

**REGULAR MEETING
DESTIN CITY COUNCIL
JUNE 17, 2024
ANNEX COUNCIL CHAMBERS
6:00 PM**

*****Core Value of the Month - Integrity*****

CALL TO ORDER

*** INVOCATION (Pastor David J. Butler, Faith Assembly Christian Church)**

PLEDGE OF ALLEGIANCE

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

- 1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / **PUBLIC PRESENTATIONS / ANNOUNCEMENTS**
- 2. PUBLIC COMMENTS (Section 5 - Public Hearings has separate public comments time for these items)** (Note: Individual speakers will be limited to 3 minutes. At the discretion of the mayor, this 3 minute allowance may be adjusted depending on the level of business coming before the City Council)
- 3. *** CONSENT AGENDA**
 - A. City of Destin and Liveoak Fiber, LLC Ground Lease
 - B. Approval of minutes of May 13, 2024, City Council Budget Workshop
 - C. Approval of minutes of May 13, 2024, City Council Mobility Workshop
- 4. CITY MANAGER REPORTS**
 - A. Presentation- Mike Carraway from Acentria to present on benefits of moving to a partially self funded plan for medical insurance.
 - B. Short Term Rental - Condominium Discussion
 - C. Destin Library- Employee Parking Improvements
 - D. 2024 Debt Issuance Update
(Motion for staff to bring back an adjusted timeline for the 2024 debt issuance with the development of an RFQ to the June 17, 2024 regular council meeting)
 - E. Annexation Policy Update
 - F. Operations Financial Report - **Informational Only**
 - G. Capital Project Status - **Informational Only**
 - H. Announcements
- 5. PUBLIC HEARINGS**
 - A. Calhoun Harbor Development Conditional Use
- 6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, AND CITY ATTORNEY**
 - A. Councilmember Stephens

B. Councilmember Geile

1) Projects status/updates

C. Councilmember Destin

D. Councilmember Bagby

1) Snippets of the May 20 City Council meeting on video.

E. Councilmember Hebert

F. Councilmember King

G. Councilmember Schmidt

H. Mayor Wagner

I. City Attorney

1) City Prevails Again in Bert Harris case brought by *Destin Fishing Fleet*

Case Number 1D2023-0477, Destin Fishing Fleet v. City of Destin (Bert Harris Claim)

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

8. **ADJOURN**

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

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

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

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

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

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

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 3.A.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Ryan Scott, City Engineer
Andy Peters, Director of Information Technology
Krystal Strickland, Finance Director

DATE: March 27, 2024

SUBJECT: City of Destin and Liveoak Fiber, LLC Ground Lease

I. BACKGROUND: Live Oak Fiber, a regional broadband service provider, has significantly advanced broadband deployment in Northwest Florida. By April 2024, the company has invested over \$50 million in the region, focusing on expanding affordable and reliable high-speed fiber optic network services in Okaloosa County, Florida. This effort addresses the digital infrastructure needs of residents and businesses in underserved areas, highlighted by a ribbon-cutting ceremony for the new network in Niceville, FL, on February 16, 2023.

II. DISCUSSION: To extend services to Destin, Live Oak Fiber proposes to install substation equipment within an unimproved right-of-way area (Crain Place) in Destin. They are requesting a 20'x20' area located 10 feet north of the southwest corner of the Mountain Drive right-of-way. The considerations for the City of Destin include:

1. A one-time rental payment of \$25,000 for a ten-year term, minus a \$2,500 deduction for initial construction costs. Additionally, the renewal terms have an increase as follows: *The total rental payment for the first Renewal Term shall be in the amount of Twenty Eight Thousand Seven Hundred Ten (\$28,710) Dollars and shall be due and payable on the first day of the Renewal Term(s) to Lessor at the address stated above. It is understood and agreed by the parties that each and any additional Renewal Term(s) shall be subject to an additional ten (10%) percent escalation from the total amount paid in the immediately preceding Renewal Term, plus a two and one-half (2.50%) percent annual increase on the prorated annual rental amount beginning in year two (2) of any additional Renewal Term.*
2. Provision of a single strand fiber optic internet connection at City Hall at no additional cost to the City, except for the \$2,500 initial construction cost, which is deducted from the rental payment for the Initial Term. This addition aims to

enhance the City's internet connectivity.

The lease aligns with strategic goals by increasing total bandwidth to City facilities and adding a second Internet Service Provider, strengthening the City's position to support its strategic vision where quality internet service is beneficial.

Consent Agenda Item 3A:

Councilmember Bagby moved to approve the city's contract with Liveoak Fiber, LLC with the following changes:

- **Include an escalation clause that allows for an increase of rental payment of 3 percent per year for a 10-year term. Rental payment to increase to \$32,500 when the contract comes up for renewal in 10 years. (Live Oak agreed to the increase explained above in the amount of \$28,710)**

- **Lessee shall remove all of lessee's fixtures, improvements, equipment, and personal property situated on the leased premises and restore the leased premises to its original condition within 120 days of contract expiration or termination; otherwise, the city may perform the work necessary to return the leased premises to such condition and shall charge lessee the reasonable cost of performing such work. (Change made)**

- **The exterior portion of the premises, to include fencing, shall be repainted within 30 to 60 days to remove any graffiti, or be brought back to standard to prevent it from becoming an eyesore. (Change made).**

Councilmember Hebert provided a second to the motion, which passed 7-0 (Council members Schmidt, King, Hebert, Bagby, Destin, Geile, and Stephens voted "yes").

A. Link to Strategic Goals / Objectives: Higher total bandwidth to City facilities and the addition of this second Internet Service Provider (in addition to Cox Communications) leaves the City in a stronger position to support its strategic vision items wherever quality internet service supports them.

B. Effect on Budget (EOB): The City of Destin will receive a one-time payment of \$25,000, with the above referenced increases for renewal terms.
(01300-369000 GF REV - OTHER MISCELLANEOUS REVENUE)

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION: The designated area for Live Oak Fiber's substation will be fenced, serving the greater old Destin area. From an engineering perspective, the location does not interfere with future roadway plans, and the offered considerations are seen as adequate. The terms of the contract have been developed in collaboration with Live Oak Fiber and city staff.

IV. RECOMMENDED MOTION: I move to approve the lease as presented.

Attachments:

1. REDLINE City of Destin Land Lease
06.10.2024

2. CLEAN City of Destin Land Lease
06.10.2024

GROUND LEASE AGREEMENT

(Public Entity)

THIS GROUND LEASE AGREEMENT ("Agreement") is made this ____ day of _____ 2024 by and between the CITY OF DESTIN, whose address is 4200 Indian Bayou Trail, Destin, Florida 32541 ("City") and LIVEOAK FIBER, LLC, a Delaware limited liability company, whose address is 808 Gloucester Street, Brunswick, Georgia 31520 ("Lessee"). City and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH:

WHEREAS, the City is the owner of certain real property, as more particularly described and depicted in Exhibit A, attached hereto and made a part hereof, which property consists of approximately four hundred (400) - square feet (the "Leased Premises"); and,

WHEREAS, Lessee desires to use the Leased Premises to locate its communications equipment and ancillary facilities and improvements, described hereinafter for the purpose of providing internet services to the surrounding areas.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration and intending to be legally bound hereby, the Parties hereto agree as follows:

1. LEASE AND USE. City hereby leases to Lessee the Leased Premises for the purpose of installing, maintaining, replacing, adding and operating its communications equipment together with ancillary facilities and equipment related thereto, including but not limited to wires, cables, conduits, pipes, utility cabinet/hut structures, emergency power generators, and electric, fiber, gas, and other utility connections to provide internet services to the surrounding area and uses incidental thereto ("Use").

2. INITIAL TERM. This Agreement shall be effective as of the later signature of the Parties ("Effective Date"), provided however, the initial term shall be for ten (10) years beginning on the ____ day of _____ 2024 ("Commencement Date") and terminating on the ____ day of _____ 2034 (the "Initial Term").

3. RENEWAL TERM(S). The Initial Term under this Agreement shall automatically be extended for one (1) additional ten (10) year term ("Renewal Term") unless Lessee gives Lessor written notice of its intent to terminate at least three (3) months prior to the expiration of the then current term. The Initial Term and any Renewal Term(s) shall be collectively referred to herein as the "Term." Each Renewal Term(s) shall be on the same terms and conditions as set forth in this Agreement .

4. CONSIDERATION.

a. The total rental payment for the entire Initial Term in the amount of Twenty Five Thousand (\$25,000.00) Dollars, less the initial construction cost of Two Thousand Five Hundred (\$2,500.00) Dollars, shall be due and payable on the Commencement Date to City. City

or any successor in interest of City hereby agrees to provide to Lessee a completed, current version of Internal Revenue Service Form W-9, or equivalent prior to the Commencement Date of the Initial Term and any Renewal Term. The total rental payment for ~~any-the first~~ Renewal Term shall be in the amount of Twenty ~~Five-Eight~~ Thousand ~~Seven Hundred Ten~~ (\$28,710.00) Dollars and shall be due and payable on the first day of ~~any-suehthe~~ Renewal Term(s) to Lessor at the address stated above. It is understood and agreed by the parties that each and any additional Renewal Term(s) shall be subject to an additional ten (10%) percent 3% escalation from the total amount paid in the immediately preceding Renewal Term, plus a two and one-half (2.50%) percent annual increase on the prorated annual rental amount beginning in year two (2) of any additional Renewal Term.

b. In addition to the rental payment set forth above the Lessee shall provide Lessor with one single strand fiber optic internet connection to be located at the established demarcation point in the city hall building at no cost to the Lessor except for the initial construction cost in the amount of Two Thousand Five Hundred (\$2,500.00) Dollars which shall be deducted from the rental payment for the Initial Term. The Lessee shall install this connection within three (3) months of the execution date of this agreement, and provide t 2 Gig service via single strand fiber to an optical network terminal with a 10 Gig Ethernet Interface to the Lessor during the Initial Term and any Renewal Term. Lessor shall be responsible for all construction costs related to bringing the internet connection from an agreed upon handhole outside the city hall building to the established demarcation point in the city hall building. The Handhold shall be a junction box approved by the City Engineer. The conduit provided from the handhole to the demarcation point in the city hall building must be at least three-quarter (3/4) inches in diameter and not cause any roadblocks. The Lessee shall file with the City of Destin Building Department for a Permit prior to installation. The ownership, responsibility, and duty to ensure quality of service, of this fiber optic connection shall be the responsibility of the Lessee through the life of the agreement.

5. ACCESS. Lessee shall at all times during the Term of this Agreement have ingress, egress and access to the Leased Premises from an existing improved public road which shall be adequate to service the Leased Premises.

6. UTILITIES. Lessee shall have the right to install all utilities necessary for Lessee's intended Use, at Lessee's sole expense, on the Leased Premises and shall be responsible for all charges for the usage of such utilities. Upon installation of the utilities necessary for Lessee's intended Use, Lessee shall return the Leased Premises to the same or better condition that it was in prior to such installation of utilities. If Lessee does not return the Leased Premises to the same or better condition that it was in prior to such installation of utilities, the City may perform the work necessary to return the Leased Premises to such condition and shall charge Lessee the reasonable cost of performing such work.

7. IMPROVEMENTS AND DISCHARGE OF LIENS.

a. The communications equipment including, without limitation, the utility cabinet/hut structure, conduits, cables, fencing, wires, generators and other screening, and other improvements shall be constructed and installed at Lessee's expense and such construction and installation shall be at the discretion and option of Lessee. All such communications equipment and any other improvements to the Leased Premises shall be adequately maintained by Lessee

such that no condition of disarray or disrepair of such facilities is visible to the public. Further, any condition of disarray or disrepair shall be subject to enforcement efforts by the City's special magistrate for code compliance and/or code enforcement board, and by any other legal or equitable means available to the City. Lessee shall have the right to replace, repair, add to or otherwise modify its communications equipment, utility cabinet/hut structure, conduits, cables, fencing, wires, generators and other screening, or other improvements or any portion thereof at no additional cost to Lessee. Lessee shall be required to obtain City consent for modifications that increase the size of the Leased Premises or violate any requirement, term or condition of this Agreement. City shall respond in writing to any Lessee consent request within a reasonable time, given the nature of the request any such consent required from City shall not be unreasonably withheld, delayed or conditioned. Any material modifications to the Leased Premises shall be memorialized by the Parties in writing signed by both Parties. City is not entitled to a rent increase associated with any Lessee modification unless it is increasing the size of the Leased Premises, in which case, any rent increase shall be proportionate to the additional ground space included in the Leased Premises .

b. City's interest in the Leased Premises shall not be subject to liens for improvements made by the Lessee, and Lessee shall have no power or authority to create any lien or permit any lien to attach to the Leased Premises or to the present estate, reversion or other estate of City in the Leased Premises herein demised or other improvements thereon as a result of improvements made by Lessee or for any other cause or reason. All materialmen, contractors, artisans, mechanics and laborers and other persons contracting with Lessee with respect to the Leased Premises or any part thereof, are hereby charged with notice that such liens are expressly prohibited and that they must look solely to Lessee to secure payment for any work done or material furnished for improvements by Lessee or for any other purpose during the term of this Agreement. Lessee shall indemnify and hold City harmless against any and all loss or expenses incurred as a result of the assertion of any such lien, and Lessee covenants and agrees to transfer any claimed or asserted lien to a bond or such other security as may be permitted by law within ten (10) days of the assertion of any such lien or claim of lien. Lessee shall advise all persons furnishing designs, labor, materials or services to the Leased Premises in connection with Lessee's improvements thereof of the provisions of this paragraph prior to the provision or furnishing of any designs, labor, materials or services to the Leased Premises.

8. APPROVALS AND PERMITTING. Lessee's Use is contingent upon Lessee obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any federal, state or local authorities (collectively, the "Government Entities") as well as environmental studies, or any other due diligence Lessee chooses that will permit Lessee's Use of the Leased Premises as set forth hereinabove. City shall cooperate with Lessee in its effort to obtain and maintain any Government Approvals.

9. TERMINATION. Lessee may, unless otherwise stated, immediately terminate this Agreement upon written notice to Lessor in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to Lessee is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) Lessee determines that such Government Approvals may not be obtained in a timely manner; (iv) Lessee determines any site analysis is unsatisfactory; (v) Lessee, in its sole discretion, determines the Use of the Leased Premises is obsolete or unnecessary; (vi) with three (3) months prior notice to Lessor,

upon the annual anniversary of the Commencement Date; or (vii) at any time before the Commencement Date for any reason or no reason in Lessee's sole discretion. City may terminate this Agreement upon ninety (90) days written notice to Lessee in the event Lessee defaults under the terms of this Lease and such default is not cured under the provisions of section 17 herein. Upon termination, Lessee shall have one hundred twenty (120) days to remove all of Lessee's fixtures, improvements, equipment and personal property situated on the Leased Premises ("Lessee's Property") and restore the Leased Premises to its original condition, reasonable wear and tear and casualty damage excepted. City agrees and acknowledges that Lessee's Property shall remain the personal property of Lessee and Lessee shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws.

10. INDEMNIFICATION. Subject to paragraph 11, Lessee and/or any successor and/or assignees of Lessee, shall indemnify and hold harmless City, and/or any successors and/or assignees of City, against (i) all claims of liability or loss from bodily injury, including death, or property damage resulting from or arising out of the negligence or willful misconduct of Lessee, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of City, or its employees, contractors or agents, and (ii) reasonable attorney's fees, expense, and defense costs incurred by City. City will provide Lessee with prompt, written notice of any claim that is subject to the indemnification obligations in this paragraph. City will cooperate appropriately with Lessee in connection with Lessee's defense of such claim. Lessee shall defend City, at City's request, against any claim with counsel reasonably satisfactory to City. Lessee shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of the City Council and without an unconditional release of all claims by each claimant or plaintiff in favor of City. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. INSURANCE. The Lessee agrees to acquire and maintain during the term of the lease under this Agreement the following insurance policies:

a. Commercial general liability insurance against claims for "personal injury", including death, or property damage liability with a limit of not less than One Million (\$1,000,000.00) Dollars in the event of "personal injury" to any number of persons or of damage to property arising out of any one occurrence.

b. Worker's Compensation coverage in compliance with Federal and/or State laws and Employer's Liability with a minimum limit of One Million (\$1,000,000.00) Dollars per occurrence.

c. Business Auto Liability covering autos of the Lessee, including owned, hired and non-owned autos, or Bodily Injury and Property Damage with a combined single limit of One Million (\$1,000,000.00) Dollars each occurrence.

Such insurance may be furnished under a "primary" policy and an "umbrella" policy or policies. Such insurance may be carried in whole or in part under any blanket policies that include other properties and provide separate coverage for the Leased Premises provided that all of the foregoing requirements are satisfied. The Lessee shall name City as an additional insured as its

interest may appear in regards to the aforementioned policies and shall furnish City with a certificate of insurance upon request.

12. WAIVER. Except for indemnification pursuant to paragraphs 7, 10 and 19, or a violation of law, in no event shall City or Lessee be liable to the other, or any of their respective agents, representatives, or employees, and City and Lessee hereby waive, to the fullest extent permitted under applicable law, the right to recover for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise.

13. REMOVAL UPON TERMINATION. Within one hundred twenty (120) days of the expiration or earlier termination of this Agreement, Lessee shall remove all of Lessee's fixtures, improvements, equipment and personal property situated on the Leased Premises ("Lessee's Property") and restore the Leased Premises to its original condition, reasonable wear and tear and casualty damage excepted. City agrees and acknowledges that Lessee's Property shall remain the personal property of Lessee and Lessee shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. Any of Lessee's Property that remains on the Leased Premises without the consent of the City after the one hundred twenty (120) day removal period after expiration or termination of this Lease without the consent of City, will be considered abandoned by Lessee and shall become the property of City.

14. CITY'S REPRESENTATIONS. City hereby represents and warrants to Lessee that: (i) to the extent applicable, City is duly organized, validly existing, and in good standing in the jurisdiction in which City was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) City has the full power and authority to enter into and perform its obligations under this Agreement, and, to the extent applicable, the person(s) executing this Agreement on behalf of City, have the authority to enter into and deliver this Agreement on behalf of City; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by City of this Agreement; (iv) City is the sole owner of the Leased Premises subject to the rights of the public; (v) to the best of City's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises which do or could (now or any time in the future) adversely impact, limit, and/or impair Lessee's rights under this Agreement; (vi) so long as Lessee performs its obligations under this Agreement, Lessee shall peaceably and quietly have, hold and enjoy the Leased Premises, and City shall not act or permit any third person to act in any manner which would interfere with or disrupt Lessee's business or frustrate Lessee's Use of the Leased Premises; (vii) City will comply with all laws, rules, regulations, ordinances, building codes, and covenants and restrictions of record applicable to the Leased Premises during the term of this Agreement. The representations and warranties of City made in this Section shall survive the execution and delivery of this Agreement.

15. ASSIGNMENT AND SUBLEASING. Lessee may not sell, assign, sublet or transfer this Agreement without approval or consent of the City which consent shall not be unreasonably withheld, delayed or conditioned. Lessee may sublet the Leased Premises within its sole discretion and give notice to the City. Any sublease that is entered into by Lessee shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto. As to City, this Agreement may not be sold, assigned, or transferred without the written consent of Lessee, which such consent will not be unreasonably withheld, delayed, or conditioned.

16. NOTICE. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

City: City of Destin
Attn: Louis Zunguze, Interim City Manager
Rey Bailey, City Clerk
4200 Indian Bayou Trail
Destin, Florida 32541
Telephone: (850) 837-4242
Email: Lzunguze@cityofdestin.com
rbailey@cityofdestin.com

With a copy to: Kimberly Romano Kopp, City Attorney
P.O. Box 5524
Destin, Florida 32541
Telephone: (407) 430-7070
Email: kkopp@romanokopplaw.com

Lessee: LIVEOAK FIBER, LLC
Attn: Gabrielle Jensen, Chief of Staff
808 Gloucester Street
Brunswick, Georgia 31520
Telephone: (912) 996-5047
Email: gabrielle.jensen@liveoakfiber.com

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

17. DEFAULT. It is a "Default" if either Party fails to comply with this Agreement and does not remedy the failure within thirty (30) days after written notice by the other Party, or if the failure cannot reasonably be remedied in such time if the failing Party does not commence a

remedy within the allotted thirty (30) days and diligently pursue the cure to completion within ninety (90) days after the initial written notice.

18. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party in law or equity.

19. ENVIRONMENTAL HAZARDS. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Materials on, under or about the Leased Premises in violation of any law or regulation. City represents and warrants to the best of its knowledge, without having conducted any independent investigation, (i) that neither City nor, to City's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material on, under, or about the Lease Premises in violation of any law or regulation, and (ii) that City will not use, generate, store or dispose of any Hazardous Material on, under or about the Leased Premises in violation of any law or regulation. City and Lessee each agree to defend, indemnify, and hold harmless the other and the other's partners, affiliates, agents, and employees against any and all losses liabilities, claims and/or costs (including reasonable attorney's fees and costs) arising from any breach of any representation, warranty, or agreement, contained in this paragraph. As used in this paragraph, "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the state in which the Leased Premises is located to cause cancer and/or reproductive toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. This paragraph shall survive the expiration or termination of this Agreement.

20. GOVERNMENT REGULATIONS. Lessee shall, at Lessee's sole cost and expense, comply with all of the requirements of all county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the Leased Premises, and shall faithfully observe in the use of the Leased Premises all municipal and county ordinances and state and federal statutes now in force or which may hereafter be in force, and all regulations and other requirements or directives issued or made pursuant to any such ordinances and statutes.

21. APPLICABLE LAW AND VENUE. The laws of the State of Florida shall govern the validity, interpretation, performance, and enforcement of this Agreement without reference to its choice of laws rules. Venue for any legal proceeding relating to this Agreement shall be in the proper state court located in Okaloosa County, Florida.

22. ATTORNEYS' FEES. In any action, suit or proceeding to enforce or interpret the terms of this Agreement or to collect any amount due hereunder each party shall bear its own costs.

23. TAXES AND ASSESSMENTS. City shall not at any time be responsible for any tax or assessment obligation of the Lessee due to this Agreement or Lessee's use of the Leased Premises. If City undertakes any such payment on Lessee's behalf and Lessee does not pay City the full amount within thirty (30) days of its receipt of an itemized invoice setting forth the amount

due, City may add the full amount due to all rent or fees due and owing to the City under this Agreement until the full amount is fully reimbursed to the City.

a. Lessee is responsible for paying any and all real estate taxes and special assessments which are levied, imposed or assessed upon or against the Leased Premises and against all or part of any permanent improvements and fixtures thereon during the term of this Agreement. Lessee is responsible for making any such payments to the responsible collection authority. If City receives any notice as the owner of the property of any tax or special assessments, City will deliver the notice to the Lessee and Lessee shall provide proof of payment within thirty (30) days of City delivering the notice to Lessee.

b. Lessee shall pay all taxes due, levied or assessed against any of its equipment and other personal property located on the Leased Premises.

c. Lessee shall also pay with all rent due under this Agreement an amount equal to any tax on all amounts classified as rent which may be now or hereafter imposed by any lawful authority as sales, excise or use tax.

24. LESSOR'S COVENANT OF QUIET ENJOYMENT. Upon payment by Lessee of the rents provided, and upon the observance and performance of all the covenants, terms and conditions on Lessee's part to be observed and performed, Lessee shall peaceably and quietly hold and enjoy the Leased Premises for the term hereby demised without hindrance or interruption by Lessor or any other person or persons lawfully or equitably claiming by, through or under Lessor, subject, nevertheless, to the terms and conditions of this Agreement.

25. JURY TRIAL IS WAIVED. **NEITHER CITY NOR LESSEE SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION BASED UPON, OR ARISING OUT OF THIS AGREEMENT, ANY RELATED INSTRUMENT, ANY COLLATERAL OR THE DEALINGS OR THE RELATIONSHIP BETWEEN OR AMONG THE PARTIES, OR ANY OF THEM. NO PARTY WILL SEEK TO CONSOLIDATE ANY SUCH ACTION, IN WHICH A JURY HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED.**

THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO. NO PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

26. MISCELLANEOUS.

a. No Waiver. The waiver by either Party of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. No covenant, term or condition of this Agreement shall be deemed to have been waived by either Party, unless such a waiver be in writing by the waiving Party.

b. Severability. If any paragraph, clause, sentence, word, or provisions of this Agreement or the application thereof to any Party or circumstances shall, to any extent, be or become invalid or illegal, and such provision shall thereby become null and void, the remainder of this Agreement shall not be affected thereby, and each remaining provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

c. Solely for Benefit of Parties. It is expressly understood and agreed that this Agreement and the covenants contained herein are for the sole benefit of City and Lessee, their successors and assigns, and that all rights of action for any breach or any covenant herein contained are reserved to such parties; and it is further expressly understood and agreed that such parties may by mutual agreement alter, amend, modify or revoke or rescind this Agreement or any covenants herein contained in any writing and at any time.

d. Entire Agreement. This Agreement and the Exhibits attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between City and Lessee concerning the Leased Premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than as are herein set forth.

e. Amendments. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon City or Lessee unless reduced to writing and signed by each of them.

f. Successors. All rights and liabilities herein given to, or imposed upon, the respective Parties hereto shall extend to and bind the several respective heirs, executors, administrators, successors and assigns of the said Parties.

g. Recording. Lessee shall not record this Agreement.

h. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but which shall constitute one instrument. Furthermore, the Parties agree that: (i) this Agreement may be transmitted between them by electronical mail or facsimile; (ii) that this Agreement may be executed by digital signature or facsimile; and (iii) that digital or facsimile signatures shall have the effect of original signatures.

i. Sovereign Immunity. Nothing in this Agreement shall be construed or interpreted to be a waiver of the City's sovereign immunity or of the application of §768.28, *Florida Statutes*, as amended, or of any other constitutional, statutory, or other protections afforded to the City. Nothing in this Agreement shall be construed as consent by the City to be sued by third parties in any matter arising out of or related to this or any other agreement.

[*SIGNATURE PAGE FOLLOWS*]

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the dates indicated below to be effective for all purposes as of the date first above written.

CITY:

LESSEE:

LIVEOAK FIBER, LLC, a Delaware limited liability company

By: _____

Print name: _____

Title: _____

Date: _____

By: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A
Page 1 of 2

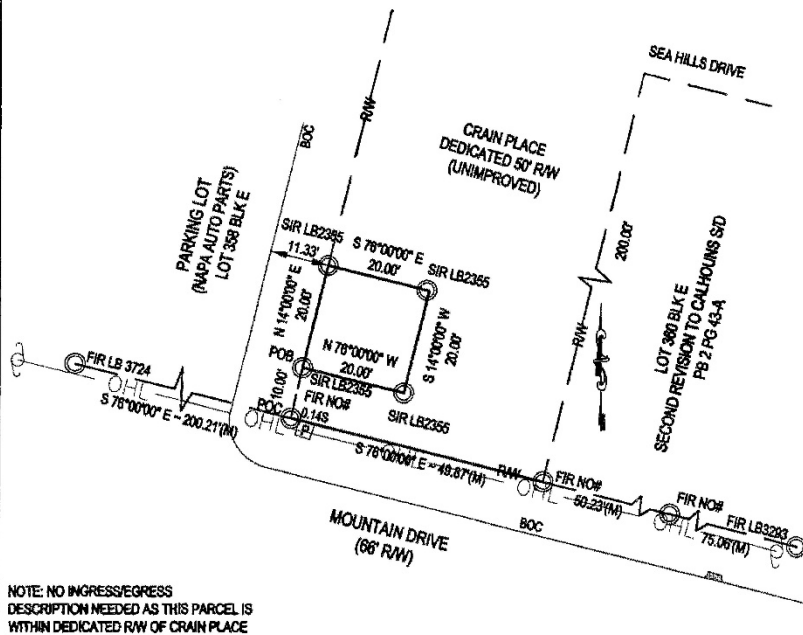
LEASED PREMISES LEGAL DESCRIPTION AND SURVEY

COMMENCE AT THE SOUTHWEST CORNER OF CRAIN PLACE (50 FT R/W) SAID POINT BEING THE SOUTHEAST CORNER OF LOT 358, BLOCK E, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN AS RECORDED IN PB 2 PG. 43-A PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE N-14°00'00"-E ALONG WEST R/W OF SAID CRAIN PLACE A DISTANCE OF 10.00 FT TO THE POINT OF BEGINNING; THENCE CONTINUE N-14°00'00"-E ALONG WEST R/W A DISTANCE OF 20.00 FT; THEN S-76°00'00"-E A DISTANCE OF 20.00 FT; THENCE S-14°00'00"-W A DISTANCE OF 20.00 FT; THEN N-76°00'00"-W ALONG DISTANCE OF 20.00 FT TO THE POINT OF BEGINNING.

EXHIBIT A Page 2 of 2

LEGAL DESCRIPTION - 20 FT SQUARE UTILITY EASEMENT

COMMENCE AT THE SOUTHWEST CORNER OF CRAIN PLACE (50 FT R/W) SAID POINT BEING THE SOUTHEAST CORNER OF LOT 358, BLOCK E, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN AS RECORDED IN PG 2 PG. 43-A PUBLIC RECORDS OF OKALOOSA COUNTY FLORIDA; THENCE N-14°00'00"-E ALONG WEST R/W OF SAID CRAIN PLACE A DISTANCE OF 10.00 FT TO THE POINT OF BEGINNING; THENCE CONTINUE N-14°00'00"-E ALONG WEST R/W A DISTANCE OF 20.00 FT; THENCE S-76°00'00"-E A DISTANCE OF 20.00 FT; THENCE S-14°00'00"-W A DISTANCE OF 20.00 FT; THENCE N-76°00'00"-W A DISTANCE OF 20.00 FT TO THE POINT OF BEGINNING.



LEGEND		BASIS OF BEARINGS	
R/W = RIGHT OF WAY	LB = LAND SURVEYOR NUMBER	S 76°00'00"-E ON NORTH R/W MOUNTAIN DRIVE	
CL = CHAIN LINK FENCE	LS = LAND SURVEY BUSINESS NUMBER		
W/F = WOOD FENCE	CU = CURB OF CURB		
DU = DRAINAGE & UTILITY	SW = MEAN (HSD) WATER LINE		
PL = PLAT BOOK	POC = POINT OF COMMENCEMENT		
TR = TRAIL	POB = POINT OF BEGINNING		
EP = EDGE OF PAVING	COL = POINT OF CURVATURE		
BC = BACK OF CURB	PT = POINT OF TANGENCY		
PI = POWER POLE	PRC = POINT OF REVERSE CURVE		
OHL = OVERHEAD LINES	BSL = BUILDING SETBACK LINE		
FE = FINISHED FLOOR ELEVATION	RD = REFLECTIVE OVERPAINT		
UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER			
SOURCE OF DESCRIPTION		PREPARED BY UNDERSIGNED	
DESCRIPTION		PER ABOVE	
SECTION		TOWNSHIP 2-S RANGE 22W RECORDED PLAT BOOK 2 PAGE 43A	
OBVIOUS ENCROACHMENTS		NONE	
UNDERGROUND ENCROACHMENTS (NOT LOCATED)		SURVEYORS CERTIFICATE	
SCALE 1"=20' SURVEY DATE 11-09-2023		I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE STANDARDS OF PRACTICE OF THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. (S-17 .050 --.052 F.A.C.)	
ORDERED BY: ASG		EDWARD E. RICE LS3420	
F.B. 23-05 PC 79-80 W.G. 2023-0875		RECEIVED DATE _____ W.G. _____	
TYPE OF SURVEY BOUNDARY		ORDERED BY _____	
PURPOSE BOUNDARY & DESCRIPTION		CAD RESTORED - C - CALHOUNS SUB WORKING	

PANHANDLE ASSOCIATES INC.

701-A EDGE STREET, FORT WALTON BEACH, FLORIDA 32547 (850) 864-1968 LAND SURVEYING BUSINESS LICENSE NO. 2355

GROUND LEASE AGREEMENT

(Public Entity)

THIS GROUND LEASE AGREEMENT ("Agreement") is made this ____ day of _____ 2024 by and between the CITY OF DESTIN, whose address is 4200 Indian Bayou Trail, Destin, Florida 32541 ("City") and LIVEOAK FIBER, LLC, a Delaware limited liability company, whose address is 808 Gloucester Street, Brunswick, Georgia 31520 ("Lessee"). City and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH:

WHEREAS, the City is the owner of certain real property, as more particularly described and depicted in Exhibit A, attached hereto and made a part hereof, which property consists of approximately four hundred (400) - square feet (the "Leased Premises"); and,

WHEREAS, Lessee desires to use the Leased Premises to locate its communications equipment and ancillary facilities and improvements, described hereinafter for the purpose of providing internet services to the surrounding areas.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration and intending to be legally bound hereby, the Parties hereto agree as follows:

1. LEASE AND USE. City hereby leases to Lessee the Leased Premises for the purpose of installing, maintaining, replacing, adding and operating its communications equipment together with ancillary facilities and equipment related thereto, including but not limited to wires, cables, conduits, pipes, utility cabinet/hut structures, emergency power generators, and electric, fiber, gas, and other utility connections to provide internet services to the surrounding area and uses incidental thereto ("Use").

2. INITIAL TERM. This Agreement shall be effective as of the later signature of the Parties ("Effective Date"), provided however, the initial term shall be for ten (10) years beginning on the ____ day of _____ 2024 ("Commencement Date") and terminating on the ____ day of _____ 2034 (the "Initial Term").

3. RENEWAL TERM(S). The Initial Term under this Agreement shall automatically be extended for one (1) additional ten (10) year term ("Renewal Term") unless Lessee gives Lessor written notice of its intent to terminate at least three (3) months prior to the expiration of the then current term. The Initial Term and any Renewal Term(s) shall be collectively referred to herein as the "Term." Each Renewal Term(s) shall be on the same terms and conditions as set forth in this Agreement .

4. CONSIDERATION.

a. The total rental payment for the entire Initial Term in the amount of Twenty Five Thousand (\$25,000.00) Dollars, less the initial construction cost of Two Thousand Five Hundred (\$2,500.00) Dollars, shall be due and payable on the Commencement Date to City. City

or any successor in interest of City hereby agrees to provide to Lessee a completed, current version of Internal Revenue Service Form W-9, or equivalent prior to the Commencement Date of the Initial Term and any Renewal Term. The total rental payment for the first Renewal Term shall be in the amount of Twenty Eight Thousand Seven Hundred Ten (\$28,710.00) Dollars and shall be due and payable on the first day of the Renewal Term(s) to Lessor at the address stated above. It is understood and agreed by the parties that each and any additional Renewal Term(s) shall be subject to an additional ten (10%) percent escalation from the total amount paid in the immediately preceding Renewal Term, plus a two and one-half (2.50%) percent annual increase on the prorated annual rental amount beginning in year two (2) of any additional Renewal Term.

b. In addition to the rental payment set forth above the Lessee shall provide Lessor with one single strand fiber optic internet connection to be located at the established demarcation point in the city hall building at no cost to the Lessor except for the initial construction cost in the amount of Two Thousand Five Hundred (\$2,500.00) Dollars which shall be deducted from the rental payment for the Initial Term. The Lessee shall install this connection within three (3) months of the execution date of this agreement, and provide t 2 Gig service via single strand fiber to an optical network terminal with a 10 Gig Ethernet Interface to the Lessor during the Initial Term and any Renewal Term. Lessor shall be responsible for all construction costs related to bringing the internet connection from an agreed upon handhole outside the city hall building to the established demarcation point in the city hall building. The Handhold shall be a junction box approved by the City Engineer. The conduit provided from the handhole to the demarcation point in the city hall building must be at least three-quarter (3/4) inches in diameter and not cause any roadblocks. The Lessee shall file with the City of Destin Building Department for a Permit prior to installation. The ownership, responsibility, and duty to ensure quality of service, of this fiber optic connection shall be the responsibility of the Lessee through the life of the agreement.

5. ACCESS. Lessee shall at all times during the Term of this Agreement have ingress, egress and access to the Leased Premises from an existing improved public road which shall be adequate to service the Leased Premises.

6. UTILITIES. Lessee shall have the right to install all utilities necessary for Lessee's intended Use, at Lessee's sole expense, on the Leased Premises and shall be responsible for all charges for the usage of such utilities. Upon installation of the utilities necessary for Lessee's intended Use, Lessee shall return the Leased Premises to the same or better condition that it was in prior to such installation of utilities. If Lessee does not return the Leased Premises to the same or better condition that it was in prior to such installation of utilities, the City may perform the work necessary to return the Leased Premises to such condition and shall charge Lessee the reasonable cost of performing such work.

7. IMPROVEMENTS AND DISCHARGE OF LIENS.

a. The communications equipment including, without limitation, the utility cabinet/hut structure, conduits, cables, fencing, wires, generators and other screening, and other improvements shall be constructed and installed at Lessee's expense and such construction and installation shall be at the discretion and option of Lessee. All such communications equipment and any other improvements to the Leased Premises shall be adequately maintained by Lessee such that no condition of disarray or disrepair of such facilities is visible to the public. Further,

any condition of disarray or disrepair shall be subject to enforcement efforts by the City's special magistrate for code compliance and/or code enforcement board, and by any other legal or equitable means available to the City. Lessee shall have the right to replace, repair, add to or otherwise modify its communications equipment, utility cabinet/hut structure, conduits, cables, fencing, wires, generators and other screening, or other improvements or any portion thereof at no additional cost to Lessee. Lessee shall be required to obtain City consent for modifications that increase the size of the Leased Premises or violate any requirement, term or condition of this Agreement. City shall respond in writing to any Lessee consent request within a reasonable time, given the nature of the request any such consent required from City shall not be unreasonably withheld, delayed or conditioned. Any material modifications to the Leased Premises shall be memorialized by the Parties in writing signed by both Parties. City is not entitled to a rent increase associated with any Lessee modification unless it is increasing the size of the Leased Premises, in which case, any rent increase shall be proportionate to the additional ground space included in the Leased Premises .

b. City's interest in the Leased Premises shall not be subject to liens for improvements made by the Lessee, and Lessee shall have no power or authority to create any lien or permit any lien to attach to the Leased Premises or to the present estate, reversion or other estate of City in the Leased Premises herein demised or other improvements thereon as a result of improvements made by Lessee or for any other cause or reason. All materialmen, contractors, artisans, mechanics and laborers and other persons contracting with Lessee with respect to the Leased Premises or any part thereof, are hereby charged with notice that such liens are expressly prohibited and that they must look solely to Lessee to secure payment for any work done or material furnished for improvements by Lessee or for any other purpose during the term of this Agreement. Lessee shall indemnify and hold City harmless against any and all loss or expenses incurred as a result of the assertion of any such lien, and Lessee covenants and agrees to transfer any claimed or asserted lien to a bond or such other security as may be permitted by law within ten (10) days of the assertion of any such lien or claim of lien. Lessee shall advise all persons furnishing designs, labor, materials or services to the Leased Premises in connection with Lessee's improvements thereof of the provisions of this paragraph prior to the provision or furnishing of any designs, labor, materials or services to the Leased Premises.

8. APPROVALS AND PERMITTING. Lessee's Use is contingent upon Lessee obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any federal, state or local authorities (collectively, the "Government Entities") as well as environmental studies, or any other due diligence Lessee chooses that will permit Lessee's Use of the Leased Premises as set forth hereinabove. City shall cooperate with Lessee in its effort to obtain and maintain any Government Approvals.

9. TERMINATION. Lessee may, unless otherwise stated, immediately terminate this Agreement upon written notice to Lessor in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to Lessee is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) Lessee determines that such Government Approvals may not be obtained in a timely manner; (iv) Lessee determines any site analysis is unsatisfactory; (v) Lessee, in its sole discretion, determines the Use of the Leased Premises is obsolete or unnecessary; (vi) with three (3) months prior notice to Lessor, upon the annual anniversary of the Commencement Date; or (vii) at any time before the

Commencement Date for any reason or no reason in Lessee's sole discretion. City may terminate this Agreement upon ninety (90) days written notice to Lessee in the event Lessee defaults under the terms of this Lease and such default is not cured under the provisions of section 17 herein. Upon termination, Lessee shall have one hundred twenty (120) days to remove all of Lessee's fixtures, improvements, equipment and personal property situated on the Leased Premises ("Lessee's Property") and restore the Leased Premises to its original condition, reasonable wear and tear and casualty damage excepted. City agrees and acknowledges that Lessee's Property shall remain the personal property of Lessee and Lessee shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws.

10. INDEMNIFICATION. Subject to paragraph 11, Lessee and/or any successor and/or assignees of Lessee, shall indemnify and hold harmless City, and/or any successors and/or assignees of City, against (i) all claims of liability or loss from bodily injury, including death, or property damage resulting from or arising out of the negligence or willful misconduct of Lessee, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of City, or its employees, contractors or agents, and (ii) reasonable attorney's fees, expense, and defense costs incurred by City. City will provide Lessee with prompt, written notice of any claim that is subject to the indemnification obligations in this paragraph. City will cooperate appropriately with Lessee in connection with Lessee's defense of such claim. Lessee shall defend City, at City's request, against any claim with counsel reasonably satisfactory to City. Lessee shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of the City Council and without an unconditional release of all claims by each claimant or plaintiff in favor of City. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. INSURANCE. The Lessee agrees to acquire and maintain during the term of the lease under this Agreement the following insurance policies:

a. Commercial general liability insurance against claims for "personal injury", including death, or property damage liability with a limit of not less than One Million (\$1,000,000.00) Dollars in the event of "personal injury" to any number of persons or of damage to property arising out of any one occurrence.

b. Worker's Compensation coverage in compliance with Federal and/or State laws and Employer's Liability with a minimum limit of One Million (\$1,000,000.00) Dollars per occurrence.

c. Business Auto Liability covering autos of the Lessee, including owned, hired and non-owned autos, or Bodily Injury and Property Damage with a combined single limit of One Million (\$1,000,000.00) Dollars each occurrence.

Such insurance may be furnished under a "primary" policy and an "umbrella" policy or policies. Such insurance may be carried in whole or in part under any blanket policies that include other properties and provide separate coverage for the Leased Premises provided that all of the foregoing requirements are satisfied. The Lessee shall name City as an additional insured as its

interest may appear in regards to the aforementioned policies and shall furnish City with a certificate of insurance upon request.

12. WAIVER. Except for indemnification pursuant to paragraphs 7, 10 and 19, or a violation of law, in no event shall City or Lessee be liable to the other, or any of their respective agents, representatives, or employees, and City and Lessee hereby waive, to the fullest extent permitted under applicable law, the right to recover for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise.

13. REMOVAL UPON TERMINATION. Within one hundred twenty (120) days of the expiration or earlier termination of this Agreement, Lessee shall remove all of Lessee's fixtures, improvements, equipment and personal property situated on the Leased Premises ("Lessee's Property") and restore the Leased Premises to its original condition, reasonable wear and tear and casualty damage excepted. City agrees and acknowledges that Lessee's Property shall remain the personal property of Lessee and Lessee shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. Any of Lessee's Property that remains on the Leased Premises without the consent of the City after the one hundred twenty (120) day removal period after expiration or termination of this Lease, will be considered abandoned by Lessee and shall become the property of City.

14. CITY'S REPRESENTATIONS. City hereby represents and warrants to Lessee that: (i) to the extent applicable, City is duly organized, validly existing, and in good standing in the jurisdiction in which City was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) City has the full power and authority to enter into and perform its obligations under this Agreement, and, to the extent applicable, the person(s) executing this Agreement on behalf of City, have the authority to enter into and deliver this Agreement on behalf of City; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by City of this Agreement; (iv) City is the sole owner of the Leased Premises subject to the rights of the public; (v) to the best of City's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises which do or could (now or any time in the future) adversely impact, limit, and/or impair Lessee's rights under this Agreement; (vi) so long as Lessee performs its obligations under this Agreement, Lessee shall peaceably and quietly have, hold and enjoy the Leased Premises, and City shall not act or permit any third person to act in any manner which would interfere with or disrupt Lessee's business or frustrate Lessee's Use of the Leased Premises; (vii) City will comply with all laws, rules, regulations, ordinances, building codes, and covenants and restrictions of record applicable to the Leased Premises during the term of this Agreement. The representations and warranties of City made in this Section shall survive the execution and delivery of this Agreement.

15. ASSIGNMENT AND SUBLEASING. Lessee may not sell, assign, sublet or transfer this Agreement without approval or consent of the City which consent shall not be unreasonably withheld, delayed or conditioned. Lessee may sublet the Leased Premises within its sole discretion and give notice to the City. Any sublease that is entered into by Lessee shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto. As to City, this Agreement may not be sold, assigned, or transferred without the written consent of Lessee, which such consent will not be unreasonably withheld, delayed, or conditioned.

16. NOTICE. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

City: City of Destin
Attn: Louis Zunguze, Interim City Manager
Rey Bailey, City Clerk
4200 Indian Bayou Trail
Destin, Florida 32541
Telephone: (850) 837-4242
Email: Lzunguze@cityofdestin.com
rbailey@cityofdestin.com

With a copy to: Kimberly Romano Kopp, City Attorney
P.O. Box 5524
Destin, Florida 32541
Telephone: (407) 430-7070
Email: kkopp@romanokopplaw.com

Lessee: LIVEOAK FIBER, LLC
Attn: Gabrielle Jensen, Chief of Staff
808 Gloucester Street
Brunswick, Georgia 31520
Telephone: (912) 996-5047
Email: gabrielle.jensen@liveoakfiber.com

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

17. DEFAULT. It is a "Default" if either Party fails to comply with this Agreement and does not remedy the failure within thirty (30) days after written notice by the other Party, or if the failure cannot reasonably be remedied in such time if the failing Party does not commence a

remedy within the allotted thirty (30) days and diligently pursue the cure to completion within ninety (90) days after the initial written notice.

18. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party in law or equity.

19. ENVIRONMENTAL HAZARDS. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Materials on, under or about the Leased Premises in violation of any law or regulation. City represents and warrants to the best of its knowledge, without having conducted any independent investigation, (i) that neither City nor, to City's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material on, under, or about the Lease Premises in violation of any law or regulation, and (ii) that City will not use, generate, store or dispose of any Hazardous Material on, under or about the Leased Premises in violation of any law or regulation. City and Lessee each agree to defend, indemnify, and hold harmless the other and the other's partners, affiliates, agents, and employees against any and all losses liabilities, claims and/or costs (including reasonable attorney's fees and costs) arising from any breach of any representation, warranty, or agreement, contained in this paragraph. As used in this paragraph, "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the state in which the Leased Premises is located to cause cancer and/or reproductive toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. This paragraph shall survive the expiration or termination of this Agreement.

20. GOVERNMENT REGULATIONS. Lessee shall, at Lessee's sole cost and expense, comply with all of the requirements of all county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the Leased Premises, and shall faithfully observe in the use of the Leased Premises all municipal and county ordinances and state and federal statutes now in force or which may hereafter be in force, and all regulations and other requirements or directives issued or made pursuant to any such ordinances and statutes.

21. APPLICABLE LAW AND VENUE. The laws of the State of Florida shall govern the validity, interpretation, performance, and enforcement of this Agreement without reference to its choice of laws rules. Venue for any legal proceeding relating to this Agreement shall be in the proper state court located in Okaloosa County, Florida.

22. ATTORNEYS' FEES. In any action, suit or proceeding to enforce or interpret the terms of this Agreement or to collect any amount due hereunder each party shall bear its own costs.

23. TAXES AND ASSESSMENTS. City shall not at any time be responsible for any tax or assessment obligation of the Lessee due to this Agreement or Lessee's use of the Leased Premises. If City undertakes any such payment on Lessee's behalf and Lessee does not pay City the full amount within thirty (30) days of its receipt of an itemized invoice setting forth the amount

due, City may add the full amount due to all rent or fees due and owing to the City under this Agreement until the full amount is fully reimbursed to the City.

a. Lessee is responsible for paying any and all real estate taxes and special assessments which are levied, imposed or assessed upon or against the Leased Premises and against all or part of any permanent improvements and fixtures thereon during the term of this Agreement. Lessee is responsible for making any such payments to the responsible collection authority. If City receives any notice as the owner of the property of any tax or special assessments, City will deliver the notice to the Lessee and Lessee shall provide proof of payment within thirty (30) days of City delivering the notice to Lessee.

b. Lessee shall pay all taxes due, levied or assessed against any of its equipment and other personal property located on the Leased Premises.

c. Lessee shall also pay with all rent due under this Agreement an amount equal to any tax on all amounts classified as rent which may be now or hereafter imposed by any lawful authority as sales, excise or use tax.

24. LESSOR'S COVENANT OF QUIET ENJOYMENT. Upon payment by Lessee of the rents provided, and upon the observance and performance of all the covenants, terms and conditions on Lessee's part to be observed and performed, Lessee shall peaceably and quietly hold and enjoy the Leased Premises for the term hereby demised without hindrance or interruption by Lessor or any other person or persons lawfully or equitably claiming by, through or under Lessor, subject, nevertheless, to the terms and conditions of this Agreement.

25. JURY TRIAL IS WAIVED. **NEITHER CITY NOR LESSEE SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION BASED UPON, OR ARISING OUT OF THIS AGREEMENT, ANY RELATED INSTRUMENT, ANY COLLATERAL OR THE DEALINGS OR THE RELATIONSHIP BETWEEN OR AMONG THE PARTIES, OR ANY OF THEM. NO PARTY WILL SEEK TO CONSOLIDATE ANY SUCH ACTION, IN WHICH A JURY HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED.**

THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO. NO PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

26. MISCELLANEOUS.

a. No Waiver. The waiver by either Party of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. No covenant, term or condition of this Agreement shall be deemed to have been waived by either Party, unless such a waiver be in writing by the waiving Party.

b. Severability. If any paragraph, clause, sentence, word, or provisions of this Agreement or the application thereof to any Party or circumstances shall, to any extent, be or become invalid or illegal, and such provision shall thereby become null and void, the remainder of this Agreement shall not be affected thereby, and each remaining provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

c. Solely for Benefit of Parties. It is expressly understood and agreed that this Agreement and the covenants contained herein are for the sole benefit of City and Lessee, their successors and assigns, and that all rights of action for any breach or any covenant herein contained are reserved to such parties; and it is further expressly understood and agreed that such parties may by mutual agreement alter, amend, modify or revoke or rescind this Agreement or any covenants herein contained in any writing and at any time.

d. Entire Agreement. This Agreement and the Exhibits attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between City and Lessee concerning the Leased Premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than as are herein set forth.

e. Amendments. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon City or Lessee unless reduced to writing and signed by each of them.

f. Successors. All rights and liabilities herein given to, or imposed upon, the respective Parties hereto shall extend to and bind the several respective heirs, executors, administrators, successors and assigns of the said Parties.

g. Recording. Lessee shall not record this Agreement.

h. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but which shall constitute one instrument. Furthermore, the Parties agree that: (i) this Agreement may be transmitted between them by electronical mail or facsimile; (ii) that this Agreement may be executed by digital signature or facsimile; and (iii) that digital or facsimile signatures shall have the effect of original signatures.

i. Sovereign Immunity. Nothing in this Agreement shall be construed or interpreted to be a waiver of the City's sovereign immunity or of the application of §768.28, *Florida Statutes*, as amended, or of any other constitutional, statutory, or other protections afforded to the City. Nothing in this Agreement shall be construed as consent by the City to be sued by third parties in any matter arising out of or related to this or any other agreement.

[*SIGNATURE PAGE FOLLOWS*]

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the dates indicated below to be effective for all purposes as of the date first above written.

CITY:

LESSEE:

LIVEOAK FIBER, LLC, a Delaware limited liability company

By: _____

Print name: _____

Title: _____

Date: _____

By: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A
Page 1 of 2

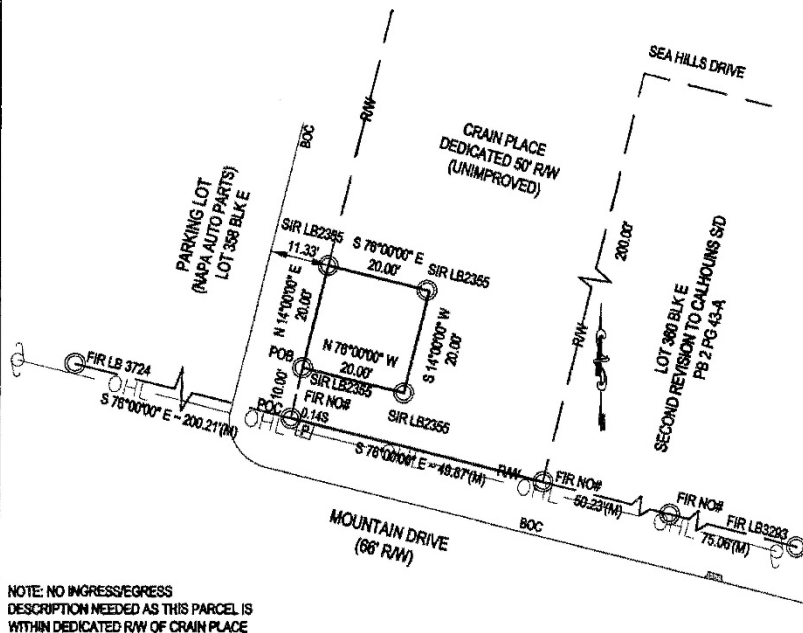
LEASED PREMISES LEGAL DESCRIPTION AND SURVEY

COMMENCE AT THE SOUTHWEST CORNER OF CRAIN PLACE (50 FT R/W) SAID POINT BEING THE SOUTHEAST CORNER OF LOT 358, BLOCK E, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN AS RECORDED IN PB 2 PG. 43-A PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE N-14°00'00"-E ALONG WEST R/W OF SAID CRAIN PLACE A DISTANCE OF 10.00 FT TO THE POINT OF BEGINNING; THENCE CONTINUE N-14°00'00"-E ALONG WEST R/W A DISTANCE OF 20.00 FT; THEN S-76°00'00"-E A DISTANCE OF 20.00 FT; THENCE S-14°00'00"-W A DISTANCE OF 20.00 FT; THEN N-76°00'00"-W ALONG DISTANCE OF 20.00 FT TO THE POINT OF BEGINNING.

EXHIBIT A Page 2 of 2

LEGAL DESCRIPTION - 20 FT SQUARE UTILITY EASEMENT

COMMENCE AT THE SOUTHWEST CORNER OF CRAIN PLACE (50 FT R/W) SAID POINT BEING THE SOUTHEAST CORNER OF LOT 358, BLOCK E, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN AS RECORDED IN PG 2 PG. 43-A PUBLIC RECORDS OF OKALOOSA COUNTY FLORIDA; THENCE N-14°00'00"-E ALONG WEST R/W OF SAID CRAIN PLACE A DISTANCE OF 10.00 FT TO THE POINT OF BEGINNING; THENCE CONTINUE N-14°00'00"-E ALONG WEST R/W A DISTANCE OF 20.00 FT; THENCE S-76°00'00"-E A DISTANCE OF 20.00 FT; THENCE S-14°00'00"-W A DISTANCE OF 20.00 FT; THENCE N-76°00'00"-W A DISTANCE OF 20.00 FT TO THE POINT OF BEGINNING.



LEGEND		BASIS OF BEARINGS	
R/W = RIGHT OF WAY	LB = LAND SURVEYOR NUMBER	S 76°00'00"-E ON NORTH R/W MOUNTAIN DRIVE	
CUT = CHAIN LINK FENCE	LB = LAND SURVEY BUSINESS NUMBER		
W/F = WOOD FENCE/ENCE	CO = CORNER OF OWNERS		
DU = DRAINAGE & UTILITY	WM = MEAN (HSD) WATER LINE		
PL = PLAT BOOK	POC = POINT OF COMMENCEMENT		
TR = TRAIL	POB = POINT OF BEGINNING		
EB = EDGE OF PAVING	COL = POINT OF CURVATURE		
BC = BACK OF CURB	PC = POINT OF CURVATURE		
PI = POWER POLE	PT = POINT OF TANGENCY		
OHL = OVERHEAD LINES	PRC = POINT OF REVERSE CURVE		
FTE = FINISHED FLOOR ELEVATION	REL = BUILDING RETRACTION LINE		
	RD = REFLECTIVE OVERHANGS		
UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER			
SOURCE OF DESCRIPTION		PREPARED BY UNDERSIGNED	
DESCRIPTION		PER ABOVE	
SECTION		TOWNSHIP 2-S RANGE 22W RECORDED PLAT BOOK 2 PAGE 43A	
OBVIOUS ENCROACHMENTS		NONE	
UNDERGROUND ENCROACHMENTS (NOT LOCATED)			
SCALE 1"=20'		SURVEY DATE 11-09-2023	
ORDERED BY:		ASG	
F.B. 23-05 PC 79-80 W.O. 2023-0875			
TYPE OF SURVEY		BOUNDARY	
PURPOSE		BOUNDARY & DESCRIPTION	
SURVEYORS CERTIFICATE		I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE STANDARDS OF PRACTICE OF THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. (S)-17 .050 -.052 F.A.C.)	
EDWARD E. RICE LS3420		RECEIVED DATE _____ W.O. _____	
ORDERED BY			
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.			
CAD RESTORED - C - CALHOUNS SUB WORKING			

PANHANDLE ASSOCIATES INC.

701-A EDGE STREET, FORT WALTON BEACH, FLORIDA 32547 (850) 864-1968 LAND SURVEYING BUSINESS LICENSE NO. 2355

**MINUTES
BUDGET WORKSHOP
DESTIN CITY COUNCIL
MAY 13, 2024
ANNEX COUNCIL CHAMBERS
6:30 PM**

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

Destin City Council

Mayor Bobby Wagner

Councilmember Johnny King

Councilmember Kevin Schmidt

Councilmember Terésa Hebert

Councilmember Jim Bagby

Councilmember Dewey Destin

Councilmember John Stephens

City of Destin Staff

City Manager Louis Zunguze

Public Information Director Tamara Young

Public Works Director Michael Burgess

Projects/Grants/Contract Manager Jeffrey Cozadd

Parks & Recreation Director Lisa Firth

Parks & Recreation Asst Dir Ryan Reed

City Attorney Kimberly Romano Kopp

City Clerk Rey Bailey

IT Director Andy Peters

City Engineer Ryan Scott

Finance Director Krystal Strickland

HR Director Jamie Haynes

Library Director Wen Livingston

PUBLIC COMMENTS

WORKSHOP

A. Fiscal Year 2025 Budget

The city's Finance Director Krystal Strickland provided an overview of the proposed budget for Fiscal Year 2025. She outlined a total budget of \$53.5 million for the upcoming fiscal year. Highlights included a general increase in property values by 8%, and a modest 3% increase in operating expenses

2025 Budget Process

- Visioning Session – February 29, 2024
- Budget Workshop #1 – May 13, 2024
- Budget Workshop #2 – June 24, 2024 (proposed cancellation)
- Budget Workshop #3 – July 8, 2024
- Adoption of Tentative Millage Rate and Certify to Property Appraiser – July 17, 2024
- Adoption of a Balanced Budget:
 - ❖ Public Hearing #1: September 6, 2024
 - ❖ Public Hearing #2: September 16m 2024

Prioritized Strategic Goals

- I. Financially sound city providing service excellence.
- II. Enhanced quality of life and safety for families.
- III. Economic development and revitalization
- IV. Effective, efficient, and aesthetically pleasing infrastructure.
- V. Improve mobility and connectivity.
- VI. A green and sustainable environment.
- VII. Offer livable wages & benefits to attract & maintain a high caliber, qualified staff.

Council's Critical Priorities

- Work with stakeholders to pursue the Destin City Center (In Process FY24 Budget)
- Public Waterfront acquisition initiative (Completed FY24 Budget)
- Underground Utilities (FY25 Budget + In Process)
- Stahlman and US 98 pedestrian vehicle improvements (In Process FY24 Budget)
- Pedestrian access concepts under the Marler Bridge (In Process FY24 Budget)
- Two-lane Crosstown Connector (FY25 Budget + In Process)
- Improve parking (In Process)
- Annexation of unincorporated enclaves (In Process)

Operational Highlights – FY 25 Proposed Budget = \$53.5 million

FY 2025 Uses by Category	Operating	Capital	FY 2025 PROPOSED Budget	% of Total
General Government	\$ 10,560,680	\$ -	\$ 10,560,680	20%
Public Safety	5,984,887	471,000	6,455,887	12%
Physical Environment	426,227	4,535,003	4,961,230	9%
Transportation	2,619,216	14,580,741	17,199,957	32%
Economic Development	231,034	-	231,034	0%
Health & Human Services	75,355	-	75,355	0%
Culture & Recreation	5,610,686	8,478,846	14,089,532	26%
Total Uses	\$ 25,508,086	\$ 28,065,590	\$ 53,573,676	

2025 Proposed Budget vs. 2024 Adopted Budget

Expenditures by Activity	2024 BUDGET*	2025 PROPOSED BUDGET	\$ change 2024 vs 2025	% change
General Government	\$ 5,257,410	\$ 5,270,122	\$ 12,713	0%
Public Safety	5,579,013	5,984,887	405,874	7%
Physical Environment	645,415	426,227	(219,188)	-34%
Transportation	2,278,629	2,619,216	340,588	15%
Economic Development	409,945	231,034	(178,911)	-44%
Health & Human Services	107,370	75,355	(32,015)	-30%
Culture & Recreation	5,352,220	5,610,686	258,466	5%
Debt Service	3,364,660	5,290,557	1,925,897	57%
Capital Outlay	51,893,248	28,065,589	(23,827,660)	-46%
TOTAL EXPENDITURES	\$ 74,887,910	\$ 53,573,675	\$ (21,314,235)	-28%

**Ops
Change
+3.0%**

Operational Highlights

All Funds Expenditures by Type	2024 Budget	2025 Budget	Percent increase FY25 vs FY24
Personnel	\$ 10,473,643	\$ 11,823,990	11%
Contract Services	5,048,862	4,747,947	-6%
Operations	3,742,001	3,645,592	-3%
Debt Service	3,730,156	5,290,557	29%
Capital Outlays	51,893,248	28,065,589	-85%
Total Expenditures	\$ 74,887,910	\$ 53,573,675	-40%

Personnel Highlights

Personnel is 21% of the total proposed FY 2025 Budget

3.5% Cost of Living (March CPI)	\$273,202
4.0% Merit	\$312,230
5.0% Health Insurance Increase	\$80,900
7.73 FTE New Positions*	\$615,720

***fully loaded (fica, benefits, workers comp)**

All Funds Expenditures by Type	2024 Budget	2025 Budget	Percent increase FY25 vs FY24
Personnel	\$ 10,473,643	\$ 11,823,990	11%

135.63 FTEs

	FY 2025
BASE SALARIES	7,805,774
COLA	273,202
MERIT	312,231
OVERTIME	98,870
SPECIAL PAY	96,486
FICA	134,988
RETIREMENT	902,080
INSURANCE	1,939,567
WORKERS COMP	189,110
OTHER BENS (RELO; ED; UNEMPLMT)	71,682
	\$ 11,823,990

	FY 2025 FTEs
Gen Gov	35.20
Public Safety	24.45
Stormwater	3.00
Transportation	19.00
Culture & Recreation	53.98
	135.625

DISCUSSIONS:

A discussion on merit increases ensued, focusing on whether it should be added to base salaries or provided as one-time stipends to control long-term costs.

Councilmember King proposed that merit increases be provided as one-time stipends rather than being added to base salaries, to control long-term costs. He highlighted concerns about compounding costs and the importance of maintaining fiscal responsibility.

Councilmember Schmidt supported this approach, suggesting that departments be given a budget to distribute as merit stipends based on performance.

The council agreed to further explore this option and requested additional data on the financial impact of merit increases.

7.73 FTE New Positions * \$615,720 (* fully loaded (FICA, benefits, workers comp))

PRIMARY DEPARTMENT	EMP ID	Recommended Title	Pay Plan Grade	# HRS per WEEK
0152442 CODE ENFORCE	W1	Code Compliance Officer I	105	40
0154160 PUBLIC WORKS	W2	Lead Maintenance Technician	105	40
0154160 PUBLIC WORKS	W3	Maintenance Technician	103	40
0154160 PUBLIC WORKS	W4	Maintenance Technician	103	40
0154160 PUBLIC WORKS	W5	Maintenance Technician	103	40
0151932 IT	W6	Systems Administrator Specialist	107	40
0151531 COM DEV	W7	Planning Manager	112	40
0151212 CITY MGR	W8	Content Creator	103	29

DISCUSSIONS:

The Code Compliance Director proposed adding one new code enforcement officer, highlighting the increasing workload due to short-term rental registrations, livery vessel registrations, and other responsibilities; stating that the additional staff member would help manage these growing demands. He also highlighted the unique challenges faced by the city and the need for adequate staffing to ensure compliance and enforcement.

Councilmember King expressed concerns about the proposed increase, given the recent additions to the team.

Councilmember Schmidt suggested exploring potential collaborations and data sharing with the county to streamline processes and reduce the need for additional staff.

Councilmember Hebert questioned the necessity of the new position, given that the proposed legislation for short-term rentals had not yet been voted on. She emphasized the importance of justifying the need for additional personnel based on current and future demands.

The Code Compliance Director acknowledged the concerns and agreed to provide more detailed information on the current workload, the impact of the proposed new staff addition, and the specific needs that the new position would address.

The council agreed to revisit the discussion once more data was available.

Operational Highlights – (Bring Median Maintenance In-House)

	FY 2024 BUDGET	FY 2025 PROPOSED BUDGET (CITY MGR LEVEL)	FY 2026	FY2027	FY2028
PERSONNEL	\$ -	\$ 298,302	\$ 309,020	\$ 320,150	\$ 331,690
CONTRACTS	336,176	-	-	-	-
OPERATIONS	-	15,750	16,230	16,720	17,220
CAPITAL EQUIPMENT	-	114,000	-	-	-
	\$ 336,176	\$ 428,052	\$ 325,250	\$ 336,870	\$ 348,910

4 FTEs

\$114k in Equipment (Mowers, Truck, Trailer)

DISCUSSIONS:

The Finance Director introduces the proposal for bringing median maintenance services in-house, outlining the primary benefits of this move and emphasizing cost efficiency, improved quality and reliability, better oversight, quicker response times, staff development, and reduced pressure on Parks and Recreation Department.

- **Cost Efficiency:** By bringing services in-house, the city can avoid contractor profit margins and administrative overhead. All work would be performed by

city staff, not subject to contract cost escalations. Purchases of materials, equipment, or supplies would be tax-exempt.

- **Improved Quality and Reliability:** Direct accountability to management with daily contact with the lead maintenance technician, field services supervisor, and the Finance Department. Avoid ongoing issues with current median maintenance contractor, including problems with accountability and communications, which would be mitigated by bringing services in-house. Quicker response times and prioritization of the city were also highlighted.
- **Succession Planning and Staff Development:** Bringing services in-house would facilitate staff development and succession planning, allowing for the training of new staff members. The city would aim to provide staff with spray licenses and CDL licenses.
- **Reduction of Pressure on Parks and Recreation Department:** By taking over the maintenance of certain areas, the department would be able to focus more on park-related activities.

Councilmember Stephens inquired about the wages and certification requirements for the new in-house team. The Finance Director confirmed that the lead maintenance technician would hold a spray license and that efforts would be made to train staff with CDL licenses and other necessary certifications.

Councilmember Destin asked if the proposed crew could handle additional areas, such as Commons Drive if annexed.

The Finance Director indicated she would need to verify current maintenance responsibilities but suggested the in-house crew could adapt to new areas as needed.

Councilmember Schmidt asked about the specific zones covered under the proposal.

The Finance Director listed several areas including Harbor Boulevard, Airport Road, Mountain Drive, and Main Street.

Councilmember King expressed concerns about simply adding more personnel without addressing the core issues. He suggested the possibility of re-bidding the contract to find a more cost-effective solution.

Councilmember Hebert highlighted the difficulty in hiring reliable personnel and the importance of getting a better understanding of long-term costs and benefits before making a decision.

Councilmember Bagby emphasized the need for a detailed cost analysis over a three-year period to compare in-house and contracted services. He mentioned concerns about the ongoing expenses for equipment and maintenance.

Council members Destin and Schmidt both shared their skepticism about the proposal's cost savings and highlighted the importance of maintaining high standards of service. Councilmember Schmidt specifically asked for more detailed cost projections and potential performance clauses for contractors.

Councilmember Stephens requested an estimate of future contract labor costs and historical data on previous bids.

The Finance Director explained the variability in bid responses and the challenges in predicting future costs without going through the bidding process, but she agreed to provide more detailed information to support the council's decision-making process.

Operational Highlights

Public Safety

- **Sheriff Contract increase \$195k (6.8%) 21fte**
- **Lifeguard Contract increase to \$200k (100%; 2007)**
- **Code Compliance increase \$251k (35%)**

15.5+1 new FTE STR registrations

DESCRIPTION	FY2023 ACTUALS	FY 2024 BUDGET	FY 2025 PROPOSED BUDGET (CITY MGR LEVEL)	FY 2026
Total 0152140 PUBLIC SAFETY	2,701,333	3,021,553	3,320,460	3,377,800
Total 0152442 CODE COMPLIANCE	634,911	1,201,013	1,452,400	1,496,934
Total 0152543 EMERGENCY MANAGEI	31,995	43,703	43,096	44,640
TOTAL PUBLIC SAFETY	3,368,239	4,266,269	4,815,956	4,919,374

DISCUSSIONS:

Mayor Wagner introduced the proposal to increase the budget for lifeguard services from \$100,000 to \$200,000, highlighting the importance of maintaining safety for the citizens and visitors. The council agreed on the importance of ensuring adequate lifeguard coverage, given the number of visitors to the city's beaches.

Councilmember Bagby requested detailed data on the current funding levels from the TDC and the specific needs that the increased budget would address.

Special Events (Recreation) – Christmas Decorations - \$140 k

Program Cost Summary	2024 Budget	2025 Budget	Percent increase FY25 vs FY24
Contract Services	71,000	206,000	66%
Operations	69,700	72,100	3%
Total Special Events Expenditures	\$ 140,700	\$ 278,100	49%

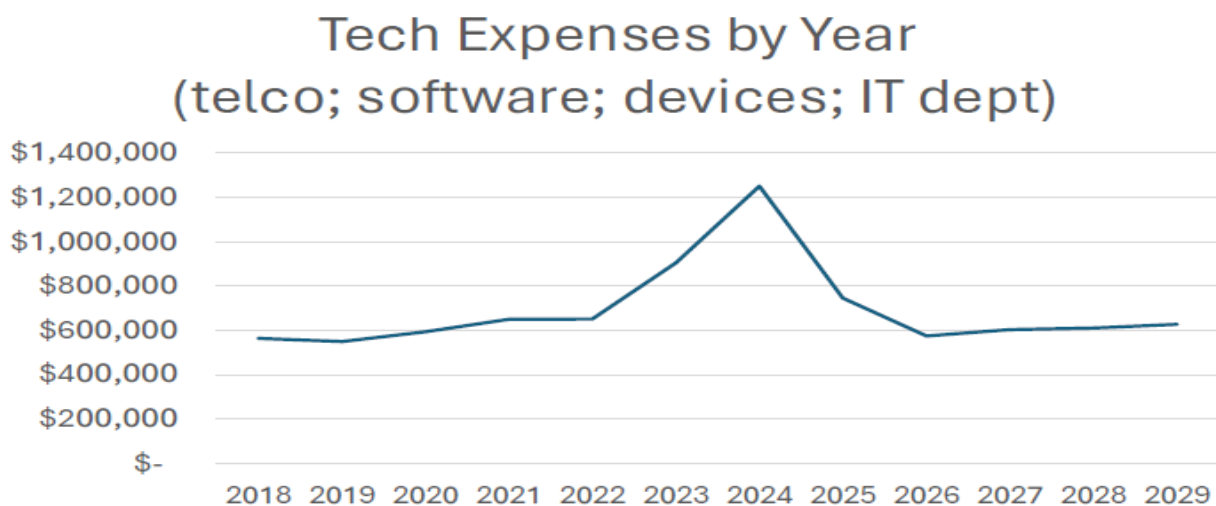
DISCUSSIONS:

The Parks & Recreation Director presented a proposal for hiring a contractor to manage Christmas decorations, including installation, maintenance, and storage, at a cost of \$140,000. She highlighted the feedback received on the previous year's decorations and the need for a more consistent and professional approach.

Councilmember Stephens supported the proposal, emphasizing the importance of enhancing the city's festive appearance. Councilmember Hebert agreed, noting the positive impact on community spirit and tourism.

There was a suggestion to leverage Town Center and Harbor CRA businesses to share the cost.

Technology Cost Trend



Renewal and Replacement

5-year plan	FY 2025
Planned Expenditures by Asset Type	
Streets, Streetlights, Sidewalks	3,745,741
Facilities: Roof	717,500
Facilities: HVAC	3,844
Generators	-
Outdoor Parks & Recreation	2,137,800
Parking Lots	-
Vehicles	32,000
Capital Equipment	158,000
Stormwater	
Total Planned Expenditures	6,794,885
Ending Bank Balance	\$ 58,409

Highlights:

- **Morgan's Sports Center**
 - **Lighting (Safety - \$1.3 m)**
 - **Playground (\$790 k)**
- **Community Center**
 - **Leaky windows and roof (\$717 k)**
- **Roads and sidewalks (3.6 m as per RR Resolution)**

DISCUSSIONS:

Mold and structural issues at the community center were addressed as well as the historical context of previous repairs and ongoing issues. Discussed proposal for new windows and roof sealing, but no current plans for a new roof. The need for hurricane impact glass and associated repairs were emphasized.

Examination of past expenditures and future needs for road and sidewalk maintenance, and discussion on the allocation of funds from infrastructure and gas tax for these projects.

Capital Improvement Program

Highlights:

- **Crosstown Connector - \$10.6 m**
- **Undergrounding - \$2.3 m**
- **Tarpon and Crystal Shores Parks – \$4.8 m**

- **Mattie Kelly Outfall at Joe's Bayou \$1.2 m**
- **New Vehicles and Equipment - \$330 k**

DISCUSSIONS:

Some discussions on major capital projects listed above, with emphasis on completing current projects and planning future ones within budget constraints.

City of Destin					
Department of Public Works & Emergency Management					
New and RR Requested Vehicles/Equipment for FY25					
Department	Budget Proj#	Item	Estimated Cost	New or R&R	Comments
Code Comp	CEVEH	Ford Bronco Sport AWD	\$ 32,000.00	New	additional officers
Code Comp	CEVEH	John Deere Gator	\$ 18,000.00	New	additional gator for beach
Community Center	CCVEH	Ford Transit Van 150, low-rise	\$ 40,000.00	New	current Transit Van (mid-rise) to be re-assigned to Parks
Parks	PREQ	35' Towable Boom Lift	\$ 40,000.00	New	Tree Trimming, Painting, Christmas Decorations, etc.
Parks	RRV57	Ford F150 4x4, single cab short bed	\$ 40,000.00	New	
Parks	RRV57	Ford F150 4x4, single cab short bed	\$ 40,000.00	New	
Public Works	PWMM	John Deere Z920M Ztrak 48"	\$ 20,000.00	New	for new median maintenance crew
Public Works	PWMM	John Deere Z920M Ztrak 48"	\$ 20,000.00	New	for new median maintenance crew
Public Works	PWMM	John Deere Z920M Ztrak 60"	\$ 24,000.00	New	for new median maintenance crew
Public Works	PWMM	Ford F150 4x4, single cab short bed	\$ 40,000.00	New	for new median maintenance crew
Public Works	PWMM	Trailer for equipment	\$ 10,000.00	New	for new median maintenance crew
Public Works	154183?	Misc. equipment (weed eaters, blowers, etc.)	\$ 6,000.00	New	for new median maintenance crew
Subtotal NEW			\$ 330,000.00		

DISCUSSIONS:

The Public Works Director provided an overview of new vehicle and equipment requests for various departments. There were some discussions on the necessity of each request, including a Ford Bronco for Code Compliance and a John Deere Gator for Beach Patros; as well as consideration of alternative solutions, such as renting equipment or opting for smaller, more cost-effective vehicles.

Where We Are Now

Fund balance projections – no fee change

FUND BALANCE SUMMARY ALL FUNDS	FY2025 PROPOSED	FY2026 PROJECTION	FY2027 PROJECTION	FY2028 PROJECTION	FY2029 PROJECTION
	BUDGET				
	PROJECTION				
Nonspendable (Town Center CRA + prepaids)	2,062,544	1,862,544	1,562,544	1,162,544	1,211,624
Restricted (FL Statute & Debt Covenants)	5,411,760	5,509,107	6,181,442	9,779,532	11,766,069
Committed (Council Resolutions & Motions)	22,755,874	23,762,748	23,537,302	24,458,757	23,523,440
Assigned (contracts/PO balances)	3,250,000	2,500,000	1,500,000	2,416,667	2,138,889
Unassigned	9,129,462	6,563,947	5,961,596	(1,170,542)	(4,246,863)
Ending Fund Balance	42,609,640	40,198,346	38,742,884	36,646,958	34,393,159

Challenges to General Fund Balance

1. Building Permit Fees Too Low

111 FLORIDA BUILDING CODE FUND (RESTRICTED; PUBLIC SAFETY)	FY2025 PROPOSED BUDGET PROJECTION	FY2026 PROJECTION	FY2027 PROJECTION	FY2028 PROJECTION	FY2029 PROJECTION
111-32 Licenses and Permits	921,400	946,670	972,660	999,460	1,026,970
111-36 Investment Income	4,900	4,900	4,900	4,900	4,900
TOTAL REVENUES	926,300	951,570	977,560	1,004,360	1,031,870
111-52 Public Safety	1,166,430	1,205,572	1,249,870	1,295,860	1,343,620
TOTAL EXPENDITURES	1,166,430	1,205,572	1,249,870	1,295,860	1,343,620
Excess (deficiency) of revenues over expenditures	(240,130)	(254,002)	(272,310)	(291,500)	(311,750)
111-58 Transfers Out	(80,000)	(82,400)	(84,870)	(87,420)	(90,040)
Total other financing sources (uses)	(80,000)	(82,400)	(84,870)	(87,420)	(90,040)
111 Net change in fund balances	(320,130)	(336,402)	(357,180)	(378,920)	(401,790)
111 Fund Balance (deficit), Beginning	43,407	(276,724)	(613,126)	(970,306)	(1,349,226)
111 Fund Balance (deficit), Ending	(276,724)	(613,126)	(970,306)	(1,349,226)	(1,751,016)

2. Developer and Impact Fees Too Low

The cost of making Growth Necessitated Improvements is not fully covered by the fees collected.

Impact Fee Eligible Projects constructed/funded		Sources used/to be used	
FY 2024	10,764,481	Impact Fees	2,044,000
FY 2025	9,852,400	Taxes	5,811,861
FY 2026	1,599,000	Grants	11,846,586
FY 2027	770,000	Loans	3,003,434
FY 2028	-	Parking Fees	1,050,000
FY 2029	770,000		
	\$ 23,755,881		\$ 23,755,881

3. Increase recreation cover 25-30% of operations

Recommended Cost Recovery Areas

- STR Registration for Condos (4200+)
- Building fund: Building Permit Fees
- Community Development: Developer and Impact Fees
- Recreation: User Fees (Boat Ramp)
- Net Positive Environmental Benefit (NPEB) for Harbor Water Quality, i.e. Testing, Pump Ops and Maintenance: Consider annual op fee

DISCUSSIONS:

Presentation on cost recovery strategies to ensure future financial stability. Analysis of current fee structure and their impacts on the general fund balance, and identification of areas where building permit fees and developer fees are too low.

Where We Could Be:

Fund Balance projections – Adjust Building Permit Fees +52%

ACCOUNT DESCRIPTION	2024 PROJECTION	FY 2025 PROPOSED BUDGET (CITY MGR LEVEL)	FY 2026	FY2027	FY2028	FY2029
BUILDING PERMIT FEES	739,402	1,216,000	1,252,500	1,290,100	1,328,800	1,368,700
Total 111300 BUILDING FUND RE	896,419	1,342,300	1,380,070	1,418,960	1,458,960	1,500,170
Total 11152441 BUILDING FUND	1,277,716	1,166,430	1,205,572	1,249,870	1,295,860	1,343,620
NET OPERATING (REV - EXP)	(381,297)	175,870	174,498	169,090	163,100	156,550
TRANSFER OUT TO CD TECH FUN	(67,556)	(121,600)	(125,250)	(129,010)	(132,880)	(136,870)
Total BUILDING FUND TXFRS OU	82,444	(121,600)	(125,250)	(129,010)	(132,880)	(136,870)
111 Increase (decrease) in Fund	(298,853)	54,270	49,248	40,080	30,220	19,680
111 Fund Balance, beginning of	342,260	43,407	97,677	146,925	187,005	217,225
111 Fund Balance, ending of year	43,407	97,677	146,925	187,005	217,225	236,905
TARGET = \$275K (3 MOS OPS BAL)						

Fund Balance projections – Adjust Building Permit Fees +52%

Before		FY2025 PROPOSED BUDGET	FY2026	FY2027	FY2028	FY2029
FUND BALANCE SUMMARY ALL FUNDS		PROJECTION	PROJECTION	PROJECTION	PROJECTION	PROJECTION
Nonspendable (Town Center CRA + prepaids)		2,062,544	1,862,544	1,562,544	1,162,544	1,211,624
Restricted (FL Statute & Debt Covenants)		5,411,760	5,509,107	6,181,442	9,779,532	11,766,069
Committed (Council Resolutions & Motions)		22,755,874	23,762,748	23,537,302	24,458,757	23,523,440
Assigned (contracts/PO balances)		3,250,000	2,500,000	1,500,000	2,416,667	2,138,889
Unassigned		9,128,462	6,563,947	5,961,596	(1,170,542)	(4,246,863)
Ending Fund Balance		42,609,640	40,198,346	38,742,884	36,646,958	34,393,159
		FY2025 PROPOSED BUDGET	FY2026	FY2027	FY2028	FY2029
FUND BALANCE SUMMARY ALL FUNDS		PROJECTION	PROJECTION	PROJECTION	PROJECTION	PROJECTION
Nonspendable (Town Center CRA + prepaids)		2,062,544	1,862,544	1,562,544	1,162,544	1,211,624
Restricted (FL Statute & Debt Covenants)		5,436,160	5,534,157	6,198,752	9,730,982	11,688,989
Committed (Council Resolutions & Motions)		22,797,474	23,847,198	23,665,892	24,632,807	23,744,320
Assigned (contracts/PO balances)		3,250,000	2,500,000	1,500,000	2,416,667	2,138,889
Unassigned		9,479,462	7,298,947	7,101,596	444,458	(2,181,863)
Ending Fund Balance		43,025,640	41,042,846	40,028,784	38,387,458	36,601,959
After						

Recommended Cost Recovery Areas

- NPEB: 2006 to 2023 – Average collections per year = \$24 k

Average Expenses/year = \$60 k

Dredging estimate = \$500 k every 5 years (on schedule w/FWB to save on mobilization fees) = \$100 k/year for collections.

\$160 k/year collection target.

