21	X36 / 59	X30 / 51	X24 / 43	X20 / 37	X36 / 59	X30 / 51	X24 / 43	X20 / 37	257
30	93	39	19	X30 / 51	X24 / 43	X20 / 37	X16 / 31	X24 / 43	X20 / 37	X16 / 31	X12 / 25	222
24	79	33	16	X24 / 43	X20 / 37	X16 / 31	X12 / 25	X20 / 37	X16 / 31	X12 / 25	X8 / 19	185
20	68	29	14	X20 / 37	X16 / 31	X12 / 25	X10 / 23	X16 / 31	X12 / 25	X10 / 23	X8 / 19	159
16	57	24	12	X16 / 31	X12 / 25	X8 / 19		X12 / 25	X10 / 23	X8 / 19		131
12	45	19	9	X12 / 25	X10 / 23	X8 / 19	X6 / 17	X10 / 23	X8 / 19	X6 / 17		102
10	39	16	8	X10 / 23	X8 / 19	X6 / 17		X8 / 19	X6 / 17	X4 / 14		87
8	33	14	7	X8 / 19	X6 / 17	X4 / 14		X6 / 17	X4 / 14	X3 / 13	X2 / 12	72
6	25	11	5	X6 / 17	X4 / 14			X4 / 14	X3 / 13	X2 / 12		55
4	18	8	4	X4 / 14				X3 / 13	X2 / 12			39

NOTES:

1.) RESTRAIN TO NEXT FULL JOINT BEYOND GIVEN LENGTH.

2.) RESTRAIN 11.25° BENDS 50% OF LENGTH FOR 22.5° BENDS.

3.) ALL VALVES AND FITTINGS SHALL BE RESTRAINED TO THE CONNECTING SECTIONS OF PIPE.

4.) PIPE ADJACENT TO IN-LINE VALVES 12" AND SMALLER SHALL BE RESTRAINED FOR 20' ON EACH SIDE, INCLUDING THE VALVE-TO-PIPE CONNECTION. ALL PIPE ADJACENT TO IN-LINE VALVES 16" AND LARGER SHALL BE RESTRAINED FOR A DISTANCE 1/4 OF (RDS)² PLUG (DEAD END) LENGTH ON EACH SIDE, INCLUDING THE VALVE-TO-PIPE CONNECTION.

5.) PIPE SIZES ARE GIVEN IN INCHES.

6.) PIPE LENGTHS ARE GIVEN IN FEET.

7.) LENGTHS SHOWN ARE FOR A TEST PRESSURE OF 150 PSI.

8.) RESTRAINED LENGTHS FOR TEES REPRESENTS LENGTH ON BRANCH. RESTRAINED LENGTHS FOR REDUCERS REPRESENTS LENGTH ON LARGE END OF REDUCER.

9.) RESTRAINED LENGTHS ARE TO BE USED FOR POTABLE WATER.

10.) THE RESTRAINED LENGTHS SHOWN IN THESE TABLES ARE BASED ON THE USE OF LIGHTLY COMPACTED CLEAN SAND WITH AT LEAST A 95% COARSE PARTICLE CONTENT. ACTUAL SOIL CONDITIONS MUST BE DETERMINED BY THE ENGINEER OF RECORD AND THE RESTRAINED LENGTHS MODIFIED ACCORDINGLY. SAFETY FACTOR OF 1.51 TO BE CALCULATED WITH A "SM" SOIL TYPE AND TRENCH TYPE "3".

★MAIN TO BE RESTRAINED 20' ON EACH SIDE OF BRANCH

WATER/SEWER SEPERATION
N.T.S.

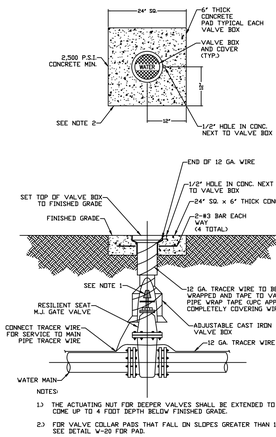
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING • CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN	WATER MAIN 3 FT. MINIMUM OTHER PIPE	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED OTHER PIPE	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (2) OTHER PIPE	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED OTHER PIPE	ALTERNATE 6 FT. MINIMUM WATER MAIN

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) 3 FT. GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

NOTES:

A. INFORMATION PROVIDED FROM FDEP RULE 62-555. IF OTHER FDEP RULES CONFLICT, THEN USE THE MOST STRINGENT RULE.
B. IF THERE ARE CONFLICTS IN THE SEPARATION REQUIREMENTS BETWEEN COLLECTION SYSTEMS AND DRINKING WATER FACILITIES ESTABLISHED IN FOOTNOTES (1) AND (2) ABOVE AND THOSE ESTABLISHED IN CHAPTER 62-532 OR 62-555, F.A.C., THEN THE REQUIREMENTS IN CHAPTER 62-532 OR 62-555, F.A.C., SHALL APPLY.

WATER GATE VALVE & BOX DETAIL (4" TO 12")
N.T.S.

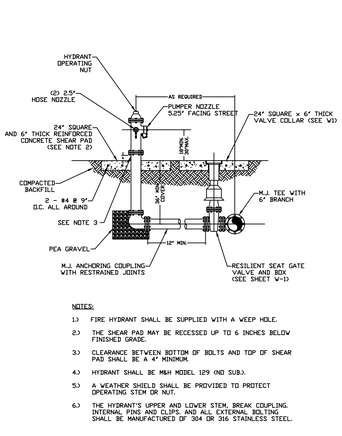


NOTES:

1.) THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

2.) FOR VALVE COLLAR PADS THAT FALL ON SLOPES GREATER THAN 16, SEE DETAIL W-20 FOR PAD.

5 1/4" FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.



NOTES:

1.) FIRE HYDRANT SHALL BE SUPPLIED WITH A WEEP HOLE.

2.) THE SHEAR PAD MAY BE RECESSED UP TO 6 INCHES BELOW FINISHED GRADE.

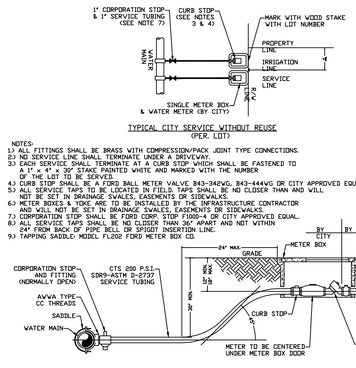
3.) CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A 4" MINIMUM.

4.) HYDRANT SHALL BE M&H MODEL 129 (NO SUB.).

5.) A WEATHER SHIELD SHALL BE PROVIDED TO PROTECT OPERATING STEM OR NUT.

6.) THE HYDRANT'S UPPER AND LOWER STEM, BREAK COUPLING, INTERNAL PINS AND CLIPS, AND ALL EXTERNAL BOLTING SHALL BE MANUFACTURED OF 304 OR 316 STAINLESS STEEL.

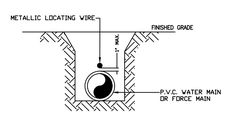
1" WATER METER ASSEMBLY DETAIL
N.T.S.

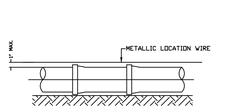


NOTES:

1.) ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2.) NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3.) EACH SERVICE SHALL TERMINATE AT A CURB STOP WHICH SHALL BE FASTENED TO A 1" x 4" x 30" STAKE PAINTED WHITE AND MARKED WITH THE NUMBER OF THE LOT TO BE SERVED.
4.) CURB STOP SHALL BE A FORD BALL METER VALVE B43-342WG, B43-444WG OR CITY APPROVED EQUAL.
5.) ALL SERVICE TAPS TO BE LOCATED IN FIELD. TAPS SHALL BE NO CLOSER THAN AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
6.) METER BOXES & YOKE ARE TO BE INSTALLED BY THE INFRASTRUCTURE CONTRACTOR AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
7.) CORPORATION STOP SHALL BE FORD CORP. STOP FTI000-4 OR CITY APPROVED EQUAL.
8.) ALL SERVICE TAPS SHALL BE NO CLOSER THAN 36" APART AND NOT WITHIN 24" FROM BACK OF PIPE BELL OR SPIGOT INSERTION LINE.
9.) TAPPING SADDLE MODEL FLOSE FORD METER BOX CO.

PVC PIPE LOCATING WIRE DETAIL
N.T.S.





NOTES:

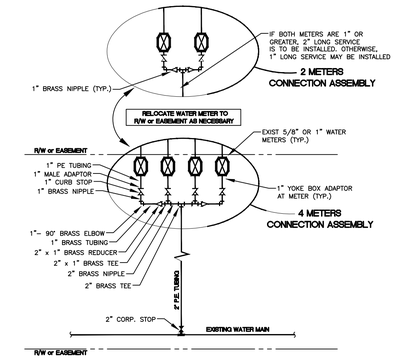
1.) PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (12 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.

2.) LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

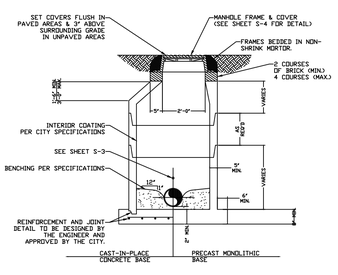
3.) USE DUCT TAPE AS NECESSARY TO HOLD WIRE ON THE TOP OF THE PIPE.

4.) ALL SPLICES SHALL BE MADE USING A WATER-TIGHT SEALING METHOD APPROVED BY THE CITY.

MULTIPLE WATER METER SERVICE DETAIL
N.T.S.



PRECAST CONCRETE SEWER MANHOLE DETAIL
N.T.S.



NOTES:

1.) MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 18", MANHOLE DIAMETER FOR SEWERS GREATER THAN 18" SHALL BE AS APPROVED BY CITY.

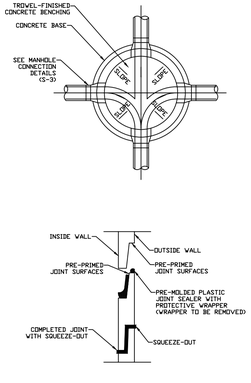
2.) DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.

3.) APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.

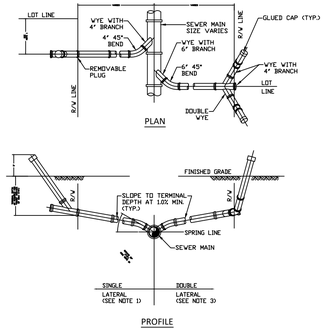
4.) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED W/ NON-SHRINK MORTAR.

5.) MANHOLE COVERS IN SWALES OR DITCHES SHALL BE EXTENDED TO TOP OF BANK ELEVATION.

PRECAST CONCRETE SEWER MANHOLE DETAILS FOR JOINTS AND FLOW
N.T.S.



SERVICE LATERAL DETAIL
N.T.S.



NOTES:

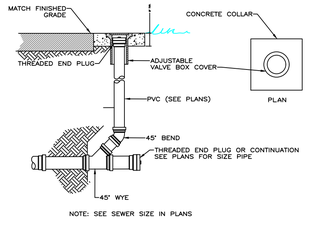
1.) LOCATE SINGLE LATERAL AS NEAR TO CENTER OF LOT AS POSSIBLE.

2.) INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

3.) DOUBLE SERVICE LATERALS ONLY PERMITTED ON TAPS TO EXISTING GRAVITY MAINS WERE EXISTING ROAD PAVEMENT MUST BE CUT.

4.) ALL PIPE FITTINGS SHALL BE PVC ASTM 3034 SDR35, GREEN IN COLOR.

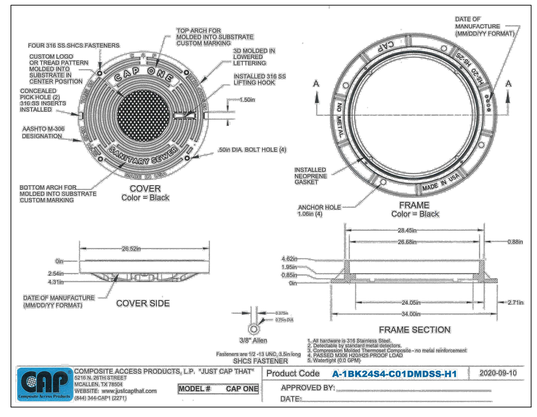
SEWER CLEANOUT DETAIL
N.T.S.



NOTE: SEE SEWER SIZE IN PLANS

1

MANHOLE RING & COVER DETAIL
N.T.S.



No.	REVISIONS	DATE	BY
1.	REV. PER CITY OF NICEVILLE TRC COMMENTS	1/29/25	DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0861
FL REGISTRY NO. 37439

DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED
DESIGNED BY DJP
DRAWN BY DJP
CHECKED BY

UTILITY DETAILS

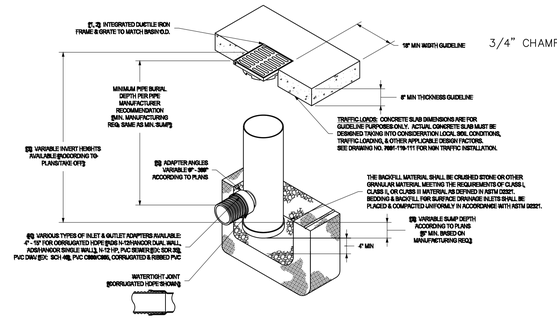
GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY, FLORIDA

DATE

PROJECT NO. N/A

SHEET NUMBER C8

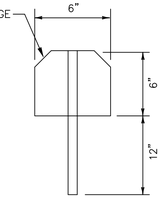
NYLOPLAST 15" DRAIN BASIN
N.T.S.



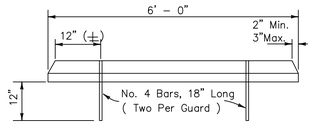
1 - GRATE/SMALL CHAMBER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 65-45-12, WITH THE EXCEPTION OF THE BRACED GRATE.
2 - FRAME SHALL BE DUCTILE IRON PER ASTM A536 GRADE 65-45-12.
3 - DRAIN BASIN TO BE OUTLETTED MANUFACTURED ACCORDING TO PLAN DETAILS. REFER TO ASTM D3212 "JOINTS FOR DRAIN & CULVERT PIPE USING FLEXIBLE WATERTIGHT GASKETS" FOR THE SYSTEM RESTRICTIONS. DESIGN FOR H-20 LOADING.
4 - DRAINAGE CHARACTER ESTABLISHMENT TREATMENTS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE [ADS N-12/HANCOR DUAL WALL], N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED IN ANY ANGLE FOR 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING No. 9985-119-602.

TYPICAL WHEEL STOP
N.T.S.

PROFILE (TYP.)

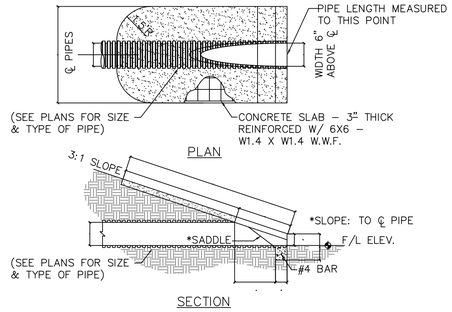


FRONT VIEW



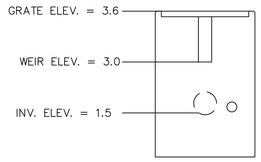
MITERED END SECTION AND CONCRETE COLLAR
N.T.S.

DIMENSIONS							
D	A	B	C	G	M	N	E
15"	2.27'	4.09'	6.36'	1.22'	4.63'	1.19'	4.03'
18"	2.36'	5.12'	7.48'	1.41'	4.92'	1.21'	5.03'
24"	2.53'	7.18'	9.71'	1.73'	5.50'	1.25'	7.03'

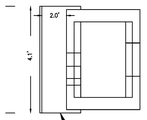


TYPE "C" CONTROL STRUCTURE W/ SKIMMER
N.T.S.

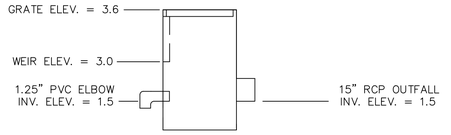
PROFILE (TYP.)

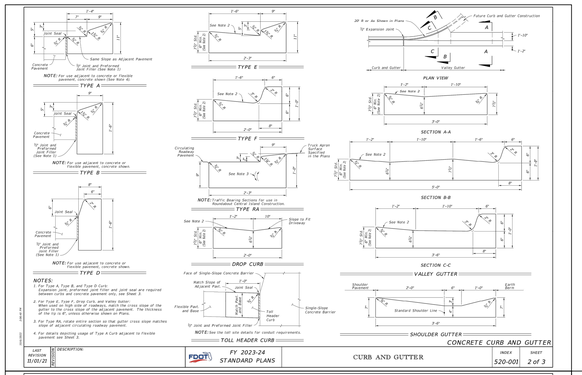


PLAN VIEW

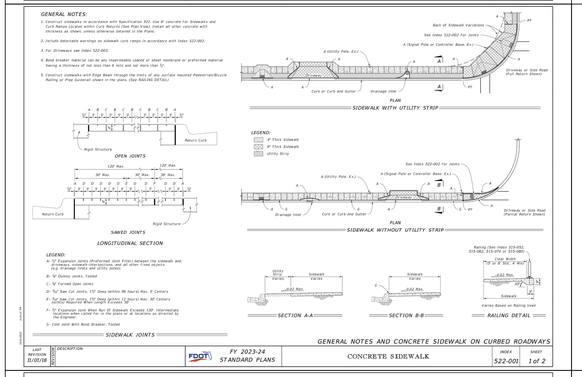


24" WIDE ALUMINUM SHEET METAL SKIMMER W/ CONCRETE ANCHOR BOLTS



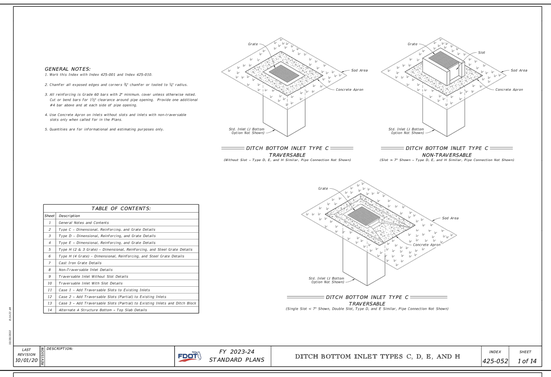


LAST REVISION 11/01/18	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 3

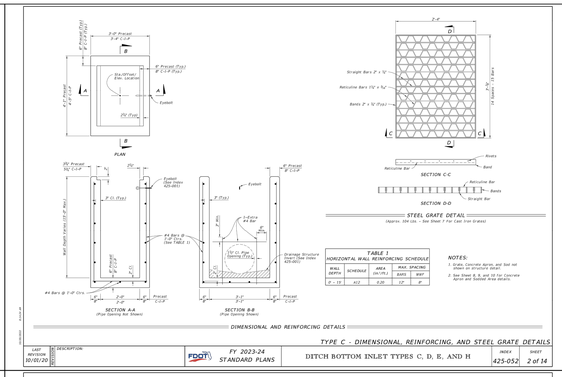


GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2



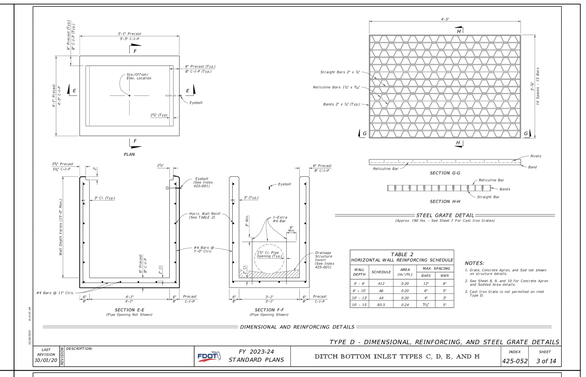
LAST REVISION 10/01/20	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 1 of 14



DIMENSIONAL AND REINFORCING DETAILS

TYPE C – DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

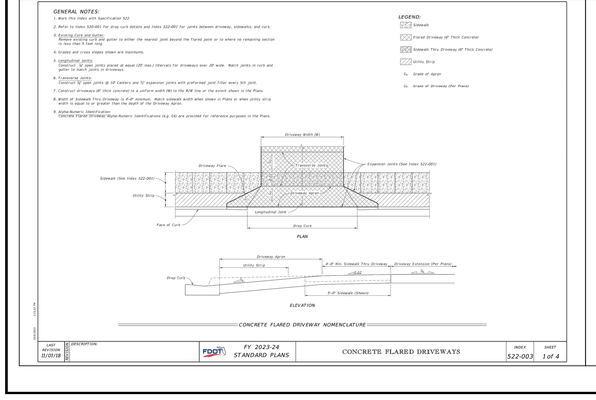
LAST REVISION 10/01/20	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14



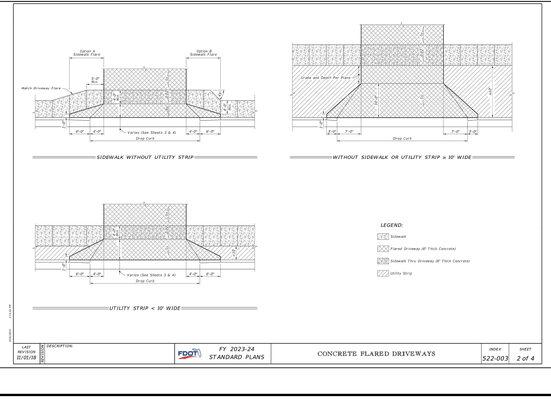
DIMENSIONAL AND REINFORCING DETAILS

TYPE D – DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

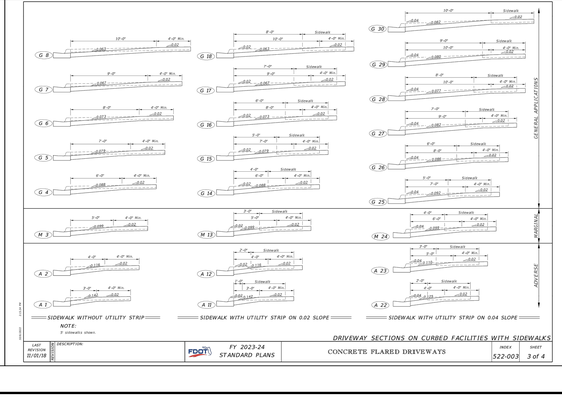
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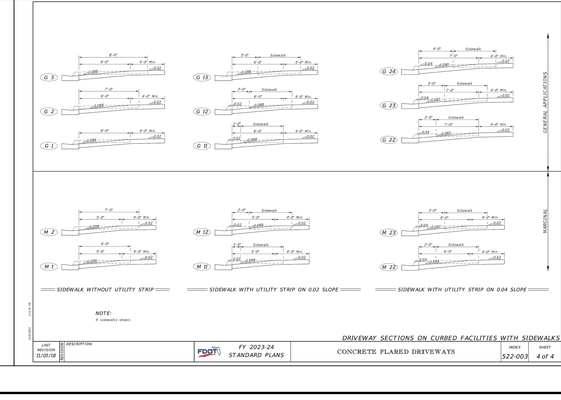
LAST REVISION 11/01/18	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	SHEET 1 of 4



LAST REVISION 11/01/18	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	SHEET 2 of 4



LAST REVISION 11/01/18	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	SHEET 3 of 4



LAST REVISION 11/01/18	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	SHEET 4 of 4

No.	REVISIONS	DATE	BY
1.	REV. PER CITY OF NICEVILLE TRC COMMENTS	1/29/25	DJP

D. PAYNE & ASSOCIATES, LLC.
2571 PALM SHORES DRIVE, SHALIMAR, FL 32579
PHONE (850) 240-0361
FL REGISTRY NO. 31439

DANIEL J. PAYNE, P.E.
FL REGISTRATION NO. 74609

SCALE: AS NOTED
DESIGNED BY: DJP
DRAWN BY: DJP
CHECKED BY:

