CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Terry Davis	**September 3, 2024**

3. *PURPOSE:*

Proposed Dock Approval – 937 Pitts Ave

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

AGENDA ITEM # 2

Land Development Regulations
Shoreline Construction/Dredging Permit
Submittal Review Comments No. 1

Review Date: **AUGUST 21, 2024**

Owner Name: **TERRY DAVIS**

Contractor: **TERRY DAVIS, GROUND UP CONSTRUCTION, LLC**

Project Name: **PROPOSED DOCK**
937 PITTS AVENUE, PARKER, FLORIDA
SUBMITTAL NO. 1 REVIEW

APPROVAL STATUS:

☐ **APPROVED**
☒ **APPROVED AS NOTED (CONDITIONAL APPROVAL)**
☐ **RESUBMITTAL REQUIRED - REQUEST ADDITIONAL VERIFICATION/MODIFICATION**
☐ **NOT APPROVED – DOES NOT MEET LAND USE CODE**

REVIEW COMMENTS:

No city projects are anticipated for this area of Parker.

CONDITIONAL APPROVAL – EPCI should be consulted to confirm if a review is needed according to Florida Building Code and regulations of building materials within coastal flood zones and high hazard areas.

CONDITIONAL APPROVAL – All efforts should be made to protect the environment. Please ensure sea vegetation is not disturbed during construction activities. The area should also be kept clean from all trash and debris from the construction zone that could otherwise pollute the ecosystem and environment. Per Parker Ordinance No. 2016-376, § 3, 8-16-16, any construction or building site shall be kept clean at all times. All debris or solid waste must be confined in a specific area of the construction or building site. It shall be the responsibility of the individual obtaining the building permit and the general contractor to properly dispose of construction debris and solid waste on at least a weekly basis. No construction debris shall be burned or buried. All efforts to keep debris away from the shoreline of the property should be adhered to.

CONDITIONAL APPROVAL – Applicant was granted authorization for a State-wide Environmental Resource Permit (SWERP) from the Florida Department of Environmental Protection (FDEP) issued on August 9, 2024 (Permit No. 0449256-001-EI/03). Permit No. 0449256-001-EI/03 was received by FDEP on May 24, 2024 and authorization was "Issued" on the FDEP's Map Direct on August 9, 2024. Permit expires on August 9, 2029. ***Applicant should ensure compliance of FDEP's Specific Conditions as outlined in the permit.***

PLANNING REVIEW COMMENTS

In addition, an Army Corps of Engineers (ACOE) permit has been obtained. ACOE received the permit application on May 24, 2024. Regional General Permit (RGP) SAJ-20 (Permit No. SAJ-2024-01700) was approved on July 24, 2024. The RGP authorization will expire on March 28, 2028. ***Applicant should ensure compliance of ACOE's General and Project Specific Conditions as outlined in the permit.*** *This comment has been addressed.*

A review of the Florida Fish and Wildlife Conservation Commission interactive Seagrass Habitat, this parcel is known to contain continuous seagrass of the shoreline. ***Precaution still should be used to ensure no seagrass, if in the area, will be disturbed.***



PLANNING REVIEW COMMENTS

PROJECT DESCRIPTION:

Applicant is requesting approval to construct a single-family dock within the waterward extent of St. Andrew Bay which will include a 5-foot by 380-foot access dock, an 8-foot by 20-foot terminal platform, a 4-foot by 16-foot finger pier, a 2-foot by 32-foot-catwalk, and a 14-foot by 32-foot covered boathouse with a boat lift (totaling 2,636 square feet of docking) at **937 Pitts Avenue**, Parker, Florida.