Est. 1500 slips in harbor = Propose \$105/year operations assessment on slips (instead of one-time % of “construction costs”)

- STR Registration for Condos (4200 +)
 - Visitors use our parks and roadways
 - A \$100 registration fee/year would raise \$420,000
- Recreation: User Fees
 - Add back the Joe’s Bayou Boat Ramp pass for residents (\$40 k/year)
 - Update 2014 Recreation Cost recovery Policy

Ad Valorem at Different Millage Rates

Ad Valorem Taxes Payable per Household

Two scenarios to demonstrate the difference 1/10th of a mill creates

	<u>1.6150</u>	<u>1.7150</u>	<u>Variance</u>
Property Taxable Value			
\$100,000	\$161.50	\$171.50	\$10.00
\$360,754	\$582.62	\$618.69	\$36.08
\$400,000	\$646.00	\$686.00	\$40.00
\$600,000	\$969.00	\$1,029.00	\$60.00

City of Destin median **taxable** property value on all properites = **\$360,754**

Funding to the City at the two Different Millage Rates

	<u>1.6150</u>	<u>1.7150</u>
Taxable Value x Millage x 95% = total ad valorem collections		
\$8,609,159,898 =	\$13,208,604 or	\$14,026,474 var= \$817,870

GENERAL DISCUSSIONS:

The Finance Director recommended canceling the June 24th budget workshop due to a lack of new information and proposed reconvening on July 15th with updated data. Council members generally agreed to wait until July 15th for more substantive discussions.

Councilmember Destin expressed opposition to drastic fee increases, particularly for building permits and recreational fees, and emphasized the importance of not overburdening residents.

Councilmember Bagby reemphasized the need for detailed cost analysis for proposed expenditure, such as the purchase vs. rental of equipment.

Councilmember Schmidt advocated for a thorough review of the recreational fee schedule and supported differential rates for residents and non-residents.

Councilmember Hebert suggested considering a reduced fee structure for families in financial need.

Councilmember Stephens voiced opposition to the boat ramp fee increase and proposed exploring alternative revenue sources, such as business tax receipt adjustments.

The council briefly discussed a funding request from the Destin aquatic center for \$25,000, which was historically supported by the city. The possibility of inviting the center's representative to present at a future council meeting has been suggested.

The workshop concluded with a consensus on the next steps, including the July 15th workshop to discuss further updates and refinements to the budget and fee proposals.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 9:40 PM.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk

**MINUTES
WORKSHOP
DESTIN CITY COUNCIL
MAY 13, 2024
ANNEX COUNCIL CHAMBERS
5:30 PM**

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

Destin City Council

Mayor Bobby Wagner
Councilmember Johnny King
Councilmember Kevin Schmidt
Councilmember Torey Geile

Councilmember Terésa Hebert
Councilmember Jim Bagby
Councilmember Dewey Destin
Councilmember John Stephens

City of Destin Staff

City Manager Louis Zunguze
Public Information Director Tamara Young
Public Works Director Michael Burgess
Projects/Grants/Contract Manager Jeffrey Cozadd
Engineering Assistant II Joe Bodi
City Attorney Kimberly Romano Kopp

City Clerk Rey Bailey
IT Director Andy Peters
City Engineer Ryan Scott
Finance Director Krystal Strickland
HR Director Jamie Haynes
Records Specialist Sharon Gardner

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM, followed by the recitation of the Pledge of Allegiance.

PUBLIC COMMENTS

Mr. Claude Perry, 732 Harbor Blvd, emphasized his support for public parking garages, specifically advocating for the construction of three garages, including one at Crystal Beach. He discussed the long-standing issue of the parking garage, and its importance for visitors to the harbor. He discussed the long history of the parking garage issue, mentioning its discussion began 15-20 years ago under previous councils. He highlighted the need for adequate parking for visitors to the harbor and the importance of this issue for the community.

Mr. Lockwood Wernet, General Manager of the Destin Water Users and Chairman of the Town Center CRA Advisory Committee, supported the priority list and the projects covering various transportation needs, and noting the significant public and committee input it reflects. He also urged consideration of removing project NC6 (Sunchase path through the Old Creek course) due to conflicts with Destin Water Users' plans.

WORKSHOP

A. Mobility Plan – Project Priority List

The City Engineer provided a brief overview of the draft Mobility Plan:

The purpose of this workshop is to brief the City Council on the phasing recommendations for the projects in the plan and receive feedback from the council on the priorities as recommended. City council feedback on the priorities is requested prior to bringing the Draft Mobility Plan for adoption, which is anticipated in the immediate coming months. The Draft Mobility Plan document is substantially complete and will be published for review as soon as possible after the city council is briefed on this item and has communicated its priorities to staff.

The Community Development Department has been working to vet, prioritize, and create final recommendations for the Draft Mobility Plan, which identifies projects to address transportation needs through 2050. The Draft Mobility Plan includes a comprehensive list of projects the City can undertake and fund with mobility fees and other sources of funding.

In addition to being a roadmap for future transportation network investment, the priorities of the Mobility Plan will be used in calculating a new Mobility Fee for the City to replace the current Transportation Impact Fee. The background work to calculate the fee has commenced and can be finalized after the Draft Mobility Plan is adopted.

All the projects in the Draft Mobility Plan have been identified for implementation in the short, medium, or long term. This phasing strategy is based on the prioritization methods developed by staff and the consultant team working on the project (shown as the benefit score in the materials) as well as the results of community engagement and City Committees' input around their stated priorities.

DISCUSSIONS:

Councilmember Bagby questioned the prioritization process, especially the inclusion of parking garages, which ranked low in public surveys. He expressed skepticism about the methodology used to prioritize projects. He suggested reevaluating the prioritization of projects, particularly moving critical intersection improvements to phase one. He also proposed reconsidering the closure of access to the Shell Station on US-98 and suggested the potential for an underground tunnel for pedestrians to reduce surface traffic congestion.

Councilmember Destin expressed concerns about the potential high mobility fee and its impact on development. He requested clarification on how projects are funded and if grants could be included in the funding calculations. He also emphasized the importance of knowing the potential mobility fee before approving the plan.

Mayor Wagner suggested designating a true bike path and implementing speed calming measures on the Destin Crosstown Connector to enhance safety for pedestrians and cyclists. He discussed the feasibility of roundabouts for traffic calming and improving safety, especially at key intersections. He also proposed speed calming measures and landscape improvements to ensure a pedestrian-friendly design.

Councilmember Schmidt highlighted the importance of a flexible plan adaptable over the years to meet evolving needs and future council preferences.

Councilmember Hebert expressed the importance of prioritizing intersection improvements and suggested addressing existing sidewalk repairs before building new ones.

The council debated the inclusion of NC1 and NC2, which involve connecting existing dead-end neighborhoods. Concerns were raised about maintaining the character and safety of these neighborhoods. There was a suggestion to change these projects to focus on pedestrian connectivity rather than vehicular, proposing a shift to bike and pedestrian pathway instead.

There were concerns about NC6 and its potential conflict with existing plans and land ownership.

The council deliberated on potential changes to the Mobility Plan, including the removal or re-prioritization of certain projects, emphasizing the importance of financial feasibility and alignment with public interest. They agreed to continue refining the plan with input from staff and further public engagement.

PUBLIC COMMENTS:

Capt. Gary Jarvis, 804 Harbor Blvd, urged the council to take a long-term view and not delay decisions due to current uncertainties. He emphasized the need for future councils to have the tools to improve the city's quality of life and infrastructure. He highlighted the importance of setting appropriate fees for development to ensure that new projects contribute to community needs.

Mr. Don Dallas, 442 Snapper Drive, expressed his gratitude to the council for their efforts and highlighted the ongoing stormwater issues on Snapper Drive. He suggested having better communication about public meetings and emphasized prioritizing citizens' needs over tourists.

Mr. Curis Gwin provided clarification on NC6, stating it is planned as a private road and not intended to connect to Indian Trail. He suggested correcting the alignment based on the comprehensive plan to avoid conflicts.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 7:08 PM.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024**TYPE OF AGENDA ITEM:** City Manager Report**AGENDA OUTLINE NUMBER:** 4.A.

TO: City Council

THRU: Krystal Strickland, Finance Director
Louis Zunguze, City Manager

FROM: Jamie Dittmer, Human Resources Manager

DATE: 6/12/2024

SUBJECT: Presentation- Mike Caraway from Acentria to present on benefits of moving to a partially self funded plan for medical insurance.

I. BACKGROUND: During the first City Council Budget workshop Mike Caraway from Acentria Health discussed options for moving to a level funded or partially self funded platform for the City of Destin's health insurance model. Council requested a more in depth presentation on the risks and rewards of moving to a level funded or partially self-funded platform.

II. DISCUSSION: The Acentria Public Risk Presentation for the City of Destin focuses on strategizing healthcare spending by evaluating different insurance plans and cost mitigation strategies. The presentation begins with an overview of the healthcare industry trends, discussing the mechanics of fully insured and partially self-insured plans. It highlights the benefits of self-funding in the marketplace, explaining how partially self-funded plans can offer more transparency and control over healthcare costs.

Key Topics:

1. ****Healthcare Industry Trends**:**
 - Historical and projected trends in healthcare costs.
 - Profitability of major insurance carriers.
 - Increasing prevalence of self-funded plans.
2. ****Mechanics of Fully Insured vs. Partially Self-Insured Plans**:**
 - Detailed comparison of costs between fully insured and self-funded plans.
 - Explanation of specific and aggregate stop-loss insurance.
 - Criteria for identifying suitable candidates for self-funding.
3. ****Cost Mitigation Strategic Planning and Data-Driven Solutions**:**

- Importance of data transparency and reporting for effective decision-making.
- Tools and strategies for actuarial analysis and risk management.
- Success stories illustrating significant cost savings through self-funded plans.

4. ****Financial Levers****:

- Various program management tools and techniques.
- Importance of optimizing benefits and mitigating costs through advanced funding, enrollment technology, and compliance support.

A. Link to Strategic Goals / Objectives: Financially Sound City providing service excellence.

B. Effect on Budget (EOB): Moving to a Level Funded or Partially Self-Funded Insurance platform will help control the rising cost of insurance premiums.

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

D. Legislative Sponsor:

III. CONCLUSION: The presentation by Acentria Public Risk effectively outlines the potential benefits and challenges of transitioning from a fully funded to a level funded or partially self-funded insurance plan for the City of Destin.

IV. RECOMMENDED MOTION: I move to direct staff and Acentria to explore options for level-funded and partially self-funded insurance plans to mitigate rising insurance costs.

Attachments:

1. Acentria Public Risk Presentation City of Destin 06.10



Strategizing Your Healthcare Spend

AGENDA

1

Introduction

2

Healthcare Industry Trends

3

Mechanics of Fully Insured and Partially Self-Insured Plans

4

Cost Mitigation, Strategic Planning, and Data-Driven Solutions

5

Success Stories

6

Financial Levers





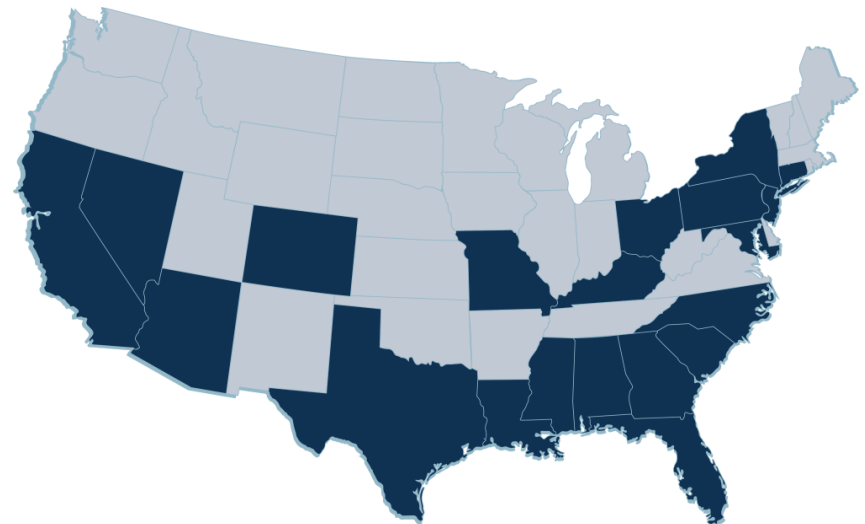
1. Introduction



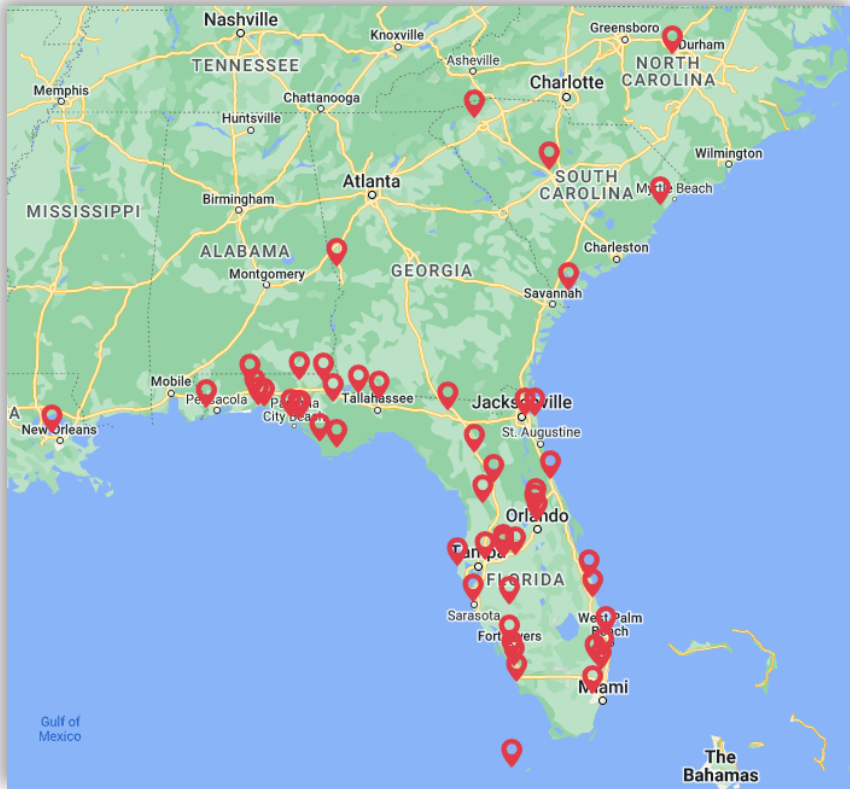
STRATEGIC FOOTPRINT

Foundation Risk Partners is a national full-service insurance agency and consulting firm offering a comprehensive portfolio of insurance solutions.

- National Organization
- Largest privately held insurance agency in Florida
- 2,000+ Insurance Professionals
- Premium Volume > \$4.3B
- 500+ Self-Funded Clients
- Serving clients in 20 States
- 157 locations across the U.S.
- Operating in 108 U.S. Cities
- 46+ locations in the State of Florida



LOCAL FLEXIBILITY WITH A NATIONAL REACH



Acentria Public Risk is a specialty practice within Foundation Risk Partners

Exclusively focused on serving the risk management and employee benefits needs for **Florida's** governmental agencies.

Dedicated to reducing program cost, mitigating risk and functioning as an **extension of your staff**.

Public sector team with a combined total of **100+ years** of insurance experience.

Corporate headquarters located at
780 W. Granada Blvd., Ormond Beach, FL

www.acentria.com

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- **Alan Florez**
 - Executive Vice President
 - National Sales Director
 - Public Entity Practice Leader
- **David Lodwick, CIC, CRM**
 - Director of Public Entity Services
 - Professional Standards
- **Jonathan Jallad**
 - Vice President
 - Public Entity Sales Leader

Specialist Resources:

- **Daron Pitts**
 - Stop Loss Brokerage
 - Stop Loss Marketing Dir.
- **Dr. Kali Panagos**
 - Pharm.D., R.PH
 - Pharmacy Benefits Consulting & Clinical
- **Wende Ward**
 - ASO contract audit
 - RX Rebate Mgmt.
- **Juliana Orth, RN**
 - Wellness Coordinator

Dedicated Public Entity Service Team

Mike Carraway, LUTCF

Vice President / Benefits Agent

Glenn Little

Vice President / Benefits Agent

Robin Riley, GBA, GBDS, VBS

Senior Vice President / Client Services Director

Bruce Tillman

Vice President / Benefits Agent

Daniel Tillman

Vice President / Benefits Agent

- **Benefits Resource Center (BRC)**
 - Account Managers
 - Technical Assistants
 - Client Advocates

Benefits Resource Leaders

- **Luke Wolkers, EVP**
 - Executive Vice President
- **Alex Doberstein, ChHC, REBC, RHU**
 - Vice President

Benefits Admin Technology Integration

- **Taylor Wimberley**
 - Technology Transition Leader
- **Ben Welu, CIC, CHRS, SHRM-CP**
 - Technology Transition Back Up

Legal:

- **Dan Kuperstein**
 - ERISA Attorney
 - Compliance

FLORIDA PUBLIC ENTITY CLIENTS

City/Town/Village

Alford, Town of
Altha, Town of
Apopka, City of
Arcadia, City of
Aventura, City of
Bal Harbour Village
Deltona, City of
Destin, City of
Doral, City of
Fort Myers, City of
Havana, Town of
Hillsboro Beach, Town of
Lantana, Town of
Lauderhill, City of
Lauderdale By-The-Sea, Town of
Miami Beach, City of
Miami Gardens, City of
Miami Shores Village
Niceville, City of
North Bay Village
North Miami, City of
North Miami Beach, City of
Panama City Beach, City of
Panama City, City of
Parker, City of

Port St. Joe, City of
Quincy, City of
Sunrise, City of
Sebastian, City of
Sewall's Point, Town of
Titusville, City of
Valparaiso, Town of
Wauchula, City of
Windermere, Town of
Winter Garden, City of
Winter Park, City of

County

Calhoun County BOCC
Franklin County BOCC
Gadsden County BOCC
Gulf County BOCC
Hamilton County BOCC
Hardee County BOCC
Jackson County BOCC
Lafayette County BOCC
Liberty County BOCC
Taylor County BOCC
Washington County BOCC

School District

DeSoto County School District
Gadsden School District
Hamilton County School District

Hardee County School District
Jackson County School District
Okaloosa County School District
Suwannee County School District

Special Districts

Baker Fire District
Crestview Housing Authority
Destin Fire Control District
Florida Keys Mosquito Control District
Fort Myers Housing Authority
Halifax Health
New Smyrna Beach Utilities
Northwest Florida Water Management District
Panama City Downtown CRA
Panama City Downtown North CRA
Panama City Millville CRA
Panama City St Andrews CRA
Quincy Gadsden Airport Authority
South Walton Mosquito Control District
Suwannee Valley Transit Authority
Tice Fire Control District
Tice Fire Control District
300+ additional Public Entity clients outside of Florida.

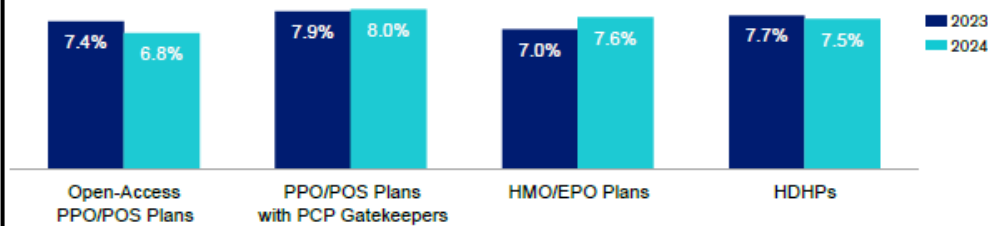


2. HealthCare Industry Trends



Health Care Trend

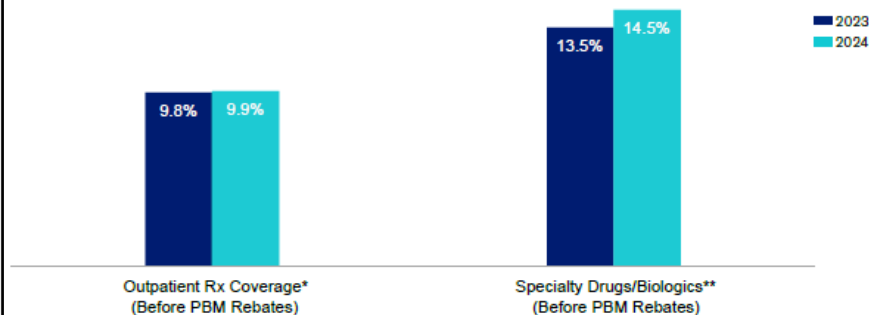
Medical Trend Projections* for 2024 Are Expected to be Similar to Prior Levels:
Slightly Higher than 2023 for PPO/POS Plans with Gatekeepers and HMO/EPO Plans,
Slightly Lower for All Other Medical Plan Types



Hospital Price Inflation Is the Largest Component of 2024 Projected Medical Trends*

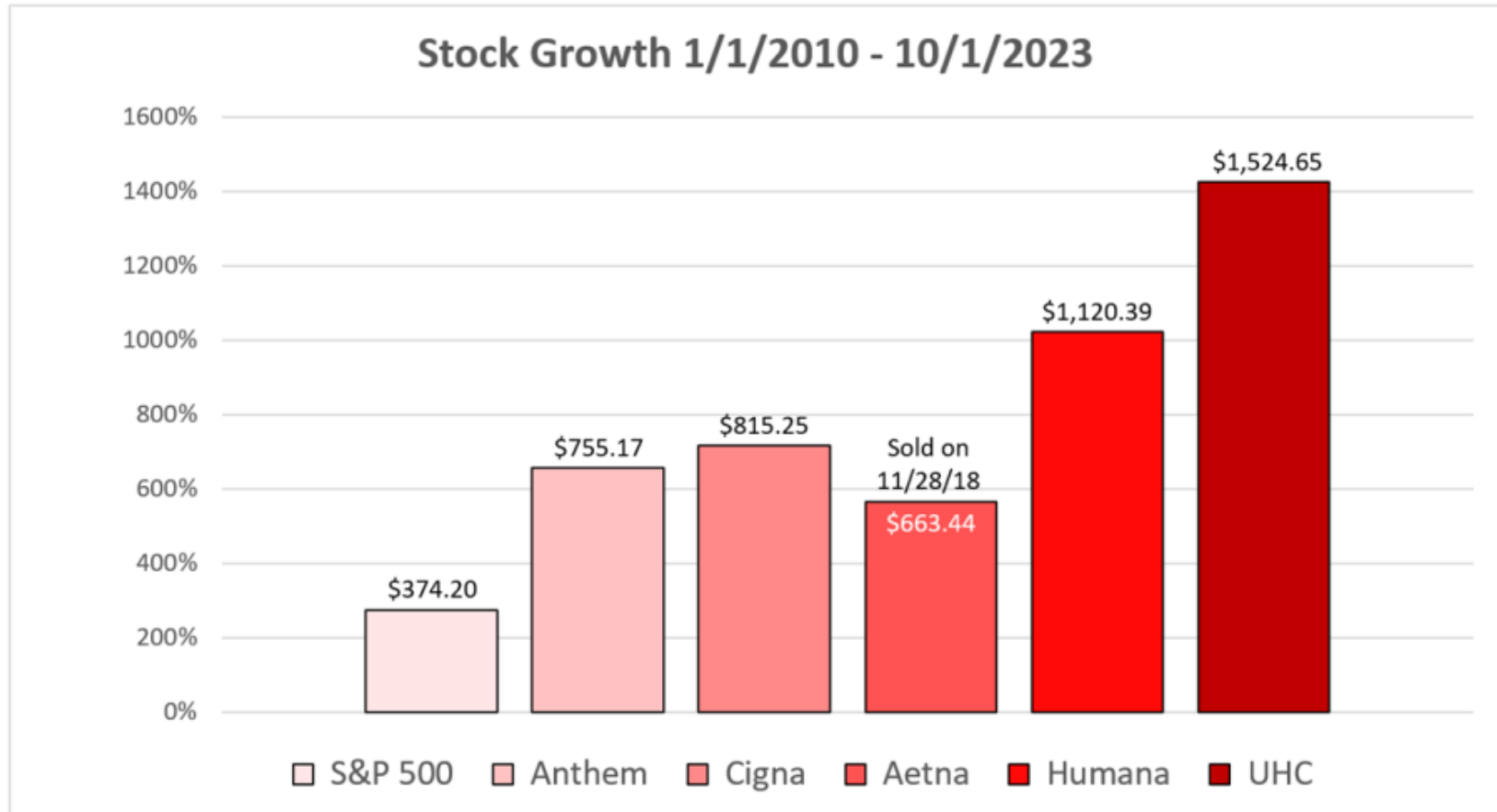


Projected Prescription Drug Trend Approaches Double Digits for Outpatient Rx Coverage and Nearly 15% for Specialty Drugs

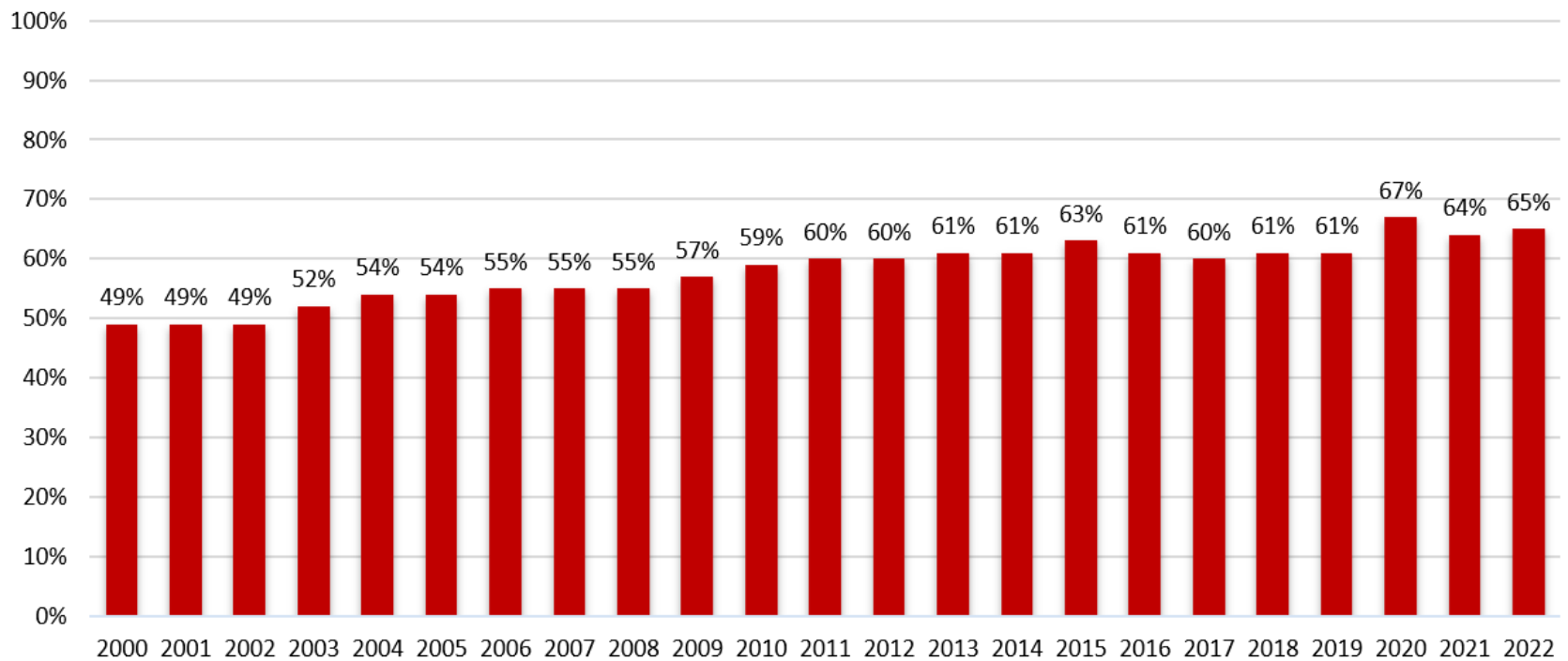


Carrier Profits

If someone had invested \$100 in each of these stocks on 1/1/2010, what would it be worth on 10/1/2023?



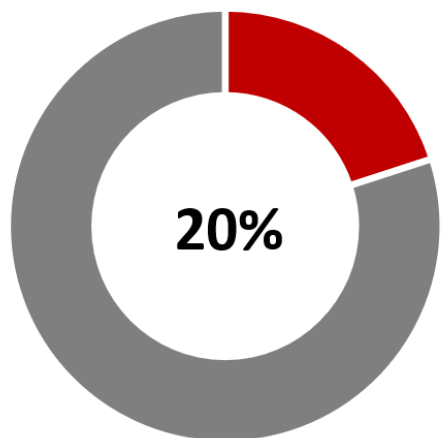
Self-Funding in the Marketplace Today



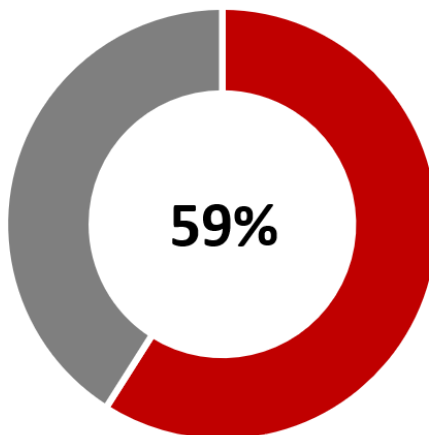
Source: Kaiser/HRET Survey of Employer-Sponsored Health Benefits, 1999-2022

Self-Funding in the Marketplace Today

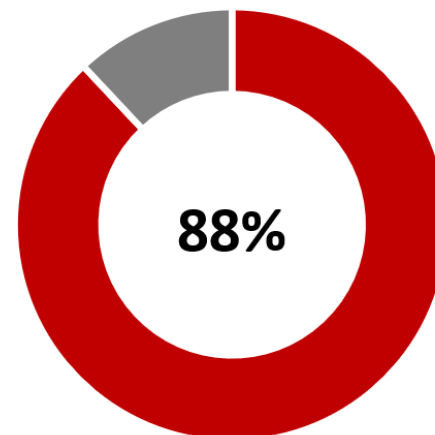
**Percentage of Covered Workers in Partially
or Completely Self-Funded Plans in 2022**



**50 - 199
Workers**



**200 - 999
Workers**



**1,000+
Workers**

Source: Kaiser/HRET Survey of Employer-Sponsored Health Benefits, 2022



3. Mechanics of Fully vs Partially Self-Insured Plans



Why Consider Self-Funding? Ownership

Renting

1. Limited options on the market - often settle for less than ideal
2. Limited flexibility to customize the plan as needs change
3. Limited control
4. "Maintenance free"
5. Typically less expensive in the short term
6. Typically more expensive in the long term - price usually only goes up

Owning

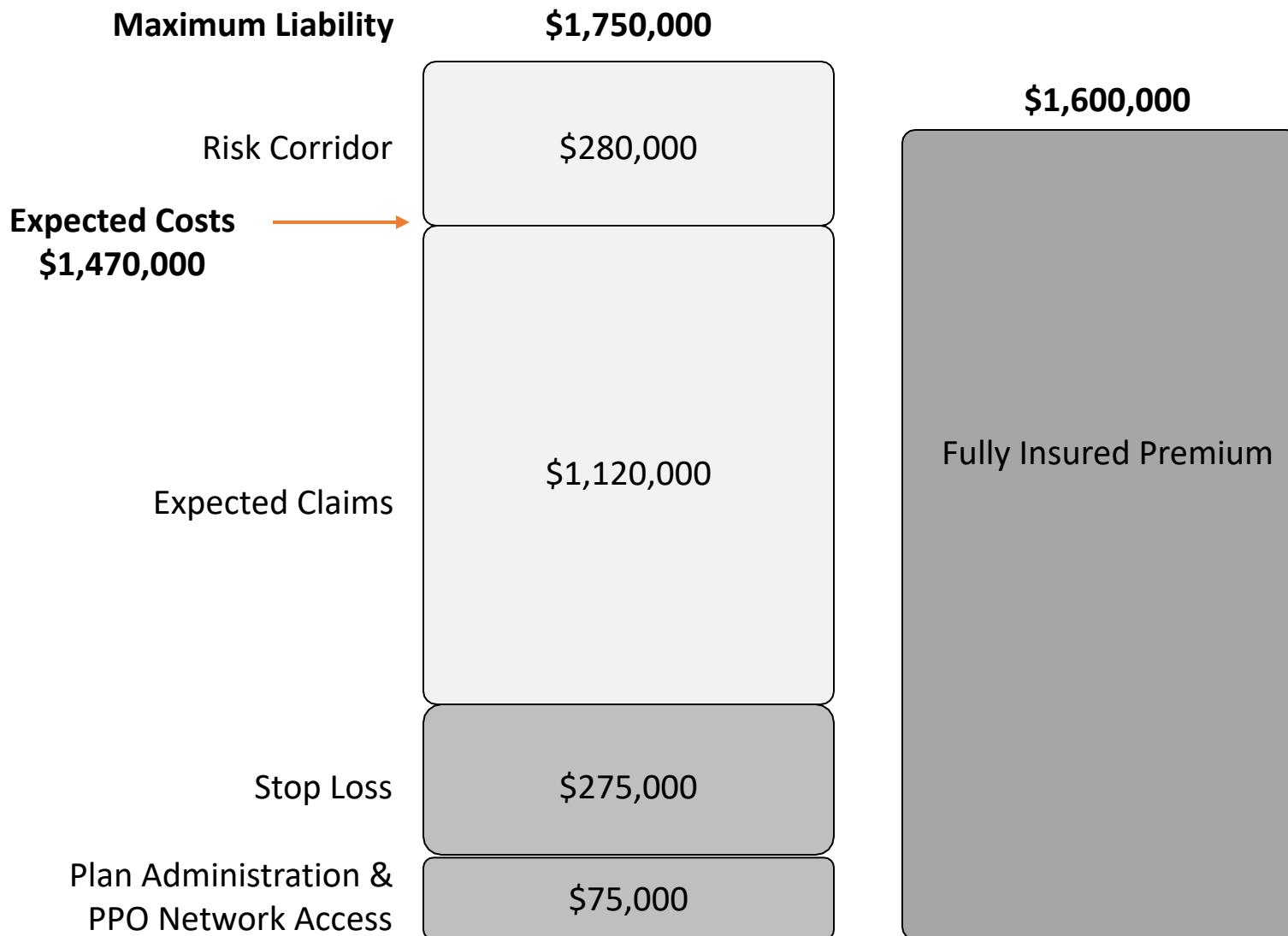
1. Ability to build a custom plan or to model any plan on the market
2. Endless flexibility to customize the plan as needs change or issue arise
3. Substantial control with detailed medical and Rx claims experience
4. Responsible to maintain plan; often off-set by trusted advisors (broker/TPA)
5. Typically more expensive in the short term - initial costs to setup the plan and risk of over utilization
6. Typically less expensive in the long term . Gain the ability to build reserves as you manage the plan

Mechanics of Self-Funding



Fully Insured	Self-Funded
Premium – Paid to carrier	Premium – Deposited in Bank Account
Administration – Claims Processing	Administration – Claims Processing (TPA)
Customer Service	Customer Service (Broker and TPA)
Network of Providers (PPO/HMO)	Network of Providers (PPO)
PBM – provides formulary, mail order and specialty pharmacy	PBM – provides formulary, mail order and specialty pharmacy
Benefit Design – pre-determined to minimize claim exposure	Benefit Design – endless flexibility to optimize exposure (SPD)
Cost Containment – large case management, pre-certification, and centers of excellence	Cost Containment – large case management, pre-certification, and centers of excellence
Reinsurance – provides a cap on large claimants (pooling point)	Reinsurance – provides a cap on both large claimants and overall claim utilization (stop loss)
Profit – Retained by carrier	Profit – Retained by Employer

Fully Insured Example



Mechanics: Specific & Aggregate Stop Loss

Aggregate Attachment Point:
Maximum Claims per Group
(125% of Expected)

\$1,400,000

\$1,120,000

Expected Claims (100%)

Specific Deductible:
Maximum Claims per Individual

\$75,000



John Doe



Mechanics: Stop Loss Insurance

Specific Stop Loss (Individual)

1. Employer is responsible for all claims on every member until the deductible is met.
2. Carriers can provide various deductible options to suit a group's risk tolerance.
3. The higher the deductible the lower the price for the insurance.



Aggregate Stop Loss (Group)

1. Claim maximum (aggregate attachment point) is normally set 25% higher than expected (125% corridor)
2. Aggregate can be difficult to secure due to lack of claims data
3. Aggregate coverage is cheap ("sleep insurance"), historically a group has a 2% chance of hitting their maximum.



Best Candidates for Partially Self-Funding

1. Financially stable employer
2. Steady population with good participation
- 3. Looking for a deeper level of program transparency**
4. Desire to expand health care delivery
5. Healthy group with stable claims experience



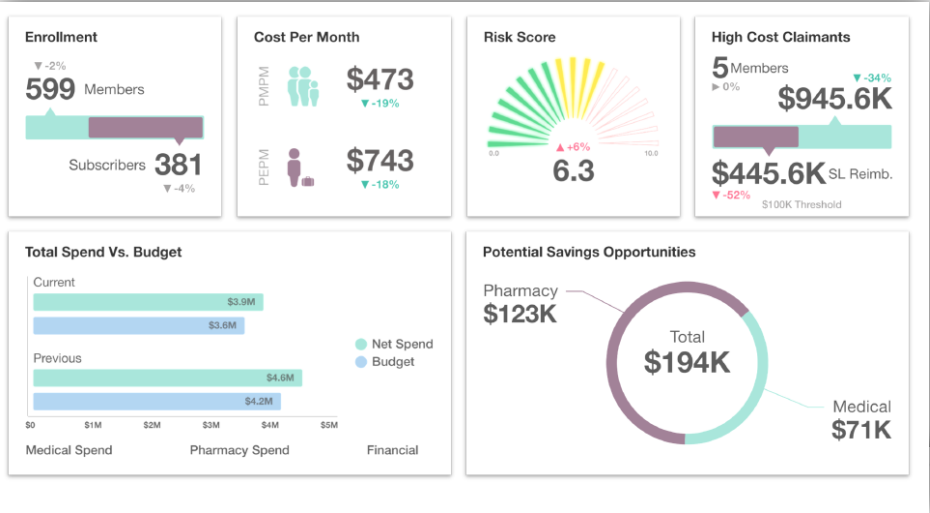
Access to claims experience is the most important factor when determining whether a group is a good candidate for partially or fully self-funded.



3. Cost Mitigation, Strategic Planning, and Data-Driven Solutions

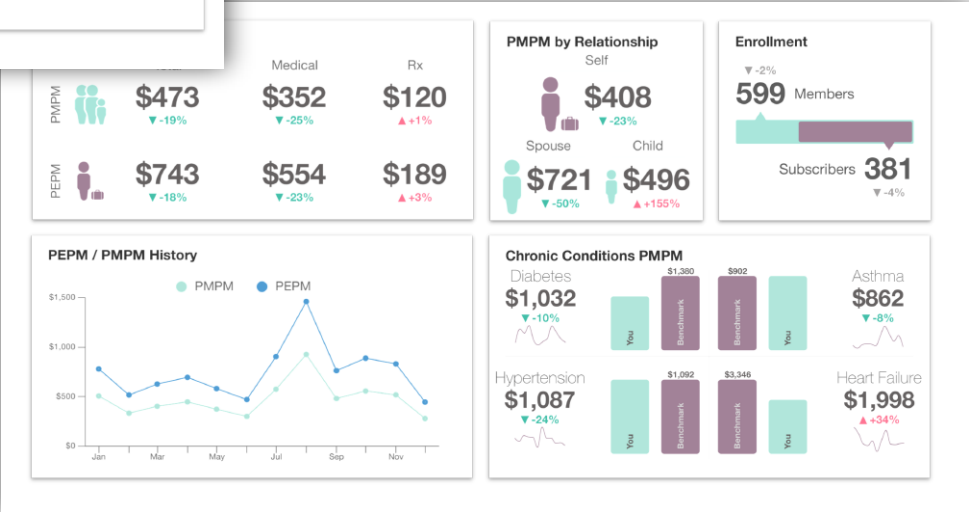


DATA WAREHOUSE DASHBOARD

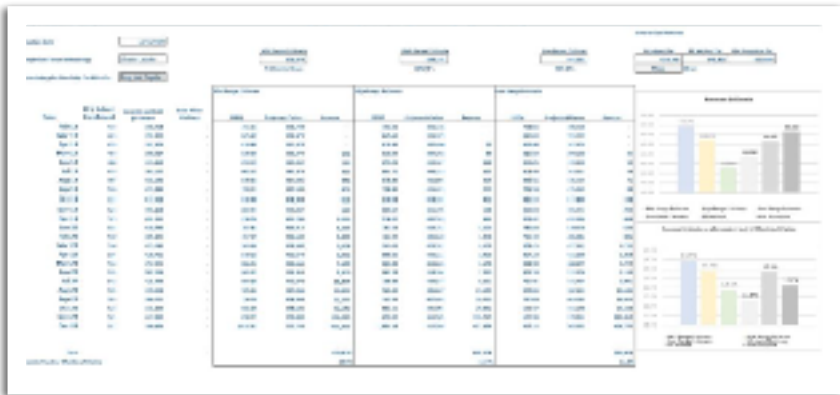


Difficult to assess the success of your program if you can't measure the results.

Make data driven decisions



ACTUARIAL TOOLS



Actuarial Assistant (AA)

Simulate any changes for any size group and calculate precise claim rates

Risk Decision Support (RD)

Identify a risk-appropriate self-funded structure and develop marketable metrics

Experience & Migration Predictive (EM)

Develop the number under the pooling point, model impact of forecasted enrollment, and set optimal budget rates

Reserve Analysis

Builds an extremely refined actuarially sound IBNR easily and quickly





4. Success Stories



Case Studies

Entity: Okaloosa County School District**Relevance:**

- We were awarded Broker of Record through the School District's RFP which has roughly **3,400 full-time** benefit eligible employees.
- School District was suffering from: a lack of hands-on service, very little open enrollment support, true claims advocacy, and an antiquated benefits administration system.
- Medical loss ratio was in the **75% range** over a 3-year period, which was potentially leaving millions in savings when compared to a self funded plan.

Solution:

- Acentria Public Risk's recommendation was to fully audit the program to glean insights and develop a road map for lowering premiums, improve plan design, increase employee services and discover if self funding would be an option. Our feasibility study showed savings of **\$19.6M** if the School District were self-funded over the last 4 years.

Savings Resulted with \$4.8M+

- **Health insurance:** The School District moved to a self-funded program potential savings of **\$4.8M** on fixed cost and claim funding.
- **Dental insurance:** Managed an information RFP process and carrier negotiations saving the School **\$20K+** while enhancing plan designs.
- **Retiree Program:** By implementing a Medicare retire program saving the retiree monthly premium by **\$820**. enhancing their benefits from deductible, coinsurance and copays to **\$0** on most benefits.

Entity: Suwannee County School District**Relevance:**

- Awarded Broker of Record services through a broker RFP which has roughly **800 full-time** benefit eligible employees.
- School District was suffering from: a lack of transparency on their benefit program, too many plan options, continued renewal increases on their self-funded program.
- No strategies to control cost to their current program.

Solution:

- We prepared and worked along side the School District to administer a formal RFP for their self-funded health insurance program to include: ASO, Stoploss, and Pharmacy.

Savings Resulted with \$498,800 as follows:

- Plan Changes saving **\$300,000**
 - Reduced number of plans from 4 to 3
 - Providing a 100% School District employee only contribution plan
 - Enhancing coverages on both buy up plans
- RFP Competitive Savings:
 - Administrative Services \$63,395 + 60,000 Wellness dollars each year (\$180,00) + \$60,000 implementation credit. **Combined total for the School District \$303,395**
 - Stoploss **\$52,000**
 - Pharmacy Benefit Manager **\$143,106**

Case Studies

Situation:

- **Hardee County School District** has 500+ employees fully insured with United HealthCare. The School District wanted to enhance their Wellness program to mitigate their claims cost and to lower their renewal premiums.

Solution: We implemented a wellness program with 4 key components:

- Education
- Activity
- Awareness
- Engagement

The School District implemented the 4 components:

- **Carrier Resources** - our team negotiated carrier financial contributions that allowed the School District to enhance their wellness program to include incentives, activities, and programs.
- **Acentria Support** - through our resources we customized a program to encourage employees annual wellness appointment by providing a HIPAA compliant form for the provider to complete during the office visit. Employee returns the completed form to our Wellness Coordinator to receive their financial incentive.

Results: Increased wellness participation from an average of 30% engagement to over 60%. Once all components are complete employees receive an annual premium reduction of \$600 and an additional \$600 for their covered spouses during the upcoming renewal.



5. Financial Levers



Program Management

Fully Insured

- Understanding contract, pooling level and Medical Loss Ratio
- Carrier and Agent Transparency
- Wellness Coordinator / Champion – Carrot, Stick or both



Partially Self-Funded

- Administrative Services Organization/ Third-Party Administrator
- Pharmacy Benefit Manager
- Stoploss Specialist
 - Specific and aggregate protection
 - Monthly Accommodation
 - Advanced Funding
 - Lasers
 - Contracts (12/12, 12/15, 12/18, or TLO)
- Plan Audits (ACA Compliance, State requirements, legal and actuarial support)
- Real Time Claim Reporting and Analysis

Optimizing Benefits/Mitigating Cost

In-House Capabilities:

- **Enrollment Technology & Support**
 - Enrollment and eligibility maintenance
 - Data Connectivity
 - Reporting and data analysis
- **Pharmacy Benefit Consultant**
 - Kali Panagos, Pharm.D., R.PH
 - Clinical
 - Contract Review
- **RN Wellness Coordinator**
 - Manage and optimize wellness funds / resources
 - Population Health Management
- **Stoploss Specialist**
 - Self-Funding expertise
 - Maximizing Stop Loss Coverage
- **Compliance Attorney**
 - Compliance assessment
 - Compliance support
 - HIPAA Training



QUESTIONS?

— THANK YOU —

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024**TYPE OF AGENDA ITEM:** City Manager Report**AGENDA OUTLINE NUMBER:** 4.B.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Troy Williams, Code Compliance Director

DATE: June 11, 2024

SUBJECT: Short Term Rental - Condominium Discussion

I. BACKGROUND: The City of Destin oversees the single and multi-family short and long term rental residential dwellings. The City of Destin does not oversee the condominium units that engage in short and long term rental, and yet these dwellings bring a considerable amount of people to the City each year that require additional public safety costs (primarily lifeguards and law enforcement). To that end, it is staff's considered view that some registration and/or oversight by the City of Destin is needed to ensure that these increased public safety costs are covered.

II. DISCUSSION: Background:

The population in the City of Destin is approximately 14,600 full-time residents. However, on any given day during the peak tourist/summer season, there could be upwards of 80,000 people in the City. Additionally, the number of beach goers has increased over the years as follows:

2021 1,892,189

2022 1,964,644

2023 2,009,111

The approximate cost for law enforcement and lifeguard coverage due to the increased recurring population is approximately 3 million dollars and expected to be 3.2 million dollars in 2025.

Currently, there are 123 separate condominium complexes in the City. The total number of condominiums is 7,392 with 4,692 collecting bed tax and 596 listed as homesteaded. While the oversight of condominiums does not fall directly to the City's Code Compliance Department, like the single and multifamily residential homes do, they contribute greatly to the impact on public safety such as police, fire, and EMS, lifeguards, and traffic related public safety.

The total number of calls for service to the Okaloosa County Sheriff's Office was:

2021 39,959
2022 35,869
2023 37,326

The total number of calls just for the condominiums in Destin was:
2022 and 2023 9,888.

The impacts on the City of Destin’s public safety range from:

1. Increased strain on lifeguards
2. Increased strain on law enforcement resources
3. Increased strain on OCSO, Destin Fire District, FWC, and Coast Guard with water incidents
4. Vehicular traffic
5. Increased pedestrian traffic
6. Increased Low Speed Vehicle (LSV), motorized bike, and bicycle traffic
7. Increased noise pollution
8. Increased alcohol-related incidents
9. Increased city ordinance violations
10. Increased parking violations

Currently, the Destin Code Compliance Department handles the registration and oversight of single and multifamily residential homes (as noted above). There is a registration system and an applicable fee in place. However, condominiums do not have such a fee. In order to address the increasing public safety needs, it is incumbent on the City and its elected officials to address the cause of those needs.

For example, if we assume four-(4) people staying in a condominium on a given day and extrapolate those times by the number of condominiums (4,692) paying the county bed tax, which equates to 18,768 visitors a day on top of all other dwellings. If we further extrapolate that and multiply that number for the months of June, July, and August, we then get 1,689,120 visitors to Destin, again on top of all the others.

The Code Compliance Department recommends that the condominiums should be required to pay their fair share of the “**City of Destin Public Safety Impact Fee**” in line with what our current short- and long-term rental registrations pay.

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

II. Enhanced quality of life and safety for families.

III. Economic development and revitalization.

IV. Effective, efficient, and aesthetically pleasing infrastructure.

V. Improve mobility and connectivity.

VI. A green and sustainable environment.

B. Effect on Budget (EOB):

C. Level of Service (LOS): Increased public safety services.

D. Legislative Sponsor: Councilman Geile

III. CONCLUSION: The increase in public safety needs is rising and much of that cost is

being absorbed by the residents of Destin. The rental condominiums contribute a deep strain on public safety and should be asked to bear some of those costs. Staff recommends that condominiums be required to pay a **City of Destin Public Safety Fee** that is in line with our current short- and long-term rental registrations.

IV. RECOMMENDED MOTION: I move to direct the City Manager and Staff to bring back a proposed **Public Safety Process and Fee** incorporating the condominiums into the City's Short- and Long-Term Rental Program.

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 4.C.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney
Krystal Strickland, Finance Director

FROM: Ryan Scott, City Engineer
Wen Livingston, Library Director

DATE: June 12, 2024

SUBJECT: Destin Library- Employee Parking Improvements

I. BACKGROUND:

As part of the FY2024 Adopted Budget, the Library has earmarked Library Impact fees for three projects: 1) Add space and lighting for staff parking lot; 2) Architectural Services for Library Interior Redesign; and 3) ADA Front Door Modification.

This item considers the first project, to address expansion of employee parking.

Library staff have determined there is a need to reconfigure, expand, and upgrade the employee parking lot. Currently, the existing employee parking lot does not provide sufficient parking to accommodate library staff when they have the maximum shift working. Also, at night, the employee parking area is dark, posing potential safety concerns, and this project is proposed to install/replace the parking lot light poles within the improved parking lot.

II. DISCUSSION:

Library staff have been working with the City's Engineering Division to provide a parking solution to address the current deficiencies. Staff have submitted and obtained a **Minor Deviation** to a **Major Development Order (DO 24-13)**.

DO 24-13 proposes the following revisions to the library parking lot:

- Adding minimal pavement to the existing ADA parking space in the employee parking area and restriping the ADA space to have two regular spaces.
- Add two parallel parking spaces.
- Re-install one parking lot light pole.
- Install two new parking lot light poles.

- One in the main parking lot by the existing ADA spaces to help with poor visibility at night.
- Minor reshaping of the existing water management area to offset the additional impervious area that is being added as part of the overall project.

A. Link to Strategic Goals / Objectives:

- II. Enhance quality of life and safety for families.
- IV. Effective, efficient, and aesthetically pleasing infrastructure.
- V. Improve mobility and connectivity.

B. Effect on Budget (EOB): Staff anticipate the total cost of this project will be under the \$100,000 that was budgeted in the FY 2024 budget.

31557132-565000-LB002

Library Impact Fees-Construction

C. Level of Service (LOS): Level of service will be increased

D. Legislative Sponsor:

III. CONCLUSION: Staff is requesting that City Council provide any input on the design as presented and/or approve and direct staff to coordinate with the appropriate contractors to perform the requested work.

IV. RECOMMENDED MOTION:

I move to approve the construction plans as presented and to direct the City Manager to work with Staff to begin procurement of construction services (potentially work authorizations to existing continuing services contractors).

ALTERNATE MOTION:

I move to direct the City Manager to work with Staff to bring back the construction plans to a future City Council meeting with the following revisions:

Attachments:

1. DO-24-13_Destin Library Parking Improvements



Community Development Department

Office of the Director

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

June 6, 2024

Development Order No. 24-13

Final Development Order:

DESTIN LIBRARY PARKING IMPROVEMENTS MINOR DEVIATION TO A MAJOR DEVELOPMENT ORDER (DEV-001410-2024)

Based upon the City's approval and issuance of this Development Order on June 6, 2024, this document will serve as the Final Development Order for the proposed subject project(s), and includes all of the provisions and conditions in the attached Technical Review Committee Report.

The approved project scope includes the construction of three (3) additional employee parking spaces at the existing Destin Library. This approved Development Order is for the property located and described below:

150 Sibert Avenue
Destin, FL, 32541
(Parcel ID: 00-2S-22-0310-000D-1510)

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the approved Civil Plans (Exhibit A), dated approved June 6, 2024.
2. All the findings and requirements of the Technical Review Committee report are incorporated herein.

CONDITIONS OF APPROVAL:

SPECIFIC CONDITIONS:

None

GENERAL CONDITIONS:

1. Pursuant to the City of Destin Land Development Code:

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **June 6, 2024** (no later than **June 6, 2025**) and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (*Land Development Code (LDC) Section 2.21.00*).

NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (*LDC Section 2.21.00*).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review *LDC Section 2.21.00* for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1. above, the concurrency capacity allocation status for “Destin Library Parking Improvements” will be protected. However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:
 - A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with *LDC Section 2.10.00* to maintain concurrency, or
 - B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under *LDC Article 6*.
3. The applicant must obtain City of Destin permits for the following activities on and off site (these may require appropriate bonding):
 - A. Disturbance of the City's Right-Of-Way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. The following items must be addressed in the appropriate order:

- A. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to **LDC 7.01.02(B)** for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.
- B. **Prior to the Commencement of Construction**, a permit, with a copy of the demolition plan for the site indicating the location of the Construction Site Screening, must be submitted and approved by the City. Said screening must meet the requirements set forth in **Destin Code of Ordinances, Section 6-51 Screen Criteria**.
- C. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) permit and submit a copy to the City Engineer, if applicable. Provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) as required for the NPDES permit for all construction disturbance over 1 acre. If the site is less than 1 acre, provide an erosion control plan in accordance with LDC Article 11.
- D. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a NPDES storm water construction generic Permit (if applicable) approval shall be provided.
- E. **Prior to the issuance of a Certificate of Occupancy**, the developer/owner, engineer of record and the contractor shall make themselves familiar with **LDC Article 11.09.00, Illicit Discharge**, and shall comply with the codes, or be subject to enforcement.
- F. **Prior to the issuance of a Certificate of Occupancy**, all applicable Impact Fees and other outstanding costs associated with this project that are owed to the City must be paid in full.

Estimated impact fee total: **\$0. No additional gross floor area being proposed.**

- G. **Prior to the issuance of a Certificate of Occupancy**, the site layout, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.



6/6/2024

Louis Zunguze, MURP
City Manager &
Community Development Director
City of Destin

Date



6/6/2024

Ryan Scott, P.E.
Authorized Agent
City of Destin

Date

**TECHNICAL REVIEW COMMITTEE REPORT
DESTIN LIBRARY PARKING IMPROVEMENTS
MINOR DEVIATION TO A MAJOR DEVELOPMENT ORDER
(DEV-001410-2024)**

Applicant: City of Destin
Agent: Ryan Scott, P.E. of City of Destin
Location: 150 Sibert Avenue
Request: Construction of three (3) employee parking spaces.
Parcel Size: ±3.10 acres, 135,036 square feet
Future Land Use: Institutional (INST)
Zoning District: Institutional (INST)
Density: Not applicable
Intensity: Not applicable
Application Date: May 1, 2024
Approved Site Plan Date: June 6, 2024

DISCUSSION/FINDINGS

Ryan Scott of City of Destin is requesting approval of a Minor Deviation to a Major Development Order. The project scope includes the construction of three (3) employee parking spaces for the existing Destin Library. The project is located at 150 Sibert Avenue (Parcel ID: 00-2S-22-0310-000D-1510).

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The subject property is within the **Harbor Planning Area**. Also, the property has a Future Land Use Map Designation of **Institutional (INST)** and a Zoning Designation of **Institutional (INST)**. The proposed use of educational support services is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

LAND USE

‘Educational support services’ is an appropriate use within the **INST** future land use designation and a permitted use within the **INST** zoning district.

INTENSITY

Maximum allowed: N/A – No structure modifications proposed.
Provided: N/A – No structure modifications proposed.

HEIGHT

Maximum allowed: N/A – No structure modifications proposed.
Provided: N/A – No structure modifications proposed.

PITCHED ROOF

N/A – No structure modifications proposed.

SETBACKS

N/A – No structure modifications proposed.

OPEN SPACE

N/A – No structure modifications proposed.

PLATTING

There is a no platting associated with this project.

CONCURRENCY MANAGEMENT

Concurrency requirements have been met:

Traffic: N/A

Stormwater Management: Signed on June 4, 2024

Potable Water/Sanitary Sewer: N/A

Solid Waste: N/A

AIRPORT PROTECTION

As proposed, this project is not affected by nor affects the Destin Executive Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport impact area.

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

TRANSPORTATION ANALYSIS

This project meets the criteria to be deemed to have a de minimis impact on the transportation system; therefore, no transportation analysis was required as part of this review.

RIGHT-OF-WAY DEDICATION

The project does not include any public Right-of-Way dedication.

INGRESS/EGRESS

Vehicular access to the project location is provided by a two-way access from the Sibert Avenue public right-of-way (ROW).

PEDESTRIAN NETWORK

The site already contains a complete pedestrian network, as required by *LDC Section 8.05.03.B*.

PARKING:

There are no structure modifications proposed as part of this project. However, the project is compliant in the amount of required parking, with three (3) additional parking spaces proposed.

Required Parking: 13,250 SF / 1 space per 300 SF of gross floor area = 44 required spaces

Total vehicle parking required: 44 spaces

Total vehicle parking provided: 62 spaces (including 3 ADA spaces)

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Manager's Stormwater designee approved the stormwater plan on June 4, 2024.

REFUSE COLLECTION:

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in a solid waste collection area or inside a building.

WHITE SANDS ZONE

The proposed project site is not located within a White Sands Zone.

LANDSCAPING

There is no landscaping improvements associated with this project. All land not utilized for principal structures, accessory structures and vehicular use areas, shall be landscaped and permanently maintained with trees, shrubs, indigenous plants and ground cover.

SIGNS

No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

IMPACT FEES:

Given that there is no additional gross floor area being proposed as part of this project, there will be no impact fees assessed.

OTHER FEES: NONE**COMMENTS: NONE**

WATER AND SEWER:
DESTIN WATER USERS
218 MAIN STREET
DESTIN, FL 32541
PHONE: (850) 837-6146

TELEPHONE:
CENTURY LINK
734 LEGION DRIVE
DESTIN, FL 32541
PHONE: (850) 213-8116

APPROVED
By Daniel Butler at 4:34 pm, Jun 06, 2024

GAS:
OKALOOSA GAS
364 VALPARAISO BOULEVARD
VALPARAISO, FL 32580
PHONE: (850) 729-4700

OWNER:
CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541
PHONE: (850) 654-1119

SIZE OF PROJECT:
±6,000 SF
±0.14 AC.

LEGAL DESCRIPTION:
CALHOUN S/D DESTIN E3/4 OF LOT 150 AND ALL LOTS 151 TO 153 BLK D

INDEX OF PLANS

CHOCTAWHATCHEE BAY

EAST PASS

DESTIN HARBOR

CALHOUN AVENUE

KELLY STREET

BENNING DRIVE

BEACH DRIVE

AZALEA DRIVE

MOUNTAIN DRIVE

STALLMAN AVENUE

SIBERT AVENUE

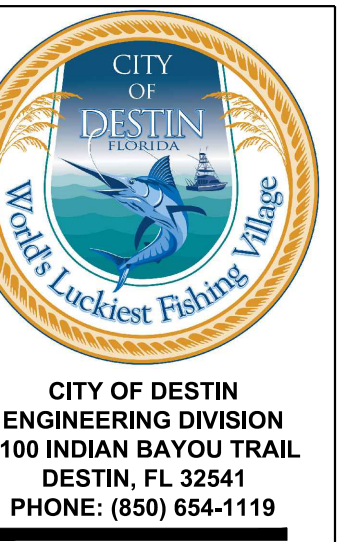
PROJECT LOCATION

Ryan Jared Scott,
P.E. 88660 STATE
OF FLORIDA

Ryan Jared Scott,
P.E. 88660 STATE
OF FLORIDA

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 88660

RYAN JARED SCOTT, P.E.



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**LIBRARY EMPLOYEE
PARKING IMPROVEMENTS
CITY OF DESTIN, FLORIDA**

DATE:	MAY 2024
PROJECT NO.:	N/A
ELE NO.:	00-02-22
SCALE:	1" = 1,000'

SHEET TITLE

COVER

SHEET NUMBER

C01

GENERAL NOTES:

1. **ELEVATIONS REFERENCE TO NAVD 1988. CONVERSION TO NGVD 1929 IS: NAVD 1988 + 0.41 = NGVD 1929.**
2. THE GENERAL NOTES MUST BE PART OF THE ENTIRE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH ACKNOWLEDGE FAMILIARITY WITH ALL THE GENERAL NOTES AND ALL OF THE PLANS SPECIFICATIONS NOTES.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS INCLUDED WITHIN THE PLAN SET AND SHOULD NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS ARE TO BE CHECKED CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS MATERIALS PRIOR TO START OF SITE WORK.
4. THE ENGINEER OF RECORD AND THE CITY OF DESTIN ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL, OR OTHER LIABILITY RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO THE SAME. THE ENGINEER OF RECORD AND THE CITY OF DESTIN ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS (LATEST EDITION), CITY OF DESTIN DEVELOPMENT STANDARDS, SPECIFICATIONS, & REQUIREMENTS.
6. CONTRACTOR SHALL RETAIN, ON THE WORK SITE, COPIES OF ANY PERMITS NECESSARY FOR CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEWATERING PERMITS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED TREE REMOVAL PERMITS.
9. THE SITE CONTRACTOR SHALL BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT IF ONE WAS PREPARED. THE CONTRACTOR SHALL COMPLY WITH ALL THE SITE PREPARATION OTHER SITE RELATED ITEMS RECOMMENDATIONS PROCEDURES.
10. CONTRACTOR TO VERIFY ENGINEER'S BUILDING FOOTPRINT SIZE ARCHITECT'S BUILDING SIZE FOOTPRINT BEFORE BEGINNING CONSTRUCTION.
11. THIS PROJECT WILL NOT ADVERSELY IMPACT ANY SURFACE WATER OR GROUNDWATER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO THE PROJECT. ALL TEMPORARY TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 102-100 THRU 102-670, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), (LATEST EDITION).
13. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE CITY ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS /OR SPECIFICATIONS.
14. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
15. ANY PUBLIC CORNER MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE CITY ENGINEER WITHOUT DELAY.
16. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATELY ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
17. CONTRACTOR SHALL NOTIFY THE CITY OF DESTIN COMMUNITY DEVELOPMENT DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
18. CONTRACTOR TO INSTALL SILT FENCE AND OTHER APPROPRIATE ASSURES TO AFFECT THE FILTRATION OF SURFACE WATER FLOWS TO PROVIDE EROSION PROTECTION DURING CONSTRUCTION ACTIVITIES. PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS OR SUITABLE EROSION PROTECTION TREATMENT.
19. DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLETS.
20. CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES DELIVERY OF MATERIALS.
21. CONTRACTOR SHALL CLEAR ALL EXCAVATION FILL AREAS AS SHOWN ON THE PLANS. ACTUAL LIMITS OF CLEARING MAYBE ADJUSTED IN THE FIELD BY THE CITY ENGINEER, OR, DESIGNEE.
22. CONTRACTOR SHALL REMOVE ALL MUCK, OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIALS EXCAVATED OR REMOVED FROM FILL AREAS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS OR, STOCKPILED AT THE PROPOSED PROJECT AS DETERMINED BY THE CITY ENGINEER, OR, DESIGNEE.

23. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
24. CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO THE CITY ENGINEER, OR, DESIGNEE.
25. HORIZONTAL LOCATIONS OF INLETS, STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION WITH PERMISSION OF CITY ENGINEER, OR, DESIGNATED REPRESENTATIVE. IN ADDITION, SITE GRADES MAY BE ADJUSTED IN FIELD BY CITY ENGINEER, OR, DESIGNEE.
26. THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.
27. EXISTING FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION, AT NO ADDITIONAL COST TO THE CITY.
28. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS OTHERWISE NOTED.
29. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS EXPANSION JOINTS PLACED ON 60-FT CENTERS. CHANGES OF DIRECTION, AND ABUTTING SEPARATE POURS. CONCRETE SAW CUTS SHALL BE COMPLETED WITHIN 48 HOURS AFTER PLACING CONCRETE.
30. THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS, DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORDED DRAWINGS WHICH SHALL BE DELIVERED TO THE CITY.
31. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO THE WORK INTENDED.
32. ALL WORK MATERIALS WHICH DO NOT CONFORM TO CITY SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
33. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
34. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER, OR DESIGNEE AND SHALL NOT CONSTITUTE A CHANGE ORDER, UNLESS APPROVED BY THE CITY ENGINEER.
35. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER, OR, DESIGNEE.
36. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FDEP NPDES APPROVAL PRIOR TO STARTING WORK.
38. ROUGH GRADE PROPOSED RETENTION AREAS AS EARLY INTO THE PROJECT AS POSSIBLE OR PRIOR TO CHANGING SITE GRADING.
39. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A FOUL WEATHER (HURRICANE) PLAN FOR SECURING THE SITE PRIOR TO INCLEMENT WEATHER.

EROSION CONTROL NOTES:

1. ALL SIDE SLOPES AND DISTURBED AREAS SHALL BE STABILIZED WITH SOD.
2. ALL EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED AND MAY BE MODIFIED AS NEEDED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.
3. EROSION PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH SOD OR SUITABLE EROSION PROTECTION TREATMENT.
4. DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MARFAI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM INFILTRATING THE WATER MANAGEMENT SYSTEM.
5. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AND SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.

DUST CONTROL REQUIREMENTS:

1. GRADING OPERATIONS SHALL NOT BE CONDUCTED WHEN WINDS EXCEED 30 MPH.
2. WATER SHALL BE APPLIED WITH A HOSE OR WATER TRUCK, AS NECESSARY, DURING EXCAVATION ACTIVITIES.
3. CONTRACTOR SHALL ENSURE THAT ANY OPEN-BODIED TRUCKS, TRAILERS, OR OTHER VEHICLES TRANSPORTING PARTICULATE MATTER SHALL BE COVERED OR WETTED TO MINIMIZE DUST GENERATION DURING TRANSPORT.
4. STOCKPILED MATERIAL SHALL BE COVERED OR WETTED, AS REQUIRED, TO MINIMIZE DUST GENERATION DURING HIGH WIND CONDITIONS.
5. CONTRACTOR SHALL MINIMIZE THE HEIGHTS INVOLVED IN TRANSFER PROCESSES INVOLVING FREE FALL OF SOIL OR OTHER PARTICULATE MATTER TO MINIMIZE DUST EMISSIONS.
6. WATER SHALL BE APPLIED BY HOSE OR WATER TRUCK, AS NECESSARY, TO UNPAVED SURFACES, INCLUDING ADJACENT RIGHT-OF-WAYS, OR ANY OTHER SURFACE THAT COULD CREATE AIRBORNE DUST.
7. CONTRACTOR SHALL PROVIDE BRUSHES, BROOMS, WATER, OR PRESSURE WASHERS, AS REQUIRED, TO REMOVE SOIL, SAND, DIRT, AND OTHER PARTICULATE MATTER FROM VEHICLE TIRES AND UNDERCARRIAGES PRIOR TO LEAVING THE SITE IN ORDER TO PREVENT TRACKING ONTO THE ADJACENT RIGHT-OF-WAYS.
8. ANY SOIL, SAND, AND OTHER MATERIAL DEPOSITED OR EMITTED ONTO ANY RIGHT-OF-WAYS NEAR THE SITE SHALL BE REMOVED WITHIN 48 HOURS.
9. CONTRACTOR SHALL MAINTAIN A DAILY DUST CONTROL CHECKLIST AND SHALL PROVIDE TO THE CITY UPON REQUEST TO DOCUMENT COMPLIANCE WITH THESE REQUIREMENTS, AND MAINTAIN AT THE JOBSITE AT ALL TIMES.

VIBRATION IMPACTION REQUIREMENTS:

1. ANY ACTIVITY INCLUDING, BUT NOT LIMITED TO: PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING, SHALL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTORS AT OR ABOVE THE FEDERAL TRUST ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VDB).
2. FOR ANY ACTIVITY EXCEEDING 80 VDB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF DESTIN WITH A VIBRATION MINIMIZATION AND MITIGATION PLAN TO REDUCE IMPACTS TO THE SURROUNDING AREAS.

CONSTRUCTION SCREENING CRITERIA:

1. CONSTRUCTION SCREENING MATERIAL SHALL BE MADE OF OPAQUE MATERIAL CAPABLE OF ALLOWING AIR TO PASS BUT SEMI-IMPERVIOUS TO DUST AND DIRT. THE SCREENING SHALL BE OF A FINENESS SUCH THAT NO MATERIAL OVER ONE-EIGHT (1/8) INCH IN SIZE SHALL PASS THROUGH THE MESH. SUCH SCREENING SHALL BE SECURELY AFFIXED TO THE CONSTRUCTION FENCE. FENCE SCREENING SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET. THE SCREENING MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION AND TAUT THROUGHOUT THE ALLOTTED PERMIT TIME. THE SCREENING MUST BE KEPT SECURE FROM ANY WIND ACTION. IN CASES WHERE THE FINISHED GRADE OF THE DEVELOPMENT SITE IS HIGHER BY MORE THAN ONE (1) FOOT OR MORE THAN THE GRADE OF THE ADJOINING PROPERTIES, SAID FENCE SCREENING SHALL BE PLACED AT THE FINISHED GRADE AND NOT THE EXISTING GRADE.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST ADDITION), THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), (LATEST EDITION), AND THE CURRENT CITY OF DESTIN LAND DEVELOPMENT CODE & DESIGN MANUAL.
2. MATCH EXISTING PAVEMENT MARKING STYLE AT EXISTING ROADS, UNLESS OTHERWISE STATED.
3. TEMPORARY TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD PLANS INDEX 102-100 THRU 102-670 (LATEST EDITION), & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), (LATEST EDITION).
4. CONTRACTOR SHALL SET ROADWAY GROUND MOUNT SIGNS AT PROPER DEFLECTION ANGLE TO THE ROADWAY IN ACCORDANCE WITH FDOT STANDARD PLANS STANDARD PLANS NUMBER 700-101.
5. SEE FDOT STANDARD PLANS NUMBERS 711-001 & 706-001 FOR ADDITIONAL SIGNING & MARKING DETAILS.
6. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" THERMOPLASTIC WHITE STOP BAR.
7. THE CONTRACTOR SHALL PROVIDE & INSTALL BLUE/BUE REFLECTIVE PAVEMENT MARKERS AT THE CENTER OF THE TRAFFIC LANE NEAREST ALL EXISTING & PROPOSED FIRE HYDRANTS.

8. ALL PAVEMENT MARKINGS WITHIN THE CITY RIGHT-OF-WAY TO BE THERMOPLASTIC.

9. CONTRACTOR SHALL MAINTAIN A DAILY DUST CONTROL CHECKLIST AND SHALL PROVIDE TO THE CITY UPON REQUEST TO DOCUMENT COMPLIANCE WITH THESE REQUIREMENTS, AND MAINTAIN AT THE JOBSITE AT ALL TIMES.

PAVING, GRADING, & DRAINAGE NOTES:

1. THE SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNQUE DANGER FROM FLOODING OR ADVERSE SOIL CONDITIONS.
2. LENGTH OF STORM PIPES ARE APPROXIMATE & ARE MEASURED FROM CENTER OF STRUCTURE.
3. CONTRACTOR SHALL NOTIFY THE COMMUNITY DEVELOPMENT DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY & CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.
5. IF SITE IS TO BE STABILIZED BY SEED & MULCH, PLACE 200 S.F. OF SOD AROUND ALL INLETS, HEADWALLS, & CONTROL STRUCTURES. USE ARGENTINA BAHIA & CONFORM TO FDOT SPECIFICATIONS.
6. IF SITE IS TO BE STABILIZED BY SEED & MULCH, PLACE 18" OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 2" BELOW FINISHED PAVEMENT.
7. THE STORM DRAINAGE PIPING & FILTRATION SYSTEM SHALL BE SUBJECTED TO A VISUAL INSPECTION BY THE CITY PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE CITY ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
8. THE CONTRACTOR SHALL MAINTAIN THE STORM SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE CITY ENGINEER, OR, DESIGNEE PRIOR TO FINAL ACCEPTANCE.
9. FINISHED GRADE OUTSIDE OF BUILDINGS MUST BE 4"-6" BELOW THE FINISHED FLOOR ELEVATION.
10. ALL RCP/JERCIP STORM DRAIN JOINTS SHALL BE WRAPPED IN MARAFI FABRIC.
11. ALL UNDERGROUND PIPING TO HAVE A MINIMUM OF 30" COVER, OR, AS SPECIFIED IN THE PLAN.

UTILITY NOTES:

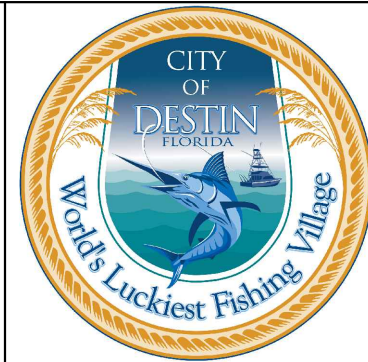
1. ALL UTILITIES TO BE UNDERGROUNDED.
2. CONTRACTOR TO COORDINATE WITH DESTIN WATER USERS, INC. OR SOUTH WALTON UTILITY CO., INC. DURING CONSTRUCTION AS NECESSARY.
3. CONTRACTOR TO ENSURE ALL WATER, SEWER, & REUSE INSTALLATION IS FOLLOWING THE DESTIN WATER USERS OR SOUTH WALTON UTILITY CO., INC. CURRENT MINIMUM STANDARDS (LATEST EDITION).
4. CONTRACTOR SHALL PLACE VALVE BOXES OUTSIDE PAVEMENT OR DRIVEWAYS WHERE POSSIBLE.
5. A MINIMUM OF 3' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ANY PROPOSED OR EXISTING WATER MAINS & A STORM DRAINAGE STRUCTURE OR PIPE, AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF STRUCTURE OR PIPE.
6. A 12" VERTICAL SEPARATION IS PREFERRED (6" MINIMUM) BETWEEN ANY PROPOSED OR EXISTING WATER MAIN & A STORM SEWER PIPE AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
7. CONTRACTOR TO CALL SUNSHINE 811 & LOCATE ALL EXISTING LINES BEING TIED INTO & VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE 811, LOCATE & TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, FIBER, ELECTRIC LINES, CONDUIT & STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY & ALL DAMAGES THAT MAY OCCUR DUE TO HIS/HER FAILURE TO EXACTLY LOCATE & PROTECT EXISTING UTILITIES & STRUCTURES.
9. CONTRACTOR SHALL CONTACT THE CITY ENGINEER, OR, DESIGNEE & UTILITY CONTACT IMMEDIATELY CONCERNING ANY CONFLICTS WITH UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITY SHOWN ON THESE DRAWINGS.
10. ALL UNDERGROUND PRESSURE PIPING TO MAINTAIN A MINIMUM OF 36" OF COVER TO EVERY EXTENT POSSIBLE, EXCEPT APPROVED DIRECTIONAL DRILLS.
11. ALL VALVES LOCATED WITHIN CITY ROADS SHALL HAVE A 24"x24" CONCRETE VALVE PAD. SEE DESIGN MANUAL DETAIL.

ACCESSIBILITY DESIGN GUIDELINES:

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS & ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM THE MOST STRINGENT OF: (A) THE REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT' (ADA) CODE (LATEST ADDITION); OR (B) ANY APPLICABLE LOCAL & STATE GUIDELINES (FLORIDA ACCESSIBILITY CODE), & ANY & ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

APPROVED

By Daniel Butler at 4:34 pm, Jun 06, 2024



CITY OF DESTIN
ENGINEERING DIVISION
4100 INDIAN BAYOU TRAIL
DESTIN, FL 32541
PHONE: (850) 654-1119

RYAN J. SCOTT, P.E.
FL LICENSE NO. 88660

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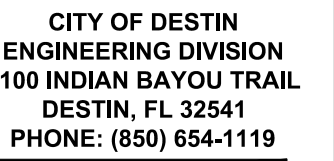
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GENERAL
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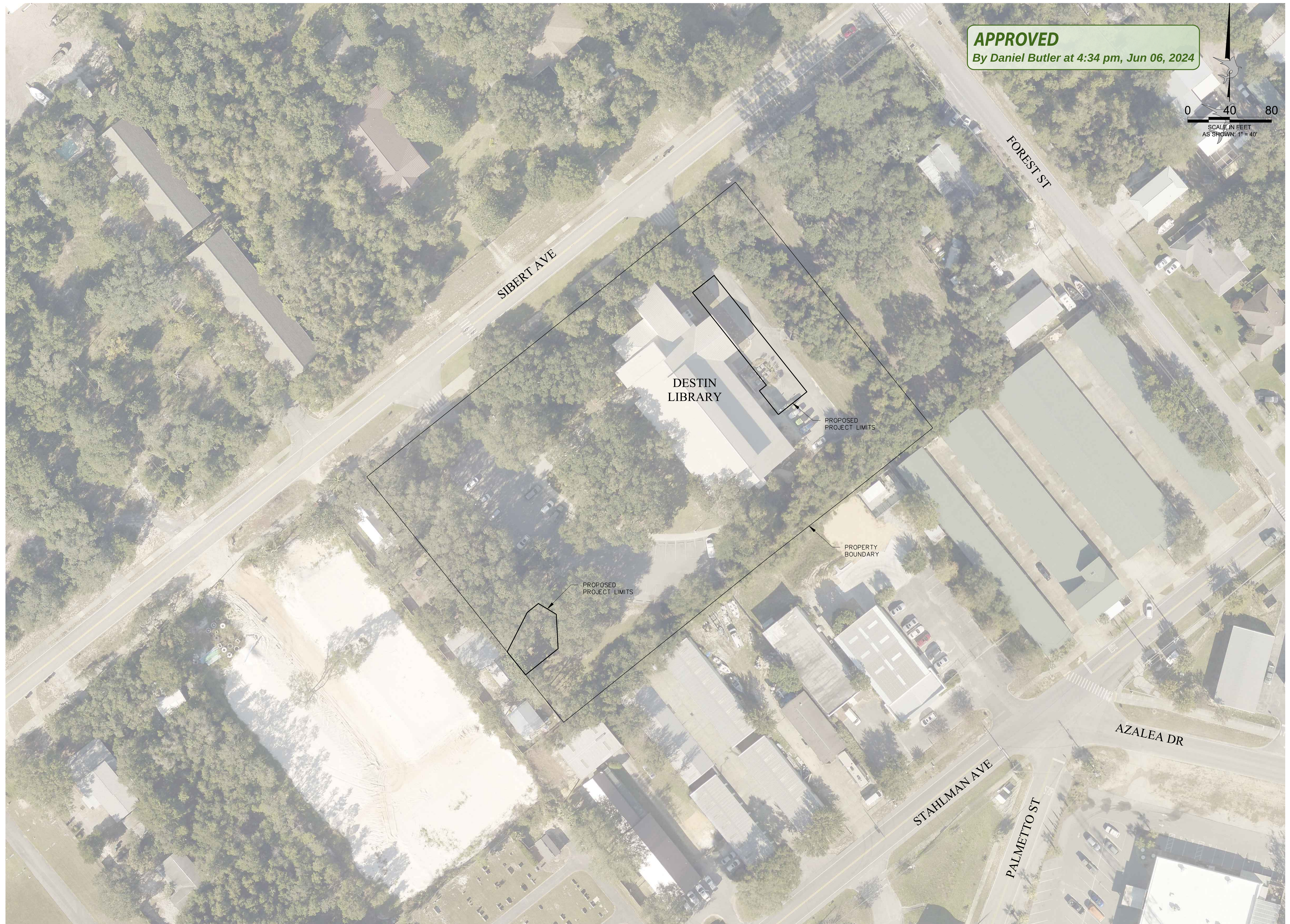
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ENGINEERING DIVISION
4100 INDIAN BAYOU TRAIL
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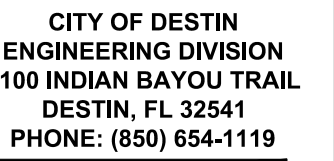
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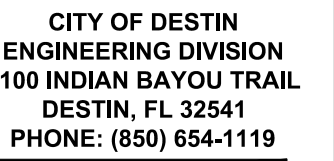
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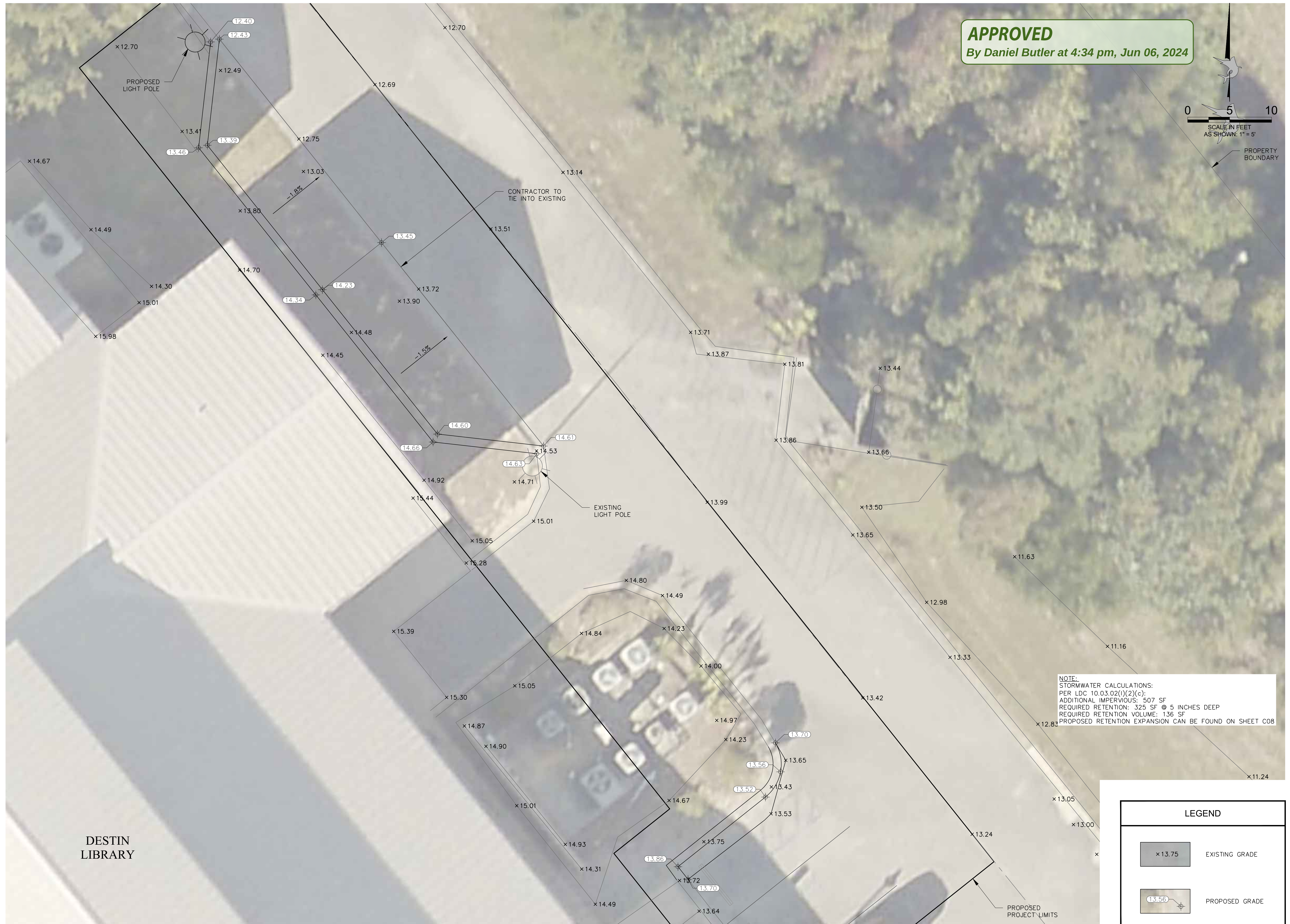
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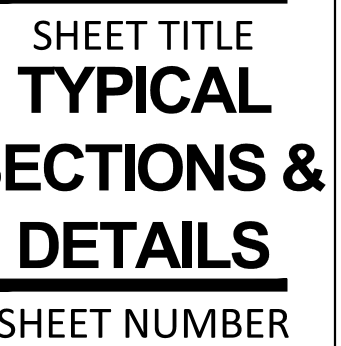
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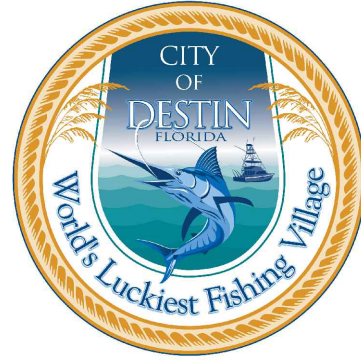


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AERIAL SOURCE: OKALOOSA COUNTY – FLIGHT YEAR: 2022

By Daniel Butler at 4:34 pm, Jun 06, 2024





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SPECIFICATIONS

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C09

1 CLEARING AND GRUBBING:

ALL SITE CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN. THIS WORK SHALL BE PERFORMED IN THE FOLLOWING AREAS:

- ALL STREET RIGHTS-OF-WAY.
- ALL AREAS WHERE EXCAVATION OR EMBANKMENT ARE TO TAKE PLACE.
- DETENTION AREAS.