GENERAL DETAILS

GEORGIA AVENUE TOWNHOMES
NICEVILLE, FL
OKALOOSA COUNTY
FLORIDA

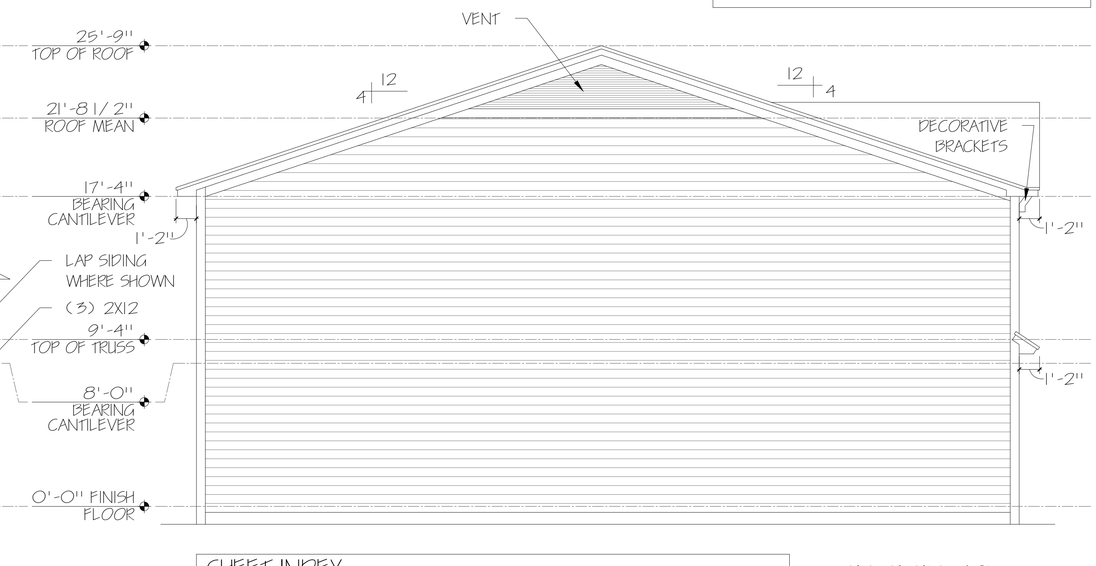
DATE

PROJECT NO. N/A

SHEET NUMBER C9



PARTIAL
FRONT ELEVATION



ELEVATION NOTES

1. ALL WINDOW HEADERS AT 6'-8", UNLESS NOTED OTHERWISE

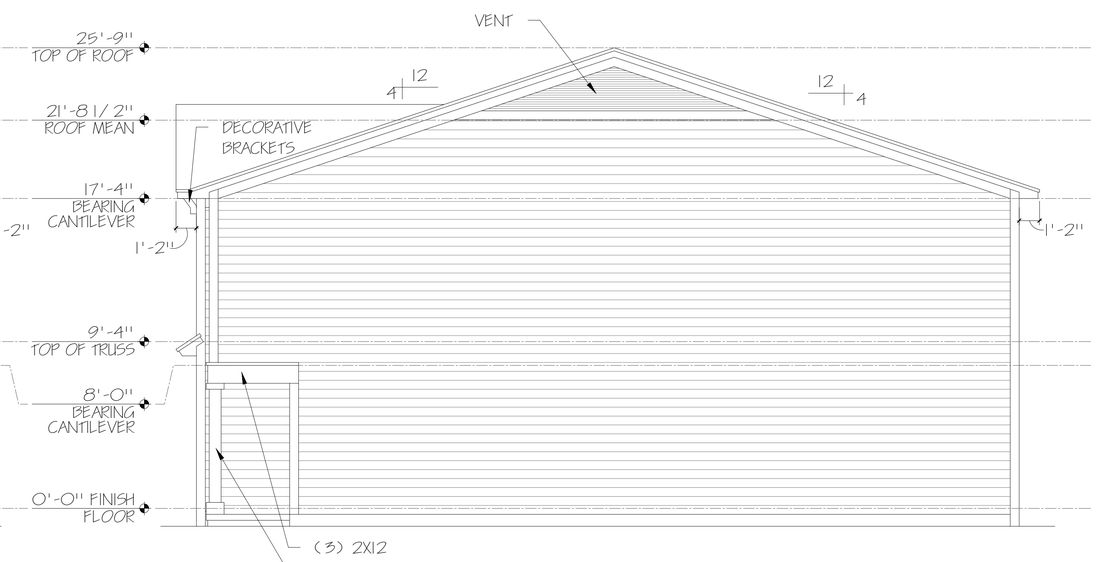
LEFT ELEVATION

SHEET INDEX

A-1	ELEVATIONS	S-1	STRUCTURAL DETAILS
A-2	ELEVATIONS & ROOF PLAN	S-2	STRUCTURAL DETAILS
A-3	FLOOR PLAN	S-3	STRUCTURAL DETAILS
A-4	FLOOR PLAN		
A-5	FOUNDATION PLAN	E-1	ELECTRICAL INFORMATION
A-6	FOUNDATION PLAN		



PARTIAL
REAR ELEVATION



RIGHT ELEVATION

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Ferdon Blvd. Crestview, Florida 32536
(850) 682-6921
FL Authorization # 29446
Ronald Wilson P.E. #56685

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

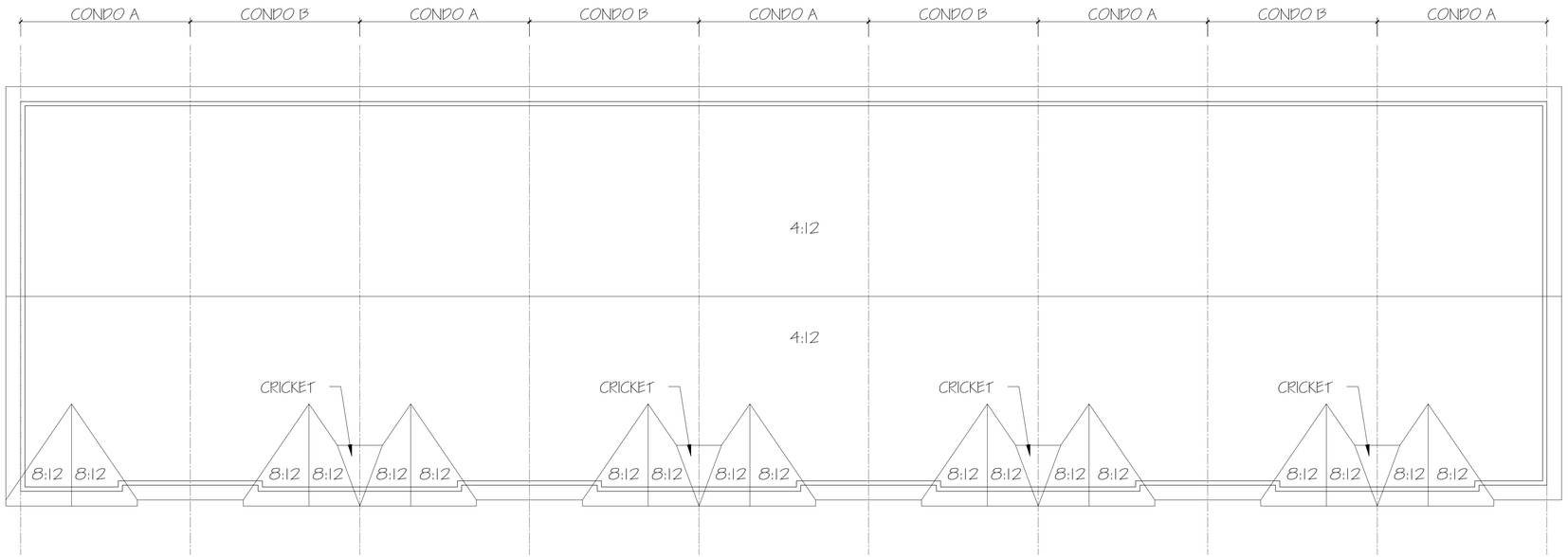
SHEET INFORMATION:
ELEVATIONS
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
9 Apartments
Watson Avenue
Niceville, FL 32578

PROJECT MANAGER: John P. Karlinsky III
DATE: 12-15-2020
REVISIONS:

A1

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OVERALL ROOF PLAN

ROOF NOTES

1. PITCH VARIES
2. OVERHANG: 1'-2" BEYOND FRAME.
3. CANTILEVERED TRUSSES.
4. THE ROOF SHALL BE CONSTRUCTED USING PRE-ENGINEERED TRUSSES. THE TRUSSES SHALL BE DESIGNED BY (AND THE TRUSS DRAWINGS SHALL BE SIGNED AND SEALED) A PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF FLORIDA. THE TRUSSES SHALL BE DESIGNED FOR A 150 M.P.H. (ULT.) WIND SPEED.



OVERALL FRONT ELEVATION



OVERALL REAR ELEVATION

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Forsyth Blvd. Crestview, Florida 32536
(850) 682-6921
FL Authorization # 27446
Ronald Wilson P.E. #56185

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

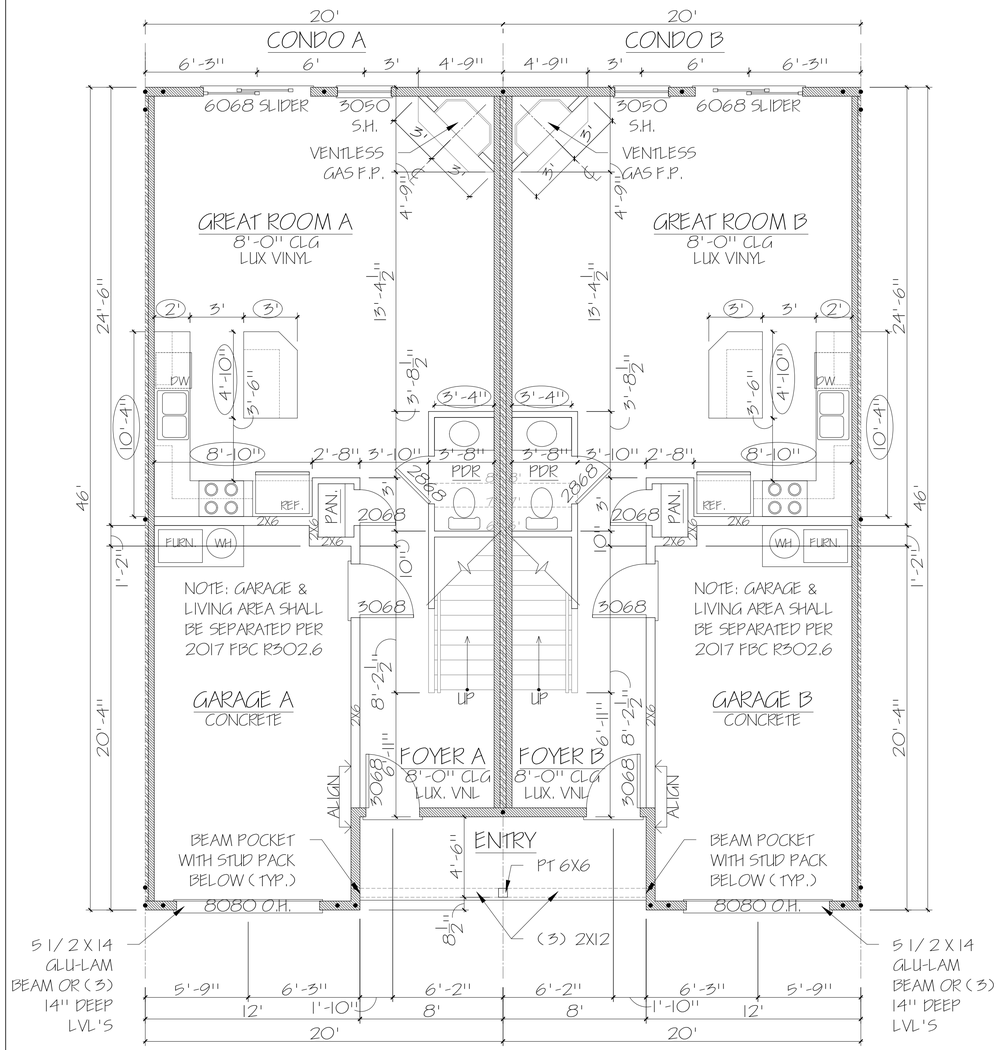
PROJECT INFORMATION:
9 Apartments
Walton Avenue
Niceville, FL 32578

SHEET INFORMATION:
ELEVATIONS
SCALE: 1/4" = 1'-0"

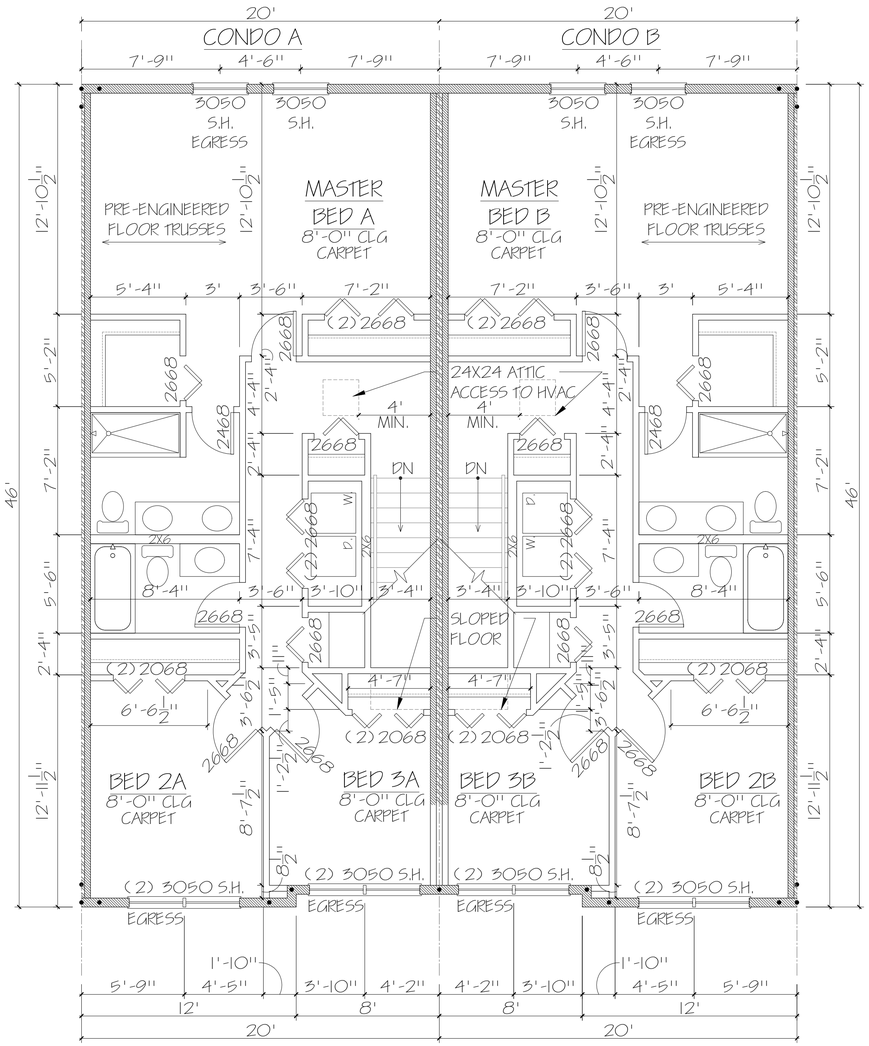
PROJECT MANAGER: John D Karlosky III
DATE: 12-15-2020
REVISION:

A2

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MAIN LEVEL PLAN



UPPER LEVEL PLAN

CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS ARE 2X6 STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE)
2. ALL INTERIOR WALLS ARE 2X4 STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE)
3. ALL DOORS 4" FROM ADJACENT WALL ON HINGE SIDE, UNLESS OTHERWISE NOTED.
4. DEMISING WALLS BETWEEN UNITS TO BE FIRE WALLS PER ENGINEERING DRAWINGS.

WALL KEY

- NON LOAD BEARING WALL
- LOAD BEARING WALL (CONTRACTOR SHALL INSTALL CONTINUOUS MID-HEIGHT BLOCKING BETWEEN ALL STUDS)
- 2 HOUR RATED FIRE WALL ASSEMBLY UL V-301 SEE DETAIL SHEET S-2

SEE TRUSS PLANS FOR BEARING POINTS

STAIR INFORMATION

TOTAL NUMBER OF TREADS & RISERS:	15 STEPS
TYPICAL	
HEIGHT OF RISERS:	7 7/16"
DEPTH OF TREADS:	10"
WIDTH OF TREADS:	3'-4"

STAIRS TO COMPLY WITH ALL LOCAL CODES

AREA CALCULATIONS

MAIN LEVEL AREA (FRAME) :	631 S.F.
UPPER LEVEL AREA (FRAMES) :	914 S.F.
GARAGE (FRAME) :	247 S.F.
ENTRY (FRAME) :	36 S.F.
HEATED AREA (FRAME) :	1545 S.F.
TOTAL AREA (FRAME) :	1828 S.F.
WIDTH (FRAME) :	20'-0"
DEPTH (FRAME) :	46'-0"
OVERALL BUILDING TOTAL:	16452 S.F.

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Ferdon Blvd Crestview, Florida 32536
(850) 682-6921
FL Authorization # 27446
Robert Wilson P.E. #56685

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

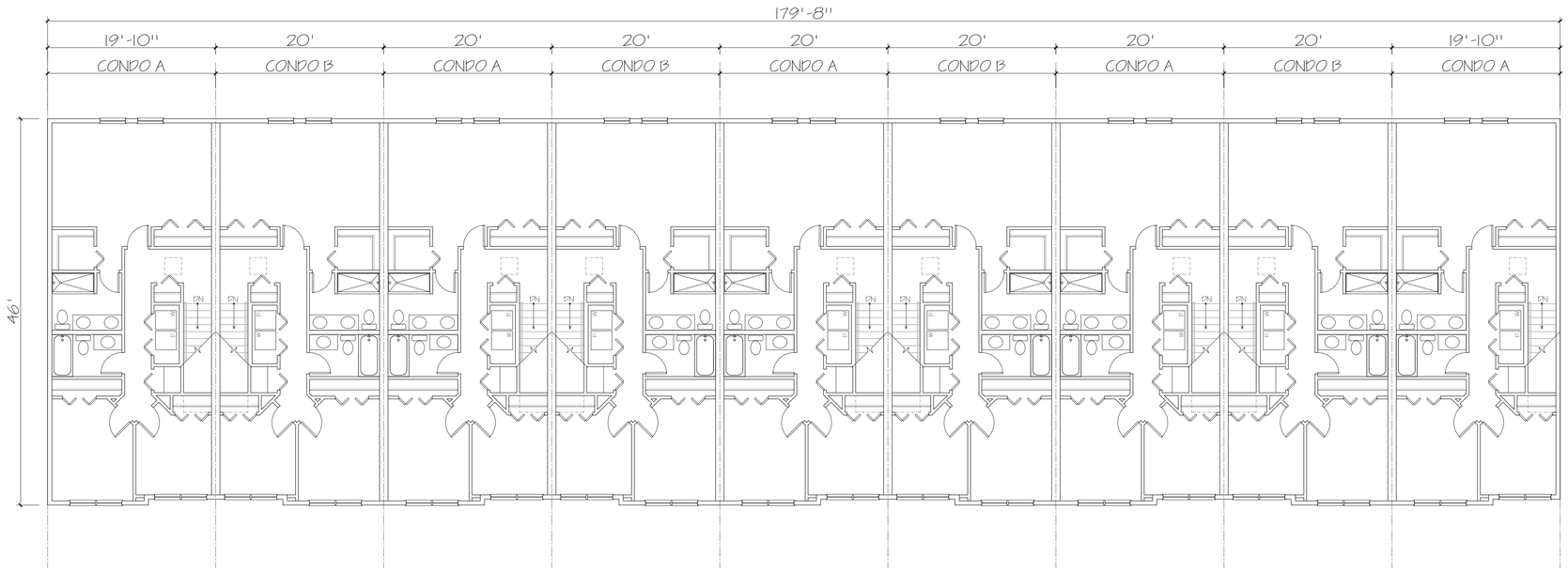
SHEET INFORMATION:
FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
9 Apartments
Walton Avenue
Niceville, FL 32578

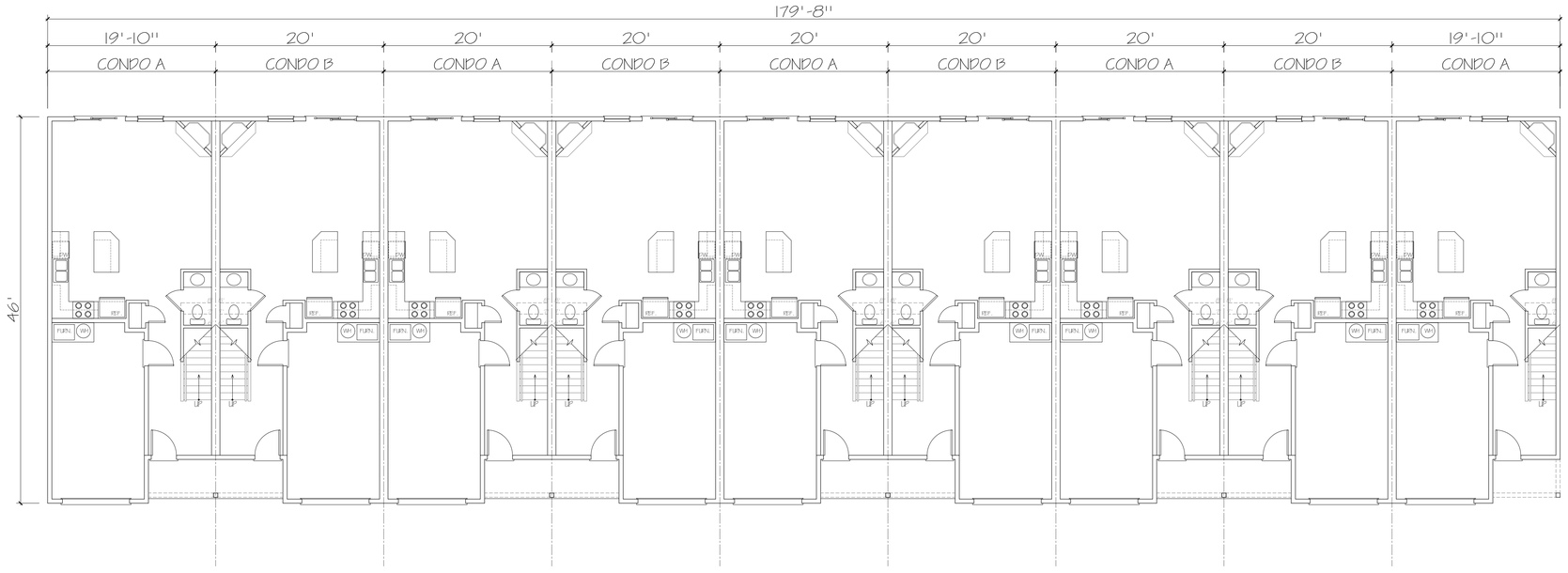
PROJECT MANAGER: John P. Kortesky III
DATE: 12-15-2020
REVISION:

A3

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UPPER OVERALL FLOOR PLAN



LOWER OVERALL FLOOR PLAN

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Ferdon Blvd. Crestview, Florida 32536
(850) 682-6921
FL Authorization # 27446
Ronald F. Wilson, P.E. #56085

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

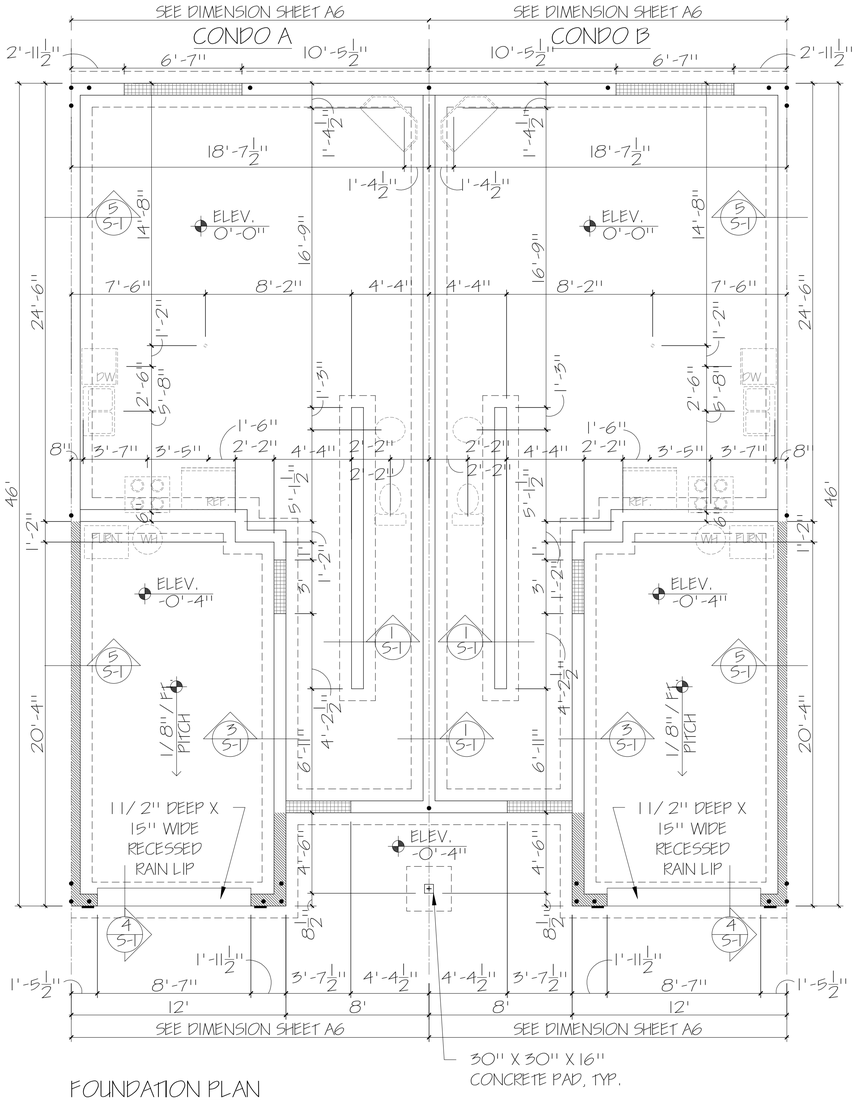
SHEET INFORMATION:
FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
9 Apartments
Walton Avenue
Niceville, FL 32578

PROJECT MANAGER: John D Karlosky III
DATE: 12-15-2020
REVISION:

A4

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FOUNDATION PLAN

FOUNDATION NOTES

1. 4" CONCRETE SLAB 2,500 P.S.I. MIN. WITH 6X6 #10X10 W.W.M. OR FIBERMESH ON .006 VISQUEEN VAPOR BARRIER AND COMPACTED SAND / CLAY FILL.