PROPERTY DESCRIPTION:

Parcel ID:	25719-010-010
Current Owner:	Terry Davis
T/S/R	23-4S-14W
Lot/Block/ Subdivision:	HORNE MEMORY PLAT (1.19) COM INT N LI BLK 5 & S RW HWY 98 TH
Purpose of Application:	Applicant is requesting this permit construct a single-family dock within the waterward extent of St. Andrew Bay which will include a 5-foot by 380-foot access dock, an 8-foot by 20-foot terminal platform, a 4-foot by 16-foot finger pier, a 2-foot by 32-foot-catwalk, and a 14-foot by 32-foot covered boathouse with a boat lift (totaling 2,636 square feet of docking) at 937 Pitts Avenue, Parker, Florida.
Current Use:	Single-Family
Zoning/FLU:	Mixed Use (MU-1)
Permit:	**Sec. 86-71. - Permit Required** No person shall build, maintain, extend or make structural alterations on any building, pier, piling, bulkhead, seawall, reef, breakwater, or other structure in, upon or over the waters where the tide ebbs and flows within the city, or do any filling, excavating or dredging in those waters without first obtaining a written permit to do so from the city. (Ord. No. 71-50, § 1, 4-20-71) APPROVED AS NOTED 08/19/2024: Applicant was granted authorization for a State-wide Environmental Resource Permit (SWERP) from the Florida Department of Environmental Protection (FDEP) issued on August 9, 2024 (Permit No. 0449256-001-EI/03). Permit No. 0449256-001-EI/03 was received by FDEP on May 24, 2024 and authorization was "Issued" on the FDEP's Map Direct on August 9, 2024. Permit expires on August 9, 2029. ***Applicant should ensure compliance of FDEP's Specific Conditions as outlined in the permit.***

PLANNING REVIEW COMMENTS

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Flood Zone:	The proposed dock will be located within Flood Zone AE-9, which means that this parcel has an annual 1% chance of flooding and has a base flood elevation of 9 feet and VE-11, which means there is a high risk for coastal communities that will have increased chance of flooding due to storm waves and tidal surges. However, it should be noted that flooding appears to only affect the portion of the parcel that borders St. Andrew Bay and would not cross over Pitts Avenue or inundate the landward parcel portion. 
FIRM Panel No.	**12005C0363H**
Wetlands:	This parcel borders of St. Andrew Bay, which is an estuarine and marine deepwater wetland. **According to the Land Development Regulations, 5-7.4 Jurisdictional Wetlands Protection Standards:** *"All development activities in jurisdictional wetlands within the City are prohibited unless Valid permits are obtained from the Department of Environmental Regulation and/or the U.S. Army Corps of Engineers prior to the issuance of development permits by the City, subject to the provisions of Section 6-2 of these Land Development Regulations. Appropriate mitigation of destroyed or damaged wetlands is undertaken by the developer subject to the provisions of Chapter 62-312 Florida Administrative Code."* APPROVED AS NOTED 08/19/2024: Applicant was granted authorization for a State-wide Environmental Resource Permit (SWERP) from the Florida Department of Environmental Protection (FDEP) issued on August 9, 2024

PLANNING REVIEW COMMENTS

(Permit No. 0449256-001-EI/03).
Permit No. 0449256-001-EI/03 was received by FDEP on May 24, 2024 and authorization was "Issued" on the FDEP's Map Direct on August 9, 2024. Permit expires on August 9, 2029. ***Applicant should ensure compliance of FDEP's Specific Conditions as outlined in the permit.***

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According to the Land Development Regulations, 5-7.6 – Marine Resources, Seagrass Beds:

> *"No development activities may be undertaken in areas containing marine seagrass beds or adjacent to such areas when such development activity can reasonably be expected to damage or destroy seagrass beds unless valid permits are obtained from jurisdictional agencies prior to development approval by the City, subject to the provisions of subsection 6-2 of these Land Development Regulations. Appropriate mitigation of destroyed or damaged seagrass beds is undertaken by the developer subject to the provisions of Chapter 62-312 Florida Administrative Code."*

APPROVED AS NOTED 08/19/2024: Applicant was granted authorization for a State-wide Environmental Resource Permit (SWERP) from the Florida Department of Environmental Protection (FDEP) issued on August 9, 2024 (Permit No. 0449256-001-EI/03). Permit No. 0449256-001-EI/03 was received by FDEP on May 24, 2024 and authorization was "Issued" on the FDEP's Map Direct on August 9, 2024. Permit expires on August 9, 2029. ***Applicant should ensure compliance of FDEP's Specific Conditions as outlined in the permit.***