IN ADDITION, CERTAIN OTHER AREAS WHERE UNDERGROUND UTILITIES ARE TO BE INSTALLED ARE TO BE CLEARED AND GRUBBED TO THE EXTENT NECESSARY TO PROPERLY INSTALL THE UTILITIES. SUCH WORK SHALL BE INCIDENTAL TO THE CONTRACT UNIT PRICE FOR THE UTILITY TO BE INSTALLED.

1.1 SCOPE:

- SITE CLEARING WORK INCLUDES, BUT IS NOT LIMITED TO:
- REMOVAL OF TREES AND OTHER VEGETATION.
 - TOPSOIL STRIPPING.
 - CLEARING AND GRUBBING.
 - REMOVING ABOVE GRADE IMPROVEMENTS.
 - REMOVING BELOW GRADE IMPROVEMENTS.

1.2 JOB CONDITIONS:

TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE OWNERS AND/OR LOCAL APPROVING AUTHORITY.

CLEARING AND PROTECTION IN CONSTRUCTION AREAS: PRESERVE TREES 6 INCHES OR LARGER MEASURED BREAST HEIGHT (6"DBH) WHERE POSSIBLE WITHIN CONSTRUCTION AREA.

PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.

PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON PROJECT SITE.

RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO THE OWNER.

1.3 LIMITATIONS:

CLEARING WILL BE LIMITED TO THE EXTENT NECESSARY TO ALLOW FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AS A RESULT OF:

- NEED FOR ACCESS TO THE PROJECT SITE FOR CONSTRUCTION EQUIPMENT.
- ESSENTIAL GRADE CHANGES.
- SURFACE WATER DRAINAGE AND UTILITY INSTALLATION.
- LOCATION OF DRIVEWAYS, BUILDINGS, AND REQUIRED PARKING.

1.4 CLEARING AND GRUBBING:

REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DO NOT REMOVE ITEMS ELSEWHERE ON SITE OR PREMISES UNLESS SPECIFICALLY INDICATED. DISPOSAL OF TREES, LIMBS, STUMPS, AND DEBRIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. CUT HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING.

STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS SHOWN OR WHERE DIRECTED BY THE OWNER. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES IF REQUIRED TO PREVENT WINDBLOWN DUST.

DISPOSE OF UNSUITABLE OR EXCESS TOPSOIL SAME AS SPECIFIED FOR WASTE MATERIAL.

1.5 FILLING:

FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 6" LOOSE DEPTH, AND THOROUGHLY COMPACT TO DENSITY EQUAL TO ADJACENT GROUND, UNLESS OTHERWISE SHOWN ON THE PLANS.

1.6 REMOVAL OF IMPROVEMENTS:

REMOVE EXISTING ABOVE AND BELOW GRADE IMPROVEMENTS AND ABANDONED UNDERGROUND PIPING OR CONDUIT NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.

1.7 DISPOSAL OF WASTE MATERIALS:

NO BURNING OF ANY MATERIAL, DEBRIS, OR TRASH WILL BE ALLOWED.

REMOVE WASTE MATERIALS FROM PROJECT SITE ON A DAILY BASIS, AND DISPOSE OF OFF-SITE IN AN APPROVED AREA.

2 SPECIFICATION: EXCAVATION, EMBANKMENT AND SUBGRADE

2.1 EXCAVATION, EMBANKMENT AND SUBGRADE:

SECTION 120 OF THE FLORIDA D.O.T. SPECIFICATION. ALL SUBGRADE FILL MATERIAL, AND THE TOP 12 INCHES IN CUT AREA, SHALL BE COMPACTED TO 100 PERCENT OF MAXIMUM DENSITY AS DETERMINED TO AASHTO T-99. THE SUBGRADE COMPACTION (STABILIZATION) SHALL CONFORM TO SECTION 160 OF THE FLORIDA D.O.T. SPECIFICATIONS. IN MOST CASES THIS WILL CONSIST OF COMPACTING EXISTING CLEANED SOIL. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE FINISHED ROADBED SECTION MEETS BEARING VALUE REQUIREMENTS, REGARDLESS OF THE QUANTITY OF STABILIZING MATERIALS TO BE ADDED. ONE FIELD DENSITY TEST SHALL BE TAKEN FOR EACH 5,000 SQUARE FEET OR FRACTION THEREOF.

WHERE REQUIRED SUBGRADE DENSITY CANNOT BE OBTAINED, UNSUITABLE MATERIAL SHALL BE REMOVED SO THAT THE ROAD BASE WILL BE CONSTRUCTED ON A MINIMUM OF 3 FEET OF SUITABLE, PROPERLY COMPACTED MATERIAL. THIS WORK SHALL BE INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR EARTH EXCAVATION.

2.2 SOIL CEMENT BASE:

THE DETAILED SPECIFICATIONS OF THE SOIL CEMENT BASE COURSE ARE TO BE DETERMINED BY AN INDEPENDENT TESTING LABORATORY AFTER TESTING OF THE MATERIAL. THE CONTRACTOR PROPOSES TO USE MOISTURE AND CEMENT CONTENT WILL BE SPECIFIED BY THE LABORATORY. HOWEVER, AS A GUIDE FOR BID PURPOSES, ESTIMATE 12% CEMENT BY WEIGHT AND INCLUDE A PRICE REDUCTION SCHEDULE IF TESTS SHOW LESS CEMENT IS REQUIRED; THE SOIL CEMENT MIX WILL BE AT OPTIMUM MOISTURE CONTENT, I.E., NEITHER MUSHY NOR DRY, BUT CONTAINING SUFFICIENT MOISTURE TO MAKE A FIRM CASE WHEN SQUEEZED IN THE HAND. WATER SHOULD NOT APPEAR ON THE HAND WHEN SO SQUEEZED. THIS REQUIRES 5 TO 6 GALLONS PER SQUARE YARD BUT ACTUAL QUANTITY OF WATER TO BE ADDED WILL DEPEND ON LATENT MOISTURE IN THE BASE MATERIAL. FROM A PRACTICAL STANDPOINT, THE HIGHEST MOISTURE CONTENT SHOULD BE MAINTAINED THAT PERMITS PACKING AND FINISHING WITHOUT SURFACE CHECKING, SHOVING OR RUTTING DURING COMPACTION AND FINISHING OPERATIONS.

THE FRESHLY COMPACTED AND FINISHED SOIL-CEMENT MIX MUST BE ADEQUATELY CURED. AN APPLICATION OF BITUMINOUS MATERIAL SUCH AS RC-2, MC-3, RT-5 OR ASPHALTIC EMULSION AT A RATE OF 0.15 TO 0.20 GAL PER SQUARE YARD IS PREFERRED AS THE CURING MEDIUM. WATERPROOF PAPER OR MOIST HAY IS ACCEPTABLE IF PROPERLY MAINTAINED.

2.3 SAND-CLAY BASE COURSE:

THE FOLLOWING TESTS SHALL BE PERFORMED PRIOR TO PLACING THE MATERIAL ON THE ROADBED:

COMPOSITION AND GRADATION [PERCENT OF MATERIAL PASSING THE 10-MESH SIEVE]

- CLAY (MATERIAL SMALLER THAN 0.005MM) [8 TO 21]
- SILT (MATERIAL FROM 0.005 TO 0.005MM) [0 TO 10]
- COMBINED CLAY AND SILT [8 TO 25]
- LIMEROCK BEARING RATION VALUE (LBR) [OF AT LEAST 75]
- LIQUID LIMIT [NOT GREATER THAN 25]
- PLASTICITY INDEX [NOT GREATER THAN 6]

THE RESULTS OF THESE TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. THE BASE COURSE SHALL BE COMPACTED TO NOT LESS THAN 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ONE DENSITY TEST SHALL BE TAKEN FOR EACH 5000 SQUARE FEET OR FACTION THEREOF.

NOTE: SAND CLAY BASE MATERIAL SHALL NOT BE USED IN AREAS WHERE THE SEASONAL HIGH GROUNDWATER TABLE IS WITHIN TWO (2) FEET OF THE BOTTOM OF THE BASE MATERIAL.

2.4 LIMEROCK BASE COURSE:

SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FLORIDA D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 911 OF THE SPECIFICATIONS. TESTS NECESSARY TO DETERMINE COMPLIANCE WITH SECTION 911 SHALL BE PERFORMED PRIOR TO PLACING THE MATERIAL ON THE SUBGRADE. THESE TESTS INCLUDE:

TEST [REQUIREMENT]

- LIQUID LIMIT [LESS THAN 35]
- PLASTIC INDEX [NON-PLASTIC]
- GRADATION [97% PASSING 3.5 INCH SIEVE]
- LIMEROCK BEARING RATIO [NOT LESS THAN 100]

THE RESULTS OF THESE TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE MATERIAL, THE LIMEROCK BASE COURSE SHALL BE PLACED IN ACCORDANCE WITH SECTION 200. THE BASE COURSE SHALL BE COMPACTED TO NOT LESS THAN 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. A MINIMUM OF THREE DENSITY TESTS SHALL BE MADE ON EACH DAYS COMPACTION OPERATIONS. MORE FREQUENT TESTS SHALL BE MADE AS DEEMED NECESSARY BY THE ENGINEER. THE BASE SHALL BE INSTALLED TO A COMPACTED THICKNESS AS SHOWN ON THE PLANS, PLUS OR MINUS ONE HALF INCH. DEVIATIONS FROM THIS SPECIFICATION SHALL BE CORRECTED AS INDICATED IN THE STATE SPECIFICATIONS.

2.5 GRADED AGGREGATE BASE COURSE:

SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 204 OF THE FLORIDA D.O.T. SPECIFICATIONS. TESTS NECESSARY TO DETERMINE COMPLIANCE WITH SECTION 204 SHALL BE PERFORMED PRIOR TO PLACING THE MATERIAL. THESE TESTS INCLUDE:

- SOUNDNESS LOSS, SODIUM, SULFATE: AASHTO T-104.
- PERCENT WEAR: AASHTO T-96 (GRADING A).
- SIEVE ANALYSIS.
- LIMEROCK BEARING RATIO VALUE.

THE RESULTS OF THESE TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. AFTER THE APPROVAL OF THE MATERIAL, THE GRADED AGGREGATE BASE COURSE SHALL BE PLACED IN ACCORDANCE WITH SECTION 204. THE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 100 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. AT LEAST THREE DENSITY TESTS SHALL BE MADE ON EACH DAY'S FINAL COMPACTION OPERATION OF EACH COURSE, AND THE DENSITY DETERMINATIONS SHALL BE MADE AT MORE FREQUENT INTERVALS IF DEEMED NECESSARY BY THE ENGINEER.

2.6 ASPHALT BASE COURSE:

SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 280, 330, 331 AND 916 OF THE FLORIDA D.O.T. SPECIFICATIONS. THE DESIGN MIX FOR ASPHALTIC BASE COURSE TYPE 3 SHALL CONFORM TO THE REQUIREMENTS IN TABLES 331-1 AND 331-2. THE MINIMUM MARSHALL STABILITY SHALL BE 1,000 LBS./SQ. IN. AS INDICATED IN TABLE 331-2. PERCENT BITUMEN BY WEIGHT OF TOTAL MIX: 5.0 (MINIMUM). TWO COPIES EACH OF THE ACTUAL DESIGN MIX SHALL BE SUBMITTED TO THE ENGINEER FOR WRITTEN APPROVAL OF THE ASPHALT BASE COURSE. DESIGN MIX MUST BE OBTAINED FROM THE ENGINEER PRIOR TO COMMENCING BASE COURSE CONSTRUCTION. ONCE THE DESIGN MIX HAS BEEN APPROVED BY THE ENGINEER, SIEVE ANALYSIS TOLERANCES INDICATED IN TABLE 331-5 ARE ALLOWABLE DURING CONSTRUCTION. IF SIEVE ANALYSIS VALUES FALL OUTSIDE THESE TOLERANCES, DESIGN MIX MUST BE RESUBMITTED FOR ACCEPTANCE. AFTER THE APPROVAL OF THE MIX DESIGN, THE ASPHALT BASE COURSE SHALL BE PLACED IN ACCORDANCE WITH SECTION 280 AND COMPACTED IN ACCORDANCE WITH SECTION 330-10.

NOTE: STORMWATER DRAINAGE SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.

3 SPECIFICATION: ASPHALT CONCRETE PAVING

3.1 SCOPE:

THIS SECTION INCLUDES MATERIALS AND WORK REQUIRED FOR INSTALLATION OF FLEXIBLE ASPHALTIC CONCRETE PAVEMENT FOR PARKING AND DRIVE AREAS SHOWN ON THE PLANS.

3.2 APPLICABLE PUBLICATIONS:

THE PUBLICATIONS LISTED BELOW FORM A PART OF THIS SPECIFICATION TO THE EXTENT REFERENCED. THE PUBLICATIONS SHALL BE THE MOST CURRENT ISSUE AND ARE REFERRED TO IN THE TEXT BY THE BASIC DESIGNATION ONLY. THE FOLLOWING ARE MINIMUM REQUIREMENTS AND SHALL GOVERN EXCEPT THAT ALL LOCAL, STATE, AND/OR FEDERAL CODES AND ORDINANCES SHALL GOVERN WHEN THEIR REQUIREMENTS ARE IN EXCESS HEREOF. ALL ASPHALT CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN.

FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS:

- SECTION 901 COURSE AGGREGATE
- SECTION 902 FINE AGGREGATE
- SECTION 916 BITUMINOUS MATERIALS
- SECTION 917 MINERAL FILLER
- SECTION 300 BITUMINOUS TREATMENTS, SURFACE COURSES AND CONCRETE PAVEMENT
- SECTION 331 TYPE S ASPHALT CONCRETE

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) PUBLICATIONS:

- D 1557 MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB (4.54 KG) RAMMER AND 18-IN. (457MM) DROP
- D 1557 MARSHALL STABILITY MIX DESIGN

3.3 SUBMITTALS:

ASPHALT DESIGN MIX: BEFORE ANY ASPHALT SURFACE IS CONSTRUCTED, SUBMIT TWO COPIES OF EACH OF THE ACTUAL DESIGN MIX TO THE ENGINEER AND OWNER.

WRITTEN APPROVAL OF THE ASPHALTIC CONCRETE DESIGN MIX MUST BE OBTAINED FROM THE ENGINEER AND OWNER PRIOR TO COMMENCING ASPHALT PAVEMENT CONSTRUCTION.

MATERIAL CERTIFICATES: FURNISH COPIES OF MATERIALS CERTIFICATES SIGNED BY MATERIAL PRODUCER AND CONTRACTOR, CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH, OR EXCEEDS SPECIFIED REQUIREMENTS.

ASPHALT EXTRACTION TESTS.

AGGREGATE GRADATION TESTS.

MARSHALL STABILITY TESTS.

3.4 JOB CONDITIONS:

WEATHER LIMITATIONS: APPLY PRIME AND TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 40 DEGREES, AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FOR 12 HOURS PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.

3.5 MATERIALS:

MINERAL FILLER: ROCK DUST, HYDRAULIC CEMENT, OR OTHER INERT MATERIAL COMPLYING WITH SECTION 917 OF THE FLORIDA D.O.T. SPECIFICATION.

ASPHALT CEMENT: THE BITUMINOUS MATERIAL SHALL BE AC-20, VISCOSITY GRADE AND COMPLY WITH SECTION 916 OF THE FLORIDA SPECIFICATION.

COURSE AGGREGATE: COMPLY WITH SECTION 901 OF THE FLORIDA D.O.T. SPECIFICATION.

FINE AGGREGATE: COMPLY WITH SECTION 902 OF THE FLORIDA D.O.T. SPECIFICATION.

PRIME COAT AND TACK COAT: THE BITUMINOUS MATERIAL FOR THE PRIME COAT SHALL BE MC-70. THE BITUMINOUS MATERIAL FOR THE TACK COAT SHALL BE AC-20, OR EMULSIFIED ASPHALT, GRADE RS-2 AND COMPLY WITH THE REQUIREMENTS IN SECTION 300 AND 916 OF THE FLORIDA D.O.T. SPECIFICATIONS.

ASPHALTIC CONCRETE DESIGN MIXES: ASPHALT SHALL CONFORM TO THE REQUIREMENTS FOR TYPE S ASPHALT AS INDICATED IN SECTION 331 OF THE FLORIDA D.O.T. SPECIFICATIONS.

MIX SHALL BE WITHIN SIEVE ANALYSIS AND BITUMEN RANGE GIVEN IN SECTION 331 OF THE FLORIDA D.O.T. SPECIFICATIONS.

MINIMUM MARSHALL STABILITY SHALL BE IN 1,500 LBS./SQ. IN. AS INDICATED IN TABLE 331-2 OF THE FLORIDA D.O.T. SPECIFICATIONS.

PERCENT BITUMEN BY WEIGHT OF TOTAL WEIGHT MIX: 5.0 - 8.5.

ONCE DESIGN MIX HAS BEEN ACCEPTED BY ENGINEER AND OWNER, SIEVE ANALYSIS TOLERANCES INDICATED IN TABLE 331-5 ARE ALLOWABLE DURING CONSTRUCTION. IF SIEVE ANALYSIS VALUES FALL OUTSIDE THESE TOLERANCES, DESIGN MIX MUST BE RESUBMITTED FOR ACCEPTANCE.

PROVIDE ASPHALT-AGGREGATE MIXTURE AS RECOMMENDED BY LOCAL OR STATE PAVING AUTHORITIES TO SUIT PROJECT CONDITIONS. USE LOCALLY AVAILABLE MATERIALS AND GRADUATIONS WHICH MEET FLORIDA D.O.T. SPECIFICATIONS AND EXHIBIT SATISFACTORY RECORD ON PREVIOUS INSTALLATIONS.

3.6 BASE COURSE PREPARATION:

PRIOR TO CONSTRUCTION OF THE BASE COURSE, THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM SOIL DENSITY OF 98% OF THE MODIFIED PROCTOR TEST DENSITY (ASTM 1557). THE SUBGRADE SHALL BE STERILIZED BY A BORATE OR CHLORATE STERILANT CONTAINING NOT LESS THAN 25% SODIUM CHLORATE AND SHALL BE MIXED THOROUGHLY WITH WATER AT THE RATE OF 1-1/2 LBS. OF STERILANT PER GALLON OF WATER. THE STERILANT SHALL BE APPLIED EVENLY AT THE RATE OF 0.2 GALLONS PER SQUARE YARD TO SUBGRADES THAT ARE LESS THAN 12" BELOW ORIGINAL GRADES. IF PREPARED BASE COURSE WILL NOT BE IMMEDIATELY COVERED WITH ASPHALT ON THE SAME DAY AND WIND-BLOWN SEEDS WILL CONTAMINATE THE BASE COURSE SURFACE, THE STERILANTS SHALL BE APPLIED TO THE BASE COURSE CONTAMINATE THE BASE COURSE.

REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.

PROOF ROLL PREPARED BASE MATERIAL SURFACE TO ENSURE UNSTABLE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PRIME COAT:

- APPLY BITUMINOUS PRIME COAT TO BASE MATERIAL SURFACES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
- APPLY BITUMINOUS PRIME COAT IN ACCORDANCE WITH SECTION 300 OF FLORIDA D.O.T. SPECIFICATIONS.
- APPLY AT MINIMUM RATE OF NOT LESS THAN 0.15 GAL./SQ. YD. OVER COMPACTED BASE MATERIAL. APPLY MATERIAL TO PENETRATE AND SEAL, BUT

- NOT FLOOD, SURFACE.
- CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION AND EVAPORATION OF VOLATILE.

TACK COAT:

- TACK COAT SHALL BE APPLIED IN ACCORDANCE WITH SECTION 300 OF FLORIDA D.O.T. SPECIFICATIONS. APPLY TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALT OR PORTLAND CEMENT AND CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALT CONCRETE PAVEMENT.
- APPLY TACK COAT TO FULL DEPTH OF ASPHALT BASE COURSE AND SAND ASPHALT BASE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LATER OF FULL DEPTH ASPHALT AND SAND ASPHALT BASES AND ON SURFACE OF SUCH BASES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
- DISBURSE AT THE RATE OF 0.08 GA./SQ. YD. OF SURFACE.
- ALLOW TO DRY UNTIL AT PROPER CONDITION TO RECEIVE PAVING.

3.7 PLACING ASPHALT MIX:

PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD, AND STRIKE OFF. SPREAD MIXTURE AT THE FOLLOWING MINIMUM TEMPERATURES:

- WHEN AMBIENT TEMPERATURE IS BETWEEN 40 DEGREES F AND 50 DEGREES F: 285 DEGREES F.
- WHEN AMBIENT TEMPERATURE IS BETWEEN 50 DEGREES F AND 60 DEGREES F: 280 DEGREES F.
- WHEN AMBIENT TEMPERATURE IS HIGHER THAN 60 DEGREES F: 275 DEGREES F.

PLACE INACCESSIBLE AND SMALL AREAS BY HAND. PLACE EACH COURSE TO REQUIRED GRADE, CROSS-SECTION, AND COMPACTED THICKNESS.

3.6 BASE COURSE PREPARATION:

PAVER PLACING:

- PLACE IN STRIPS NOT LESS THAN 10'-0" WIDE, UNLESS OTHERWISE ACCEPTABLE TO THE CONTRACTING OFFICER.
- AFTER FIRST STRIP HAS BEEN PLACED AND ROLLED, PLACE SUCCEEDING STRIPS AND EXTEND ROLLING TO OVERLAP PREVIOUS STRIPS.

JOINTS:

- CONSTRUCT JOINTS BETWEEN OLD AND NEW PAVEMENTS AS DETAILED IN THE PLANS.
- JOINTS BETWEEN SUCCESSIVE DAYS WORK SHALL BE CONSTRUCTED TO ENSURE CONTINUOUS BOND BETWEEN ADJOINING WORK.
- CONSTRUCT JOINTS TO HAVE SAME TEXTURE, DENSITY, AND SMOOTHNESS AS OTHER SECTIONS OF ASPHALT CONCRETE COURSE.
- CLEAN CONTACT SURFACES AND APPLY TACK COAT.

3.8 COMPACTION:

EACH LIFT OF ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MARSHALL TEST ASTM D1559. BEGIN ROLLING WHEN MIXTURE WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT. COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.

BREAKDOWN ROLLING:

- ACCOMPLISH BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE.
- CHECK SURFACE AFTER BREAKDOWN ROLLING, AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING, IF REQUIRED, WITH HOT MATERIAL.
- SECOND ROLLING:
- FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE, WHILE MIXTURE IS HOT.
- CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN THOROUGHLY COMPACTED.

FINISH ROLLING:

- PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS.
- CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED MAXIMUM DENSITY.

PATCHING:

- REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS.
- CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT ASPHALT CONCRETE.
- COMPACT BY ROLLING TO MAXIMUM SURFACE DENSITY AND SMOOTHNESS.

PROTECTION:

- AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED.
- ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS

COOLED ENOUGH NOT TO BECOME MARKED.

3.9 FIELD QUALITY CONTROL:

AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT COURSES FOR ASPHALT EXTRACTION, AGGREGATE GRADATION, MARSHALL STABILITY, THICKNESS AND SURFACE SMOOTHNESS.

THICKNESS: IN-PLACE COMPACTED THICKNESS SHALL NOT BE LESS THAN THICKNESS SPECIFIED ON THE DRAWINGS.

SURFACE SMOOTHNESS: TESTING SHALL BE PERFORMED ON THE FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10'-0" STRAIGHTEDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. THE VARIATION OF THE SURFACE FROM THE EDGE OF THE STRAIGHT EDGE BETWEEN ANY TWO CONTACT POINTS SHALL NOT EXCEED 1/4". CHECK SURFACE AREAS AT INTERVALS NECESSARY TO ELIMINATE PONDING AREAS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE PAVING AS DIRECTED BY THE CONTRACTING OFFICER.

ASPHALT CONTENT, AGGREGATE GRADATION, AND MARSHALL STABILITY SHALL BE AS SPECIFIED IN SECTION 331 OF THE FLORIDA D.O.T. SPECIFICATIONS.

4 SPECIFICATION: PORTLAND CEMENT CONCRETE PAVING

4.1 SCOPE:

THIS SECTION INCLUDES SIDEWALKS, CURBS, AND MISCELLANEOUS CONCRETE PAVEMENT.

4.2 APPLICABLE PUBLICATIONS:

THE PUBLICATIONS LISTED BELOW FORM A PART OF THIS SPECIFICATION TO THE EXTENT REFERENCED. THE PUBLICATIONS SHALL BE THE MOST CURRENT ISSUE AND ARE REFERRED TO IN THE TEXT BY THE BASIC DESIGNATION ONLY. THE FOLLOWING ARE MINIMUM REQUIREMENTS AND SHALL GOVERN EXCEPT THAT ALL LOCAL, STATE, AND/OR FEDERAL CODES AND ORDINANCES SHALL GOVERN WHEN THEIR REQUIREMENTS ARE IN EXCESS HEREOF. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN.

FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS:

- SECTION 345 PORTLAND CEMENT CONCRETE
- SECTION 350 CEMENT CONCRETE PAVEMENT
- SECTION 520 CONCRETE GUTTER, CURB ELEMENTS AND TRAFFIC SEPARATOR
- SECTION 931 METAL ACCESSORY MATERIALS FOR CONCRETE PAVEMENT AND CONCRETE STRUCTURES

- SECTION 931 METAL ACCESSORY MATERIALS FOR CONCRETE PAVEMENT AND CONCRETE STRUCTURES
- SECTION 931 METAL ACCESSORY MATERIALS (ASTM) PUBLICATIONS:
- A 615 DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT
- D 1557 MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10-LB. (4.54 KG) RAMMER AND 18-IN. (457MM) DROP
- D 1751 PREFORMED EXPANSION JOINT FILLER FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION. (NONEXTRUDING AND RESILIENT BITUMINOUS TYPES)

4.3 SUBMITTALS:

MATERIAL CERTIFICATIONS: FURNISH COPIES OF MATERIALS CERTIFICATES SIGNED BY MATERIAL PRODUCER AND CONTRACTOR, CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.

4.4 MATERIALS:

FORMS:

- STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL OF STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.
- USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIIUS BENDS AS REQUIRED.

FORM RELEASE AGENT:

- COAT FORMS WITH NONSTAINING TYPE COATING THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

WELDED WIRE MESH:

- WELDED PLAIN COLD-DRAWN STEEL WIRE FABRIC. FURNISH IN FLAT SHEETS, NOT ROLLS, UNLESS OTHERWISE ACCEPTABLE TO CONTRACTING OFFICER. WELDED WIRE

MESH SHALL BE FREE FROM RUST, DIRT, FOREIGN MATTER AND SHALL NOT BE STORED DIRECTLY ON THE GROUND. WIRE FABRIC SHALL COMPLY WITH SECTIONS 931 OF THE FLORIDA D.O.T. SPECIFICATIONS.

REINFORCING BARS:

- DEFORMED STEEL BARS, ASTM A 615, GRADE 40. REINFORCING BARS SHALL BE FREE FROM RUST, DIRT, FOREIGN MATTER AND SHALL NOT BE STORED DIRECTLY ON THE GROUND. DEFORMED STEEL BARS SHALL COMPLY WITH SECTION 931 OF THE FLORIDA D.O.T. SPECIFICATIONS.

CONCRETE MATERIALS:

- COMPLY WITH REQUIREMENTS OF SECTIONS 345 AND 350 OF THE FLORIDA D.O.T. SPECIFICATIONS FOR CONCRETE MATERIALS, ADMIXTURE, BONDING MATERIALS, CURING MATERIALS, AND OTHERS AS REQUIRED.

JOINT FILLERS:

INCLINED SLAB SURFACES:

PROVIDE COARSE, NON-SIP FINISH BY SCORING SURFACE WITH STIFF-BRISTLED BRUSH PERPENDICULAR TO LINE OF TRAFFIC.

PAVING:

BURLAP FINISH BY DRAGGING SEAMLESS STRIP OF DAMP BURLAP ACROSS CONCRETE PERPENDICULAR TO LINE OF TRAFFIC. REPEAT OPERATION TO PROVIDE GRITTY TEXTURE.

DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTION WITH MAJOR DEFECTS, AS DIRECTED.

PROTECT AND CURE FINISHED CONCRETE PAVING IN ACCORDANCE WITH "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 350-1.3.

4.10 CLEANING AND ADJUSTING:

REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE AS DIRECTED.

PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS.

SWEEP CONCRETE PAVEMENT AND WASH FREE OF STAINS, DISCOLORATIONS, DIRT, AND OTHER FOREIGN MATERIAL JUST PRIOR TO FINAL INSPECTION.

5 SPECIFICATION: FENCING

THE CONTRACTOR SHALL INSTALL FENCING AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE MANUFACTURER'S BROCHURE. THE FOLLOWING ARE MINIMUM REQUIREMENTS AND SHALL GOVERN EXCEPT THAT ALL LOCAL, STATE AND/OR FEDERAL CODES AND ORDINANCES SHALL GOVERN WHEN THEIR REQUIREMENTS ARE IN EXCESS HEREOF.

5.1 MATERIAL CERTIFICATES:

FURNISH COPIES OF MATERIALS CERTIFICATES SIGNED BY MATERIAL PRODUCER AND CONTRACTOR, CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.

5.2 MATERIALS:

ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW, CLEAN, AND FREE OF VISUAL DEFECTS UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS MAY BE CONSIDERED DEFECTIVE.

HEIGHT SHALL BE AS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS.

FABRIC SHALL BE #9 GAUGE, CHAIN LINK OPEN HEARTH STEEL WIRE, HOT-DIPPED GALVANIZED. AFTER WEAVING WITH MINIMUM COATING OF 2.0 OUNCE OF ZINC PER SQUARE FOOT OR ALUMINUM COATING WITH .40 OUNCES PER SQUARE FOOT, WOVEN IN 2" DIAMOND MESH.

LINE POST, TOP, INTERMEDIATE AND BOTTOM RAILS, SHALL BE 1-5/8" O.D. STEEL PIPE, WEIGHT 2.27 LBS. PER FOOT, HOT-DIPPED GALVANIZED. SET 36" DEEP IN CONCRETE.

TERMINAL, CORNER, GATE AND PULL POSTS SHALL BE 3" O.D. PIPE, 5.79 LBS. SET 36" DEEP IN CONCRETE.

CONCRETE FOR SETTING POSTS SHALL BE PORTLAND CEMENT COMPLYING WITH ASTM C-150, AGGREGATES COMPLYING WITH ASTM C-33, AND CLEAN WATER. MIX MATERIALS TO MEET MINIMUM CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

STRETCHER BAR BANDS, THE WIRES, HOG RINGS, COUPLINGS, NUTS, STRETCHER BARS, BOLTS, AND MISCELLANEOUS FASTENING DEVICES SHALL BE MANUFACTURER'S STANDARD FOR HEAVY CONSTRUCTION FENCE.

SWING GATES SHALL CONSIST OF THE FOLLOWING COMPONENTS:

2" O.D. STEEL PIPE 2.72 LBS. PER FOOT, HOT-DIPPED GALVANIZED. EACH FRAME TO BE EQUIPPED WITH 3/8" DIAMETER ADJUSTABLE TRUSS RODS.

HINGES SHALL BE HOT-DIPPED GALVANIZED PRESSED STEEL OR MALLEABLE IRON TO SUIT GATE SIZE, NON-LIFT-OFF TYPE. HINGES SHALL BE OFFSET TO PERMIT 180 DEGREE OPENING. PROVIDE ONE (1) PAIR OF HINGES PER LEAD.

LATCH SHALL BE FORKED TYPE TO PERMIT OPERATION FROM EITHER SIDE WITH PROVISIONS TO LOCK BOTH SIDES WITH PADLOCK.

5.3 ACCEPTABLE MANUFACTURERS:

CYCLONE FENCE, PAGE FENCE, AND HACKNEY CORPORATION.

6 SPECIFICATION: TRAFFIC STRIPING AND PAINTING

THE CONTRACTOR SHALL PAINT TRAFFIC STRIPING AS SHOWN ON THE PLANS. THE FOLLOWING ARE MINIMUM REQUIREMENTS AND SHALL GOVERN EXCEPT THAT ALL LOCAL, STATE AND/OR FEDERAL CODES AND ORDINANCES SHALL GOVERN WHEN THEIR REQUIREMENTS ARE IN EXCESS HEREOF. ALL TRAFFIC STRIPING AND PAINTING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 OF THE "FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS".

6.1 MATERIAL CERTIFICATES:

FURNISH COPIES OF MATERIALS CERTIFICATES SIGNED BY MATERIAL PRODUCER AND CONTRACTOR, CERTIFYING THAT EACH MATERIAL ITEM COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.

6.2 TRAFFIC STRIPING AND PAINTING:

TRAFFIC CONTROL MARKINGS SHALL BE MARKED ON PAVEMENT AS INDICATED ON DRAWINGS.

PAINT SHALL BE IN SEALED CONTAINERS THAT PLAINLY SHOW THE DESIGNATED NAME, FORMULA OR SPECIFICATION NUMBER, BATCH NUMBER, COLOR, DATE OF MANUFACTURE, MANUFACTURER'S NAME, FORMULATION NUMBER, AND DIRECTIONS. ALL OF WHICH SHALL BE PLAINLY LEGIBLE AT THE TIME OF USE. THE PAINT SHALL BE HOMOGENEOUS, EASILY STIRRED TO SMOOTH CONSISTENCY, AND SHALL SHOW NO HARD SETTLEMENT OR OTHER OBJECTIONABLE CHARACTERISTICS DURING A STORAGE PERIOD OF SIX MONTHS.

ALL MACHINES, TOOLS, AND EQUIPMENT USED IN PERFORMANCE OF THE WORK SHALL BE APPROVED AND MAINTAINED IN SATISFACTORY OPERATING CONDITION. HAND-OPERATED PUSH-TYPE MACHINES OF A TYPE COMMONLY USED FOR APPLICATION OF PAINT TO PAVEMENT SURFACES SHALL BE ACCEPTABLE FOR MARKING SMALL STREET OR PARKING AREAS. APPLICATION MACHINES SHALL BE EQUIPPED WITH NECESSARY PAINT TANKS AND SPRAYING NOZZLES, AND SHALL BE CAPABLE OF APPLYING PAINT UNIFORMLY AT THE COVERAGE SPECIFIED. SANDBLASTING EQUIPMENT SHALL BE PROVIDED AS REQUIRED FOR CLEANING SURFACES TO BE PAINTED. HAND-OPERATED SPAY GUNS SHALL BE PROVIDED FOR USE IN AREAS WHERE PUSH-TYPE MACHINES CANNOT BE USED.

NEW PAVEMENT SURFACES SHALL BE ALLOWED TO CURE FOR A PERIOD OF NOT LESS THAN THIRTY DAYS BEFORE APPLICATION OF MARKING MATERIALS. ALL SURFACES TO BE MARKED SHALL BE THOROUGHLY CLEANED BEFORE APPLICATION OF THE PAINT. DUST, DIRT, AND OTHER GRANULAR SURFACE DEPOSITS SHALL BE REMOVED BY SWEEPING, BLOWING WITH METHODS AS REQUIRED, RUBBER DEPOSITS, SURFACE LANTAGE, EXISTING PAINT, MARKINGS, AND OTHER COATINGS ADHERING TO SURFACES SHALL BE COMPLETELY REMOVED WITH SCRAPERS, WIRE BRUSHES, SANDBLASTING, APPROVED CHEMICALS, OR MECHANICAL ABRASION AS DIRECTED.

PAINT SHALL BE APPLIED EVENLY TO THE PAVEMENT SURFACE TO BE COATED AT A RATE OF 105 PLUS OR MINUS 5 SQUARE FEET PER GALLON. PAINT SHALL BE APPLIED AS SHOWN ON THE DRAWINGS.

PAINT SHALL BE APPLIED TO CLEAN, DRY SURFACES, AND UNLESS OTHERWISE APPROVED, ONLY WHEN AIR AND PAVEMENT TEMPERATURES ARE ABOVE 40 DEGREES F AND LESS THAN 95 DEGREES F. PAINT TEMPERATURE SHALL BE MAINTAINED WITHIN THESE SAME LIMITS. PAINT SHALL BE APPLIED PNEUMATICALLY WITH APPROVED EQUIPMENT AT RATE OF COVERAGE SPECIFIED HEREIN. THE CONTRACTOR SHALL PROVIDE GUIDELINES AND TEMPLATES AS NECESSARY TO CONTROL PAINT APPLICATION. SPECIAL PRECAUTIONS SHALL BE TAKEN IN MARKING NUMBERS, LETTERS, AND SYMBOLS. ALL EDGES OF MARKINGS SHALL BE SHARPLY LINED. THE MAXIMUM DRYING TIME REQUIREMENTS OF THE PAINT SPECIFICATIONS WILL BE STRICTLY ENFORCED, TO PREVENT UNDUE SOFTENING BITUMEN, AND PICKUP, DISPLACEMENT, OR DISCOLORATION BY TIRES OF TRAFFIC. IF THERE IS A DEFICIENCY IN DRYING OF THE MARKINGS, PAINTING OPERATIONS SHALL BE DISCONTINUED UNTIL CAUSE OF THE SLOW DRYING IS DETERMINED AND CORRECTED.

SUITABLE WARNING SIGNS SHALL BE PLACED NEAR THE BEGINNING OF THE WORK SITE AND WELL AHEAD OF THE WORK SITE FOR ALERTING APPROACHING TRAFFIC FROM BOTH DIRECTIONS. SMALL MARKERS SHALL BE PLACED ALONG NEWLY PAINTED LINES TO CONTROL TRAFFIC AND PREVENT DAMAGE TO NEWLY PAINTED SURFACES. PAINTING EQUIPMENT SHALL BE MARKED WITH LARGE WARNING SIGNS INDICATION THAT SLOW MOVING PAINTING EQUIPMENT IS IN OPERATION.

MARKINGS WHICH MUST BE VISIBLE AT NIGHT SHALL BE REFLECTORIZED UNLESS AMBIENT ILLUMINATION ASSURES ADEQUATE VISIBILITY.

7 SPECIFICATION: WATER DISTRIBUTION SYSTEM

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS FOR A POTABLE WATER DISTRIBUTION SYSTEM AS SHOWN ON THE DRAWINGS AND IN THIS SPECIFICATION. IN ADDITION, HE SHALL OBTAIN ALL PERMITS AND CONDUCT ALL TESTS REQUIRED BY LOCAL, STATE AND FEDERAL AUTHORITIES AND AS SPECIFIED ON THESE DRAWINGS.

7.1 MATERIALS:

ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW, CLEAN, AND FREE OF VISUAL DEFECTS UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS MAY BE CONSIDERED DEFECTIVE.

PIPING LESS THAN 4 INCHES IN DIAMETER:

- POLYVINYL CHLORIDE (PVC) 160 PSI, SDR 26 ASTM D-2241
- POLYETHYLENE PIPE 160 PSI, SDR 9 ASTM D-3350 & ASTM D-2239
- POLYETHYLENE TUBING 200 PSI, SDR 9 ASTM D-3350 & ASTM D-2737

PIPING GREATER THAN 4 INCHES IN DIAMETER:

- POLYVINYL CHLORIDE (PVC) 150 PSI AWWA C-900 (DR 18)
- DUCTILE IRON (CLASS 50) ANSI A21.51

JOINTS FOR PVC PIPES:

- JOINTS SHALL COMPLY WITH ASTM D-3139
- NO SOLVENT CEMENTS OR TOXIC LUBRICANT WILL BE ALLOWED.
- EXPANSION CAPABILITY WILL BE PROVIDED.

JOINTS FOR DUCTILE IRON PIPES:

- JOINTS SHALL COMPLY WITH AWWA C-153 OR AWWA C-110

GATE VALVES:

- VALVES SHALL COMPLY WITH AWWA C-509
- 200 PSI IRON BODY, BRONZE MOUNTED.
- NON-RISING STEMS WITH SQUARE OPERATING NUTS AND A SUITABLE VALVE BOX.

7.2 INSTALLATION:

SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR HANDLING AND LAYING PIPE AND ACCESSORIES. NO PIPE WILL BE LAID IN UNSUITABLE WEATHER OR IN WATER. THE CONTRACTOR WILL VERIFY ALL FIELD DIMENSIONS WITH THE DESIGN ENGINEER (INCLUDING FIELD STAKE-OUT) PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT 24 HOURS PRIOR TO INSTALLING ANY PORTION OF THE WATER MAIN DISTRIBUTION SYSTEM. HE SHALL ALSO STAKE ALL SERVICE CONNECTIONS AND PROVIDE AS-BUILT DIMENSIONS TO THE ENGINEER. CONNECTIONS TO THE EXISTING SYSTEM SHALL BE COORDINATED WITH THE UTILITY COMPANY. MINIMAL SERVICE INTERRUPTION SHALL OCCUR AND TRAFFIC SAFEGUARDS SHALL BE TAKEN.

THE CONTRACTOR SHALL CONDUCT HYDROSTATIC PRESSURE AND LEAKAGE TESTS AS FOLLOWS: APPLY 150 PSI OR 150% OF THE WORKING PRESSURE, WHICHEVER IS GREATER TO THE TEST LINE. COVERS SHALL BE PROVIDED FOR ALL FIELD STAKE-OUT) PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO INSTALLING ANY PORTION OF THE SANITARY SEWER SYSTEM. HE SHALL ALSO STAKE ALL SERVICE CONNECTIONS AND PROVIDE AS-BUILT DIMENSIONS TO THE ENGINEER. MANHOLES, CLEANOUTS AND THE LIKE SHALL BE LOCATED, BUILT AND SIZED AS SHOWN ON THESE DRAWINGS. CONNECTIONS WITH EXISTING SEWER SYSTEMS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY COMPANY.

NOTE: THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AND THE ENGINEER AT LEAST 24 HOURS PRIOR TO CONDUCTING PRESSURE AND LEAKAGE TESTS. A 3/4 INCH HOSE BIE CONNECTION WILL BE REQUIRED FOR GAUGE CONNECTION.

THE CONTRACTOR SHALL STERILIZE THE LINES BY CIRCUINATING AT 40 TO 50 PSI, INJECTING AT A CORPORATION STOP AND OPERATING ALL VALVES AND ACCESSORIES. FLUSH SYSTEM. SUBSEQUENT TESTS ON REPLACEMENT WATER-SHALL SHOW A CHEMICAL AND BACTERIAL COUNT OF 100 PER GALLON. MAIN SAMPLES SHALL BE TAKEN AND TESTED AT THE EXPENSE OF THE CONTRACTOR, AND RESULTS SHALL BE ACCEPTABLE TO LOCAL, STATE AND FEDERAL AGENCIES OF INTEREST.

7.3 NOTES:

ALL WATER PIPING AND FITTINGS USED SHALL BE NATIONAL SANITATION FOUNDATION (N.S.F.) APPROVED FOR POTABLE WATER.

A MINIMUM SEPARATION OF 10 FT. HORIZONTAL, OUTSIDE TO OUTSIDE AND 18 INCHES VERTICAL IS REQUIRED BETWEEN ALL WATER LINES AND THE SANITARY SEWER SYSTEM.

WHEN TRENCH EXCAVATION DEPTH EXCEEDS FIVE FEET, THE CONTRACTOR SHALL PROVIDE TRENCH PROTECTION (SHIELDS, SLOPING, SHORING, ETC.) AND SHALL COMPLY WITH OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART F.

IN ACCORDANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), CHAPTER 62-555, THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION OF THE POTABLE WATER SYSTEM. THE ENGINEER SHALL BE NOTIFIED AT COMMENCEMENT AND COMPLETION OF CONSTRUCTION, TO ASSURE COMPLIANCE WITH PLANS AND SPECIFICATIONS. SAID ENGINEER WILL REPORT TO DEP UPON COMPLETION OF CONSTRUCTION AND CLEANING AND DISINFECTING DESCRIBED ABOVE BEFORE THE SYSTEM CAN BE PLACED IN SERVICE.

ALL PVC POTABLE WATER LINES AND SERVICES WILL BE MARKED WITH NO. 14 COPPER INSULATED TRACER WIRE TO ENABLE LOCATION WITH A FERROUS METAL DETECTOR. THE TRACER WIRE WILL BE PLACED 12 INCHES ABOVE AND THROUGHOUT THE LENGTH OF ALL SUCH PIPE.

7.4 FIRE HYDRANTS:

ALL FIRE HYDRANTS SHALL BE 6 INCH, THREE WAY HYDRANTS WITH TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE. DESIGNED FOR 150 LBS WORKING PRESSURE OR 300 LBS HYDROSTATIC PRESSURE AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AWWA. ALL WORKING PARTS SHALL BE BRONZE. ALL HOSE THREADS SHALL BE NATIONAL STANDARD THREADS. HYDRANTS SHALL HAVE A MECHANICAL JOINT END INLET. HYDRANTS SHALL BE TRAFFIC BREAKAWAY MODEL. THE HYDRANT MAIN VALVE SHALL BE A COMPRESSION TYPE THAT CLOSURES WITH THE WATER PRESSURE. HYDRANTS SHALL HAVE NOT LESS THAN A 5-1/4 INCH VALVE OPENING. ALL HYDRANTS SHALL BE EQUIPPED WITH AUTOMATIC SELF-OILING RESERVOIRS THAT LUBRICATE THE STEM THREADS AND ALL BEARING SURFACES EACH TIME THE HYDRANT IS OPERATED. HYDRANTS SHALL BE PAINTED ONE COAT OF RED IRON OXIDE, ZINC OXIDE PRIMER CONFORMING TO STEEL STRUCTURES PAINTING COUNCIL SSPC-PAINT 25 AND TWO FINISH COATS OF SILICONE ALKID PAINT CONFORMING TO STEEL STRUCTURES PAINTING COUNCIL SSPC-PAINT 21. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS.

8 SPECIFICATION: SANITARY SEWER SYSTEM

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL GRAVITY SEWER MATERIAL SHOWN ON THE DRAWINGS AND IN THIS SPECIFICATION. IN ADDITION, HE SHALL OBTAIN ALL PERMITS AND CONDUCT ALL TESTS REQUIRED BY LOCAL, STATE AND FEDERAL AUTHORITIES AND AS SPECIFIED ON THESE DRAWINGS.

8.1 MATERIALS:

ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW, CLEAN, AND FREE OF

VISUAL DEFECTS UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS MAY BE CONSIDERED DEFECTIVE.

PIPING:

- PVC GRAVITY SEWER ASTM D-3034, SDR-35
- DUCTILE IRON PIPE (D.I.P.) ANSI A21.51
- PVC FORCE MAINS (160 PSI) ASTM D-1784 AND D-2241

JOINTS:

- P.V.C. RUBBER RING ASTM D-1869
- D.I.P. JOINTS, RUBBER GASKET ANSI A21.11

NOTE: ALL JOINTS TO BE BELL AND SPIGOT TYPE.

CONCRETE:

- POURED OR PRE-CAST 4000 PSI AT 28 DAYS

8.2 INSTALLATION:

SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR HANDLING AND LAYING PIPE AND ACCESSORIES. TRENCHES SHALL BE PROPERLY PREPARED. PIPE SHALL BE SUPPORTED OVER ITS FULL LENGTH AND BELL HOLES HAND DUG AS REQUIRED. NO PIPE WILL BE LAID IN UNSUITABLE WEATHER OR IN WATER. THE CONTRACTOR WILL VERIFY ALL FIELD DIMENSIONS WITH THE DESIGN ENGINEER (INCLUDING FIELD STAKE-OUT) PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO INSTALLING ANY PORTION OF THE SANITARY SEWER SYSTEM. HE SHALL ALSO STAKE ALL SERVICE CONNECTIONS AND PROVIDE AS-BUILT DIMENSIONS TO THE ENGINEER. MANHOLES, CLEANOUTS AND THE LIKE SHALL BE LOCATED, BUILT AND SIZED AS SHOWN ON THESE DRAWINGS. CONNECTIONS WITH EXISTING SEWER SYSTEMS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY COMPANY.

A MINIMUM SEPARATION OF 10 FT. HORIZONTAL MEASURED OUTSIDE TO OUTSIDE AND 18 INCHES VERTICAL IS REQUIRED BETWEEN SANITARY SEWER LINES AND ALL WATER LINES.

WHEN TRENCH EXCAVATION DEPTH EXCEEDS FIVE FEET, THE CONTRACTOR SHALL PROVIDE TRENCH PROTECTION (SHIELDS, SLOPING, SHORING, ETC.) AND SHALL COMPLY WITH OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART F.

IN ACCORDANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), CHAPTER 62-604, THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION OF THE SANITARY SEWER SYSTEM. THE ENGINEER SHALL BE NOTIFIED AT COMMENCEMENT AND COMPLETION OF CONSTRUCTION, TO ASSURE COMPLIANCE WITH PLANS AND SPECIFICATIONS SAID ENGINEER WILL REPORT TO DEP UPON COMPLETION OF CONSTRUCTION BEFORE THE SYSTEM CAN BE PLACED IN SERVICE.

THE CONTRACTOR SHALL COORDINATE ALL TESTS WITH THE UTILITY COMPANY AND THE ENGINEER. ALL LINES, FITTINGS AND MANHOLES SHALL BE CLEAN AND DRY BEFORE CONDUCTING TESTS. TESTS AND SUBSEQUENT CORRECTIONS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

8.3 GRAVITY SEWERS:

LEAKAGE TESTS BY EXFILTRATION AND/OR INFILTRATION WILL BE MADE ON ALL PIPE. THE ENGINEER SHALL HAVE THE OPTION DETERMINING WHICH TEST SHALL BE EMPLOYED. GENERALLY, IF THE GROUNDWATER TABLE IS BELOW THE BOTTOM OF THE PIPE, AN EXFILTRATION TEST SHALL BE USED. DURATION OF TEST SHALL BE NOT LESS THAN TWO (2) HOURS. VISIBLE LEAKS ENCOUNTERED SHALL BE CORRECTED REGARDLESS OF LEAKAGE TEST RESULTS. LEAKAGE AS MEASURED BY EITHER THE INFILTRATION OR EXFILTRATION TEST SHALL NOT EXCEED 0.157 GALLONS PER INCH DIAMETER PER 100 FEET OF PIPE PER HOUR. WHEN LEAKAGE EXCEEDS THE MAXIMUM AMOUNT SPECIFIED, SATISFACTORY CORRECTION SHALL BE MADE AND RETESTING ACCOMPLISHED.

DEFLECTION TESTING SHALL BE DONE ON ALL FLEXIBLE PIPE AT THE DIRECTION OF THE ENGINEER. TESTING SHALL BE DONE USING A MANDREL HAVING A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. WHEN A DEFLECTION DEVICE IS USED IN LIEU OF THE MANDREL, SUCH DEVICE SHALL BE APPROVED BY THE ENGINEER PRIOR TO USE. NO PIPE DEFLECTION SHALL EXCEED 5 PERCENT.

8.4 FORCE MAINS:

THE CONTRACTOR SHALL CONDUCT HYDROSTATIC PRESSURE AND LEAKAGE TESTS AS FOLLOWS:

APPLY 100 PSI OR 150% OF THE WORKING PRESSURE, WHICHEVER IS GREATER, TO THE TEST LINE. DURATION OF THE PRESSURE TEST SHALL BE AT LEAST TWO (2) HOURS. AFTER 1/2 HOUR, CHECK PRESSURE. IF PRESSURE HAS DROPPED, INSPECT FOR LEAKS AND CORRECT AS REQUIRED. REPEAT TESTS UNTIL THERE ARE NO LEAKS OR PRESSURE LOSS. PRESSURE MUST HOLD FOR TWO HOURS.

NOTE: THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AND THE ENGINEER AT LEAST 24 HOURS PRIOR TO CONDUCTING PRESSURE AND LEAKAGE TESTS.

FORCE MAINS SHALL HAVE THRUST BLOCKS DESIGNED FOR 100 PSI TEST PRESSURE. FORCE MAINS SHALL BE COLORED OTHER THAN WHITE TO DISTINGUISH FROM WATER LINES. FORCE MAINS IN THE RIGHT-OF-WAY SHALL HAVE 30 INCHES (MINIMUM) COVER OVER THE CROWN.

ALL SANITARY SEWER FORCE MAINS WILL BE MARKED WITH NO. 14 COPPER INSULATED TRACER WIRE TO ENABLE LOCATION WITH A FERROUS METAL DETECTOR. THE TRACER WIRE WILL BE PLACED 12 INCHES ABOVE AND THROUGHOUT THE LENGTH OF ALL SUCH PIPES.

8.5 MANHOLES:

SHAPE: ALL MANHOLES WILL BE ECCENTRIC OR AS SPECIFIED ON THE DRAWINGS.

SETTING MANHOLE CASTINGS: THE FRAME OF THE CASTING SHALL BE SET IN A FULL MORTAR BED COMPOSED OF ONE PART PORTLAND CEMENT TO TWO PARTS OF FINE AGGREGATE.

CONCRETE: THE MINIMUM COMPRESSIVE STRENGTH REQUIRED AT TWENTY-EIGHT DAYS IS 4000 LBS. PER SQ. INCH. THE MINIMUM AMOUNT OF WATER SHALL BE USED TO PRODUCE A WORKABLE MIX. AND SHALL NOT EXCEED SIX (6) U.S. GALLONS PER SACK OF CEMENT. CONCRETE SHALL CONFORM TO ASTM C-94.

PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS: PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C-478. ALL JOINTS FOR PRE-CAST SECTIONS SHALL BE APPROVED BY THE ENGINEER.

CASTINGS: CAST IRON FRAMES AND COVERS SHALL CONFORM TO THE DRAWINGS IN ALL ESSENTIALS OF DESIGN. ALL CASTINGS SHALL BE MADE OF CLEAN, EVEN GRAIN, TOUGH GRAY CAST IRON. THE QUALITY OF IRON IN THE CASTINGS SHALL CONFORM TO THE CURRENT ASTM SPECIFICATION A-48 FOR CLASS 20 GRAY IRON CASTINGS. THE WEIGHT OF CASTINGS SHALL BE AS SHOWN IN THE PLANS. CASTINGS SHALL BE SMOOTH, TRUE TO PATTERN, AND FREE FROM PROJECTIONS, SAND HOLES, OR DEFECTS. A RAISED WORK "SEWER" SHALL BE CAST ON THE UPPER NON-SKID SURFACE OF ALL MANHOLE COVERS. THE PORTIO OF THE FRAME AND COVER WHICH FORMS THE COVER SEAT SHALL BE MACHINED SO THAT NO ROCKING OF THE COVER IS POSSIBLE. THE CASTINGS SHALL BE COATED WITH COAL TAR PITCH VARNISH. ON ROADWAYS THE FRAME AND COVER SHALL BE SET FLUSH WITH AND IN THE PLANE OF THE SURFACE. IN OTHER LOCATIONS THEY SHALL BE SET TO GRADES DETERMINED BY THE ENGINEER. A SHOP DRAWING OF THE MANHOLE FRAME AND COVER MUST BE APPROVED BY THE ENGINEER FOR ALL COVERS AND FRAMES FURNISHED ON THE PROJECT.

WATER-PROOFING: BOTH CONCRETE AND PRE-CAST SECTIONS BELOW GRADE SHALL BE PAINTED ON THE OUTSIDE WITH EITHER TWO COATS OF BITUMASTIC PAINT OR A HEAVY LAYER OF EMULSIFIED ASPHALT TO WATER-PROOF COMPLETELY. MANHOLES SHALL BE INSPECTED FOR WATER TIGHTNESS PRIOR TO BEING PLACED IN SERVICE. ALL INCOMING AND OUTCOMING SEWER LINES SHALL BE PLUGGED AND THE MANHOLE FILLED WITH WATER TO A LEVEL TO CREATE A MINIMUM POSITIVE HEAD OF TWO FEET OR ABOVE THE HIGHEST SECTION JOINT. IF THE WATER LEVEL DROP EXCEEDS 1/8" PER VERTICAL FOOT OF MANHOLE DEPTH IN 5 MINUTES, THE MANHOLE SHALL HAVE FAILED THE TEST.

8.6 GENERAL:

GROUT ALL RISER JOINTS AND ENTRY PIPES.

PROVIDE NEAT CEMENT SEALS FOR PRE-CAST UNITS.

MINIMUM RADIUS ALLOWED IS 20 INCHES.

INVERT GROUTING SHALL BE UNIFORM AND SMOOTH-SLOPED TO CENTER LINE OF PIPE.

NOTE: ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

9 SPECIFICATION: STORM SEWER SYSTEM

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STORM SEWER MATERIAL SHOWN ON THE DRAWINGS AND IN THIS SPECIFICATION. IN ADDITION, HE SHALL OBTAIN ALL PERMITS AND CONDUCT ALL TESTS REQUIRED BY LOCAL, STATE AND FEDERAL AUTHORITIES AND AS SPECIFIED.

9.1 MATERIALS:

ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW, CLEAN, AND FREE OF VISUAL DEFECTS UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS MAY BE CONSIDERED DEFECTIVE.

CORRUGATED POLYETHYLENE PIPE: SHALL COMPLY WITH SECTION 948 OF THE LATEST EDITION "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN. PIPES 12 INCHES TO 24 INCHES IN DIAMETER SHALL COMPLY WITH ASTM F-405 AND ASTM F-667. JOINTS SHALL BE BY MEANS OF DIAPHRAM BAND. IF USED OUTSIDE OF DRY WELLS, JOINTS SHALL BE WRAPPED IN FILTERCLOTH 2 FEET IN WIDTH AND WITH 2 FEET OF OVERLAP ON THE DIAMETER. THIS PIPE, IN THE PERFORATED FORM, SHALL BE USED INSIDE DRY WELLS. IT MAY BE USED OUTSIDE DRY WELLS ONLY WHEN USED WITH A FILTER SOCK. PERFORATIONS SHALL BE 1/4 INCH DIAMETER AND SPACED 10 INCHES ON CENTER IN THE VALLEY OF THE CORRUGATIONS.

POLYVINYL-CHLORIDE PIPE: SHALL COMPLY WITH SECTION 948 OF THE LATEST EDITION "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN. POLYVINYL-CHLORIDE PIPE SHALL MEET THE REQUIREMENTS OF ASTM D-3034, SDR-35, OR ASTM F 949, PROFILE WALL WITHOUT PERFORATIONS. POLYVINYL-CHLORIDE PIPE FOR USE AS UNDERDRAIN SHALL CONFORM TO THE REQUIREMENTS OF ASTM F 758 OR ASTM F 949. ALSO, PVC UNDERDRAIN MANUFACTURED FROM PVC PIPE MEETING ASTM D 3033 OR ASTM D 3034, PERFORATED IN ACCORDANCE WITH THE PERFORATION REQUIREMENTS GIVEN IN AASHTO M 36, OR AASHTO M 196 WILL BE PERMITTED.

REINFORCED CONCRETE PIPE: SHALL COMPLY WITH REQUIREMENTS OF ASTM C-76, CLASS III, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, AND SHALL BE INSTALLED WITH RUTH RUBBER GASKETS. JOINTS COMPLYING WITH ASTM C-443, INSTALL RUBBER GASKETS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.

MANHOLES: PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM SPECIFICATION C-478. CONSTRUCT MANHOLES AND TEST COVERS OF PRECAST CONCRETE BY DRAWINGS TO SIZE, SHAPE, AND DEPTH INDICATED, BUT NEVER LESS THAN 4'-0" INSIDE DIAMETER. ALL JOINTS FOR PRECAST SECTIONS SHALL BE APPROVED BY THE ENGINEER.

INLETS AND CATCH BASINS: PRECAST REINFORCED CONCRETE INLETS AND CATCH BASIN SECTIONS SHALL CONFORM TO ASTM C-478. CONSTRUCT INLETS AND CATCH BASINS OF PRECAST CONCRETE TO CONSTRUCTION AS REQUIRED BY DRAWINGS TO SIZE, SHAPE AND DEPTH INDICATED.

MAIN AND LATERAL PIPES: NEATLY CUT OFF MAIN AND LATERAL PIPES WITH INSIDE OF MANHOLE OR INLET WHERE THEY ENTER STRUCTURE DRESS ALL IRREGULARITIES AND ROUGH EDGES WITH NON-SHRINKING GROUP (INSIDE AND OUTSIDE).

WHERE PIPES ENTER OR EXIT MANHOLES, A "KOR-N-SEAL" MOLDED NEOPRENE BOOT WITH STAINLESS STEEL INTERNAL AND EXTERNAL BANDS AS MANUFACTURED BY THE NATIONAL POLLUTION CONTROL SYSTEMS, INC., NASHUA, NEW HAMPSHIRE, OR A POLYURETHANE JOINT TO A SHORT TRANSITION JOINT AS MANUFACTURED BY MOORFORM CORPORATION, CENTRALIA, ILLINOIS, OR AN APPROVED EQUAL (OR SUPERIOR) CONNECTION SHALL BE PROVIDED.

CAST IRON FRAMES, COVERS, AND GRATES: AFTER COMPLETION OF MANHOLE INLET, SET CAST IRON FRAME IN FULL MORTAR BED AFTER ADJUSTING TO REQUIRED ELEVATION. CAST IRON FRAMES AND COVERS SHALL CONFORM TO THE DRAWINGS IN ALL ESSENTIALS OF DESIGN. ALL CASTINGS SHALL BE MADE OF CLEAN, EVEN GRAIN, TOUGH GRAY CAST IRON THE QUALITY OF IRON IN THE CASTINGS SHALL CONFORM TO THE CURRENT ASTM SPECIFICATION A-48 FOR CLASS 20 GRAY IRON CASTINGS. THE WEIGHT OF CASTINGS SHALL BE AS SHOWN IN THE PLANS. CASTINGS SHALL BE SMOOTH, TRUE TO PATTERN, AND FREE FROM PROJECTIONS, SAND HOLES, OR DEFECTS. A RAISED WORD "STORM SEWER" SHALL BE CAST ON THE UPPER NON-SKID SURFACE OF ALL MANHOLE COVERS. THE PORTION OF THE FRAME AND COVER WHICH FORMS THE COVER SEAT SHALL BE MACHINED SO THAT NO ROCKING OF THE COVER IS POSSIBLE. THE CASTINGS SHALL BE COATED WITH COAL TAR PITCH VARNISH. ON ROADWAYS THE FRAME AND COVER SHALL BE SET FLUSH WITH AND IN THE PLANE OF THE SURFACE. IN OTHER LOCATIONS THEY SHALL BE SET TO GRADES DETERMINED BY THE ENGINEER. THE FRAME AND COVER SHALL BE HEAVY DUTY TRAFFIC BEARING.

PLASTIC FILTER FABRIC: PLASTIC FILTER FABRIC SHALL BE THE NON-WOVEN TYPE AND SHALL COMPLY WITH SECTION 514 AND 515 OF THE LATEST EDITION "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN.

CONCRETE: CONCRETE SHALL COMPLY WITH SECTION 345 OF THE LATEST EDITION "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS MODIFIED HEREIN. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4,000 PSI.

9.2 DETENTION AREAS AND GRASSED SWALES:

SWALES MUST BE LANDSCAPED WITH SEEDING, SODDING, OR SPRIGGING, WHICH DOES NOT INHIBIT THE INFILTRATION RATE OF THE SOIL. ENGINEER REQUIRES 48 HOURS NOTICE PRIOR TO LANDSCAPING OF INFILTRATION AREAS TO MAKE APPROPRIATE INSPECTIONS.

THE SYSTEM WILL REQUIRE PERIODIC MAINTENANCE FOR CONTINUED PROPER OPERATION. THIS WILL INCLUDE, AS A MINIMUM: A) REMOVAL OF SILT DEBRIS FROM SURFACE INFILTRATION AREAS AND CATCH BASINS, AND B) MAINTENANCE OF VEGETATIVE COVER IN SURFACE INFILTRATION AREAS.

9.3 STORMWATER DRYWELLS:

DRYWELLS SHALL BE CONSTRUCTED TO THE DIMENSIONS AS DETAILED IN THE PLANS. THE WASHED GRANULAR MATERIAL SHALL HAVE OF A VOID RATIO OF NOT LESS THAN 0.4 AND THE GRADATION SHALL CONFORM TO SECTION 901 OF THE LATEST EDITION "FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". THE DRY WELL SHALL BE COMPLETELY WRAPPED IN WOVEN (AS OPPOSED TO SPUN) FILTER CLOTH WITH A MINIMUM 2 FEET OF OVERLAP AT FIELD JOINTS. THE DRY WELL SHALL CONTAIN PERFORATED PIPES AS DETAILED IN THE PLANS.

9.4 INSTALLATION:

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR HANDLING AND LAYING PIPE AND ACCESSORIES. TRENCHES SHALL BE PROPERLY PREPARED. PIPE SHALL BE SUPPORTED OVER ITS FULL LENGTH AND BELL HOLES HAND DUG AS REQUIRED. NO PIPE WILL BE LAID IN UNSUITABLE WEATHER OR IN WATER. THE CONTRACTOR WILL VERIFY ALL FIELD DIMENSIONS AND REPORT ALL DISCREPANCIES (INCLUDING FIELD STAKE-OUT) PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO INSTALLING ANY PORTION OF THE STORM SEWER SYSTEM. HE SHALL ALSO STAKE ALL SERVICE CONNECTIONS AND PROVIDE AS-BUILT DIMENSIONS TO THE ENGINEER. MANHOLES, CLEANOUTS AND THE LIKE SHALL BE LOCATED, BUILT AND SIZED AS SHOWN ON THESE DRAWINGS. CONNECTIONS WITH EXISTING STORM SEWER SYSTEMS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY AUTHORITY. ADEQUATE TRAFFIC CONTROL SHALL BE PROVIDED.

A MINIMUM SEPARATION OF 10 FT. HORIZONTAL MEASURED OUTSIDE TO OUTSIDE AND 18 INCHES VERTICAL IS REQUIRED BETWEEN STORM SEWER LINES AND ALL WATER LINES.

WHEN TRENCH EXCAVATION DEPTH EXCEEDS FIVE FEET, THE CONTRACTOR SHALL PROVIDE TRENCH PROTECTION (



RYAN J. SCOTT, P.E.
FL LICENSE NO. 88660

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CITY OF DESTIN, FLORIDA**

REVISIONS DISPOSITION		DATE
NO.		
DATE:	MAY 2024	
PROJECT NO:	N/A	
FILE NO.:	00-02-22	
SCALE:	Custom	

SHEET TITLE

PHOTOMETRICS

SHEET NUMBER

C11

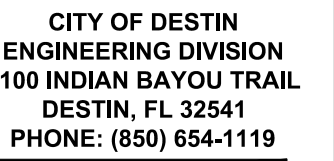
APPROVED

By Daniel Butler at 4:34 pm, Jun 06, 2024

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	ATB2 P40X MVOLT R4 4K 121W	Single	ATB2 P40X MVOLT R4 4K		1.000	17125	121	242
	1	245L LEDE10 3K R3 RNA	Single	245L LEDE10 3K R3 RNA		1.000	2969	38	38

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.64	12.7	0.0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Mtg Height		
1	ATB2_P40X_MVOLT_R4_4K_121W	365.737	339.786	13	41.88	0
2	ATB2_P40X_MVOLT_R4_4K_121W	397.334	295.972	13	40.429	0
3	245L LEDE10_3K_R3_RNA	151.3	253	13	216.87	0
Total Quantity: 3						



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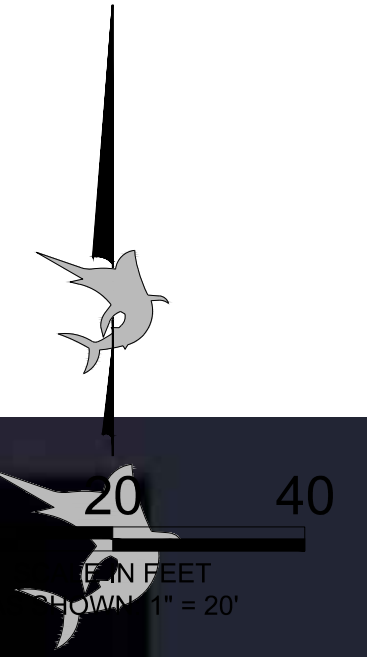
SHEET TITLE

PHOTOMETRICS

ET NUMBER

C12

By Daniel Butler at 4:34 pm, Jun 06, 2024





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CITY OF DESTIN, FLORIDA**

REVISIONS						DATE
DESCRIPTION						
NO.						
DATE:	MAY 2024					
PROJECT NO:	N/A					
FILE NO.:	00-02-22					
SCALE:	1" = 20'					

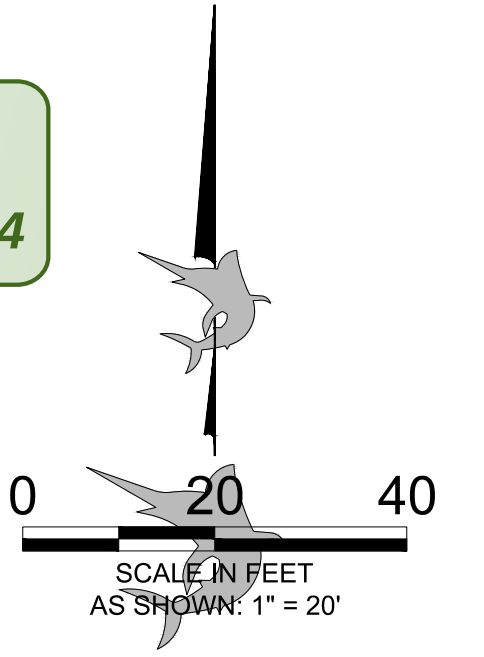
SHEET TITLE

PHOTOMETRICS

SHEET NUMBER

C13

By Daniel Butler at 4:34 pm, Jun 06, 2024



CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.D.

TO: City Council

THRU: Kimberly Kopp, City Attorney
Louis Zunguze, City Manager

FROM: Krystal Strickland, Finance Director

DATE: June 13, 2024

SUBJECT: 2024 Debt Issuance Update
(Motion for staff to bring back an adjusted timeline for the 2024 debt issuance with the development of an RFQ to the June 17, 2024 regular council meeting)

I. BACKGROUND: On June 3, 2024, staff brought forth a debt issuance update to Council confirming amount to borrow and proposing a timeline, process, and choice of an SEC licensed broker (underwriter). Council made three motions:

1. Council moved to approve issuance of \$25 million for land purchase of 1 Harbor Blvd, to underground overhead utilities from the Marler Bridge to Airport Road, and to complete construction of the Cross Town Connector.
2. Council moved to route a Request for Qualifications (RFQ) to local banks and top choices of underwriters.
3. Council moved to direct staff to bring back an adjusted timeline for the 2024 debt issuance to include additional time needed to develop and route an RFQ.

II. DISCUSSION:

Original Next Steps and Timing

Month 1: Upon Council's initial approval of our proposed process, staff will work with Bond Disclosure Counsel to write the preliminary official statement (POS). The Financial Advisor and Finance Director will discuss bond ratings and potential bond insurance with the Underwriter.

Month 2: Informational packets will be routed to any chosen bond rating agencies and bond insurers. Calls will be set between City Management and any rating agencies to get the bond rating process underway.

Month 3: A completed draft Preliminary Official Statement will be brought forth to

Council for review and approval. Upon approval, the POS will be routed to potential investors for 7-10 days for their review before setting a pricing date. Pricing to closing usually takes up to three weeks.

REVISED Next Steps and Timing -

Request for Qualifications (RFQ) for Underwriting Services AND Request for Letters of Interest (RLI) for Bank Financing

June 12 - July 17: Staff will work with the City's Financial Advisor and Bond Counsel to craft a Request for Qualifications to gather data from Underwriters and to craft a Request for Letters of Interest to gather data from local banks for potential bank loan(s).

July 22: Council review of RFQ and RLI

August 7: Release the RFQ and RLI

September 4: Bid Opening

September 5: Bid Committee Review

September 16: Present results and recommendations to Council

IF Bank Loan is selected, negotiation/documentation with selected bank can commence. Financing documents are expected to be brought to Council for approval on October 7th with closing to occur October 10th.

IF Negotiated Public Issuance with Underwriter is chosen, the financing process is expected to take 90-100 days to close:

- Month 1 (Sept/Oct): Staff will work with Bond Disclosure Counsel to write the Preliminary Official Statement (POS). The Financial Advisor and Finance Director will discuss bond ratings and potential bond insurance with the Underwriter.
- Month 2 (Oct/Nov): Informational packets will be routed to any chosen bond rating agencies and bond insurers. Calls will be set between City Management and any rating agencies to get the bond rating process underway.
- Month 3 (Nov/Dec): Financing documents and a substantially final POS will be brought forth to Council for review and approval (60-70 days from process initiation). Upon approval, the POS will be routed to potential investors for 7-10 days prior to the pricing date. Pricing to closing usually takes up to three weeks.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): The FY 2024 adopted budget assumed issuance of up to \$25 million over 20 years at a rate of 5%. Minor budget transfers/adjustments may

need to be made between funds upon receipt of final pricing. Current estimates are now closer to 4% for a 20-year tax-exempt serial bond placed with Underwriter support.

With the new timelines as described above, issuance of debt will need to be adopted in the FY 2025 budget.

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. Resolution 23-13 Reimbursement intentions 1 Harbor Blvd
2. Resolution 23-22 Reimbursement of certain expenditures related to undergrounding utilities

RESOLUTION NO. 23-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN EXPENDITURES IN CONNECTION WITH A CAPITAL IMPROVEMENT PROJECT RELATED TO ACQUISITION OF REAL PROPERTY FOR PUBLIC PARK OR OTHER PUBLIC PURPOSES AS MORE PARTICULARLY DESCRIBED HEREIN, INCURRED WITH PROCEEDS OF A FUTURE TAXABLE OR TAX-EXEMPT FINANCING OR FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Destin, Florida (the "Issuer") has determined that the need exists to incur debt in order to finance the costs of all or a portion of a capital improvement project consisting primarily of the acquisition of certain land for the purpose of providing public park or other public facilities located within the Issuer at 1 Harbor Boulevard, Destin, Florida 32541 (collectively, the "Project").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 166, Florida Statutes, the Charter of the Issuer and other applicable provisions of law.

SECTION 2. DECLARATION OF INTENT. The Issuer hereby expresses its intent to be reimbursed from proceeds of a future taxable or tax-exempt financing or financings for capital expenditures to be paid by the Issuer in connection with the Project. Pending reimbursement, the Issuer expects to use legally available funds to pay such costs including but not limited to capital expenditures and other costs associated with the Project. It is reasonably expected that the total amount of debt to be incurred by the Issuer with respect to the Project will not exceed \$9,000,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, with respect to the debt incurred, in one or more financings, to finance the costs of all or a portion of the Project.

SECTION 3. SEVERABILITY. If any one or more of the provisions of this Resolution shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision contained herein.

SECTION 4. EFFECTIVE DATE; REPEALER. This Resolution shall be effective immediately upon its adoption. This Resolution supersedes all prior actions of the City Council

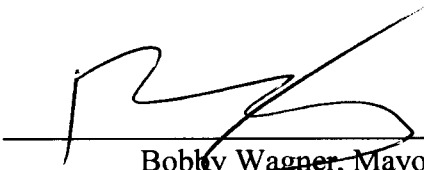
inconsistent herewith. All resolutions or portions thereof in conflict with the provisions of this Resolution are hereby repealed to the extent of any such conflict.

PASSED AND ADOPTED BY THE CITY OF DESTIN, FLORIDA THIS 7TH DAY OF AUGUST 2023.

ATTEST:



Rey Bailey, City Clerk



Bobby Wagner, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
CITY OF DESTIN, ONLY:



Kimberly Romano Kopp, City Attorney

RESOLUTION NO. 23-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN EXPENDITURES IN CONNECTION WITH A CAPITAL IMPROVEMENT PROJECT RELATED TO THE UNDERGROUNDING OF ELECTRIC AND OTHER OVERHEAD UTILITIES AS MORE PARTICULARLY DESCRIBED HEREIN, INCURRED WITH PROCEEDS OF A FUTURE TAXABLE OR TAX-EXEMPT FINANCING OR FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Destin, Florida (the "Issuer") has determined that the need exists to incur debt in order to finance the costs of all or a portion of a capital improvement project consisting primarily of the undergrounding of electric and other overhead utilities located within the Issuer along Highway 98 from Marler Bridge to Airport Road (collectively, the "Project").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA:

SECTION 1. **AUTHORITY.** This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 166, Florida Statutes, the Charter of the Issuer and other applicable provisions of law.

SECTION 2. **DECLARATION OF INTENT.** The Issuer hereby expresses its intent to be reimbursed from proceeds of a future taxable or tax-exempt financing or financings for capital expenditures to be paid by the Issuer in connection with the Project. Pending reimbursement, the Issuer expects to use legally available funds to pay such costs including but not limited to capital expenditures and other costs associated with the Project. It is reasonably expected that the total amount of debt to be incurred by the Issuer with respect to the Project will not exceed \$15 million. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, with respect to the debt incurred, in one or more financings, to finance the costs of all or a portion of the Project.

SECTION 3. **SEVERABILITY.** If any one or more of the provisions of this Resolution shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision contained herein.

SECTION 4. EFFECTIVE DATE; REPEALER. This Resolution shall be effective immediately upon its adoption. This Resolution supersedes all prior actions of the City Council inconsistent herewith. All resolutions or portions thereof in conflict with the provisions of this Resolution are hereby repealed to the extent of any such conflict.

ADOPTED THIS 16TH DAY OF OCTOBER 2023

By:



Bobby Wagner, Mayor

ATTEST:



SEAL

Rey Bailey, City Clerk

Approved as to form and legal sufficiency for the use and reliance of the City of Destin solely.



Kimberly Kopp, City Attorney

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 4.E.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner
Ryan Scott, City Engineer
Krystal Strickland, Finance Director

DATE: June 13, 2024

SUBJECT: Annexation Policy Update

I. BACKGROUND: At the May 15, 2023 City Council meeting, Council passed **Resolution 23-07 Annexation Policy** for the annexation of unincorporated properties into the City of Destin. The objectives of that policy are to:

- **Promote orderly growth by facilitating long-range planning for the provision of municipal services to developed and redeveloped areas.**
- **The application of appropriate land use regulations, development and property maintenance standards, fire, and construction codes and environmental regulations.**
- **Ensuring that residents and businesses outside the corporate city limits share the tax and maintenance costs for facilities, streets, and utilities necessary to meet the demand.**

Pursuant to that Policy, the City has the following annexation options:

1. **Involuntary Annexation**
2. **Voluntary Annexation**

II. DISCUSSION: The overall objective of this Policy is to demonstrate the City's desire to balance growth and the demand on City services it creates, with the goals of maintaining a desirable living environment. The benefits of annexation, both voluntary and involuntary, are

- **Elimination of Enclaves**

- Enhance the City Economic and Tax Base
- Impacts on the City's infrastructure
- Control over development and redevelopment
- Less direct/immediate cost to the City
- Increased Tax Base
 - The properties from Marler Bridge to Walton County Line would add \$1.4 billion of gross taxable value to our jurisdiction, which would result in an additional \$2.2 million in property tax receipts per year.

In addition, below is a list of taxes that are allocated to the City of Destin based upon population which might also increase. Of our existing 16,055 parcels, 14,505 are some form of residential unit. The Census Bureau estimates the City of Destin's population at 14,600 (FY23 estimate). This equates to nearly 1 person per property. Depending upon the increase in population that would occur with annexation, the City may potentially collect another \$250k-\$650k per year from the below taxes:

- Local Option GAS Tax #1
- Communications Services Taxes
- Local Business Tax Receipt
- Electric Franchise - 4%
- Gas Franchise Fees
- Solid Waste Franchise
- Municipal Sharing Tax
- 1/2 Cent Sales Tax

COSTS associated with Involuntary and Voluntary Annexation:

- Feasibility Study
- Metes & Bounds legal description - ~\$110,000 (one-time fee, 3 months to complete) This is for all unannexed areas
- Educational efforts for referendum - Unknown
- Public Roadway maintenance - ~\$2.8 million (assuming 20-year life would average \$140,000 per year)
- Public Roadway construction - ~\$5.8 million to bring county roads into city roadway standards
- Private Roadway maintenance- 15.5 million (assuming 20-year life would average \$775,000 per year)
- Private Roadway construction- 32 million to bring county roads into city roadway standards

STATE REQUIREMENTS are listed below.

1. Involuntary Annexation- State requirements (Section 171.0413, Florida Statutes)
 - **Feasibility Study:** Before starting an involuntary annexation, a municipality must

do a feasibility study detailing how it can serve or provide the urban services to the proposed annexed properties. The study must also include a map of existing and proposed boundaries. No enclaves can be created by an involuntary annexation.

- **Ordinance:** This city must also adopt an ordinance ahead of any required referendum. However, before any ordinance is adopted, the city must hold two properly noticed public hearings and those public meetings cannot be held less than 30 days before the required referendum.
- **Referendum:** After ordinance adoption, a referendum must be held for the residents of the annexed areas to vote for or against annexation. The referendum notice must include the adopted ordinance number, and the metes & bounds legal description with a corresponding map describing the area to be annexed. On the day of the referendum vote, the adopted ordinance, legal description, and a map must be displayed and available for view at each polling station where affected residents vote. The referendum vote is by majority. If a majority vote in favor of annexation, it is approved. If a majority vote against annexation the referendum fails.