FOUNDATION KEY

- SIMPSON HPAHD22
- SIMPSON HD3B HOLDOWN (SEE SHEET S-1 FOR ALT)
- \+ ABU 66
- EXTERIOR OPENING
- LOAD BEARING 8" WALLS
- 8" WIDE LEDGE IN GARAGE. TOP OF LEDGE TO BE SAME ELEVATION AS MAIN HOUSE SLAB

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Ferdon Blvd Crestview, Florida 32536
(850) 682-6921
FL Authorization # 27446
Ronald T Wilson P.E. #56685

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

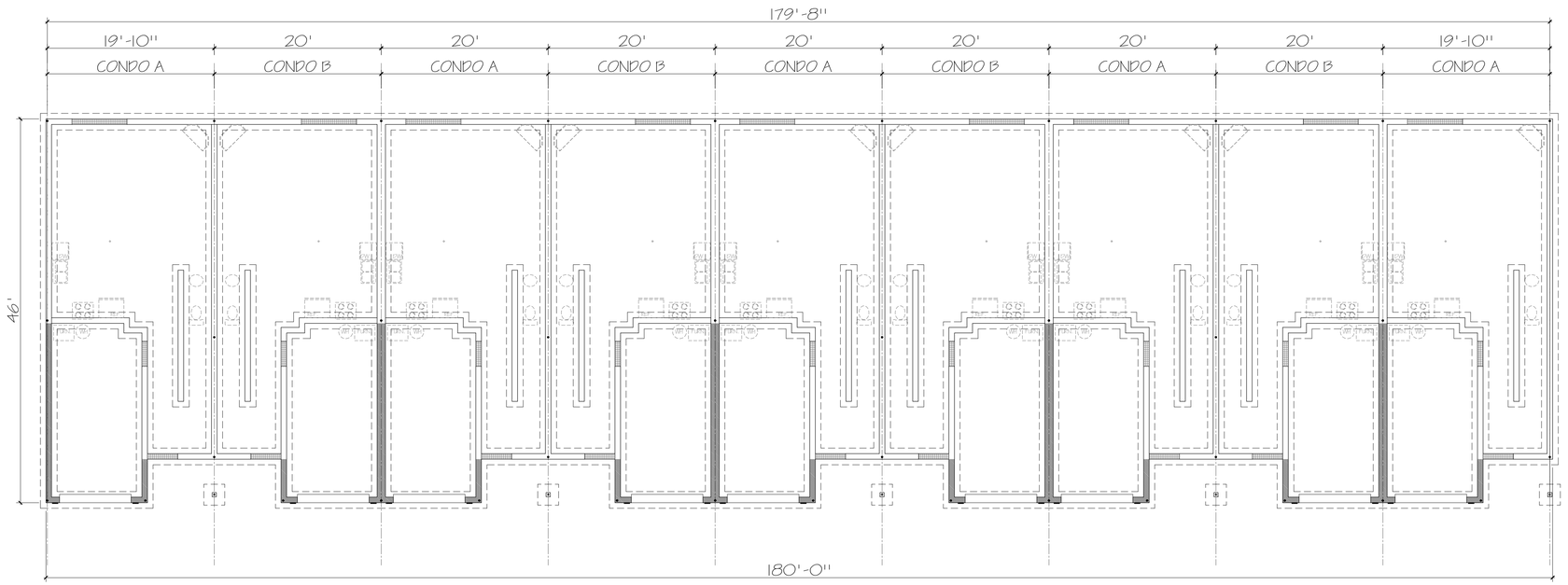
SHEET INFORMATION:
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
9 Apartments
Walton Avenue
Niceville, FL 32578

PROJECT MANAGER: John D'Kartosky III
DATE: 12-15-2020
REVISION:

A5

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OVERALL FOUNDATION PLAN

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Ferdon Blvd Crestview, Florida 32536
(850) 682-6921
FL Authorization # 27446
Ronald F. Wilson, P.E. #56685

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

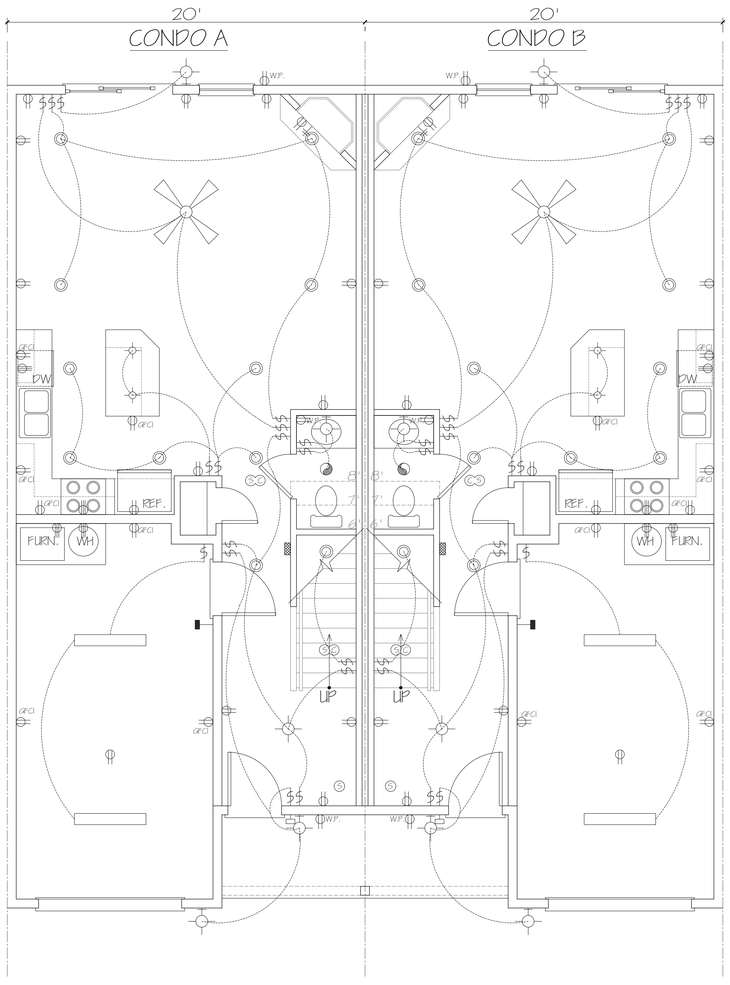
SHEET INFORMATION:
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
9 Apartments
Walton Avenue
Niceville, FL 32578

PROJECT MANAGER: John D'Kartesky III
DATE: 12-15-2020
REVISION:

A6

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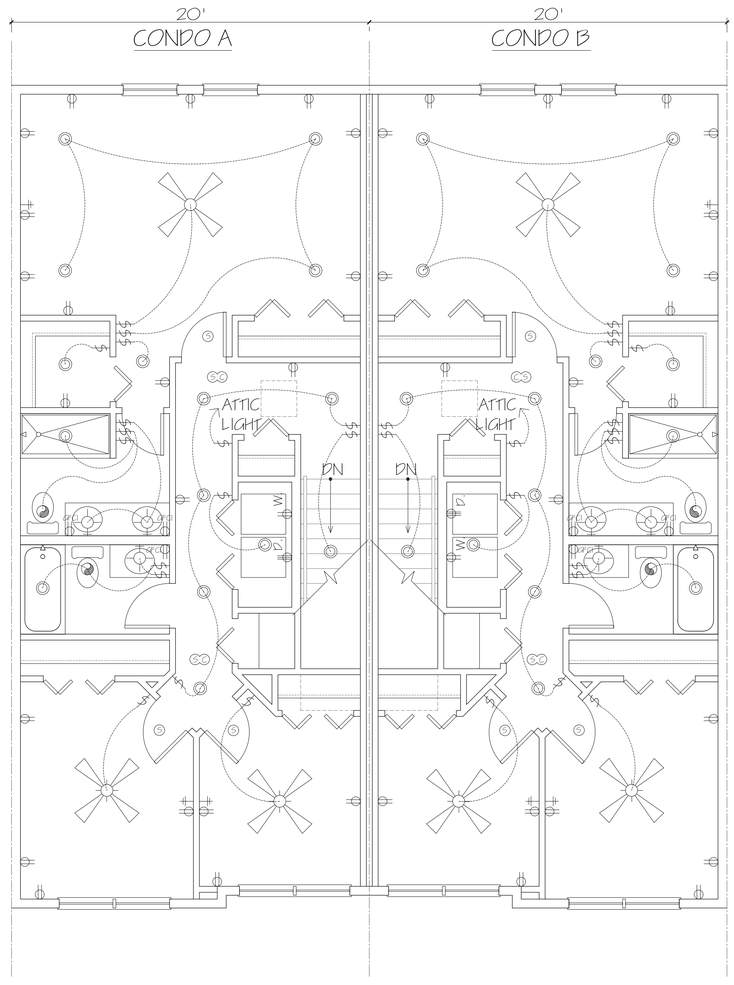
ELECTRICAL PLAN
MAIN LEVEL

ELECTRICAL NOTES

1. DEHUMIDIFIER TO BE LOCATED IN ATTIC, SEE BUILDER
2. ALL TELEPHONE OUTLETS TO BE CAT 6

ELECTRICAL KEY

- DUPLEX OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER PROTECTED OUTLET
- 220V OUTLET
- FLOOR DUPLEX OUTLET
- WEATHERPROOF DUPLEX OUTLET IN SOFFIT
- TELEPHONE OUTLET
- TELEVISION OUTLET
- SWITCH
- DOORBELL PUSH BUTTON
- GARAGE DOOR OPENER BUTTON
- CEILING MOUNT LIGHT FIXTURE
- CEILING MOUNT LIGHT FIXTURE -SMALL
- WALL MOUNT LIGHT FIXTURE
- ROUND RECESS LIGHT FIXTURE
- ROUND RECESS LIGHT FIXTURE -4'' DIA.
- EXHAUST FAN/ LIGHT COMBO
- EXHAUST FAN COMBO
- SMOKE DETECTOR
- SMOKE / CO2 DETECTOR
- CHIMES
- FLOOD LIGHT
- UNDERCOUNTER LIGHTING
- BREAKER PANEL
- 12''X48'' FLUORESCENT LIGHT
- CEILING FAN
- CEILING FAN WITH LIGHT KIT
- CIRCUIT CONNECTIONS



ELECTRICAL PLAN
UPPER LEVEL

ENGINEER INFORMATION:
Westerra Development, Inc.
924 N. Ferdon Blvd Crestview, Florida 32536
(850) 682-6921
FL Authorization # 31446
Ronald F Wilson, P.E. #56085

CONTRACTOR INFORMATION:
VESTCOM BUILDERS, LLC
(850) 972-9166

SHEET INFORMATION:
ELECTRICAL INFORMATION
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
9 Apartments
Walton Avenue
Niceville, FL 32578

PROJECT MANAGER: John D Karlesky III
DATE: 12-15-2020
REVISION:

E1

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H-5

RESOLUTION NO. 25-03-02

A RESOLUTION GRANTING A VARIANCE TO APPENDIX D NICEVILLE LAND DEVELOPMENT CODE, SECTION 16.10.00(e) OF THE NICEVILLE CODE OF ORDINANCES TO ALLOW FOR A VARIANCE TO THE MAXIMUM SUBDIVISION SIGN SIZE REQUIREMENT FROM 64 SQUARE FEET TO 95.86 SQUARE FEET FOR THE CORNER OF SPENCE PKWY AND DEER MOSS LOOP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been made to the City Council of the City of Niceville, Florida by Ruckel Properties, Inc. for a variance to Appendix D, Land Development Code Section 16.10.00(e) of the Niceville Code of Ordinances, pertaining to subdivision sign size requirements , and

WHEREAS, the Niceville Planning Commission has considered this item at a duly publicized public hearing concerning same that was held on March 3, 2025, and

WHEREAS, the City Council has received the recommendation of the Planning Board and, has considered this item at a duly publicized public hearing concerning same that was held on March 10, 2025, and

WHEREAS, objections, if any, have been voiced and considered to the granting of such variance request, and

WHEREAS, the City Council has determined under the authority provided by Section 2.07.00 Variances, and considering the conditions for issuance of variances found in Section 2.07.04, that such a request for a variance should be granted.

NOW, THEREFORE, BE IT RESOLVED by the City of Niceville, Florida:

Section 1. That a variance to 16.10.00(e) of the Niceville Code of Ordinances to allow for a deviation to the maximum subdivision sign requirement from 64 square feet to 95.86 square feet is hereby granted on the following described property:

Parcel ID No: 02-1S-22-0000-00002-0000

Location: Corner of Spence Pkwy and Deer Moss Loop as shown on the plans provided with the application

Section 2. The City does not have the authority to change, alter or disregard any restrictive covenants or restrictions in deeds pertaining to this subdivision and thus, this Resolution does not nullify any such covenants and restrictions.

Section 3. This Resolution shall become effective upon adoption and approval in accordance with the City Charter.

ADOPTED in regular session this 10th day of March, 2025.

_____

MAYOR

ATTEST:

_____

CITY CLERK

City of Niceville Variance Request

Int. Deer Moss Loop & SR 293
PIN: 02-1S-22-0000-0002-0000

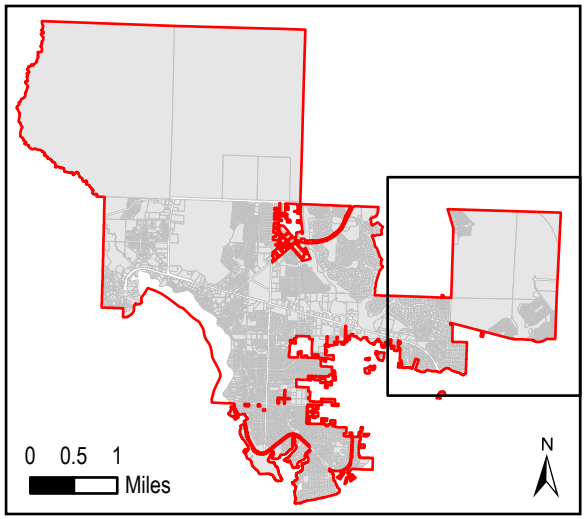
Proposed Variance:
Allow for a 95.86 sq. ft. subdivision sign, exceeds Code allowance of 64 sq. ft..

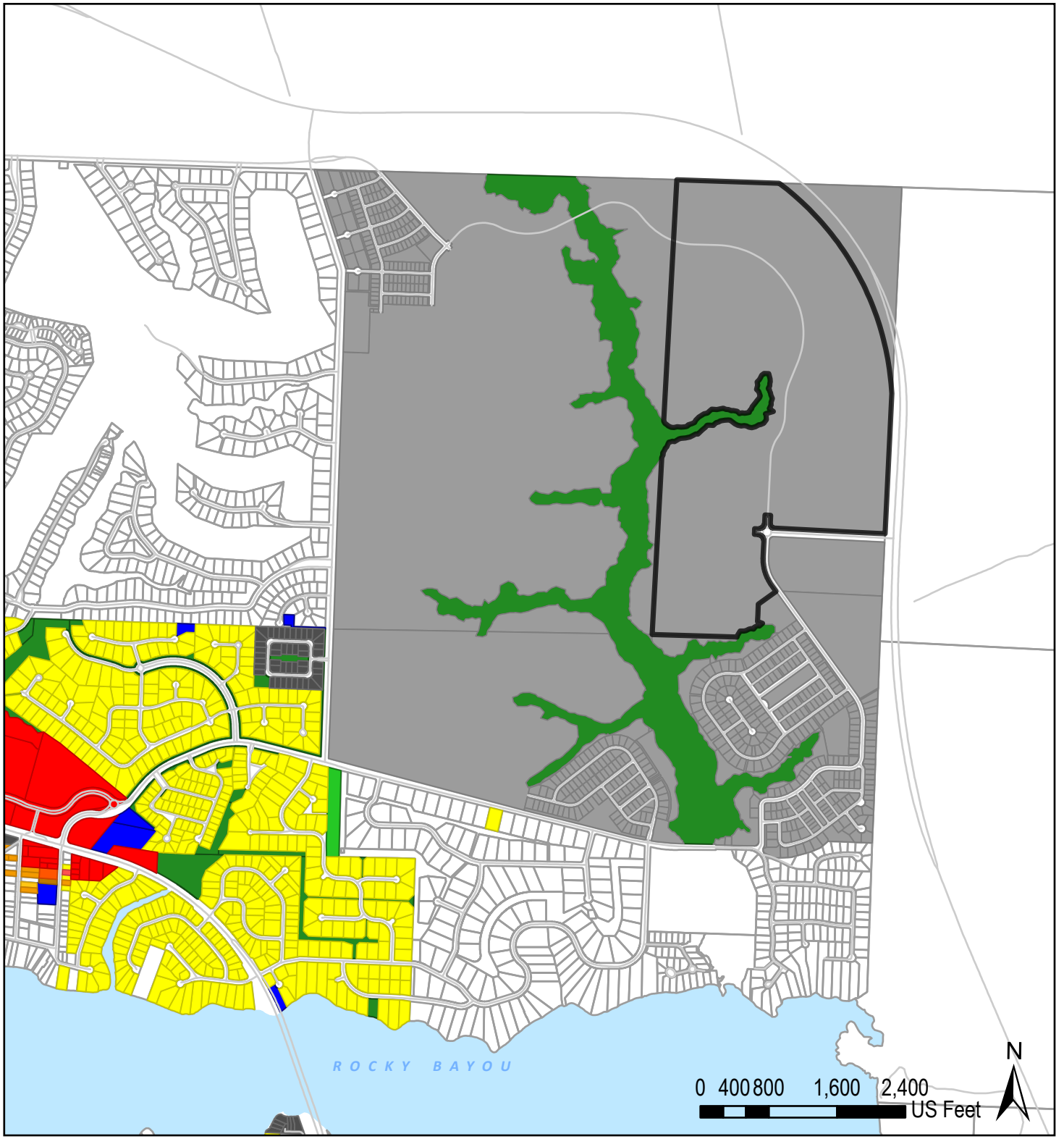
Zoning:
Community Planned Unit Development
Future Land Use:
Master Planned Development

Zoning

- S-1 - Outdoor Recreation
- CON - Conservation
- PCI - Public Civic Institutional
- R-1 - Single Family Residential (Maximum 5 DU/AC)
- R-1B - Single or Multi-Family Residential (Maximum 8DU/AC)
- R-2 - Single or Multi-Family Residential (Maximum 12 DU/AC)
- R-3 - Multi-Family Residential (Maximum 15 DU/AC)
- RNC - Residential - Neighborhood Commercial (Maximum 25 DU/AC)
- PUD - Planned Unit Development (Maximum Development 25 DU/AC)
- C-PUD - Community Planned Unit Development (Maximum 25 DU/AC)
- C-1 - Limited Commercial
- C-2 - General Commercial

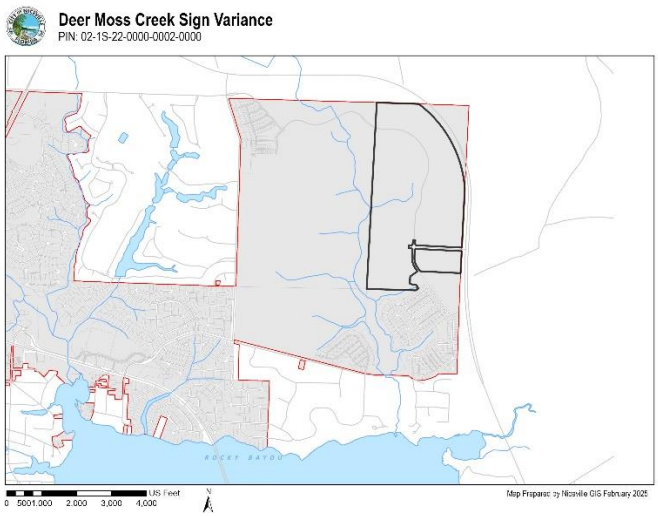
Map Prepared by Niceville GIS February 2025





City of Niceville
Planning & Building

Variance Request
Staff Analysis



PROJECT TITLE:

Deer Moss Creek Sign Variance

PROPERTY INFORMATON:

- Parcel ID #: 02-1S-22-0000-0002-0000
- Address: Corner of Spence Pkwy (293) and Deer Moss Loop
- Owners: Ruckel Properties, Inc
- Acreage: 223.34

VARIANCE REQUEST:

This is a request to allow a variance to the maximum subdivision sign size requirement for a sign located at the entrance to the Deer Moss Creek development. The requested variance is to allow for a 95.86 square foot subdivision sign which exceeds the Code allowance of 64 square feet (Section 16.10.00(e).

VARIANCE AUTHORITY:

Sec. 16.0.00 – Application for variance

A request for a variance to the sign article will be made to the city's planning commission. The grant of the variance will be in harmony with the general intent and purpose of the code and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

PUBLIC NOTICE:

Newspaper Ad Dates:
February 14, 2025
Mailed Notice:
To owners abutting and within 300 feet on February 14, 2025
Sign Notice:
Posted on property on 2/20/2025
Hearing Dates:
Planning Commission – March 3, 2025
City Council – March 10, 2025

RECCOMENDATION & SUMMARY OF CONSISTENCY REVIEW

STAFF: Recommend approval based on special circumstances of the proposed location of sign in relation to Spence Parkway. 16.06.00(a)

PLANNING COMMISSION: Approval. Vote was unanimous in favor.

SECTION OF CODE APPLICANT IS REQUESTING VARIANCE FROM:

16.10.00(e) *Subdivision signs.* Subdivision signs are permitted provided they do not exceed sixty-four (64) square feet.

VARIANCE CRITERIA (SECTION 16.06.00(a-e):

(a) That special conditions and circumstances exist which are peculiar to the sign involved and which are not applicable to the other similar signs.	Yes, the sign site is on Spence Parkway (293) and needs a greater area for visibility from the roadway. Back of curb is +/- 82 feet away from the sign site, making it appear very small from traffic lanes. This is not a typical subdivision, rather a large PUD master planned community.
(b) That the special conditions and circumstances do not result from the actions of the applicant.	No, special conditions and circumstances do not result from the actions of the applicant.
(c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this article to other similar signs.	No, granting the variance will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.
(d) That the variance granted is the minimum variance that will make possible the reasonable use of the sign.	Yes, the variance granted is the minimum that will make possible the reasonable use of the sign.
(e) The literal interpretation of the provisions of the code would deprive the applicant of rights commonly enjoyed by other similar signs under the terms of the code and would work unnecessary and undue hardship on the applicant.	Yes, literal interpretation of the LDC in this specific intersection would work unnecessary and undue hardship on the applicant, because this arterial roadway setback is much larger than most roads, dwarfing the sign if it were only 64 SF per the LDC.

NEIGHBORHOOD CHARACTERISTICS:

Direction	Zoning	Adjacent Existing Land Uses
North	**C-PUD**	**Vacant**
South	**C-PUD**	**SFD**
East	**C-PUD**	**Vacant**
West	**C-PUD**	**Vacant**

ALLOWED DEVELOPMENT IF VARIANCE IS GRANTED:

Applicant will be allowed to construct a subdivision sign that is 95.86 square feet on a parcel within the CPUD.

ALLOWED DEVELOPMENT WITHOUT VARIANCE:

Applicant would have to construct the subdivision sign according to section 16.10.00(e) of the Land Development Code not to exceed 64 square feet.

BOARD OPTIONS:

a. **Recommend approval of the proposed variance, as presented.**
b. **Recommend denial of the proposed variance, as presented.**

ATTACHMENTS:

1) **Zoning Map**
2) **Applicant Request**
3) **Letter of Authorization**
4) **Proposed sign location (2)**
5) **Proposed sign details**

RPi Ruckel Properties, Inc.
REAL ESTATE & DEVELOPMENT

850.678.2223
RUCKELPROPERTIES.COM
1003C JOHN SIMS PKWY EAST
NICEVILLE, FLORIDA 32578

February 13, 2025

City of Niceville
Community Development
208 Partin Drive N
Niceville, FL 32578

RE: Letter of Petition for Sign Variance

To Whom It May Concern:

Ruckel Properties, Inc. (RPI), landowner and developer of Deer Moss Creek® community, wishes to install a subdivision sign at the northwest corner of Spence Parkway (SR 293) and Town Center Boulevard, which is one of the entrances to the Deer Moss Creek® community.

Because Spence Parkway (SR 293) is a very large arterial roadway, a larger-than-normal subdivision sign area is necessary for visibility from the traffic lanes. The sign site is far from the road, located approximately 82 feet behind the existing turn lane curbing. The sign will be installed on a vacant, undeveloped wooded parcel within our CPUD. The footprint of the sign itself is only +/- 50 square feet.

I respectfully request that a variance be granted to increase the sign area square footage from the Land Development Code's 64 square feet to allow 95.86 square feet. If this request is not granted, the Deer Moss Creek® community will not have consistent and recognizable brand image at this important arterial roadway.

I have asked Matt Zinke to represent Ruckel Properties, Inc. at the Niceville City Council meeting on March 4, 2025 when this will be discussed, to answer any questions.

Thank you for your time and consideration.

Marion Ruckel
President/CEO

Jenkins Engineering, Inc.
73 Eglin Pkwy NE, Suite 203
Fort Walton Beach, FL 32548
850-837-2448

February 13, 2025

Re: Matthew Zinke
Letter of Authorization for the RPI DMC Sign Variance Request

Dear Sir/Madam:

Please be advised that Mr. Matthew Zinke is an authorized representatives for the application and approval process in reference to the RPI DMC Sign Variance Request from the City of Niceville. As authorized representative, Mr. Zinke is authorized to act on my behalf to expedite the application and approval process including attending Planning Commission and City Council Meetings on my behalf. Thank you for your attention in this regard.

Sincerely,

Marion Ruckel

Marion Ruckel
President & CEO
Ruckel Properties, Inc.