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PLANNING REVIEW COMMENTS

A review of the Florida Fish and Wildlife Conservation Commission interactive Seagrass Habitat, this parcel is known to contain continuous seagrass of the shoreline. ***Precaution still should be used to ensure no seagrass, if in the area, will be disturbed.***



According to the Land Development Regulations, 5-7.6 – Marine Resources, Estuaries and Submerged Lands:

> *"No development activities may be undertaken on submerged lands or estuarine water column below mean high water unless permits are obtained from appropriate jurisdictional agencies, and unless specifically approved by the City Council upon demonstration by the developer that the proposed development will not cause adverse impacts to fish, seagrass beds, or other living marine resources.*
>
> *No boat, barge, platform or other vessel may be used as a permanent residence by any person unless such vessel is tied, docked or otherwise affixed to a dock, pier or bulkhead and can discharge any sewage produced into the City sewer system. No boat, barge, platform or other vessel may be anchored or moored in any open estuarine water in such a manner as to interfere with or restrict the navigation of other vessels."*

APPROVED AS NOTED 08/19/2024: Applicant was granted authorization for a State-wide Environmental Resource Permit (SWERP) from the Florida Department of Environmental Protection (FDEP) issued on August 9, 2024 (Permit No. 0449256-001-EI/03). Permit No. 0449256-001-EI/03 was received by FDEP on May 24, 2024 and authorization was "Issued" on the FDEP's Map Direct on August 9, 2024. Permit expires on August 9, 2029. ***Applicant should ensure compliance of FDEP's Specific Conditions as outlined in the permit.*** In addition, an Army Corps of Engineers (ACOE) permit has been obtained. ACOE received the permit application on May 24,

PLANNING REVIEW COMMENTS

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Coastal High Hazard Area	CONDITIONAL APPROVAL: A small portion of the coastline along the area where the dock will be built along St. Andrew Bay is considered a Coastal High Hazard Area meaning that this area is particularly vulnerable to the effects of coastal flooding from tropical storm events. Precautions should be taken in build structurally sound structures in this area that can withstand wave action and flooding. **EPCI should be consulted to ensure dock improvements meets Florida Building Code requirements for Coastal High Hazard Areas, if required.** 

PLANNING REVIEW COMMENTS

Storm Surge Risk:	NOTIFICATION ONLY: The portion of the border that borders St. Andrew Bay appears to have potential for Storm Surge along the coastline from a Level 1 to Level 5 storm event. However, storm surge would not affect the landward parcel across Pitts Avenue.
Easements:	APPROVED 08/19/2024: There are no easements in the direct vicinity of parcel or proposed dock. *This comment has been addressed.*
Site Plan:	APPROVED AS NOTED 08/19/2024: Applicant provided Site Plan in the FDEP and ACOE permit package. Site Plan was prepared by Cypress Environmental of Bay County, LLC and indicates that the Applicant wishes to construct a single-family dock within the waterward extent of St. Andrew Bay which will include a 5-foot by 380-foot access dock, an 8-foot by 20-foot terminal platform, a 4-foot by 16-foot finger pier, a 2-foot by 32-foot-catwalk, and a 14-foot by 32-foot covered boathouse with a boat lift (totaling 2,636 square feet of docking) at **937 Pitts Avenue**, Parker, Florida. Deck construction details have been provided. These should be evaluated by EPCI to ensure compliance with Florida Building Code requirements.

CITY OF PARKER

1001 WEST PARK STREET • PARKER, FLORIDA 32404
TELEPHONE (850) 871-4104 • FAX (850) 871-6684

FOR CITY USE ONLY
PERMIT NO.
DATE:

SHORELINE CONSTRUCTION AND DREDGING PERMIT

City permits are required for construction of docks, piers, wharves, bulkheads, buildings, pilings, seawalls, reefs, breakwaters, marinas, boat slips, boathouses, concessions, loadings, and shipping facilities, pipes and fences and other structures in, upon or over the waters where the tide ebbs or flows within the City, extending into or in the navigable waters and upon sovereignty lands, whether the public waters are classified as salt or fresh water. Filling in, excavating and dredging must be done in accordance with City Ordinance No. 71-50, as may be amended from time to time. This permit shall not become effective until this application has been signed by the Permittee and approved by the City Council of the City of Parker. Circle above intended construction. Form must be typed or printed in ink.