2.) Voluntary Annexation- State requirements (Sec. 171.044, Florida Statutes)

- State Statutes give residents the right to request annexation into any municipality that can legally annex the land into its jurisdiction. A petition bearing the signatures of all real property owners must be submitted to the City to initiate this process. There are newspaper noticing requirements prior to any action taken.
- **Ordinance:** For a municipality to take action, an ordinance must be drafted and approved by the municipality following state and local approval requirements which include two readings of the ordinance at properly noticed public hearings. As with the involuntary annexation a Metes & Bounds legal description and map shall be developed and provided in the notice and ordinance.

A. Link to Strategic Goals / Objectives: 1) Financially sound City providing service excellence, 3) Improve mobility and connectivity, 4) Enhance life and safety for families, 5) Economic development and revitalization.

B. Effect on Budget (EOB): Annexation increases the tax revenue base and also increases costs of providing services.

C. Level of Service (LOS): With an increase in jurisdiction, various City Departments will see an increase in workload to provide the new residents and businesses with the services needed in terms of infrastructure, utilities, planning, permitting, licensing and recreation.

D. Legislative Sponsor:

III. CONCLUSION: Staff is requesting direction from City Council on which direction to focus efforts regarding annexation options:

1. Involuntary Annexation as shown on attached Area Map covering gold, blue and green areas. **OR**
2. Involuntary Annexation as shown on attached Area Map covering blue and gold areas.

IV. RECOMMENDED MOTION: I move that the City Council direct the City Manager to focus Staff's efforts on

1. Involuntary Annexation as shown on attached Area Map covering gold, blue and green areas. OR
2. Involuntary Annexation as shown on attached Area Map covering blue and gold areas.

ALTERNATE MOTION: I move to direct the City Manager to focus Staff's efforts on Voluntary Annexation.

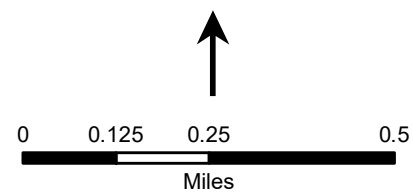
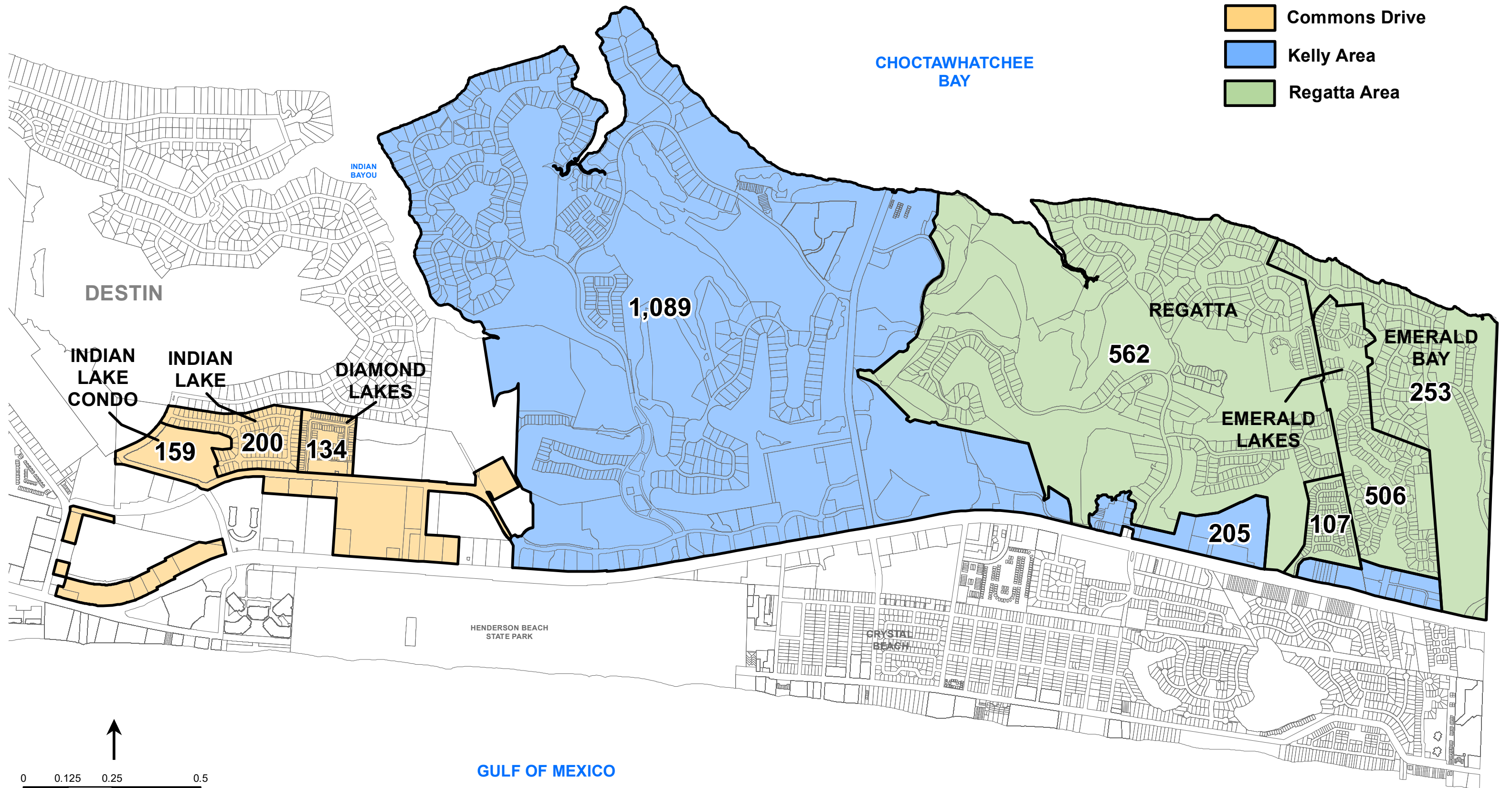
Attachments:

1. Area Map
2. Roads Map



City of Destin Annexation Plan of Unincorporated Properties

-  Commons Drive
-  Kelly Area
-  Regatta Area





CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.F.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: June 12, 2024

SUBJECT: Operations Financial Report - Informational Only

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Year-to-date budget versus actuals shall be provided to Council within forty-five days of the month end. Governmental funds are accounted for on a modified accrual basis, which excludes long-term assets and liabilities.

Highlights of the period ending 04/30/2024:

At the end of April we were 58% of the way through Fiscal Year 2024, which is October 1 - September 30, 2024

97% of Ad Valorem (property) taxes have been received. The majority of property taxes arrive in January/February.

We have expended 47% of the Operating Budget

We have expended and encumbered 34% of the Capital Budget

The net change in total fund balance is a year-to-date a decrease of \$1.7 million. This includes the \$9 million acquisition of property at 1 Harbor Boulevard.

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

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

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Item is informational only.

Attachments:

1. 2024p06 APR YTD Actual TREND

City of Destin, Florida

Balance Sheet - Governmental Funds

	01, 700	102	110	111	122, 125, 127, 129	209, 213, 214, 221	300, 305, 315	2024
<i>Period ended April 30,</i>								
		1998-2028 or to 2037	2003-2043					
	General	Town Center	Harbor	Florida Building	Other Special	Debt Service	Capital Project	Total
As of February 29, 2024	Fund	CRA	CRA	Code Fund	Revenue Funds	Funds	Funds	Governmental
Assets								Funds
Cash and cash equivalents	\$ 10,215,441	\$ -	\$ -	\$ -	\$ 1,536,918	\$ -	\$ 644,331	\$ 12,396,690
Restricted cash and cash equivalents	-	2,794,800	893,288	268,830	6,945,990	909,072	7,855,993	19,667,974
Investments	14,582,049	-	-	-	-	-	-	14,582,049
Due from other funds	109,689	-	-	-	0	-	101,292	210,981
Due from other governments	1,638,023	-	-	-	203,783	6,270,863	4,369,900	12,482,569
Advance to other funds	2,261,624	-	-	-	-	-	-	2,261,624
Accounts receivable - other	205,147	-	-	-	-	-	60,344	265,491
Prepaid items	143,785	-	-	-	-	-	-	143,785
Total assets	\$ 29,155,757	\$ 2,794,800	\$ 893,288	\$ 268,830	\$ 8,686,691	\$ 7,179,935	\$ 13,031,861	\$ 62,011,162
Liabilities, deferred inflows of resources and fund balances								
Liabilities:								
Accounts payable	248,022	5,113	1,698	8,029	78,993	-	108,114	449,969
Accrued payroll	(117)	-	-	-	-	-	-	(117)
Unearned Revenue	1,523,051	-	-	-	-	-	816,986	2,340,038
Due to other funds	101,292	-	-	-	-	-	109,689	210,981
Advance from other funds	-	2,261,624	-	-	-	-	-	2,261,624
Total liabilities	1,872,248	2,266,737	1,698	8,029	78,993	-	1,034,789	5,262,494
Deferred inflows of resources								
Unavailable revenue	-	-	-	-	-	-	-	-
Deferred revenue	-	-	-	-	-	6,270,863	4,342,717	10,613,580
Total deferred inflows of resources	-	-	-	-	-	6,270,863	4,342,717	10,613,580
Fund balances:								
Nonspendable	2,484,588	-	-	-	-	-	-	2,484,588
Restricted	-	282,934	836,082	172,524	316,644	909,072	3,780,119	6,297,374
Committed	10,874,000	-	-	-	7,313,462	-	2,022,972	20,210,434
Assigned	2,059,407	245,129	55,508	88,278	977,593	-	1,851,264	5,277,179
Unassigned	11,865,513	-	-	-	-	-	-	11,865,513
Total fund balances (deficit)	27,283,508	528,063	891,590	260,802	8,607,698	909,072	7,654,354	46,135,089
Total liabilities, deferred inflows of resources and fund balances	\$ 29,155,757	\$ 2,794,800	\$ 893,288	\$ 268,830	\$ 8,686,691	\$ 7,179,935	\$ 13,031,861	\$ 62,011,163
	\$ (0)	\$ (0)	\$ 0	\$ -	\$ -	\$ -	\$ 0	\$ (0)

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

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

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

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

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

CITY OF DESTIN

SUMMARY ALL FUNDS	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
Ad Valorem Taxes	\$ 12,184,032	\$ 11,781,665		\$ 12,207,998	\$ 402,367
Tax Increment Financing (TIF)	1,952,514	1,954,311		1,954,311	(1,797)
Delinquent Ad Valorem Taxes	5,000	(132)		1,796	5,132
Sales and Use Taxes	3,632,682	2,027,126		3,725,849	1,605,556
Licenses and Permits	5,846,630	3,041,242		5,712,363	2,805,388
Impact Fees	105,500	107,645		265,059	(2,145)
Intergovernmental	14,167,779	2,259,169		6,131,033	11,908,610
Charges for services	1,195,050	614,951		1,593,038	580,099
Fines and Forfeitures	109,400	35,501		99,722	73,899
Investment Income	391,170	901,154		1,226,997	(509,984)
Contributions	3,880	5,644		8,703	(1,764)
Miscellaneous income	5,201	61,111		86,840	(55,910)
TOTAL REVENUES	39,598,838	22,789,386	-	33,013,709	16,809,453
<i>check figures:</i>	<i>39,598,838</i>	<i>22,789,385</i>	<i>-</i>	<i>33,013,709</i>	<i>16,809,453</i>
General Government	5,412,410	2,421,258	296,240	4,878,379	2,694,912
Public Safety	5,579,013	2,896,981	1,351,577	5,330,799	1,330,456
Physical Environment	645,415	195,078	231,028	628,790	219,309
Transportation	2,278,629	1,046,272	98,380	1,966,945	1,133,976
Economic Environment	409,945	124,995	28,222	271,531	256,728
Health & Human Services	107,370	32,697	5,805	67,527	68,868
Culture and Recreation	5,352,220	2,490,077	186,882	4,725,005	2,675,261
Debt Service	3,364,660	965,196	76,432	3,466,415	2,323,032
Capital Outlay	51,893,248	14,295,398	3,313,837	29,265,788	34,284,013
TOTAL EXPENDITURES	75,042,910	24,467,952	5,588,403	50,601,179	44,986,555
	<i>75,042,910</i>	<i>24,467,952</i>	<i>5,588,403</i>	<i>50,601,179</i>	<i>44,986,555</i>
Excess (deficiency) of revenues over expenditures	(35,444,072)	(1,678,566)		(17,587,470)	
Proceeds from issuance of debt	25,421,123	-	-	25,020,833	25,421,123
Transfers In	52,059,779	13,889,274	-	49,434,583	38,170,505
Transfers Out	(52,059,781)	(13,889,274)	-	(49,305,521)	(38,170,507)
Total other financing sources (uses)	25,421,121	-	-	25,149,895	25,421,121
Net change in fund balances	(10,022,951)	(1,678,566)		7,562,425	
Fund Balance, Beginning	47,813,655	47,813,654		47,813,655	
Fund Balance, Ending	37,790,704	46,135,088		55,376,080	

*FY2024 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

FUND BALANCE SUMMARY ALL FUNDS	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 PROJECTION
Nonspendable (Town Center CRA + prepaids)	2,361,624	2,484,588	2,262,544
Restricted (FL Statute & Debt Covenants)	2,660,871	6,297,374	13,126,418
Committed (Council Resolutions & Motions)	18,130,901	20,210,434	21,853,579
Assigned (contracts/PO balances)	3,085,933	5,277,179	3,430,166
Unassigned	11,551,375	11,865,513	14,703,374
Ending Fund Balance	37,790,704	46,135,089	55,376,080

(0)

01 GENERAL FUND	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
01-31 Ad Valorem Taxes	11,073,047	10,670,680		11,097,013	402,367
01-31 Delinquent Ad Valorem Taxes	5,000	(132)		1,796	5,132
01-31 Sales and Use Taxes	1,639,411	1,007,589		1,642,960	631,822
01-32 Licenses and Permits	3,754,770	1,958,001		3,690,701	1,796,769
01-32 Impact Fees	-	-		-	-
01-33 Intergovernmental	3,862,814	1,737,940		3,624,213	2,124,874
01-34 Charges for Services	615,310	362,368		710,714	252,942
01-35 Fines and Forfeitures	109,400	35,501		99,722	73,899
01-36 Investment Income	373,930	526,001		629,052	(152,071)
01-36 Contributions	3,880	5,644		8,703	(1,764)
01-36 Miscellaneous Income	5,201	43,701		57,930	(38,500)
TOTAL REVENUES	21,442,763	16,347,292	-	21,562,803	5,095,471
01-51 General Government	5,046,914	2,421,258	296,240	4,509,201	2,329,416
01-52 Public Safety	4,266,269	2,308,700	1,311,983	4,122,351	645,587
01-53 Physical Environment	615,415	183,080	231,028	592,204	201,307
01-54 Transportation	2,119,822	1,018,894	98,380	1,894,219	1,002,548
01-55 Economic Environment	14,600	7,226	-	13,309	7,374
01-56 Health & Human Services	107,370	32,697	5,805	67,527	68,868
01-57 Culture and Recreation	5,352,220	2,490,076	186,882	4,725,001	2,675,263
01-59 Capital Outlay	146,560	30,688	-	91,754	115,872
01-59 Debt Service Principal	18,814	8,535	72,778	115,112	(62,499)
01-59 Debt Service Interest	3,909	403	3,654	9,286	(148)
TOTAL EXPENDITURES	17,691,893	8,501,555	2,206,750	16,139,964	6,983,587
Excess (deficiency) of revenues over expenditures	3,750,870	7,845,737		5,422,839	
01-38 Proceeds from Issuance of Debt	50,000	-		20,833	50,000
01-38 Transfers In	8,600,000	-		8,600,000	8,600,000
01-58 Transfers Out	(15,804,023)	(12,936,833)		(14,432,349)	(2,867,191)
Total other financing sources (uses)	(7,154,023)	(12,936,833)		(5,811,515)	5,782,809
01 Net change in fund balances	(3,403,153)	(5,091,096)		(388,677)	
01 Fund Balance (deficit), Beginning	32,374,606	32,374,606		32,374,606	
01 Fund Balance (deficit), Ending	28,971,453	27,283,510		31,985,929	

Minimum target: 12,125,965
as per resolution 12-20 fund balance policy

102 TOWN CENTER CRA 1998-2037 (RESTRICTED; ECON DEV)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
102-31 County TIF	1,463,424	1,461,280		1,461,280	2,144
102-31 City TIF (Ad Valorem)	616,955	616,955		616,955	-
102-36 Investment Income	1,350	46,053		78,553	(44,703)
TOTAL REVENUES	2,081,729	2,124,288		2,156,788	(42,559)
102-55 Economic Environment	224,262	69,820	7,136	148,901	147,306
102-59 Capital Outlay	373,738	135,744	237,994	373,738	-
TOTAL EXPENDITURES	598,000	205,564	245,129	522,639	147,306
Excess (deficiency) of revenues over expenditures	1,483,729	1,918,723		1,634,149	
102-38 Transfers In	-	-		-	-
102-58 Transfers Out	(961,660)	(426,913)		(831,928)	(534,747)
Total other financing sources (uses)	(961,660)	(426,913)		(831,928)	(534,747)
102 Net change in fund balances	522,069	1,491,810		802,221	
102 Fund Balance (deficit), Beginning	(963,746)	(963,746)		(963,746)	
102 Fund Balance (deficit), Ending	(441,678)	528,064		(161,525)	

110 HARBOR CRA 2003-2043 (RESTRICTED; ECON DEV)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
110-31 County TIF	489,090	493,032		493,032	(3,942)
110-31 City TIF (Ad Valorem)	494,030	494,030		494,030	-
110-36 Miscellaneous Income	-	17,410		28,910	(17,410)
110-36 Investment Income	1,450	14,789		26,039	(13,339)
TOTAL REVENUES	984,570	1,019,261		1,042,011	(34,691)
110-55 Economic Environment	171,083	47,949	21,087	109,321	102,047
110-59 Capital Outlay	9,100,000	9,028,088	-	9,028,088	71,912
TOTAL EXPENDITURES	9,271,083	9,076,037	21,087	9,137,409	173,959
Excess (deficiency) of revenues over expenditures	(8,286,513)	(8,056,776)		(8,095,398)	
110-38 Transfers In	17,501,307	8,500,000		17,501,307	9,001,307
110-58 Transfers Out	(9,336,335)	(282,285)		(8,982,835)	(9,054,050)
Total other financing sources (uses)	8,164,972	8,217,715		8,518,472	(52,743)
110 Net change in fund balances	(121,541)	160,939		423,074	
110 Fund Balance (deficit), Beginning	730,649	730,649		730,649	
110 Fund Balance (deficit), Ending	609,108	891,588		1,153,723	

111 FLORIDA BUILDING CODE FUND (RESTRICTED; PUBLIC SAFETY)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
111-32 Licenses and Permits	1,021,940	538,313		890,731	483,627
111-36 Investment Income	130	6,333		6,387	(6,203)
TOTAL REVENUES	1,022,070	544,646		897,118	477,424
111-52 Public Safety	1,262,744	585,938	5,594	1,087,104	671,212
111-59 Capital Outlay	116,000	-	85,125	201,125	30,875
TOTAL EXPENDITURES	1,378,744	585,938	90,718	1,288,229	702,088
Excess (deficiency) of revenues over expenditures	(356,674)	(41,292)		(391,111)	
111-38 Transfers In	-	-		150,000	-
111-58 Transfers Out	(98,671)	(40,166)		(73,940)	(58,505)
Total other financing sources (uses)	(98,671)	(40,166)		76,060	(58,505)
111 Net change in fund balances	(455,345)	(81,458)		(315,051)	
111 Fund Balance (deficit), Beginning	342,260	342,260		342,260	
111 Fund Balance (deficit), Ending	(113,086)	260,801		27,209	
Need to increase Permit Fees					

122 PARKING FUND (COMMITTED; TRANSPORTATION)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
122-34 Charges for Services	579,740	252,582		882,323	327,158
122-36 Investment Income	440	21,123		38,998	(20,683)
TOTAL REVENUES	580,180	273,705		921,321	306,475
122-54 Transportation	158,807	27,374	-	72,710	131,433
122-59 Capital Outlay	585,340	60,340	4,690	65,030	520,310
TOTAL EXPENDITURES	744,147	87,714	4,690	137,740	651,743
Excess (deficiency) of revenues over expenditures	(163,967)	185,991		783,581	(345,268)
122-38 Transfers In	-	-		-	-
122-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	-	-		-	-
122 Net change in fund balances	(163,967)	185,991		783,581	
122 Fund Balance (deficit), Beginning	1,030,856	1,030,856		1,030,856	
122 Fund Balance (deficit), Ending	866,889	1,216,847		1,814,437	

125 TECH FUND (COMMITTED; PUBLIC SAFETY)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
125-36 Investment Income	420	8,810		14,310	(8,390)
TOTAL REVENUES	420	8,810		14,310	(8,390)
125-52 Public Safety	50,000	2,342	34,000	121,342	13,658
125-59 Capital Outlay	85,000	8,123	7,359	15,482	69,518
TOTAL EXPENDITURES	135,000	10,465	41,359	136,824	83,176
Excess (deficiency) of revenues over expenditures	(134,580)	(1,655)		(122,514)	
125-38 Transfers In	213,395	113,754		186,609	99,641
125-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	213,395	113,754		186,609	99,641
125 Net change in fund balances	78,815	112,099		64,095	
125 Fund Balance (deficit), Beginning	442,346	442,346		442,346	
125 Fund Balance (deficit), Ending	521,161	554,445		506,440	

127 WATER QUALITY IMPROVEMENT FUND (ENVIRONMENT; RESTRICTED)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
127-32 Licenses and Permits	49,160	97,188		97,188	(48,028)
127-36 Investment Income	320	7,248		9,998	(6,928)
TOTAL REVENUES	49,480	104,436	-	107,186	(54,956)
127-53 Physical Environment	30,000	11,997	-	36,582	18,003
127-53 Capital Outlay	259,938	58,343	112,175	170,518	89,420
TOTAL EXPENDITURES	289,938	70,340	112,175	207,100	107,423
Excess (deficiency) of revenues over expenditures	(240,458)	34,096		(99,914)	
127-38 Transfers In	-	-		-	-
127-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	-	-		-	-
127 Net change in fund balances	(240,458)	34,096		(99,914)	
127 Fund Balance (deficit), Beginning	394,723	394,723		394,723	
127 Fund Balance (deficit), Ending	154,265	428,819		294,809	

129 OKA 1/2 PENNY 01/01/2019-12/31/2029 (COMMITTED; CAPITAL OUTLAYS)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
129-31 Sales and Use Taxes	1,726,259	884,536		1,841,286	841,723
129-36 Investment Income	4,760	113,075		155,575	(108,315)
TOTAL REVENUES	1,731,019	997,611		1,996,861	733,408
129-53 Physical Environment	-	2	-	5	(2)
129-59 Capital Outlay	2,752,821	101,949	1,015,231	1,542,113	1,635,641
TOTAL EXPENDITURES	2,752,821	101,950	1,015,231	1,542,117	1,635,639
Excess (deficiency) of revenues over expenditures	(1,021,802)	895,661		454,744	
129-38 Transfers In	-	-		-	-
129-58 Transfers Out	(353,648)	(203,077)		(353,648)	(150,571)
Total other financing sources (uses)	(353,648)	(203,077)		(353,648)	(150,571)
129 Net change in fund balances	(1,375,450)	692,584		101,096	
129 Fund Balance (deficit), Beginning	5,715,003	5,715,003		5,715,003	
129 Fund Balance (deficit), Ending	4,339,554	6,407,587		5,816,099	

213 DEBT SERVICE 2013 NOTE (RESTRICTED; DEBT SERVICE)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
213-36 Investment Income	250	4,771		4,875	(4,521)
TOTAL REVENUES	250	4,771		4,875	(4,521)
213-59 Debt Service Principal	436,296	1	0	436,299	436,294
213-59 Debt Service Interest	117,275	58,638	-	117,275	58,637
TOTAL EXPENDITURES	553,571	58,639	0	553,574	494,932
Excess (deficiency) of revenues over expenditures	(553,321)	(53,868)		(548,699)	
213-38 Transfers In	553,571	322,916		553,426	230,655
213-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	553,571	322,916		553,426	230,655
213 Net change in fund balances	250	269,048		4,726	
213 Fund Balance (deficit), Beginning	93,987	93,987		93,987	
213 Fund Balance (deficit), Ending	94,237	363,035		98,713	

214 DEBT SERVICE 2014 NOTE (RESTRICTED; DEBT SERVICE)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
214-36 Investment Income	300	7,456		9,231	(7,156)
TOTAL REVENUES	300	7,456		9,231	(7,156)
214-59 Debt Service Principal	457,081	1		457,082	457,080
214-59 Debt Service Interest	274,771	137,385		274,771	137,386
TOTAL EXPENDITURES	731,852	137,387	-	731,853	594,465
Excess (deficiency) of revenues over expenditures	(731,552)	(129,930)		(722,622)	
214-38 Transfers In	731,852	426,913		731,928	304,939
214-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	731,852	426,913		731,928	304,939
214 Net change in fund balances	300	296,983		9,306	
214 Fund Balance (deficit), Beginning	247,434	247,434		247,434	
214 Fund Balance (deficit), Ending	247,734	544,417		256,740	

221 DEBT SERVICE 2021 NOTE (RESTRICTED; DEBT SERVICE)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
221-36 Investment Income	40	884		1,259	(844)
TOTAL REVENUES	40	884		1,259	(844)
221-59 Debt Service Principal	1,232,000	715,071		1,232,076	516,929
221-59 Debt Service Interest	74,514	45,161		74,514	29,353
221-51 General Government	-	-		-	-
TOTAL EXPENDITURES	1,306,514	760,232	-	1,306,590	546,282
Excess (deficiency) of revenues over expenditures	(1,306,474)	(759,349)		(1,305,332)	
221-38 Transfers In	1,306,514	760,161		1,306,514	546,353
221-58 Transfers Out	-	-		-	-
221-38 Proceeds from issuance of debt	-	-		-	-
Total other financing sources (uses)	1,306,514	760,161		1,306,514	546,353
221 Net change in fund balances	40	813		1,183	
221 Fund Balance (deficit), Beginning	807	807		807	
221 Fund Balance (deficit), Ending	847	1,620		1,990	

223 DEBT SERVICE 2023 NOTE (RESTRICTED; DEBT SERVICE)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
223-33 Intergovernmental	750,000	-		750,000	750,000
223-36 Investment Income	-	-		-	-
TOTAL REVENUES	750,000	-		750,000	750,000
223-59 Capital Outlay	-	-	-	-	-
223-59 Debt Service Principal	750,000	-	-	750,000	750,000
223-59 Debt Service Interest	-	-	-	-	-
223-51 General Government	-	-	-	-	-
TOTAL EXPENDITURES	750,000	-	-	750,000	750,000
Excess (deficiency) of revenues over expenditures	-	-		-	
223-38 Transfers In	-	-		-	-
223-58 Transfers Out	-	-		-	-
223-38 Proceeds from issuance of debt	-	-		-	-
Total other financing sources (uses)	-	-		-	-
223 Net change in fund balances	-	-		-	
223 Fund Balance (deficit), Beginning	-	-		-	
223 Fund Balance (deficit), Ending	-	-		-	

224 DEBT SERVICE 2023 NOTE (RESTRICTED; DEBT SERVICE)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
224-36 Investment Income	50	-		10	50
TOTAL REVENUES	50	-		10	50
224-59 Debt Service Principal	-	-	-	-	-
224-59 Debt Service Interest	-	-	-	-	-
224-51 General Government	365,496	-	-	369,178	365,496
TOTAL EXPENDITURES	365,496	-	-	369,178	365,496
Excess (deficiency) of revenues over expenditures	(365,446)	-		(369,168)	
224-38 Transfers In	983,125	-		-	983,125
224-58 Transfers Out	(25,005,627)	-		(24,630,822)	(25,005,627)
224-38 Proceeds from issuance of debt	25,371,123	-		25,000,000	25,371,123
Total other financing sources (uses)	1,348,621	-		369,178	1,348,621
224 Net change in fund balances	983,175	-		10	
224 Fund Balance (deficit), Beginning	-	-		-	
224 Fund Balance (deficit), Ending	983,175	-		10	

300 RENEWAL AND REPLACEMENT (COMMITTED; CAPITAL OUTLAYS)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
300-36 Investment Income	2,360	48,661		82,355	(46,301)
TOTAL REVENUES	2,360	48,661		82,355	(46,301)
300-54 Transportation	-	2	-	9	(2)
300-59 Capital Outlay	5,317,166	3,343,387	640,114	3,997,136	1,333,665
TOTAL EXPENDITURES	5,317,166	3,343,389	640,114	3,997,144	1,333,663
Excess (deficiency) of revenues over expenditures	(5,314,806)	(3,294,729)		(3,914,789)	
300-38 Transfers In	3,986,926	3,705,546		3,950,802	281,380
300-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	3,986,926	3,705,546		3,950,802	281,380
300 Net change in fund balances	(1,327,880)	410,817		36,013	
300 Fund Balance (deficit), Beginning	2,252,268	2,252,268		2,252,268	
300 Fund Balance (deficit), Ending	924,388	2,663,085		2,288,280	

305 GRANT AND GF CAPITAL PROJECT FUND (RESTRICTED; CAPITAL OUTLAYS)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
305-33 Intergovernmental	9,554,965	521,229		1,756,821	9,033,736
305-36 Contributions	-	-		-	-
TOTAL REVENUES	9,554,965	521,229		1,756,821	9,033,736
305-53 Physical Environment	-	-	-	-	-
305-59 Capital Outlay	11,733,735	591,295	1,131,029	2,452,241	10,011,412
TOTAL EXPENDITURES	11,733,735	591,295	1,131,029	2,452,241	10,011,412
Excess (deficiency) of revenues over expenditures	(2,178,770)	(70,065)		(695,421)	
305-38 Lease Proceeds	-	-		-	-
305-38 Transfers In	2,178,770	59,983		695,421	2,118,787
305-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	2,178,770	59,983		695,421	2,118,787
305 Net change in fund balances	-	(10,082)		-	
305 Fund Balance (deficit), Beginning	(0)	(0)		(0)	
305 Fund Balance (deficit), Ending	(0)	(10,082)		(0)	

315 IMPACT AND OTHER RESTRICTED (CAPITAL OUTLAYS)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
315-32 Impact Fees	105,500	107,645		265,059	(2,145)
315-32 Licenses and Permits	1,020,760	447,740		1,033,743	573,020
315-31 Sales and Use Taxes	267,012	135,001		241,603	132,011
315-36 Investment Income	1,870	95,950		170,356	(94,080)
315-36 Miscellaneous Revenue	-	-		-	-
TOTAL REVENUES	1,395,142	786,336		1,710,761	608,806
315-52 Public Safety	-	0	0	1	(1)
315-53 Physical Environment	-	-	-	-	-
315-54 Transportation	-	3	-	7	(3)
315-57 Culture & Recreation	-	2	-	5	(2)
315-59 Capital Outlay	5,418,631	937,442	80,121	1,328,564	4,401,068
TOTAL EXPENDITURES	5,418,631	937,447	80,122	1,328,577	4,401,063
Excess (deficiency) of revenues over expenditures	(4,023,489)	(151,111)		382,184	
315-38 Transfers In	-	-		-	-
315-58 Transfers Out	(499,817)	-		-	(499,817)
Total other financing sources (uses)	(499,817)	-	-	-	(499,817)
315 Net change in fund balances	(4,523,306)	(151,111)		382,184	
315 Fund Balance (deficit), Beginning	5,152,462	5,152,462		5,152,462	
315 Fund Balance (deficit), Ending	629,156	5,001,351		5,534,646	

324 2024 CONSTRUCTION BOND - UNDERGROUNDING (RESTRICTED; CAPITAL OUTLAYS)	FY2024 REVISED BUDGET	FY2024 YTD Actuals	FY2024 ENCUMBRANCES	FY2024 PROJECTION	FY2024 AVAILABLE BUDGET
324-36 Investment Income	3,500	-		-	3,500
TOTAL REVENUES	3,500	-		-	3,500
324-53 Capital Outlay	16,004,319	-	-	10,000,000	16,004,319
TOTAL EXPENDITURES	16,004,319	-	-	10,000,000	16,004,319
Excess (deficiency) of revenues over expenditures	(16,000,819)	-		(10,000,000)	
324-38 Transfers In	16,004,319	-		15,758,577	16,004,319
300-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	16,004,319	-		15,758,577	16,004,319
324 Net change in fund balances	3,500	-		5,758,577	
324 Fund Balance (deficit), Beginning	5,758,577	-		-	
324 Fund Balance (deficit), Ending	5,762,077	-		5,758,577	

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.G.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director
Jeffrey Cozadd, Projects, Grants and Contracts Manager
Michael Burgess, Public Services Director
Lisa Firth, Parks & Rec Director
Ryan Scott, City Engineer

DATE: June 6, 2024

SUBJECT: Capital Project Status - **Informational Only**

I. BACKGROUND: This item is informational only.

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

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

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

Attachments:

1. 2024 0604 Monthly Capital Project Status Report

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

COUNCIL/ MGMT OBJECTIVE	October 1, 2023 to June 4, 2024		FY2024 Budget*	YTD Actuals	YTD Encumbrances	FY2024 Available Budget	Status	Notes
PRIORITY	Citizen/Council Directed							
1.6	EN615	Cross-Town Connector	\$ 8,927,761	\$ 202,966	\$ 123,438	\$ 8,601,356	Ongoing	Demolition complete. EIR update underway. NWFWMMD permitting process underway. Major subdivision process is underway with Planning.
1.2	CM001	Crystal Beach Acquisition & Development	2,387,862	8,304	22,105	2,357,453	Ongoing	Crystal Beach purchased and cleared. TDC has presented the 30% beach park design. Awaiting plan revisions to bring to Parks & Rec and Council.
1.2	CM002	Tarpon Beach Acquisition & Development	1,941,657	36,574	4,694	1,900,389	Ongoing	County has provided 90% plans. All permits except City permits have been acquired. Construction scheduled Fall of 2024.
1.1	CENTR	City Center Feasibility/Planning/Design	155,000	41,889	113,111	-	Ongoing	Survey issued (over 1000 responses to date). May 22, 2024 first charette. Meeting being set with Publix, SRS and Staff mid-June. Council member meetings with SRS to be set.
1.2	HRB1	Land Acquisition 1 Harbor Blvd	9,100,000	9,028,088	34,421	37,491	Complete	Closed on property 10/17/23. Additional safety fencing being purchased.
1.3	UNDER	Undergrounding	16,868,978	803,191	793,342	15,272,445	Ongoing	ADS construction contract awarded. 98/105 (93%) easements have letters of intent. Completed 28/61 surveys to finalize and record easements (5/106 recorded). First batch of materials arriving in June.
1.11	MARIN	City Marina	-	-	-	-	Paused	Funds moved to CENTR
1.5	CRH60	Pedestrian Pathway Under the Marler Bridge	149,571	4,148	424,038	(278,615)	Paused	Combined task order to Baskerville Donovan with EN617 US98/Stahlman PD&E Study expanded to Airport Road PLUS CHR60 Pathway. Approved by Council May 20, 2024.
1.4	EN617	US98/Stahlman Intersection (Study Marler Bridge to Airport Road)	71,210	4,157	67,054	-	Paused	See CRH60 above for update.
	Renewal & Replacement		-	-	-	-		
3.2	RR051	General Government	166,426	9,265	-	157,161	Ongoing	City Hall HVAC replaced. RFP to fix City Hall Portico and to resealed/paint roof in Summer 2024.
3.2	RR052	Public Safety	241,806	9,265	-	232,541	Ongoing	City Hall Annex HVAC replaced. Quotes received to replace HVAC at Sheriff's Substation.
3.2	RR053	Physical Environment (Stormwater, Cemetery)	224,938	37,763	124,625	62,550	Ongoing	Harbor sluice gate ordered spring 2023 to arrive June 2024. Harbor flap valve purchase moved to 2025 to accommodate emergency pump replacement at Heritage Run (lightening strike damage).
3.7, 3.9	RR054	Roads, Sidewalks, Street Lighting (Gas Tax 1 + GF RR Fund)	2,965,178	2,599,821	132,298	233,059	Ongoing	Legion Dr (Main Street to Beach Dr), Matthew Blvd and a short section of John Av), and Moreno Point Rd, Main St, Zerbe, and Calhoun Ave all complete.
3.2	RR571	Library	127,500	90,227	13,635	23,638	Ongoing	Carpet is installed. Heat Pump #1 replaced.

COUNCIL/ MGMT OBJECTIVE	October 1, 2023 to June 4, 2024		FY2024 Budget*	YTD Actuals	YTD Encumbrances	FY2024 Available Budget	Status	Notes
3.2	RR572	Parks and Recreation	817,247	198,776	72,657	545,814	Ongoing	An HVAC unit on Community Center was replaced. Sod is finished. Window replacement at Morgans is complete. 200k for Morgans field lighting moved to FY 2025 (\$1.3m). Windows at Community Center (\$60-\$85k) item prep for Council June/July 2024.
3.2	RR573	Other Facilities (i.e. Museum)	4,500	-	-	4,500	Ongoing	
3.2	RRVEH	Prior Year Replacement Vehicles Ordered	478,848	262,552	216,296	-	Ongoing	Dumptruck (July 2024), Bronco and Sprayer to arrive summer 2024.
3.2	RRV11	Replace Building Fund Vehicles	76,000	-	56,750	19,250	Ongoing	Two replacement vehicles ordered. Two arrived.
3.2	RRV51	Replace General Government Vehicle	23,000	-	-	23,000	Ongoing	
3.2	RRV54	Replace Public Works Vehicles	365,000	239,877	84,085	41,038	Ongoing	2024 Ford F750 Urban Forestry Unit was received mid December. F-550 on order.
3.2	RRV57	Replace Parks & Rec Vehicles	113,000	28,375	74,957	9,668	Ongoing	Ford Maverick ordered January 2024 for Spring delivery. Gators ordered after 3/18/24 meeting (long wait). Will order replacement '48 mower.
	Growth Necessitated & Comp Plan		-	-	-	-		
	CE002	Code Enforcement Equipment	30,000	6,276	-	23,724	Ongoing	Communication equipment on order.
	LB002	Library Impact Fee Projects	190,000	-	-	190,000	Ongoing	Staff Parking expansion: engineering working on design, library has chosen light fixtures for staff parking and ADA parking. Photometric plans received FPL. In for City permitting.
1.7	TR619	Sibert-Zerbe Parking Lot Consolidation	525,000	-	-	525,000	Paused	Area to be used as staging for undergrounding
3.9	TR620	ADA Transition - Pedestrian Facilities	23,094	23,490	-	(396)	Complete	Final deliverables received December 2023.
	Other Capital Projects		-	-	-	-		
	ARP	Stormwater Infrastructure Projects	883,119	379,333	286,584	217,203	Ongoing	Projects complete include Juanita Ave, Benning at Sibert and Benning at Bay, 541 Sibert. Indian Bayou project completed. Okeechobee under review to start. Failing corrugated stormwater pipes at Chickasaw Way/Country Club W, contractor hired.
	BDVEH	New Vehicle for Building Inspection Dept (Building Fund)	40,000	-	28,375	11,625		Approved on 01/08/24 consent agenda and ordered. (Ford Maverick) to arrive in July
	CEVEH	New Vehicle for Code Enforcement (expanding department)	46,000	46,018	-	(18)	Complete	Received.
4.15	CRT17	Destin Multi-Use Trail	500,191	214,203	285,987	-	Ongoing	DAG is working on the design. Public Workshop was held in December. 30% design brought to Council January 22. Next step 60% design to go to Parks & Rec Committee and Council.
	DREDG	Dredge Harbor Channel (study plus dredging)	110,100	20,580	-	89,520	Ongoing	Bathymetric study data has been submitted to County. Internal design is complete. Three quotes attained (\$500k- \$1.3m). Financing options under review including potential partnership with County. Awaiting update from the County.
	HURRC	Hurricane Response	100,000	13,325	30,000	56,675		January 2024 storm cleanup.
	IT003	Other Hardware/Software Replacements	140,000	-	-	140,000	Ongoing	UKG timekeeping in implementation to go live July 2024. Open Voting System installed. Aclarian (finance) and MGO (licensing & Permitting) draft contracts for Council July meeting.

COUNCIL/ MGMT OBJECTIVE	October 1, 2023 to June 4, 2024		FY2024 Budget*	YTD Actuals	YTD Encumbrances	FY2024 Available Budget	Status	Notes
	IT004	Council Chambers Audio-Video	30,000	16,138	7,359	6,502	Ongoing	Three TV/monitors replaced; camera replaced. All new laptops configured.
	PE003	Vulnerability Assessment	226,000	13,930	212,070	-	Ongoing	Kick Off meeting held 10/31. Public workshop was held in January. Grant Amendment #1 to increase grant and Dewberry contract approved 3/18/24.
	RC124	Morgan's Children's Park Playground Structure	100,000	-	-	100,000	Ongoing	Estimate to make playground ADA inclusive \$800k, proposed for the future (FY25+)
	RC125	Buck Destin Restrooms	199,544	-	115,501	84,044	Ongoing	Redesigning Buck Destin Sr Center for indoor/outdoor access to bathrooms. New design proposal to be brought forth to Council. Water/wastewater updates approved by DWU. Modular bathrooms ordered to be used at Morgans.
4.16	RC127	Pickleball Court	455,310	37,512	12,638	405,160	Ongoing	60% designs shared with Parks & Rec and Council March 2024. 90% designs shared with Parks & Rec and Council (May/June 2024).
	RC128	Morgan Sports Complex - Bathrooms/Storage/Fieldhouse	250,000	-	-	250,000	Paused	Storage building design is consolidated with bathroom/fieldhouse design. On pause 'til Pickleball and Buck Destin bathrooms moved to another project manager.
	RC130	Morgan Sports Complex - Artificial Infields	200,000	-	-	200,000	Paused	Initial quotes \$350k - \$1million. Due to cost, project moved to future. May do 2-4 fields in FY 2025 (\$120-175k ea)
	RC129	Morgan Sports Complex - Field Lighting (LED)	255,000	-	-	255,000	Ongoing	Moved to FY 2025 to complete all 34 poles at one time (\$1.3m). (RR)
4.11	RC216	Clement Taylor Park Renovations	1,603,423	-	7,243	1,596,180	Ongoing	Subaward from County executed. Construction RFP has been reviewed/approved by Council. RFP is out for responses due June 28, 2024. Pilings at CTP beach removed. Volleyball courts set up by Destin Forward.
	SW56	Outfall at Mattie Kelly Pier	175,000	5,375	61,125	108,500	Ongoing	Design/permitting contract approved by Council 04/01/24. Jenkins has completed surveying and environmental/wetland work underway.
	SW58	Chickasaw Strmwtr Remediation	600,000	-	149,813	450,187	Ongoing	Coordinating FPL with H&T to replace pipe.
	TRSAF	Intersection Safety	104,888	4,888	-	100,000	Ongoing	Committee has \$48k of projects to present to Council April and May (variable message systems).
	XMAS	Capitalizable Christmas Décor	28,643	28,643	-	-	Completed	Items received mid-December.
		Total Projects	52,020,794	14,414,946	3,554,202	34,051,646		

CITY OF DESTIN 5-YEAR CAPITAL IMPROVEMENT PLAN

STRATEGIC OBJECTIVE			PY						
			Encumbrances						
			rolling forward						
			08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
PRIORITY	Citizen/Council Directed								
1.2	HRB1	1 Harbor Blvd/1 Calhoun Waterfront Land	\$ -	\$ 9,100,000	\$ -	\$ -	\$ -	\$ -	\$ 9,100,000
1.3	UNDER	Undergrounding	894,344	16,000,885	-	-	-	-	16,000,885
1.6	EN615	Cross-Town Connector	43,485	9,003,151	-	-	-	-	9,003,151
1.2	CM001	Beach Acquisition/Beach Park Development	81,826	4,969,622	-	-	-	-	4,969,622
5.2	DREDG	Dredge Harbor	-	110,100	-	-	-	-	110,100
1.7	TR619	Sibert-Zerbe Parking Lot Consolidation	-	525,000	-	-	-	-	525,000
1.1	CENTR	City Center - Concept Design	-	50,000	-	-	-	-	50,000
1.11	MARIN	City Marina	-	50,000	-	-	-	-	50,000
1.10	TR621	Transit: Trolley, Ferry	-	-	-	-	-	-	-
xxx	SW56	Mattie Kelly Naturewalk Outfall	-	175,000	1,200,000	-	-	-	1,375,000
	Renewal & Replacement								
3.2	RR051	General Government	1,207	155,000	194,160	15,120	-	-	364,280
3.2	RR052	Public Safety	8,369	230,380	-	126,760	53,200	-	410,340
3.2	RR053	Physical Environment (Stormwater, Cemetery)	149,938	75,000	750,000	74,000	-	-	899,000
3.7	RR054	Roads, Sidewalks, Street Lighting	300,884	2,537,780	1,076,200	1,082,100	1,088,100	1,094,200	6,878,380
3.2	RR056	Human Services (Food4Thought Bldg)	-	-	6,760	-	-	-	6,760
3.2	RR571	Library	-	127,500	-	14,580	-	8,700	150,780
3.2	RR572	Parks and Recreation	67,453	749,922	230,400	114,050	402,200	394,000	1,890,572
3.2	RR573	Other Facilities (i.e. Museum)	-	4,500	-	-	-	6,960	11,460
3.2	RRV11	Vehicles for Bldg Inspectors	-	76,000	-	-	-	45,600	121,600
3.2	RRV51	Vehicles for General Government	-	23,000	-	33,600	-	45,600	102,200
3.2	RRV52	Vehicles for Public Safety (Code)	-	-	41,040	-	88,160	45,600	174,800
3.2	RRV54	Vehicles for Public Works	-	365,000	41,040	33,600	-	162,000	601,640
3.2	RRV57	Vehicles for Parks & Recreation	-	113,000	89,640	-	44,080	-	246,720
3.2	RRVEH	Vehicles	670,331	-	-	-	-	-	-
	Growth Necessitated & Comp Plan								
5.4	CE002	Code Enforcement Equipment	-	30,000	20,000	-	-	-	50,000
1.5	CRH60	Pedestrian Pathway Under Marler Bridge	149,571	-	-	-	-	-	-
1.4	EN617	Stahlman/US98 Intersection	-	-	-	-	-	-	-
5.3	LB002	Library Impact Fee Projects	-	190,000	-	-	-	-	190,000
xxx	TR620	ADA Transition - Pedestrian Facilities	25,487	-	-	-	-	-	-
1.7	TR622	General Parking Improvements	-	-	75,000	-	-	-	75,000
	Other Capital Projects								
4.14	ARP	Stormwater Infrastructure Projects	734,853	312,000	-	-	-	-	312,000
5.5	BDVEH	New Inspector Vehicles	-	40,000	-	-	-	-	40,000
5.4	CEVEH	New Code Enforcement Vehicles	-	46,000	-	-	-	-	46,000
4.8	CRH63	Captain Royal Melvin Heritage Park and Plaza	9,614	-	-	-	-	-	-
4.15	CRT17	Destin Multi-Use Trail	570,000	-	-	1,000,000	-	-	1,000,000
5.6	HURRIC	Hurricane Response	-	100,000	-	-	-	-	100,000

STRATEGIC OBJECTIVE			PY Encumbrances rolling forward						
			08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
xxx	IT003	Other Hardware/Software Replacements	-	170,000	-	-	-	-	170,000
5.1	RC124	Morgan Children's Park Playground Structure	-	100,000	-	-	-	-	100,000
xxx	RC125	Buck Destin Restrooms	99,544	100,000	-	-	-	-	100,000
4.16	RC127	Pickleball Court	-	350,000	-	-	-	-	350,000
5.1	RC128	Morgan Bathrooms/Storage/Fieldhouse	-	250,000	-	-	-	-	250,000
5.1	RC129	Morgan - Field Lighting (LED)	-	255,000	175,000	75,000	-	-	505,000
5.1	RC130	Morgan - Artificial Infields	-	200,000	400,000	-	-	-	600,000
5.1	RC131	Morgan - Field Lining Robot	-	-	-	50,000	-	-	50,000
4.11	RC216	Clement Taylor Park Renovations	15,968	1,596,180	-	-	-	-	1,596,180
4.14	SW57	CTP Stormwater Mitigation	-	60,000	-	-	-	-	60,000
4.14	SW58	Chickasaw Ct Stormwater Remediation	-	600,000	-	-	-	-	600,000
5.7	TRSAF	Intersection Safety	62,500	100,000	100,000	100,000	100,000	100,000	500,000
xxx	XMAS	Holiday Decorations	35,804	-	-	-	-	-	-
Total Projects			\$ 3,921,176	\$ 48,940,020	\$ 4,399,240	\$ 2,718,810	\$ 1,775,740	\$ 1,902,660	\$ 59,736,470

Funding Sources			PY Encumbrances rolling forward						
			08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
General Fund	30058585	RR GENERAL	983,776	\$ 3,792,782	\$ 1,835,040	\$ 893,710	\$ 1,069,640	\$ 1,144,860	\$ 8,736,032
General Fund	30558500	GENERAL FUND	265,083	1,972,262	595,000	125,000	-	-	2,692,262
TC CRA	10258500	TOWN CENTER CRA	415,804	-	-	1,000,000	-	-	1,000,000
Harbor CRA	11058500	HARBOR CRA	-	9,100,000	-	-	-	-	9,100,000
Building Fund	11152441	BUILDING FUND	-	116,000	-	-	-	45,600	161,600
Parking Fund	12254500	PARKING FUND	60,340	525,000	75,000	-	-	-	600,000
Tech Fund	12552400	TECHNOLOGY FUND	-	85,000	-	-	-	-	85,000
Oka 1/2 Penny	12953831	OKA 1/2 STORMWATER	-	835,000	1,200,000	-	-	-	2,035,000
Oka 1/2 Penny	12953931	OKA 1/2 UNDERGROUNDING	894,344	1,000,000	-	-	-	-	1,000,000
Oka 1/2 Penny	12954100	OKA 1/2 PUBLIC WORKS & SAFETY	62,500	100,000	100,000	100,000	100,000	100,000	500,000
Oka 1/2 Penny	12957231	OKA 1/2 BEACH ACQ	-	-	-	-	-	-	-
Debt	32453900	2024 Bond Issuance	-	16,004,319	-	-	-	-	16,004,319
Gas Taxes	30054131	GAS TAX#1 RR ROADS	4,127	588,300	594,200	600,100	606,100	612,200	3,000,900
Gas Taxes	31554031	GAS TAX#2 COMP PLAN	-	1,000,000	-	-	-	-	1,000,000
Impact Fees	31552000	POLICE IMPACT FEES	-	10,000	-	-	-	-	10,000
Impact Fees	31554032	MULTI-MODAL IMPACT FEES	25,487	26,307	-	-	-	-	26,307
Impact Fees	31554132	ROAD IMPACT FEES	40,120	1,575,000	-	-	-	-	1,575,000
Impact Fees	31557132	LIBRARY IMPACT FEES	-	190,000	-	-	-	-	190,000
Impact Fees	31557232	PARK IMPACT FEES	-	474,000	-	-	-	-	474,000
Restricted	12753700	NPEB	149,938	110,000	-	-	-	-	110,000
Restricted	12753800	STORMWATER TRUST FUND	-	-	-	-	-	-	-

STRATEGIC OBJECTIVE			PY						
			Encumbrances						
			rolling forward						
			08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Franch fees	31553977	ELECTRIC FRANCHISE UNDERGROUNDING	-	2,000,000	-	-	-	-	2,000,000
Grant	30554100	BOCC XTOWN CONSTRUCTION	-	3,300,000	-	-	-	-	3,300,000
Grant	30554133	FDOT TRIP GRANT	3,364	98,410	-	-	-	-	98,410
Grant	30554200	STATE GRANT LINEAR TRL	190,000	-	-	-	-	-	-
Grant	30557133	LIBRARY/MUSEUM GRANTS	-	-	-	-	-	-	-
Grant	30557233	RESTORE PARK GRANT	-	729,918	-	-	-	-	729,918
Grant	30557212	TDC 12.5% (includes Advanced Funding)	91,440	2,254,115	-	-	-	-	2,254,115
Grant	30557237	BOCC (TDC) BEACH ACQ GRANT	-	2,715,607	-	-	-	-	2,715,607
Grant	30555900	AMERICAN RESCUE PLAN	734,853	312,000	-	-	-	-	312,000
Grant	31557236	MORGANS KID PARK GRANT	-	26,000	-	-	-	-	26,000
Total Sources			\$ 3,921,176	\$ 48,940,020	\$ 4,399,240	\$ 2,718,810	\$ 1,775,740	\$ 1,902,660	\$ 59,736,470
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		FY 2024 Adopted Budget	5-Year Funded Capital Plan Amount	Additional Funds Needed
Council Objectives				
1.1	Work with Stakeholders to pursue a Destin City Center	\$ 50,000	\$ 50,000	
1.2	Public waterfront acquisition initiative	14,069,622	14,069,622	5,100,000
1.3	Underground utilities	16,000,885	16,000,885	
1.4	Stahlman/US 98 pedestrian and vehicle Improvements in cooperation with FDOT	-	-	
1.5	Pedestrian access concepts under the Marler Bridge	-	-	
1.6	Two-lane Crosstown Connector	9,003,151	9,003,151	4,550,000
1.7	Improve parking, explore options (parking garage, surface parking)	525,000	600,000	
1.8	Annexation of unincorporated enclaves	-	-	
1.9	Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations	-	-	
1.10	Support for regional Transit and Ferry systems	-	-	
1.11	City Marina (Phase 1 Feasibility Study)	50,000	50,000	
1.12	Support Beach Re-nourishment, planning, scheduling in partnership with the County/State	-	-	
1.13	Support regional workforce housing initiatives	-	-	
Management Objectives		-	-	
2.1-2.11	These are management-related, not capital project related	-	-	
Management in Progress (capital projects only listed below)		-	-	
3.1	Memorialize institutional knowledge			
3.2	Plan for renewal and replacement of city facilities and infrastructure	1,919,302	4,980,152	15,000,000
3.3	Monitor and Manage current grant and funding awards	-	-	
3.4	Find and secure new funding opportunities for city services and city projects OPR:GPC	-	-	
3.5	Complete land development code revisions	-	-	
3.7	Implement a pavement management program	2,537,780	6,878,380	
3.9	Improve sidewalks (wider, more walkable)	-	-	

		FY 2024 Adopted Budget	5-Year Funded Capital Plan Amount	Additional Funds Needed
Major Projects		-	-	
4.1	Implement and Manage COMPASS software	-	-	
4.2	Harbor Capacity Study	-	-	
4.3	Impact Fee Study	-	-	
4.4	Building Permit Fee Study	-	-	200,000
4.5	Develop and Implement the Mobility Plan and associated Fees	-	-	
4.6	Update Business Tax Receipts (BTR) Fee Schedule and processes	-	-	
4.7	Research Stormwater Utility options and Funding	-	-	
4.8	Construct Capt Royal Melvin Heritage Park	-	-	
4.9	FDOT Median Improvement project	-	-	
4.10	Norriego Point Park Improvements Phase III - Recreation Components	-	-	340,000
4.11	Renovate Clement Taylor Park (Pending Funding)	1,596,180	1,596,180	
4.12	Redevelop Joe's Bayou Recreation Area	-	-	
4.13	Continuity of streetlights/ Conversion to LEDS (In Progress)	-	-	
4.14	Implement prioritized stormwater improvements based on the Stormwater Master Plan	972,000	972,000	
4.15	Linear Park (in partnership with FPL) secure additional funding, complete design, secure required easements, construct trail	-	1,000,000	
4.16	Pickleball Courts: Secure additional Funding, acquire land, complete design and construct	350,000	350,000	56,000
TOTAL for items on the Strategic Plan		\$ 47,073,920	\$ 55,550,370	\$ 25,246,000
		TOTAL 5-Year CAPITAL BUDGET	\$ 59,736,470	
		% FOR STRATEGIC PLAN	93%	

		FY 2024 Adopted Budget	5-Year Funded Capital Plan Amount	Additional Funds Needed
NOT ON COUNCIL OBJECTIVE LIST:				
5.1	Upgrades to Morgan Sport Center (Bathrooms; LED lighting; Artificial Infields; Field Lining Technology)	805,000	1,505,000	
5.2	Dredge Harbor Channel	110,100	110,100	750,000
5.3	Upgrade/Remodel and expand Library	190,000	190,000	
5.4	Code Enforcement New Equipment	76,000	96,000	
5.5	Building Inspector New Equipment	40,000	40,000	
5.6	Hurricane Response (first 30 days; Debris Removal)	100,000	100,000	
5.7	Public Works Safety Committee - Intersection and Crossing Safety	100,000	500,000	
xxx	Other small projects	445,000	1,645,000	
	107 Study (Harbor)	-	-	1,500,000
	Upgrade/Remodel and expand Community Center	-	-	15,000,000
	North sidewalk of Mountan Drive	-	-	900,000
	Beach Circle culv Construction	-	-	125,000
	500 Osceola Dr culv Construction	-	-	125,000
	Crystal Beach one way study	-	-	12,755
	MMTD Master streetlighting study	-	-	150,000
	Traffic Calming measures	-	-	60,000
	Pine street extension - Design Only	-	-	150,000
	Design of park elements at Crosstown Road	-	-	150,000
	Stormwater - Replace piping; Re-establish Swales	-	-	150,000
	Mattie Kelly Naturwalk Outfall			1,200,000
	Other projects on Unfunded Detail List	-	-	12,778,525
TOTAL for additional projects not on Plan		\$ 1,866,100	\$ 4,186,100	\$ 33,051,280
<i>TOTAL for all projects</i>		<i>\$ 48,940,020</i>	<i>\$ 59,736,470</i>	<i>\$ 58,297,280</i>

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.H.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Announcements

I. BACKGROUND:

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: June 13, 2024

SUBJECT: Calhoun Harbor Development Conditional Use

I. BACKGROUND: Innerlight Engineering Corporation, on behalf of Johnny Boswell, is requesting approval of a Conditional Use application (LU-001154-2023), a Major Development Order application (DEV-001146-2023), and a Major Subdivision application (SUB-001165-2023). This project includes the construction of a 54-unit, long-term multi-family attached townhome development and the associated site infrastructure, as well as a public pocket park. The subject project is generally located within the 100 blocks of Sibert and Calhoun Avenue (Parcel IDs: 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-072G, 00-2S-22-0310-000D-072E), totaling approximately 5.2 acres.

II. DISCUSSION: COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The subject property is within the **Harbor Planning Area**. Also, the property has a Future Land Use Map Designation of **Calhoun Mixed Use – Village (CMU-V)** and a Zoning Designation of **Calhoun Mixed Use – Village (CMU-V)**. The proposed use is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

LAND USE

Long-term, multi-family attached dwellings are a Conditional Use within the **CMU-V** future land use designation and within the **CMU-V** zoning district.

CONDITIONAL USE REVIEW

1. COMPREHENSIVE PLAN POLICY ELEMENTS:

As outlined in the City's **Comprehensive Plan (Policy 1-2.4.3)**, the **Calhoun Mixed Use - Village (CMU-V)** zoning district is envisioned as: *a walkable, medium-scale resort-mixed use*

*area. It also provides a transition between the **South Harbor Mixed Use** area and U.S. 98 to the south, the "**Old Destin Area**" to the northeast, and **Clement Taylor Park** to the north. Planned developments that increase pedestrian connectivity, east-west vehicular connectivity, and parks or open space shall be encouraged. Redevelopment of this area is intended to provide a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities. This area also permits appropriately scaled institutional uses.*

The proposed use of long-term single-family detached dwellings is in line with the intent of the CMU-V Future Land Use Designation.

2. LAND DEVELOPMENT CODE/ZONING ELEMENTS:

The following includes a review and analysis of the proposed conditional use based on the criteria outlined in **LDC Section 7.12.10**:

3. CONDITIONAL USE ELEMENTS:

The proposed long-term, multi-family attached dwelling residential development is a Conditional Use in CMU-V, as per **LDC Section 7.12.06, Table 7-2**. In accordance with **LDC Section 7.12.10**, the applicant provided a conditional use request based upon the following:

1. Characteristic of Use
2. On and Offsite Improvement Needs
3. On-site Amenities
4. Criteria for Conditional Use

Criteria for Conditional Use, per Article 7.12.10.C, Land Development Code:

1. LAND USE COMPATIBILITY

Applicant Response: The proposed use (multi-family attached dwelling) is listed as a Conditional Use in the Calhoun Avenue Mixed Use – Village (CMU-V) zoning district. Per the LDC, “the area shall redevelop as a mixed-use area, accommodating primarily medium to high density long and short-term residential uses”; with the proposed being long-term residential. The development has been planned to utilize interconnected pathways throughout the development to connect to existing pedestrian pathways off-site. The proposed density of 10.4 DU/AC is in keeping with both existing and newly approved developments. Being as the development is a proposed residential use, similar to surrounding developments, there are no off-site impacts anticipated and mitigation efforts to include landscaping and necessary buffering will be applied.

Staff Comments: The proposed use is a Conditional Use within **Table 7-2, Article 7** of the **Land Development Code (LDC)** and therefore meets this criterion.

Scale and Intensity: Long-term residential attached multi-family dwellings are listed as a Conditional Use within the **Calhoun Mixed Use - Village (CMU-V)** zoning district. The project is proposed on a 5.2-acre site. As stated previously, per the *City's Comprehensive Plan Policy 1-2.4.3: Mixed Use (MU)*, the primary intent of any mixed-use designated area is to allow an intense mixture of residential and commercial activity. Residential uses shall include long-term and short-term residential uses. Additionally, as per *Comprehensive Plan Policy 1-2.4.3.2*, the area shall redevelop as a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities as shall be defined in the *LDC*. As proposed, the project would have a density of 10.4 units/acre. The maximum density allowed in this zoning district is 12 units/acre.

Offsite Impacts: There are no anticipated offsite impacts. As proposed, the conditional use meets the intent of **CMU-V zoning district** and is of sufficient size to accommodate all required landscaping and buffering needed to mitigate negative impacts, such as lighting, noise, pollution, etc.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Applicant Response: The CMU-V zoning district has a maximum density of 12 DU/AC; the proposed density of 10.4 DU/AC for this development does not exceed what is allowable. The 5.2 AC subject parcel is large enough to accommodate all required facilities and infrastructure in relation to the size of the proposed development. Stormwater management consists of a dry retention system, collection swales and a series of interconnected pipes. Two separate accesses to the development will be provided- one at Sibert Avenue and another at Calhoun Avenue, with internal streets within the development connecting the two. Internal sidewalks Page 2 of 2 within the development as well as additional sidewalks being proposed abutting both Calhoun Avenue and Sibert, lend to interconnectivity with the immediate surrounding area.

Staff Comments: The proposed project complies with the dimensional requirements in *Table 7-3, Article 7.12.08* of the *Land Development Code* and therefore meets this criterion.

Size: The proposed project is a 54-unit subdivision of long-term residential, attached multi-family dwellings on a 5.2-acre ($\pm 226,748$ SF) site. This equates to a proposed density of 10.4 units/acre. As previously stated, the maximum density allowed in this zoning district is 12 units/acre. The subject property is large enough in size to accommodate all required facilities and design requirements related to a multi-family subdivision.

Access and Internal Circulation: Vehicular access to the properties will be provided by a two-way drive from the Calhoun Avenue public Right-of-Way (ROW) and the Sibert Avenue public ROW, which link to internal streets within the development. The project shall comply with the design standards per *Article 8.04.00, Access*

Management, Land Development Code. Additionally, the applicant is proposing an internal sidewalk network throughout the development and connecting to the public sidewalk, allowing convenient circulation within the project.

Urban Design Enhancement: The project is to be located on several vacant lots. Currently, the project is proposing to provide a pool amenity for the residents, as well as providing street trees along both the public ROW, as well as the internal development. Per ***LDC 8.06.10, Table 8-6, Number of Vehicle and Bicycle Parking Spaces Required***, each property will be required, and is proposing, to provide four (4) parking spaces per dwelling unit, to exceed the requirements of ***Article 8.06.00, Vehicle and Parking Standards, Land Development Code***. The site is of sufficient size to provide the necessary screening, buffers, sidewalks, landscaping, setbacks, and open space as required by the LDC.

3. PROPER USE OF MITIGATIVE TECHNIQUES

Applicant Response: As previously outlined, stormwater management will occur on-site. Internal street lighting, as provided with the Major Development Project DEV001146-2023, will cause no lighting pollution and will not adversely impact adjacent properties. With 216 residential parking spaces proposed and an additional 3 spaces for the pool amenity, we have far exceeded the required 162 spaces and demonstrated there will be no impact caused by parking outside the immediate development area.

Staff Comments: The project proposes on-site stormwater management requirements per ***LDC 10.03.02., Stormwater Management***, which prevents adverse impacts to adjacent land uses, as well as other applicable mitigative techniques, all of which will be further reviewed by the Technical Review Committee, **therefore meeting this criterion**. The development is also proposing a hammerhead (dead-end street) adjacent to Sibert Avenue. The lack of visibility within the development will discourage nonresidents from cutting through the development; therefore, increasing the safety of the surrounding area.

4. HAZARDOUS WASTE

Applicant Response: No hazardous waste is anticipated to be generated as part of this development.

Staff Comments: No hazardous waste is anticipated to be generated. The project is required to provide sediment, erosion, and pollution control measures in accordance with ***Article 11.09.00, Illicit Discharge Detection and Elimination, Land Development Code*** and **therefore meets this criterion**.

5. OVER PROLIFRATION OF USE

Applicant Response: Multi-family attached dwellings are a Conditional Use within the CMU-V zoning district. Based on a review of surrounding developments, there is a mix of uses with only three multifamily developments in the immediate vicinity.

Staff Comments: Long-term residential attached multifamily dwelling units are a Conditional Use in the **CMU-V zoning district**. Staff has found the current CMU-V zoning district information:

- | | |
|----------------------------|-----|
| • Single-family Properties | 12 |
| • Vacant Properties | 10* |
| • County Properties | 1 |

• Residential Community Properties	1
• Total Multi-family Properties	12
1. Total Multi-family Property Units	20
• Total Acreage	17.17 acres
• Total Properties	36

*The proposed project will occupy 8 of the currently vacant properties

Currently, multi-family properties constitute 33% of the total number of properties in the **CMU-V zoning district**. If approved, there would now be a total of twenty (20) multi-family properties within the zoning district (56%), totaling seventy-four (74) units.

Please see Attachment G (Calhoun Harbor Conditional Use Analysis) for a visual representation of the CMU-V zoning district properties. **Staff defers to the City Council on whether this constitutes an over proliferation of multifamily attached dwellings within the CMU-V district.**

6. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Applicant Response: As proposed, this Conditional Use application meets development standards outlined in the City of Destin LDC and adheres to the objectives of the Comprehensive Plan.

Staff Comments: The proposed Conditional Use application, as well as the Major Development and Major Subdivision applications meet the land development standards and regulations outlined in the Land Development Code and the policies and objectives of the Comprehensive Plan **and therefore, meet this criterion.**

At the regularly scheduled LPA meeting on Thursday, August 3, 2023, the LPA unanimously voted 5-0 to recommend Conditional Use approval to the City Council.

DENSITY

Maximum allowed: 12 Dwelling Units/Acre
Provided: 10.40 Dwelling Units/Acre

HEIGHT

Maximum allowed: 50' / 4 stories
Provided: <35' / 2 stories

SETBACKS

Front required: 10' minimum – 20' maximum
Front provided: 15'

Side minimum required (east): None
Side provided (east): 10'

Side minimum required (west): None
Side provided (west): 10'

Rear minimum required: 10'
Rear provided: 10'

OPEN SPACE

Minimum required: 25%
Provided: 36%

PLATTING

This project is currently proposing Preliminary Plat approval, to be reviewed concurrently with the Development Order.

CONCURRENCY MANAGEMENT

Concurrency requirements have been met:

Traffic: Signed May 23, 2024

Stormwater Management: Signed May 23, 2024

Potable Water/Sanitary Sewer: Signed August 17, 2023

Solid Waste: Signed October 24, 2023

AIRPORT PROTECTION

As proposed, this project is not affected by nor affects the Destin Executive Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area.

***NOTE:** If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.*

TRANSPORTATION ANALYSIS

The traffic analysis, signed and dated October 18, 2023, indicates the proposed development will generate thirty (30) PM peak hour trips. The analysis is consistent with the technical methodology outlined in **LDC 6.05.05**.

RIGHT-OF-WAY DEDICATION

The project does include Private Right-of-Way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by two-way private access from the Sibert Avenue public right-of-way (ROW), as well as a two-way private access from the Calhoun Avenue public ROW.

PEDESTRIAN NETWORK

The project provides a complete pedestrian network as required in **LDC 8.09.03.A(6)**. A continuous on-site internal sidewalk is provided throughout the development. Additionally, the development is providing a public pocket park on the western side of the development to satisfy the required non-residential component, per **LDC Section 7.12.06.CC.1**.

PARKING

Required vehicle parking spaces: 135 (2.5 spaces per dwelling unit)
Provided vehicle parking spaces: 219 (4 spaces per dwelling unit + 3 for pool amenity)

UTILITIES

All utilities are required to be undergrounded.

STORMWATER

The City Manager’s Stormwater designee approved the stormwater plan on March 5, 2024.

REFUSE COLLECTION

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in a solid waste collection area or inside a building.

WHITE SANDS ZONE

The proposed project site is not located within any White Sand Zones.

LANDSCAPING

Front perimeter/common boundary:	Not applicable
Interior parking landscape:	Provided
Buffer zone:	Provided
Preservation and restoration:	
Reforestation trees required:	53
Protected trees to be removed/replaced:	31
Preserved tree credits:	51
Required parking trees:	2
Required street trees:	20
Total required trees:	54
Total trees provided:	74

***Modification/alteration to any approved species of trees or shrubs shall be reviewed and approved by the Community Development Director or their designee prior to installation. A Development Order (DO) Deviation may be required if the proposed changes do not substantially meet the originally approved landscape plan.**

SIGNS

No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a Sign Application is submitted.

IMPACT FEES

Impact fee amounts have been developed using the provisions outlined in ***LDC 19.03.05.A***. The impact fees identified below are an *estimate*. The actual Impact fees will be calculated and assessed at the time of building permit submittal.

LAND USE	UNITS	PARK	LIBRARY	POLICE	TRANS.	TOTAL
Residential, 2,000 – 2,999 square feet per dwelling	54	\$479.00	\$160.00	\$23.00	\$1,425.00	
Totals		\$25,866	\$8,640	\$1,242	\$76,950	\$112,698

OTHER FEES

Consultant Transportation CEC Review 1: \$145.67 (Paid)

Consultant Transportation CEC Review 2: \$124.86 (Paid)

Consultant Transportation CEC Review 3: \$83.24 (Paid)

PUBLIC COMMENTS

Staff has only received one (1) public comment regarding the proposed project, and it is part of the attachments.

- A. **Link to Strategic Goals / Objectives:** I. Economic development and revitalization
- B. **Effect on Budget (EOB):** There is no anticipated impact on the budget.
- C. **Level of Service (LOS):** The development is estimated to generate thirty (30) PM peak hour trips. Relative to the existing LOS of these corridors, there will be a minimal impact on the surrounding level of service.
- D. **Legislative Sponsor:**

III. CONCLUSION: Innerlight Engineering Corporation, on behalf of Johnny Boswell, is requesting approval of a Conditional Use application (LU-001154-2023), a Major Development Order application (DEV-001146-2023), and a Major Subdivision application (SUB-001165-2024). This project includes the construction of a 54-unit, long-term multi-family attached townhome development and the associated site infrastructure, as well as a public pocket park. The subject project is generally located within the 100 blocks of Sibert and Calhoun Avenue (Parcel IDs: 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-072G, 00-2S-22-0310-000D-072E), totaling approximately 5.2 acres.

IV. RECOMMENDED MOTION: I move that the City Council approve Calhoun Harbor, a Conditional Use, Major Development Order, and Major Subdivision, as presented.

ALTERNATIVE MOTION:

I move that the City Council approve with conditions/approve with modifications/deny Calhoun Harbor, a Conditional Use, Major Development Order, and Major Subdivision, as presented.

Attachments:

1. A. Calhoun Harbor Civil Set
2. B. Calhoun Harbor Landscape & Irrigation Plan
3. C. Calhoun Harbor Photometric Plan
4. D. Calhoun Harbor Lighting Distribution Layout

5. E. Calhoun Harbor Conditional Use Criteria
6. F. Calhoun Harbor Preliminary Plat
7. G. Calhoun Harbor Conditional Use Analysis
8. H. Calhoun Harbor Public Comment 8.9.23
9. I. DRAFT DO-24-11_Calhoun Harbor
10. J. August 3, 2023 LPA Minutes

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\100-COVER PAGE.DWG, Calhoun, 4/3/2024 9:46:26 AM

CONSTRUCTION PLANS FOR:
CALHOUN HARBOR
RESIDENTIAL TOWNHOMES

UNSECTIONED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
OKALOOSA COUNTY, FLORIDA

PROJECT DATA

PROJECT NAME:	CALHOUN HARBOR
CLIENT NAME:	JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC. 12889 EMERALD COAST PKWY MIRAMAR BEACH, FL 32550 CONTACT: JOHNNY BOSWELL
PREPARED BY:	INNERLIGHT ENGINEERING CORPORATION 11490 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550
ENGINEER OF RECORD:	FLORIN C. LAZAR, P.E. FLORIDA REG. NO. 86404 INNERLIGHT ENGINEERING CORPORATION 11490 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550 850.424.5855

BENCHMARK DATA

BENCHMARK #1:	EXISTING STORM INLET NORTHING: 514489.7024 EASTING: 1334354.9868 ELEVATION: 6.38 (NAVD 1988)
BENCHMARK #2:	EXISTING SANITARY SEWER MANHOLE LID NORTHING: 514434.3080 EASTING: 1334323.9270 ELEVATION: 7.46 (NAVD 1988)

UTILITY PROVIDERS

POTABLE WATER PROVIDER:	DESTIN WATER USERS 218 MAIN STREET DESTIN, FLORIDA 32541 850.837.6146
SANITARY SEWER PROVIDER:	DESTIN WATER USERS 218 MAIN STREET DESTIN, FLORIDA 32541 850.837.6146
GAS PROVIDER:	OKALOOSA GAS DISTRICT 14071 EMERALD COAST PARKWAY DESTIN, FLORIDA 32541 850.654.3113
TELEPHONE PROVIDER:	COX COMMUNICATIONS, INC. 320 RACETRACK ROAD NW FORT WALTON BEACH, FLORIDA 32547 850.695.9440
POWER PROVIDER:	GULF POWER 34854 EMERALD COAST PARKWAY DESTIN, FLORIDA 32541 850.244.4701
TV/CABLE PROVIDER:	COX COMMUNICATIONS, INC. 320 RACETRACK ROAD NW FORT WALTON BEACH, FLORIDA 32547 850.695.9440

CONSTRUCTION ACTIVITY SCHEDULE

ANTICIPATED START DATE - JUNE 2024						
	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
INSTALL INITIAL STAGE EROSION CONTROL MEASURES	■					
DEMOLITION / CLEARING & GRUBBING		■				
CONSTRUCT STORM SEWER		■	■			
CONSTRUCT UTILITIES		■	■			
FINE GRADING			■	■		
CONSTRUCT CURB & GUTTER				■		
PAVING (TO BINDER)				■	■	
ESTABLISH PERMANENT LANDSCAPING					■	
REMOVE EROSION CONTROL MEASURES AS PERMANENT VEGETATION IS ESTABLISHED						■
OVERLAY AND RESTRIPIING						■
AS-BUILT CERTIFICATION						■



VICINITY MAP

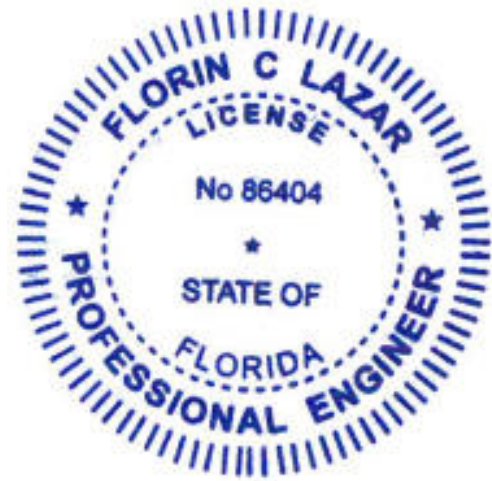
N.T.S

REVISION TABLE

REVISION NUMBER	REVISION DATE	DESCRIPTION
1	08.16.2023	DESTIN WATER USERS COMMENTS (DATED 08.16.2023)
2	08.22.2023	REVISED PROJECT & ROADWAY NAMES (DATED 08.22.2023)
3	10.17.2023	CITY OF DESTIN COMMENTS (DATED 08.24.2023)
4	12.07.2023	CITY OF DESTIN COMMENTS (DATED 11.16.2023)
5	04.03.2024	CITY OF DESTIN COMMENTS (DATED 03.27.2024)

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1 OF 29	COVER PAGE
2 OF 29	GENERAL NOTES (SHEET 1 OF 2)
3 OF 29	GENERAL NOTES (SHEET 2 OF 2)
4 OF 29	EXISTING CONDITIONS
5 OF 29	DEMOLITION PLAN
6 OF 29	PRELIMINARY PLAT
7 OF 29	SITE GEOMETRY PLAN
8 OF 29	GRADING PLAN
9 OF 29	DRAINAGE PLAN
10 OF 29	POND SECTION (SHEET 1 OF 2)
11 OF 29	POND SECTION (SHEET 2 OF 2)
12 OF 29	POTABLE WATER PLAN
13 OF 29	SANITARY SEWER PLAN
14 OF 29	ROADWAY PROFILE (BOSWELL BLVD)
15 OF 29	ROADWAY PROFILE (BOSWELLS CORNER)
16 OF 29	ROADWAY PROFILE (PAULA GAILS PLACE)
17 OF 29	SEWER PROFILES (SHEET 1 OF 3)
18 OF 29	SEWER PROFILES (SHEET 2 OF 3)
19 OF 29	SEWER PROFILES (SHEET 3 OF 3)
20 OF 29	EROSION CONTROL DETAILS
21 OF 29	DRAINAGE DETAILS
22 OF 29	CONSTRUCTION DETAILS (SHEET 1 OF 2)
23 OF 29	CONSTRUCTION DETAILS (SHEET 2 OF 2)
24 OF 29	DWU TYPICAL SPECIFICATIONS 1
25 OF 29	DWU TYPICAL SPECIFICATIONS 2
26 OF 29	DWU TYPICAL SPECIFICATIONS 3
27 OF 29	DWU TYPICAL POTABLE WATER DETAILS
28 OF 29	DWU TYPICAL SANITARY SEWER DETAILS
29 OF 29	DWU TYPICAL DETAILS

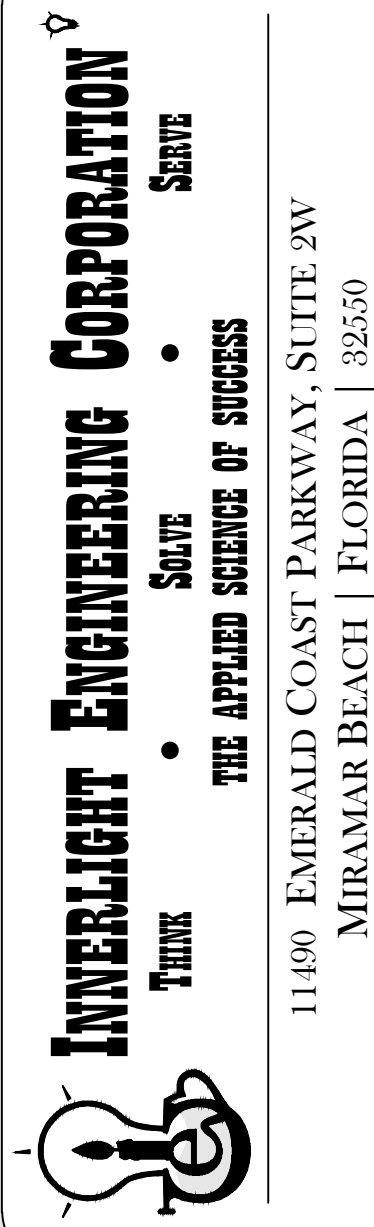


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CONSTRUCTION NOTES

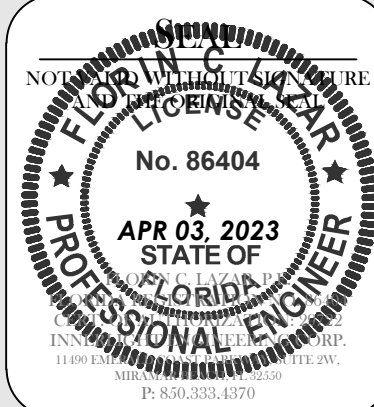
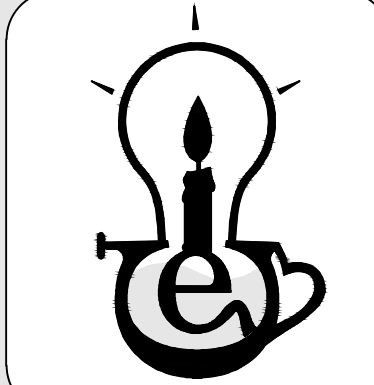
- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG OKALOOSA COUNTY RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE OKALOOSA COUNTY ENGINEER.
- CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL ASPHALT IS IN PLACE.
- ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
- NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
- PARTY RESPONSIBLE FOR MONITORING CONSTRUCTION: JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
- PARTY RESPONSIBLE FOR SUBMITTING TO THE DISTRICT, THE NOTICE OF CONSTRUCTION COMMENCEMENT AND AS-BUILT CERTIFICATIONS FOR PROJECT: JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
- MAINTENANCE ENTITY: JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO
HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.