STATE OF FLORIDA - COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 2/14/25 by Marion Ruckel

Date Name of Person

Acknowledged

Who personally known to me or who has produced _____ as identification and who did/did not take an oath

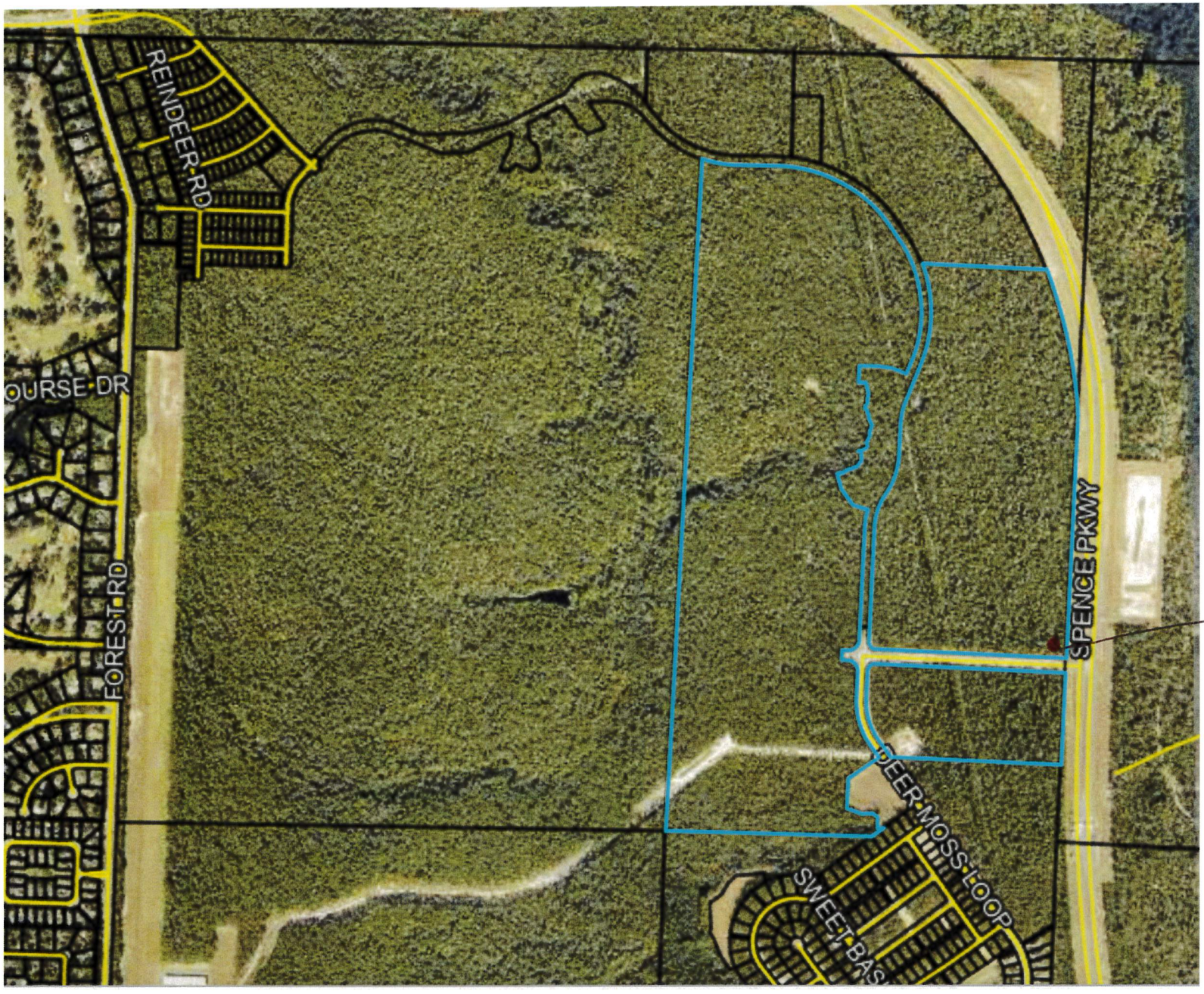
Notary Public State of Florida
Linda S Townsend
My Commission HH 488085
Expires 2/18/2028

Linda Townsend

Signature of Notary

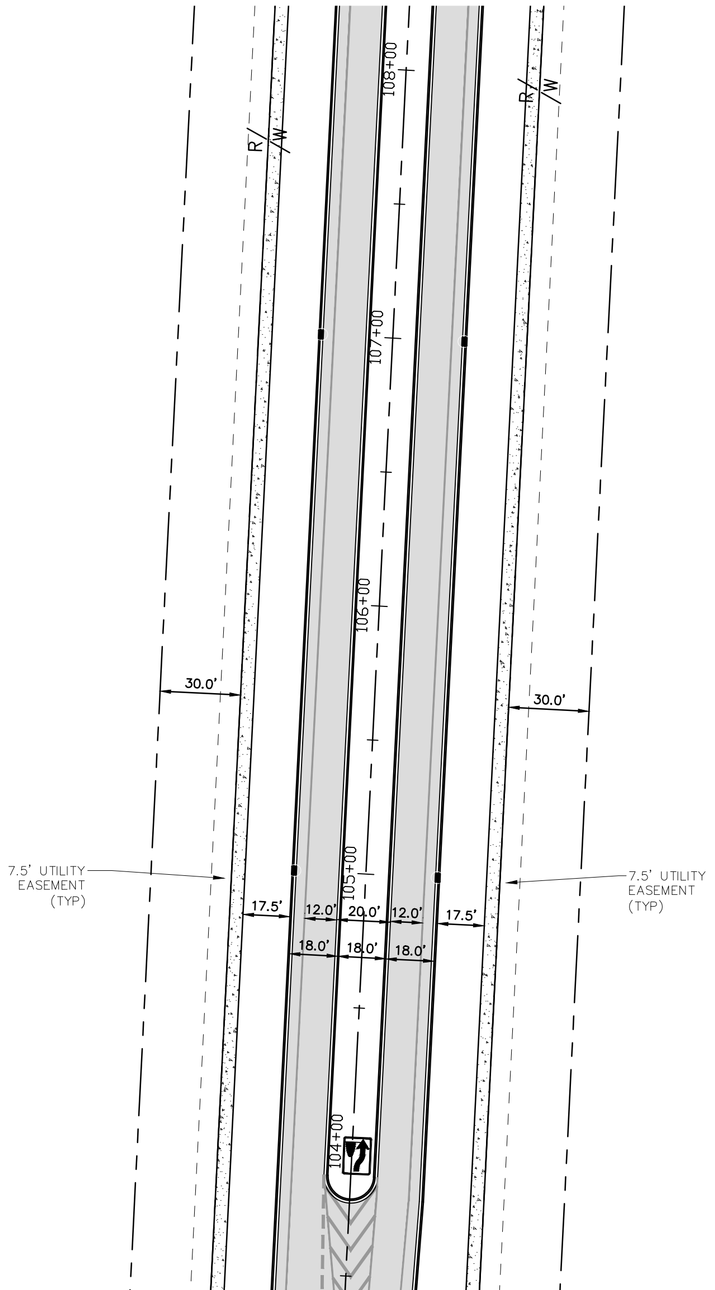
Name of Notary (Typed, Printed or Stamped)
Notary Expiration: 2/18/2028

3 DRAWING SHOWING LOCATION OF PROPERTY

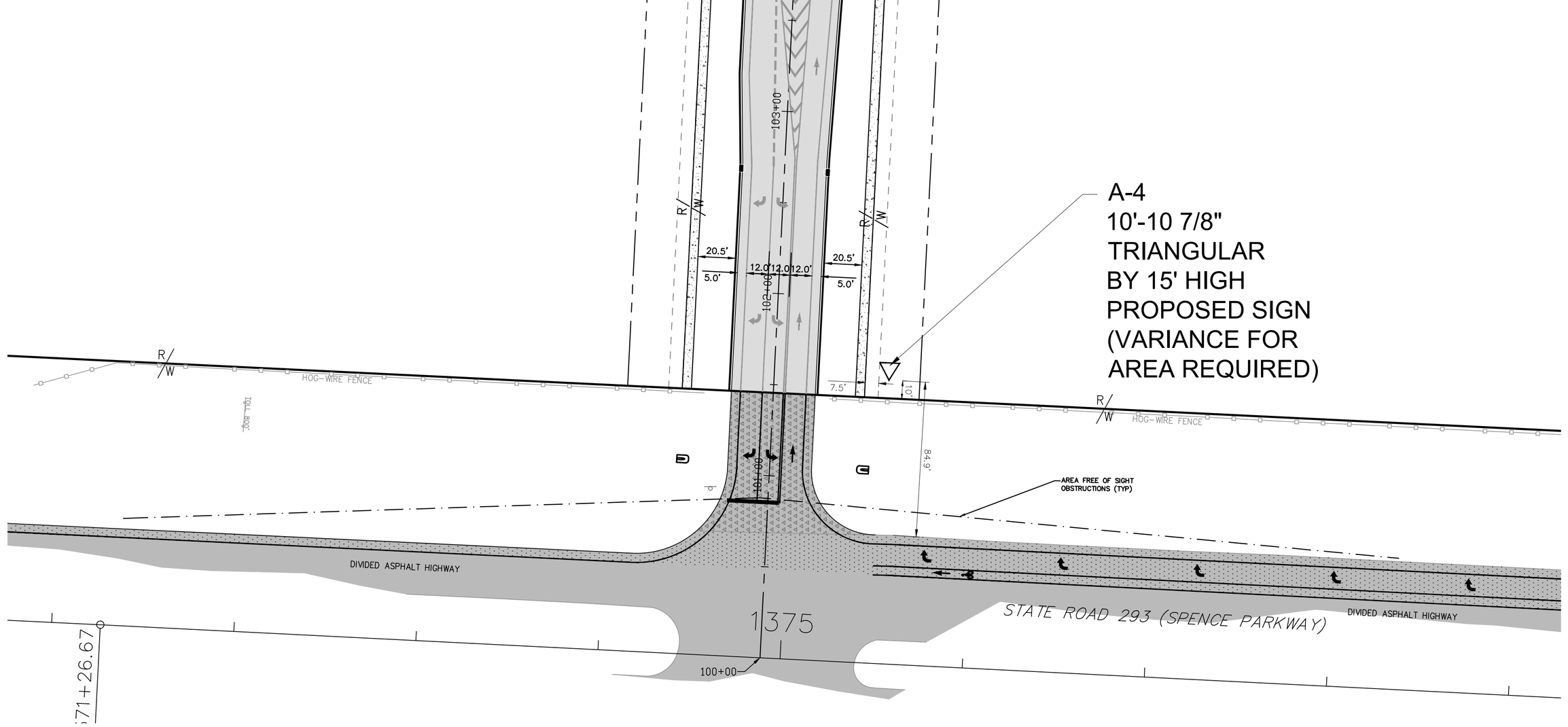


NOT FOR CONSTRUCTION

FUTURE
COMMERCIAL
OUTPARCEL
DEER MOSS CREEK
DEVELOPMENT



FUTURE
COMMERCIAL
OUTPARCEL
DEER MOSS CREEK
DEVELOPMENT





0 20' 40' 80' 120'

SCALE: 1" = 40'

LEGEND:

- ASPHALTIC CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- WETLANDS
- WETLAND BUFFER
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVIL.COM

MATTHEW H. ZINKE
CERTIFICATE
No. 57642
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MATTHEW H. ZINKE, P.E.
FL. REGISTRATION NO. 57642

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

RUCKEL PROPERTIES, INC.

DEER MOSS CREEK -PHASE 2
ROADWAY DESIGN
CITY OF NICEVILLE, FLORIDA

SIGN EXHIBIT SITE PLAN
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 19-78
DATE: 02-26-25
DESIGNED: MS/MZ
DRAWN: MS

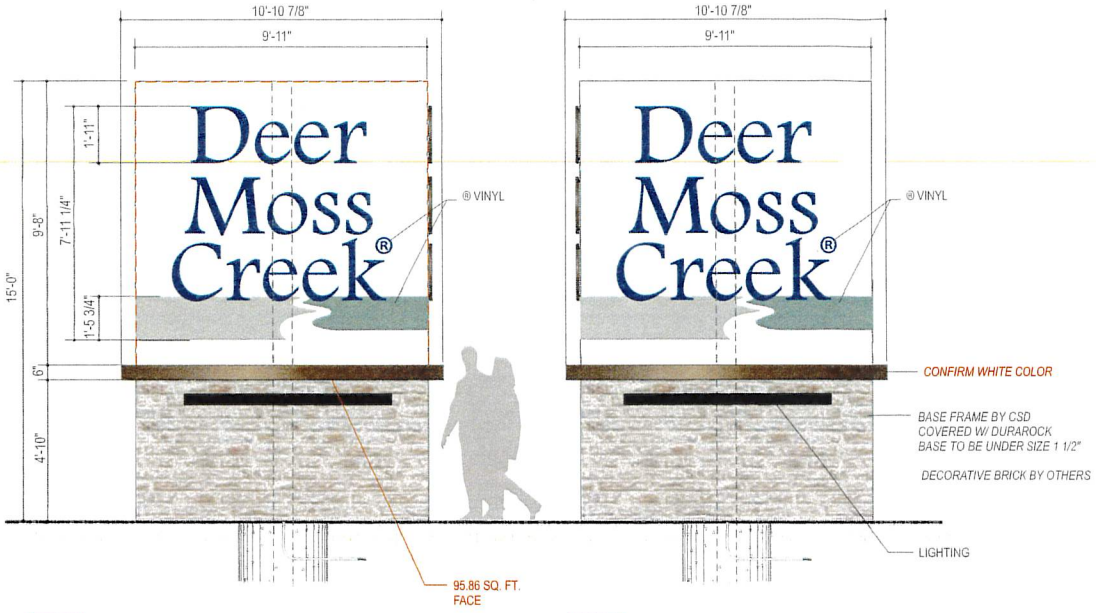
BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
01 OF 01

SHEET NUMBER
01

THIS DRAWING IS THE PROPERTY OF JENKINS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT.

File: D:\JEI\22-15 DMC Phase 11 Conceptual - Documents\drawings\SIGN-EXHIBITS\17-78 RPI DMC Phase 1 to SR 293-sign-exhibit.dwg Last Save: 2/26/2025 3:14 PM Last saved by: Marek Scotka
Last plotted by: Marek Scotka Plot Style: GCT2011.ctb Plot Scale: 1:1 Plot Date: 2/26/2025 4:20 PM Plotter used: DWG To PDF.pc3

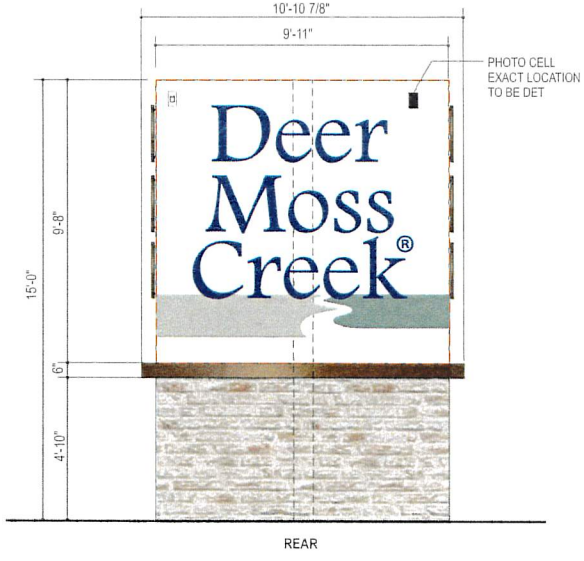


A-4 FRONT (LEFT) ELEVATION

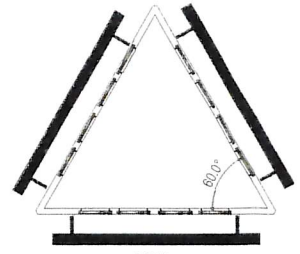
SCALE: 1/4"=1'-0"

A-4 FRONT (RIGHT) ELEVATION

SCALE: 1/4"=1'-0"



REAR



REAR

A-4 PLAN VIEW

SCALE: NTS



LINEAR LED LANDSCAPE LIGHT

PRODUCTION NOTES

1) FRAME - 2"X2" ALUMINUM ANGLE FRAME
2) FACE - .080" ALUMINUM / PAINTED SURFACE
3) FILLER - (REAR) .080 ALUMINUM / PAINTED SURFACE
4) DECORATION - 1" ACRYLIC FLAT CUT OUT WITH 1/4" STANDOFF HARDWARE / PAINTED
5) LINEAR UP LIGHT WITH CONCRETE FOUNDATION
6) BASE - COVERED W/ DURAROCK

PAINT NOTES:

ALL PAINTED SURFACES TO HAVE SATIN PAINT
P1) PMS 2945U BLUE
P2) PMS 5595U LT GREEN
P3) PMS 557U MED GREEN
P4) DURANODIC
P5) PMS WHITE

P1	P2	P3	P4	P5
MATCH PANTONE 2945 U	MATCH PANTONE 5595 U	MATCH PANTONE 557 U	DURANODIC	WHITE

STRUCTURE NOTES:

S1) CONCRETE 2500 PSI @ 28 DAYS
SOIL BEARING CAPACITY 2000 PSF (2 KSF)
LATERAL SOIL BEARING
CAPACITY=150 LBS / FT OF DEPTH
S2) ____ SCH 40 STEEL

ELECTRICAL NOTES:

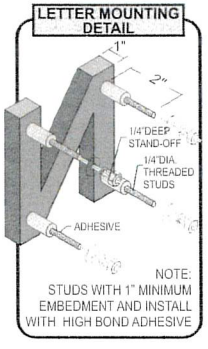
E1) 120 VOLT 20 AMP PRIMARY ELECTRIC CIRCUIT SUPPLIED TO SITE BY BUYER
E2) ELECTRICAL DISCONNECT SWITCH
E3) UPLIGHT TBD

UPLIGHT L.E.D. NOTES:

120 VOLT / 20 AMP

LED TYPE: ---	COLOR: WHITE -----K	
LED MODULES: ---	SECONDARY	
LED POWER SOURCE TYPE: ----	VOLTS	WATTS
	12	60
POWER SUPPLY QTY.. --	AMP INPUT: -- EA	

TOTAL AMP LOAD: .--- AMPS
REQUIRED 120V CIRCUITS: (-) 20 AMP



CREATIVE SIGN DESIGNS
12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
DEER MOSS
RUCKEL PROPERTIES

SITE ADDRESS
1413 CLARY SAGE LN
NICEVILLE, FL 32578

Quote:
518

Account Manager
ADRIAN VAN ETTEN

Project Manager / Project Leader
XXX

Designer	Date
D R FOSTER	1-7-2025

Revision:

No.	Date	Description
01	1/31/2025	REV 1 DRF
02		
03		
04		
05		
06		
07		
08		
09		
10		

LISTED MET US E212525

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Sheet:
7 7 of 7



H-6

City of Niceville Development Order Application

Bayshore Drive
PIN: 07-1S-22-2520-0018-0020
07-1S-22-2520-0018-003C

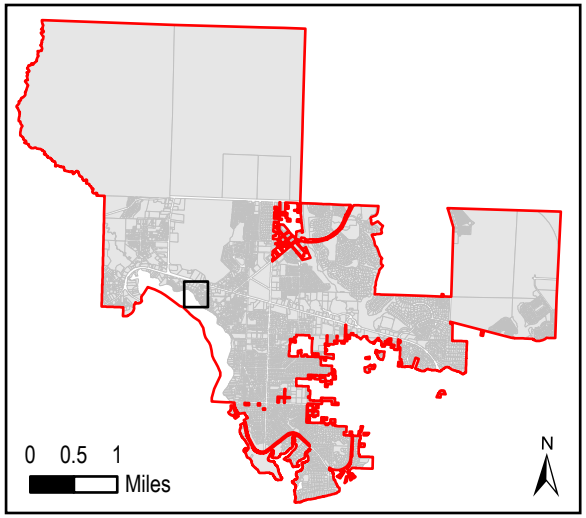
Zoning:
Single or Multi-Family Residential (R-1B)
Future Land Use:
Mixed Use

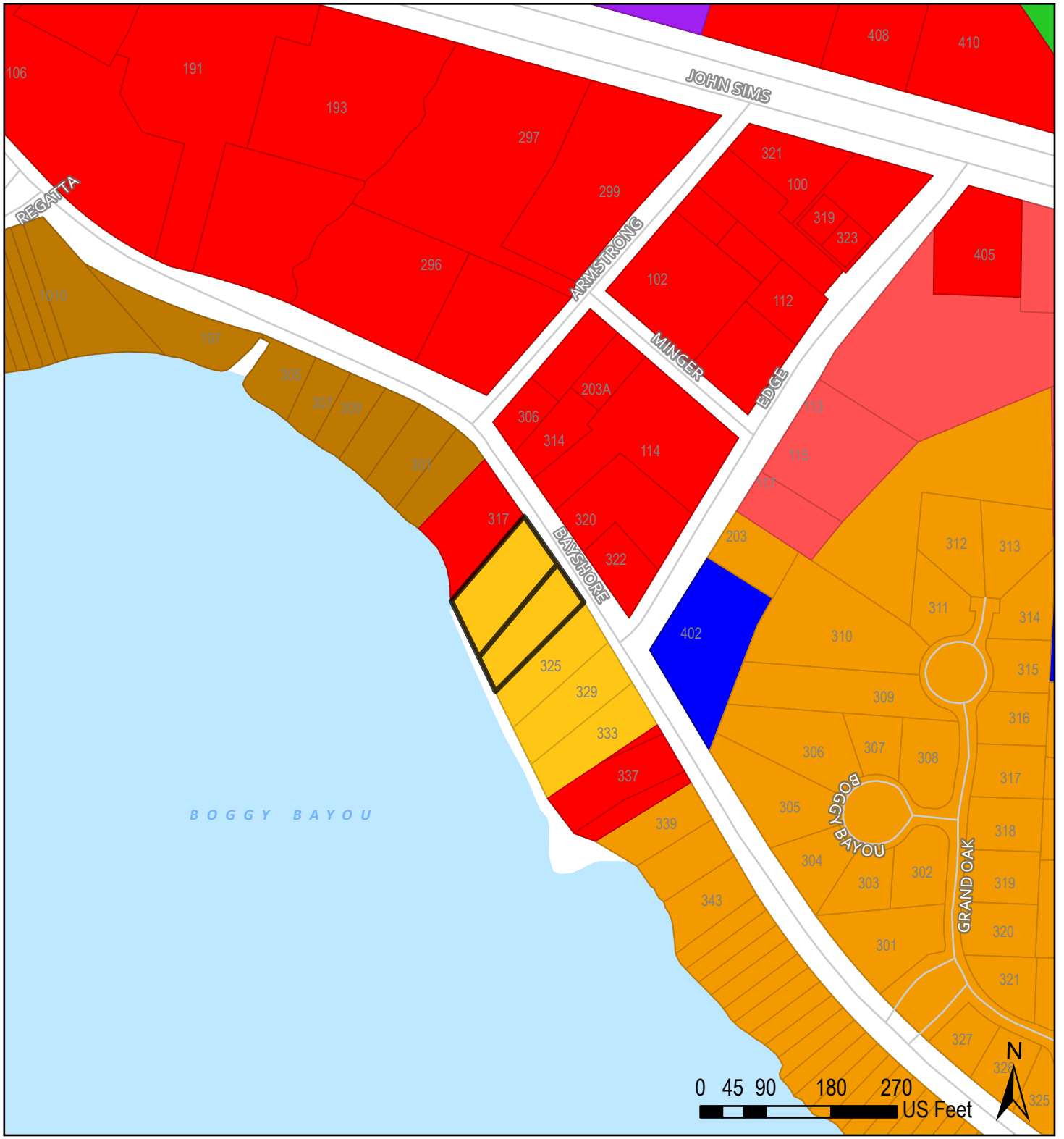
Proposed Development Acres: 0.80 +/-

Zoning

- S-1 - Outdoor Recreation
- PCI - Public Civic Institutional
- R-1B - Single or Multi-Family Residential (Maximum 8DU/AC)
- R-2 - Single or Multi-Family Residential (Maximum 12 DU/AC)
- R-3 - Multi-Family Residential (Maximum 15 DU/AC)
- C-1 - Limited Commercial
- C-2 - General Commercial
- M-1 - Industrial

Map Prepared by Niceville GIS February 2025





STAFF MEMORANDUM

Date: March 4, 2025

From: Kristen Shell, AICP, MEng Deputy City Manager

To: Niceville City Council

Through: David Deitch, City Manager

RE: Niceville Old Town Landing Phase I

Action Requested:

Approve, approve with changes, or deny the proposed development project.

Previous Action:

The Community Redevelopment Agency Board approved the attached construction plans during their February 11, 2025 meeting. The Niceville Planning Commission recommended approval without change during their March 3, 2025 meeting.

Background:

The proposed project is located within the Community Redevelopment Area (CRA) Zoning Overlay.

Pursuant to Section 7.09.05 CRA properties within this zoning overlay that area also designated as Mixed Use on the Future Land Use Map are only subject to certain bulk and dimensional standards as follows:

(a) The maximum allowable building height or the applicable underlying zoning district shall apply; and
(b) The minimum yard setbacks for the applicable underlying zoning district shall apply; except that minimum setbacks do not apply internally within a master planned mixed use development.

The proposed project exceeds the bulk and dimensional standards found in Section 7.08.05 of the Land Development Code pertaining to boat shelters, lifts and dock facilities. Specifically, the following standards are exceeded:

- Other than cantilevered safety walks, all dock walkways shall be no less than three (3) feet or greater than six (6) feet. The proposed dock has walkways that are 8 to 12 feet in width.
- Floating docks shall not exceed a length of twenty (20) feet as measured parallel to the waterway frontage. The proposed dock has a floating portion for boat slips that measures 84.5 ft. in length.