I. TO BE COMPLETED BY APPLICANT

A. Name: Terry Davis

B. Mailing Address: 937 Pitts Ave, Panama City, FL 32404

C. Intended Construction and Location:
(Must have a physical address)
937 Pitts Ave, Panama City, FL 32404

D. Phone number: [redacted] E-mail address: [redacted]

E. Proposed structure is: Commercial _____ Private ✓

NOTE: A private dock is one which will be used by the owner, his family and occasionally by family friends. A dock for any other use would fall into the commercial category.

II. TO BE COMPLETED BY CONTRACTOR

A. Name: Terry Davis

B. Address: 937 Pitts Ave, Panama City, FL 32404

C. Phone number: [redacted] Email address: [redacted]

III. A PERMIT WILL BE GRANTED UPON THE FOLLOWING CONDITIONS:

A. The permit does not authorize construction of living quarters or dwelling type structures.
B. No work undertaken will infringe on any other individual's rights, property, health, welfare, or cause a hazard to the general welfare of the public.
C. If lot is less than 65 feet, dock should be centered on the property.
D. This Permit shall in no way obstruct or impair the free movement of traffic of the general public along any beach in the area outside of and beyond high water line. All work to be done abuts or is on any upland property.
E. The construction shall be in strict accordance with the attached plan(s). In the event a dock, etc. is modified or converted to commercial use after issuance of this Permit without a new City permit or written approval by the City Council, this permit shall automatically terminate and all structures shall be subject to removal by the City of Parker, Florida at the expense of the Permittee.
F. The within Permit shall not be considered as a waiver of the rights of the City of Parker or the Permittee in the submerged lands affected by this Permit.
G. This Permit does not relieve the Permittee from obtaining permits from the State of Florida, Department of Environmental Protection or from the Army Corps of Engineers, both of which need to be provided to the City prior to issuance of a City Permit, nor from the necessity of compliance with all applicable local laws, ordinances, zoning or other regulations.
H. The work covered in this Permit shall be completed within one (1) year from date of this approved Permit.
I. The undersigned Permittee agrees to save harmless the City of Parker, Florida from damages or claims arising from the issuance of this Permit or use thereof.
J. I understand I am responsible to the City for the maintenance of said structures, identified in the Permit, and will maintain it at my expense.
K. A plan of work to be accomplished or completed is indicated in detail as to specifications is attached to this Permit request.
L. Permit is valid until revoked and will be shown to City officials upon their request, when making their periodic inspections.
M. This Permit is not valid for live-aboard type construction.
N. I agree to pay to the City of Parker a $250.00, non-refundable review fee, prior to approval of the Permit by the City Council of the City of Parker, Florida.

THE FOREGOING HAS BEEN READ AND UNDERSTOOD AND IS HEREBY ACCEPTED THIS DAY_____OF_____, 20_____.

_____
Signature of Permittee

Date approved by City Council: _____

Date disapproved by. City Council: _____

ATTEST:_____
City Clerk

_____
Signature of Mayor

Form Revised: November 7, 2014

City of Parker

1001 West Park Street

PARKER, FL 32404

Ph: (850) 871-4104 Fax:

EXT. RECEIPT NUMBER

60581

Paid By

TERRY J DAVIS

Transaction	Type	Record	Category	Description	Amount
00000544	PZE Process	PZ24-0060	Standard Item	Shoreline & Dock Permit Fee	$ 250.00

Total	**$ 250.00**
Cash	
Check	$ 250.00
Credit	
Transferred	
Tendered	**$ 250.00**
Change	**$ 0.00**
To Overpayment	**$ 0.00**