CALHOUN HARBOR
RESIDENTIAL TOWNHOMES
JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FL 32550

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1 OF 29

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GENERAL NOTES:

- THE EXACT LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING SHALL BE PHYSICALLY VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THESE DRAWINGS DO NOT PURPORT TO SHOW IN COMPLETE DETAIL. ALL EXISTING STRUCTURES, UTILITIES, OR PIPING, THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE RECORDS AND MAKE ALL EXPLORATIONS AND EXCAVATIONS AS REQUIRED TO DETERMINE THE LOCATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING, WHENEVER NECESSARY. THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF LINES TO AVOID CONFLICT WITH EXISTING STRUCTURES, UTILITIES, OR PIPING.
- THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT, IN WRITING, BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA. ENGINEER WILL HAVE 7 DAYS TO PROVIDE A RESPONSE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF WORK CALLED FOR IN THESE CONTRACT DOCUMENTS. ALL REPAIRS MUST BE MADE TO THE SATISFACTION OF THE RESPECTIVE OWNER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE NECESSARY AGENCIES OF CONSTRUCTION COMMENCEMENT.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST ISSUE AND SHALL BE CONSIDERED A PART OF THESE DOCUMENTS BY REFERENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OF CONSTRUCTION STAKES TO MARK THE LOCATION, ALIGNMENT, ELEVATION, AND GRADE OF THE WORK. THE STAKES PROVIDED SHALL BE ADEQUATE IN NUMBER, POSITION, AND ELEVATION SO THAT THE PHYSICAL ITEM CAN BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. THE CONSTRUCTION LAYOUT SURVEY SHALL MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE), AND SHALL BE PERFORMED BY A PERSON OF ADEQUATE EXPERTISE. FAILURE TO PERFORM THE CONSTRUCTION STAKEOUT IN ACCORDANCE WITH THE CONSTRUCTION PLANS MAY RESULT IN REMOVAL AND REPLACEMENT OF THE IMPROVEMENTS AT NO EXPENSE TO THE OWNER. CONSTRUCTION LAYOUT INFORMATION HAS BEEN PROVIDED IN THE FORM OF DIMENSIONS AND OFFSETS OBTAINED THROUGH COMPUTER GENERATION. THE INFORMATION IS ADEQUATE FOR THE CONSTRUCTION LAYOUT OF THE IMPROVEMENTS USING STANDARD SURVEYING CONSTRUCTION LAYOUT TECHNIQUES. IN NO CASE SHALL THE CONTRACTOR SCALE INFORMATION FROM THE PLANS OR ATTEMPT TO CONSTRUCT IMPROVEMENTS WITHOUT PERFORMING THE CONSTRUCTION LAYOUT IN ACCORDANCE WITH THE INFORMATION CONTAINED HEREIN.
- THE CONTRACTOR SHALL OBTAIN AND HAVE ONSITE ALL PERMITS PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, F.D.E.P., F.D.O.T., AND THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL OBTAIN ALL OTHER REQUIRED PERMITS.
- PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION / LAND CLEARING ACTIVITIES, CONTRACTOR SHALL INSTALL ANY REQUIRED SILT FENCING OR BALED HAY BARRIERS (F.D.O.T. INDEX 102) FOR SILT CONTROL. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK. LOCATION SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED IN THE FIELD.
- DEWATERING: SHOULD LOWERING OF GROUNDWATER BE NECESSARY FOR THE INSTALLATION OF CONCRETE STRUCTURES, WATER MAIN, ETC., OR TO PREVENT LATERAL MOVEMENT OF MATERIAL UNDER CONCRETE ALREADY PLACED, SUCH LOWERING SHALL BE ACCOMPLISHED BY MEANS OF A WELL POINT SYSTEM OR OTHER APPROVED MEANS, AT CONTRACTOR'S EXPENSE. COMPREHENSIVE PLANS FOR DE- WATERING OPERATIONS, IF USED, SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION. DISCHARGE OF GROUNDWATER TO SURFACE WATERS OF THE STATE REQUIRES A PERMIT UNDER F.A.C. 62-621.300(2). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ANALYSIS OF GROUND WATER IN ACCORDANCE WITH THE GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY - TABLE I, AND FILING APPROPRIATE NOTIFICATIONS TO THE FDEP INDUSTRIAL WASTEWATER DIVISION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION UNLESS OTHERWISE DIRECTED.
- CONTRACTOR SHALL OBTAIN, IF AVAILABLE, AND REVIEW ALL AVAILABLE GEOTECHNICAL REPORTS PRODUCED FOR THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF NO GEOTECHNICAL REPORTS ARE AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING SITE SOIL CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED AND SEALED RECORD DRAWINGS SHOWING ALL IMPROVEMENTS CONSTRUCTED UNDER THIS CONTRACT. RECORD DRAWINGS SHALL INCLUDE BOTH ABOVE GROUND AND BURIED UTILITIES INCLUDING ANY EXISTING UTILITIES NOT SHOWN ON THESE PLANS BUT ENCOUNTERED DURING THE CONSTRUCTION PROCESS. RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR SPECIFIC REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTINUATION OF SERVICE TO OCCUPIED BUILDINGS DURING CONSTRUCTION AND REPAIR OR REPLACEMENT OF ANY EXISTING UTILITIES IMPACTED BY CONSTRUCTION.
- IF WELLS ARE ENCOUNTERED ON SITE, THEY SHALL BE ABANDONED BY A FLORIDA CERTIFIED WELL DRILLER USING ABANDONMENT PROCEDURES AND PERMITTING PROCESS OF THE LOCAL WATER MANAGEMENT DISTRICT OR OTHER APPLICABLE REGULATORY AGENCY.
- IF APPLICABLE, ANY WELLS PROPOSED ONSITE, I.E. IRRIGATION, GEOTHERMAL, ETC. SHALL BE PERMITTED APPROPRIATELY THROUGH THE LOCAL WATER MANAGEMENT DISTRICT. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED.
- CONTRACTOR SHALL CALL BEFORE DIGGING TO SUNSHINE 811 OF FLORIDA.
- PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES, CONTRACTOR IS TO INSTALL ADEQUATE BARRIERS TO RESTRICT PUBLIC AREAS. IN AREAS WHERE CONSTRUCTION ACTIVITIES ARE DIRECTLY ADJACENT TO HIGH TRAFFIC ROUTES, MAY RESULT IN THE CREATION OF DUST OR PROJECTILES. SOLID BARRIERS (SUCH AS CANVAS OR PLYWOOD) MUST BE USED.

HANDICAP ACCESSIBILITY:

- HANDICAP RAMPS AND CROSSWALKS PER THE LATEST FLORIDA ACCESSIBILITY CODE, A.D.A. AND FDOT STANDARD INDEX #522-002 ARE REQUIRED AT ALL PEDESTRIAN CROSSING LOCATIONS.

ARCHITECTURAL COORDINATION:

- WHEN APPLICABLE, ARCHITECTURAL PLANS SHALL SUPERSEDE THESE PLANS WITH RESPECT TO ALL BUILDING DIMENSIONS AND BUILDING HARDSCAPE INTERFACE. IN CASE OF CONFLICT AND PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR CONTACTING BOTH THE ENGINEER AND ARCHITECT IMMEDIATELY.

STRUCTURAL COORDINATION:

- WHEN APPLICABLE, CONTRACTOR SHALL REFER TO THE CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE APPLICABLE STRUCTURAL PLANS FOR ALL SITE RETAINING WALLS AND OTHER STRUCTURAL COMPONENTS.

SIGNAGE:

- PROJECT SIGNS SHALL MEET ALL APPLICABLE REQUIREMENTS BASED ON LOCAL SIGN ORDINANCE.
- CONTRACTOR IS RESPONSIBLE FOR SIGN PERMITTING.

DEMOLITION:

- ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
- WHERE PAVEMENT IS TO BE REMOVED AND REPLACED, AS INDICATED ON THE PLANS OR DIRECTED IN THE FIELD, ALL EXISTING MARKINGS AND TRAFFIC LOOPS SHALL ALSO BE REPLACED. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN RELATED ITEMS OF WORK.
- ALL EXISTING PAVEMENT AND DRIVEWAY PAVEMENT TO BE REMOVED SHALL BE SAW CUT.
- REPAIR ALL EXISTING DRIVEWAYS CROSSED BY UTILITY CONSTRUCTION TO MATCH EXISTING CONSTRUCTION.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT ABUTS.
- ANY DISTURBED MAIL BOXES OR SIGNS MUST BE REINSTALLED TO EXISTING OR ACCEPTABLE CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL ITEMS NOTED AS "REMOVE AND SALVAGE" ARE TO REMAIN THE PROPERTY OF OWNER. CARE MUST BE TAKEN NOT TO DAMAGE SALVAGED ITEMS. ITEMS ARE TO BE TRANSPORTED TO A STORAGE LOCATION SPECIFIED BY THE OWNER.

SEDIMENTATION AND EROSION CONTROL NOTES:

- CONTRACTOR SHALL STAGE AND TIME CONSTRUCTION TO MINIMIZE THE SIZE OF EXPOSED SOIL AREAS AND THE TIME BETWEEN EXPOSING THE SOIL AREA AND FINISHING THE SOIL AREA.
- AS SOON AS GRADING IS COMPLETE IN AN AREA, THE CONTRACTOR WILL STABILIZE THE SOIL. FOR LONG, NARROW AREAS, THE CONTRACTOR SHALL STABILIZE CONTINUOUSLY DURING GRADING OPERATIONS. ROUGH GRADED AREAS SHOULD BE STABILIZED WITH TEMPORARY EROSION CONTROL. IF FINAL GRADING AND STABILIZATION WILL NOT BE PERFORMED WITHIN FIVE (5) DAYS, FAILURE TO STABILIZE EXPOSED SOIL AREAS IN A TIMELY MANNER AFTER GRADING MAY BE CONSIDERED A VIOLATION OF CHAPTERS 17-3, 17-12, AND/OR 17/25, FLORIDA ADMINISTRATIVE CODE, BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) AND SUBJECT TO CORRECTIVE ACTION, PURSUANT TO SECTION 403.121-403.161 FLORIDA STATUTES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING A TASK TO PROVIDE EROSION CONTROL UNLESS ANOTHER PARTY HAS BEEN PREVIOUSLY SPECIFIED AS RESPONSIBLE FOR THE EROSION CONTROL ASSOCIATED WITH THAT TASK. IN THE EVENT ANOTHER PARTY IS RESPONSIBLE FOR EROSION CONTROL, THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR COORDINATION WITH THE PARTY RESPONSIBLE. IN THE EVENT THAT DAMAGE TO THE CONSTRUCTED ITEM RESULTS ARE DUE TO LACK OF EROSION CONTROL, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ITEM AT NO CHARGE TO THE OWNER.
- TEMPORARY EROSION CONTROL SHALL CONSIST OF TEMPORARY GRASS, TEMPORARY MULCH, TEMPORARY SOD, ARTIFICIAL COVERINGS, BALED HAY OR STRAW, SILT FENCES, AND TURBIDITY BARRIERS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH APPROPRIATE TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT PROVIDED, THEN TEMPORARY EROSION CONTROL SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS.
- PERMANENT EROSION CONTROL SHALL CONSIST OF SEED, SEED AND MULCH, HYDRO-SEEDING, SOD, AND/OR ARTIFICIAL COVERINGS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH TECHNICAL SPECIFICATION SECTIONS 12 AND 13. IF TECHNICAL SPECIFICATIONS ARE NOT PROVIDED THEN PERMANENT EROSION CONTROL SHALL BE IN ACCORDANCE WITH SECTIONS 570 AND 575 OF THE F.D.O.T. STANDARD SPECIFICATIONS. SEED OR GRASS TYPE SHALL MATCH EXISTING OR BE AS SPECIFIED BY OWNER UNLESS NOTED OTHERWISE.
- GRASS BY SEEDING SHALL BE IN ACCORDANCE WITH SECTIONS 104, 570, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. THIS SHALL BE USED ONLY IN AREAS SUBJECT TO LIGHT EROSION SUCH AS FLAT AREAS.

- GRASS BY HYDRO-SEEDING SHALL BE IN ACCORDANCE WITH SECTIONS 104, 570, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. HYDRO-SEEDING MAY BE USED FOR FLAT AREAS AND SIDE SLOPES WHICH DO NOT EXCEED 4:1. DRAINAGE DITCHES OR LARGE SWALES MUST HAVE ADDITIONAL PROTECTION BESIDES HYDRO-SEEDING.
- GRASS AND MULCH SHALL BE IN ACCORDANCE WITH SECTIONS 104, 570, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. GRASS AND MULCH MAY BE USED IN ALL AREAS EXCEPT LARGE SWALES OR DITCHES. MULCH SHALL BE ANCHORED IN ACCORDANCE WITH SECTION 570.
- SOLID SOD SHALL BE IN ACCORDANCE WITH SECTIONS 104, 575, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. SOD MAY BE USED IN ALL AREAS FOR SIDE SLOPES GREATER THAN OR EQUAL TO 2:1. SOD SHALL BE STAGGERED SO AS TO AVOID A CONTINUOUS SEAM. IN AREAS WITH SLOPES 4:1 OR STEEPER, EACH PIECE OF SOD SHALL BE PEGGED WITH SOD PEGS. IN DIFFICULT SOIL CONDITIONS WITH STEEP SLOPES, IT MAY BE NECESSARY TO COVER SOD WITH ARTIFICIAL COVERINGS SUCH AS JUTE MESH UNTIL SOD BECOMES ESTABLISHED.
- TEMPORARY EROSION CONTROL BY ARTIFICIAL COVERINGS SHALL CONSIST OF STRAW BLANKETS, COCONUT FIBER BLANKETS, POLYESTER BLANKETS, JUTE MESH, AND DRAINAGE FABRICS. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEEDING SHALL BE INCLUDED IF MATERIAL REQUIRES VEGETATION TO FUNCTION PROPERLY.
- THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/ SEDIMENTATION BARRIER (HAY BALES, SILT FENCE, TURBIDITY BARRIER, OR AS SPECIFIED IN THE CONSTRUCTION DRAWINGS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND WETLAND OR JURISDICTIONAL AREAS. IF, IN THE OPINION OF THE ENGINEER, AND/OR REGULATORY AUTHORITIES, EXCESSIVE QUANTITIES OF MATERIAL ARE TRANSPORTED OFF- SITE BY EROSION OR STORMWATER RUNOFF, THE CONTRACTOR SHALL IMPROVE CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. IN NO CASE SHALL CONSTRUCTION COMMENCE PRIOR TO INSTALLATION OF EROSION CONTROL/SEDIMENTATION BARRIER.
- CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN ADDITION TO COARSE AGGREGATE IN AREAS WHERE CON- STRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AREA USING SPRINKLING IRRIGATION OR OTHER ACCEPTABLE METHODS.
- ALL DISTURBED AREAS NOT PAVED, SODDED OR OTHERWISE LANDSCAPED SHALL BE SEEDED, FERTILIZED AND MULCHED PER FDOT SPECIFICATIONS, SECTION 570. SEEDING RATE AND MIX SHALL COMPLY WITH THE SEEDING RATE TABLE OFF DOT STANDARD INDEX 105.
- CONTRACTOR SHALL SOD ALL SLOPES 4:1 AND STEEPER IMMEDIATELY AFTER CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL EXCAVATED SOILS SHALL BE STOCKPILED IN LOCATION(S) INDICATED ON PLANS IF SHOWN. APPROPRIATE SEDIMENTATION AND EROSION CONTROLS SHALL BE INSTALLED AROUND THE STOCKPILE.

MAINTENANCE:

- THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS SECTION 10, 12, AND 13 UNTIL THE PROJECT IS COMPLETED AND ACCEPTED. IF TECHNICAL SPECIFICATIONS ARE NOT PROVIDED, THEN MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS.
- SILT FENCES AND TURBIDITY BARRIERS SHALL BE CHECKED DAILY FOR EFFECTIVENESS, BREACHES, AND ROUTINE MAINTENANCE.
- ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SODDED.

SITE GEOMETRY NOTES:

- ALL BUILDING DIMENSIONS ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ALONG CURB LINES ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

- ALL UTILITIES MUST BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURB, BASE AND PAVEMENT. APPROVAL BY LOCAL AUTHORITY MUST BE OBTAINED PRIOR TO FURTHER CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE A SITE ELECTRICAL PLAN TO OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION (EXCLUDING DEMOLITION). CONDUITS FOR ELECTRICAL WORK IN CIVIL PLANS ARE ONLY TO NOTE AN INTENT TO SERVE SPECIFIC AREAS. SITE ELECTRICAL PLAN SHOULD BE DEVELOPED IN COORDINATION WITH OWNER TO ANTICIPATE DEMAND AND ASSURE SUCH WORK MEETS APPLICABLE CODES.
- SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LIGHTING, IRRIGATION AND ELECTRICAL CONTRACTORS REGARDING REQUIRED CONDUITS.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS ARE MEASURED IN LINEAR FEET (NOTED AS LF).
- ALL MANHOLES, INLETS AND CLEANOUTS SUBJECT TO VEHICULAR LOADING, INCLUDING THOSE AREAS REQUIRING FUTURE MAINTENANCE, SHALL HAVE TRAFFIC BEARING (HS-20) RINGS, COVERS, GRATES, ETC.
- ALL STORM INLETS EQUAL TO OR GREATER THAN 5' DEEP SHALL BE EQUIPPED WITH ACCESS RUNGS.
- ALL STORM SEWER STUB-OUTS TO BE CLOSED W/ MASONRY SEAL AT THE STUB END.
- ALL STORMWATER DRAIN PIPE JOINTS WITHIN 6 FEET OF PAVING SHALL BE WRAPPED WITH FDOT APPROVED FABRIC UNLESS OTHERWISE NOTED OR STATED BY THE ENGINEERS.
- WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATIONS, UNLESS OTHERWISE SHOWN ON PLANS.
- A MINIMUM 18" COVER IS REQUIRED ON ALL PROPOSED WATER AND SANITARY LINES AND SERVICES FROM FINISHED GRADES, INCLUDING SWALES AND STORMWATER RETENTION / DETENTION AREAS.
- POTABLE WATER MAINS, SERVICES AND VALVES SHALL BE MARKED BY INSTALLATION OF NO. 14 COPPER INSULATED TRACER WIRE IN TRENCH ABOVE PIPE. TRACER WIRE SHALL BE INSTALLED THROUGHOUT THE ENTIRE SYSTEM.
- CONTRACTOR SHALL INSTALL SANITARY SEWER MAINS AT UNIFORM SLOPE BETWEEN MANHOLES SPECIFIED ON THE UTILITY PLAN. ALIGNMENT OF PIPE BETWEEN MANHOLES SHALL BE STRAIGHT.
- FIRE HYDRANTS SHALL BE PAINTED CHROME YELLOW (SAFETY YELLOW) PER NFPA-291.
- LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEWER PIPES AND MANHOLES.
 - SEWER PIPES SHALL BE TESTED BY EITHER INFILTRATION OR EXFILTRATION, AS APPROPRIATE. SO THAT TEST IS PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. TEST DURATION SHALL BE A MINIMUM OF 2 HOURS DURATION AND MAXIMUM ALLOWABLE LEAKAGE (IN OR OUT OF PIPE) SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY [EQUIVALENT TO 0.157 GALLONS PER INCH DIAMETER PER 100 FEET OF PIPE PER HOUR].
 - MANHOLES SHALL BE TESTED BY PLUGGING LINES IN / OUT OF THE MANHOLE AND FILLING MANHOLE TO RIM WITH WATER. AFTER ALLOWING WATER TO STABILIZE FOR ONE HOUR, CONTRACTOR SHALL FILL THE MANHOLE AGAIN, THEN CHECK WATER LEVEL AFTER TWO HOURS. A DROP IN WATER LEVEL OF ONE INCH (1") PER FOOT OF MANHOLE DEPTH PER HOUR IS CONSIDERED ACCEPTABLE.
- IF PIPING OR MANHOLE FAIL LEAKAGE TESTS, CONTRACTOR SHALL TAKE CORRECTIVE ACTION TO RESEAL AND THEN RETEST.
- HYDROSTATIC TESTING OF WATER MAINS AND APPURTENANCES SHALL CONSIST OF BOTH PRESSURE AND LEAKAGE TESTS OF 2 HOUR DURATION EACH AT 150 PSIG.
- PRESSURE TESTS WILL BE CONDUCTED WITH A PRESSURE LOSS OF NOT MORE THAN 2 PSIG REGARDLESS OF PIPE LENGTH TESTED.
- LEAKAGE TESTS WILL BE CONDUCTED AFTER PRESSURE TESTS. PIPE INSTALLATION WILL NOT BE ACCEPTED IF LEAKAGE IS GREATER THAN DETERMINED BY THE FOLLOWING FORMULA FROM ANSI/AWWA C-600-LATEST; L=(SD(P)/1)133200 WHERE L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR; S = LENGTH OF PIPELINE TESTED IN FEET; D = NOMINAL DIAMETER OF PIPE IN INCHES; P = AVERAGE PRESSURE DURING LEAKAGE TEST IN PSIG.
- IF LEAKAGE IS GREATER THAN SPECIFIED LIMIT, CONTRACTOR SHALL TAKE CORRECTIVE ACTION TO LOCATED AND REPAIR DEFECTIVE MATERIAL. VISIBLE LEAKS WILL BE CORRECTED REGARDLESS OF TOTAL LEAKAGE.
- ALL WATER PIPES AND FITINGS WILL BE THOROUGHLY DISINFECTED PRIOR TO BEING PLACED INTO SERVICE. DISINFECTION WILL FOLLOW APPLICABLE PROVISIONS OF PROCEDURES ESTABLISHED IN AWWA C-651-LATEST, RULE 62-555.345, F.A.C. AND WILL BE IN ACCORDANCE WITH BOTH STATE AND LOCAL REQUIREMENTS.
- WHERE IT BECOMES NECESSARY TO TEMPORARILY REMOVE, REPOSITION, OR SUPPORT EXISTING FACILITIES, UTILITY POLES, ETC. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER. OF THE EXISTING FACILITY, UTILITY POLE, ETC. THE CONTRACTOR SHALL GIVE PROPER NOTICE TO THE UTILITIES. THE CONTRACTOR SHALL PHYSICALLY EXAMINE THE ENTIRE PROJECT SITE AND INFORM HIMSELF FULLY IN REGARD TO ALL CONDITIONS PERTAINING TO THE PLACE WHERE THE WORK IS TO BE PERFORMED FOR PURPOSE OF DETERMINING HIS COST TO PERFORM THE WORK.
- THE CONTRACTOR SHOULD PAY SPECIAL ATTENTION TO AREAS INVOLVING CLEARING AND GRUBBING, EXISTING FACILITIES REMOVAL AND REPLACEMENT, SUPPORT ON RELOCATION, AND WORK INVOLVED IN WETLAND AREAS, WHERE IT IS NECESSARY TO CROSS OVER OR UNDER EXISTING FACILITIES. A MINIMUM OF 6' CLEARANCE SHALL BE PROVIDED BETWEEN THE NEW AND EXISTING UTILITY. IT MAY BE NECESSARY AT SUCH LOCATIONS TO PROVIDE DUCTILE IRON PIPE FOR THE NEW UTILITY AND/OR SUPPORT AS SHOWN IN THE PLANS. THIS WORK WILL BE AS DIRECTED IN THE FIELD OR SHOWN ON THE PLANS AND SHALL BE PAID FOR UNDER THE UNIT PRICES BID FOR THE VARIOUS SIZES AND TYPES OF PIPE. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR EXTRA DEPTH REQUIRED TO CROSS UNDER EXISTING FACILITIES.
- WHEN PIPE DEFLECTION IS USED TO CHANGE ALIGNMENT ON GRADE OF PRESSURE PIPE, DEFLECTION SHALL NOT EXCEED 50% OF THE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE THE ACTIVITIES OF THE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO TV, TELEPHONE, GAS, POWER, ETC., AND PROVIDE IN ACCORDANCE WITH THE UTILITY COMPANY ANY NECESSARY CONDUITS FOR CROSSINGS UNDER PAVEMENT. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR THIS SERVICE.
- ANY DAMAGE CAUSED BY THE UTILITY COMPANY TO THE IMPROVEMENTS OF THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT REPAIRS ARE PERFORMED, EITHER BY THE CONTRACTOR OR THE UTILITY COMPANY AT NO COST TO THE OWNER.

STORMWATER MANAGEMENT NOTES:

- JUNCTION BOXES OUTSIDE THE RIGHT OF WAY MUST BE CAST IRON CAPABLE OF HANDLING LIVE LOADS AND BE CAST WITH "STORM" ON THE COVER.

PAVING, GRADING & EARTHWORK NOTES:

- IN EXCAVATING STREETS AND DRIVEWAYS THAT HAVE BEEN SURFACED WITH SAND-CLAY, CLAY GRAVEL, OR OTHER BASE COURSE, SUCH BASE MATERIALS SHALL BE EITHER STOCKPILED AND KEPT SEPARATE FROM THE EARTH EXCAVATED OR THE CONTRACTOR SHALL, AT HIS EXPENSE, PROVIDE NEW BASE OF LIKE KIND AND EQUAL QUALITY.
- CONTRACTOR MUST SALVAGE EXISTING TOP SOIL WITHIN PROJECT SITE OR REPLACE AT HIS OWN EXPENSE.
- ANY DEFICIENCY IN THE QUANTITY OF MATERIAL FOR BACKFILLING THE TRENCHES, OR FOR FILLING DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE SUPPLIED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS ALSO APPLIES TO BASE COURSE UNDER PAVED STREETS.

- CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. CLEAR AND GRUB SHALL CONSIST OF THE REMOVAL OF ALL DELETERIOUS MATERIAL INCLUDING TREES, ROOTS, TOPSOIL, ETC.
- ORGANIC, UNSUITABLE SOILS BENEATH THE PAVED AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN SAND MATERIAL OF WHICH NOT MORE THAN 15% BY DRY WEIGHT IS FINER THAN THE NUMBER 200 MESH SIEVE. FILL MATERIAL SHALL BE FREE OF ORGANICS, RUBBLE, CLAY, OR OTHER DELETERIOUS MATTER.
- THE PAVEMENT SUBGRADE SHOULD BE STABILIZED TO A MINIMUM LBR OF 40 UNLESS OTHERWISE SPECIFIED. MATERIAL FOR STABILIZATION SHALL BE AS CALLED OUT ON THE PLANS, OR OTHER MATERIAL APPROVED BY THE ENGINEER AND THE GEOTECHNICAL ENGINEER. COMPACTION OF THE SUBGRADE SHALL BE BY A HEAVY VIBRATORY ROLLER (MINIMUM STATIC WEIGHT OF FIVE TONS) WITH A MINIMUM OF 10 PASSES WITH A 20% OVERLAP BETWEEN PASSES. THE VIBRATORY ROLLER SHOULD ALSO BE EQUIPPED WITH A VARIABLE FREQUENCY CONTROL TO OPERATE AT THE RESONANT FREQUENCY OF THE SOILS.
- ALL WASTE MATERIAL SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROPOSED SPOT ELEVATIONS REPRESENT FLOW LINE OF CURB & GUTTER OR FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR TO PROVIDE 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.) EXCEPT ASPHALT.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT ABUTS.
- TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS OR PER APPLICABLE LOCAL GOVERNMENT OR REGULATORY AGENCY, WHICHEVER IS MORE STRINGENT. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
- ACCEPTANCE TESTING FOR NEW PAVEMENT, IF APPLICABLE, SHALL CONSIST OF ONE PASS OF A STANDARD 15-FOOT ROLLING STRAIGHT EDGE OPERATED WHILE THE PAVEMENT IS STILL HOT. ALL DEFICIENCIES IN EXCESS OF 3/16 INCH SHALL BE CORRECTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION 330.
- AT THE OPTION OF THE OWNER, THE CONTRACTOR SHALL FLOOD ALL NEW PAVEMENT SURFACES WITH WATER AND INSPECT FOR PONDING. ALL PONDING AREAS SHALL BE CORRECTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION 330.

TRAFFIC, SIGNAGE & STRIPING NOTES:

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES UNLESS APPROVED BY THE OWNER. IN WRITING, NO STREET SHALL REMAIN CLOSED TO TRAFFIC OVERNIGHT. IN ADDITION, THE CONTRACTOR SHALL COOPERATE WITH LOCAL RESIDENTS IN GAINING ACCESS TO THEIR HOMES AND BUSINESSES DURING WORKING HOURS AND SHALL ASSIST AT ALL TIMES WHEN VEHICLES EXPERIENCE TROUBLE DUE TO CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL INSTALL ALL TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC DUE TO CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD PART 6), AND/OR IN ACCORDANCE W/ FDOT STD. 600, WHICHEVER IS MORE STRINGENT.
- ALL STRIPING IN THE FLORIDA STATE RIGHT-OF-WAY IS TO BE THERMOPLASTIC.

POLLUTION CONTROL:

- POLLUTION CONTROL MEASURES FOR THE SITE INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGRESSES, SANITARY SEWAGE DISPOSAL AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED WILL BE BURIED ON SITE.
 - WASTE DISPOSAL: SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PROPERLY DISPOSED OF OR REMOVED FROM THE SITE TO AN APPROPRIATE LANDFILL, AND SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. CLEANUP AND DISPOSAL OF ALL WASTE MATERIALS (SOLID OR HAZARDOUS) SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE APPROPRIATE ON-SITE OR OFF-SITE LOCATION. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
 - OFF-SITE VEHICLE TRACKING: OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE CLEANED AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN ON AN AS NEEDED BASIS. A CONCRETE TRUCK WASHOUT LOCATION SHALL BE IN A TEMPORARY TRUCK WASH AREA LOCATED AT THE SITE ENTRANCE. WASHOUT SHALL BE CONTAINED WITHIN A PIT OR TRENCH WITH NO MATERIAL LEAVING THE SITE OR IMPACTING VEGETATED OR NON-DISTURBED AREAS.
 - SANITARY WASTE: AS SITE CONDITIONS WARRANT, ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY EITHER AN ON-SITE PORTABLE UNIT(S) COLLECTED AT A MINIMUM OF ONCE PER WEEK BY THE LOCAL MUNICIPALITY AND/OR STATE OF GEORGIA LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, OR WITH A MANAGEMENT PLAN THAT ROUTES INDIVIDUALS TO A LEGAL AND APPROPRIATE SANITARY WASTE FACILITY.
 - SPILL REMEDIATION MANAGEMENT PRACTICES: THE FOLLOWING ARE THE BEST MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES, AS WELL AS A CLEANUP PLAN IF NECESSARY.
- RISK REDUCTION: PETROLEUM, FERTILIZERS AND PAINT PRODUCTS
 - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 - PRODUCTS WILL BE STORED IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL, AND MUST BE KEPT OFF THE GROUND IN SECURELY FASTENED LIDS.
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER.
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED.
 - IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
 - ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
 - ALL PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. FACILITIES SHOULD BE COVERED AND ACCESS RESTRICTED TO EMPLOYEES ONLY.
 - FERTILIZERS USED WILL BE APPLIED ONLY IN MINIMUM AMOUNTS AS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - KEEP FLAMMABLE LIQUIDS IN CLOSED CONTAINERS WHEN NOT IN USE.
 - USE PROPER RECEPTACLES TO DISPOSE OF CONTAMINATED WASTES THAT CANNOT BE RECYCLED IN CONFORMANCE WITH FEDERAL, STATE AND/OR LOCAL REGULATIONS.
 - DO NOT DUMP PETROLEUM PRODUCT WASTE, PESTICIDES, FERTILIZERS, PAINTS OR OTHER CHEMICALS INTO SEWERS, STORM DRAINS OR DRAINAGE CHANNELS.
 - PREVENT SPILLS OF PETROLEUM PRODUCTS FROM OCCURRING BY TAKING SPECIAL CARE WHEN HANDLING, AND KEEP FACILITIES AND EQUIPMENT MAINTAINED.
 - USE SPILL PROOF CONTAINERS AND FUNNELS WHEN TRANSFERRING FLUIDS FROM ONE CONTAINER TO ANOTHER.
 - POST INFORMATIONAL MATERIALS REGARDING CHEMICAL CONTROL.

SPILL CONTROL PLAN: THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- EMERGENCY CONTACT NUMBERS FOR SPILLS SHALL BE AVAILABLE ON-SITE.
 - MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE ON SITE.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
 - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - KEEP TRAINED STAFF IN SPILL RESPONSE ON CALL.
 - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE LOCAL OR FEDERAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE FOLLOWING MATERIALS OR SUBSTANCES ARE ANTICIPATED TO BE PRESENT ON-SITE DURING CONSTRUCTION: CONCRETE AND ASPHALT; GRADED AGGREGATE BASE AND OTHER AGGREGATES; DETERGENTS; PAINTS (ENAMEL AND LATEX); METAL STUDS; CONCRETE; TAR; FERTILIZERS; PETROLEUM BASED PRODUCTS; CLEANING SOLVENTS; WOOD; MASONRY BLOCK; ROOFING SHINGLES.
 - ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.
 - WASTE DISPOSAL: SOLID MATERIALS, INCLUDING BUILDING MATERIALS WILL BE DISPOSED OF OFF SITE AND THEREFORE WILL NOT BE DISCHARGED TO WATERS OF THE STATE FROM THE CONSTRUCTION SITE.
 - ALL POTENTIAL POLLUTION SOURCES WILL BE IDENTIFIED, INCLUDING PETROLEUM PRODUCT STORAGE, CONCRETE HANDLING, HERBICIDES AND ANY OTHER POLLUTANTS WHICH HAVE THE POTENTIAL TO BE EXPOSED TO RAINFALL AND BE DISCHARGED IN THE STORM WATER RUNOFF. PRACTICES WILL BE IMPLEMENTED TO ENSURE THE REDUCTION OF THESE POLLUTANTS IN STORM WATER DISCHARGES.

INVERLIGHT ENGINEERING CORPORATION

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CALHOUN HARBOR
RESIDENTIAL TOWNHOMES

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FL 32550

RECORD DATA

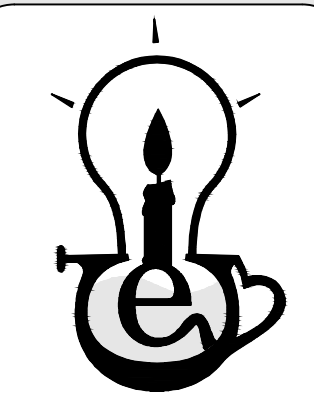
DATE: 04.04.2023

REV. No: 5

REV. DATE: 04.03.2024

DRAWN BY: CRP

REVIEWED BY: FCL



SHEET TITLE

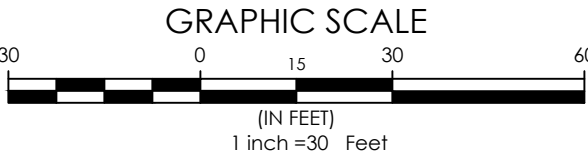
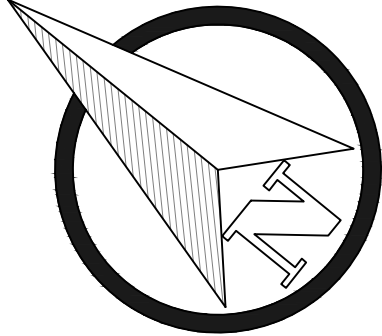
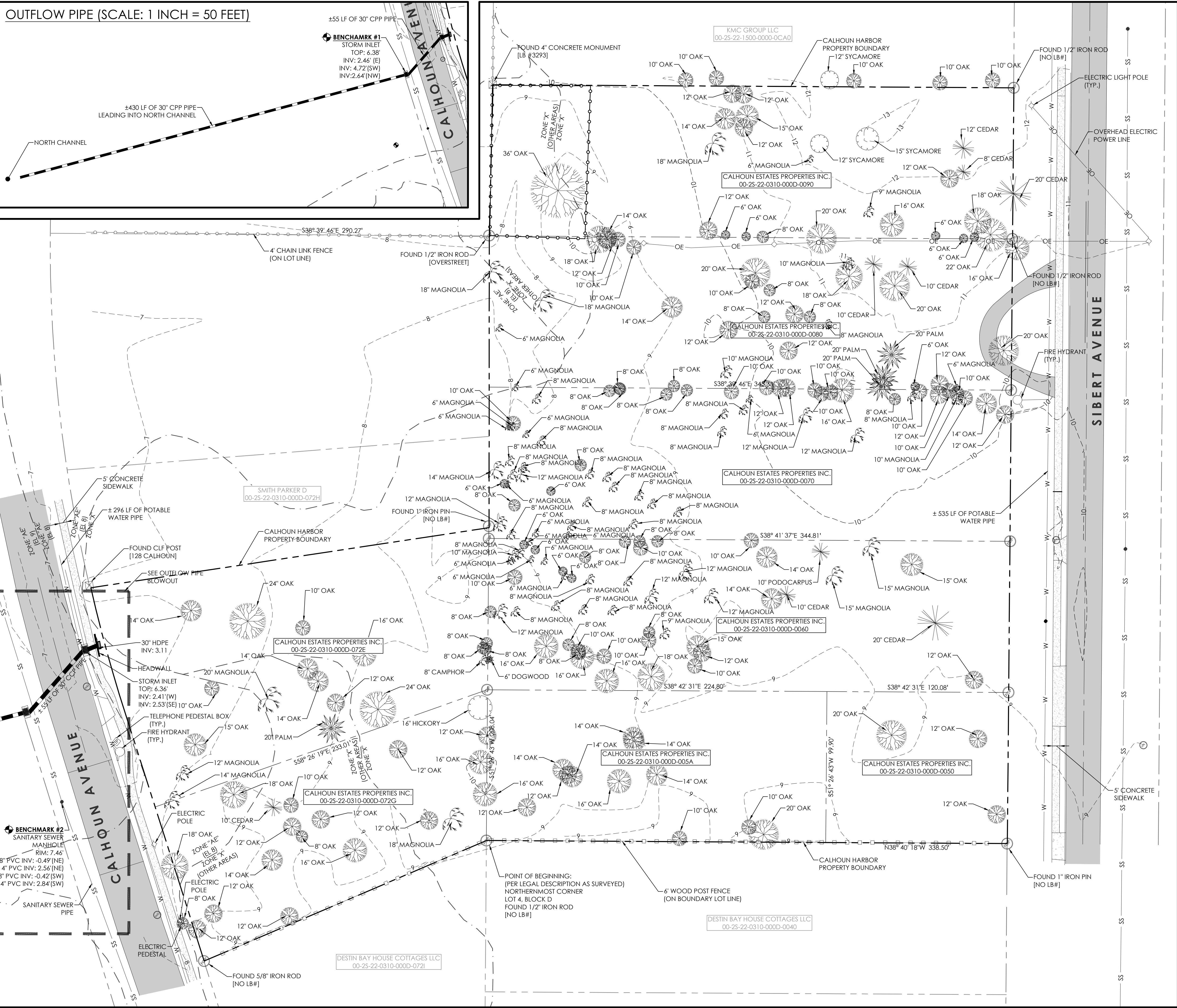
GENERAL
NOTES (SHEET 1
OF 2)

SHEET NUMBER

2 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C200-EXISTING CONDITIONS.DWG, Calg., 4/3/2024 9:46:45 AM

OUTFLOW PIPE (SCALE: 1 INCH = 50 FEET)



EXISTING CONDITIONS NOTES

1. SEE BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY NOTES DRAWN BY RARE EARTH SURVEYING AND MAPPING, DATED APRIL 17, 2017.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
(AS WRITTEN)
LOTS 5, 6, 7, 8, 9, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS:

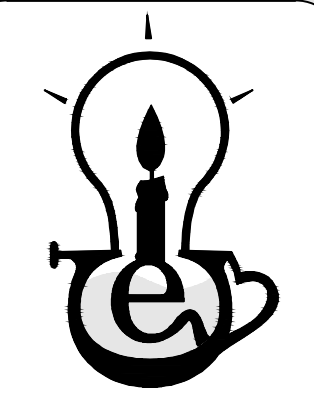
AND

A PORTION OF LOT 72, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO N 67°45'33" W A DISTANCE OF 203.09 FEET TO THE SOUTHERN RIGHT-OF-WAY CALHOUN AVENUE, THENCE FOLLOW SAID RIGHT-OF-WAY N 33°18'35" E A DISTANCE OF 180.82 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST WITH AN ARC LENGTH OF 79.13 FEET AND A RADIUS OF 990.51 FEET WITH A CHORD BEARING OF XXX AND CHORD DISTANCE OF XXX FEET AND A CENTRAL ANGLE OF XXX, THENCE DEPART SAID RIGHT-OF-WAY LING AND GO S 47°24'41" E A DISTANCE OF 267.18 FEET TO THE NORTH LINE OF LOT 7 BLOCK D OF SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, THENCE GO S 51°26'43" W A DISTANCE OF 208.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.21 ACRES OR 226,748.18 SQ. FT. MORE OR LESS.

BENCHMARK DATA

BENCHMARK #1:	EXISTING STORM INLET NORTHING: 514489.7024 EASTING: 1334354.9868 ELEVATION: 6.38 (NAVD 1988)
BENCHMARK #2:	EXISTING SANITARY SEWER MANHOLE LID NORTHING: 514434.3080 EASTING: 1334323.9270 ELEVATION: 7.46 (NAVD 1988)



DEMOLITION & EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. REPAIR AND / OR REPLACE AS NECESSARY.
2. WHERE SILT FENCE IS SHOWN OUTSIDE PROJECT BOUNDARY FOR CLARITY ONLY.
3. ALL EXISTING BUILDING MATERIALS, CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
4. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREA WITHIN THE CLEARING LIMITS DEPICTED HEREON INCLUDING DEMOLITION OF EXISTING INFRASTRUCTURE INCLUDING UNDERGROUND UTILITIES WHETHER DEPICTED HEREON OR NOT BUT ONLY AFTER VERIFICATION FROM ENGINEER & RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN BID ALL REQUIRED CLEARING, GRUBBING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.
5. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, A PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); EMBANKMENTS OF PONDS, BASINS, AND TRAPS; AND WITHIN 14 CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS; THE REQUIREMENTS OF SECTION 11.09.03 OF THE DESTIN LAND DEVELOPMENT CODE DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING PERFORMED.
6. ALL BARE GROUND, STRIPPED OF VEGETATION DURING THE CLEARING/GRADING PROCESS, SHALL BE COVERED TO THE MAXIMUM EXTENT PRACTICABLE.
7. ALL DISTURBED AREAS SHALL BE COVERED AND/OR MULCHED WITHIN 12 HOURS, IF THEY ARE TO REMAIN UN-WORKED FOR MORE THAN 2 CALENDAR DAYS.
8. AREAS NOT BEING WORKED FOR 30 CALENDAR DAYS OR MORE SHALL BE VEGETATED, UNLESS THE CITY DETERMINES THAT WINTER WEATHER MAKES VEGETATION ESTABLISHMENT INFEASIBLE. IF THIS IS THE CASE, IT MUST STILL BE MORE PERMANENTLY STABILIZED, USING METHODS SUCH AS BONDED FIBER MATRIX, OR OTHER MORE STABLE BMPs.
9. SLOPES & STOCKPILES 3H:1V OR STEEPER AND MORE THAN 10 FEET OF VERTICAL RELIEF SHALL BE COVERED IF THEY ARE UN-WORKED FOR MORE THAN 48 HOURS.
10. AREAS THAT ARE BEING HYDRO-SEEDED SHALL HAVE A TACKIFIER MIXED INTO THE HYDRO-SEED TO HELP STABILIZE MIXTURE ONTO THE SOIL.
11. ENOUGH COVER MATERIAL TO SUFFICIENTLY PROTECT ALL DISTURBED AREAS SHALL BE STOCKPILED ON THE SITE AT THE BEGINNING OF THE WEST SEASON.
12. ROADS AND PARKING AREAS SHALL BE STABILIZED IMMEDIATELY AFTER THE INITIAL GRADING.
13. ADDITIONAL TECHNIQUES TO REDUCE SOIL TRACKING OFF OF A SITE AND ONTO A ROADWAY SUCH AS WHEEL WASHING STATIONS MAY BE REQUIRED.
14. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING/FLUSHING STREETS.
15. ANY SEDIMENT THAT IS TRACKED ONTO ROAD PAVEMENT SHALL BE REMOVED IMMEDIATELY (PRIOR TO THE END OF THE WORK DAY) BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED FROM THE ROADWAY AND STABILIZED ON-SITE.

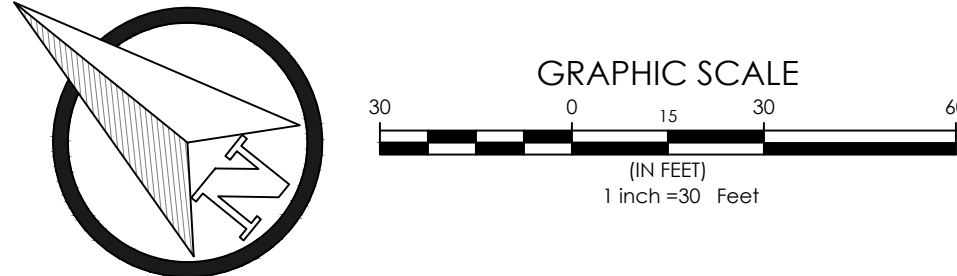
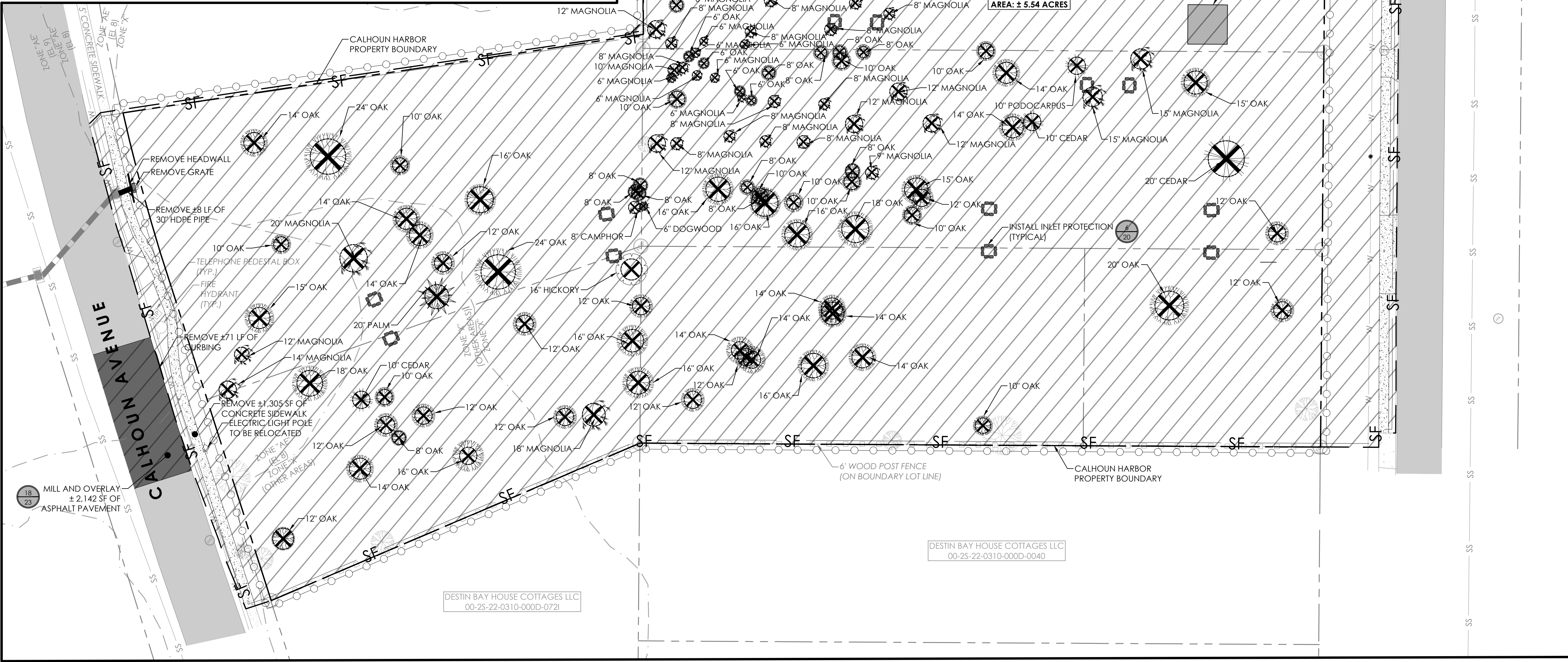
PERIMETER PROTECTION NOTES

1. PERIMETER PROTECTION TO FILTER SEDIMENT FOR SHEET FLOW WASHOUT SHALL BE LOCATED DOWN SLOPE OF ALL DISTURBED AREAS AND BE PROPERLY INSTALLED PRIOR TO UP-SLOPE GRADING.
2. A MINIMUM OF 100 LINEAR FEET OF SILT FENCE PER ACRE AND THE NECESSARY STAKES TO HOLD THE FENCE IN PLACE SHALL BE STOCKPILED ON-SITE.
3. PRIOR TO THE COMMENCEMENT OF DEMOLITION / CONSTRUCTION, CONSTRUCTION SITE SCREENING, MEETING THE REQUIREMENTS OF THE DESTIN CODE OF ORDINANCES, SECTION 6-51 SCREEN CRITERIA, SHALL BE ERECTED AROUND THE ENTIRE PERIMETER OF THE SUBJECT PROPERTY.

LAND DISTURBANCE - CONSTRUCTION SEQUENCE

THE FOLLOWING IS THE PROPOSED CONSTRUCTION SEQUENCE, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, OR REVISIONS DICTATES A DEVIATION FROM THIS SCHEDULE.

1. DEVELOPER TO FILE A NOTICE OF INTENT PRIOR TO LAND DISTURBANCE.
2. SET UP A DAILY INSPECTION LOG FOR THE BMP INSPECTIONS TO BE KEPT IN THE CONSTRUCTION TRAILER OR AT A NEARBY ACCESSIBLE LOCATION (SALES OFFICE, ETC.)
3. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERIMETER EROSION CONTROL DEVICES.
4. INSTALL PERIMETER EROSION CONTROL DEVICES & CHAIN LINK FENCE ADJACENT TO PUBLIC ACCESS AREAS.
5. CLEAR AND GRUB ROUTES TO AREAS FOR TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP).
6. INSTALL ALL STRUCTURAL EROSION CONTROL PRACTICES IN CONCENTRATED FLOW AREAS, AS SHOWN ON THE PLANS, WITH MINIMAL DISTURBANCE TO THE ADJACENT AREA.
7. CONSTRUCT ALL REMAINING TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES SHOWN ON THE PHASE-1 ESCP CONCURRENT WITH CLEARING AND GRUBBING OPERATIONS.
8. CONTRACTOR SHALL COMPLETE CLEARING AND GRUBBING FOR REMAINING AREAS OF CONSTRUCTION. IF CLEARING MATERIALS ARE GROUND ON SITE, PLACING GROUND MULCH MATERIALS AT THE TOE OF ANY SLOPES WILL PROVIDE ADDITIONAL PROTECTION FROM EROSION ESCAPING THE SITE.
9. ROAD GRADING & GRADING FOR THE REMAINDER OF SITE.
10. UTILITY INSTALLATION AND WHETHER STORM DRAINS WILL BE USED OR BLOCKED AFTER CONSTRUCTION.
11. BUILDING, PARKING LOT, AND SITE CONSTRUCTION.
12. FINAL GRADING, LANDSCAPING AND/OR STABILIZATION.
13. IMPLEMENTATION AND MAINTENANCE OF FINAL EROSION CONTROL STRUCTURES.
14. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.



DUST CONTROL METHODS

CONTRACTOR TO USE METHOD OR COMBINATION OF METHODS LISTED BELOW AND TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE AND BEING TRANSPORTED OFF-SITE:

1. PHASING: ONLY DISTURB AREAS LESS THAN ONE ACRE AT ONE TIME. BEGIN CONSTRUCTION ACTIVITIES AT WEST SIDE OF SITE AND PROCEED TO EAST TO PROVIDE BUFFER AREA WHERE SHIFTING SOIL CAN BE ARRESTED.
2. SCHEDULE: DELAY EARTHWORK AND OTHER ACTIVITIES GENERATING PARTICULATE MATTER WHEN WIND VELOCITY IS GREATER THAN 30 MPH.
3. RESTRICTING VEHICLES: USE SIGNS AND OTHER TRAFFIC CONTROLS TO LIMIT SPEED AND ACCESS OF JOB SITE VEHICLES. LIMIT SPEED TO 10 MPH MAXIMUM. RESTRICT VEHICLE TRAFFIC IN DUST STABILIZED AREAS.
4. EXCAVATED MATERIAL: KEEP OUT OF ACTIVE TRAFFIC LANES. IMMEDIATELY REMOVE EXCAVATED MATERIAL DEPOSITED IN ROADWAYS BY EROSION OR SPILLAGE. COVER LOADS TRANSPORTED IN EARTH-MOVING EQUIPMENT.
5. WATERING: USE SPRINKLER SYSTEM OR WATER TRUCK WITH SPRAY BOOM TO WATER DISTURBED AREA, AS NEEDED, TO ADEQUATELY CONTROL DUST.
6. WINDBREAKS: ERECT SNOW FENCES OR SIMILAR WINDBREAKS UPWIND AND WITHIN DISTURBED AREAS. PLACE FENCES PERPENDICULAR TO PREVAILING WINDS AS APPROPRIATE.
7. PALLIATIVES: APPLY DUST PALLIATIVE TO STABILIZE SOILS AFTER EARTHWORK IS COMPLETED AND TO SANDY SOILS WHERE WATERING IS INEFFECTIVE. DO NOT USE PALLIATIVE DETRIMENTAL TO VEGETATION IN AREAS OF FUTURE PLANT LANDSCAPING.
8. OTHER METHODS THAT SUBSTANTIALLY AND EFFECTIVELY REDUCE TRANSPORTED MATERIAL OR EMISSION OF PARTICULATE MATTER INTO ATMOSPHERE.
9. IF WATER TRUCK IS USED TO CONTROL DUST ON DIRT/GRADED AREAS ONLY, WATER TRUCK WILL ONLY DROP ENOUGH WATER TO CONTROL THE DUST OR REACH THE OPTIMUM MOISTURE CONTENT OF THE SOIL FOR COMPACTION. NO RUN-OFF IS TO BE GENERATED.
10. CONTROLLING DUST ON PAVED ROADWAYS WILL BE DONE BY USE OF SWEEPER WITH WATER-JET SPRAYERS. ONLY ENOUGH WATER SHOULD BE APPLIED TO CONTROL DUST WHILE SWEEPING. DO NOT GENERATE RUN-OFF FROM SPRAYERS THAT RUNS INTO CATCH BASINS.

VIBRATION IMPACT MITIGATION METHODS

DESIGN CONSIDERATIONS AND PROJECT LAYOUT:

1. ROUTE HEAVILY LOADED TRUCKS AWAY FROM RESIDENTIAL STREETS, IF POSSIBLE. SELECT STREETS WITH FEWEST HOMES, IF NO ALTERNATIVES ARE AVAILABLE.
2. OPERATE EARTHMOVING EQUIPMENT ON THE CONSTRUCTION LOT AS FAR AWAY FROM VIBRATION-SENSITIVE SITES AS POSSIBLE.

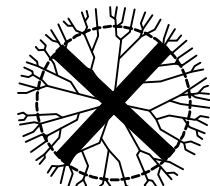
SEQUENCE OF OPERATIONS:

1. PHASE DEMOLITION, EARTHMOVING AND GROUND-IMPACTING OPERATIONS SO AS NOT TO OCCUR IN THE SAME TIME PERIOD. UNLIKE NOISE, THE TOTAL VIBRATION LEVEL PRODUCED COULD BE SIGNIFICANTLY LESS WHEN EACH VIBRATION SOURCE OPERATES SEPARATELY.
2. AVOID NIGHTTIME ACTIVITIES. PEOPLE ARE MORE AWARE OF VIBRATION IN THEIR HOMES DURING THE NIGHTTIME HOURS.

ALTERNATIVE CONSTRUCTION METHODS:

1. SELECT DEMOLITION METHODS NOT INVOLVING IMPACT, WHERE POSSIBLE. FOR EXAMPLE, MILLING GENERATES LOWER VIBRATION LEVELS THAN EXCAVATION USING CLAM SHELL OR CHISEL DROPS.
2. AVOID VIBRATORY ROLLERS AND PACKERS NEAR SENSITIVE AREAS.

LEGEND

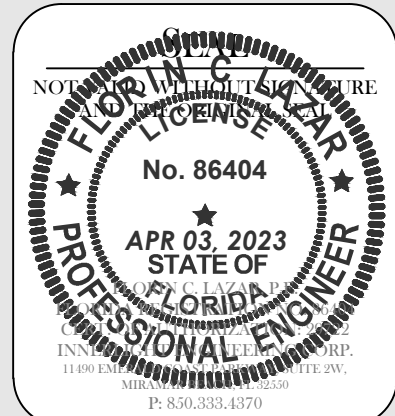
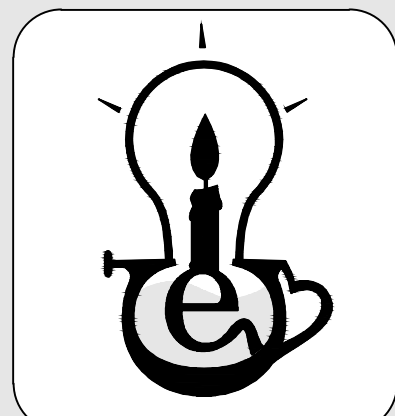


TREE TO BE REMOVED (TYPICAL). SEE LABEL FOR DETAILS

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11490 EMERALD COAST PARKWAY, SUITE 2W
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RESIDENTIAL TOWNHOMES
JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FL 32550

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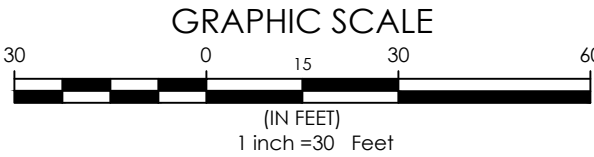
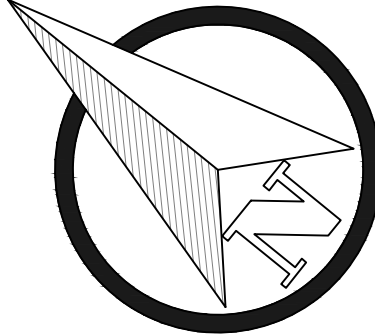
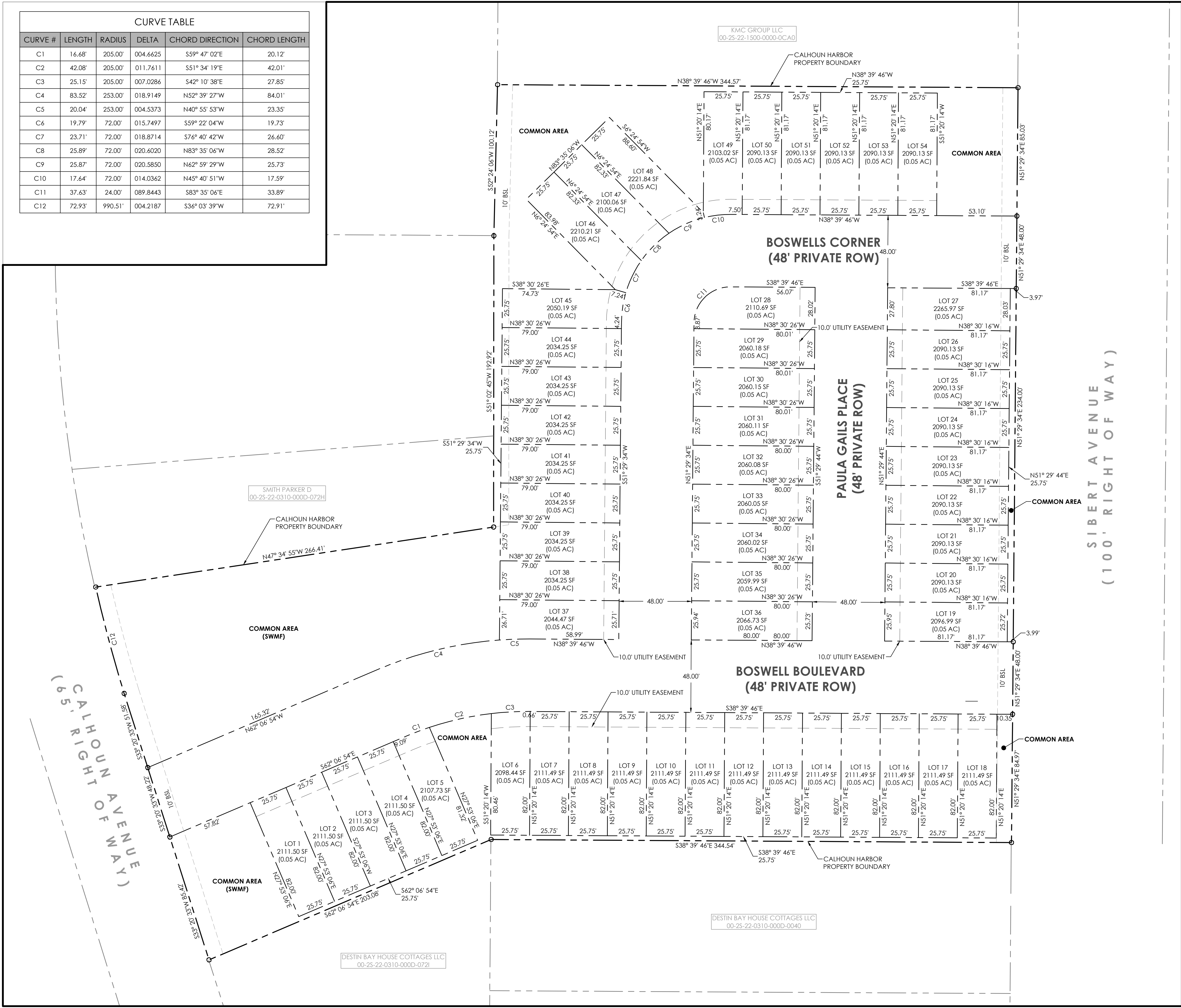
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SHEET NUMBER

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	16.68'	205.00'	004.6625	S59° 47' 02"E	20.12'
C2	42.08'	205.00'	011.7611	S51° 34' 19"E	42.01'
C3	25.15'	205.00'	007.0286	S42° 10' 38"E	27.85'
C4	83.52'	253.00'	018.9149	N52° 39' 27"W	84.01'
C5	20.04'	253.00'	004.5373	N40° 55' 53"W	23.35'
C6	19.79'	72.00'	015.7497	S59° 22' 04"W	19.73'
C7	23.71'	72.00'	018.8714	S76° 40' 42"W	26.60'
C8	25.89'	72.00'	020.6020	N83° 35' 06"W	28.52'
C9	25.87'	72.00'	020.5850	N62° 59' 29"W	25.73'
C10	17.64'	72.00'	014.0362	N45° 40' 51"W	17.59'
C11	37.63'	24.00'	089.8443	S83° 35' 06"E	33.89'
C12	72.93'	990.51'	004.2187	S36° 03' 39"W	72.91'



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SAVE

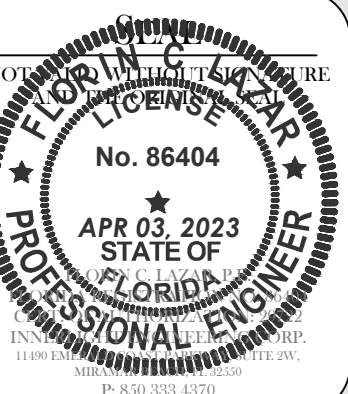
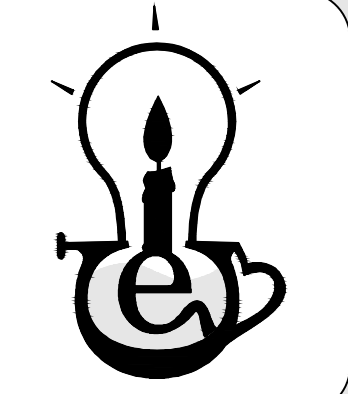
11490 EMERALD COAST PARKWAY, SUITE 2W
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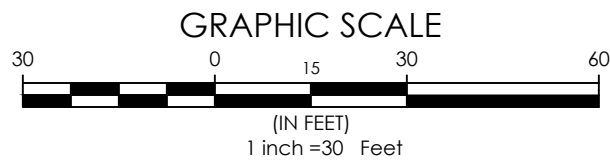
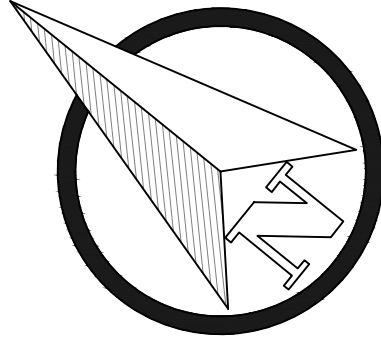
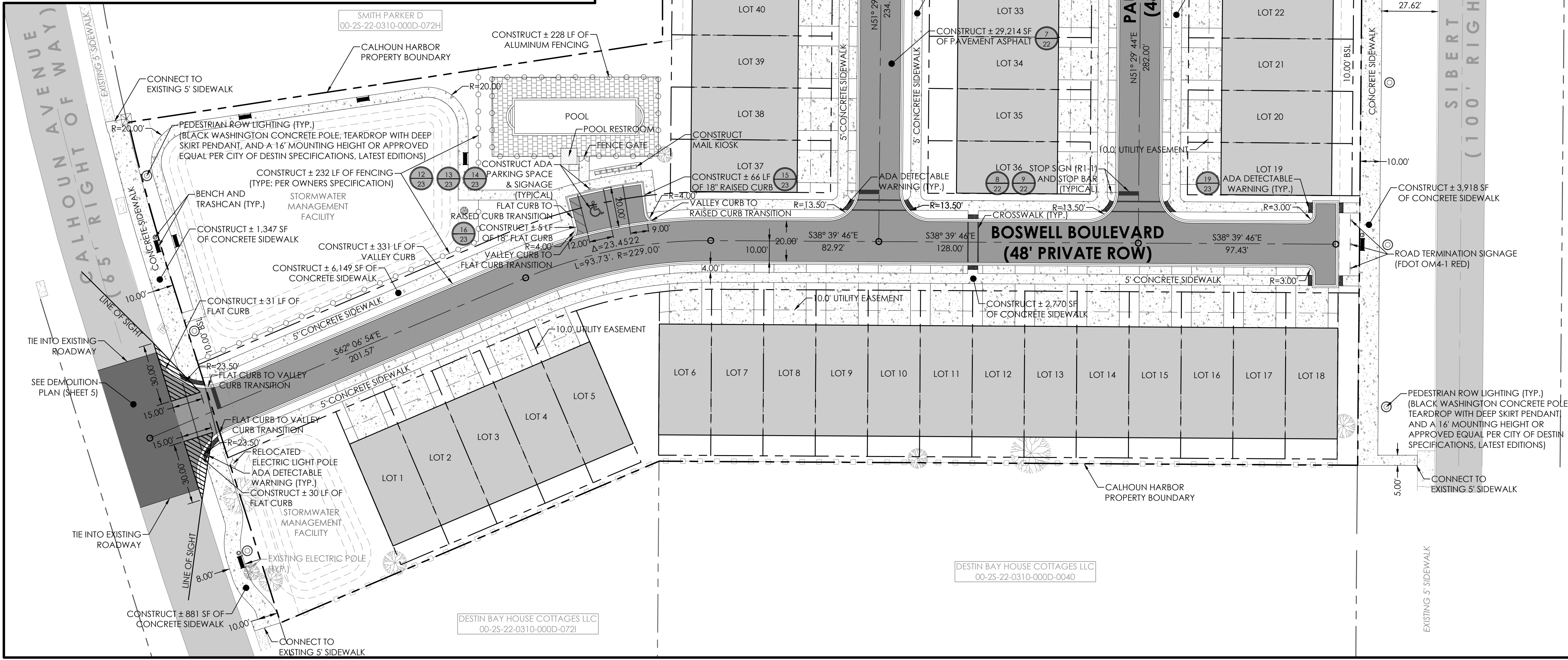
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PLAT

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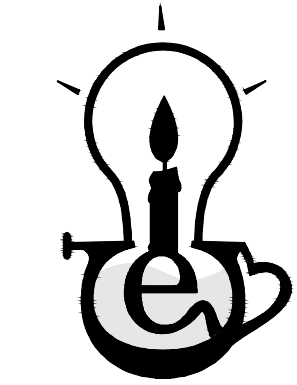
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CALHOUN HARBOR			
MUNICIPALITY:	CITY OF DESTIN, FLORIDA		
TAX PARCEL ID NUMBER:	00-2S-22-0310-000D-0050, 005A, 0060, 0070, 0080, 0090, 072E, 072G		
ZONING:	CALHOUN MIXED USE - VILLAGE		
FUTURE LAND USE:	CALHOUN MIXED USE - VILLAGE		
LOCATION:	THE SITE IS SOUTHEAST OF CALHOUN AVENUE AND NORTHWEST OF SIBERT AVENUE		
SITE DESCRIPTION:	THE SITE IS CURRENTLY VACANT WITH NO IMPROVEMENTS		
PROPOSED USE:	MULTI-FAMILY ATTACHED TOWNHOMES		
ADJACENT FLUM CATEGORIES			
	NORTH	CALHOUN AVENUE / BAY ESTATES	
	SOUTH	SIBERT AVENUE / INSTITUTIONAL	
	EAST	SIBERT AVENUE / ROI-VR	
	WEST	CALHOUN AVENUE / CMU	
OVERALL SITE AREA:	5.20 Acres (226,748.18 SF)		
NUMBER OF LOTS:	54		
OPEN SPACE REQUIREMENT:	25% (56,687.05 SF) (1.3 AC)		
SIDEWALK:	0.25 Acres (10,884.70 SF)		
OPEN SPACE PROVIDED:	1.88 Acres (82081.26 SF)		
TOTAL OPEN SPACE PROVIDED**:	2.13 Acres (92,925.96 SF)		
TOTAL IMPERVIOUS SURFACE PROVIDED**:	3.07 Acres (133,822.22 SF)		
ARTICLE 7.12.08 (TABLE 7-3 - SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICT)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ'MT MET?
MAXIMUM BLDG HEIGHT:	50 FT/4 STORIES	< 35 FT/2 STORIES	YES
MAXIMUM DENSITY	12 Units/Ac	10.4 Units/Ac	YES
MINIMUM OPEN SPACE %:	25.00%	36.18%	YES
SETBACKS			
FRONT:	10 - 20 FT	10 FT	YES
REAR:	10 FT	10 FT	YES
SIDE (WEST):	0 FT	0 FT	YES
SIDE (EAST):	0 FT	0 FT	YES
MINIMUM LOT AREA:	N/A	N/A	N/A
ARTICLE 8.06.10 (TABLE 8-6 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ'MT MET?
RESIDENTIAL (3 SPACES PER DU)	162 SPACES	216 SPACES	YES
POOL AMENITY	N/A	3 SPACES	N/A
TOTAL VEHICLE PARKING	162 SPACES	219 SPACES	YES
ARTICLE 12.04.04.B (FRONT BOUNDARY /COMMON BOUNDAY LANDSCAPE - WITHIN OLD DESTIN MMTD SUB-AREA)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ'MT MET?
LANDSCAPE BUFFER	N/A	N/A	YES
** PER CHAPTER 13 (GLOSSARY) OF THE CITY OF DESTIN COMPREHENSIVE PLAN, THE DEFINITION OF OPEN SPACE IS "That portion of a site which includes pervious greenscape and impervious hardscape that is not occupied by any building coverage or vehicular-use areas." AND THE DEFINITION OF OPEN SPACE, IMPERVIOUS HARDSCAPE IS "That portion of a site which is impervious and enhances pedestrian access, public gathering spaces, recreation and similar uses in excess of the site performance standards required by the LDC."			



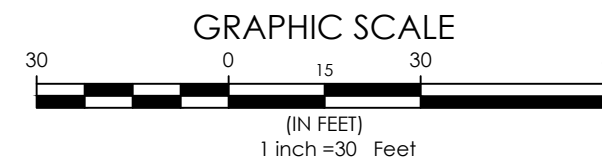
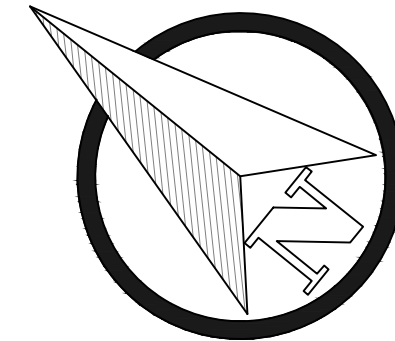
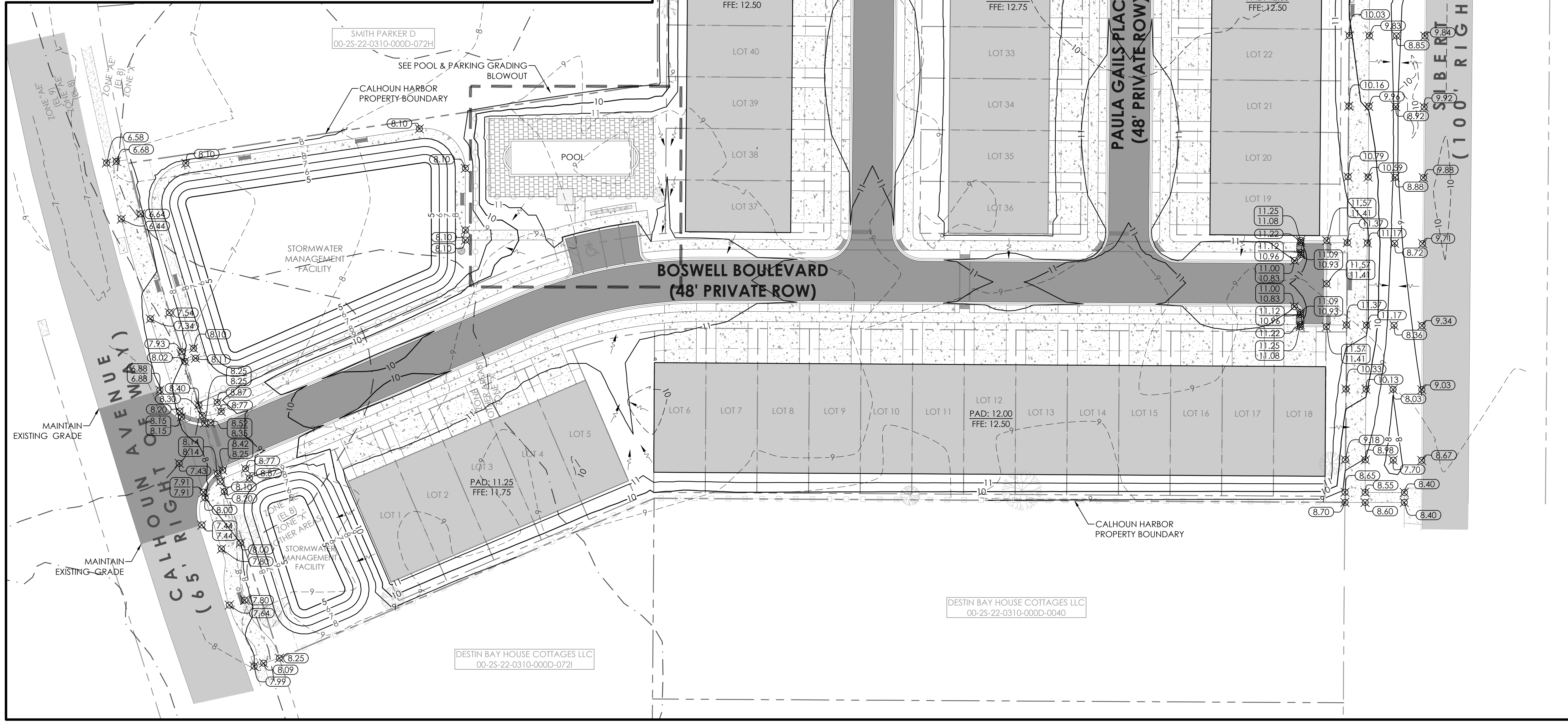
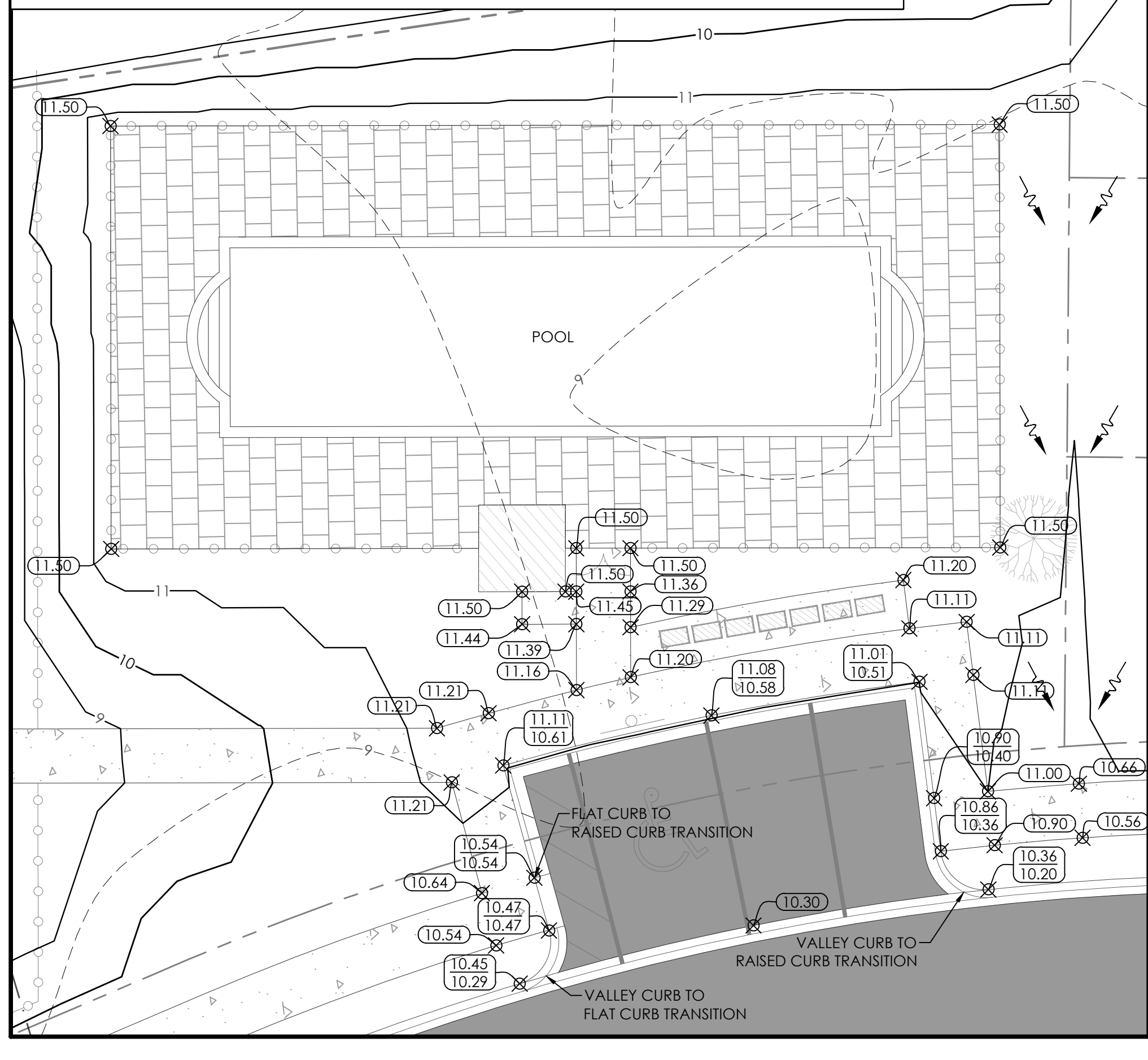
SITE GEOMETRY PLAN NOTES

1. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG OKALOOSA COUNTY RIGHT-OF-WAYS.
2. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE OKALOOSA COUNTY ENGINEER.
5. ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
6. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
7. DISTANCES AND RADII, WHERE APPLICABLE, ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.
8. ALL ROADS ARE PRIVATE.
9. QUANTITIES SHOWN FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY QUANTITIES AS PART OF THE BID



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POOL & PARKING SPOT GRADING (SCALE: 1 INCH = 10 FEET)

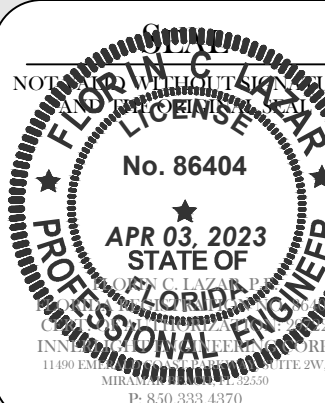
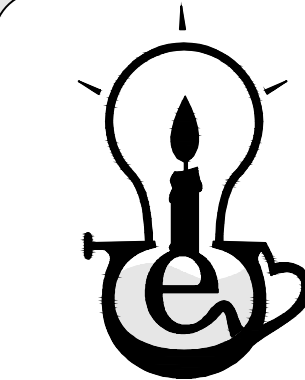


GRADING NOTES

1. ALL DISTURBED AREAS TO BE PERMANENTLY SODDED AND RETENTION AREAS TO BE SODDED AND PINNED. ALL SLOPES 3:1 AND STEEPER SHALL BE SODDED AND PINNED.
2. SODDING GRASS TYPE: ZOYSIA OR APPROVED EQUAL.
3. ALL PROPOSED SWALES TO BE STABILIZED WITH VEGETATION.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
5. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
6. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER.
9. LOT GRADING DEPICTED HEREON REQUIRED TO PROVIDE POSITIVE DRAINAGE FROM THE DEVELOPED LOT TO THE STORMWATER MANAGEMENT FACILITY (SWMF).
10. ALL PROPOSED FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE CROWN OF ROAD.
11. ALL FINISH FLOOR ELEVATIONS DEPICTED REPRESENT MINIMUM FINISH FLOOR ELEVATIONS.