Next Steps:

If approved by the City Council during the March 10, 2025 City Council meeting, this project will move forward to a construction bid.

Attachments:

1. Proposed Construction Plans

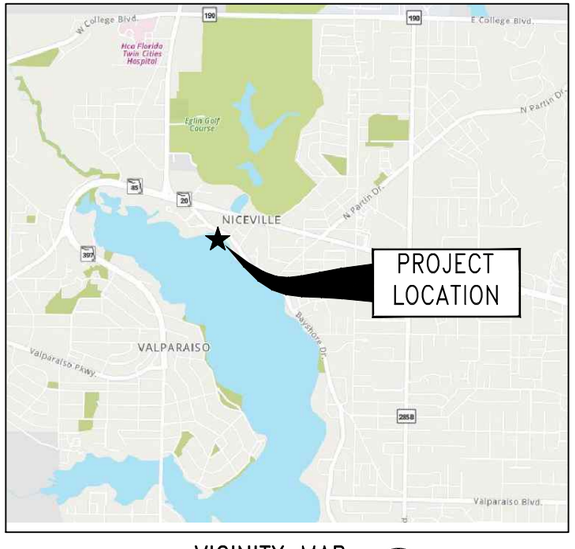
CONSTRUCTION PLANS
FOR

NICEVILLE LANDING
CITY OF NICEVILLE, FL

DANIEL HENKEL - MAYOR
CATHY ALLEY
CARL DONAHOO
SAL NADJOMIAN
BILL SCHAETZLE
DOUG STAUFFER
DAVID DEITCH - CITY MANAGER
KRISTEN SHELL - CITY PROJECT MANAGER

SHEET INDEX

SHEET	CONTENT
G-000	COVER SHEET
X-01	SURVEY
X-02	SURVEY
C-101	SITE PLAN
C-102	PILE AND BEAM LOCATION PLAN
C-103	JOIST AND DECKING PLAN
C-900	DETAILS
A-000	SHADE STRUCTURE
A-101	INDEX, KEY NOTES
A-102	CONCRETE PILE LAYOUT
A-103	CONCRETE BEAM LAYOUT
A-104	PLAN – MAIN STRUCTURE
A-105	BUNP-OUT SHADE STRUCTURE
A-200	SHADE STRUCTURE ELEVATIONS
A-300	SECTION – MAIN SHADE
A-301	SECTION – MAIN SHADE
A-302	SECTION – BUMP-OUT SHADE
A-400	RAILING DETAILS
A-500	



VICINITY MAP
NOT TO SCALE

JANUARY 2025

PREPARED BY

SITE-CIVIL ENGINEERS
KG DEVELOPMENT SERVICES, LLC
1550 CREIGHTON RD, SUITE 1
PENSACOLA, FL 32504
850-332-6288
FL Certificate of Auth. # 32274

KGD PROJECT No. 2305-2

E:\DWG\KPG\Boggy Bayou_G000 LandingCoverSheet.dwg, Jan 15, 2025 - 4:08:53PM, rgeiger

NICEVILLE LANDING

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

LEGEND

No. OR #	= NUMBER	POB	= POINT OF BEGINNING	TPND	= TRAVERSE POINT NAIL & DISK
—/—	= DISTANCE NOT TO SCALE	O.R.	= OFFICIAL RECORDS BOOK / PAGE	TPIR	= TRAVERSE POINT IRON ROD
L.B.	= LICENSED BUSINESS	P.B.	= PLAT BOOK / PAGE	ELEV.	= ELEVATION
L.S.	= LICENSED SURVEYOR	D.B.	= DEED BOOK / PAGE	X0.00	= SPOT ELEVATION
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER	(F)	= FIELD MEASURED DATA	INV	= INVERT
±	= MORE OR LESS	(D)	= DEED DATA	RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY	(C)	= CALCULATED DATA	PVC	= POLYVINYL CHLORIDE PIPE
℄	= CENTERLINE	(P)	= RECORD PLAT DATA	CPP	= CORRUGATED PLASTIC PIPE
NAD	= NORTH AMERICAN DATUM	ID	= IDENTIFICATION	SCO	= STORMWATER CLEAN OUT
NAVD	= NORTH AMERICAN VERTICAL DATUM	NO ID	= NO IDENTIFICATION		= POWER POLE AND GUY ANCHOR
POC	= POINT OF COMMENCEMENT	FCM	= FOUND CONCRETE MONUMENT		= SIGN
LIMWA	= LIMITS OF MODERATE WAVE ACTION	TP	= TRAVERSE POINT		= SANITARY SEWER MANHOLE
					= CLEANOUT

	= STORM DRAINAGE MANHOLE
	= WATER METER
	= ELECTRIC SERVICE BOX
	= UNDERGROUND GAS DELINEATOR POST
	= WATER VALVE
	= WATER STUBOUT
	= HYDRANT
—OHU—	= OVERHEAD UTILITIES
—E-SWR—	= SANITARY SEWER PIPE
—E-WL—	= WATER LINE
	= LIMWA LINE

NORTH

20 10 0 20 40

GRAPHIC SCALE
1" = 20'

ARMSTRONG AVE (DE FUNIAK AVE – 33' R/W) (P)

BAYSHORE DRIVE (MAIN STREET – 40' R/W) (P)

EDGEWATER DRIVE (60' R/W) (P)

BENCHMARK
FND 3501
N: 557966.601
E: 1342506.395
ELEV.: 12.095

POB
FOUND 4"x4" CONCRETE MONUMENT, NO ID, MARKING THE NORTH CORNER OF LOT 3, BLOCK 18

REFERENCE BEARING
S 32°04'10" E – 114.39'(F)

S 34°28'18" E 30.99'(F)

N 34°28'18" W – 92.84'(F)

BENCHMARK
TPIR 1/2 3501
N: 557858.233
E: 1342442.129
ELEV.: 7.632

SUBJECT PARCEL
0.76± ACRES

BENCHMARK
TPND
N: 557738.335
E: 1342415.186
ELEV.: 5.730

S 41°00'27" W – 118'±(F)

S 44°50'22" W – 176'±(F)

SOUTHEASTERLY 272'±(F)

S 20°23'06" E – 111.66'(F)

S 25°24'21" E – 56.05'(F)

POINT A

GRANT–MOULTON PROPERTIES LLC
07–1S–22–0000–0037–0000

UNPLATTED

REMAINDER OF LOT 1, BLOCK 18 PLAT OF NICEVILLE (P.B. 1/39)

REMAINDER OF LOT 3, BLOCK 18 PLAT OF NICEVILLE (P.B. 1/39)

LOT 1, BLOCK 18 SOUTHEAST 30'

LOT 2, BLOCK 18 (O.R. 3425/2291)

LOT 3, BLOCK 18 NORTHWEST 30'

SKIPPER PARCEL
07–1S–22–2520–0018–003B
(O.R. 3539/4862)

SCHUCK PARCEL
07–1S–22–2520–0018–003D
(O.R. 3679/4745)

GAINER PARCEL
07–1S–22–2520–0018–0030
(O.R. 3680/2316)

SPENCE/APFEL LAND AND TIMBER CO., INC.
07–1S–22–2520–0018–003E
(O.R. 2155/327)

PARISH PARCEL
07–1S–22–2520–0018–003A
(O.R. 3376/3340)

BOGGY BAYOU

RIPARIAN RIGHTS LINE

LIMWA LINE

(SHADED) FLOOD ZONE X (10' MINIMUM)

(NO MINIMUM) FLOOD ZONE X

FLOOD ZONE X (SHADED)

FLOOD ZONE AE (10' MINIMUM)

FLOOD ZONE VE (12' MINIMUM)

2.0' CONCRETE TYPE F CURB & CONCRETE SIDEWALK

1' RIBBON CURB (TYPICAL)

3'± ASPHALT CURB

2.3'± ASPHALT ROAD

4'± ASPHALT CURB

5' CONCRETE SIDEWALK

2.0' CONCRETE TYPE F CURB (TYPICAL) CURB CUT

BRICK PAVERS (TYPICAL)

GRAVEL

ASPHALT DRIVEWAY

CONCRETE DRIVEWAY

RIP/RAP

2' WIDE VERTICAL SHEET PILE HEADWALL (TYPICAL)

2' WIDE WOOD HEADWALL

4' WOOD/WIRE FENCE (TYPICAL)

NO ACCESS BEYOND THIS POINT

PEDESTRIAN TRAFFIC ONLY

ADDITIONAL PARKING

NO PARKING

STOP

SANITARY SEWER MANHOLE
RIM: 11.82'
INV(NE): 5.51'
INV(NW): 4.32'
INV(SE): 4.25'

STORM DRAIN MANHOLE
RIM: 10.23'
INV: 2.64'

STORM DRAIN MANHOLE
RIM: 8.51'
INV(NE): 3.13'
INV(NW): 2.39'
INV(SE): 1.58'

SANITARY SEWER MANHOLE
RIM: 8.60'
INV(NE): 4.70'
INV(SW): 4.56'
INV(NW): 4.07'
INV(SE): 3.97'

SANITARY SEWER MANHOLE
RIM: 7.99'
INV(NW): 5.95'
INV(NE): 5.68'

GAS DELINEATOR POST

FOUND 4"x4" CONCRETE MONUMENT, NO ID

FOUND NAIL & DISK, L.B. #3501

FOUND 1/2" CAPPED IRON ROD, L.B. #3501 (TYPICAL)

SET 1/2" CAPPED IRON ROD, L.B. #3501

FOUND 1/2" CAPPED IRON ROD, L.B. #3501

SCO #1 SCO #2 SCO #3 SCO #4 SCO #5 SCO #6 SCO #7 SCO #8

STORMWATER INLET #1 13±(F)

STORMWATER INLET #2

STORMWATER INLET #3

RCP INVERT ELEV.=1.46'

APPROXIMATE MEAN HIGH WATER LINE AND 0.72' CONTOUR LOCATED ON 9/11/2023

INVERT ELEV.= 4.86'

INVERT ELEV.= 7.14'

INVERT ELEV.= 3.98'

INVERT ELEV.= 1.81'

STORMWATER TABLE

STORMWATER INLET #1
TOP ELEV.=6.73'
INVERT ELEV.=3.93'

STORMWATER INLET #2
TOP ELEV.=7.06'
INVERT IN ELEV.=4.24'
INVERT OUT ELEV.=1.46'

STORMWATER INLET #3
TOP ELEV.=6.60'
INVERT ELEV.=3.92'

SCO #1
TOP ELEV.=9.01'
INVERT ELEV.=3.76'

SCO #2
TOP ELEV.=8.62'
INVERT ELEV.=3.78'

SCO #3
TOP ELEV.=8.44'
INVERT ELEV.=3.84'

SCO #4
TOP ELEV.=8.38'
INVERT ELEV.=3.68'

SCO #5
TOP ELEV.=8.48'
INVERT ELEV.=3.77'

SCO #6
TOP ELEV.=8.23'
INVERT ELEV.=3.73'

SCO #7
TOP ELEV.=8.13'
INVERT ELEV.=3.73'

SCO #8
TOP ELEV.=8.32'
INVERT ELEV.=3.68'

LEGAL DESCRIPTION:

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. ON 13 OCT 2023)

SUBJECT PARCEL
A PARCEL OF LAND, SITUATED IN SECTION 07, TOWNSHIP 1 SOUTH, RANGE 22 WEST, CITY OF NICEVILLE, OKALOOSA COUNTY, FLORIDA, LYING BETWEEN BAYSHORE DRIVE AND BOGGY BAYOU, BEING A PORTION OF PLAT OF NICEVILLE (PLAT BOOK 1, PAGE 39), AS CONVEYED IN OFFICIAL RECORDS (O.R.) BOOK 3425, PAGE 2291, O.R. BOOK 3425, PAGE 2294, O.R. BOOK 3425, PAGE 2297, O.R. BOOK 3537, PAGE 912, O.R. BOOK 3567, PAGE 3484, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERN MOST CORNER OF LOT 3, BLOCK 18, OF AFORESAID PLAT OF NICEVILLE, SAID POINT LYING ON THE WESTERLY RIGHT–OF–WAY LINE OF BAYSHORE DRIVE (40 FOOT WIDE RIGHT–OF–WAY); THENCE PROCEED ALONG SAID WESTERLY RIGHT–OF–WAY LINE THE FOLLOWING TWO (2) CALLS"
(1) S 34°28'18" E, A DISTANCE OF 30.99 FEET;
(2) S 32°04'10" E, A DISTANCE OF 114.39 FEET TO THE NORTH CORNER OF THE SKIPPER PARCEL (OFFICIAL RECORDS BOOK 3539, PAGE 4862); THENCE DEPARTING AFORESAID RIGHT–OF–WAY LINE PROCEED S 44°50'22" W ALONG THE WEST BOUNDARY LINE OF SAID SKIPPER PARCEL, A DISTANCE OF 176 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF AFORESAID BOGGY BAYOU; SAID POINT HEREAFTER REFERRED TO AS POINT A; THENCE RETURN TO THE POINT OF BEGINNING AND AFORESAID WESTERLY RIGHT–OF–WAY LINE OF BAYSHORE DIVE; THENCE N 34°28'18" W ALONG SAID WESTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 92.84 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHEASTERN MOST 30.00 FEET OF LOT 1, BLOCK 18 OF AFORESAID PLAT OF NICEVILLE; THENCE DEPARTING SAID RIGHT–OF–WAY LINE, PROCEED S 41°00'27" W ALONG AFORESAID NORTHERLY LINE, A DISTANCE OF 118 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF AFORESAID BOGGY BAYOU; THENCE MEANDER SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 272 FEET, MORE OR LESS TO AFORESAID POINT A.

SAID PARCEL CONTAINING 0.76 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR RIPARIAN RIGHTS

11/14/2023 10:44 AM BWISE

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LiDAR
Gustin, Cothern & Tucker, Inc.
GCT LAND SURVEYING & MAPPING
L.B. No. 3501
www.gctsurveying.com
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALLEN E. TUCKER, P.S.M. No.4584
OR
DOUG A. VANDEVELDE, P.S.M. No. 6572
DATE 14 NOV 2023

© G.C.T., INC. 2023

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
NICEVILLE LANDING
LOT 2, PLAT OF NICEVILLE (PLAT BOOK 1, PAGE 39) IN SECTION 07, TOWNSHIP 1 SOUTH, RANGE 22 WEST, CITY OF NICEVILLE, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 07–1S–22–2520–0018–0020

REV	DESCRIPTION	DRAFT BY	DATE
A	INITIAL RELEASE	B. WISE	10/13/2023
B	REVISED RIPARIAN LINE	B. WISE	11/14/2023

SURVEY TYPE: BOUNDARY & TOPOGRAPHIC
FIELD DATE: 11 SEP 2023
FIELD BOOK: 23–16, PP. 60–61 (ZG)
DATUM: (HORIZONTAL/VERTICAL) NAD 83 NAVD 88
CLIENT: CITY OF NICEVILLE

SHEET 01 OF 2
PROJECT 170154
ORDER# 170154.04
MAP# 170154.03 REV B

NICEVILLE LANDING

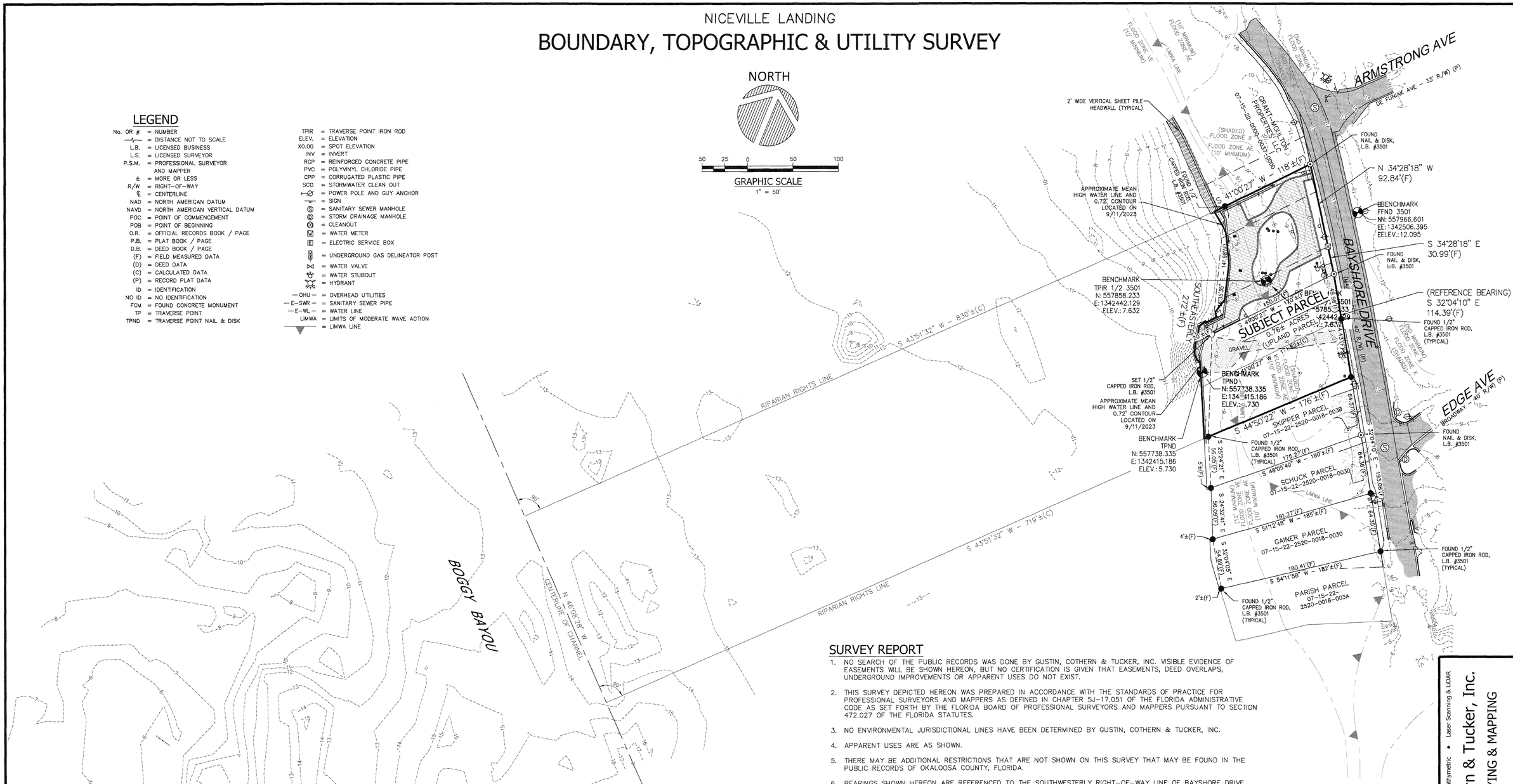
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

LEGEND

No. OR #	= NUMBER
—/—	= DISTANCE NOT TO SCALE
L.B.	= LICENSED BUSINESS
L.S.	= LICENSED SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
±	= MORE OR LESS
R/W	= RIGHT-OF-WAY
℄	= CENTERLINE
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
O.R.	= OFFICIAL RECORDS BOOK / PAGE
P.B.	= PLAT BOOK / PAGE
D.B.	= DEED BOOK / PAGE
(F)	= FIELD MEASURED DATA
(D)	= DEED DATA
(C)	= CALCULATED DATA
(P)	= RECORD PLAT DATA
ID	= IDENTIFICATION
NO ID	= NO IDENTIFICATION
FCM	= FOUND CONCRETE MONUMENT
TP	= TRAVERSE POINT
TPND	= TRAVERSE POINT NAIL & DISK
TPIR	= TRAVERSE POINT IRON ROD
ELEV.	= ELEVATION
X0.00	= SPOT ELEVATION
INV	= INVERT
RCP	= REINFORCED CONCRETE PIPE
PVC	= POLYVINYL CHLORIDE PIPE
CPP	= CORRUGATED PLASTIC PIPE
SCO	= STORMWATER CLEAN OUT
	= POWER POLE AND GUY ANCHOR
	= SIGN
Ⓢ	= SANITARY SEWER MANHOLE
Ⓓ	= STORM DRAINAGE MANHOLE
Ⓒ	= CLEANOUT
Ⓜ	= WATER METER
Ⓔ	= ELECTRIC SERVICE BOX
	= UNDERGROUND GAS DELINEATOR POST
	= WATER VALVE
	= WATER STUBOUT
	= HYDRANT
—OHU—	= OVERHEAD UTILITIES
—E-SWR—	= SANITARY SEWER PIPE
—E-WL—	= WATER LINE
LIMWA	= LIMITS OF MODERATE WAVE ACTION
	= LIMWA LINE

NORTH

GRAPHIC SCALE
50 25 0 50 100
1" = 50'



SURVEY REPORT

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
3. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
4. APPARENT USES ARE AS SHOWN.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE, SAID LINE BEARING S 34°04'10" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THIS PARCEL LIES IN ZONE X (SHADED – 0.2% CHANCE), FLOOD ZONE AE (10 FOOT MINIMUM), AND FLOOD ZONE VE (12 FOOT MINIMUM) AS DETERMINED BY SCALE FROM FEMA COMMUNITY No.120338, PANEL No.12091C0388 J, DATED 03/09/2021, AND FURNISHED BY FEMA NATIONAL FLOOD HAZARD LAYER ONLINE GEOSPATIAL DATABASE.
9. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
10. THE SURVEY MAP AND SURVEY REPORT ARE NOT FULL & COMPLETE WITHOUT THE OTHER.
11. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
12. THIS SURVEY DEPICTS THE AS-BUILT CONDITIONS OF THE CONCRETE FOUNDATION AS IT RELATES TO THE FURNISHED CONSTRUCTION PLANS. THESE AS-BUILT CONDITIONS ARE RESTRICTED TO THE SITE BOUNDARY; REMAINING IMPROVEMENTS WERE TAKEN FROM SAID CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.
13. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF:
    1) BOUNDARY AS-BUILT PREPARED BY GUSTIN, COTHERN & TUCKER, INC. MAP#170154.03 DATED 10/10/2017.
14. THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.

RIPARIAN RIGHTS DETAIL SHEET

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LiDAR
Gustin, Cothern & Tucker, Inc.
LAND SURVEYING & MAPPING
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460
www.gctsurveying.com LB. No. 3501

SURVEY TYPE:	BOUNDARY & TOPOGRAPHIC
CLIENT	CITY OF NICEVILLE
SHEET	02 OF 2
PROJECT	170154
ORDER#	170154.04
MAP#	170154.03
REV	B

11/14/2023, 10:44 AM BWISE

KG DEVELOPMENT SERVICES, LLC
SITE-CIVIL ENGINEERS
KG DEVELOPMENT SERVICES, LLC
1550 GADSDEN STREET, SUITE 1
PENSACOLA, FL 32504
850-332-6288

DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

NICEVILLE LANDING
NICEVILLE, FL

NO.	DATE	APPR.	REVISION / ACTION TAKEN

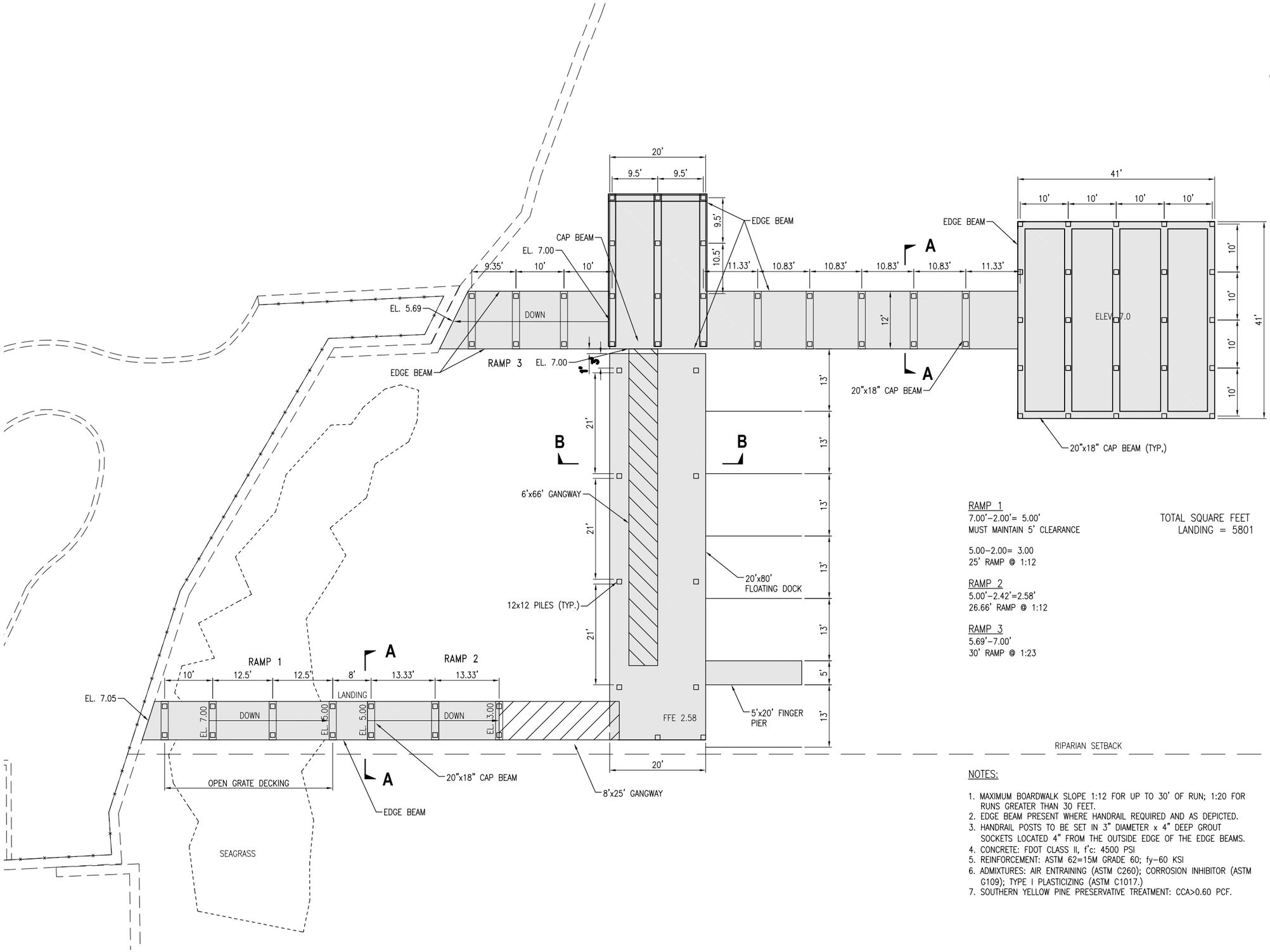
PROJECT NO: 2305-2
DATE: SEPT 2024
PROJECT MGR: D HEMPHILL
SCALE: AS SHOWN

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

C-101

E:\DWG\KPG\Boggy Bayou\C-101 SitePlan.dwg, Nov 26, 2024



RAMP 1
7.00'–2.00'= 5.00'
MUST MAINTAIN 5' CLEARANCE

5.00–2.00= 3.00
25' RAMP @ 1:12

RAMP 2
5.00'–2.42'=2.58'
26.66' RAMP @ 1:12

RAMP 3
5.69'–7.00'
30' RAMP @ 1:23

TOTAL SQUARE FEET
LANDING = 5801

RIPARIAN SETBACK

NOTES:

1. MAXIMUM BOARDWALK SLOPE 1:12 FOR UP TO 30' OF RUN; 1:20 FOR RUNS GREATER THAN 30 FEET.
2. EDGE BEAM PRESENT WHERE HANDRAIL REQUIRED AND AS DEPICTED.
3. HANDRAIL POSTS TO BE SET IN 3" DIAMETER x 4" DEEP GROUT SOCKETS LOCATED 4" FROM THE OUTSIDE EDGE OF THE EDGE BEAMS.
4. CONCRETE: FDOT CLASS II, f'c: 4500 PSI
5. REINFORCEMENT: ASTM 62=15M GRADE 60; fy–60 KSI
6. ADMIXTURES: AIR ENTRAINING (ASTM C260); CORROSION INHIBITOR (ASTM G109); TYPE I PLASTICIZING (ASTM C1017.)
7. SOUTHERN YELLOW PINE PRESERVATIVE TREATMENT: CCA>0.60 PCF.