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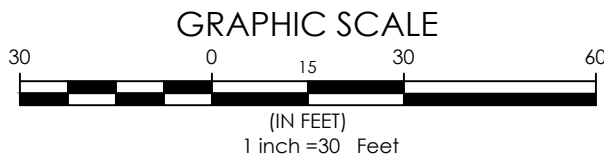
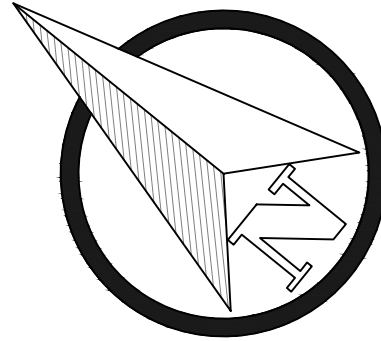
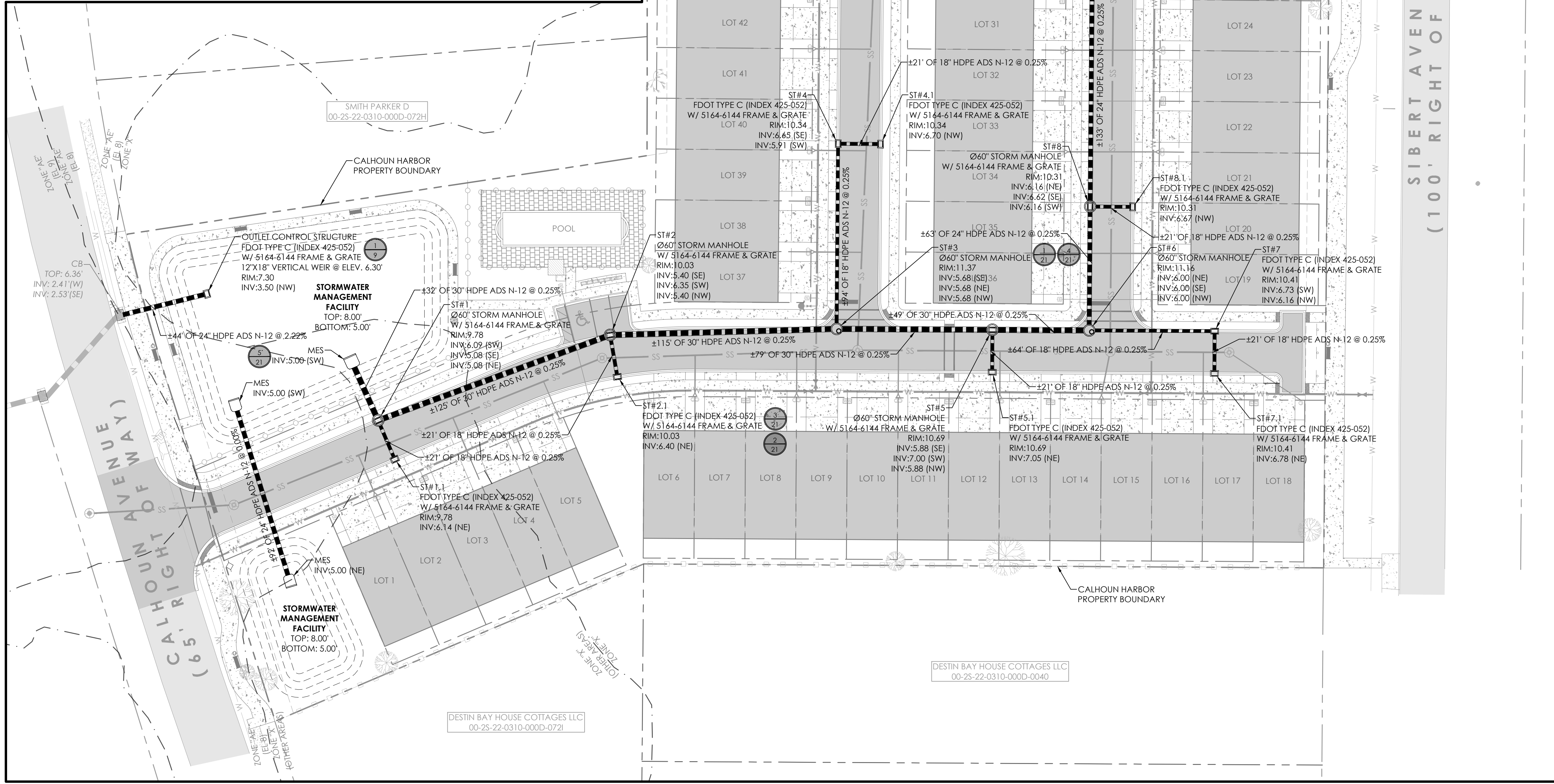
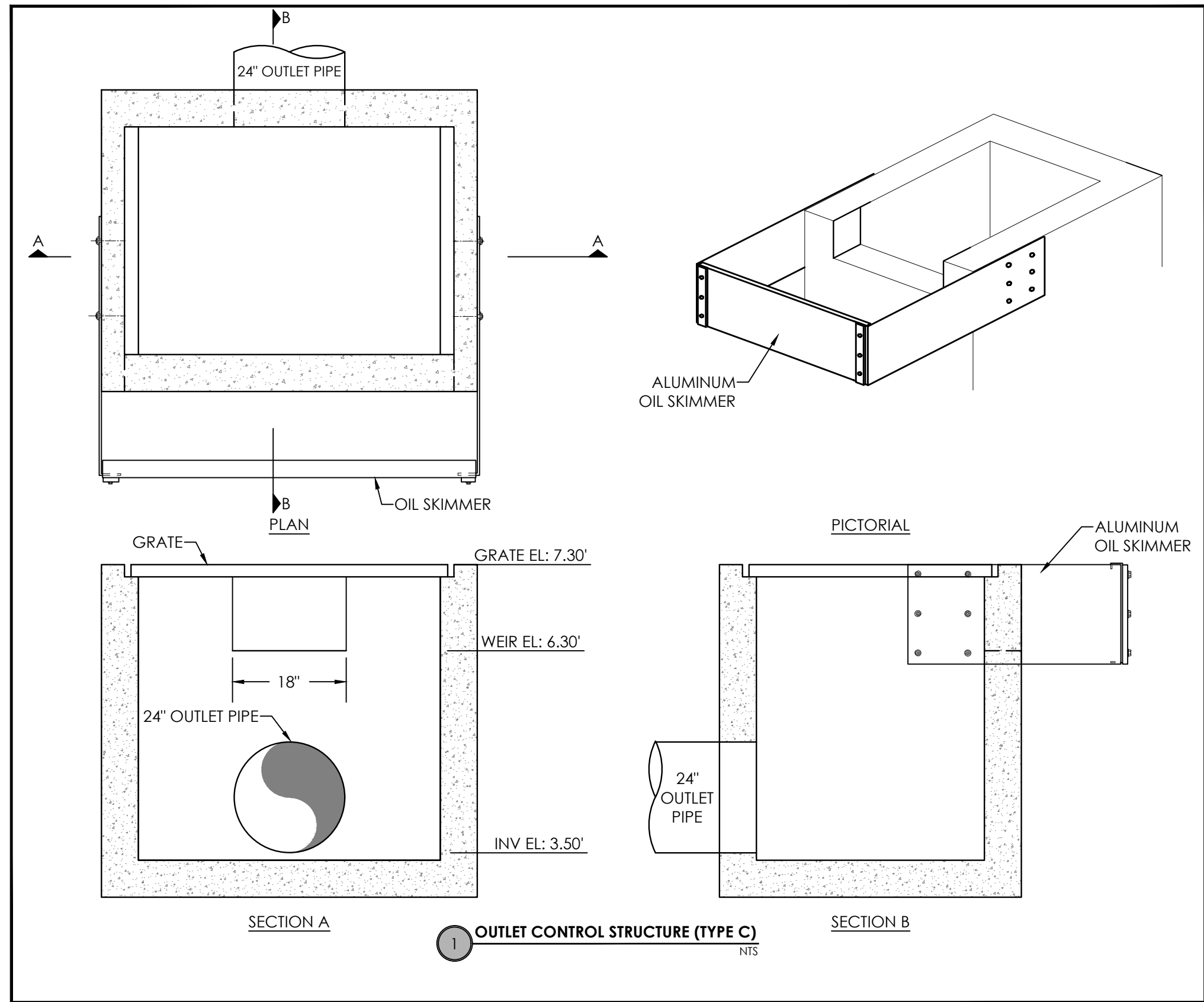
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GRADING PLAN

SHEET NUMBER

8 OF 29

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DRAINAGE NOTES

1. ALL DISTURBED AREAS TO BE PERMANENTLY SODDED AND RETENTION AREAS TO BE SODDED AND PINNED. ALL SLOPES 3:1 AND STEEPER SHALL BE SODDED AND PINNED.
2. SODDING GRASS TYPE: ZOYSIA OR APPROVED EQUAL.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
4. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
5. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER.
8. LOT GRADING DEPICTED HEREON REQUIRED TO PROVIDE POSITIVE DRAINAGE FROM THE DEVELOPED LOT TO THE STORMWATER MANAGEMENT FACILITY (SWMF).
9. ALL PROPOSED FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE CROWN OF ROAD.
10. ALL FINISH FLOOR ELEVATIONS DEPICTED REPRESENT MINIMUM FINISH FLOOR ELEVATIONS.

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THE APPLIED SCIENCE OF SUCCESS
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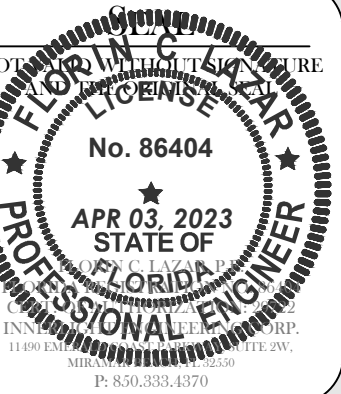
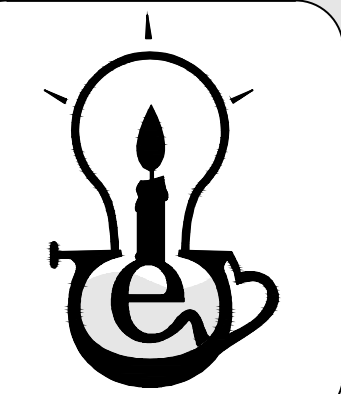
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CALHOUN HARBOR
RESIDENTIAL TOWNHOMES

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
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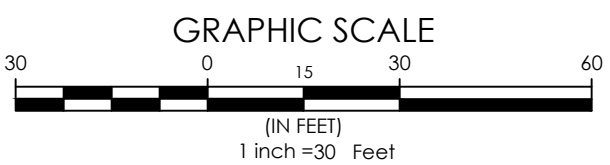
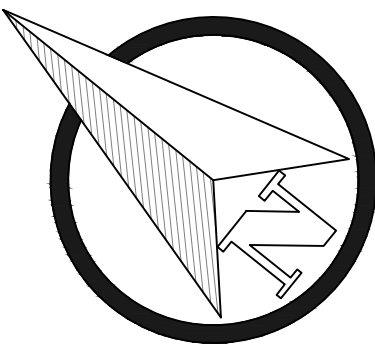
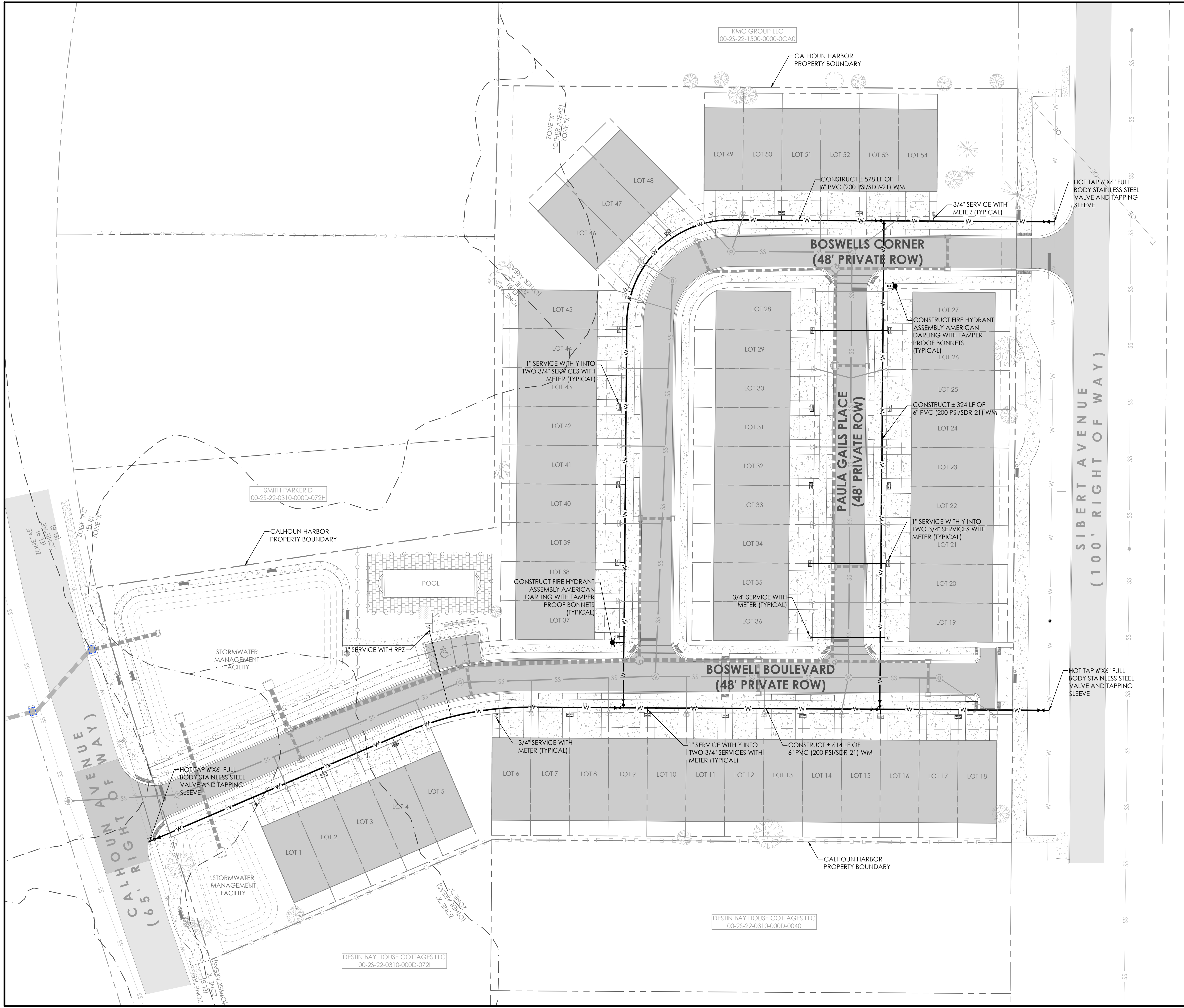
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DRAINAGE
PLAN

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9 OF 29

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GENERAL UTILITY PLAN NOTES

1. CONTRACTOR AND OR DEVELOPER SHALL NOTIFY DESTIN WATER USERS AT LEAST 24 HOURS IN ADVANCE TO BE ONSITE DURING THE CONSTRUCTION FOR INSPECTION AND VERIFICATION.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, DEVELOPER, ENGINEER OF RECORD, CITY OF DESTIN, AND DESTIN WATER USERS WHEN FDEP PERMITS HAVE BEEN ISSUED AND PRIOR TO CONSTRUCTION.
3. ALL UTILITIES HEREIN TO BE INSTALLED UNDERGROUND.

GENERAL POTABLE WATER NOTES

1. JOINT RESTRAINTS SHALL BE REQUIRED ON ALL WATERLINES WITHIN THE DEVELOPMENT.
2. ALL WATER METERS DEPICTED ON THESE PLANS ARE SHOWN SCHEMATIC. WATER METERS SHALL BE INSTALLED PER DESTIN WATER USERS' STANDARD DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. WATER MAIN TO BE CONSTRUCTED PER DESTIN WATER USERS' STANDARD SPECIFICATIONS.
4. FIRE HYDRANTS TO BE ASSEMBLED PER DESTIN WATER USERS' SPECIFICATIONS WITH APPROPRIATE 6" DUCTILE IRON LEADER AND 6" GATE VALVES.
5. WATER DETAILS SHOWN ON SHEET #####, FOR INFORMATIONAL PURPOSES. CONTRACTOR TO VERIFY DETAILS AND SPECIFICATIONS WITH DESTIN WATER USERS' DETAILS AND SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE WITH DESTIN WATER USERS PRIOR TO MAKING ANY CONNECTIONS.



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MIRAMAR BEACH, FL 32550

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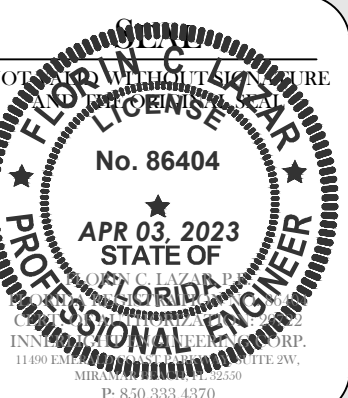
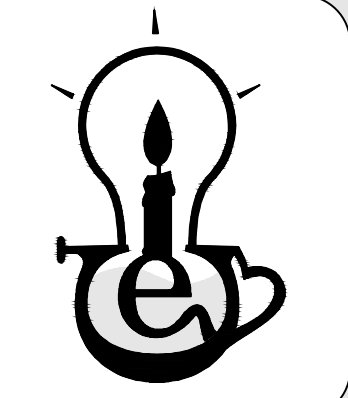
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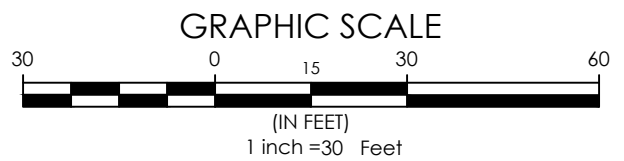
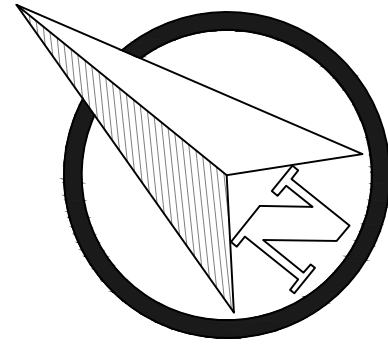
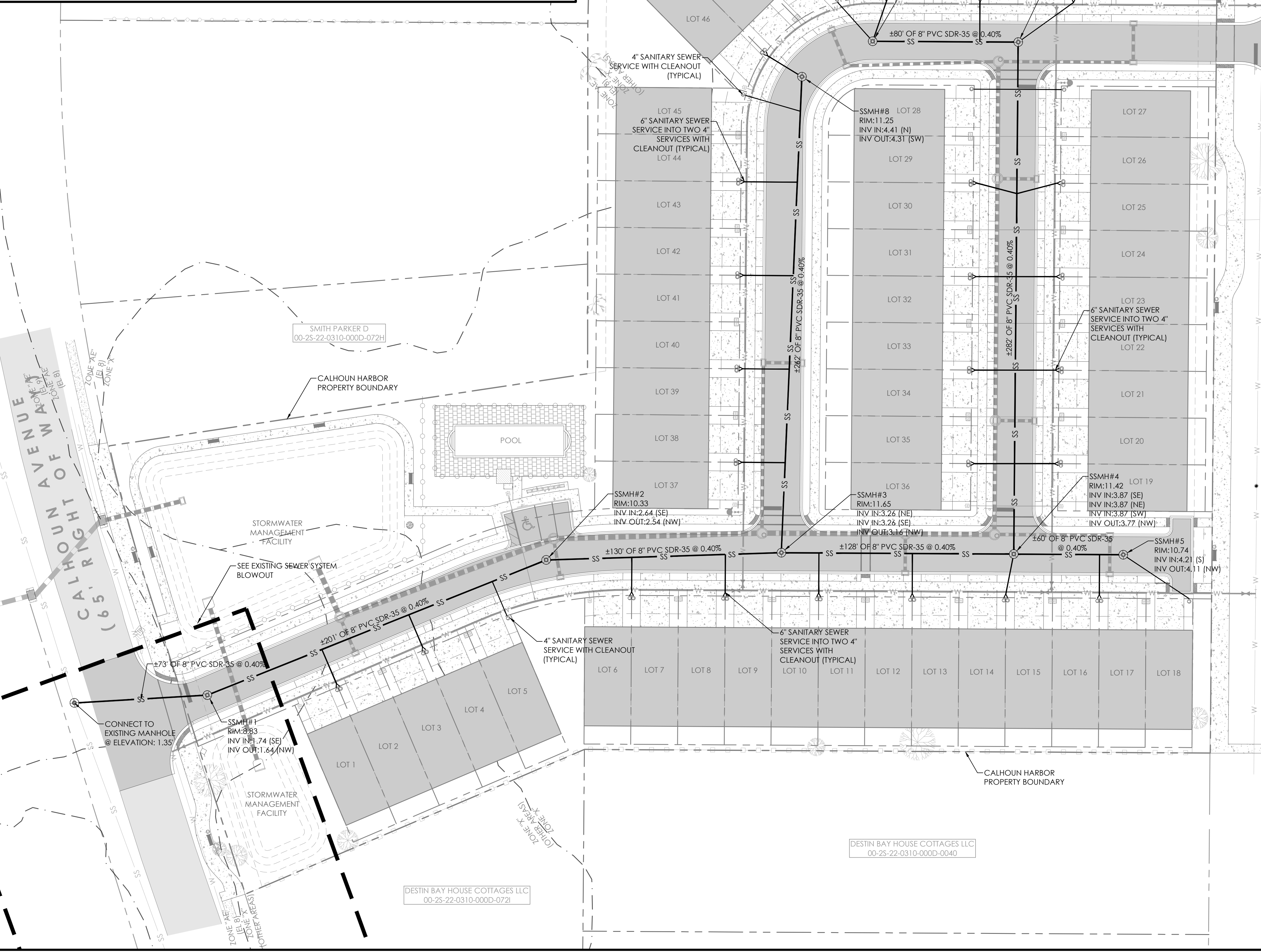
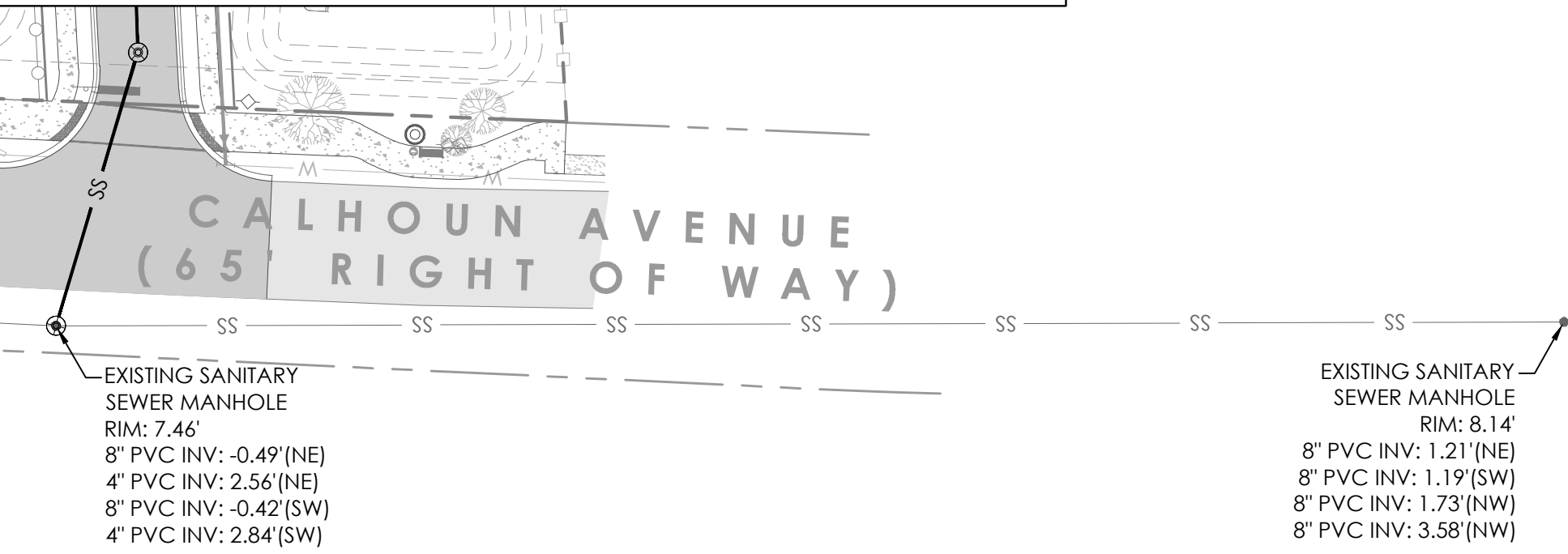
POTABLE WATER PLAN

SHEET NUMBER

12 OF 29

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EXISTING SEWER SYSTEM (SCALE: 1 INCH = 40 FEET)

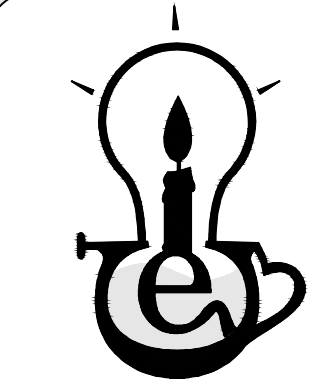


GENERAL UTILITY PLAN NOTES

1. CONTRACTOR AND OR DEVELOPER SHALL NOTIFY DESTIN WATER USERS AT LEAST 24 HOURS IN ADVANCE TO BE ONSITE DURING THE CONSTRUCTION FOR INSPECTION AND VERIFICATION.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, DEVELOPER, ENGINEER OF RECORD, CITY OF DESTIN, AND DESTIN WATER USERS WHEN FDEP PERMITS HAVE BEEN ISSUED AND PRIOR TO CONSTRUCTION.
3. ALL UTILITIES HEREIN TO BE INSTALLED UNDERGROUND.

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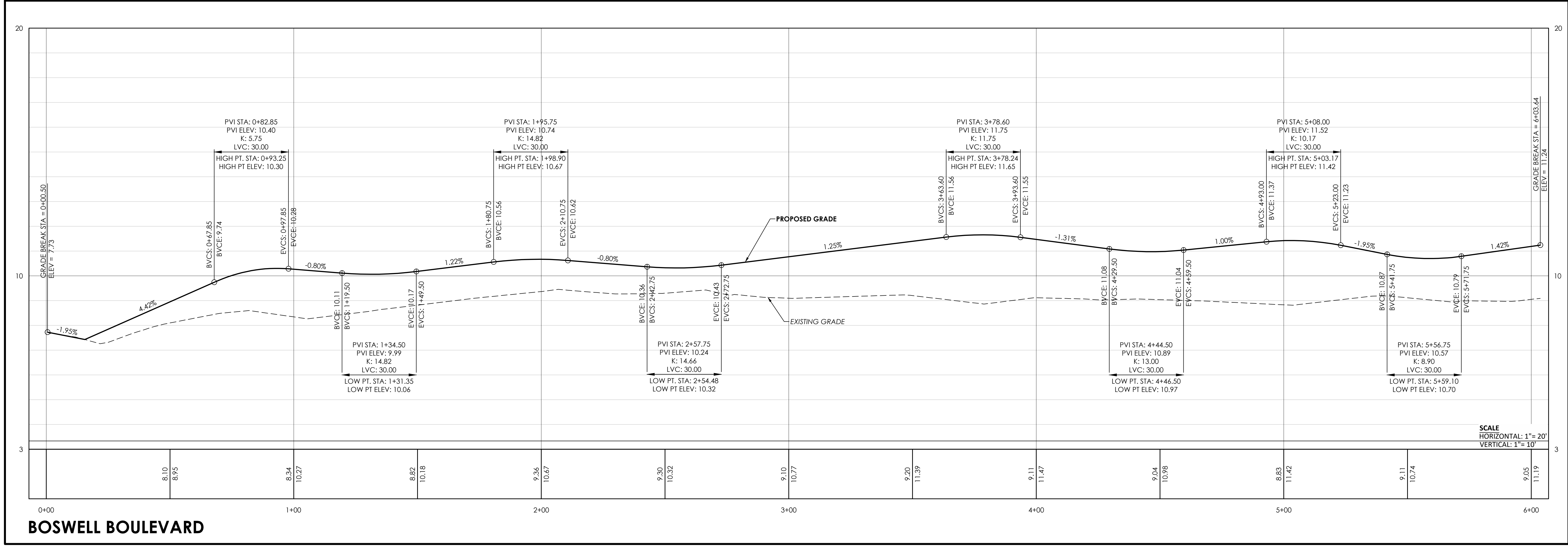
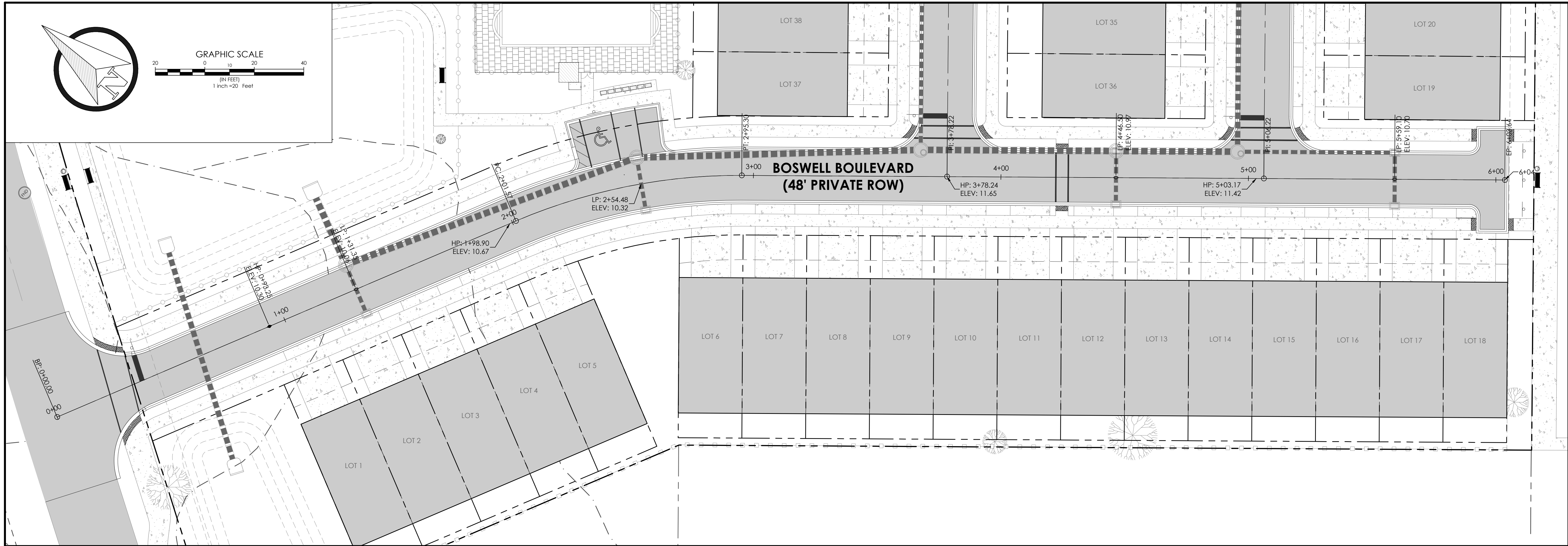
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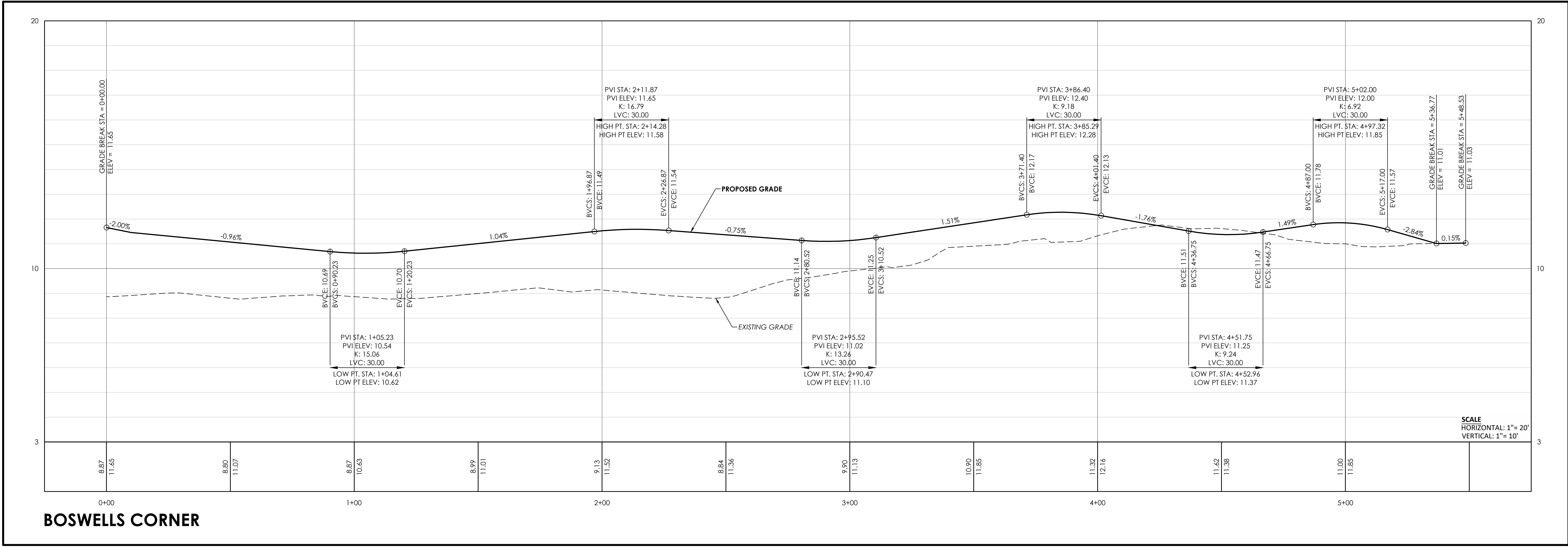
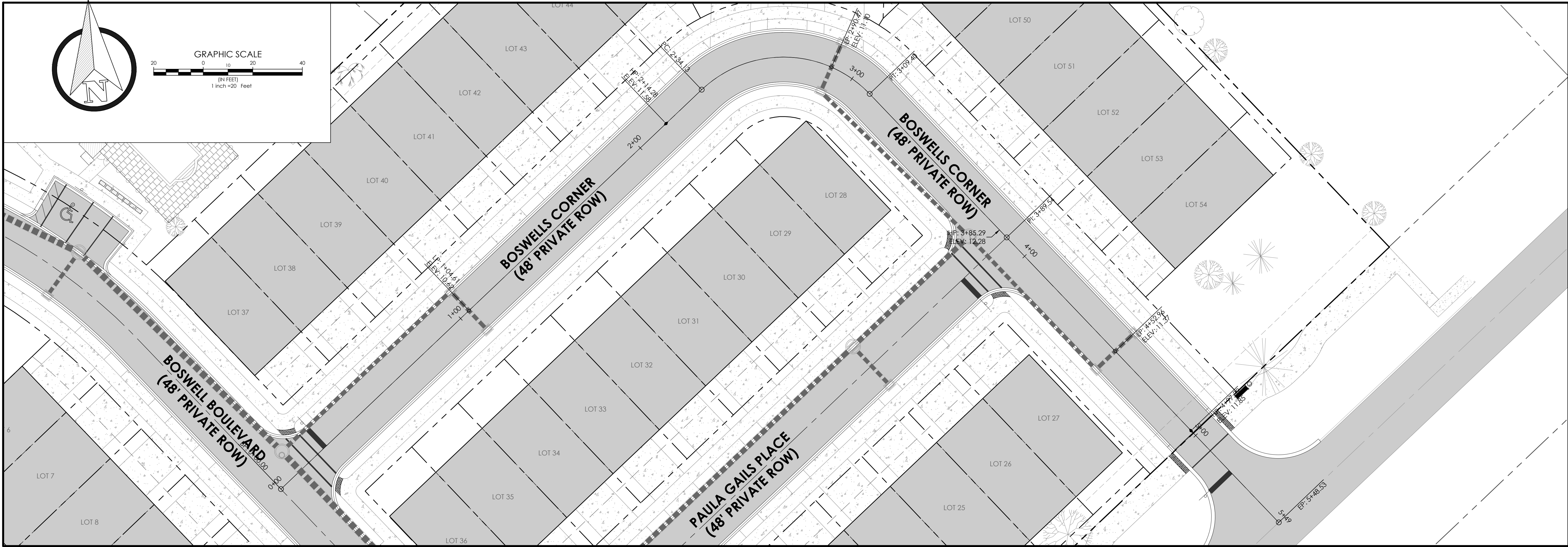
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SHEET NUMBER
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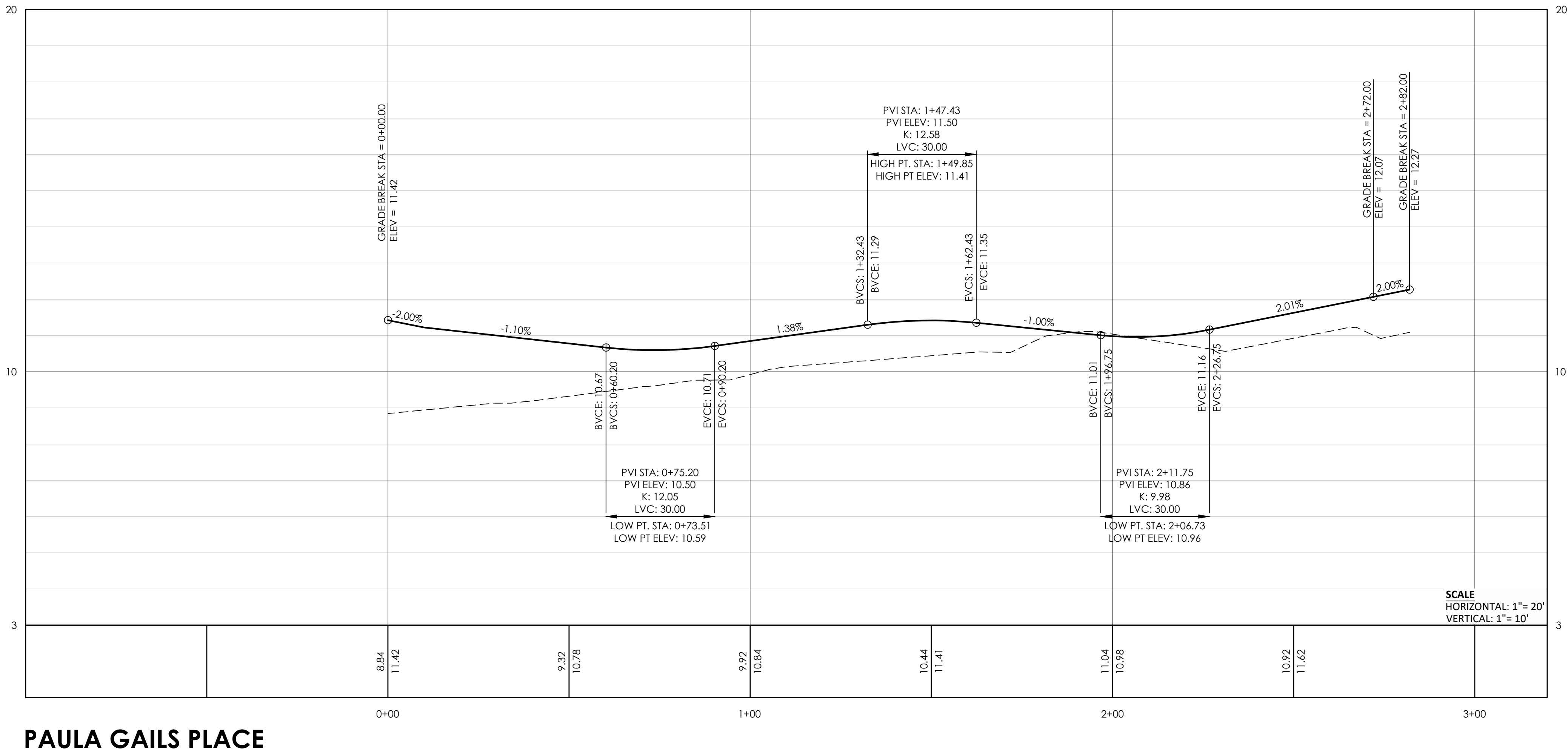
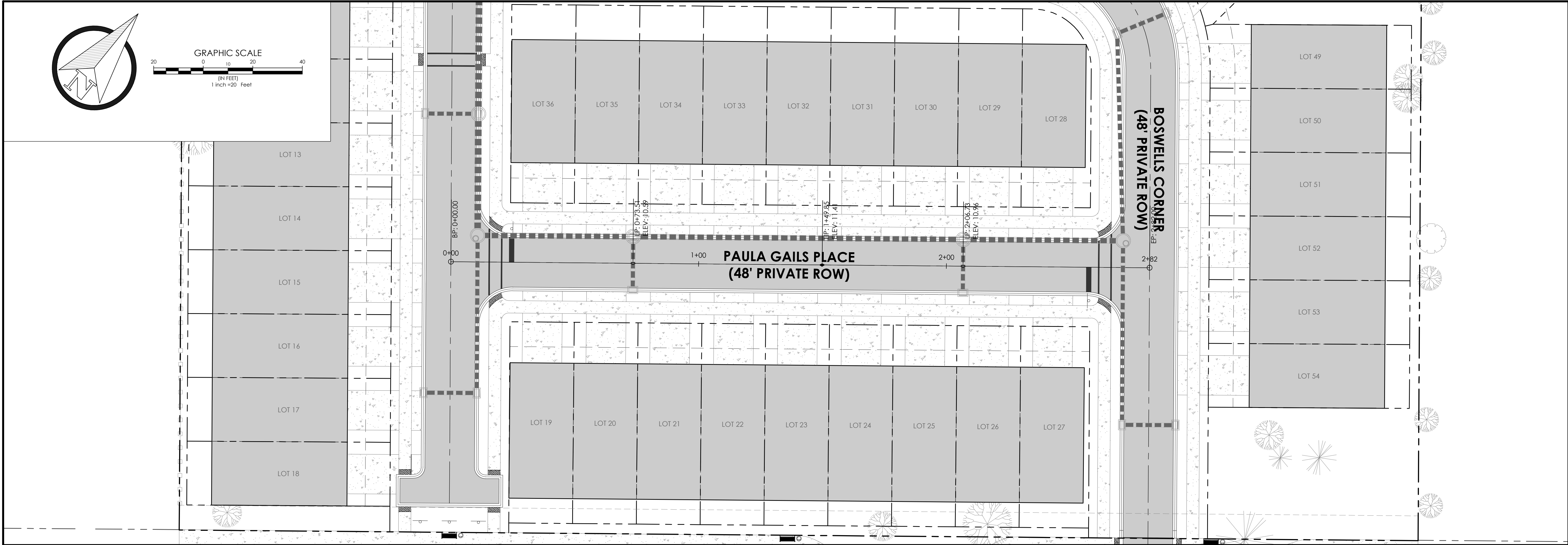
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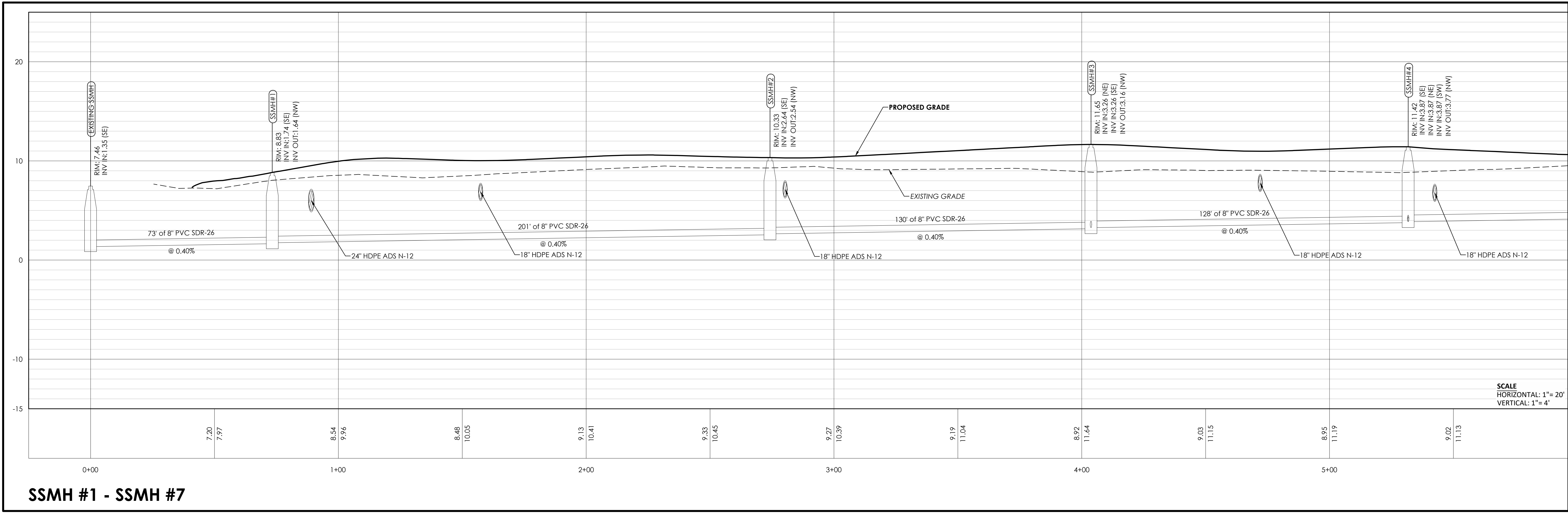
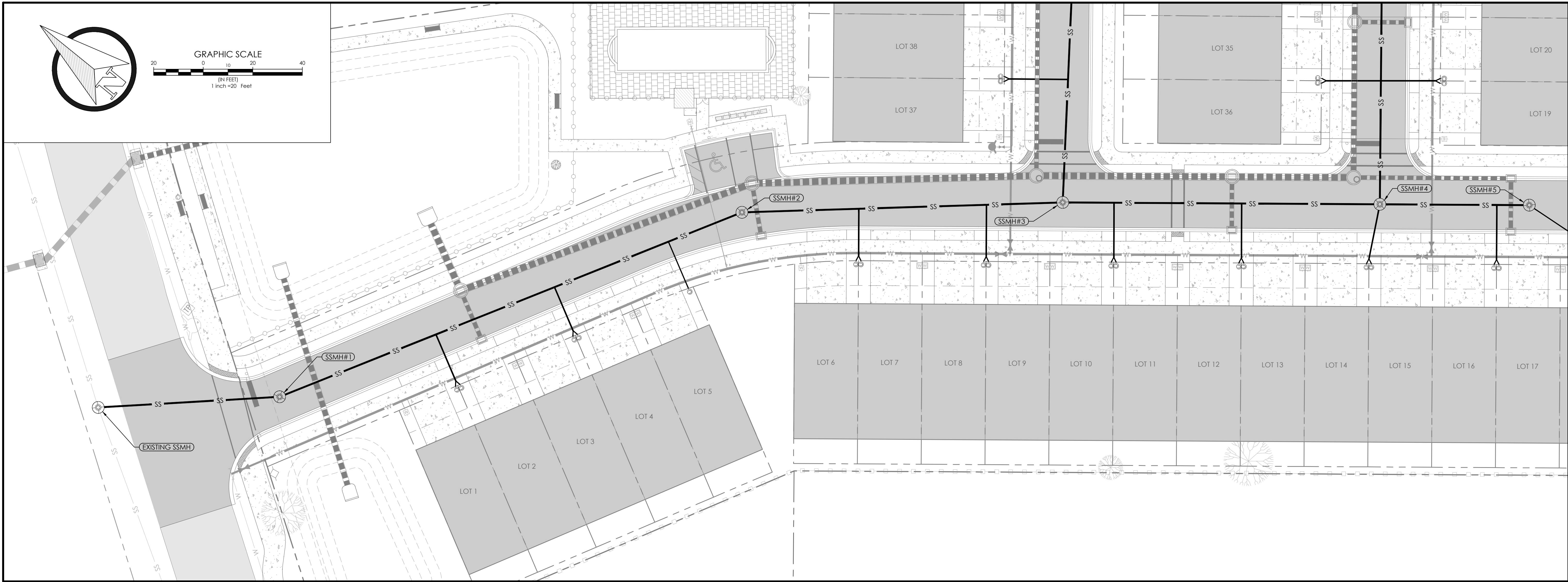
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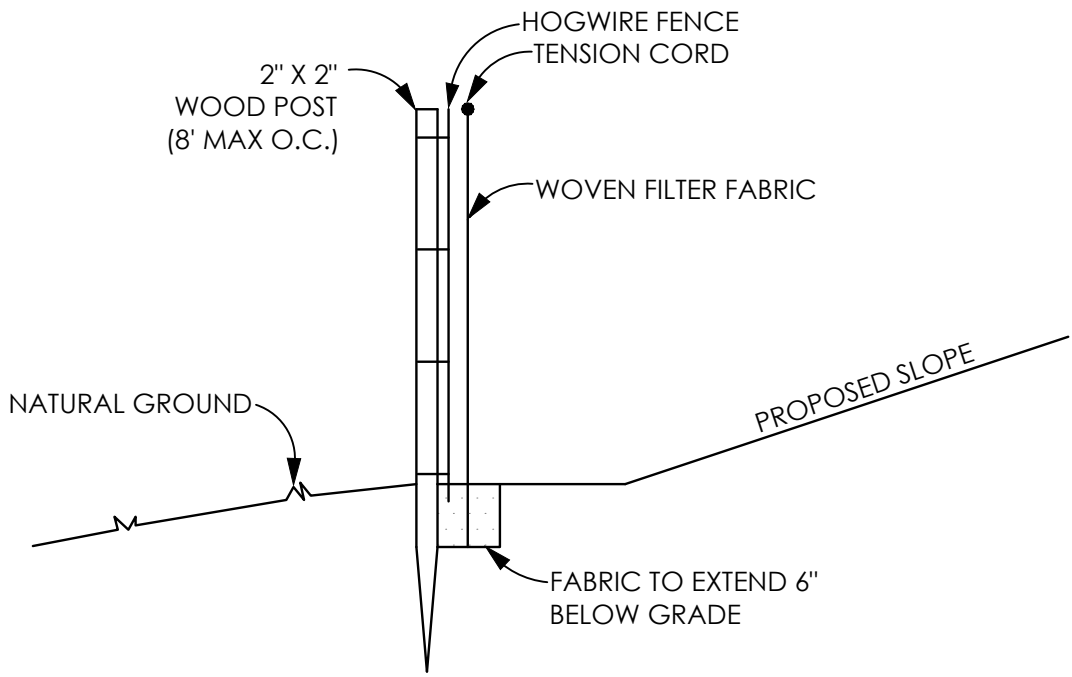


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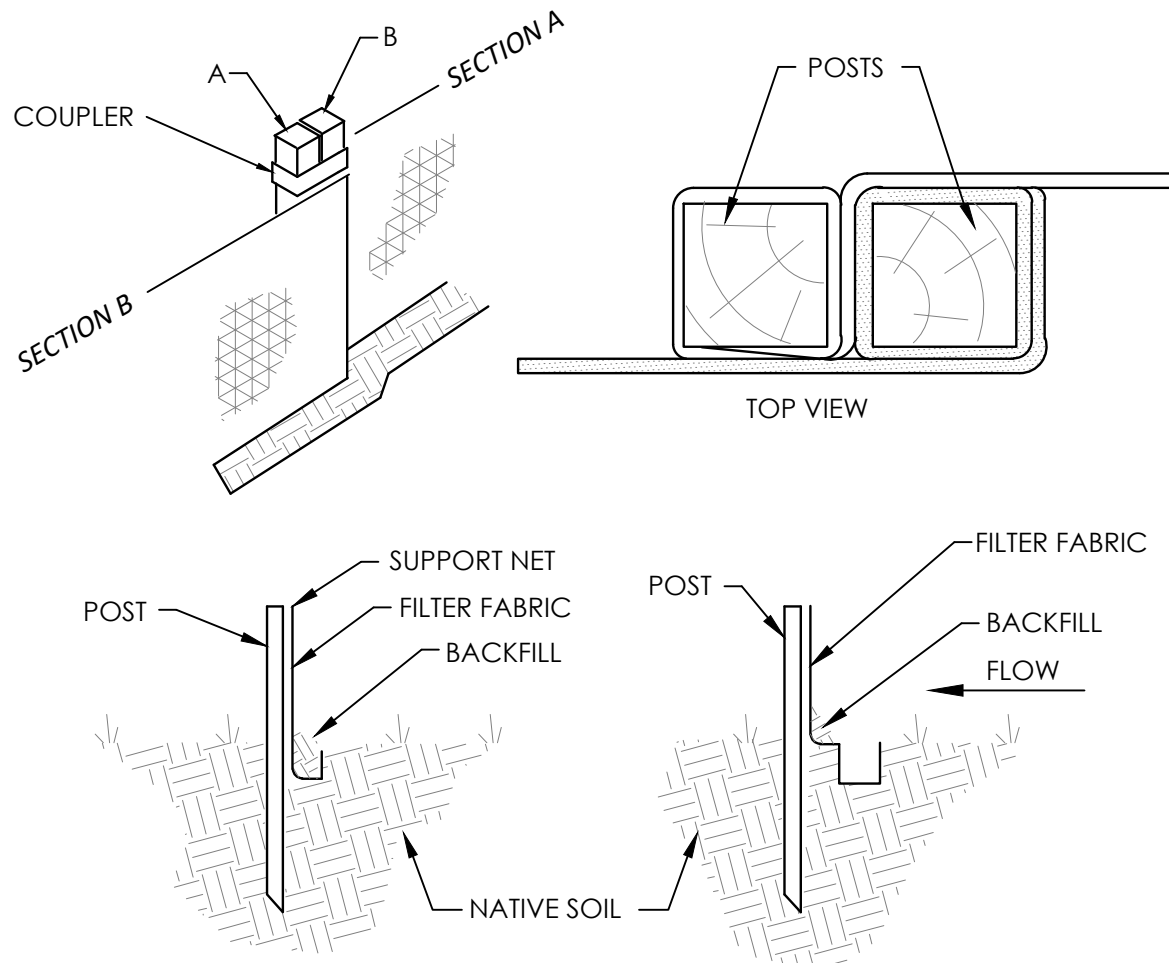


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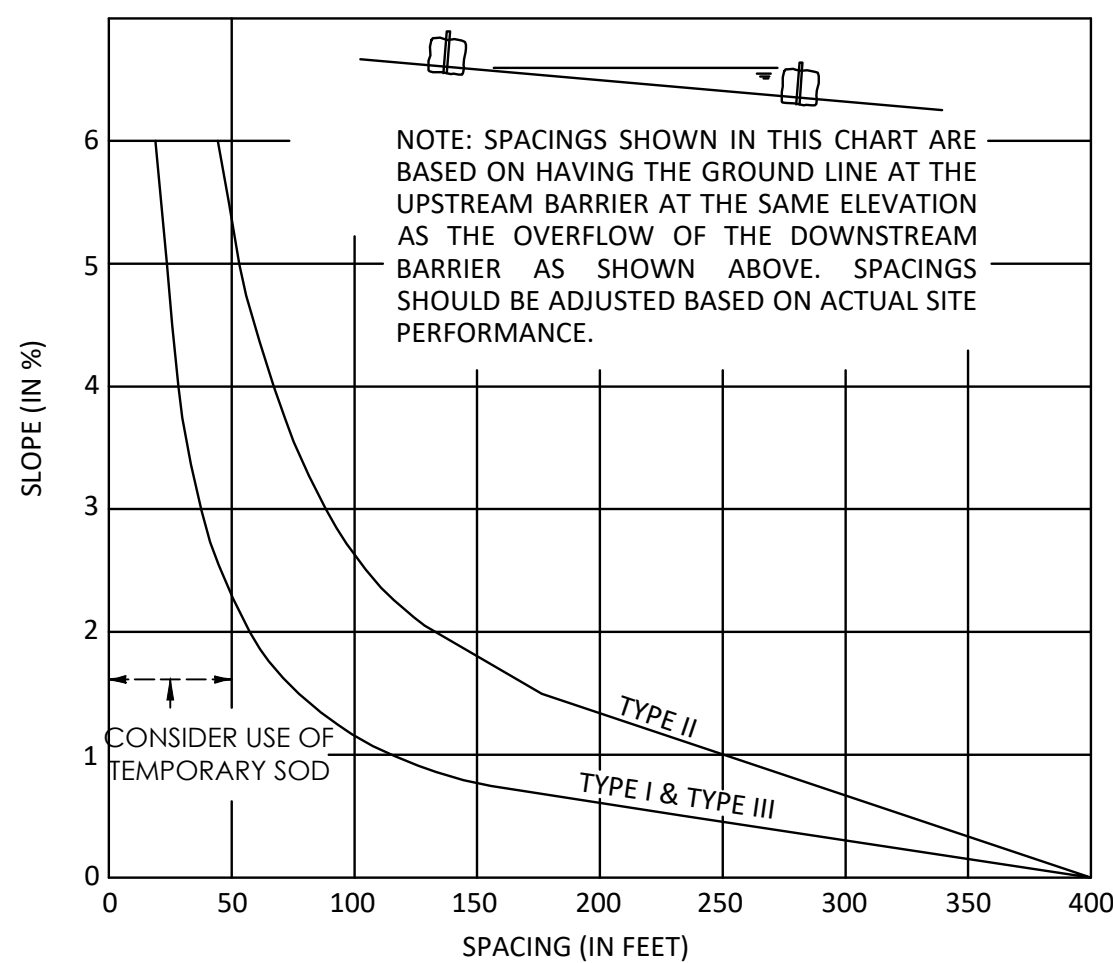
- DIG A 6" X 6" TRENCH AT DESIRED FENCE LOCATION.
- UNROLL SILT FENCE ALONG TRENCH (SILT-LOK, ENVIROFENCE, OR ENGINEER-APPROVED EQUAL).
- DRIVE STAKE IN TO THE DOWNHILL SIDE OF TRENCH W/ FILTER FABRIC FACING UPHILL SIDE.
- STAPLE HOGWIRE TO POSTS, EXTENDING FROM TOP OF POSTS TO BOTTOM OF TRENCH.
- LAY THE BOTTOM 6" OF FABRIC IN TO THE TRENCH AND FILL W/ SOIL FOR PROPER TOE-IN.
- DRAW TENSION CORD AT TOP OF FENCE.



1 **STANDARD SILT FENCE**
NOT TO SCALE



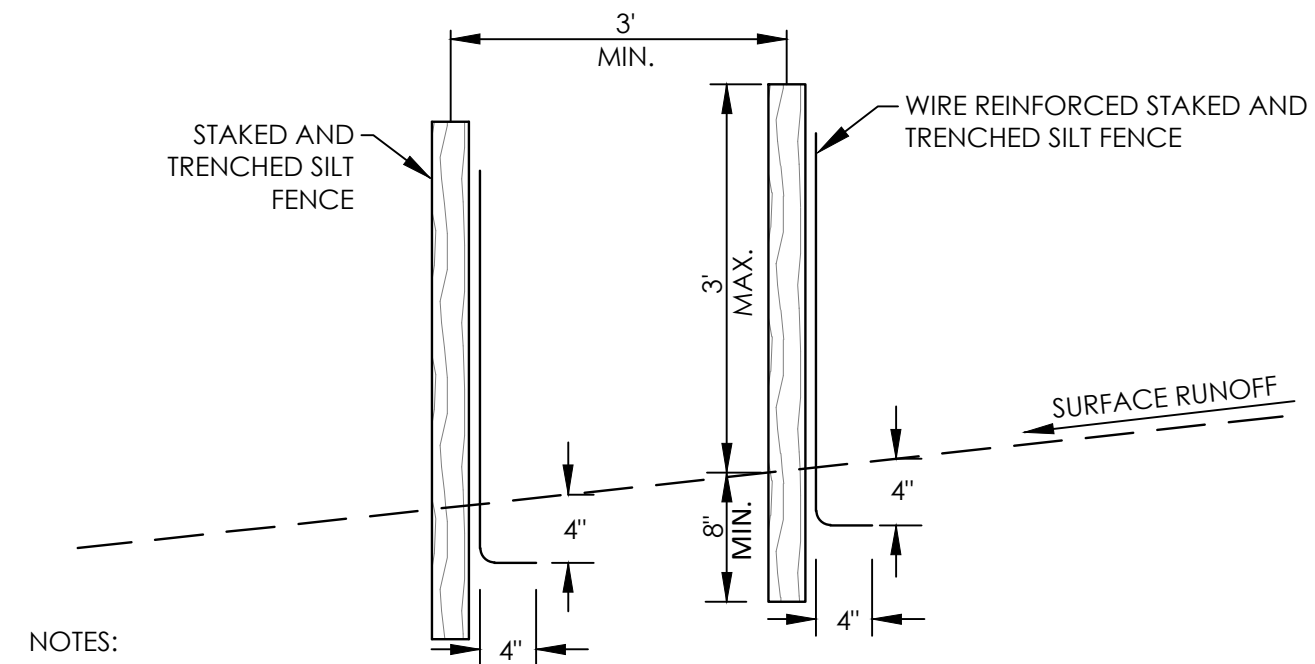
2 **SEDIMENT BARRIER SILT FENCE DETAIL**
NOT TO SCALE



7 **RECOMMENDED SPACING FOR BALED HAY BARRIERS AND TYPE III SILT FENCE**
NOT TO SCALE

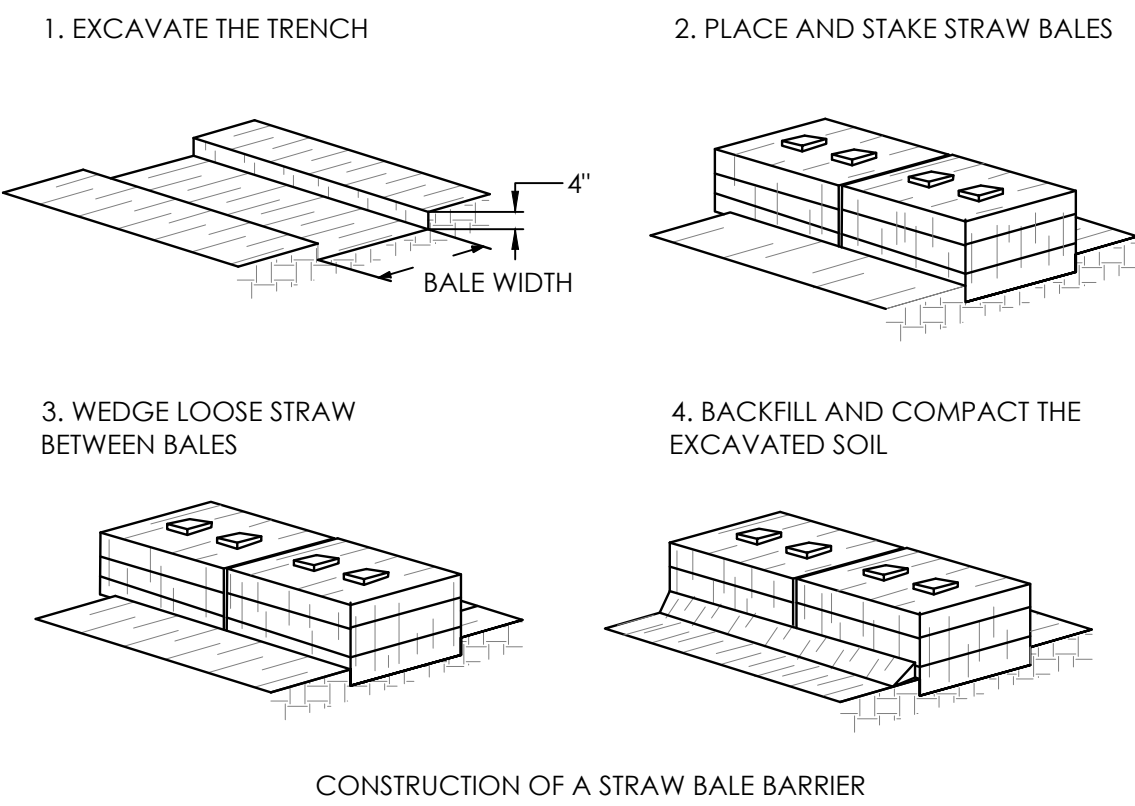
MATERIAL	RATE
STRAW OR HAY	2 - 1/2 TONS/ACRE
WOOD WASTE, CHIPS	2" - 3" DEEP (ABOUT)
SAWDUST OR BARK	6 TO 9 TONS/ACRE
MATTING OR NETTING	ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
CUTBACK ASPHALT	1200 GALLON/ACRE (1/2 GALLON/YD)
POLYETHYLENE FILM	COMPLETELY COVER AREA

11 **DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**
NOT TO SCALE

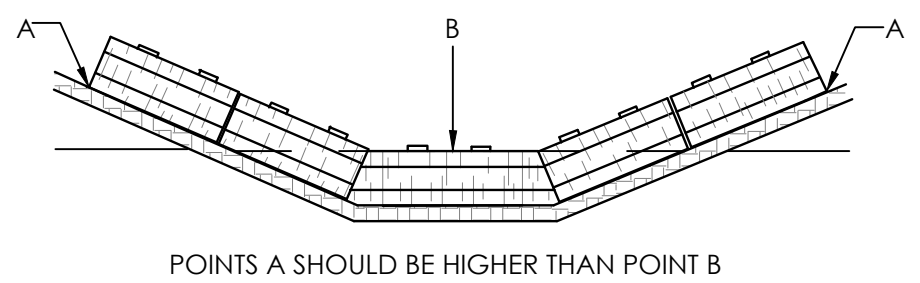


- NOTES:
1. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
 2. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 3. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 4. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

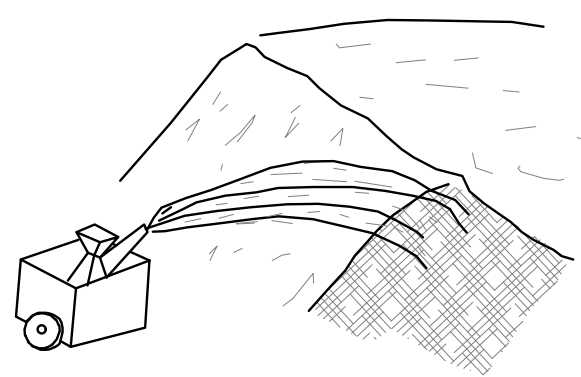
3 **DOUBLE ROW STAKED SILT FENCE**
NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER



4 **PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY**
NOT TO SCALE



- ≤ 12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION
- SITE PREPARATION
 - GRADING AND SHAPING
 - SEEDBED PREPARATION
 - APPLY LIME AND FERTILIZER
 - PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
 - APPLY MULCHING MATERIAL IF NEEDED
 - IRRIGATE IF NEEDED BUT NOT AT A RATE TO CAUSE EROSION
- PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT, OR COASTAL)

8 **DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)**
NOT TO SCALE

SPECIES	RATE PER 1,000 SF	RATE PER ACRE	PLANTING DATES ²		
			MTS-L-STONE	PIEDMONT	COASTAL
RYE	3 POUNDS	2-3 BU.	8/1 - 12/1	9/1 - 1/1	10/1 - 3/1
RYEGRASS	1 POUND	40-50 LBS	8/1 - 12/1	8/15 - 1/1	8/15 - 3/1
RYE AND ANNUAL LESPEDEZA	1-1/2 POUNDS	1-1/2 BU.	3/1 - 4/1	3/1 - 4/1	2/1 - 3/1
	1/2 POUND	20-25 LBS	3/1 - 4/1	3/1 - 4/1	2/1 - 3/1
WEEDING LOVEGRASS	0.2 POUNDS	4-6 LBS	3/15 - 8/1	3/1 - 8/15	2/15 - 8/15
SUDANGRASS	1 POUND	35-45 LBS	4/1 - 8/1	4/1 - 7/15	4/1 - 7/15
BROWNTOP MILLET	1 POUND	30-40 LBS	4/1 - 7/1	4/1 - 7/15	4/1 - 7/15
WHEAT	3 POUNDS	2-3 BU.	10/1 - 12/1	10/15 - 1/1	11/1 - 1/15

REFERENCE: DISTURBED AREA STABILIZATION (WITH MULCHING ONLY), PAGE 71

- ¹ UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
² SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS

9 **SEEDING RATES FOR TEMPORARY SEEDINGS**
NOT TO SCALE

ESTABLISHING A PERMANENT VEGETATIVE COVER AS A DISTURBED AREA



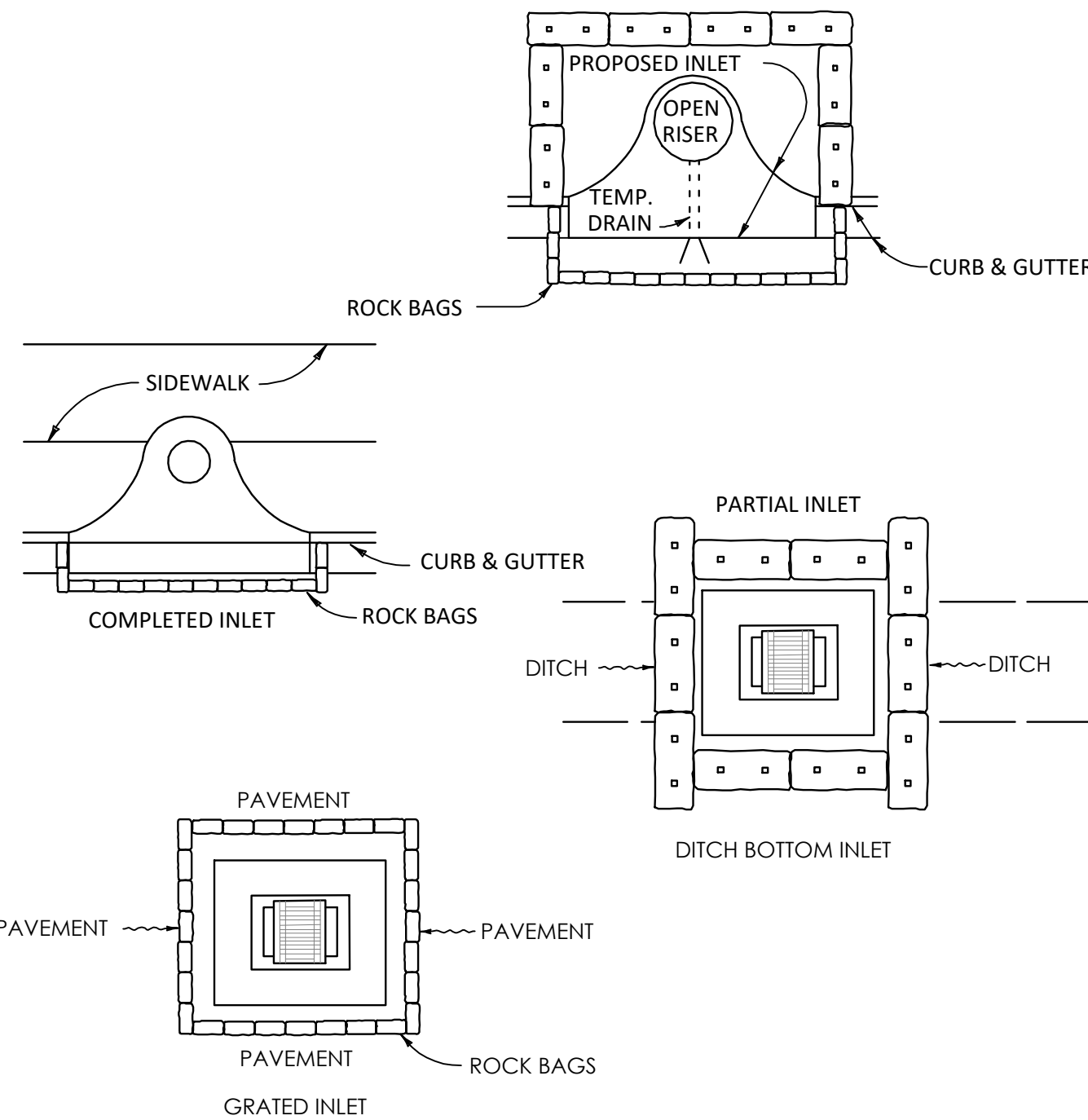
5 **CROSS-SECTION OF PROPERLY INSTALLED STRAW BALE**
NOT TO SCALE

NOTE: HAY BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" x 2" (OR 1" DIA.) x 4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT. SEE FDOT INDEX NO. 102 FOR ADDITIONAL INFORMATION.

COMPOST FILTER SOCKS MAY BE USED IN LIEU OF ROCK BAGS PROVIDED THEY MEET THE FOLLOWING SPECIFICATIONS:

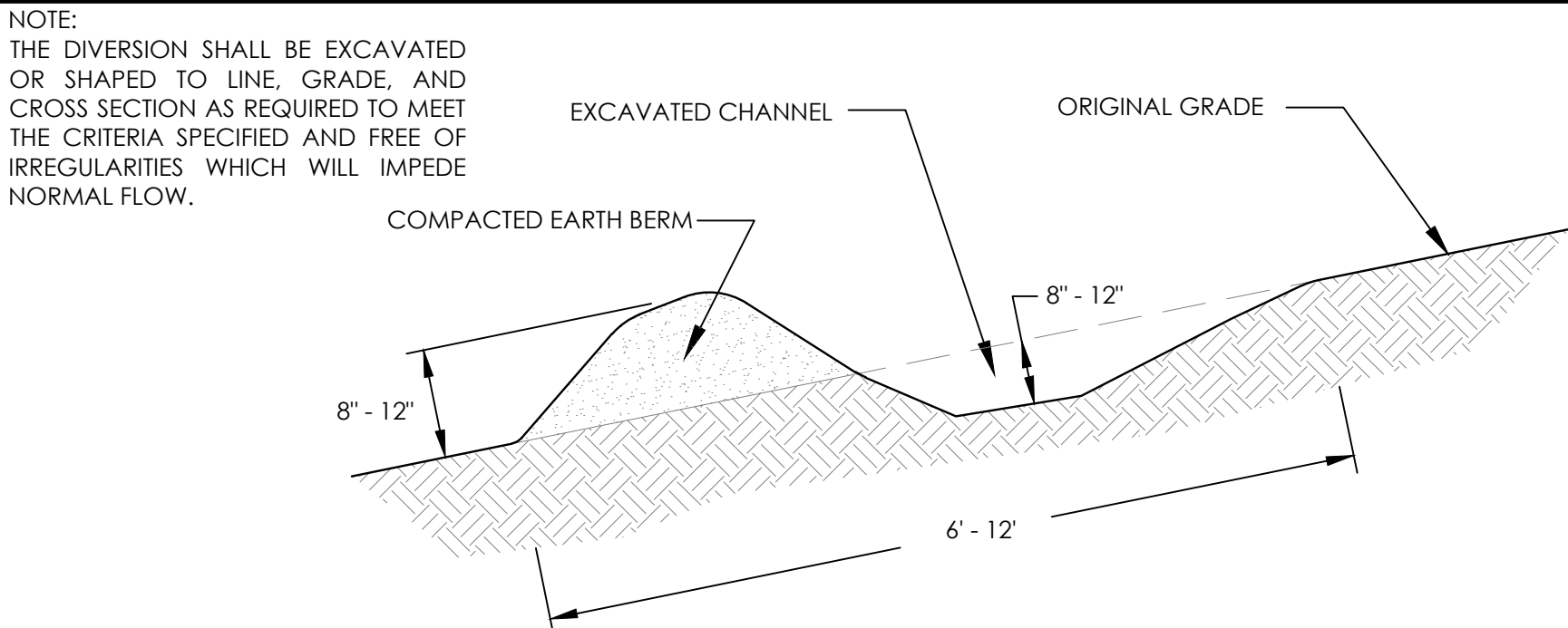
- 1) MUST BE ANCHORED AT 3 FT INTERVALS BY CINDER BLOCKS
- 2) PARTICLE GRADATION: 99% PASSING 2IN. SIEVE, 40% PASSING 3/8" SIEVE
- 3) MATERIAL < 1% DRY UNIT WEIGHT OF INERT FOREIGN MAN-MADE MATERIALS
- 4) FILTREXX SILT SOXX OR EQUIVALENT SHALL BE USED.

6 **PROTECTION AROUND INLETS OR SIMILAR STRUCTURES**
NOT TO SCALE

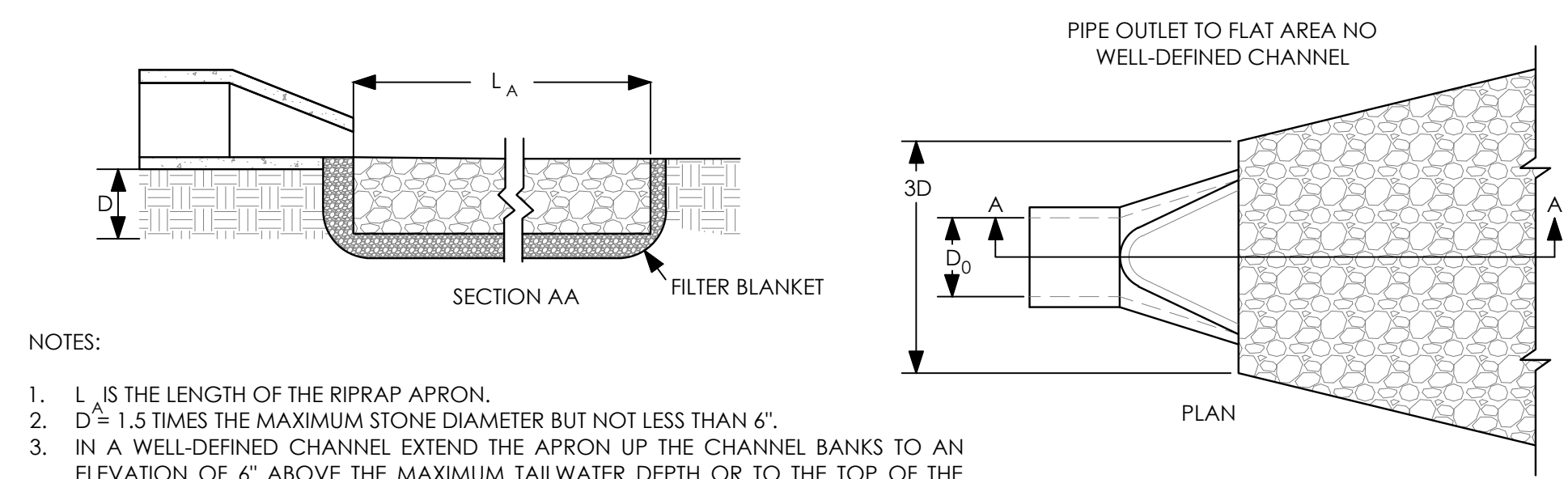


SLOPE	SEEDING
3:1 OR FLATTER.....	≥ 4" DEEP
2:1 TO 3:1.....	1" TO 4" DEEP
2:1 OR STEEPER.....	DEPRESSION EVERY 6"-8" WITH HAND TOOL

10 **DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**
NOT TO SCALE

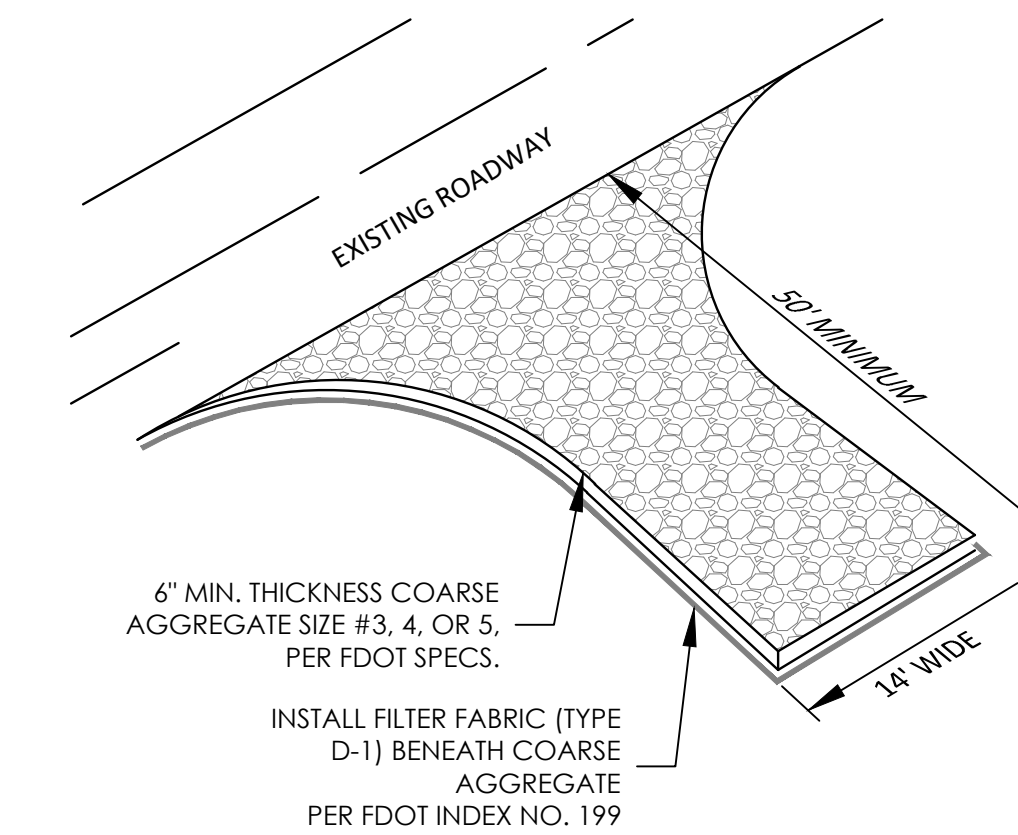


12 **DIVERSION SWALE**
NOT TO SCALE



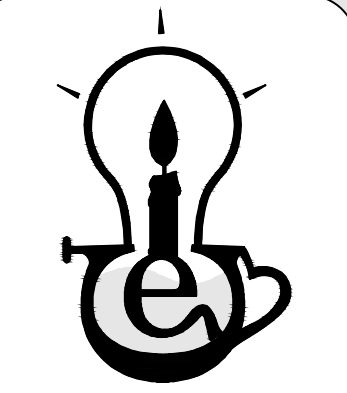
- NOTES:
1. L_A IS THE LENGTH OF THE RIPRAP APRON.
 2. D ≈ 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

13 **STONE OUTLET PROTECTION DETAIL**
NOT TO SCALE

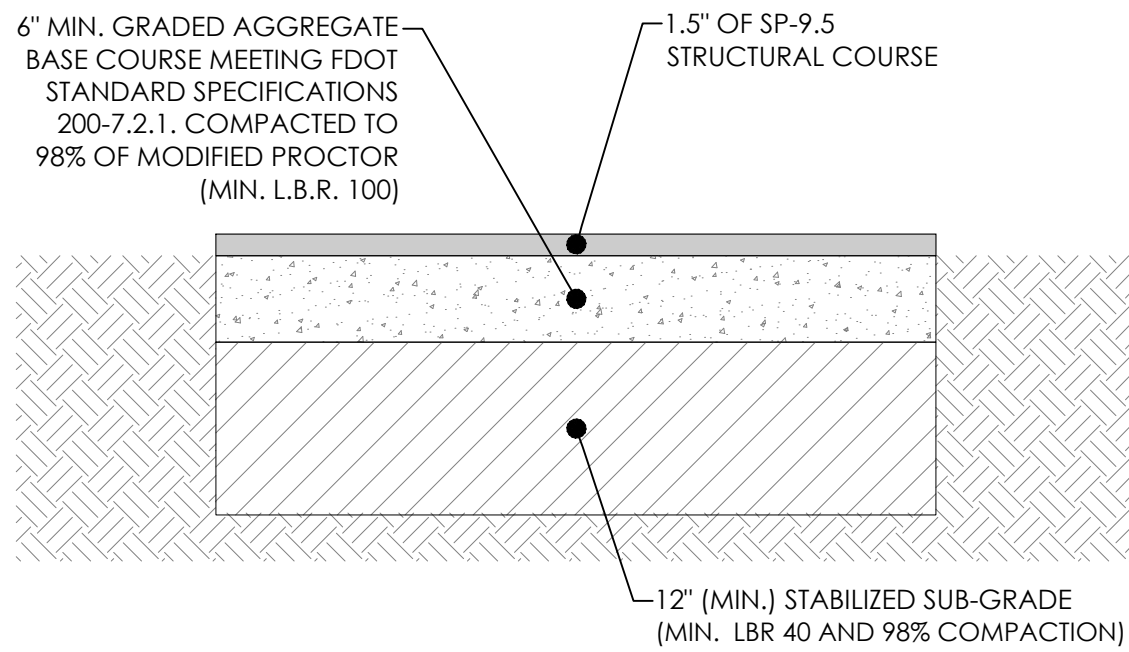


14 **TEMPORARY GRAVEL CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE

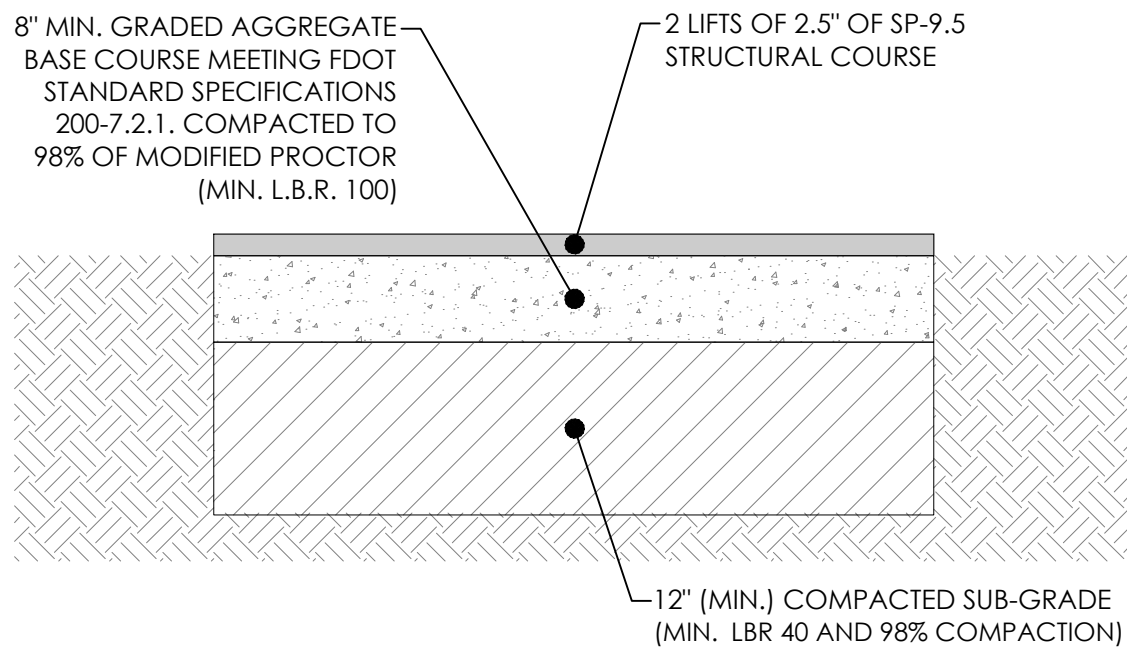
- THE ROAD CONSTRUCTION ACCESS SHALL BE STABILIZED USING 6" MINIMUM THICKNESS OF COARSE AGGREGATE TO REDUCE EROSION CAUSED BY CONSTRUCTION TRAFFIC, AND TO MINIMIZE TRANSPORT OF SEDIMENT ONTO THE EXISTING PAVED ROADWAY.
- AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY CONSTRUCTION WITHIN THE RIGHT OF WAY.
- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD AND SEDIMENTS ONTO THE PUBLIC STREETS OR GUTTERS. PERIODIC TOP-DRESSING WITH STONE WILL BE NECESSARY AND AN ADEQUATE SUPPLY SHOULD BE HANDY. ANY SEDIMENTS OR MUD SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE RECOVERED AND CLEANED UP IMMEDIATELY.



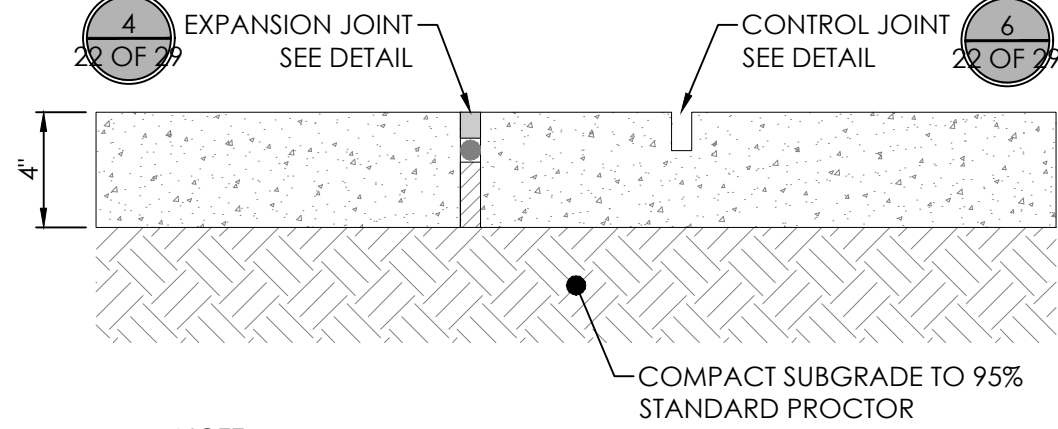
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1 TYPICAL ROADWAY PAVEMENT SECTION
NTS



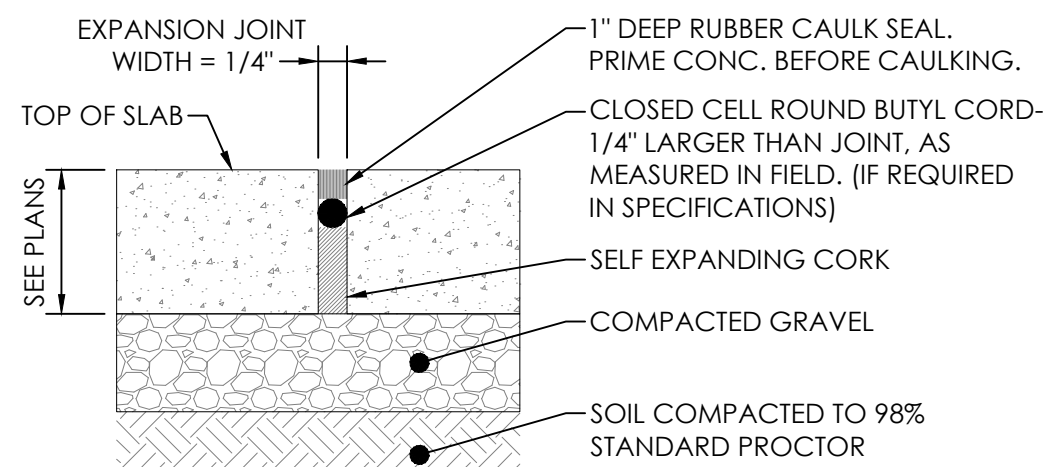
2 TYPICAL ENTRANCE PAVEMENT SECTION
NTS



NOTE:
EXPANSION JOINTS REQUIRED AT ALL STRUCTURES (I.E. WALLS, CURB, ETC.), MAX. SPACING TO BE 25 FT. CONTROL JOINTS TO BE SPACED EVERY 6 FT (SCORE WITHIN 12 HOURS OF POUR). 3000 P.S.I. CONCRETE, 2 INCH SLUMP, WITH BROOM FINISH.

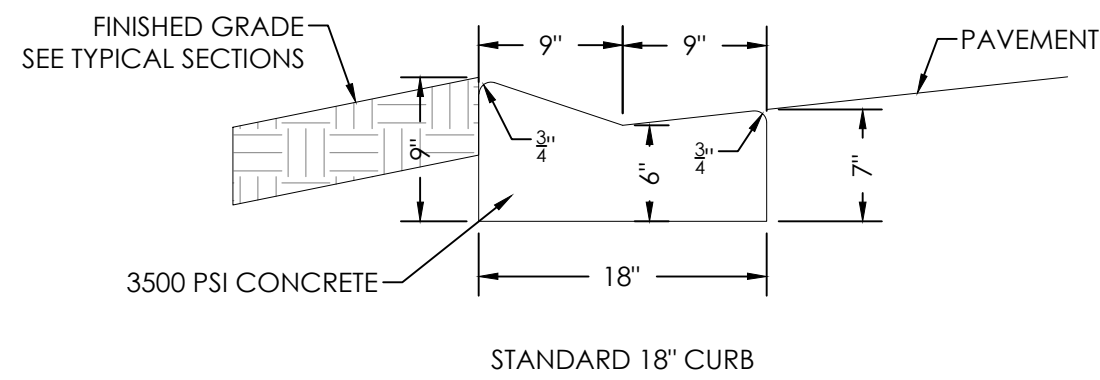
SIDEWALKS THAT ARE GREATER THAN 6 FT WIDE, LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ON CALHOUN AND SIBERT AVENUE ARE REQUIRED TO BE CONSTRUCTED WITH 4000 P.S.I. CONCRETE WITH A FIBER AND LIGHT BROOM FINISH.

3 CONCRETE SIDEWALK DETAIL
NTS



INSTALL WHERE PAVEMENT MEETS DOCK, WALLS, & MANHOLES. TO BE INSTALLED AT MAXIMUM 40 FT SPACING

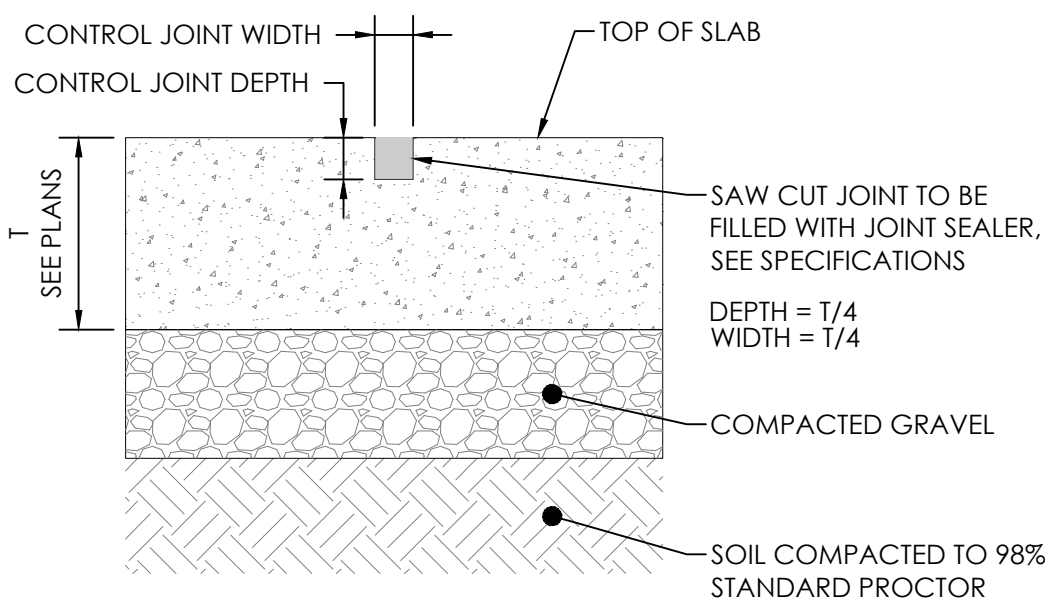
4 EXPANSION JOINT DETAIL
NTS



NOTES:

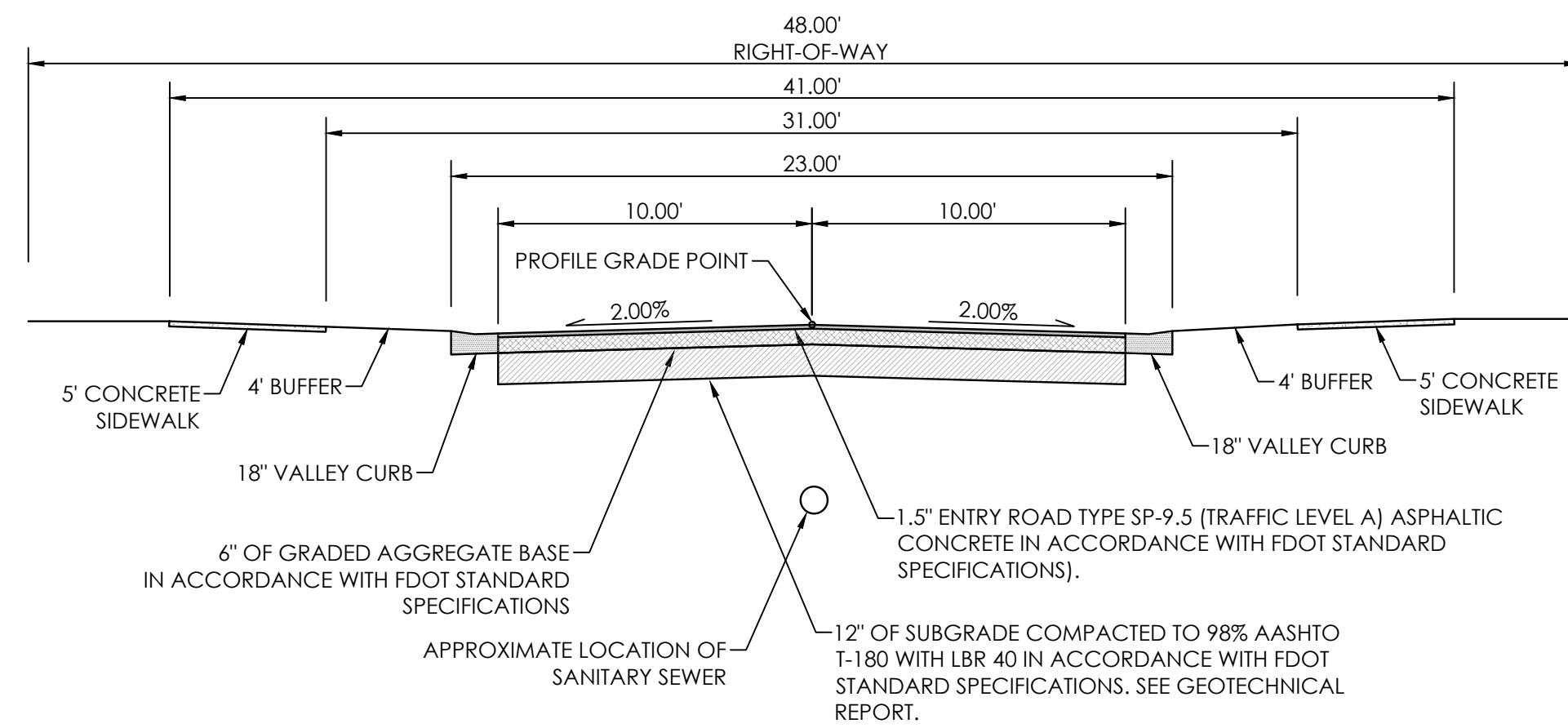
- STANDARD CURB TO BE TYPICALLY USED UNLESS NOTED OTHERWISE. DROP CURB TO BE USED AT LOCATIONS OF RAMPS AND WHERE SHOWN ON DETAILS.
- WHEN ADJACENT TO RIGID PAVEMENT, PROVIDE JOINT FILLER AND SEALANT IN ACCORDANCE WITH DETAILS CONTAINED HEREIN.
- PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' O.C. (MAX). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS.
- PROVIDE 1/2" EXPANSION JOINTS AT 500' O.C., AT THE BEGINNING, MIDDLE, AND END OF CURVES AND AT ALL INLETS.
- ENDS OF CURBS SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FT UNO. COMPACTED SUBGRADE SHALL BE EXTENDED 6' BEYOND BACK OF CURB.
- CURB AND/OR GUTTER TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 300 AND FDOT SPECIFICATION SECTION 520.
- WHEN USED ON HIGH SIDE OF PAVEMENT, THE CROSS SLOPE OF GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.

5 18" VALLEY CURB
NTS

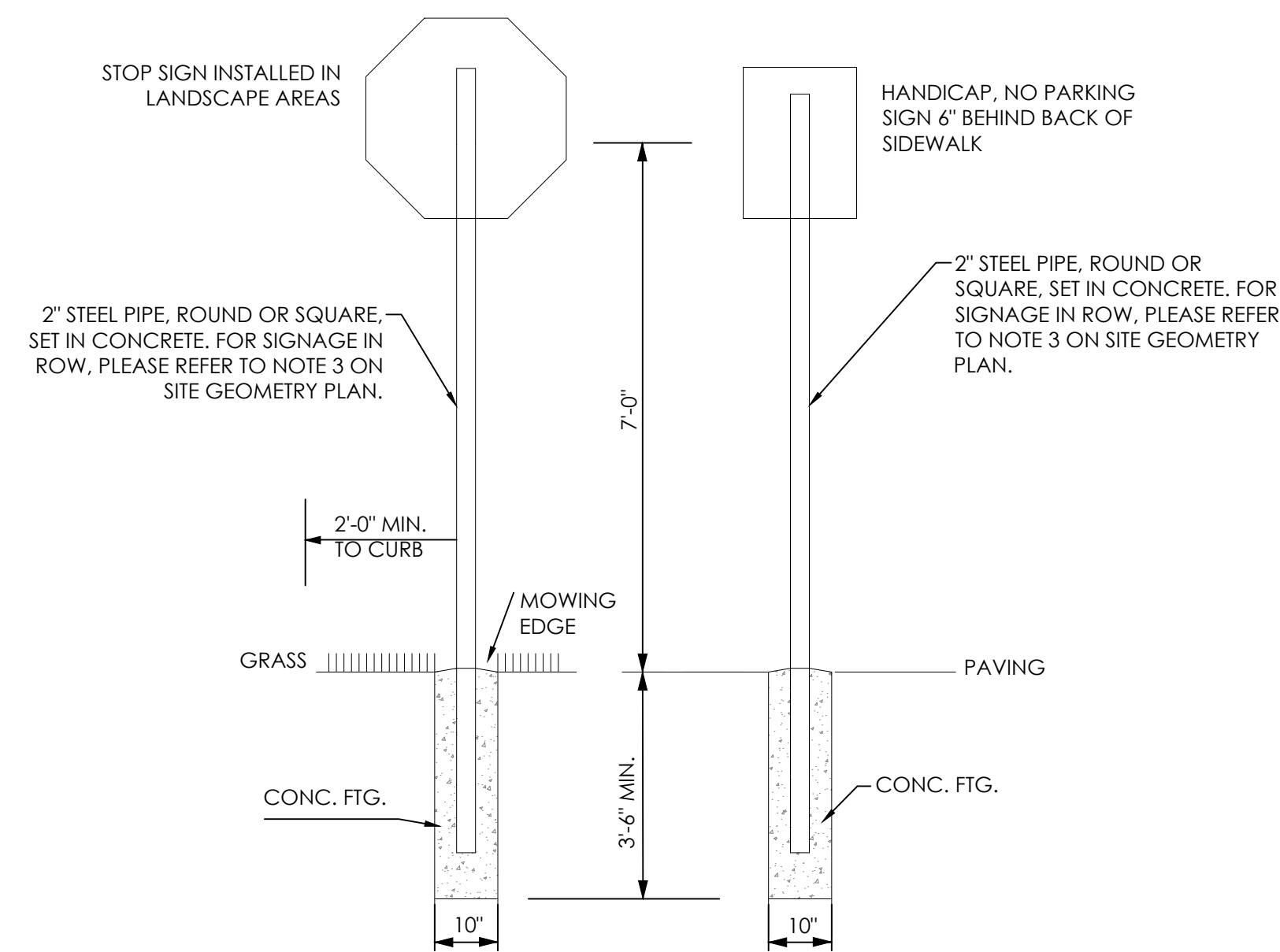


TO BE INSTALLED AT MAXIMUM 15 FT SPACING

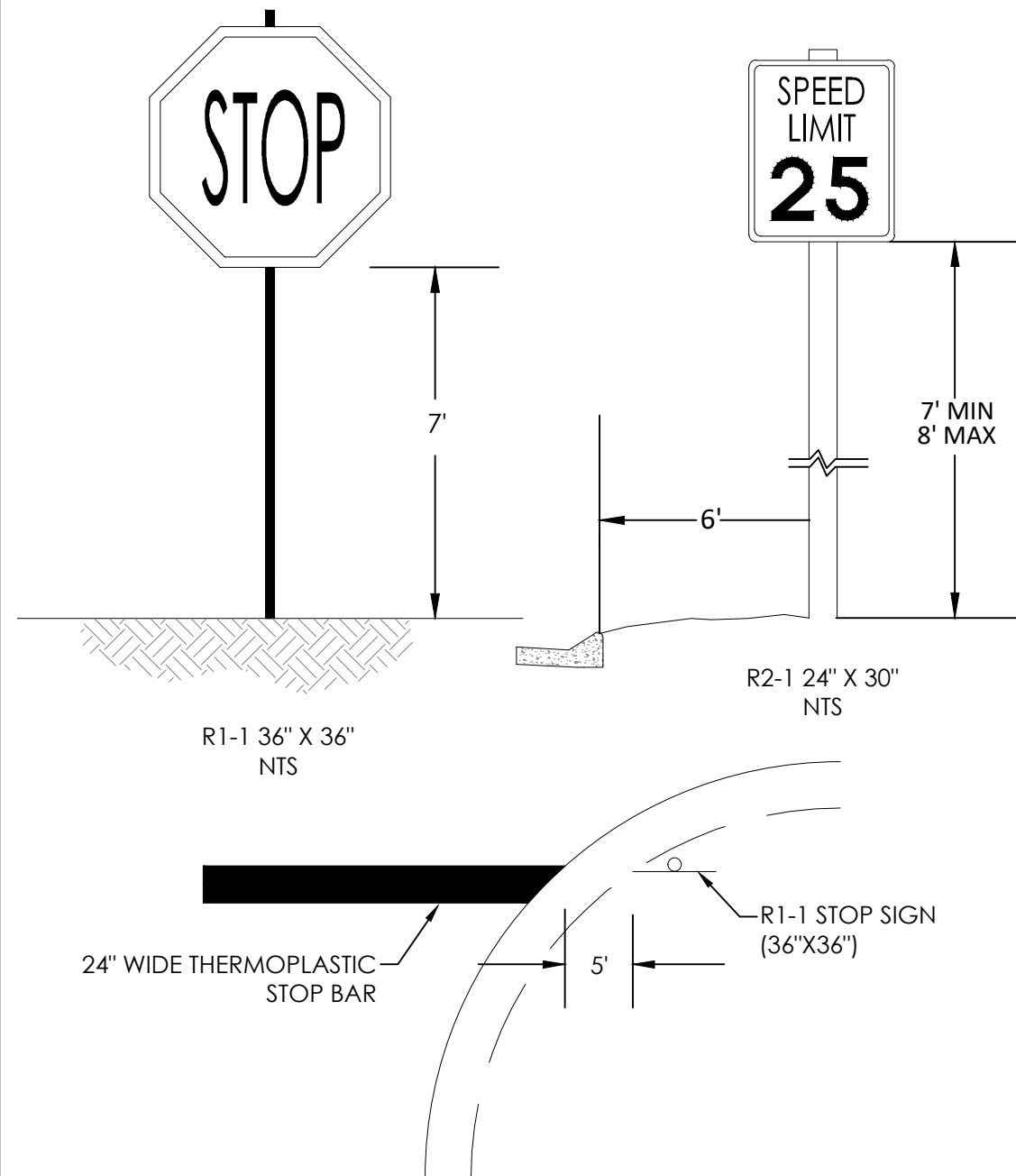
6 CONTROL JOINT DETAIL
NTS



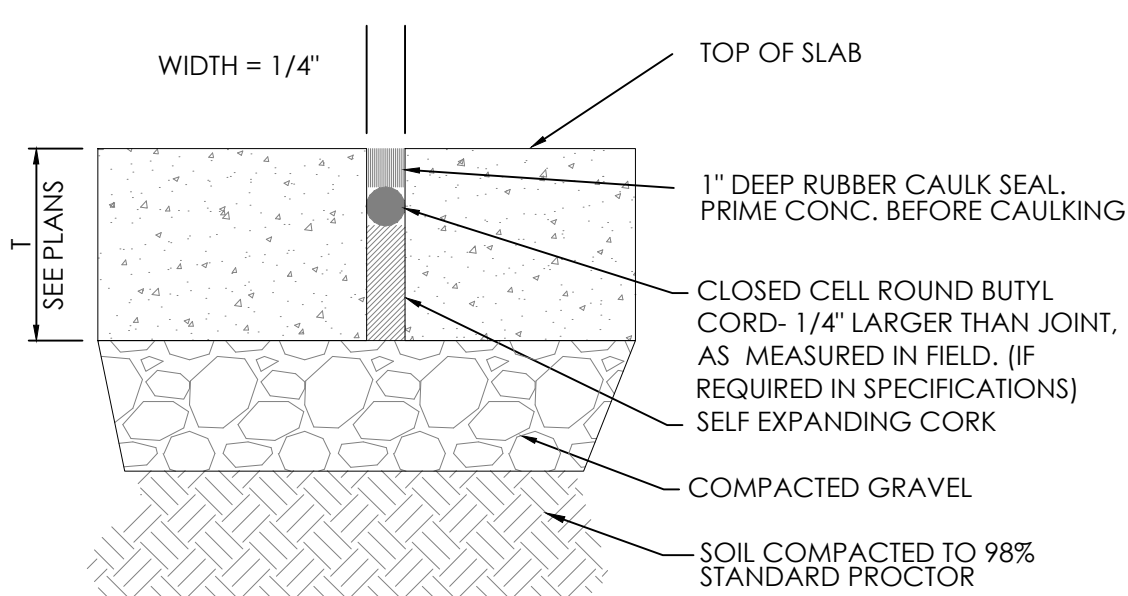
7 ROADWAY SECTION
NTS



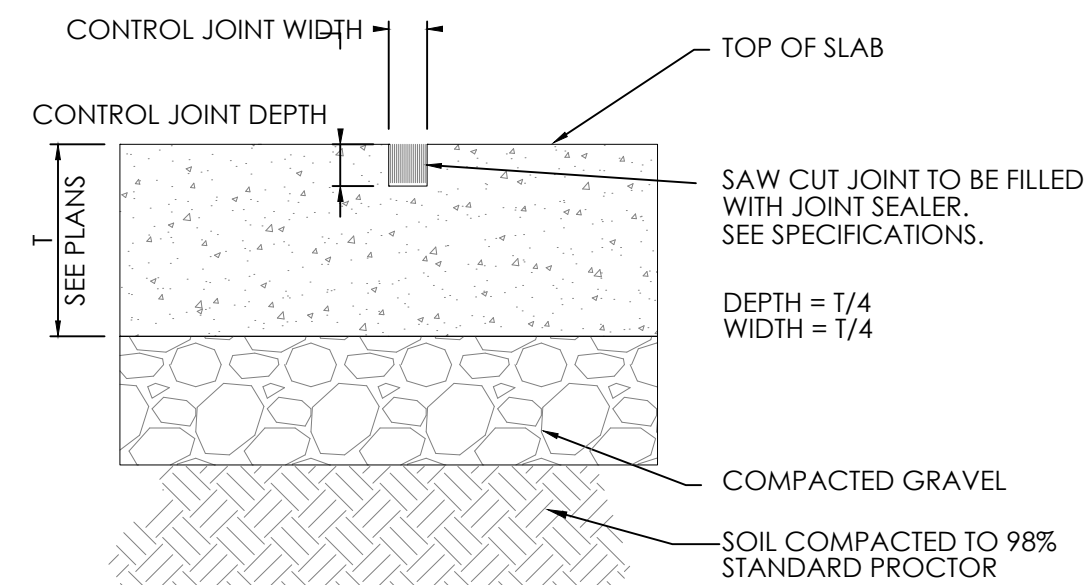
8 TRAFFIC SIGNAGE DETAIL
NTS



9 SIGN PLACEMENT DETAIL
NTS



INSTALL WHERE PAVEMENT MEETS DOCK, WALLS, & MANHOLES. TO BE INSTALLED AT MAXIMUM 40 FT SPACING



TO BE INSTALLED AT MAXIMUM 15 FT SPACING

10 EXPANSION CONTROL JOINT FOR CONCRETE VALLEY CURB DETAIL
NTS

- EXPANSION JOINT NOTES:
- PLACE AGAINST EXISTING CONCRETE PAVEMENT AND STRUCTURES (BUILDINGS, CANOPY COLUMNS, CATCH BASINS, ETC.).
 - CONSTRUCT 1/2" EXPANSION JOINT IN CURB OR COMBINATION CURB AND GUTTER ON 30' CENTERS.
 - CONSTRUCT 1/2" EXPANSION JOINT IN CURB OR COMBINATION CURB AND GUTTER AT POINTS WHERE CURVED AND TANGENT SECTIONS MEET.
 - CONSTRUCT 1/2" EXPANSION JOINT BETWEEN CURB OR COMBINATION CURB AND GUTTER, AND ANY DRAIN INLET, OR SIMILAR STRUCTURE OCCURRING WITHIN THE LIMITS OF THE CURB OR COMBINATION CURB AND GUTTER.
 - CONSTRUCT 1/2" EXPANSION JOINT BETWEEN CURB OR COMBINATION CURB AND GUTTER, AND ANY CONCRETE DRIVEWAY CONNECTION.



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SECTION 1 - POTABLE WATER SYSTEM			
1-1 DESCRIPTION THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE CONSTRUCTION OF A POTABLE WATER SYSTEM, WHICH INCLUDES THE POTABLE WATER DISTRIBUTION MAINS, VALVING, FIRE HYDRANTS, AND SERVICE PIPING. THE POTABLE WATER SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS, OR THE SPECIFICATIONS AND REQUIREMENTS OF THE DESTIN WATER USERS, INC. (UTILITY COMPANY), WHICHEVER IS MORE STRINGENT.			
1-2 CODES AND STANDARDS THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-555 OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND THE APPLICABLE PORTIONS OF THE NATIONAL STANDARD PLUMBING CODE PERTAINING TO THE INSTALLATION OF POTABLE WATER SYSTEMS. ADDITIONALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE MARSHALL AND UTILITY COMPANY REGULATIONS PERTAINING TO FIRE HYDRANTS, INCLUDING HOSE UNIT THREADING AND SIMILAR MATCHING OF CONNECTIONS. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS AND SHALL COORDINATE TAPPING OF EXISTING WATER MAINS WITH THE UTILITY COMPANY.			
1-3 MATERIALS			
1-3.1 DETECTOR WIRE NO. 12 COPPER TRACER WIRE SHALL BE REQUIRED FOR ALL NON-METALLIC WATER MAINS. TRACER WIRE SHALL BE WELL CONNECTED TO FIRE HYDRANTS AND SHALL BE PROTECTED DURING BACKFILLING OPERATIONS TO PREVENT BREAKAGE.			
1-3.2 PIPING AND PIPE FITTINGS			
1-3.2.1 WATER MAINS WATER MAIN PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE. WATER MAIN PIPING 1-1/2" THROUGH 3" IN SIZE SHALL CONFORM TO ASTM D 2241, SDR 26 (PVC MATERIAL 12454-B) WITH PUSH-ON JOINTS CONFORMING TO ASTM D 3139 AND ELASTOMERIC GASKETS CONFORMING TO ASTM F 477. WATER MAIN PIPING 4" THROUGH 12" IN SIZE SHALL CONFORM TO AWWA C 900-89, DR 18, AND SHALL BE FURNISHED IN CAST-IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS AWWA C 900 LISTED. ALL WATER MAIN PIPING SHALL BE STAMPED "NSP-PW". ALL WATER MAIN FITTINGS SHALL BE CONSTRUCTED OF EITHER DUCTILE IRON OR CAST IRON CONFORMING TO AWWA C 110 OR ANSI A 21.10, RESPECTIVELY, BLUE IN COLOR. SUITABLE CONCRETE REACTION OR THRUST BLOCKS (OR APPROVED EQUAL (MEGA LUGS, BELL RESTRAINTS, ETC.) SHALL BE APPLIED ON ALL TEES, PLUGS, CAPS, AND BENDS DEFLECTING 22-1/2 DEGREES OR MORE, OR MOVEMENT SHALL BE PREVENTED BY ATTACHING METAL RODS OR STRAPS APPROVED BY THE ENGINEER, UNLESS OTHERWISE DIRECTED, THE PIPE SHALL BE LAID WITH BELL ENDS FACING IN THE DIRECTION OF LAYING. WHENEVER IT IS NECESSARY TO DEFLECT THE PIPE FROM A STRAIGHT LINE (EITHER IN THE VERTICAL OR HORIZONTAL PLANE) TO AVOID OBSTRUCTION, TO PLUMB STEMS, OR WHERE LONG RADIUS CURVES ARE PERMITTED, THE DEGREE OF DEFLECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE PIPE.			
1-3.2.2 WATER SERVICE PIPING ALL WATER SERVICE PIPING SHALL BE POLYETHYLENE (PEMUNICIPLEX AND MANUFACTURED BY REHAU OR APPROVED EQUAL. BLUE IN COLOR.			
1-3.3 VALVES			
1-3.3.1 GATE VALVES GATE VALVES SHALL BE OF CAST IRON BODY, RESILIENT SEAT DESIGN. GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 175 PSI, AND SHALL COMPLY WITH AWWA C 500. GATE VALVES SHALL OPEN BY COUNTERCLOCKWISE ROTATION OF THE VALVE STEM AND SHALL BE FITTED WITH HUB-TYPE HAND OPERATORS. GATE VALVES SHALL BE SIZED AND LOCATED AS INDICATED ON THE PLANS. ALL GATE VALVES 4" AND LARGER SHALL BE AMERICAN FLOW CONTROL SERIES 2500 MECHANICAL JOINT DUCTILE IRON OPEN LEFT RESILIENT WEDGE WITH 2"x2" OPERATING NUT OR APPROVED EQUAL.			
1-3.3.2. ARV SEE DETAILS			
1-3.3.3. TAP VALVES ALL TAP VALVES 4" AND LARGER SHALL BE AMERICAN FLOW CONTROL, SERIES 2500 FLANGED X MECHANICAL JOINT DUCTILE IRON FLANGED WATERWORKS TAPPING VALVE, BLUE IN COLOR.			
1-3.3.4 WATER SERVICE CLAMPS AND STOPS			
1-3.3.4.1 TAPPING SLEEVE ALL TAPS OF 4" OR GREATER SHALL BE STAINLESS STEEL TAP-ON PIPE SLEEVE (FAST) MANUFACTURED BY FORD METER BOX.CO.			
1-3.3.4.2 TAPPING SADDLE ALL TAPPING SADDLES SHALL BE STAINLESS STEEL IRON PIPE THREADED TAP-ON PIPE (FS 313) AND MANUFACTURED BY FORD METERING, CO.			
1-3.3.4.3 CORPORATION STOPS CORPORATION STOPS SHALL BE FORD MODEL NO. F-1000, OR APPROVED EQUAL. INLETS SHALL HAVE IRON PIPE THREADS AND OUTLETS SHALL HAVE COMPRESSION CONNECTIONS. 2" CORP STOPS SHALL HAVE IRON PIPE INLETS AND OUTLETS SHALL BE DECIDED BY MATERIAL ON PRINTS. ON 2" BALL VALVES NO PVC SCHEDULE 40 MALE OR FEMALE ADAPTERS SHALL BE USED. CONNECTION TO THREADED BALL VALVES SHALL BE BRASS TRANSITIONS TO FPVC.			
1-3.3.4.4 CURB STOPS 1" AND 3/4" CURB STOPS SHALL BE FORD METER BOX GRIP JOINT X METER SWIVEL NUT BRASS STRAIGHT BALL METER VALVE. 2" CURB STOPS SHALL BE FORD METER BOX WITH LOCK WING CONTROL VALVE AND INLETS AND OUTLETS WILL BE DETERMINED BY MATERIALS ON PLANS. NO PVC SCHEDULE 40 MALE OR FEMALE ADAPTERS SHALL BE USED. CONNECTIONS TO THREADED BALL VALVES SHALL BE BRASS TRANSITIONS TO PVC.			
1-3.3.5 VALVE BOXES AN ADJUSTABLE CAST-IRON VALVE BOX OF SUITABLE SIZE SHALL BE PROVIDED AT EACH GATE VALVE. THE HEAD SHALL BE ROUND AND THE LID SHALL HAVE THE WORD "WATER" CAST ON IT. THE LEAST DIMENSION OF THE SHAFT OF THE BOX SHALL BE 5-1/4". A 2-0" DIAMETER BY 6" CONCRETE COLLAR SHALL BE POURED AROUND THE SHAFT AT THE VALVE BOX SURFACE. THE VALVE BOXES SHALL BE CLOW F-2452, OR APPROVED EQUAL.			
1-3.4 FIRE HYDRANTS FIRE HYDRANTS SHALL BE DRY-BARREL TYPE CONFORMING TO AWWA C 502. HYDRANTS SHALL HAVE 6" OUTLET, ONE 5-1/4" PUMPER CONNECTION, AND TWO 2-1/2" HOSE CONNECTIONS. THE SIZE AND SHAPE OF OPERATING NUTS AND THREADS ON HOSE AND PUMPER CONNECTIONS SHALL BE AS REQUIRED BY THE UTILITY COMPANY. THE HYDRANTS SHALL BE AMERICA DARLING, (MODEL B84B-5) WITH TAMPER PROOF BONNET.			
1-3.5 ANCHORAGES THE CONTRACTOR SHALL PROVIDE ANCHORAGES FOR TEES, WYES, CROSSES, PLUGS, CAPS, BENDS, VALVES, AND HYDRANTS AS REQUIRED. AFTER INSTALLATION, ANCHORAGE TYPES ARE AS FOLLOWS: (1) CLAMPS, STRAPS, AND WASHERS: STEEL, ASTM A 506. (2) RODS: STEEL, ASTM A 575. (3) ROD COUPLINGS: MALLEABLE-IRON, ASTM A 197. (4) BOLTS: STEEL, ASTM A 307. (5) THRUST BLOCKS: CONCRETE, 2500 PSI, SIZED AS INDICATED OR APPROVED EQUAL.			
1-3.6 WATER METERS WATER METERS FOR BILLING ARE TO BE PROCURED FROM DESTIN WATER USERS, INC.			
1-4 INSTALLATION			
1-4.1 PIPE LAYING AND JOINTING PIPE, FITTINGS, VALVES AND ACCESSORIES SHALL BE CAREFULLY INSPECTED BEFORE AND AFTER INSTALLATION AND THOSE FOUND DEFECTIVE SHALL BE REJECTED AND REPLACED. BEFORE PLACING IN POSITION, CONTRACTOR TO CLEAN PIPE, FITTINGS, VALVES AND ACCESSORIES AND MAINTAIN IN CLEAN CONDITION. CUT PIPE ACCURATELY TO MEASUREMENTS ESTABLISHED AT THE SITE AND WORK INTO PLACE WITHOUT SPRINGING OR FORCING. SUPPORT PIPE AT ITS PROPER ELEVATION AND GRADE, TAKING CARE TO SECURE FIRM AND UNIFORM SUPPORT. LAY PIPE SO THAT THE FULL LENGTH OF EACH SECTION OF PIPE AND EACH FITTING WILL REST SOLIDLY ON THE PIPE BEDDING; EXCAVATE RECESSES TO ACCOMMODATE BELLS, JOINTS, AND COUPLINGS. PROVIDE ANCHORS AND SUPPORTS WHERE NECESSARY FOR FASTENING WORK INTO PLACE. CONCRETE REACTION, THRUST BLOCKS OR RESTRAINED JOINTS SHALL BE APPLIED FOR ALL TEES, PLUGS, CAPS AND BENDS DEFLECTING 22-1/2 DEGREES OR MORE. KEEP TRENCHES FREE OF WATER UNTIL JOINTS HAVE BEEN PROPERLY MADE. AT THE END OF EACH DAY'S WORK, CLOSE OPEN ENDS OF PIPE TEMPORARILY WITH WOOD BLOCKS OR BULKHEADS. DO NOT LAY PIPE WHEN CONDITIONS OF TRENCH OR WEATHER ARE UNSUITABLE. IN ADDITION TO THE ABOVE, PVC PIPE AND FITTINGS INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF UNI B-3.			
1-4.2 HOT TAPPING TAP SLEEVE SHOULD BE MOUNTED ON CLEAN PIPE WITH TEST HOLE AT THE TOP AND NOT BE ANY CLOSER THAN 1 FOOT FROM ANY JOINT OR FITTING. AFTER SLEEVE IS MOUNTED THEN VALVE CAN BE PLACED ON FACE OF SLEEVE. FACE OF VALVE SHOULD BE LEVEL TO FACILITATE THE TAPPING TOOL FITTING CORRECTLY. TESTING OF SLEEVE AND TAPPING OF PIPE IS TO BE COORDINATED WITH UTILITY 24-48 HOURS IN ADVANCE OF PLACEMENT.			
1-4.3 GATE VALVES INSTALL GATE VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C 600 FOR VALVE-AND-FITTING INSTALLATION. VALVE BOXES SHALL BE PLACED CONCENTRICALLY OVER THE VALVE OPERATING NUT.			
1-4.4 FIRE HYDRANTS INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C 600 AND AWWA M 17, "INSTALLATION, OPERATION, AND MAINTENANCE OF FIRE HYDRANTS".			
1-4.5 CONNECTION TO EXISTING WATER SYSTEM COORDINATE AND MAKE CONNECTIONS TO THE EXISTING WATER SYSTEM IN A MANNER APPROVED BY THE UTILITY COMPANY, AND WITH A MINIMUM INTERRUPTION OF SERVICE ON THE EXISTING SYSTEM.			
1-5 FIELD TESTING			
1-5.1 GENERAL CONDUCT PIPING TESTS BEFORE JOINTS ARE COVERED, AND AFTER THRUST BLOCKS HAVE SUFFICIENTLY HARDENED. FILL PIPELINE WITH WATER 24 HOURS PRIOR TO TESTING, AND APPLY TEST PRESSURE TO STABILIZED SYSTEM.			
1-5.2 HYDROSTATIC TESTS			
1-5.2.1 PRESSURE DURING TEST AFTER THE PIPE HAS BEEN LAID AND BACKFILLED AS SPECIFIED, EACH VALVED SECTION OF NEWLY LAID PIPE SHALL, UNLESS OTHERWISE SPECIFIED, BE SUBJECTED TO A HYDROSTATIC PRESSURE EQUAL TO 150 PSI. THE CONTRACTOR SHALL RECORD THE TESTING BY THE USE OF A PRESSURE RECORDING GAUGE, AND AFTER ALL TESTING IS COMPLETE, THE RECORDING SHALL BE TURNED OVER TO THE ENGINEER FOR HIS FILES.			
1-5.2.2 DURATION OF PRESSURE TEST THE DURATION OF EACH PRESSURE TEST SHALL BE AT LEAST 2 HOURS.			
1-5.2.3 PROCEDURE EACH SECTION OF PIPE SHALL BE SLOWLY FILLED WITH WATER AND THE SPECIFIED TEST PRESSURE, MEASURED AT THE LOWEST POINT OF THE ELEVATION, SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. THE PUMP, PIPE CONNECTION, GAUGES METER, AND ALL NECESSARY APPARATUS SHALL BE FURNISHED BY THE CONTRACTOR. THE TEST SHALL BE APPLIED TO EACH VALVED SECTION IN ORDER TO CHECK THE LEAKAGE THROUGH ALL VALVES.			
1-5.2.4 EXPELLING AIR BEFORE TEST BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. TO ACCOMPLISH THIS, TAPS SHALL BE MADE, IF NECESSARY, AT POINTS OF HIGHEST ELEVATION AND AFTERWARDS TIGHTLY PLUGGED.			
1-5.2.5 DEFINITION OF LEAKAGE LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION OF PIPE, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.			
1-5.2.6 PERMISSIBLE LEAKAGE SUITABLE MEANS SHALL BE PROVIDED BY THE CONTRACTOR FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER NORMAL OPERATING PRESSURE. NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL OR UNLESS THIS LEAKAGE (EVALUATED AT 150 PSI) IS LESS THAN THE FIGURE STATED BELOW: GAL/S/1000/24 HRS. GAL/S/1000/1 HR. 2" 3.8 GAL. 0.16 GAL. 3" 5.7 GAL. 0.24 GAL. 4" 7.6 GAL. 0.32 GAL. 6" 11.4 GAL. 0.47 GAL. 8" 15.2 GAL. 0.63 GAL. 10" 18.9 GAL. 0.79 GAL. 12" 22.7 GAL. 0.95 GAL.			
1-5.2.7 VARIATION FROM PERMISSIBLE LEAKAGE SHOULD ANY TEST OF COMBINED SECTIONS OF PIPE LAID DISCLOSE LEAKAGE GREATER THAN THE SPECIFIED LIMIT, THE CONTRACTOR SHALL, AT HIS EXPENSE, LOCATE AND REPAIR THE DEFECTIVE JOINTS UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE.			
1-5.2.8 WATER FOR TESTING WATER FOR TESTING SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE.			
1-5.2.9 TIME FOR MAKING TEST PIPE MAY BE SUBJECTED TO HYDROSTATIC PRESSURE, INSPECTED, AND TESTED FOR LEAKAGE AT ANY CONVENIENT TIME AFTER PARTIAL COMPLETION OF BACKFILL. THE CONTRACTOR MAY TEST THE SYSTEM WITH JOINTS EXPOSED OR WITH BACKFILLING COMPLETE AT HIS OPTION. THE ENGINEER AND THE UTILITY COMPANY SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE SCHEDULING TESTING WITH A UTILITY COMPANY REPRESENTATIVE PRESENT.			
1-5.3 OPERATING TESTS OPEN AND CLOSE ALL VALVES AND HYDRANTS UNDER SYSTEM WATER PRESSURE. CHECK DRY BARREL HYDRANTS FOR PROPER DRAINAGE.			
1-6 DISINFECTION FLUSH AND DISINFECT THE NEW POTABLE WATER SYSTEM IN ACCORDANCE WITH AWWA C 601 TO THE SATISFACTION OF THE ENGINEER AND THE UTILITY COMPANY. IN THE PROCESS OF CHLORINATING WATER, ALL VALVES OR OTHER APPURTENANCES SHALL BE OPERATED WHILE THE PIPE LINE IS FILLED WITH THE CHLORINATING AGENT.			
1-7 FINAL FLUSHING AND TESTING FOLLOWING DISINFECTION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE NEWLY LAID PIPE SYSTEM AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER THROUGHOUT ITS LENGTH SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND PAYING FOR THE TEST SAMPLES.			
1-8 AS-BUILT CERTIFICATION IN ACCORDANCE WITH THE RULES OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 62-555, THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF THE CONSTRUCTION OF THE POTABLE WATER SYSTEM TO ASSURE COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND SAID ENGINEER WILL REPORT TO DEP UPON COMPLETION OF THE CONSTRUCTION AND CLEANING AND DISINFECTING DESCRIBED ABOVE BEFORE THE SYSTEM CAN BE PLACED INTO SERVICE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS BEFORE BEGINNING CONSTRUCTION ON THE POTABLE WATER SYSTEM.			
1-9 AS-BUILT DRAWINGS THE CONTRACTOR SHALL FURNISH THE ENGINEER AT THE CLOSE OF THE PROJECT, WITH ONE (1) SET OF MARKED-UP CONSTRUCTION PLANS DEPICTING AS-BUILT CONDITIONS OF THE POTABLE WATER SYSTEM. THE AS-BUILT PLANS SHALL SHOW THE LOCATION OF WATER SERVICES, WATER VALVES, AND FIRE HYDRANTS. ENGINEERING APPROVAL OF THE POTABLE WATER SYSTEM WILL NOT BE MADE UNTIL ACCURATE AND LEGIBLE AS-BUILT PLANS ARE RECEIVED.			
END OF SECTION			
SECTION 2 - RECLAIMED WATER DISTRIBUTION SYSTEM (A.K.A. REUSE WATER)			
2-1 DESCRIPTION THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE CONSTRUCTION OF RECLAIMED WATER SERVICES AND OTHER APPURTENANCES, IN CONFORMITY WITH THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS, OR THE GENERAL UTILITY SPECIFICATIONS OF DESTIN WATER USERS, INC. (UTILITY COMPANY), WHICHEVER IS MORE STRINGENT.			
2-2 CODES AND STANDARDS THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-604 AND 62-610 OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES, THE APPLICABLE PORTIONS OF THE NATIONAL STANDARD PLUMBING CODE AND TEN STATE STANDARDS PERTAINING TO THE INSTALLATION OF RECLAIMED WATER SYSTEMS, AND THE UTILITY ACCOMMODATION MANUAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS FROM THE UTILITY COMPANY.			
2-3 MATERIALS			
2-3.1 DETECTOR WIRE NO. 12 COPPER TRACER WIRE SHALL BE REQUIRED FOR ALL NON-METALLIC SERVICES AND SHALL BE PROTECTED DURING BACKFILLING OPERATIONS TO PREVENT BREAKAGE.			
2-3.2 GATE VALVES GATE VALVES SHALL BE OF CAST IRON BODY, RESILIENT SEAT DESIGN. GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 175 PSI, AND SHALL COMPLY WITH AWWA C 500. GATE VALVES SHALL OPEN BY COUNTERCLOCKWISE ROTATION OF THE VALVE STEM AND SHALL BE FITTED WITH HUB-TYPE HAND OPERATORS. GATE VALVES SHALL BE SIZED AND LOCATED AS INDICATED ON THE PLANS. ALL GATE VALVES 4" AND LARGER SHALL BE AMERICAN FLOW CONTROL SERIES 2500 MECHANICAL JOINT DUCTILE IRON OPEN LEFT RESILIENT WEDGE WITH 2"x2" OPERATING NUT OR APPROVED EQUAL.			
2-3.3 ARV SEE DETAILS			
2-3.4 PIPING AND PIPE FITTINGS PIPE, FITTINGS, VALVES AND ACCESSORIES SHALL BE CAREFULLY INSPECTED BEFORE AND AFTER INSTALLATION AND THOSE FOUND DEFECTIVE SHALL BE REJECTED AND REPLACED. BEFORE PLACING IN POSITION, CONTRACTOR TO CLEAN PIPE, FITTINGS, VALVES AND ACCESSORIES AND MAINTAIN IN CLEAN CONDITION.			
2-3.4.1 RECLAIMED WATER MAINS WATER MAIN PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE. WATER MAIN PIPING 1-1/2" THROUGH 3" IN SIZE SHALL CONFORM TO ASTM D 2241, SDR 26 (PVC MATERIAL 12454-B) WITH PUSH-ON JOINTS CONFORMING TO ASTM D 3139 AND ELASTOMERIC GASKETS CONFORMING TO ASTM F 477. WATER MAIN PIPING 4" THROUGH 12" IN SIZE SHALL CONFORM TO AWWA C 900-89, DR 18, AND SHALL BE FURNISHED IN CAST-IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS AWWA C 900 LISTED. ALL WATER MAIN PIPING SHALL BE STAMPED "NSP-PW". ALL WATER MAIN FITTINGS SHALL BE CONSTRUCTED OF EITHER DUCTILE IRON OR CAST IRON CONFORMING TO AWWA C 110 OR ANSI A 21.10, RESPECTIVELY, PURPLE IN COLOR. SUITABLE CONCRETE REACTION OR THRUST BLOCKS (OR APPROVED EQUAL (MEGA LUGS, BELL RESTRAINTS, ETC.) SHALL BE APPLIED ON ALL TEES, PLUGS, CAPS, AND BENDS DEFLECTING 22-1/2 DEGREES OR MORE, OR MOVEMENT SHALL BE PREVENTED BY ATTACHING METAL RODS OR STRAPS APPROVED BY THE ENGINEER, UNLESS OTHERWISE DIRECTED, THE PIPE SHALL BE LAID WITH BELL ENDS FACING IN THE DIRECTION OF LAYING. WHENEVER IT IS NECESSARY TO DEFLECT THE PIPE FROM A STRAIGHT LINE (EITHER IN THE VERTICAL OR HORIZONTAL PLANE) TO AVOID OBSTRUCTION, TO PLUMB STEMS, OR WHERE LONG RADIUS CURVES ARE PERMITTED, THE DEGREE OF DEFLECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE PIPE.			
2-3.4.2 RECLAIMED WATER SERVICE PIPING ALL WATER SERVICE PIPING SHALL BE POLYETHYLENE (PEMUNICIPLEX AND MANUFACTURED BY REHAU OR APPROVED EQUAL. PURPLE IN COLOR.			
2-3.4.3 RECLAIMED WATER SERVICE CLAMPS AND STOPS			
2-3.4.3.1 TAPPING SADDLE ALL TAPPING SADDLES SHALL BE STAINLESS STEEL IRON PIPE THREADED TAP-ON PIPE (FS 313) AND MANUFACTURED BY FORD METERING, CO.			
2-3.4.3.2 CORPORATION STOPS CORPORATION STOPS SHALL BE FORD MODEL NO. F-1000, OR APPROVED EQUAL. INLETS SHALL HAVE IRON PIPE THREADS AND OUTLETS SHALL HAVE COMPRESSION CONNECTIONS. 2" CORP STOPS SHALL HAVE IRON PIPE INLETS AND OUTLETS SHALL BE DECIDED BY MATERIAL ON PRINTS. ON 2" BALL VALVES NO PVC SCHEDULE 40 MALE OR FEMALE ADAPTERS SHALL BE USED. CONNECTION TO THREADED BALL VALVES SHALL BE BRASS TRANSITIONS TO FPVC.			
2-3.4.3.3 CURB STOPS 1" AND 3/4" CURB STOPS SHALL BE FORD METER BOX GRIP JOINT X METER SWIVEL NUT BRASS STRAIGHT BALL METER VALVE. 2" CURB STOPS SHALL BE FORD METER BOX WITH LOCK WING CONTROL VALVE AND INLETS AND OUTLETS WILL BE DETERMINED BY MATERIALS ON PLANS. NO PVC SCHEDULE 40 MALE OR FEMALE ADAPTERS SHALL BE USED. CONNECTIONS TO THREADED BALL VALVES SHALL BE BRASS TRANSITIONS TO PVC.			
2-3.4.4 VALVE BOXES - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS AN ADJUSTABLE CAST-IRON VALVE BOX OF SUITABLE SIZE SHALL BE PROVIDED AT EACH GATE VALVE. THE HEAD SHALL BE ROUND AND THE LID SHALL HAVE THE WORD "RECLAIM" CAST ON IT. THE LEAST DIMENSION OF THE SHAFT OF THE BOX SHALL BE 5-1/4". A 2-0" DIAMETER BY 6" CONCRETE COLLAR SHALL BE POURED AROUND THE SHAFT AT THE VALVE BOX SURFACE. THE VALVE BOXES SHALL BE CLOW F-2452, OR APPROVED EQUAL.			
2-3.5 ANCHORAGES - SEE BASKERVILLE-DONOVAN PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL PROVIDE ANCHORAGES FOR TEES, WYES, CROSSES, PLUGS, CAPS, BENDS, VALVES, AND HYDRANTS AS REQUIRED. AFTER INSTALLATION, ANCHORAGE TYPES ARE AS FOLLOWS: (1) CLAMPS, STRAPS, AND WASHERS: STEEL, ASTM A 506. (2) RODS: STEEL, ASTM A 575. (3) ROD COUPLINGS: MALLEABLE-IRON, ASTM A 197. (4) BOLTS: STEEL, ASTM A 307. (5) THRUST BLOCKS: CONCRETE, 2500 PSI, SIZED AS INDICATED OR APPROVED EQUAL.			
2-5 INSTALLATION			
2-5.1 PIPE LAYING AND JOINTING PIPE, FITTINGS, VALVES AND ACCESSORIES SHALL BE CAREFULLY INSPECTED BEFORE AND AFTER INSTALLATION AND THOSE FOUND DEFECTIVE SHALL BE REJECTED AND REPLACED. BEFORE PLACING IN POSITION, CONTRACTOR TO CLEAN PIPE, FITTINGS, VALVES AND ACCESSORIES AND MAINTAIN IN CLEAN CONDITION. CUT PIPE ACCURATELY TO MEASUREMENTS ESTABLISHED AT THE SITE AND WORK INTO PLACE WITHOUT SPRINGING OR FORCING. SUPPORT PIPE AT ITS PROPER ELEVATION AND GRADE, TAKING CARE TO SECURE FIRM AND UNIFORM SUPPORT. LAY PIPE SO THAT THE FULL LENGTH OF EACH SECTION OF PIPE AND EACH FITTING WILL REST SOLIDLY ON THE PIPE BEDDING; EXCAVATE RECESSES TO ACCOMMODATE BELLS, JOINTS, AND COUPLINGS. PROVIDE ANCHORS AND SUPPORTS WHERE NECESSARY FOR FASTENING WORK INTO PLACE. CONCRETE REACTION, THRUST BLOCKS OR RESTRAINED JOINTS SHALL BE APPLIED FOR ALL TEES, PLUGS, CAPS AND BENDS DEFLECTING 22-1/2 DEGREES OR MORE. KEEP TRENCHES FREE OF WATER UNTIL JOINTS HAVE BEEN PROPERLY MADE. AT THE END OF EACH DAY'S WORK, CLOSE OPEN ENDS OF PIPE TEMPORARILY WITH WOOD BLOCKS OR BULKHEADS. DO NOT LAY PIPE WHEN CONDITIONS OF TRENCH OR WEATHER ARE UNSUITABLE. IN ADDITION TO THE ABOVE, PVC PIPE AND FITTINGS INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF UNI B-3.			
2-5.2 HOT TAPPING TAP SLEEVE SHOULD BE MOUNTED ON CLEAN PIPE WITH TEST HOLE AT THE TOP AND NOT BE ANY CLOSER THAN 1 FOOT FROM ANY JOINT OR FITTING. AFTER SLEEVE IS MOUNTED THEN VALVE CAN BE PLACED ON FACE OF SLEEVE. FACE OF VALVE SHOULD BE LEVEL TO FACILITATE THE TAPPING TOOL FITTING CORRECTLY. TESTING OF SLEEVE AND TAPPING OF PIPE IS TO BE COORDINATED WITH UTILITY 24-48 HOURS IN ADVANCE OF PLACEMENT.			
2-5.3 GATE VALVES INSTALL GATE VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C 600 FOR VALVE-AND-FITTING INSTALLATION. VALVE BOXES SHALL BE PLACED CONCENTRICALLY OVER THE VALVE OPERATING NUT.			
2-5.4 FIRE HYDRANTS INSTALL FIRE HYDRANTS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C 600 AND AWWA M 17, "INSTALLATION, OPERATION, AND MAINTENANCE OF FIRE HYDRANTS".			

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32841
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NOTES:
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DWU TYPICAL SPECIFICATIONS 1

DATE:	REVISION:	DATE:	BY:	REASON:
July 11, 2023	1			
REVISION DATE:	2			
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SHEET:	5			

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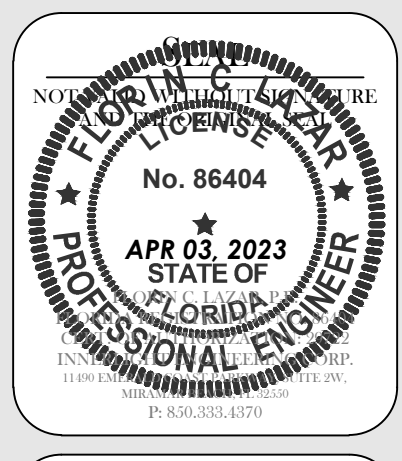
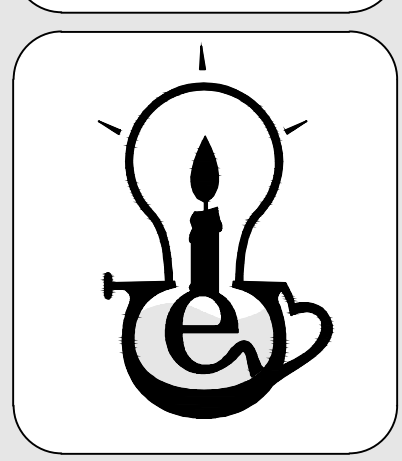
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MIRAMAR BEACH, FL 32550

RECORD DATA

DATE: 04.04.2023
REV. NO: 5
REV. DATE: 04.03.2024
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SHEET TITLE

DWU TYPICAL SPECIFICATIONS
1

SHEET NUMBER

24 OF 29

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2-5.5 CONNECTION TO EXISTING WATER SYSTEM

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

2-6 FIELD TESTING

2-6.1 GENERAL

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

2-6.2 HYDROSTATIC TESTS

2-6.2.1 PRESSURE DURING TEST

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

2-6.2.2 DURATION OF PRESSURE TEST

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

2-6.2.3 PROCEDURE

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

2-6.2.4 EXPELLING AIR BEFORE TEST

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

2-6.2.5 DEFINITION OF LEAKAGE

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

2-6.2.6 PERMISSIBLE LEAKAGE

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

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

2-6.2.7 VARIATION FROM PERMISSIBLE LEAKAGE

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

2-6.2.8 WATER FOR TESTING

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

2-6.2.9 TIME FOR MAKING TEST

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

2-7 AS-BUILT CERTIFICATION

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

2-8 AS-BUILT DRAWINGS

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

END OF SECTION

SECTION 3 - SANITARY SEWAGE SYSTEM

3-1 DESCRIPTION

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

3-2 CODES AND STANDARDS

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

3-3 MATERIALS

3-3.1 GRAVITY SEWER COLLECTION LINES AND FITTINGS

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

3-3.2 SEWER SERVICE LINES

SEWER SERVICE PIPING AND FITTINGS (4"AND SMALLER) SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D 3034, TYPE PSM, SDR 35. JOINTING SHALL BE ACCOMPLISHED BY MEANS OF ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM 3212. GASKET MATERIAL SHALL BE SUITABLE FOR DOMESTIC SEWAGE AND SHALL CONFORM TO ASTM F 477 (SEE DETAIL).

3-3.3 MANHOLES

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

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

ANY SEWER FORCE MAINS THAT DISCHARGE INTO MANHOLES, THE MANHOLE SHALL BE COATED WITH HDPE LINER OR A SPRAY LINER APPROVED BY DWU.

3-3.4 CLEANOUTS

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

3-4 INSTALLATION

3-4.1 GRAVITY COLLECTION AND SERVICE LINES

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

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

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

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

3-4.2 SEWER MANHOLES

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

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

ANY MANHOLE, EXISTING OR NEW, THAT HAS A PRESSURIZED SEWER PIPE BEING TIED INTO IT WILL NEED TO BE LINED WITH HDPE OR LINER APPROVED BY DWU.

3-4.3 FRAMES AND COVERS

FRAMES AND COVERS ARE TO BE PLACED AND SEALED ON THE MANHOLE DURING CONSTRUCTION AS TO NOT LET ANY DEBRIS OR WATER TO ENTER SYSTEM. ALL FRAMES SHALL HAVE A STAINLESS STEEL RAIN GUARD INSTALLED, MANUFACTURED BY PORT CITY PIPE OR AN APPROVED EQUAL.

3-5 BACKFILLING

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

3-6 INSPECTION AND TESTING

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

LEAKAGE TESTS MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. THE LEAKAGE OUTWARD OR INWARD (EXFILTRATION OR INFILTRATION) SHALL NOT EXCEED 50 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. AN EXFILTRATION OR INFILTRATION TEST AS APPROPRIATE SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2' THE WATER TEST, IF USED, SHALL BE RUN CONTINUOUSLY FOR A PERIOD OF NOT LESS THAN 3 HOURS, WITH WEIR READING TAKEN AT 20 MINUTE INTERVALS. THE AIR TEST, IF USED, SHALL, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F1417-92 (1998) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR". ALL TEST TIMES SHALL BE CALCULATED USING RAMSEIER'S EQUATION T = 0.085 (DK/Q) WHERE

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

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

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

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

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

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

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

3-7 AS-BUILT CERTIFICATION

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

3-8 AS-BUILT DRAWINGS

THE CONTRACTOR SHALL FURNISH THE ENGINEER AT THE CLOSE OF THE PROJECT, WITH THREE (3) SETS OF MARKED-UP CONSTRUCTION PLANS DEPICTING AS-BUILT CONDITIONS OF THE SANITARY SEWER SYSTEM. THE AS-BUILT PLANS SHALL SHOW THE LOCATION OF SANITARY SEWER SERVICES AND THE LOCATION AND ELEVATION OF SANITARY SEWER MANHOLES. ELEVATIONS SHALL BE RELATIVE TO PROJECT DATUM. ENGINEERING APPROVAL OF THE SANITARY SEWER SYSTEM WILL NOT BE MADE UNTIL ACCURATE AND LEGIBLE AS-BUILT PLANS ARE RECEIVED. THE UTILITY COMPANY REQUIRES AN ELECTRONIC CAD FILE IN ADDITION TO CERTIFIED RECORD DRAWINGS.

END OF SECTION

SECTION 4 - SANITARY SEWER PUMPING SYSTEM

4-1 DESCRIPTION

THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE CONSTRUCTION OF A SANITARY SEWER PUMPING SYSTEM, INCLUDING LIFT STATION, CONTROL PANELS, PRESSURE CONDUIT AND VALVES, AND OTHER APPURTENANCES IN CONFORMITY WITH THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS, OR THE REQUIREMENTS OF THE DESTIN WATER USERS, INC. (UTILITY COMPANY), WHICHEVER IS MORE STRINGENT.

4-2 CODES AND STANDARDS

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-604 OF THE FLORIDA D.E.P. RULES AND THE APPLICABLE PORTIONS OF THE NATIONAL STANDARDS PLUMBING CODE AND TEN STATE STANDARDS, PERTAINING TO THE INSTALLATION OF SANITARY SEWER SYSTEMS. ALL ELECTRICAL WORK SHALL BE PERFORMED IN THE NATIONAL ELECTRIC CODE. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND INSPECTIONS FROM THE UTILITY COMPANY.

4-3 SUBMITTALS

THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTION FOR CONDUIT AND FITTINGS, VALVES, AND ACCESSORIES. IN ADDITION, SHOP DRAWINGS AND/OR CATALOG PERFORMANCE (INCLUDING INSTALLATION DRAWINGS, WIRING DIAGRAMS, OPERATION AND MAINTENANCE INSTRUCTION) FOR PUMP STATION, AND CERTIFIED PUMP PERFORMANCE CURVES SHALL BE SUBMITTED. THE CONTRACTOR SHALL NOT SHIP NOR INSTALL EQUIPMENT PRIOR TO RECEIPT OF SHOP DRAWINGS STAMPED "FOR JOB USE" OR "APPROVED FOR CONSTRUCTION" FROM THE ENGINEER.

4-4 PRODUCTS/MATERIALS

4-4.1 PUMPS

PUMP MOTORS SHALL BE SIZED AS REQUIRED TO BE NON-OVERLOADING AT ANY POINT ON THE PUMP PERFORMANCE CURVE. THE PUMPS SHALL BE WAGO, KSB OR GRUNDFOS SEWER PUMPS. THE PUMPS SHALL BE EQUIPPED WITH SUBMERSIBLE MOTORS, SUITABLE FOR OPERATION IN DOMESTIC SEWAGE, BUT WITH THE CAPACITY TO RUN "DRY" WITHOUT DAMAGE. THE PUMPS SHALL BE DESIGNED FOR REMOVAL FROM ABOVE USING A 2"Ø GUIDE RAIL SYSTEM. PUMPS MUST BE ABLE TO PASS MINIMUM SPHERE OF 3.0". REFER TO LIFT STATION DETAILS FOR PUMP MODEL AND SPECIFICATIONS.

4-4.2 ELECTRICAL SECTION

THIS SECTION APPLIES TO LIFT STATION DISCHARGING 300 GALLONS PER MINUTE OR LESS. ALL OTHERS SHALL BE SUBMITTED TO DESTIN WATER USERS FOR APPROVAL.

4-4.3 CONTROL PANEL

PROVIDED BY THE UTILITY COMPANY.

4-4.4 POWER SUPPLY AND MAIN DISCONNECT

POWER SUPPLY TO THE CONTROL PANEL SHALL BE EITHER 240 VOLT, 3 PHASE, 4 WIRE OR 480 VOLT, 3 PHASE, 4 WIRE. MINIMUM SERVICE SHALL BE 240 VOLT 200 AMP. A 3" RIGID SCHEDULE 40 CONDUIT FOR INCOMING POWER FROM TRANSFORMER TO METER SHALL BE PROVIDED. SINGLE PHASE WILL NOT BE ACCEPTED.

FUSIBLE SAFETY DISCONNECT OF RATED INCOMING AMPERAGE SHALL BE MANUFACTURED BY SQUARE D (MODEL #H324NRB). ALL DISCONNECTS SHALL BE INSTALLED BETWEEN METER AND DOUBLE THROW SAFETY SWITCH.

4-4.5 CONDUIT

ALL CONDUIT SHALL BE 2" RIGID SCHEDULE 40 (EXCEPT AS STATED IN 4.4). A SEAL OFF IS REQUIRED FOR ALL CONDUITS BETWEEN THE MET WELL AND CONTROL PANEL. THE SEAL OFF SHALL BE FILLED WITH APPLETON DUC SEAL NON-HARDENING COMPOUND. THESE SHALL BE MOUNTED 12" OFF THE CONCRETE PAD. EACH CONDUIT SHALL ENTER THE CONTROL PANEL DIRECTLY UNDER THE CORRESPONDING CONTROL POINT.

4-5 WETWELL SECTION

THIS SECTION APPLIES TO LIFT STATIONS DISCHARGING 300 GALLONS PER MINUTES OR LESS. ALL LIFT STATIONS WILL BE A DUPLEX PUMP STYLE. ALL OTHERS MUST BE SUBMITTED FOR APPROVAL.

4-5.1 WET WELL

MINIMUM INSIDE DIAMETER OF 4' AND SHALL NOT HAVE LESS THAN 7' OF DEPTH FROM BOTTOM OF THE LOWEST INVERT TO TOP OF GROUT. THE WET WELL FLOOR SHALL BE FILLED WITH GROUT UP TO BOTTOM OF THE BASE ELLS. ALL INSIDE SEAMS SHALL BE FILLED WITH NON-SHRINK GROUT. WET WELL SHALL BE COATED WITH HDPE LINER OR SPRAY LINER APPROVED BY DWU.

4-5.2 PIPING

ALL PIPING SHALL BE 4" OR GREATER DUCTILE IRON. ALL CONNECTIONS WILL BE MADE BY MEANS OF FLAT FLANGE TYPE. DISCHARGE PIPES SHALL BE ONE CONTINUOUS PIECE FROM THE BASE ELL TO THE 90 DEGREE ELBOW THAT EXITS WET WELL. FOR DISCHARGE PIPES THAT HAVE A LENGTH GREATER THAN 15', A SOLID SLEEVE COUPLING SHALL BE USED. THE COUPLING WILL BE MOUNTED SO IT WILL NOT BE SUBMERSED EXCEPT UNDER A FLOODED CONDITION.

4-5.3 BASE ELLS

BASE ELLS SHALL BE HIGH PRESSURE COUPLING STYLE AS MANUFACTURED BY APPROVED PUMP MANUFACTURER. IT SHALL BE A HIGH PRESSURE COUPLING STYLE THAT UTILIZES A SINGLE STAINLESS STEEL 2"Ø RAIL SYSTEM. THE RAIL SHALL BE CONTINUOUS FROM BASE ELL TO 8" ABOVE 90 DEGREE ELBOW. THE RAILS SHALL BE MOUNTED TO THE 90 DEGREE ELBOWS BY AN INTERMEDIATE GUIDE RAIL SUPPORT FLANGE MOUNT.

4-5.4 GROUT

THE FLOOR SHALL BE POURED WITH GROUT UP TO THE BOTTOM OF BASE ELLS, AT A 1 TO 1 SLOPE ON THE SIDES FOR CHAMFER (ROLLOC) BUT IS NOT TO INTERFERE WITH PUMP OPERATION.

4-5.5 FLOAT HANGER

PROVIDED BY DWU.

4-5.6 AIR VENT

A 4" ALUMINUM AIR VENT IS REQUIRED. IT IS TO BE STUB ON OPPOSITE SIDE AS THE CONDUIT FROM WET WELL UNDER THE CONTROL PANEL A MINIMUM OF 18" ABOVE ELEVATION OF WET WELL.

4-5.7 CROSS BRACE

A CROSS BRACE MADE OF 3"x3"x1/2" ALUMINUM ANGLE SHALL BE USED TO BRACE THE DISCHARGE PIPES TO THE WET WELL. IT WILL BE MOUNTED BEHIND THE PIPES TO THE WET WELL WALL WITH A BASE PLATE MEASURING 6"x9"x3/8". THE BASE PLATE SHALL BE ALUMINUM FLAT STOCK AND SHALL BE SECURED TO WALL WITH TWO 3/8" ANCHOR BOLTS STAINLESS STEEL. THE BRACE SHALL BE CONNECTED TO THE DISCHARGE PIPES WITH A 4"x3/16" STAINLESS STEEL U-BOLT. THE BRACE SHALL BE MOUNTED 18" BELOW THE 90 DEGREE ELBOWS OF THE DISCHARGE PIPES.

4-5.8 ACCESS COVER

THE ACCESS COVER SHALL BE MANUFACTURED BY HALLIDY OR THOMPSON FAB. FOR DWU 36X48 ALUMINUM WITH SLAMLOCK & ANCHORS. ACCESS COVER SHALL OPEN TOWARD THE DRYWELL.

4-6 DRYWELL SECTION

THIS SECTION APPLIES TO LIFT STATIONS DISCHARGING 300 GALLONS PER MINUTE OR LESS. ALL OTHERS WILL BE SUBMITTED FOR APPROVAL.

4-6.1 DRYWELL

A PRECAST CONCRETE UTILITY BOX WITH OUTSIDE DIMENSION OF 6'X5'X4' IS REQUIRED. A MINIMUM CLEARANCE OF 8' FROM INSIDE WALL OR FLOOR AND ANY ASSEMBLY IS REQUIRED. A 48"X42" DOUBLE DOOR ACCESS HATCH WITH RECESSED HANDLE AND SLAM LOCK, NO PADLOCK TAB, AS MANUFACTURED BY HALLIDY OR THOMPSON FAB FOR DESTIN WATER USERS WILL BE USED.

4-6.2 ACCESS COVER

THE ACCESS COVER SHALL BE MANUFACTURED BY HALLIDY OR THOMPSON FAB FOR DWU 48X42 ALUMINUM WITH SLAMLOCK AND ANCHORS. ACCESS COVER SHALL BE ON CENTER WITH DISCHARGE PIPES AND SHALL SLAMLOCK TO WET WELL SIDE.

4-6.3 PIPE

ALL PIPING SHALL BE 4" OR GREATER DUCTILE IRON. ALL CONNECTIONS SHALL BE OF FLAT FLANGE TYPE. PIPE FROM WET WELL TO CHECK VALVE WILL BE CONTINUOUS AND WILL TERMINATE NO CLOSER THAN 6" FROM INSIDE WALL.

4-6.4 CHECK VALVE

CHECK VALVES SHALL BE OUTSIDE SPRING AND LEVER 4" FLAT FLANGE STYLE AS MANUFACTURED BY AVK. TWO ARE REQUIRED.

4-6.5 PLUG VALVE

PLUG VALVES SHALL BE 1/4 TURN FLAT FLANGE STYLE AS MANUFACTURED BY VAL MATIC.

4-6.6 GATE VALVES

GATE VALVES SHALL BE OF CAST IRON BODY, RESILIENT SEAT DESIGN. GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 175 PSI, AND SHALL COMPLY WITH ANWWA C 500. GATE VALVES SHALL OPEN BY COUNTERCLOCKWISE ROTATION OF THE VALVE STEM AND SHALL BE FITTED WITH HUB-TYPE HAND OPERATORS. GATE VALVES SHALL BE SIZED AND LOCATED AS INDICATED ON THE PLANS. ALL GATE VALVES 4" AND LARGER SHALL BE AMERICAN FLOW CONTROL. SERIES 2500 MECHANICAL JOINT DUCTILE IRON OPEN LEFT RESILIENT WEDGE WITH 2"x2" OPERATING NUT OR APPROVED EQUAL.

4-6.7 BYPASS

THE BYPASS SHALL BE A 4" MALE QUICK DISCONNECT WITH DUST PLUG. IT SHALL BE MOUNTED TO A 4" CAST IRON FLAT FLANGE FEMALE ADAPTER WITH A 4" GALVANIZED CLOSE NIPPLE 6" IN LENGTH.

4-6.8 FORCEMAIN

DUCTILE IRON PIPE SHALL BE USED TO EXIT THE DRYWELL, TO A POINT 18" PAST OUTSIDE WALL, A MECHANICAL JOINT TRANSITION COUPLING SHALL BE USED TO CONNECT TO THE PVC FORCEMAIN.

4-6.9 PRESSURE GAUGE

ONE LIQUID FILLED, STAINLESS STEEL, 0 TO 100 PSI PRESSURE GAUGE WITH 3-1/2" FACE SHALL BE USED ON EACH DISCHARGE PIPE WITH A PETCOCK VALVE.

4-6.10 DRAIN

THE DRAIN FROM DRYWELL TO WET WELL SHALL BE A 3" PVC PIPE, ON A 1/2" FALL PER FOOT SLOPE, EXTENDED A MINIMUM OF 8" INTO WET WELL. A GRAVITY FLOW PVC CHECK VALVE WITH REMOVABLE TOP SHALL BE USED. CHECK VALVE SHALL BE MANUFACTURED BY PLASTIC ODDITIES (MODEL #PBF 380).

4-6.11 MISCELLANEOUS HARDWARE

THE CONTRACTOR SHALL SUPPLY ALL MISCELLANEOUS HARDWARE. ALL MISCELLANEOUS HARDWARE SHALL BE OF TYPE 304 ALLOY, STAINLESS STEEL CONSTRUCTION.

4-7 WATER SERVICE

A 3/4" WATER SERVICE SHALL BE SUPPLIED. LOCATION TO BE COORDINATED WITH DESTIN WATER USERS.

4-8 ACCESS

ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE ON A 24-HOUR BASIS. IF A DRIVEWAY IS USED, IT MUST BE CONSTRUCTED AT A MINIMUM OF 12' WIDE AND BE ABLE TO SUPPORT A HEAVY-DUTY VEHICLE WITH TRAILER MOUNTED 100 KV GENERATOR. LOCATION OF DRIVE TO BE COORDINATED WITH DWU.

DESTIN WATER USERS, INC.



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

NOTES:

DWU TYPICAL SPECIFICATIONS 2

DATE:	REVISION DATE:	DRAWN BY:	REVIEWED BY:	SHEET:
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4-9 EASEMENT

A RECORDED EASEMENT SHALL BE REQUIRED FOR ALL LIFT STATIONS AND FORCEMAINS THAT ARE NOT ON RIGHTS OF WAY. ALL COSTS OF RECORDING EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.

4-10 ELECTRICAL SERVICE

OWNER SHALL INITIATE ACCOUNT, PRIOR TO ANY PUMP DOWN TEST OR ACCEPTANCE BY DWU. OWNER SHALL INCUR ANY COST PRIOR TO ACCEPTANCE BY DWU.

4-11 PIPING AND PIPE FITTINGS

4-11.1 CAST IRON PIPE

ALL CAST-IRON SHALL BE CENTRIFUGALLY CAST CONFORMING TO ANSI A21.8, AND MEETING ALL THE QUALITY AND METALLURGICAL PROVISIONS OF ANSI STANDARD SPECIFICATION A 21.10 "THICKNESS DESIGN OF CAST-IRON PIPE". LINING AND COATING SHALL BE P-401 OR APPROVED EQUAL.

4-11.1.1 FLANGED JOINTS

ANSI STANDARD SPECIFICATIONS B16.1, CAST-IRON PIPE FLANGES AND FLANGED FITTINGS, 125 POUNDS, SCREWED ON FLANGES, FACED AND DRILLED TO ANSI CLASS 125 POUND TEMPLATE WITH RED SHEET RUBBER GASKETS.

4-11.1.2 FITTINGS

FITTINGS SHALL MEET ANSI STANDARD SPECIFICATION A21.10, CAST-IRON FITTINGS, 2-INCH THROUGH 48-INCH FOR WATER AND OTHER LIQUIDS. MINIMUM PRESSURE RATING SHALL BE EQUAL TO THAT OF THE PIPE SPECIFIED. ALL FITTINGS SHALL BE COATED ON INSIDE WITH PERMOX OR APPROVED EQUAL.

4-11.2 COATING FOR WASTEWATER LINES

ALL CAST IRON PIPE AND FITTINGS TO BE INSTALLED UNDERGROUND SHALL BE COATED EXTERIOR WITH HOT-DIP COAL-TAR. THE EXTERIOR OF ALL ABOVE GROUND PIPE SHALL RECEIVE A COAT OF RUST INHIBITOR PRIME COMPATIBLE WITH THE FINISH PAINT SCHEDULE. INTERIOR SHALL BE P-401 OR APPROVED EQUAL.

4-11.3 DETECTOR TAPE

ALL NON-METALLIC SEWER FORCE MAIN LINES SHALL BE MARKED WITH DETECTOR TAPE AND 12 GAUGE TRACER WIRE TO ENABLE LOCATION WITH A FERROUS METAL DETECTOR. THE DETECTOR TAPE SHALL BE PLACED APPROXIMATELY 12" ABOVE THE PIPE AND THROUGHOUT THE ENTIRE PIPE LENGTH. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE DETECTOR TAPE DURING THE BACKFILLING OPERATION.

4-12 INSTALLATION

4-12.1 LIFT STATION AND APPURTENANCES

4-12.1.1 GENERAL

THE LIFT STATION AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR THE REQUIREMENTS OF DESTIN WATER USERS, WHICHEVER IS MORE STRINGENT.

4-12.1.2 OPERATION OF SYSTEM

OPERATION OF THE STATION SHALL BE AS FOLLOWS: WATER LEVEL RISES TO LEAD PUMP ON LEVEL; THE LEAD PUMP STARTS AND LOWERS THE LEVEL TO PUMP(S) OFF LEVEL; THE PUMP STOPS AND AUTOMATICALLY ALTERNATES TO POSITION THE SECOND (LAG) PUMP AS LEAD PUMP FOR THE NEXT CYCLE. IF THE LEAD PUMP STARTS AND THE WATER LEVEL CONTINUES TO RISE TO THE LAG PUMP ON LEVEL, THE LAG PUMP WILL THEN START AND BOTH PUMPS WILL OPERATE TOGETHER UNTIL THE WATER LEVEL IS LOWERED TO THE PUMP'S OFF LEVEL. IF THE LEAD PUMP FAILS FOR ANY REASON, AN OVERRIDE CONTROL SHALL BEGIN OPERATING THE LAG PUMP.

4-12.1.3 START-UP, INITIAL OPERATION

THE CONTRACTOR SHALL START UP AND PROVIDE INITIAL TESTING BEFORE OPERATION OF THE COMPLETED PUMPING STATION. THE INITIAL OPERATION SHALL INCLUDE FILLING USING POTABLE WATER, IF NECESSARY, OF THE WET WELL AS NECESSARY, TO CYCLE AND TEST THE PUMPS AND CONTROLS, INCLUDING SIMULATED PUMP FAILURE, AND HIGH WATER ALARM, PUMP ALTERNATION, AND OTHER FEATURES OF THE SPECIFIED EQUIPMENT. TESTING OF THE STATION SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY COMPANY.

4-12.2 PRESSURE PIPING

4-12.2.1 GENERAL

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

PRESSURE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. THE TRENCH SHALL BE GRADED SO THAT WHEN THE PIPE RESTS ON THE TRENCH BOTTOM IT WILL HAVE A UNIFORM BEARING FOR ITS ENTIRE LENGTH. THE PIPE SHALL BE CAREFULLY EXAMINED FOR DEFECTS AND THE INSIDE CLEANED. AFTER PLACING THE PIPE IN THE TRENCH, THE ENDS SHALL BE WIPED FREE FROM ALL DIRT, SAND AND FOREIGN MATERIAL. THE JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.

SUITABLE CONCRETE REACTION OR THRUST BLOCKS (OR APPROVED EQUAL (MEGA LUGS, BELL RESTRAINTS, ETC.) SHALL BE APPLIED ON ALL TEES, PLUGS, CAPS, AND BENDS DEFLECTING 22-1/2 DEGREES OR MORE, OR MOVEMENT SHALL BE PREVENTED BY ATTACHING METAL RODS OR STRAPS APPROVED BY THE ENGINEER. UNLESS OTHERWISE DIRECTED, THE PIPE SHALL BE LAID WITH BELL ENDS FACING IN THE DIRECTION OF LAYING. WHENEVER IT IS NECESSARY TO DEFLECT THE PIPE FROM A STRAIGHT LINE (EITHER IN THE VERTICAL OR HORIZONTAL PLANE) TO AVOID OBSTRUCTION, TO PLUMB STEMS, OR WHERE LONG RADIUS CURVES ARE PERMITTED, THE DEGREE OF DEFLECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE PIPE.