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KG DEVELOPMENT SERVICES, LLC
1550 CREIGHTON ROAD, SUITE 1
PENSACOLA, FL 32504
850-332-6288

DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

NICEVILLE LANDING
NICEVILLE, FL

NO.	DATE	APPR.	REVISION / ACTION TAKEN

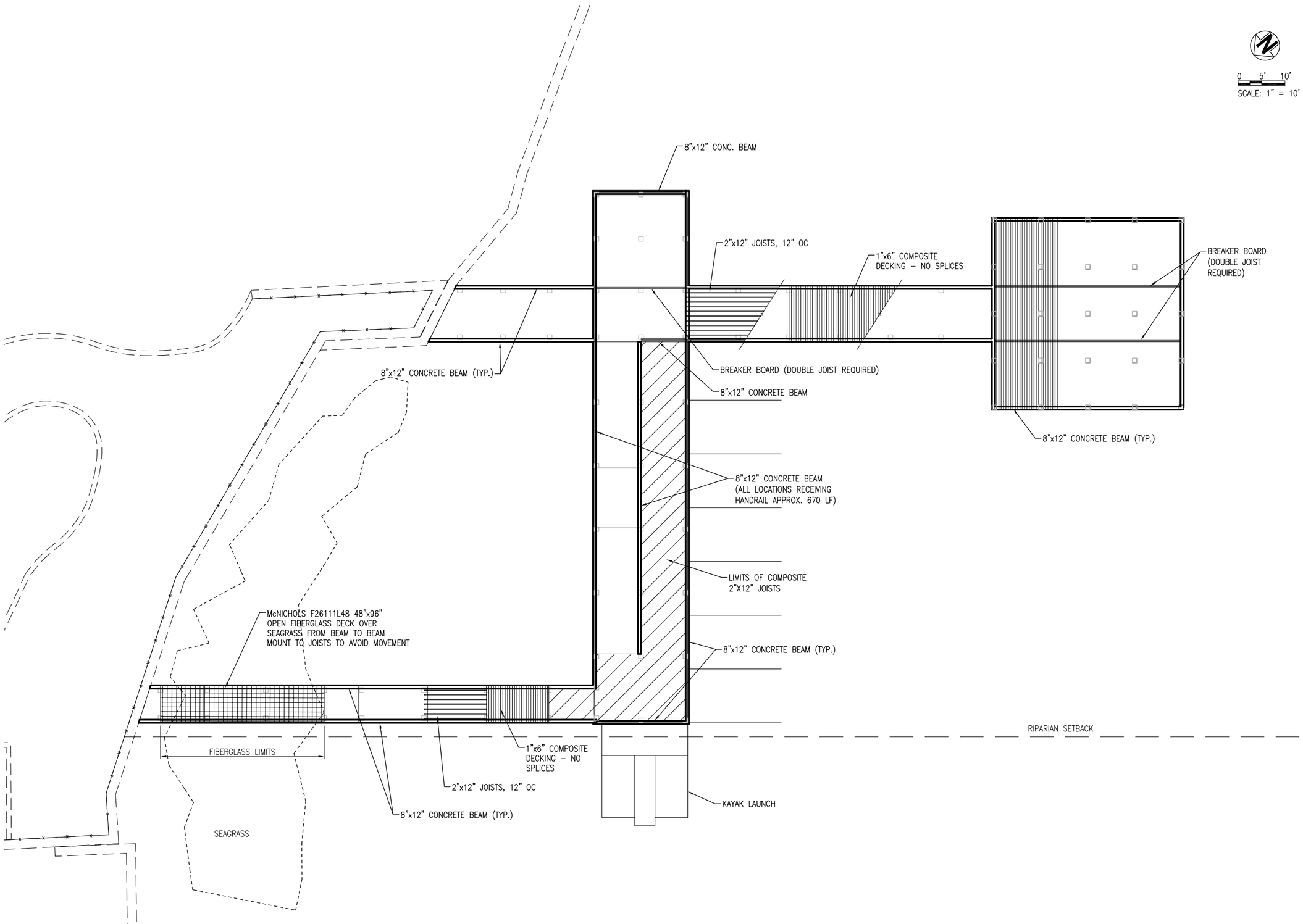
PROJECT NO: 2305-2
DATE: SEPT 2024
PROJECT MGR: D HEMPHILL
SCALE: AS SHOWN

PILE AND BEAM LOCATION PLAN

NOT RELEASED FOR CONSTRUCTION

C-102

E:\DWG\KPG\Boggy Bayou\C-102 PilingPlan.dwg, Nov 25, 2024



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SITE CIVIL ENGINEERS
KG DEVELOPMENT SERVICES, LLC
1550 SPRINGHILL RD, SUITE 1
PENSACOLA, FL 32504
850-332-6288

DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

NICEVILLE LANDING
NICEVILLE, FL

NO.	DATE	APPR.	REVISION / ACTION TAKEN

PROJECT NO: 2305-2
DATE: SEPT 2024
PROJECT MGR: D HEMPHILL
SCALE: AS SHOWN

JOIST AND DECKING PLAN

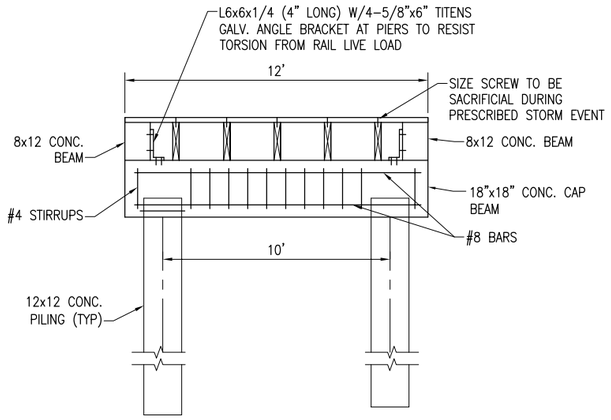
NOT RELEASED FOR CONSTRUCTION

C-103

E:\DWG\KPG\Boggy Bayou\C-103 DeckingPlan.dwg, Oct 25, 2024

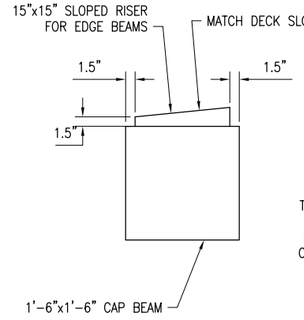
NOTES:

1. ALL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED TO MARINE LEVEL.
2. ALL HARDWARE (EXCEPT STRAPS) SHALL BE HOT-DIPPED GALVANIZED.
3. JOISTS SHALL BE 12-FEET LONG TO PROVIDE AN OVERLAP AT EACH CAP BEAM W/6 FASTENERS ON EITHER SIDE OF OVERLAP.
4. STAINLESS STEEL TIE-DOWN STRAP SHALL BE SANDWICHED IN THE OVERLAP WITH 4 FASTENERS ON UPPER SIDE OF THE TIE-DOWN.



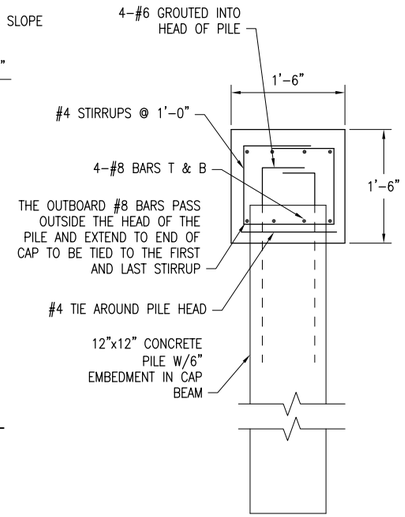
SECTION A – A (PIER SECTION)

NOT TO SCALE



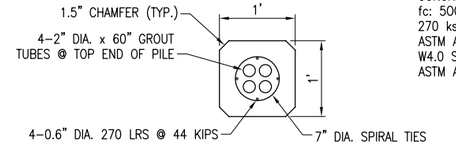
EDGE BEAM RISER DETAIL

NOT TO SCALE

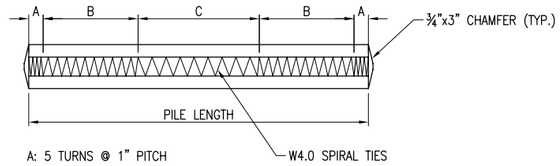


PILE AND BEAM CONNECTION

NOT TO SCALE



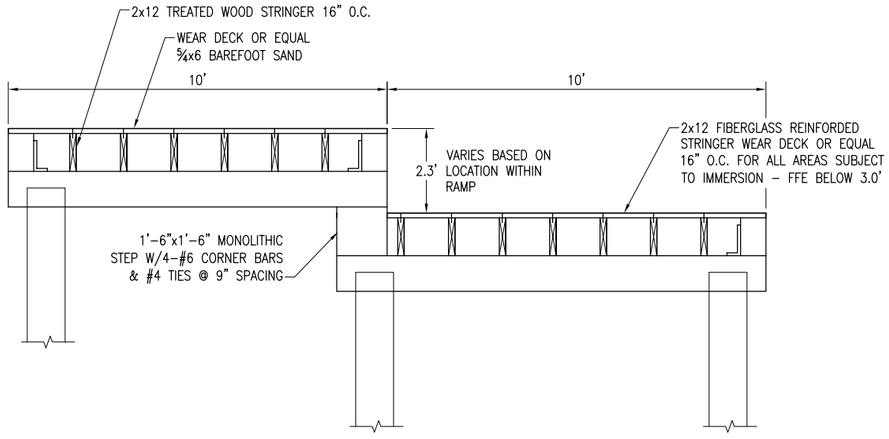
CONCRETE CLASS IV
fc: 5000 psi.
270 ksi. LRS STRANDS
ASTM A416
W4.0 SPIRAL WIRE
ASTM A421



A: 5 TURNS @ 1" PITCH
B: 16 TURNS @ 3" PITCH
C: 6" PITCH

PRESTRESSED PILE DETAILS

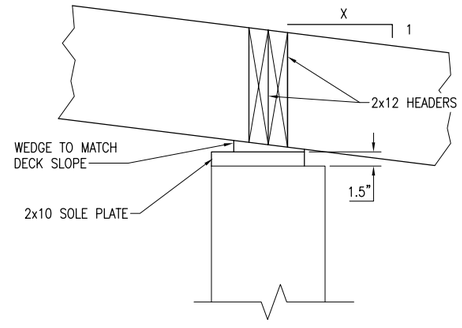
NOT TO SCALE



SECTION B –B

NOT TO SCALE

X = VARIES ACCORDING TO DECK SLOPE



SECTION C – C

NOT TO SCALE

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KG DEVELOPMENT SERVICES, LLC
1550 SPRING STREET, SUITE 1
PENSACOLA, FL 32504
850-332-6288

DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

NICEVILLE LANDING
NICEVILLE, FL

NO.	DATE	APPR.	REVISION / ACTION TAKEN

PROJECT NO: 2305-2
DATE: SEPT 2024
PROJECT MGR: D HEMPHILL
SCALE: AS SHOWN

DETAILS

NOT RELEASED FOR CONSTRUCTION

C-900

E:\DWG\KPG\Boggy Bayou\C-900.dwg, Oct 15, 2024

NICEVILLE LANDING SHADE STRUCTURES & RAILINGS

PROGRESS CHECK SET - 12-20-2024



SAM MARSHALL ARCHITECTS
AA C000293

SAM MARSHALL ARCHITECTS
325 S. PALAFOX STREET
PENSACOLA, FL 32502
T (850) 433-7842
F (850) 433-0510
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NICEVILLE LANDING

SHADE STRUCTURES & RAILINGS

No.	Description	Date

COVER SHEET

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A000

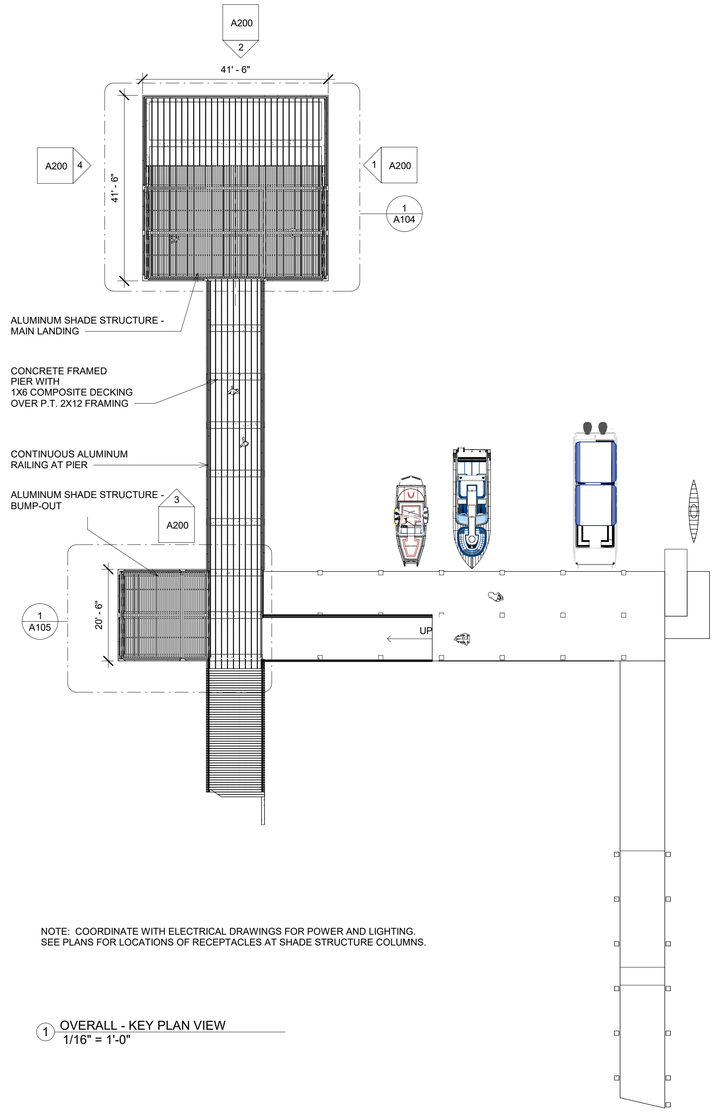
ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS

CONDITIONS AND REQUIREMENTS:

1.1. The Contractor shall furnish all labor, equipment, and perform all work and services for the aluminum shade structures and aluminum railings. The work shall be coordinated with work of all other trades.
1.2. Although such work is not specifically indicated, furnish and install all supplementary and miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secured and complete installation.
1.3. Verify dimensions by field measurements before fabrication, wherever possible without delaying project.

SUBMITTALS:

2.1 Provide shop drawings for fabrication and erection. Include plans, elevations and details. Show all anchorage and accessory items and finishes. Field verify all dimensions. All shop drawings shall be signed and sealed by a Registered Professional Engineer. Provide samples of aluminum railing components and finishes of the shade structures and railings.



NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER AND LIGHTING.
SEE PLANS FOR LOCATIONS OF RECEPTACLES AT SHADE STRUCTURE COLUMNS.

1 OVERALL - KEY PLAN VIEW
1/16" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A101	INDEX, KEY PLAN, NOTES
A200	SHADE STRUCTURE ELEVATIONS
A000	COVER SHEET
A104	PLAN - MAIN STRUCTURE
A105	BUMP-OUT SHADE STRUCTURE
A300	SECTION - MAIN SHADE
A102	LANDING CONC PILES
A103	CONCRETE BEAM LAYOUT
A302	SECTION - BUMP-OUT SHADE
A301	SECTION - MAIN SHADE
A400	RAILING DETAILS
A500	VIEWS

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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SHADE STRUCTURES & RAILINGS

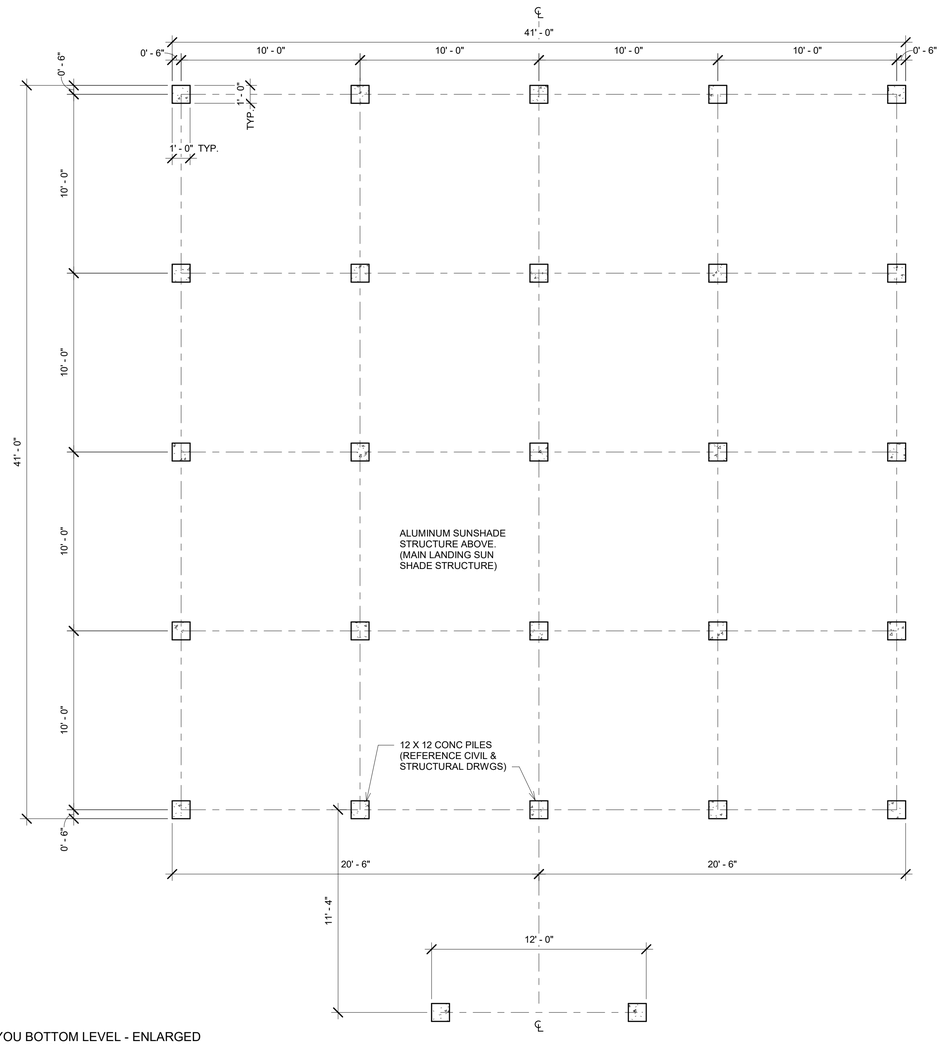
NICEVILLE LANDING

No.	Description	Date

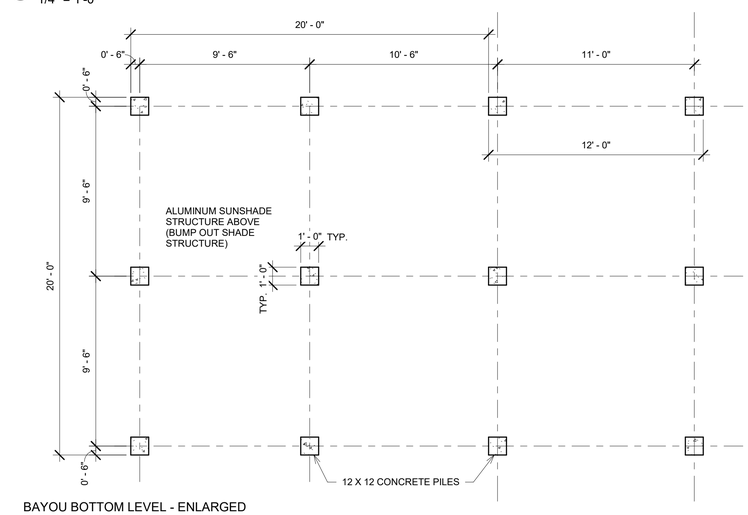
INDEX, KEY PLAN, NOTES

Date	12/20/2024
Drawn By	Author
Checked By	Checker

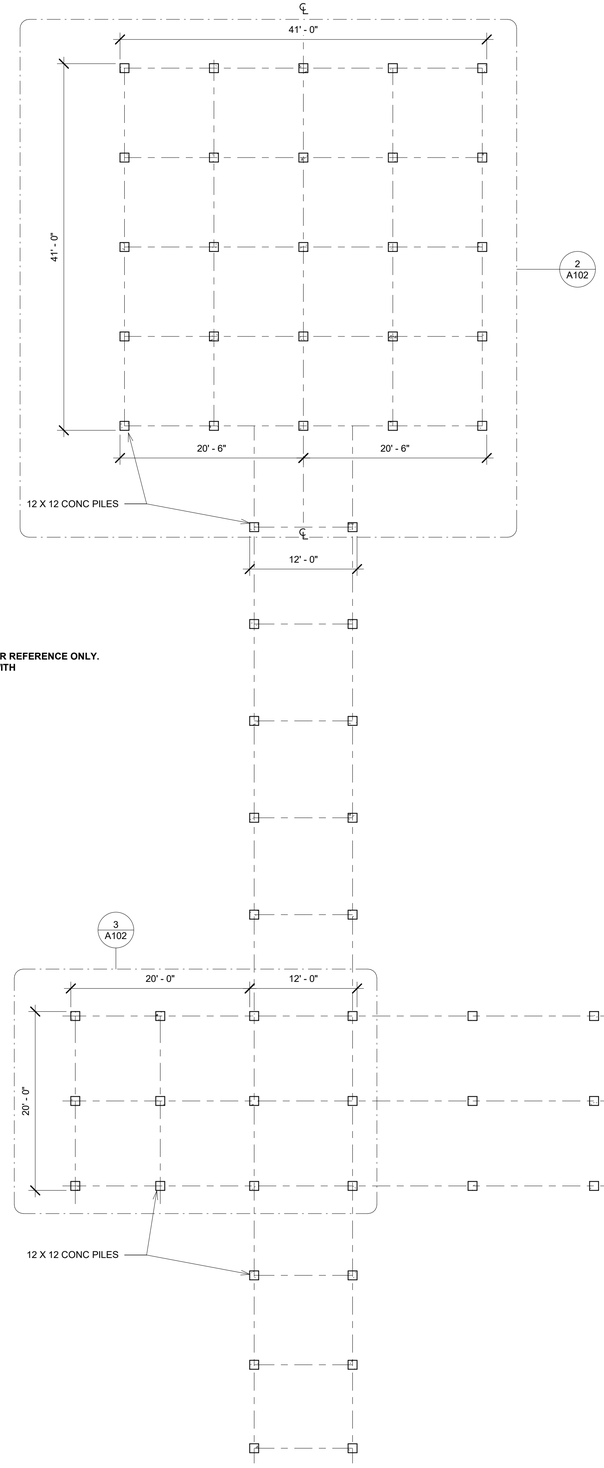
A101



2 BAYOU BOTTOM LEVEL - ENLARGED LANDING CONC PILES
1/4" = 1'-0"



3 BAYOU BOTTOM LEVEL - ENLARGED BUMP OUT CONC PILES
1/4" = 1'-0"



NOTE: CONCRETE PILING LAYOUT IS FOR REFERENCE ONLY. COORDINATE LOCATIONS OF PILINGS WITH CIVIL AND STRUCTURAL DRAWINGS.

1 BAYOU BOTTOM LEVEL
1/8" = 1'-0"

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AA C000293
SAM MARSHALL ARCHITECTS
325 S. PALAFOX STREET
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SHADE STRUCTURES & RAILINGS

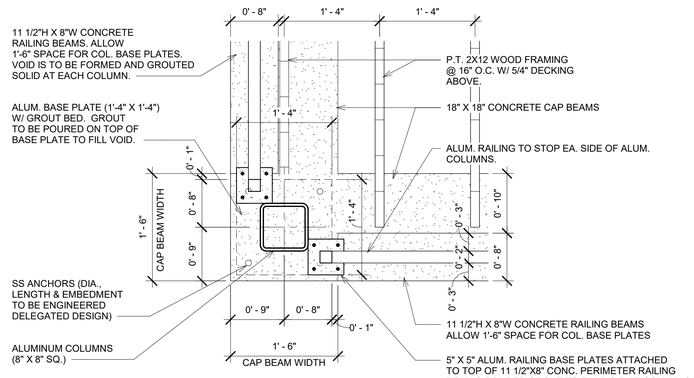
NICEVILLE LANDING

No.	Description	Date

LANDING CONC PILES

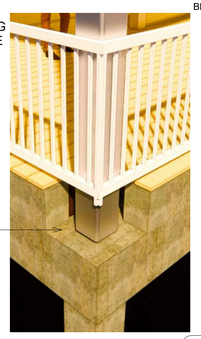
Date	12/20/2024
Drawn By	Author
Checked By	Checker

A102



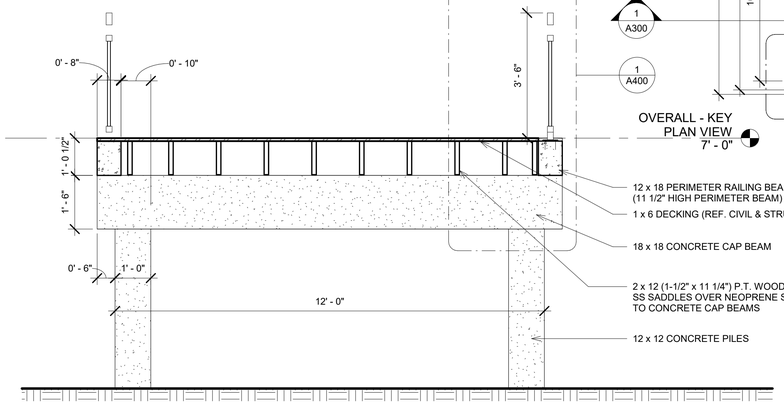
5 WATER LEVEL - ENLARGED LANDING CONCRETE STRUCTURE - COL BASE PLATE - PLAN DETAIL
1" = 1'-0"

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

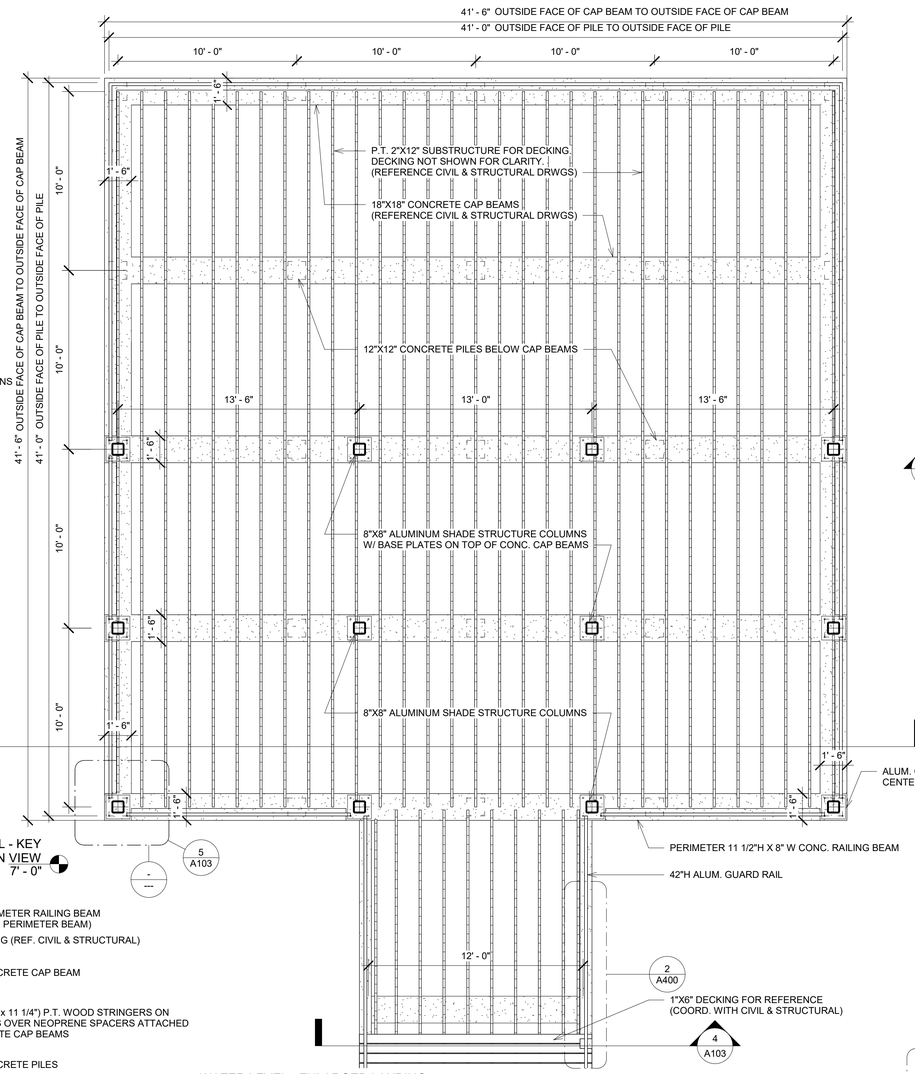


THE VOID AT EACH ALUMINUM SHADE STRUCTURE COLUMN IS TO BE FORMED AND GROUT FILLED.

3D VIEW - CORNER COLUMN

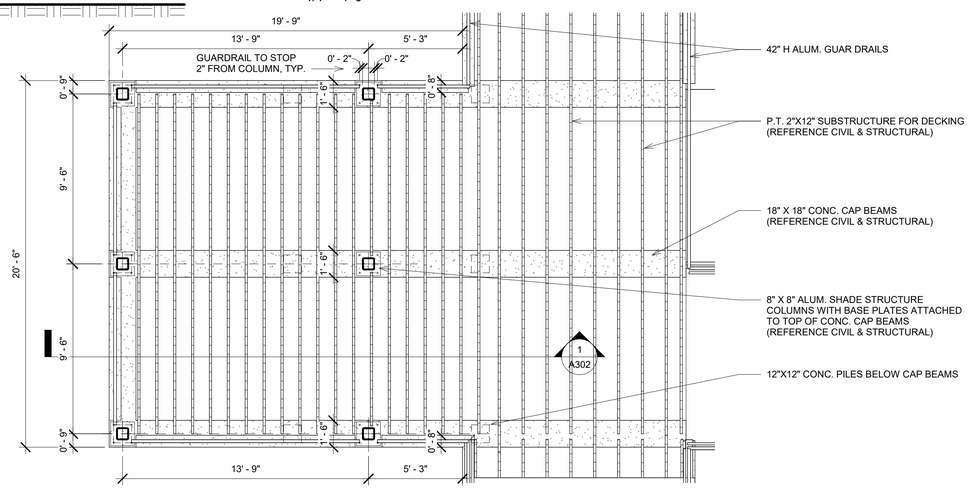


4 WALK WAY SECTION
1/2" = 1'-0"

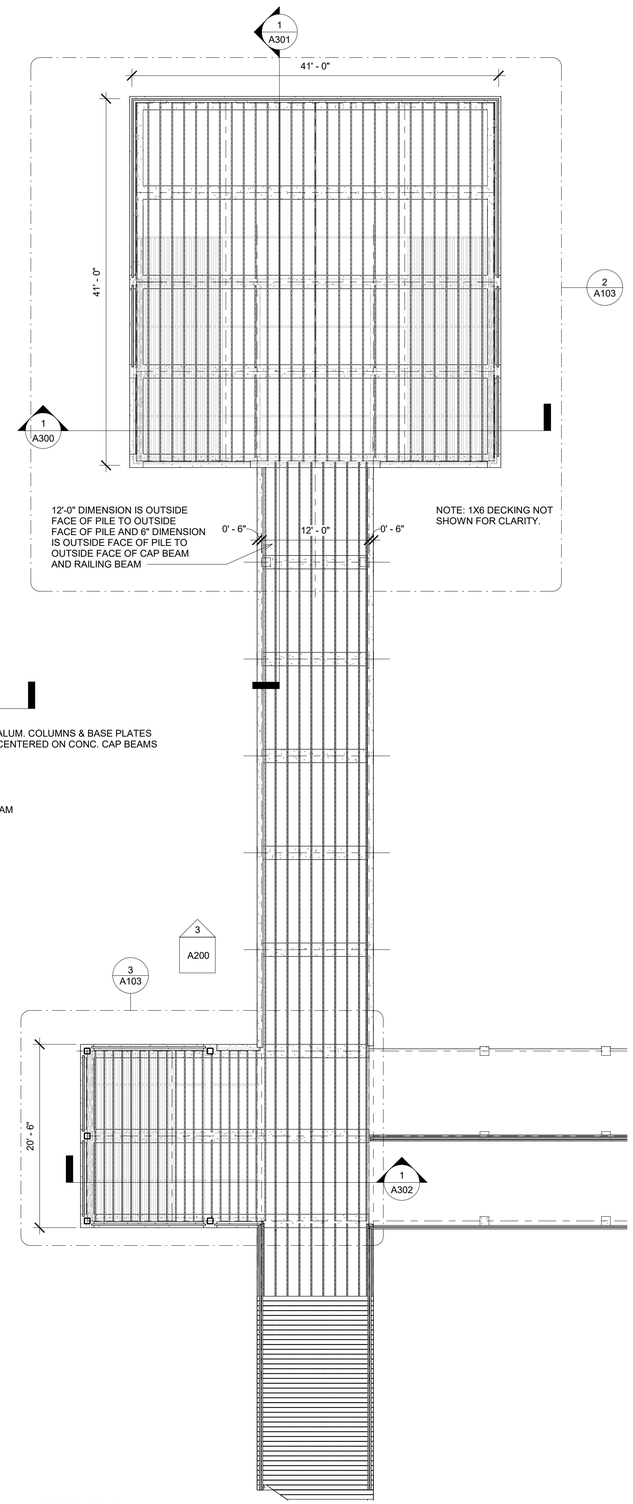


OVERALL - KEY PLAN VIEW
7' - 0"

2 WATER LEVEL - ENLARGED LANDING CONCRETE STRUCTURE
1/4" = 1'-0"



3 WATER LEVEL - ENLARGED BUMP-OUT
1/4" = 1'-0"



1 WATER LEVEL
1/8" = 1'-0"

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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AA C000293
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325 S. PALAFOX STREET
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F (850) 433-0510
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SHADE STRUCTURES & RAILINGS

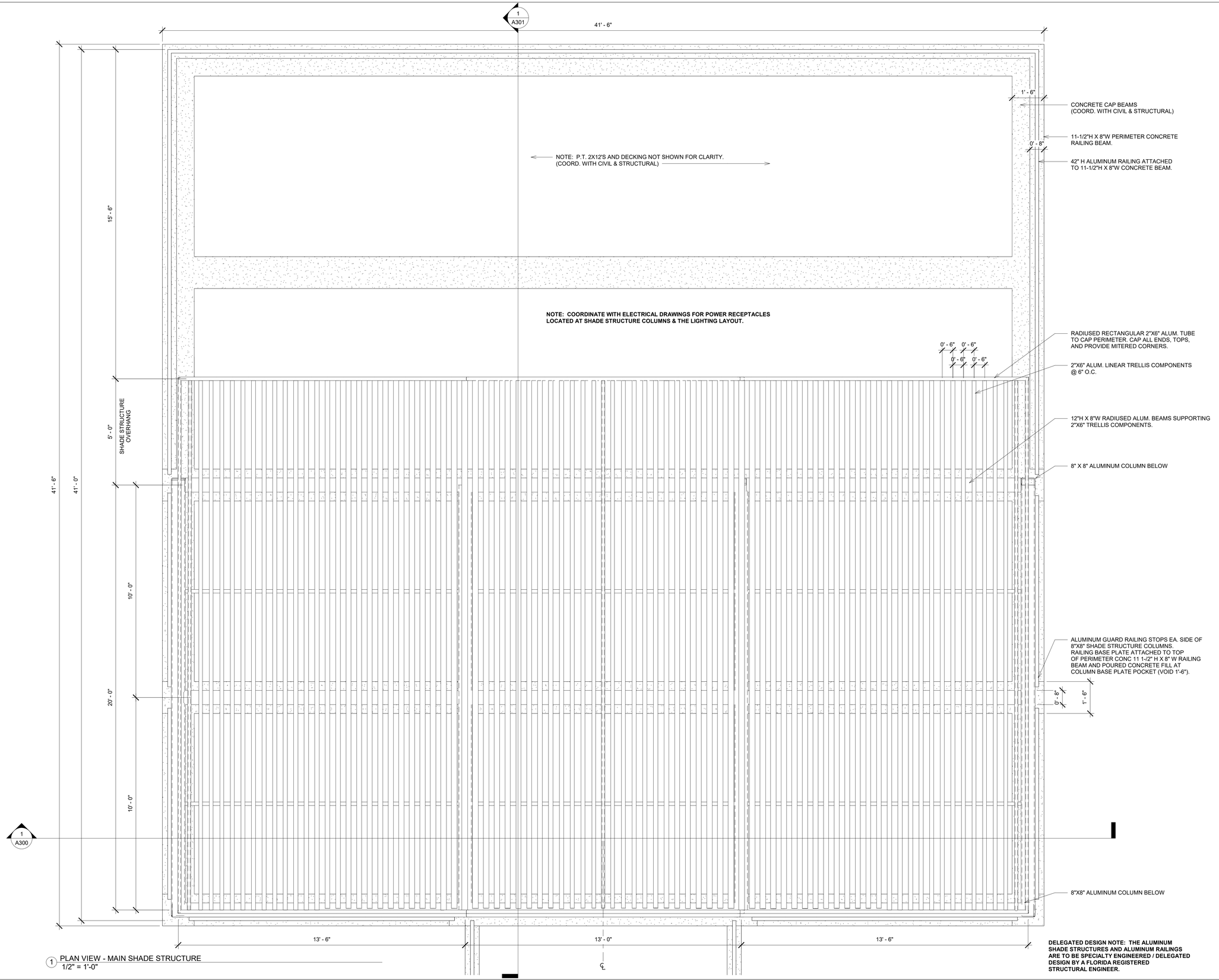
NICEVILLE LANDING

No.	Description	Date

CONCRETE BEAM LAYOUT

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A103



1 PLAN VIEW - MAIN SHADE STRUCTURE
1/2" = 1'-0"

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SHADE STRUCTURES & RAILINGS

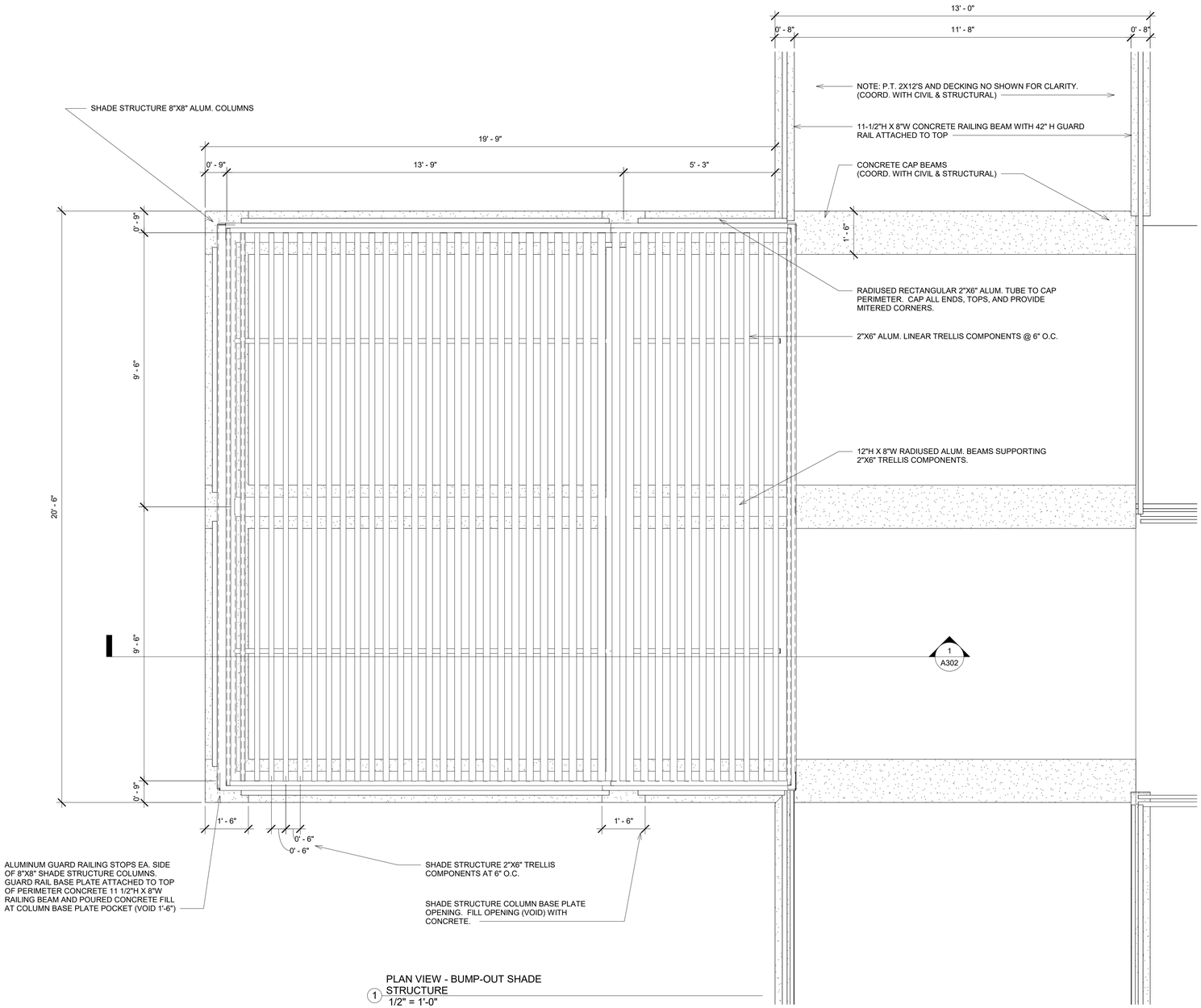
NICEVILLE LANDING

No.	Description	Date

PLAN - MAIN STRUCTURE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A104



1 PLAN VIEW - BUMP-OUT SHADE STRUCTURE
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

NOTE: DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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SHADE STRUCTURES & RAILINGS

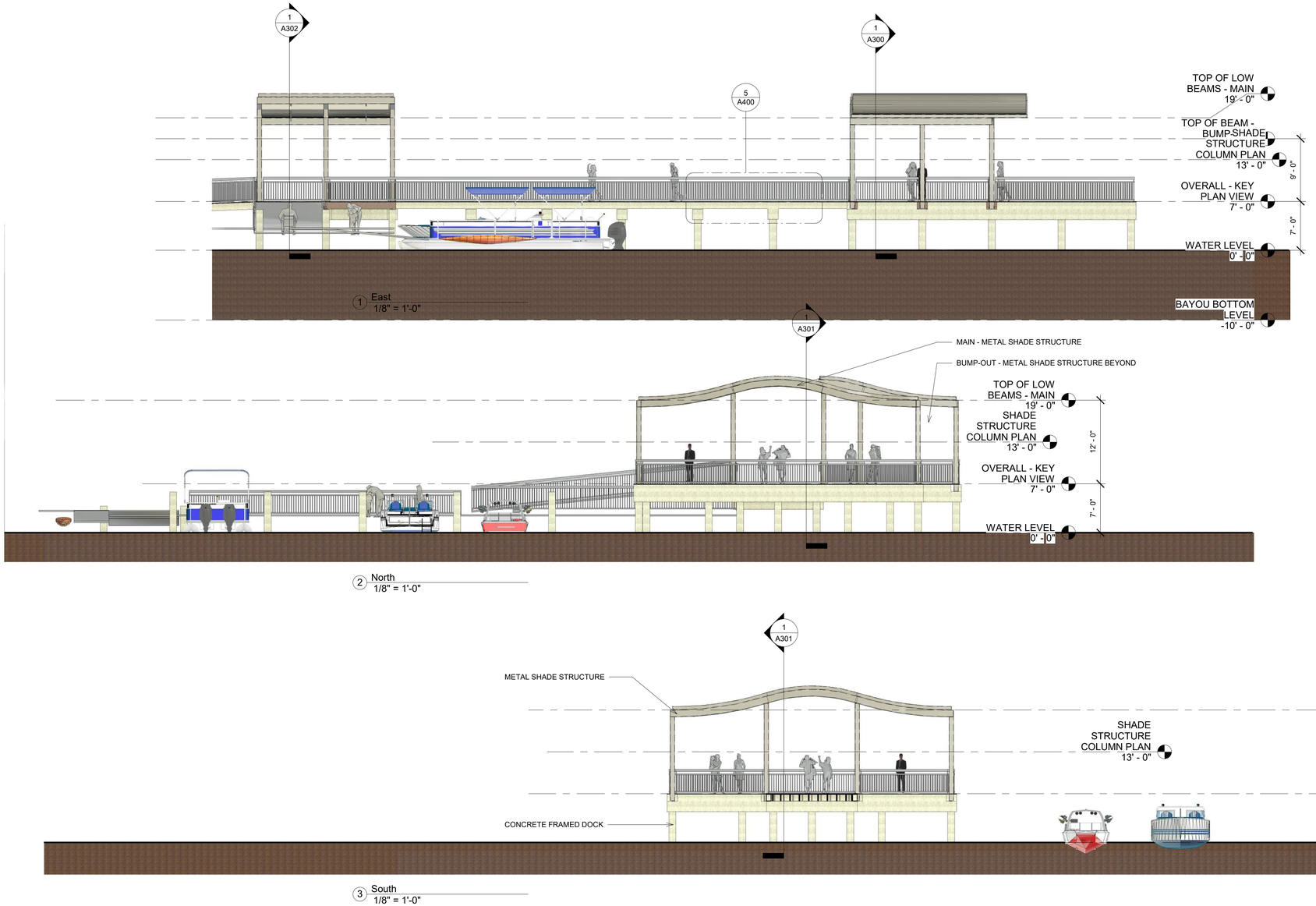
NICEVILLE LANDING

No.	Description	Date

BUMP-OUT SHADE STRUCTURE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A105



DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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SHADE STRUCTURES & RAILINGS

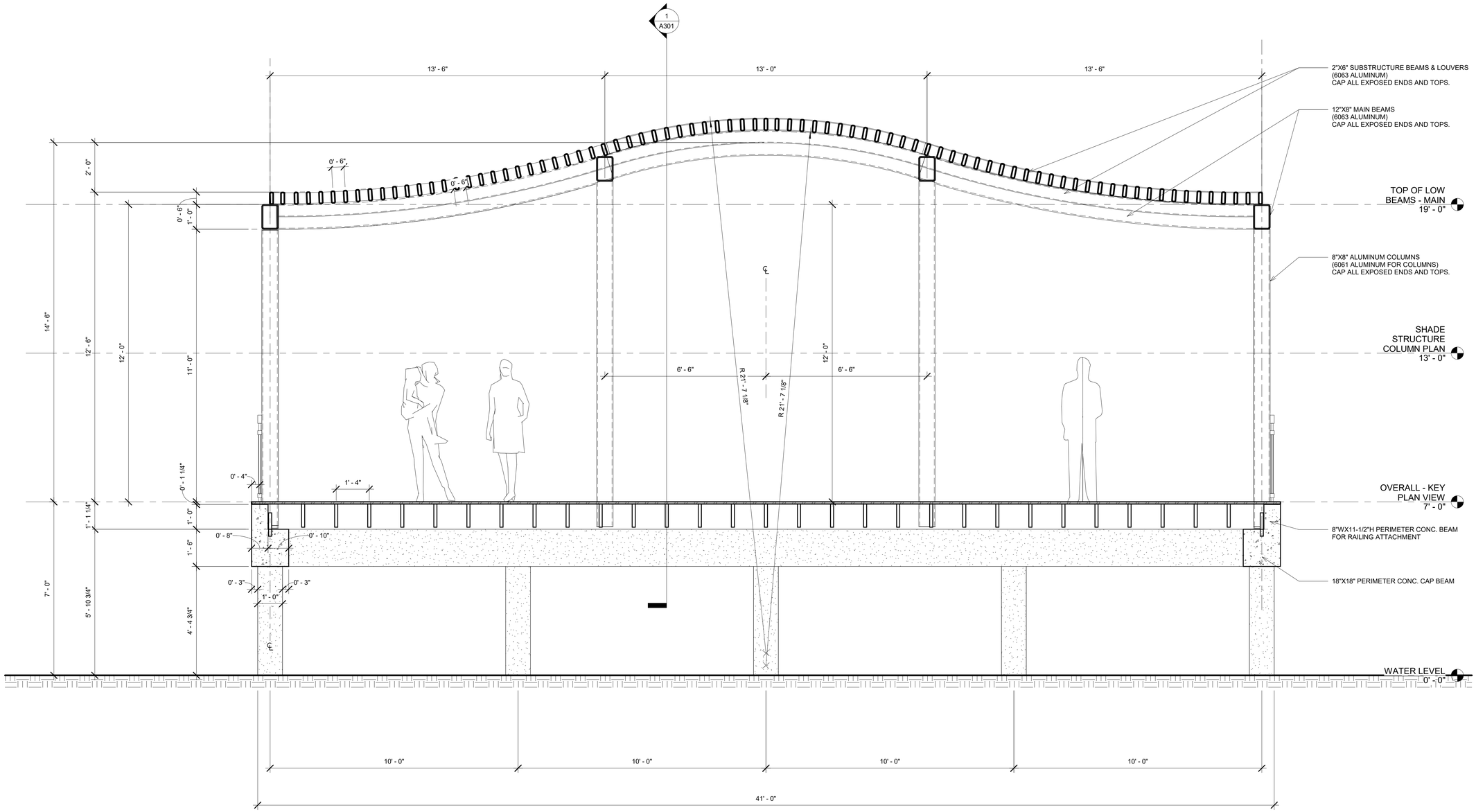
NICEVILLE LANDING

No.	Description	Date

SHADE STRUCTURE ELEVATIONS

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A200



1 MAIN SHADE STRUCTURE - NS
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

SAM MARSHALL ARCHITECTS
AA C000293

SAM MARSHALL ARCHITECTS
325 S. PALAFOX STREET
PENSACOLA, FL 32502
T (850) 433-7842
F (850) 433-0510
www.sammarshallarch.com

SHADE STRUCTURES & RAILINGS

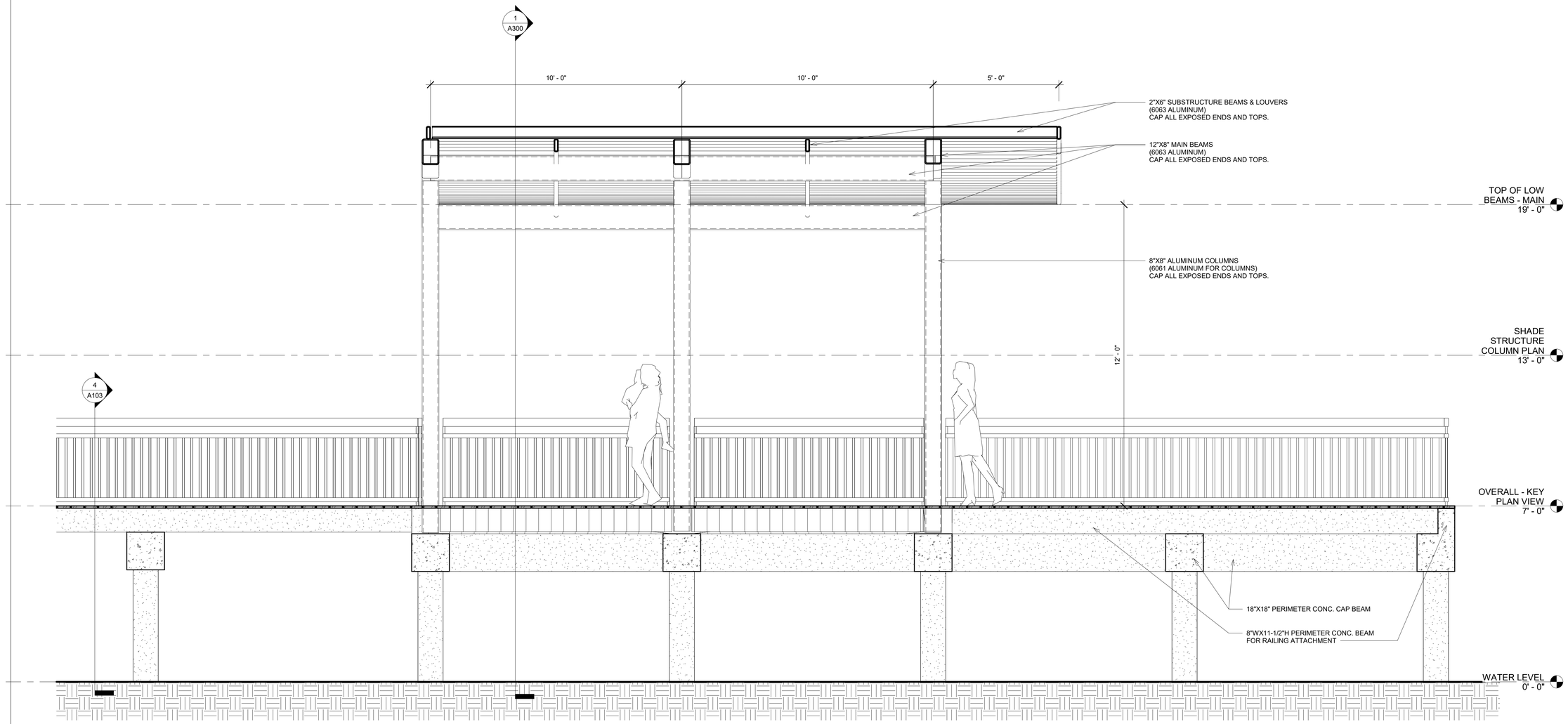
NICEVILLE LANDING

No.	Description	Date

SECTION - MAIN SHADE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A300



1 MAIN SHADE STRUCTURE - EW
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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AA C000293

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SHADE STRUCTURES & RAILINGS

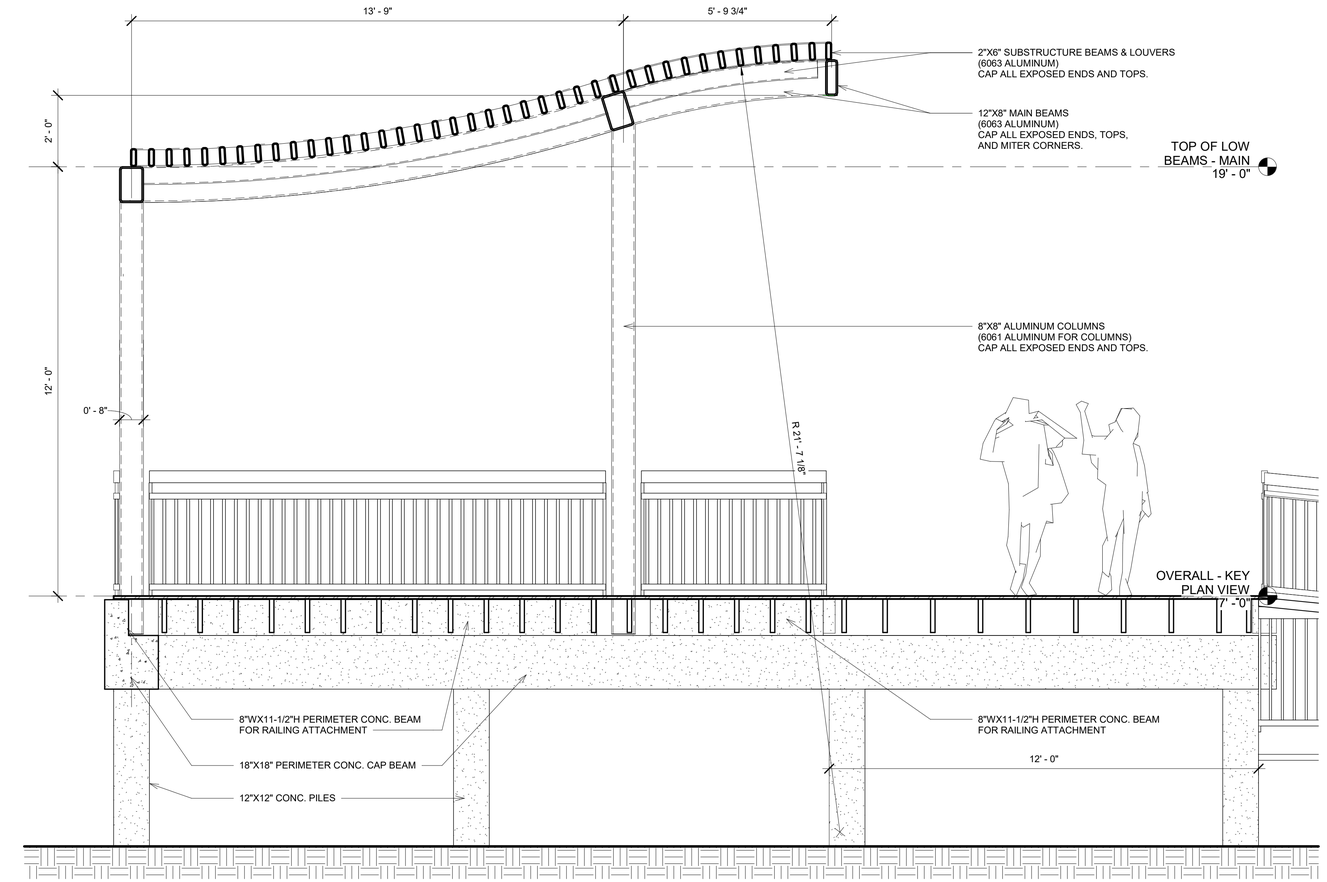
NICEVILLE LANDING

No.	Description	Date

SECTION - MAIN SHADE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A301



1 BUMP-OUT SHADE STRUCTURE
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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AA C000293

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F (850) 433-0510
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SHADE STRUCTURES & RAILINGS

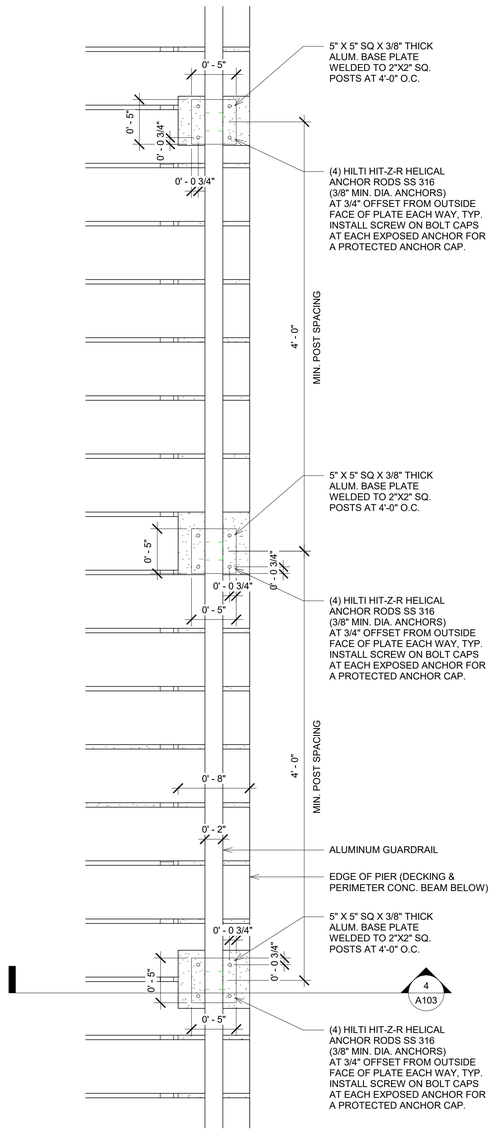
NICEVILLE LANDING

No.	Description	Date

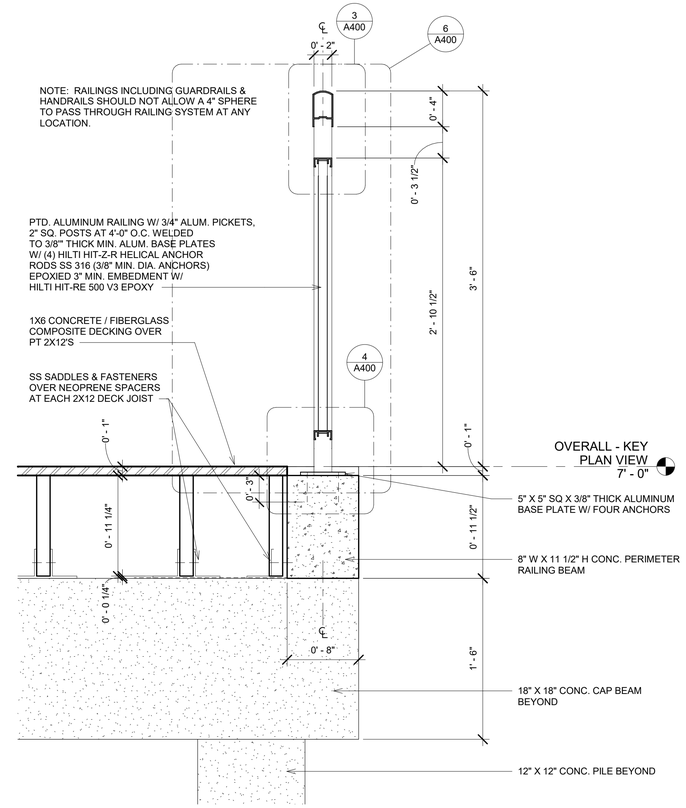
SECTION - BUMP-OUT SHADE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

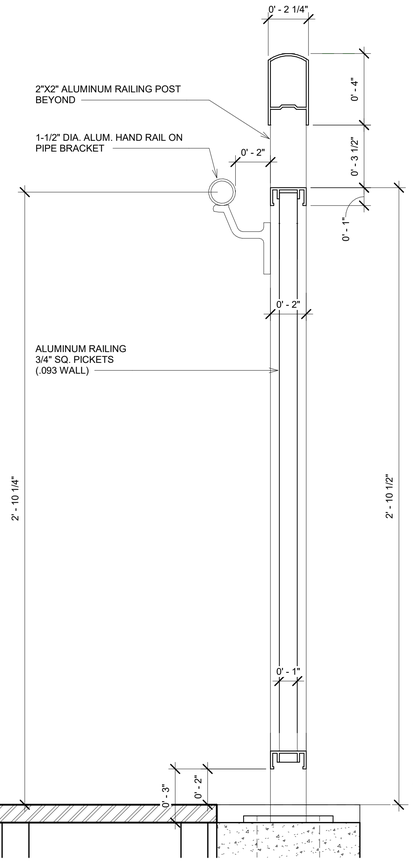
A302



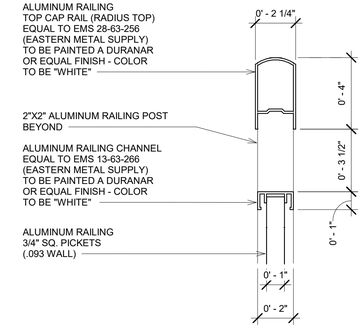
2 WATER LEVEL - RAILING PLAN
1 1/2" = 1'-0"



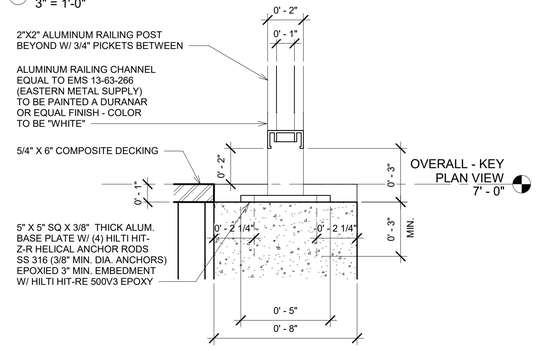
1 RAILING SECTION - DETAIL
1 1/2" = 1'-0"



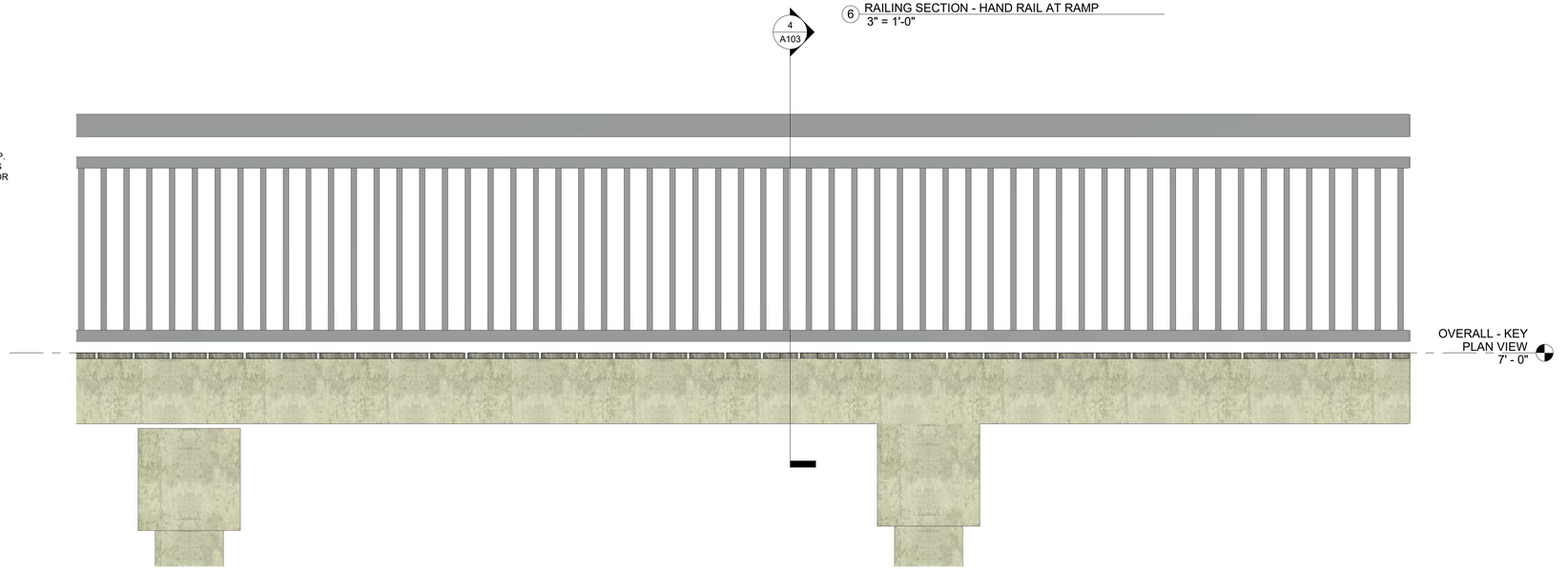
6 RAILING SECTION - HAND RAIL AT RAMP
3" = 1'-0"



3 RAILING SECTION - TOP RAIL & MIDRAIL DETAILS
3" = 1'-0"



4 RAILING SECTION - BOTTOM RAIL / BASE PLATE DETAIL
3" = 1'-0"



5 East - RAILING ELEVATION
1" = 1'-0"

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

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SHADE STRUCTURES & RAILINGS

NICEVILLE LANDING

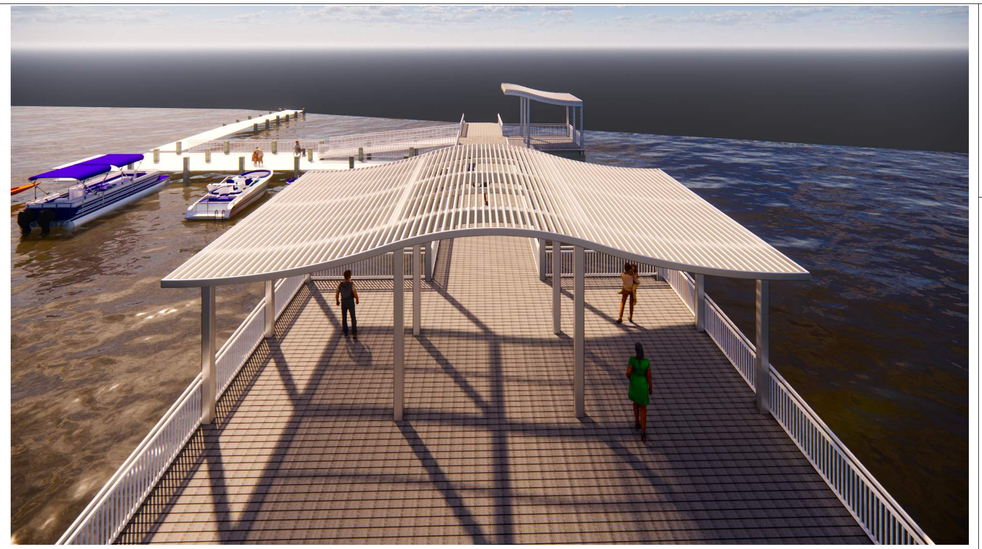
No.	Description	Date

RAILING DETAILS

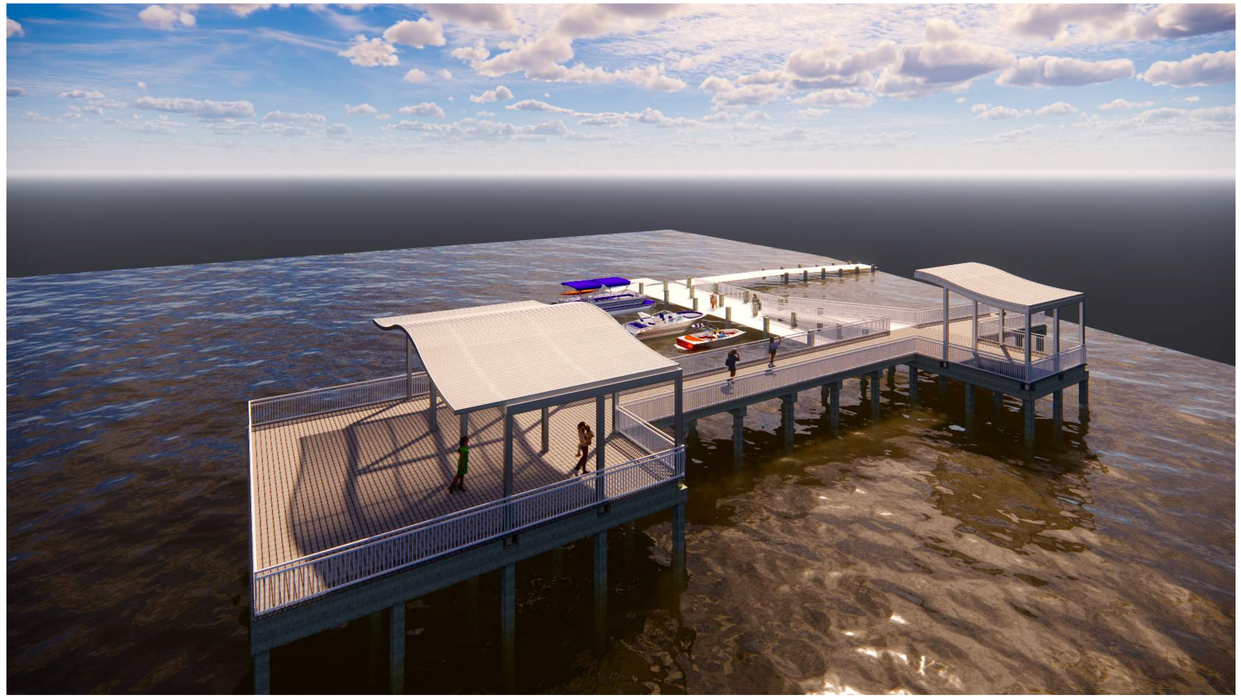
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A400











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AA C000293

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SHADE STRUCTURES & RAILINGS

NICEVILLE LANDING

No.	Description	Date

VIEWS

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A500



H-7

April 2025

PLANNING COMMISSION MEMBERS

		Appointed by:	TERM
Jared Bradley 217 Yacht Club Dr 850-543-1144 jbradley@niceville.org, jared@bradleytitle.com	8/20	Mr. Schaetzle	8/23 –8/26
Judy Byrne Riley 1501 Bayshore Dr 850-678-1561/850-217-4003 jriley@niceville.org, rileyjb1501@gmail.com	8/09	Mayor Henkel	8/24 - 8/27
Suanne Wilson 2403 Rocky Shores Dr 850-678-9462/850-502-7038 wilsonsm@cox.net	6/18	Mayor Henkel	8/24 - 8/27
Stacie Scott 318 Fir Avenue 850-803-3110	4/25	Mr. Rominger	4/25 – 4/28
Ed Espinoza 701 Persimmon Way 703-473-0852 oedwardespinoza@gmail.com	8/20	Mr. Tolbert	4/25 - 4/28
Brian Cromwell 1156 Deer Moss Loop 850-240-1916 bkcromwell@gmail.com	4/25	Mrs. Alley	4/25 - 4/28
Tracy Jennette 507 Wexford Dr. 850-687-4310 tracy.jennette@floridamoves.com	8/18	Mr. Stauffer	3/24 - 3/27

NON-VOTING MEMBERS:

Bill Smith	School Board	smithb@okaloosaschools.com
James Hoff 12/24	Eglin Planner	james.hoff.2@us.af.mil