PRESSURE PIPING CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PRESSURE PIPING JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10" BETWEEN ANY TWO JOINTS. ALTERNATIVELY, THE SEWER PRESSURE PIPING MAY BE PLACED IN A SLEEVE OR ENCLOSED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE 12" SEPARATION.

EXCAVATION AND BACKFILLING OF SEWER PRESSURE PIPING SHALL CONFORM TO SECTION 2 OF THESE SPECIFICATIONS. PROVIDE A MINIMUM OF 30" OF COVER OVER SEWER PRESSURE PIPING.

4-13 TESTING

TESTING OF THE PRESSURE CONDUIT SHALL CONFORM TO SECTION 1-5 UNDER POTABLE WATER SYSTEM OF THESE SPECIFICATIONS.

4-13 TESTING

TESTING OF THE PRESSURE CONDUIT SHALL CONFORM TO SECTION 1-5 UNDER POTABLE WATER SYSTEM OF THESE SPECIFICATIONS.

4-14 AS-BUILT CERTIFICATION

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

4-15 AS-BUILT DRAWINGS

THE CONTRACTOR SHALL FURNISH THE ENGINEER AT THE CLOSE OF THE PROJECT WITH ONE (1) SET OF MARKED-UP CONSTRUCTION PLANS DEPICTING AS-BUILT CONDITIONS OF THE SANITARY SEWER PUMPING SYSTEM. THE AS-BUILT PLANS SHALL SHOW THE LOCATION AND ELEVATIONS OF THE SANITARY SEWER PUMPING SYSTEM. ELEVATIONS SHALL BE RELATIVE TO PROJECT DATUM. ENGINEERING APPROVAL OF THE SANITARY SEWER PUMPING SYSTEM WILL NOT BE MADE UNTIL ACCURATE AND LEGIBLE AS-BUILT PLANS ARE RECEIVED. THE UTILITY COMPANY REQUIRES AN ELECTRONIC CAD FILE IN ADDITION TO CERTIFIED RECORD DRAWINGS.

END OF SECTION



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DWU TYPICAL SPECIFICATIONS 3

DATE:	July 11, 2023	REV #	DATE	BY	REASON
REVISION DATE:	 2023	1			
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REVIEWED BY:	MA/BS	3			
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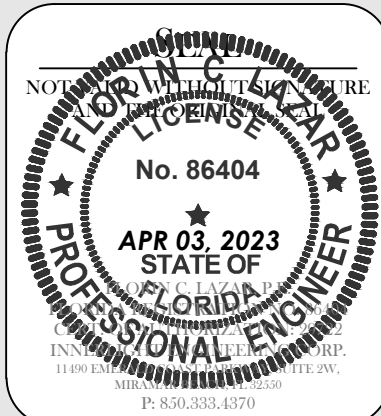
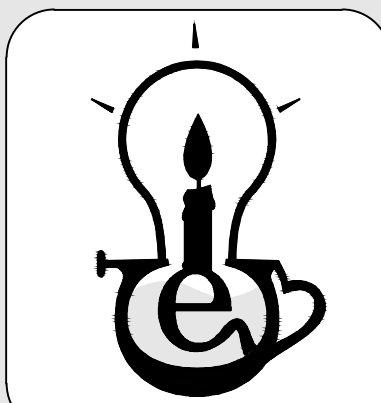


INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
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MIRAMAR BEACH | FLORIDA | 32550
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RESIDENTIAL TOWNHOMES
JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
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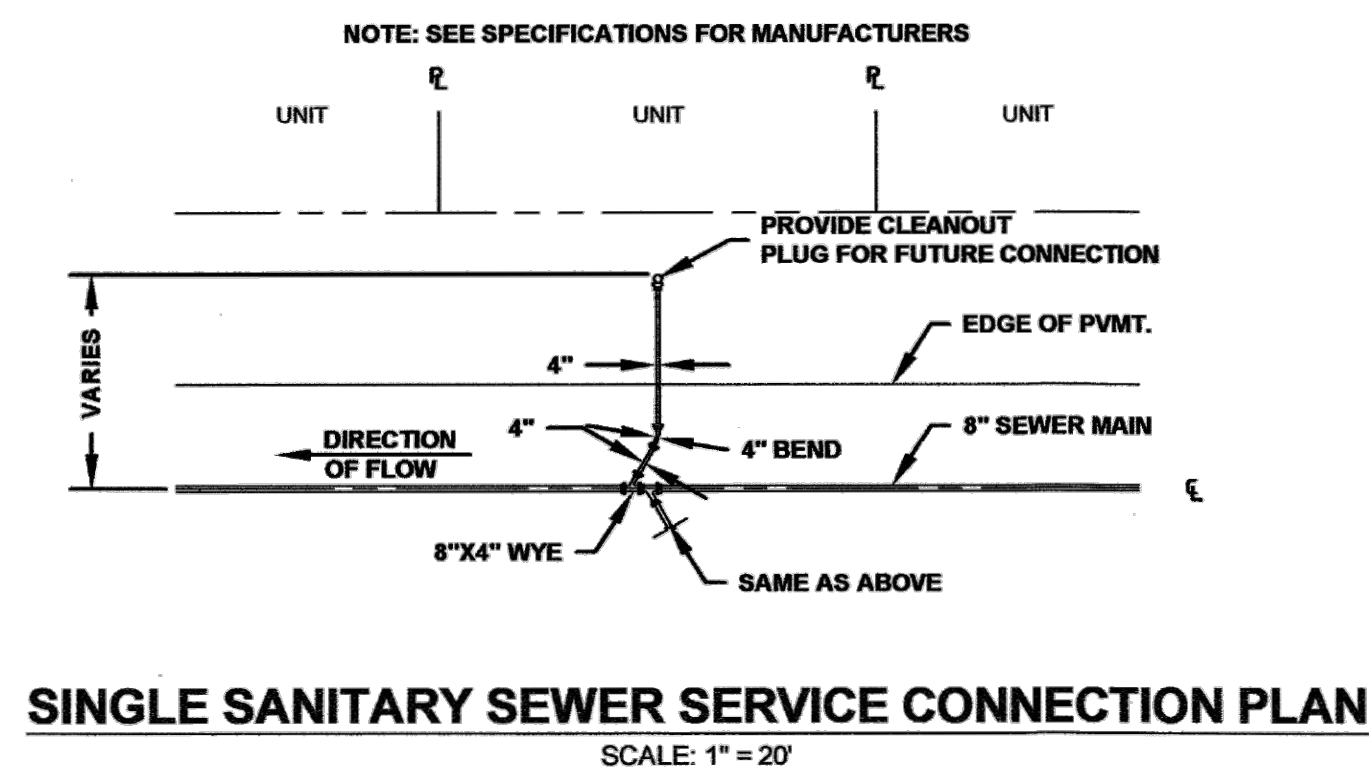
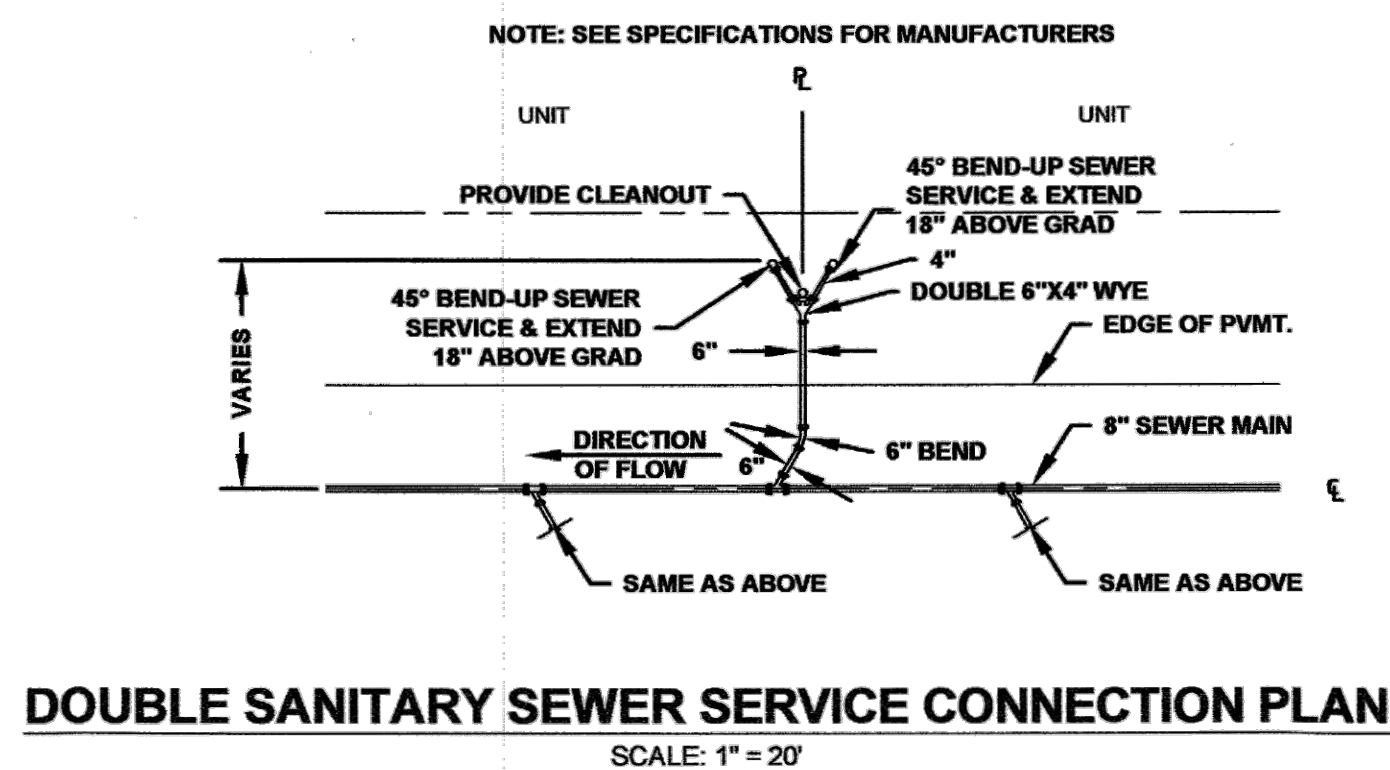
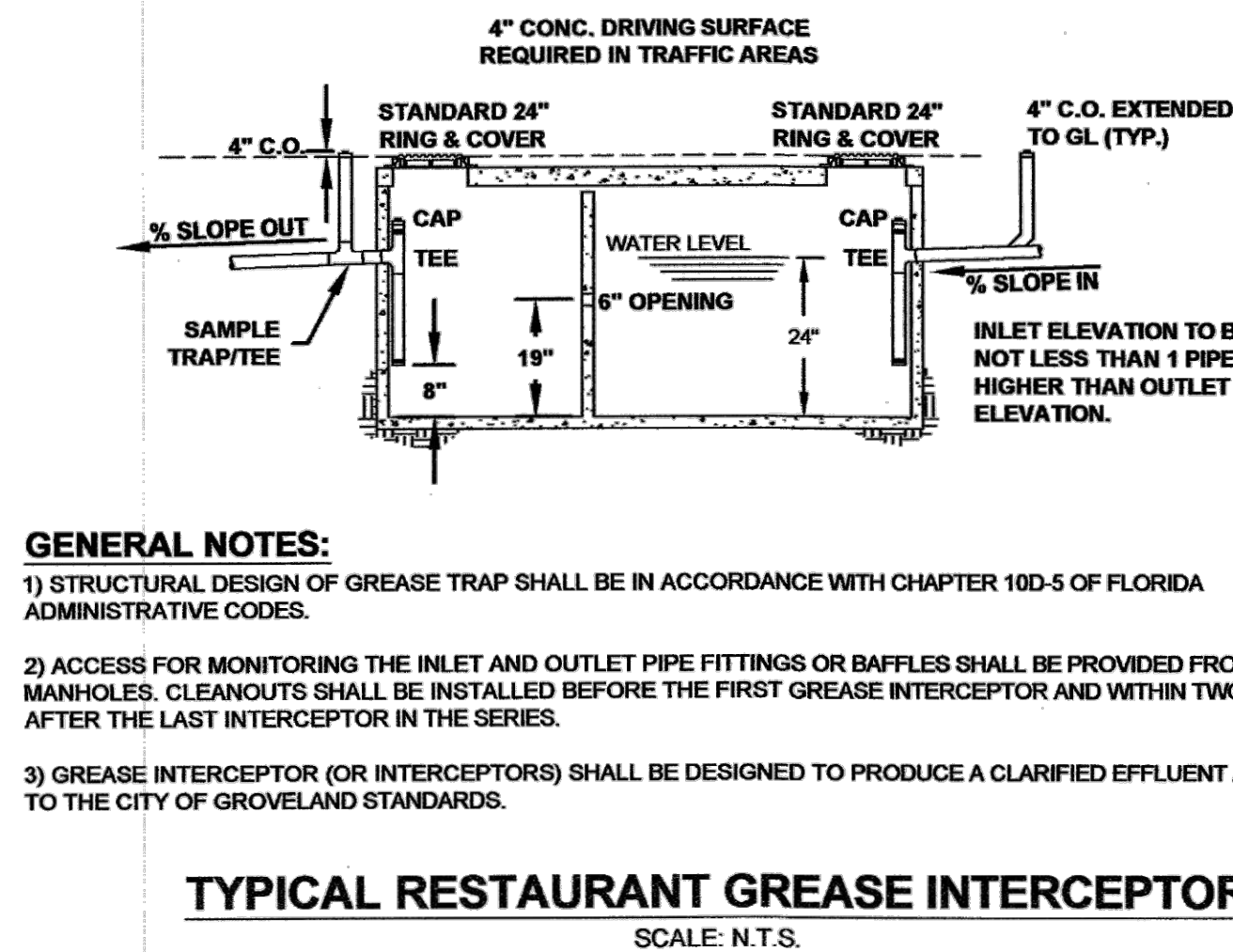
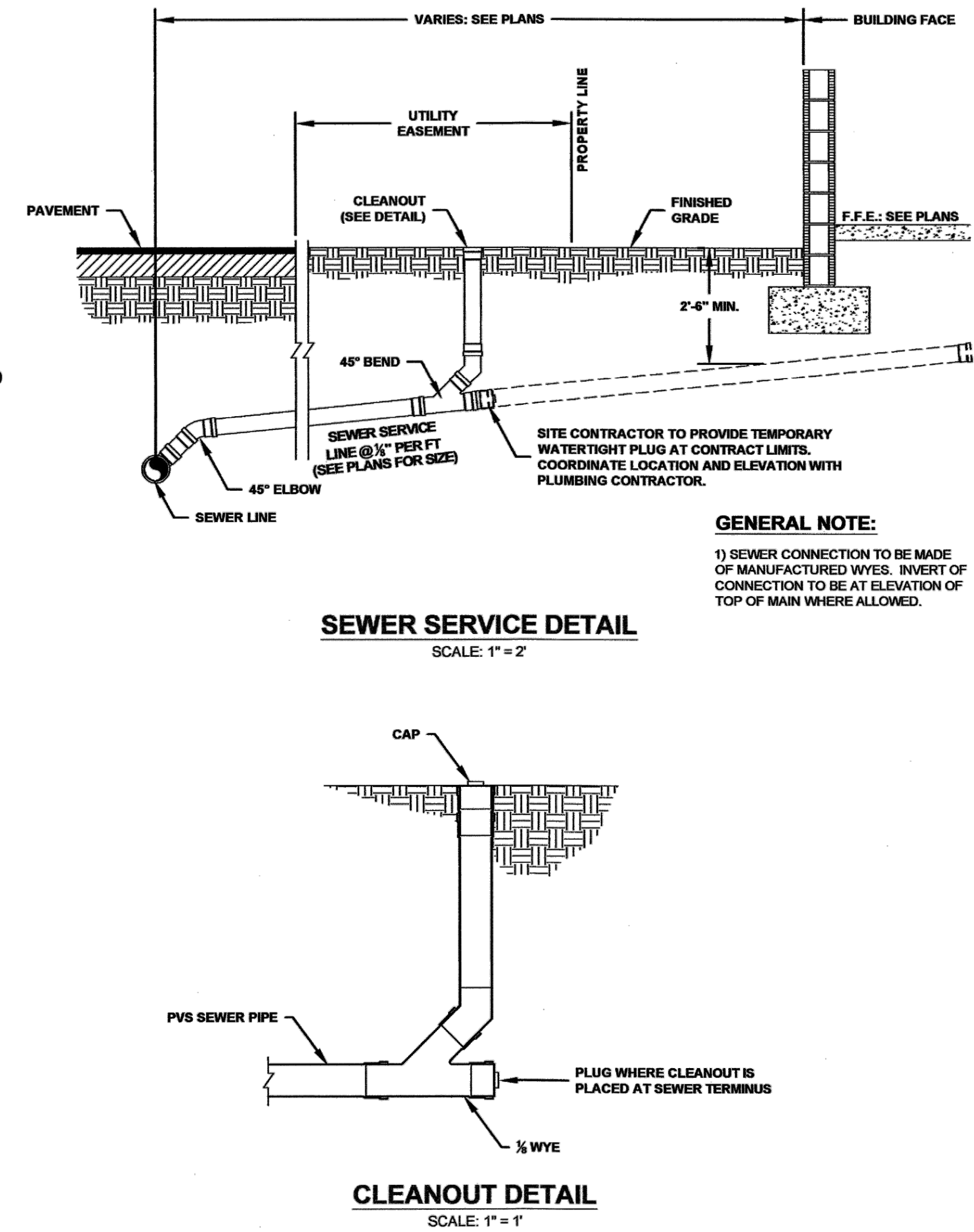
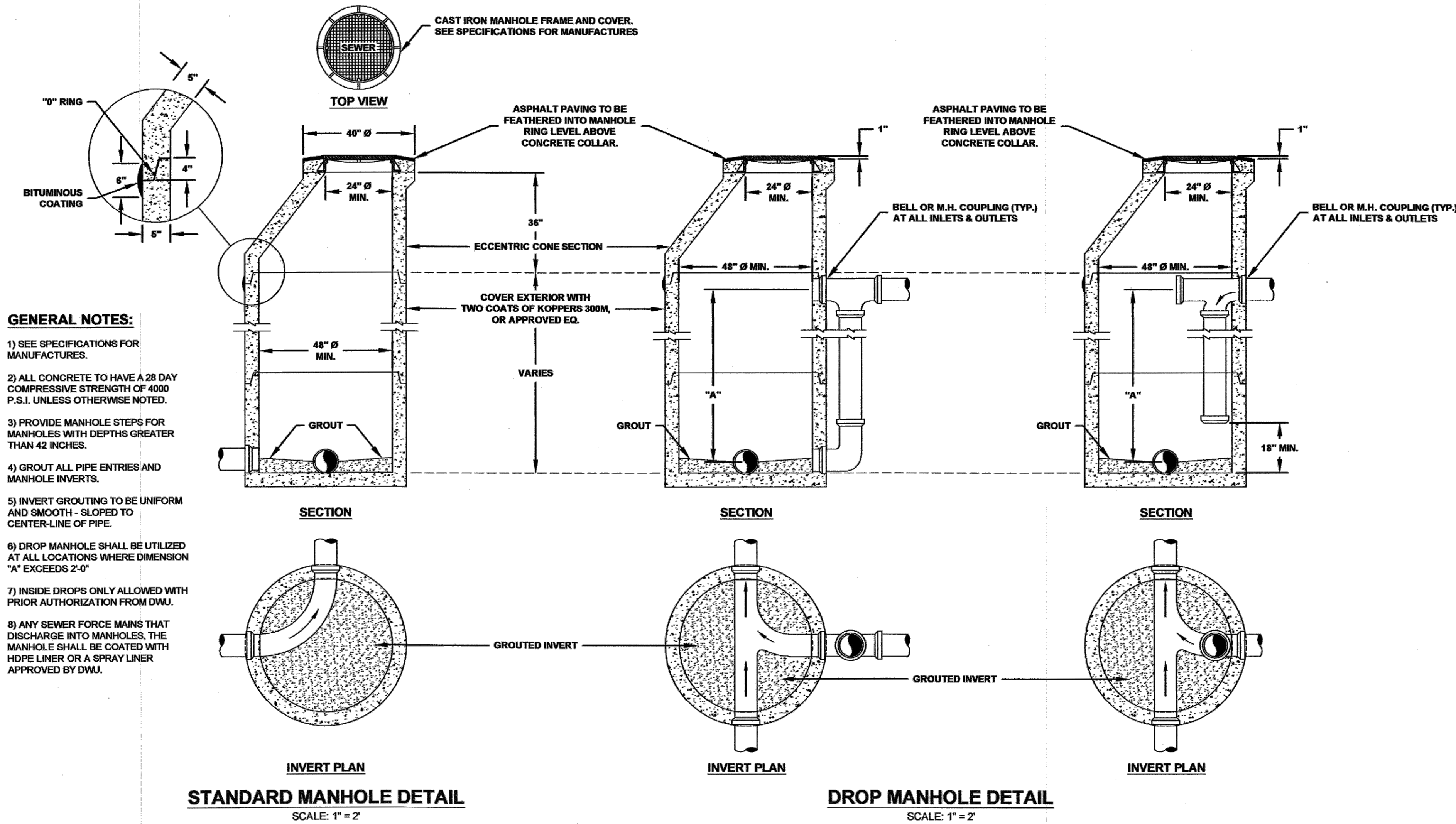
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DWU TYPICAL SPECIFICATIONS 3

SHEET NUMBER

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DWU TYPICAL SANITARY SEWER DETAILS

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DATE: July 11, 2023
REVISION DATE: 2023
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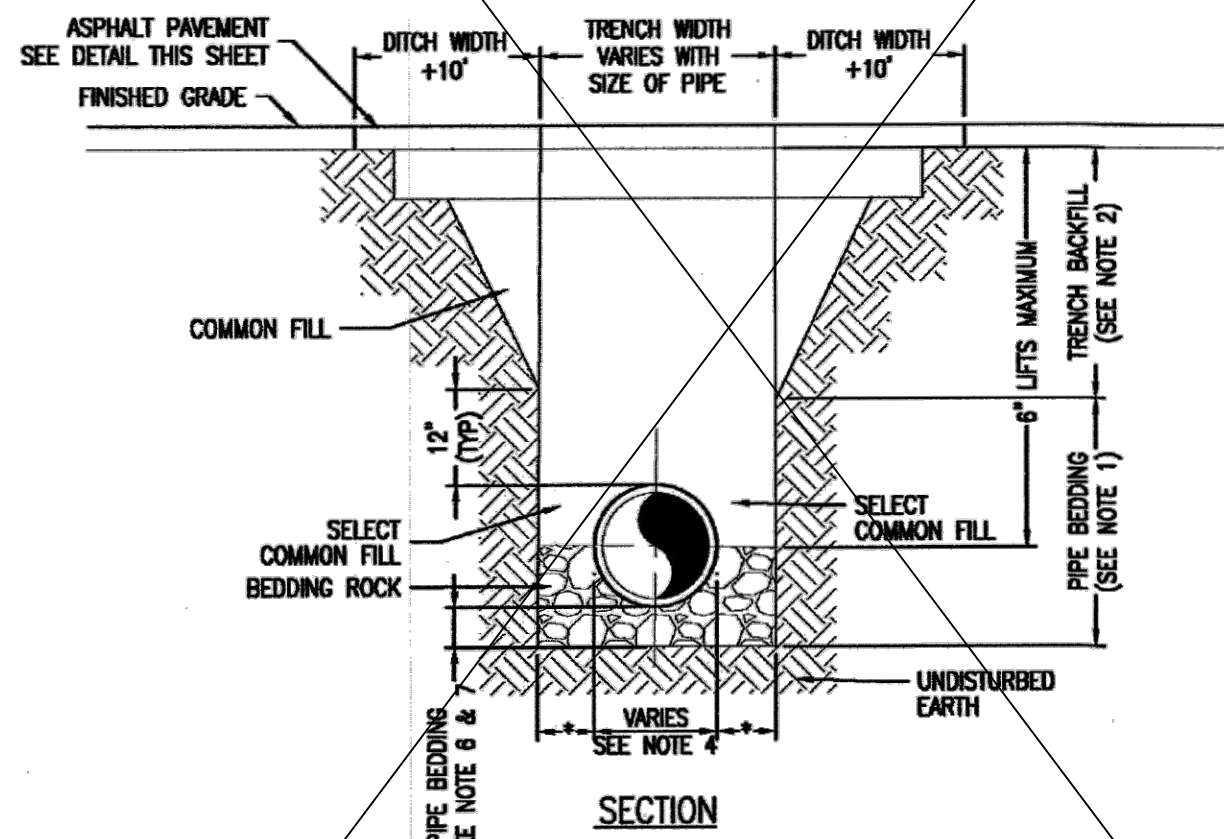
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FLORIDA PROFESSIONAL ENGINEER
No. 86404
APR 03, 2023
STATE OF FLORIDA

SHEET TITLE
DWU TYPICAL SANITARY SEWER DETAILS

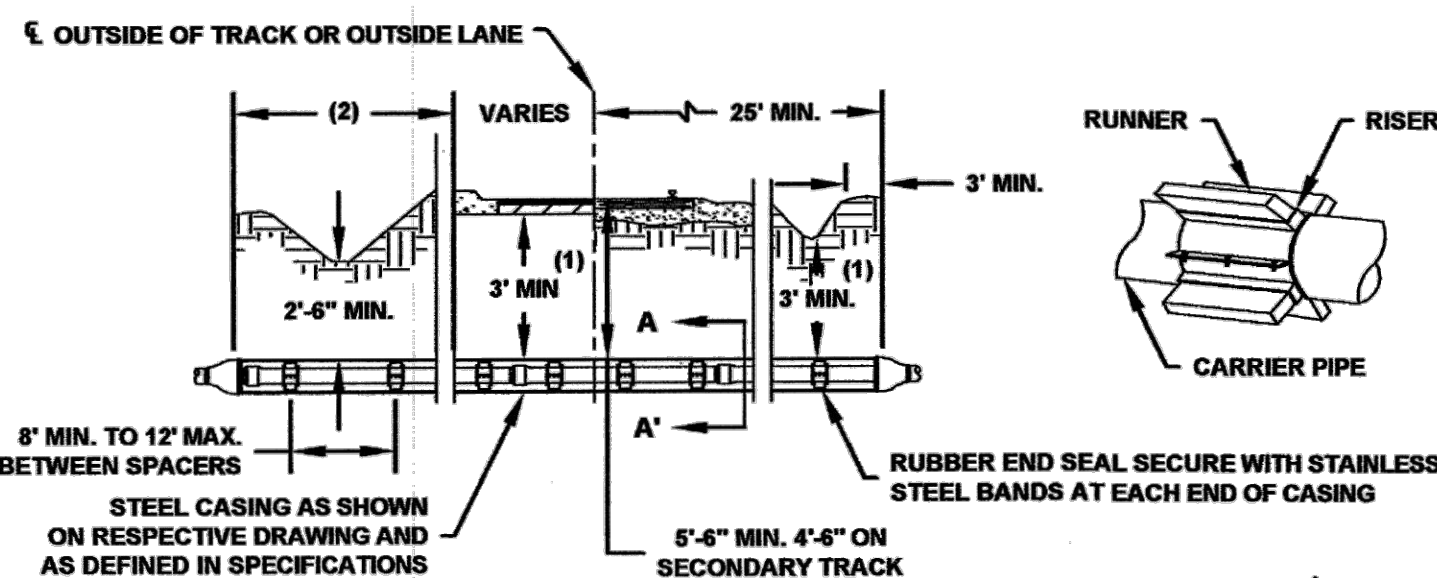
SHEET NUMBER
28 OF 29

SIDEWALK DETAIL



- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER MASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER MASHTO T-180
 3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 4. (X) 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. GRAVITY SENSERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE A MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM PIPE DIAMETER 16" AND LARGER.
 7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY SHALL DETERMINE, IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

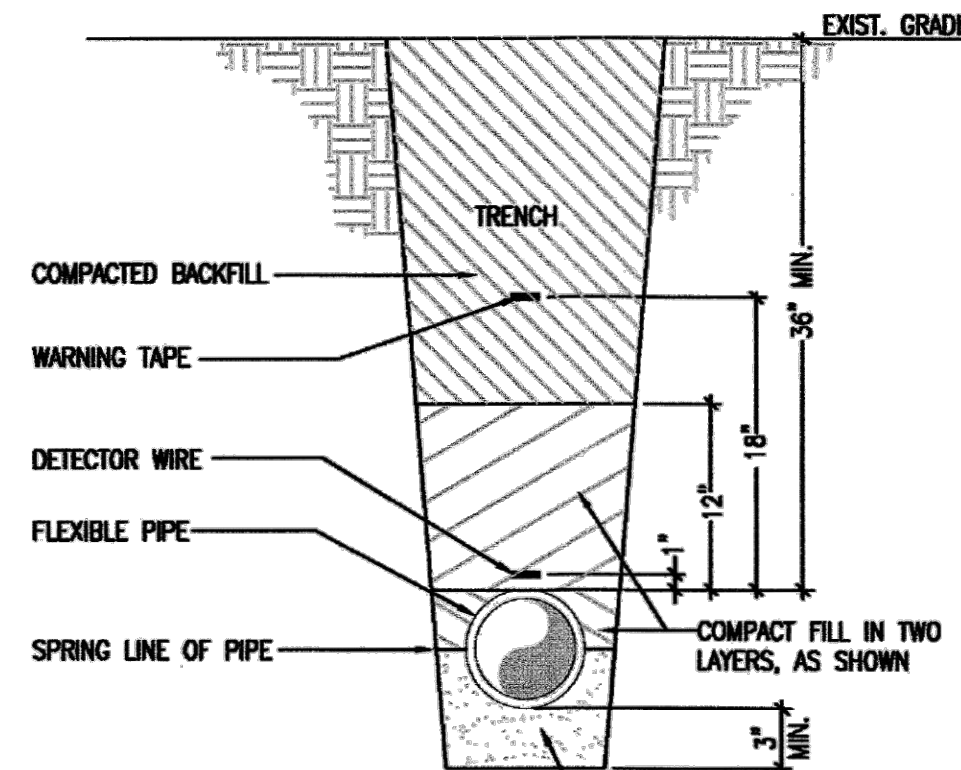
SCALE: N.T.S.



- (1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS
- (2) WITH CURB: 6" STATE & 2" CITY ROADS MINIMUM WITHOUT CURB: STATE & 4" CITY ROADS MINIMUM
- (3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTM A-139, GRADE B.
- (4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN ONLY FOR DIAMETERS LESS THAN 12.75".
- (5) FOR REFERENCE ONLY.

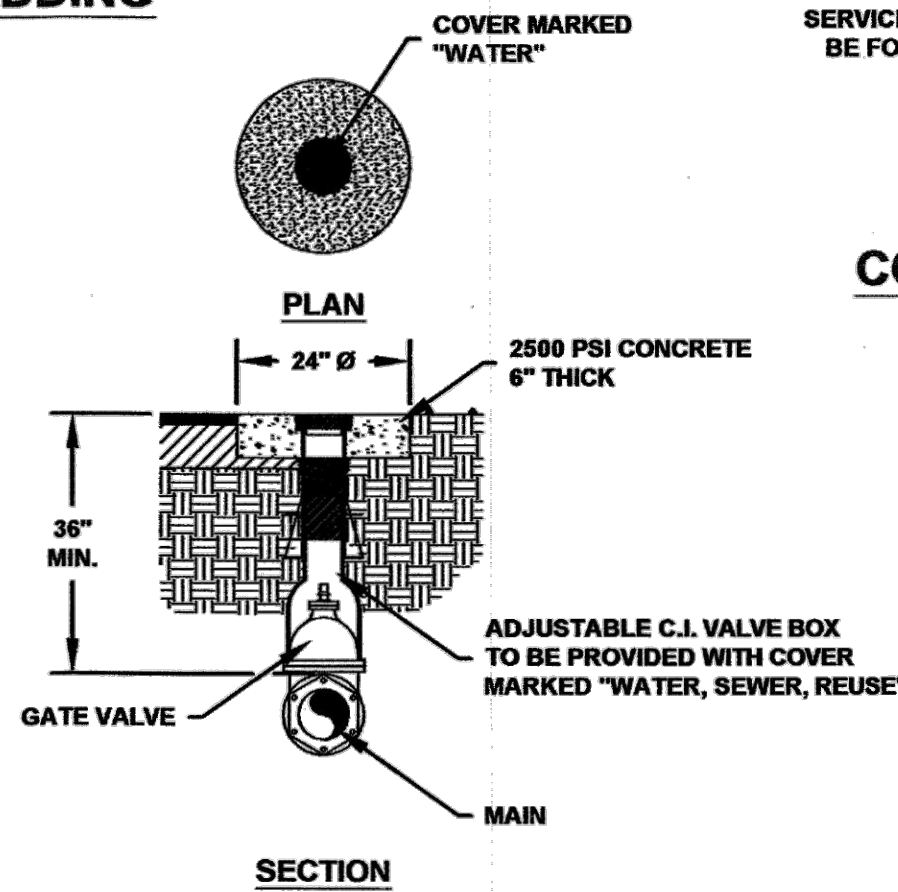
MINIMUM CASING SIZE AND THICKNESS																		
D.I.P.-M.J.	-	-	-	4"	6"	8"	10"	12"	14"	16"	18"	20"	-	24"	30"	36"	42"	48"
D.I.P.-P.O.	-	-	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	-	30"	36"	42"	48"	
P.V.C.	-	-	4"	6"	8"	10"	12"	-	-	-	-	-	-	-	-	-	-	-
(3) STEEL CASING PIPE (D2)	8"(5)10"	12"	14"	16"	18"	20"	24"	24"	30"	30"	36"	36"	42"	48"	54"	60"	66"	
(4) WALL THICKNESS (T) R.O.R.	168"	188"	188"	250"	250"	250"	250"	250"	312"	312"	375"	375"	500"	500"	500"	500"	500"	
(4) WALL THICKNESS (T) I.R.A.	188"	188"	188"	219"	219"	250"	281"	344"	344"	406"	406"	469"	500"	500"	500"	500"	500"	

SCALE: N.T.S.

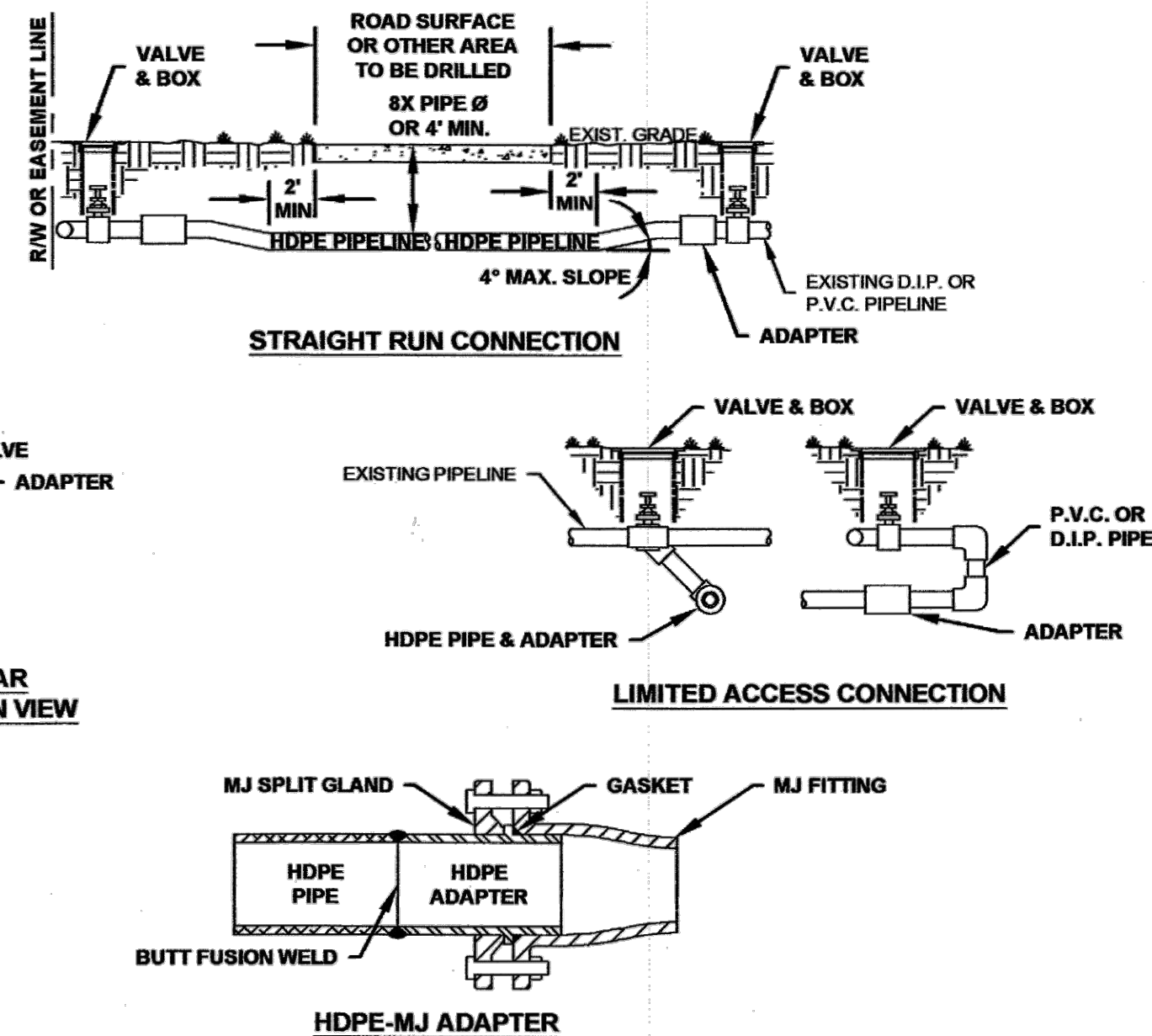


COMPACT BEDDING (EXISTING MATERIAL MAY BE USED IF IT IS A SANDY, GRANULAR MATERIAL). IF EXISTING MATERIAL IS UNSUITABLE, SUCH AS MUCK OR SILT, A BEDDING MATERIAL MUST BE PROVIDED FOR BACKFILL IN ACCORDANCE WITH THE SPECIFICATIONS

SCALE: N.T.S

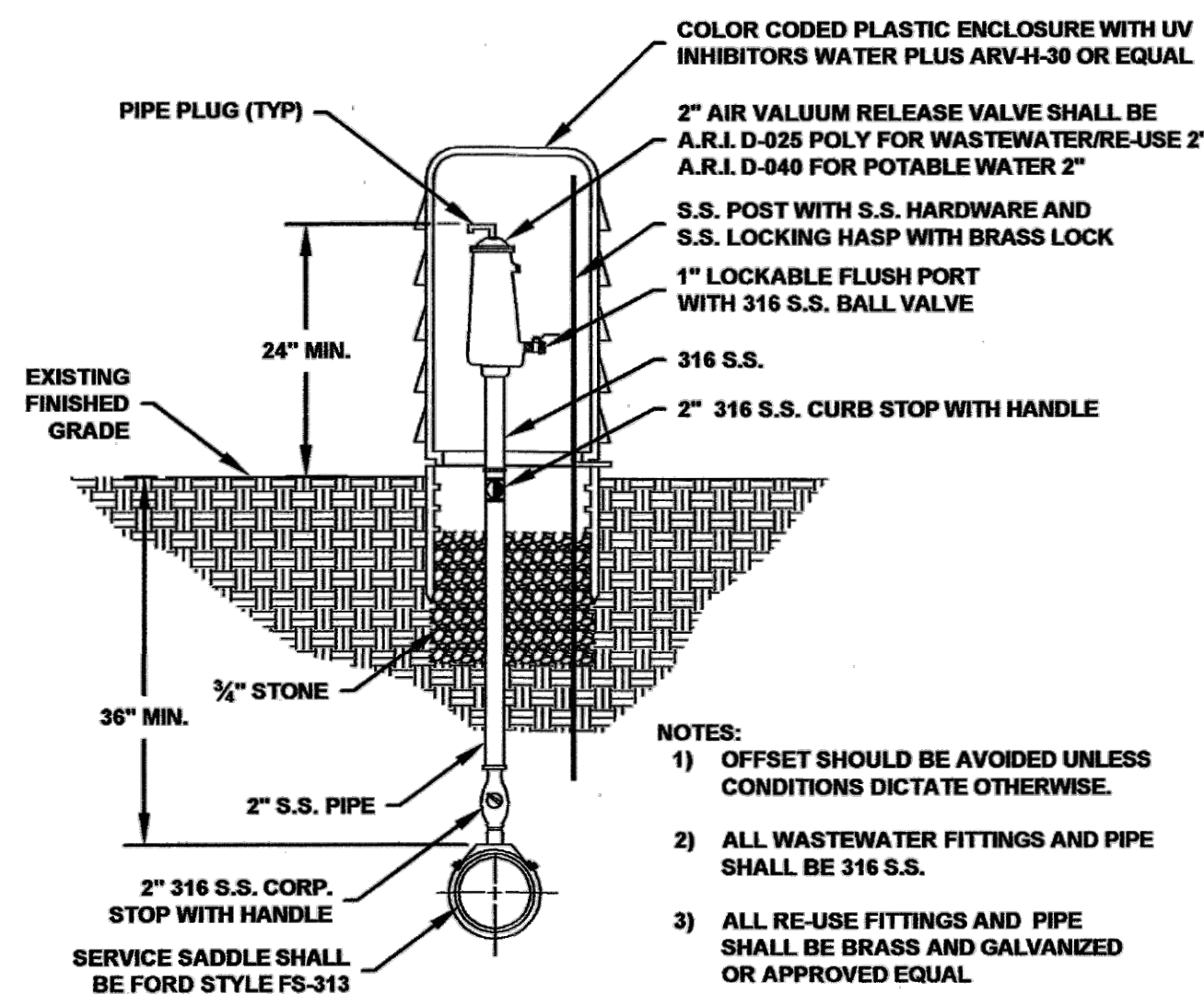


SCALE: 1" = 2'



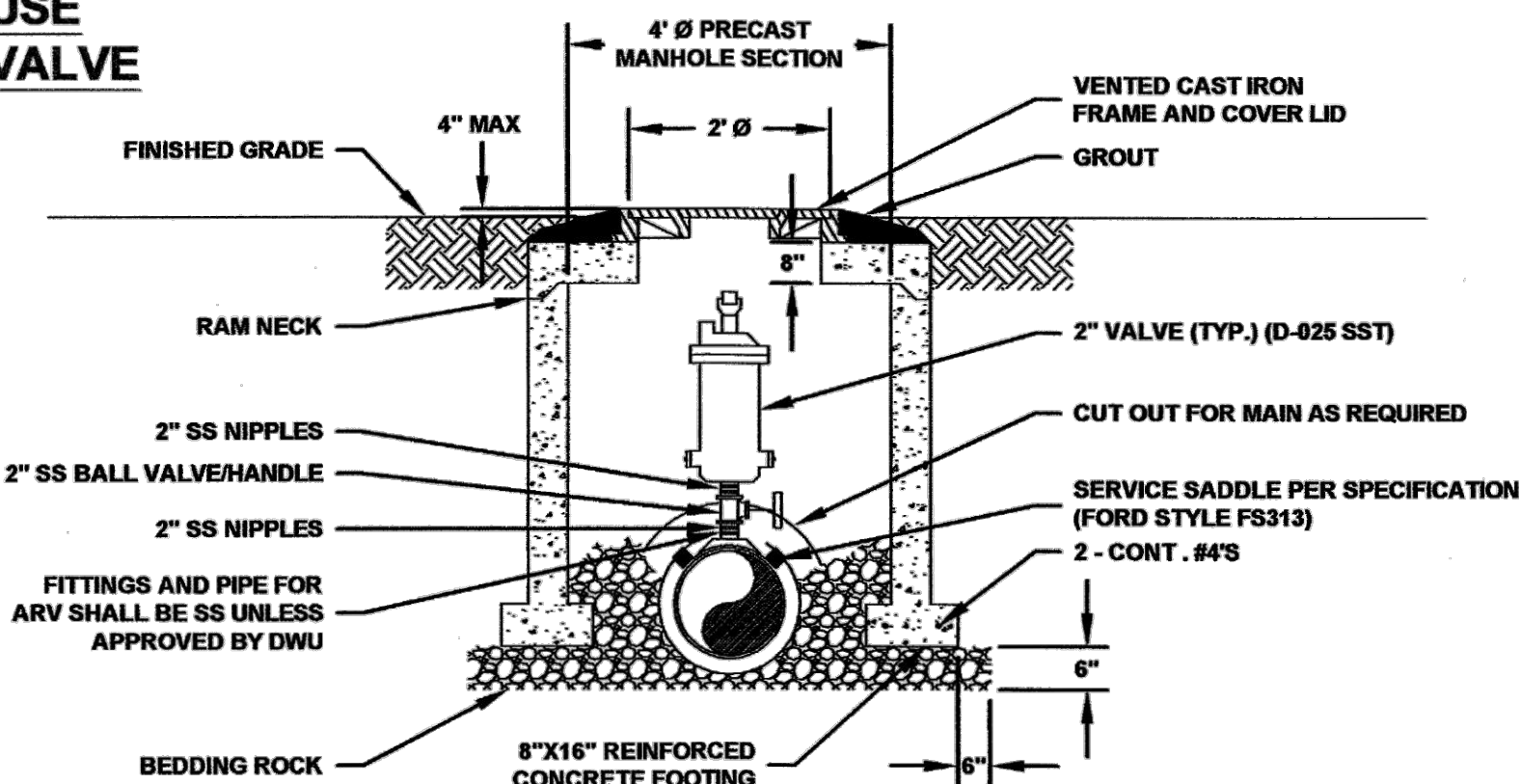
- 1) DIRECTIONAL DRILLS SHALL BE COMPLETED USING FPVC PIPE, DUCTILE IRON SIZE OR APPROVED EQUIVALENT.
- 2) ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.
- 3) ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER), BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

SCALE: N.T.S.



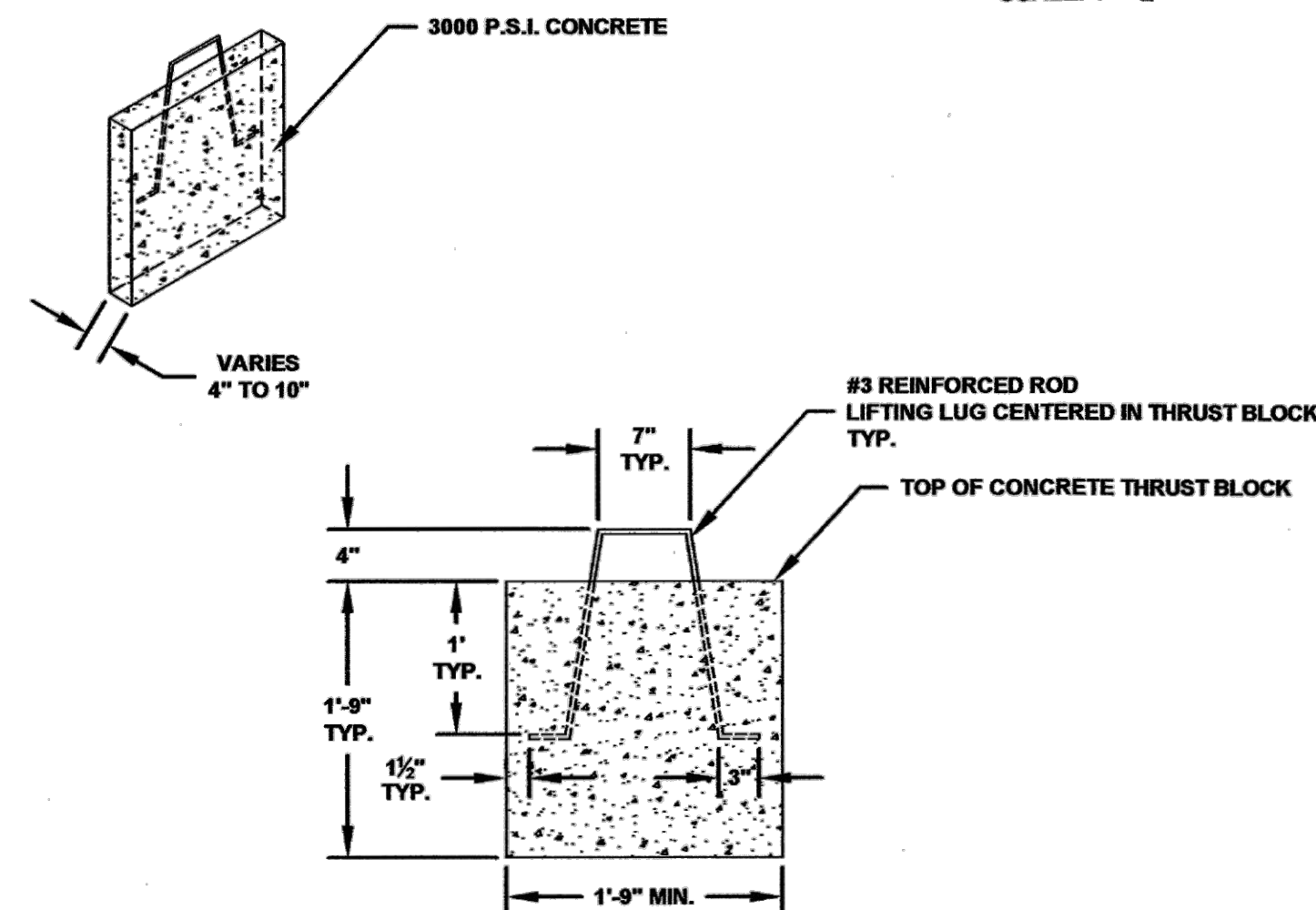
- NOTES:**
- 1) OFFSET SHOULD BE AVOIDED UNLESS CONDITIONS DICTATE OTHERWISE.**
 - 2) ALL WASTEWATER FITTINGS AND PIPE SHALL BE 316 S.S.**
 - 3) ALL RE-USE FITTINGS AND PIPE SHALL BE BRASS AND GALVANIZED OR APPROVED EQUAL**

SCALE: 1" = 2'



- NOTES:**
- 1) PROCAST MANHOLE OR APPROVED EQUAL**
 - 2) ALL FITTINGS TO BE 316 SS**
 - 3) IF ARV IS ON A POTABLE WATERMAIN THEN USE ARI D-040 Z"**

SCALE: 1" = 2'



SCALE: N.T.S.

- GENERAL NOTES:**
- 1) ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST DESTIN WATER USERS APPROVED MATERIAL SPECIFICATION MANUAL.

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NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

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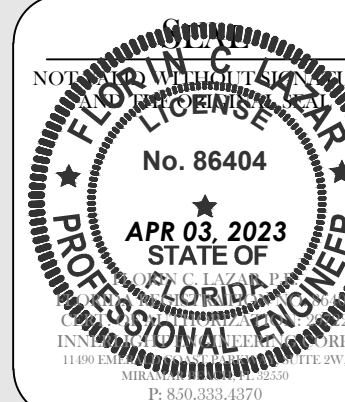
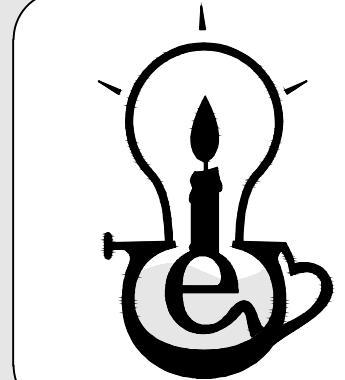
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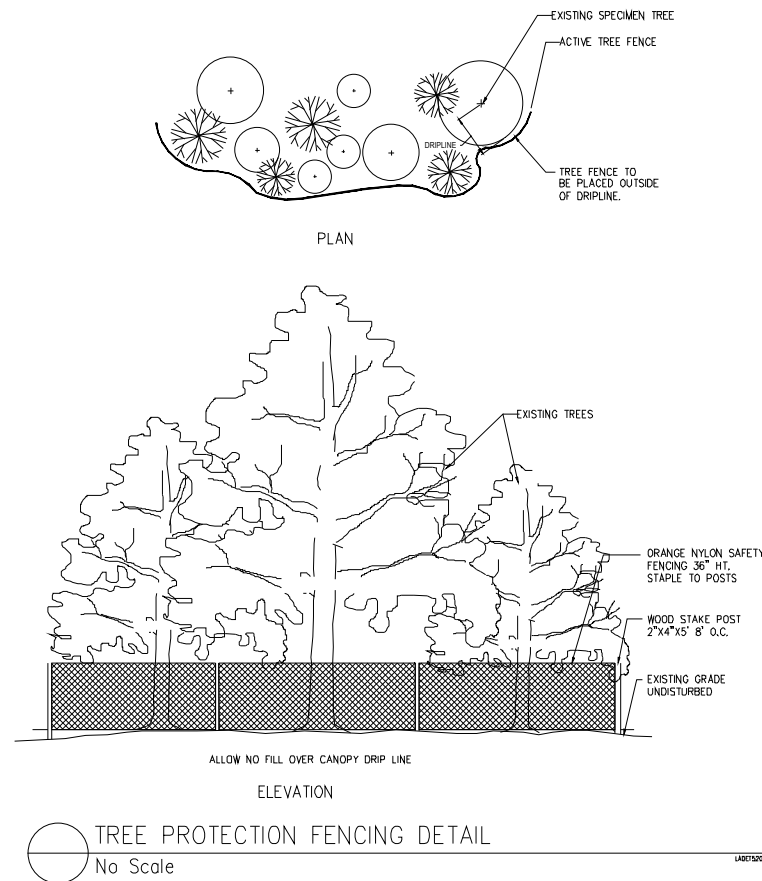
DWU TYPICAL DETAILS

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TREE REQUIREMENTS

CREDITS FOR EXISTING TREES (2" TO 6" DIAMETER) ON SITE	(0 TREES X 2 CREDITS PER TREE):	0
CREDITS FOR EXISTING TREES (7" TO 12" DIAMETER) ON SITE	(8 TREES X 3 CREDITS PER TREE):	24
CREDITS FOR EXISTING TREES (13" TO 19" DIAMETER) ON SITE	(3 TREES X 4 CREDITS PER TREE):	12
CREDITS FOR EXISTING TREES (20" OR 24" DIAMETER) ON SITE	(3 TREES X 5 CREDITS PER TREE):	15
TOTAL REFORESTATION CREDITS FOR EXISTING, PROTECTED OR PRESERVED TREES:		51
REFORESTATION TREES (1 PER ACRE, 5.42 X 10 = 53) REQUIRED ON SITE:		53
REPLACEMENT TREES (REMOVAL OF TREES OVER 12" D.B.H.) REQUIRED ON SITE:		31
REFORESTATION TREE REQUIRED ON SITE:		84
TOTAL REFORESTATION CREDITS FOR EXISTING, PROTECTED OR PRESERVED TREES:		-51
TOTAL REFORESTATION AND REPLACEMENTS FOR PROTECTED OR PRESERVED TREES:		33
PERIMETER TREES, (1 PER 25'), REQUIRED ON SITE:		0
PERIMETER TREES, (1 PER 30'), REQUIRED ON SITE: 144' / 30' = 5 SMALL TREES		5
PERIMETER TREES, (1 PER 30'), REQUIRED ON SITE: 391' / 30' = 14 SMALL TREES		14
PARKING LOT TREES (1 PER END ROW LANDSCAPE ISLAND) REQUIRED ON SITE:		2
PROTECTED TREES TO BE REPLACED		0
TOTAL TREES REQUIRED:		54
TOTAL TREES PROVIDED:		54



LANDSCAPE NOTES:

ALL 3:1 SWALE SIDESLOPES ARE TO BE STABILIZED WITH EROSION CONTROL FABRIC TO PREVENT EROSION.
ALL PLANT MATERIAL TO BE WATERED WITH AN AN AUTOMATIC IRRIGATION SYSTEM.
IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID WATER COVERAGE ON SIDEWALKS AND PARKING AREAS.
ALL LANDSCAPING WITHIN THE VISION TRIANGLE SHALL COMPLY WITH DESTIN LDC CHAPTER 8.03.06.
NO TREE PLANTING SHALL OCCUR WITHIN 10' OF ANY EXFILTRATION COMPONENT.
ALL AREAS NOT LANDSCAPED TO BE STABILIZED.
A MINIMUM OF 75 PERCENT OF ALL PLANT MATERIAL USED MUST BE NATIVE TO NORTHWEST FLORIDA. [12.04.05(E)(2)]
ALL SHRUBS TO BE A MINIMUM OF 12" AT THE TIME OF PLANTING, REQUIRED PARKING LOT HEDGE TO BE 36" TALL AT TIME OF PLANTING
75% OF ALL PLANT MATERIAL SHALL BE NATIVE TO NORTHWEST FLORIDA.
****ALL AREAS NOT OPEN SPACE TO BE STABILIZED WITH BERMUDA GRASS.

- REPRESENTS ONE TREE TO BE REMOVED WITHIN THE PRIMARY FOOTPRINT OF THE ROAD OR WITHIN BUILDING SETBACKS.
- REPRESENTS ONE TREE TO BE REMOVED.

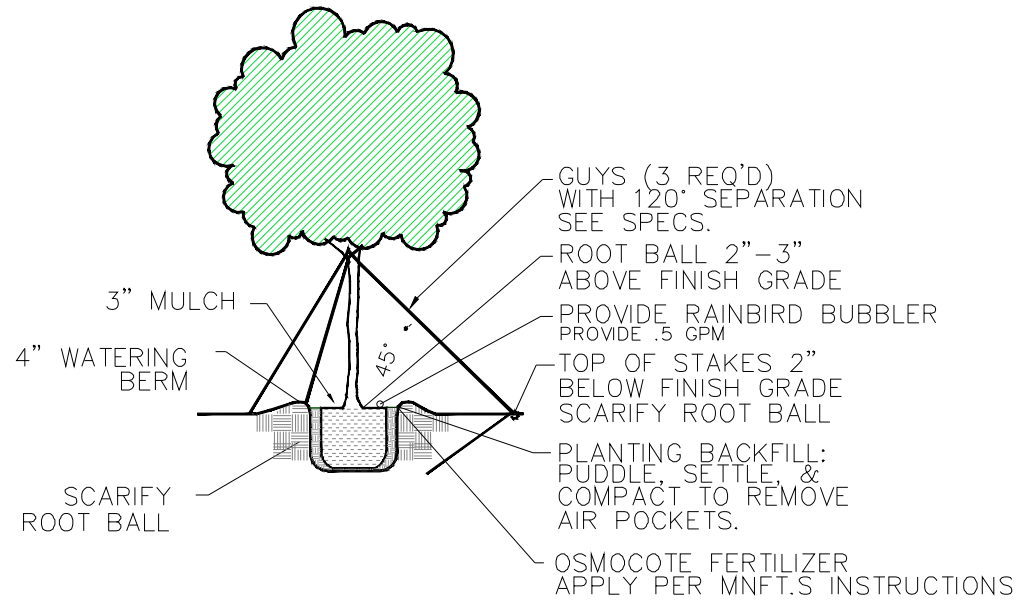
PLANTING SCHEDULE

- REPRESENTS ONE, LIVE OAK, Quercus geminata
MINIMUM OF 12' IN HEIGHT AND BE NO LESS THAN 3.5" IN CALIPER AT THE TIME OF PLANTING.
- REPRESENTS ONE, Dahoon Holly, Ilex cassine
MINIMUM OF 12' IN HEIGHT AND BE NO LESS THAN 3.5" IN CALIPER AT THE TIME OF PLANTING.
SPACE AT 40' ON CENTER.

IRRIGATION

**PROVIDE 1" SCHEDULE 40 PVC MAINLINE, PROVIDE A PRESSURE COMPENSATING BUBBLER TO EACH TREE TO PROVIDE 3-4.5 GALLONS PER WATERING.
PROVIDE WELL OR GRAY WATER TAP, CONNECT TO TIMER AND BACK FLOW PREVENTER AS REQUIRED.

TREE PLANTING DETAIL



Digitally signed by
bradford davis
Date:
2023.10.10
08:03:34
-05'00'

bradford robert davis
LANDSCAPE ARCHITECT
340 oak avenue
sanita rosa beach, fl 32459
telephone 850.974.0616
bradfordrdavis@gmail.com
www.brda.com
fl 0001730
lc26000474

DATE	REVISION	UPDATED PLANT SCHEDULE
9/20/23		

CALHOUN HARBOR
PREPARED FOR INNERLIGHT ENGINEERING
DESTIN, FLORIDA

PERMIT SET
L-1 OF 1
7/14/23

Calhoun Harbor

Lighting Design Layout

Revision 1

Calhoun Harbor

Drawn By: Gerard Mead

Checked By: Gerard Mead

Date: 2/13/2024

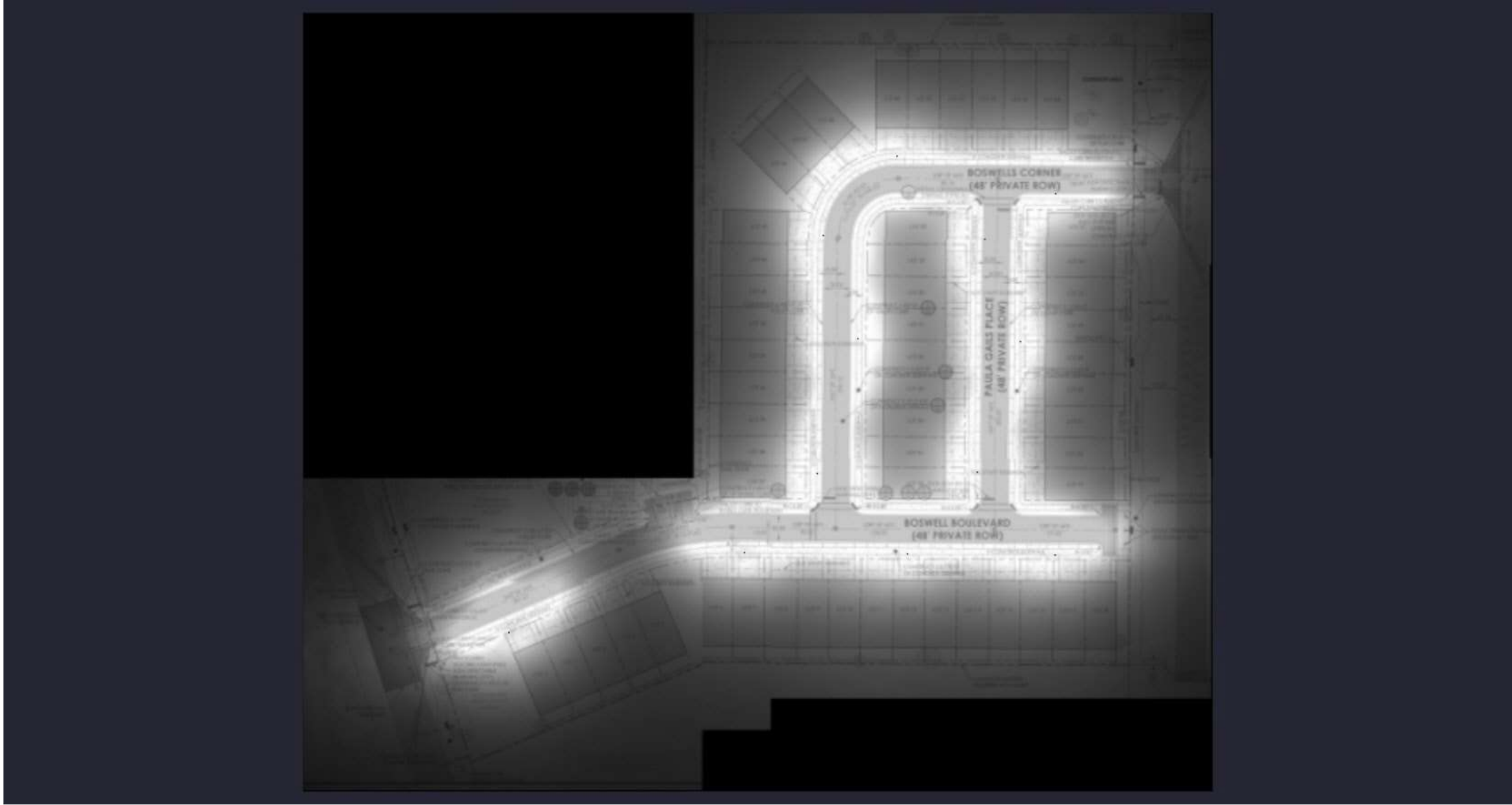
Revision 1

#	Date	Comments

Revisions 1



Page 1 of 7



Calhoun Harbor

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Revision 1

Revisions 1			
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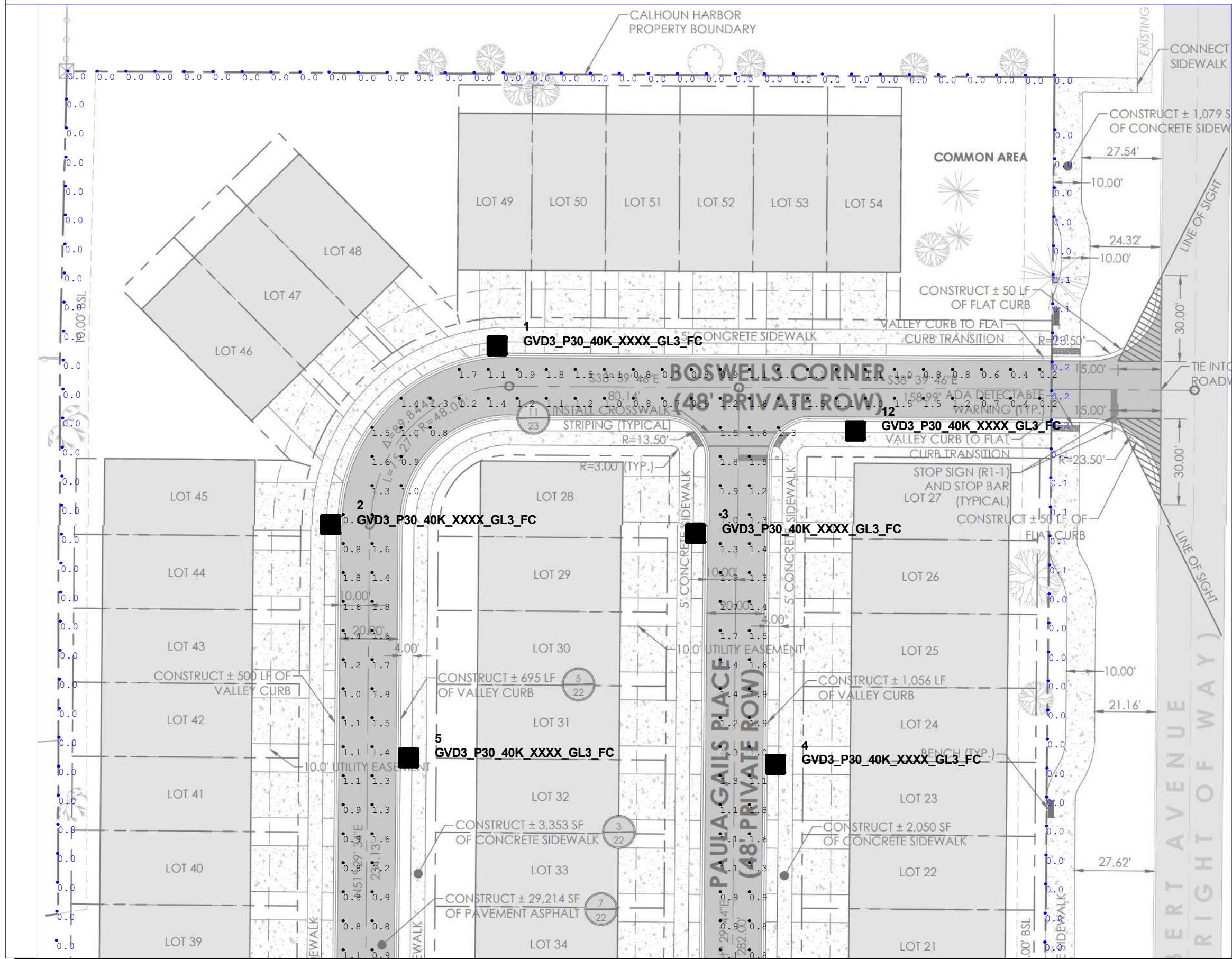


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Revision 1

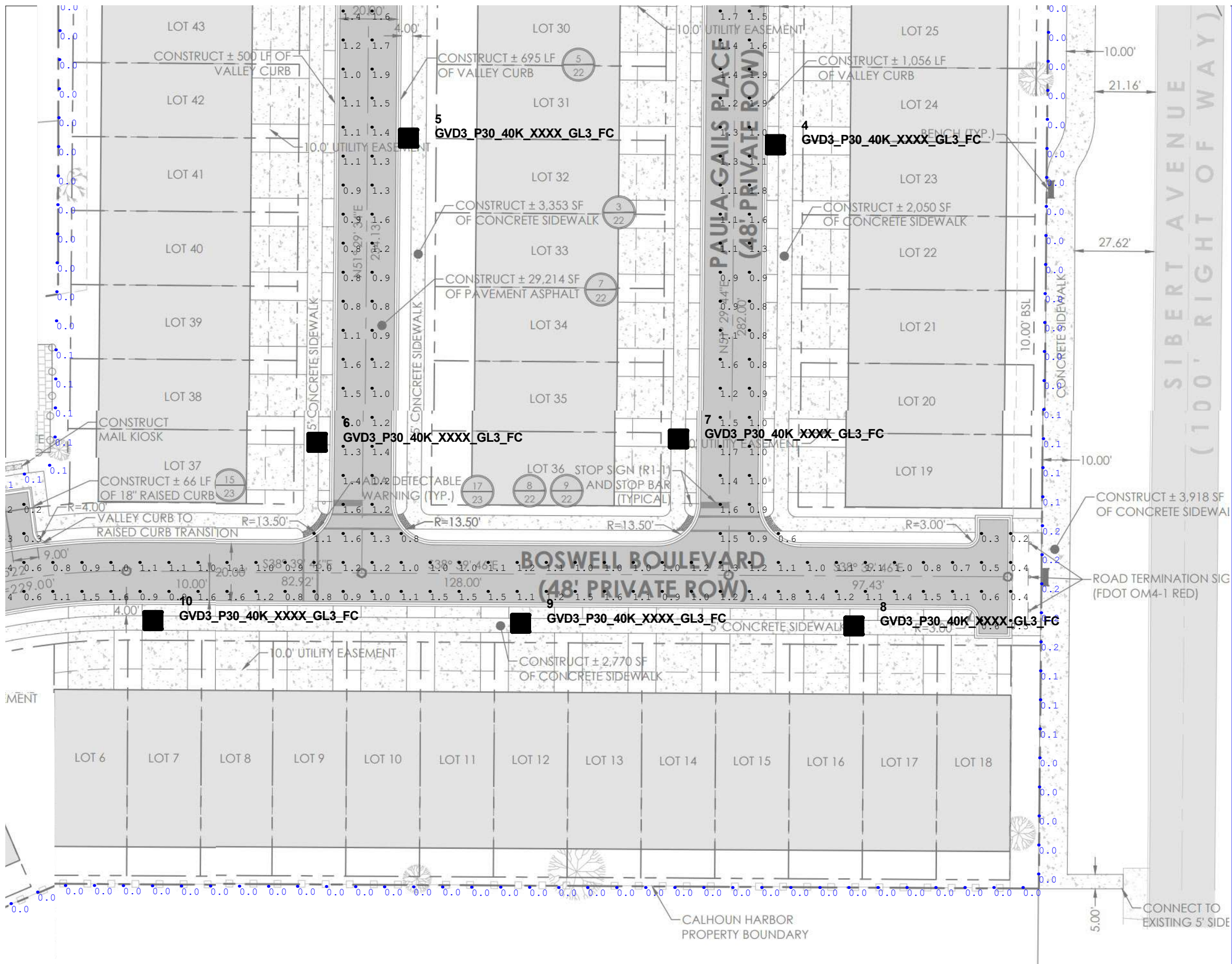
Calhoun Harbor



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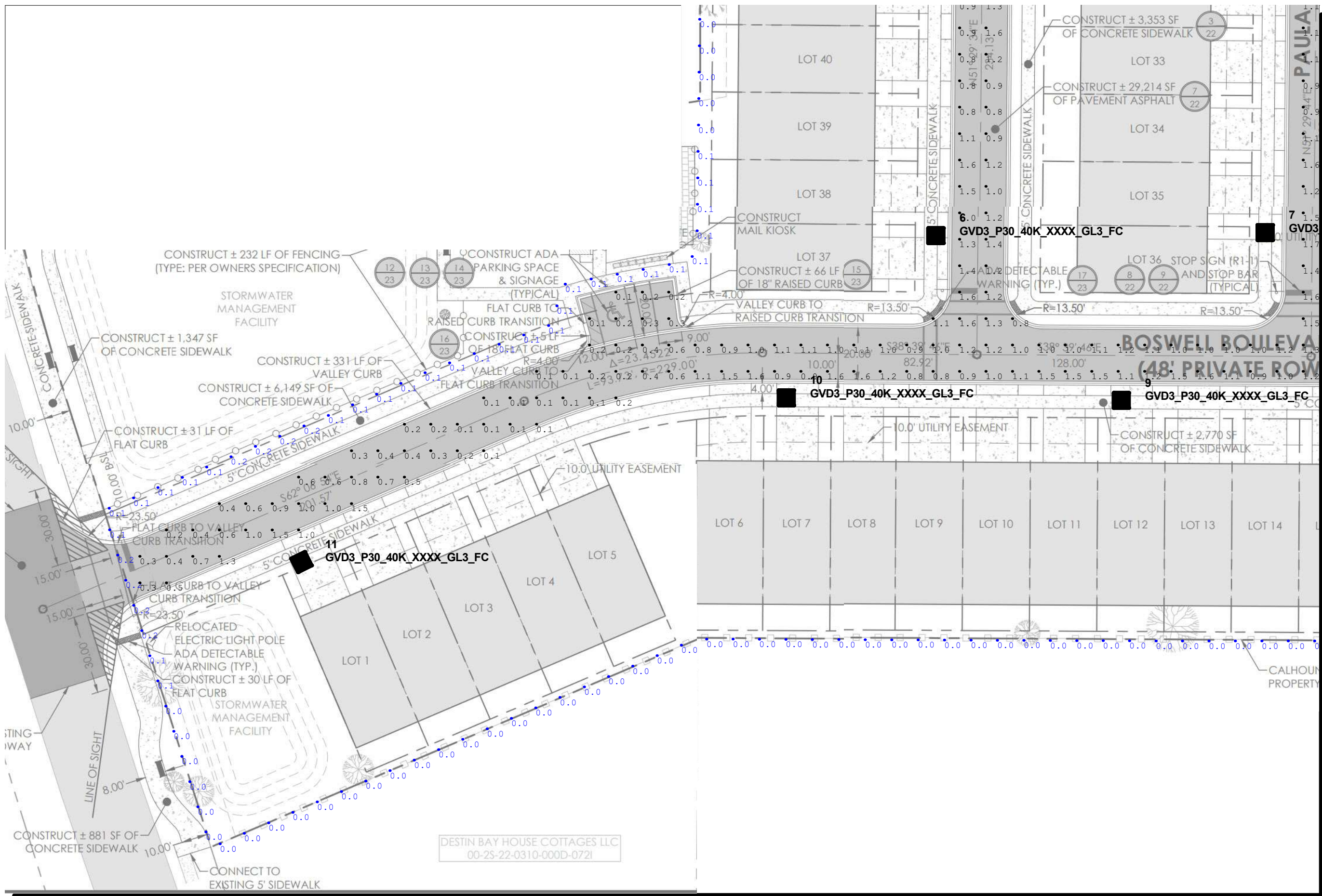
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Date: 2/13/2024	

Calhoun Harbor	
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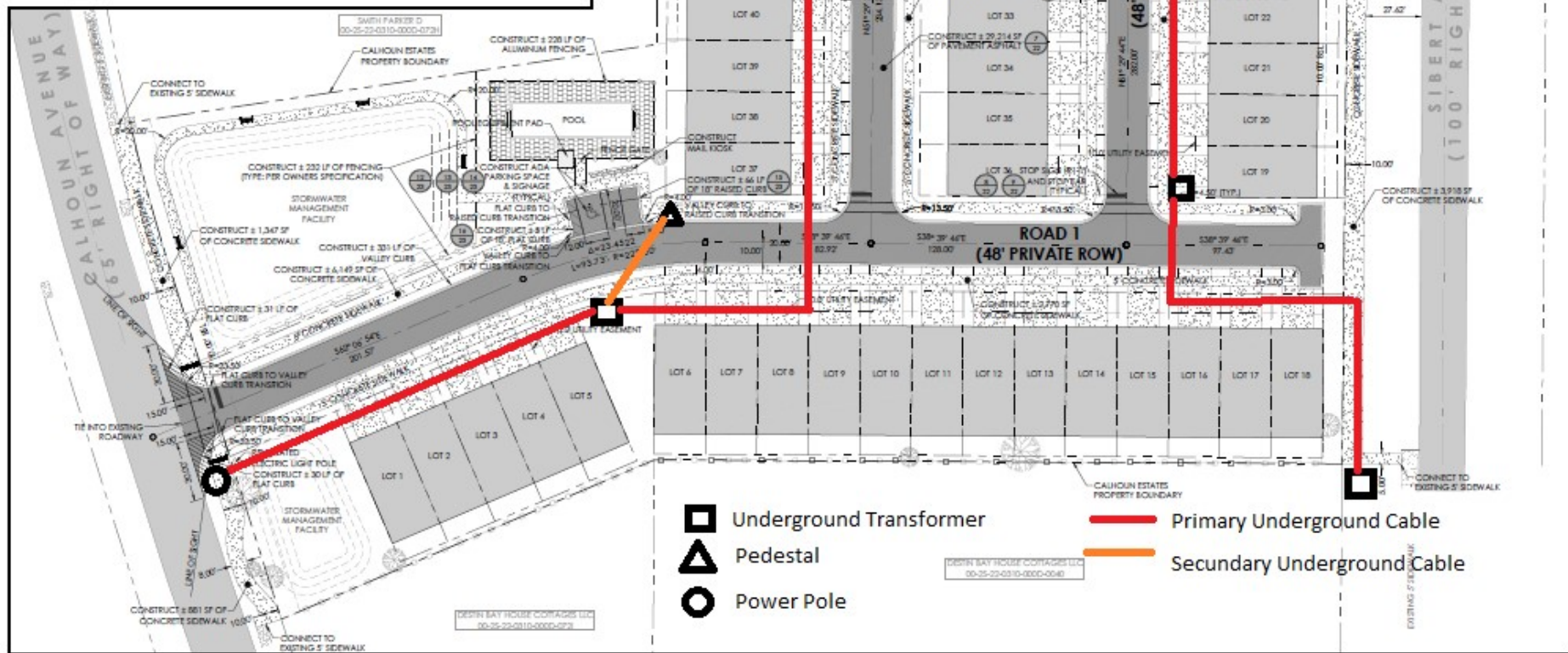
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#	Comments
Revisions 1	
Drawn By: Gerard Mead	
Checked By: Gerard Mead	
Date: 2/13/2024	
Revision 1	

Calhoun Harbor	

CALHOUN ESTATES BY THE BAY			
MUNICIPALITY:	CITY OF DESTIN, FLORIDA		
TAX PARCEL ID NUMBER:	00-25-23-0110-0000-0050, 005A, 00A0, 0070, 0080, 0090, 0720, 0730		
ZONING:	CALHOUN MIXED USE - VILLAGE		
FUTURE LAND USE:	CALHOUN MIXED USE - VILLAGE		
LOCATION:	THE SITE IS SOUTHEAST OF CALHOUN AVENUE AND NORTHWEST OF SIBERT AVENUE		
SITE DESCRIPTION:	THE SITE IS CURRENTLY VACANT WITH NO IMPROVEMENTS		
PROPOSED USE:	MULTIFAMILY ATTACHED TOWNHOMES		
ADJACENT FIRM CATEGORIES			
	NORTH	CALHOUN AVENUE / BAY ESTATES	
	SOUTH	SIBERT AVENUE / INSTITUTIONAL	
	EAST	SIBERT AVENUE / ROW-R	
	WEST	CALHOUN AVENUE / CMU	
OVERALL SITE AREA:	5.20 Acres (226,745.16 SF)		
NUMBER OF LOTS:	54		
OPEN SPACE REQUIREMENT:	25% (56,687.05 SF) (1.3 AC)		
SIDEWALK:	0.25 Acres (10,894.70 SF)		
OPEN SPACE PROVIDED:	1.00 Acres (50,001.26 SF)		
TOTAL OPEN SPACE PROVIDED**:	2.13 Acres (92,925.94 SF)		
TOTAL IMPERVIOUS SURFACE PROVIDED**:	3.07 Acres (133,822.22 SF)		
ARTICLE 7.12.08 (TABLE 7-3 - SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICTS)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
MAXIMUM BLDG HEIGHT:	50 FT/4 STORES	< 35 FT/3 STORES	YES
MAXIMUM DENSITY	12 Units/Ac	10.4 Units/Ac	YES
MINIMUM OPEN SPACE %:	25.00%	36.18%	YES
SETBACKS			
FRONT:	10 - 30 FT	10 FT	YES
REAR:	10 FT	10 FT	YES
SIDE (WEST):	0 FT	0 FT	YES
SIDE (EAST):	0 FT	0 FT	YES
MINIMUM LOT AREA:	N/A	N/A	N/A
ARTICLE 8.04.10 (TABLE 8-4 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
RESIDENTIAL (3 SPACES PER DU)	162 SPACES	214 SPACES	YES
POOL AMENITY	N/A	3 SPACES	N/A
TOTAL VEHICLE PARKING	162 SPACES	217 SPACES	YES
ARTICLE 12.04.04.3 (FRONT BOUNDARY /COMMON BOUNDARY LANDSCAPE - WITHIN OLD DESTIN MMID SUB-AREA)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
LANDSCAPE BUFFER	N/A	N/A	YES

** PER CHAPTER 13 (GLOSSARY) OF THE CITY OF DESTIN COMPREHENSIVE PLAN, THE DEFINITION OF OPEN SPACE IS "that portion of a site which includes previous greenspace and impervious landscape that is not occupied by any building coverage or vehicular-use areas;" AND THE DEFINITION OF OPEN SPACE, IMPERVIOUS HARDSCAPE IS "that portion of a site which is impervious and enhances pedestrian access, public gathering spaces, recreation and similar uses in excess of the site performance standards required by the LOC."

** PER CHAPTER 13 (GLOSSARY) OF THE CITY OF DESTIN COMPREHENSIVE PLAN, THE DEFINITION OF OPEN SPACE IS "that portion of a site which includes pervious green space and impervious hardscape that is not occupied by any building coverage or vehicle-use areas." AND THE DEFINITION OF OPEN SPACE, IMPERVIOUS HARDSCAPE IS "that portion of a site which includes pervious and enhance pedestrian access, public gathering spaces, recreation and similar uses in excess of the site performance standards required by the LDC."





July 7, 2023

Ms. Rachel Hoag

Planner

City of Destin - Community Development

4100 Indian Bayou Trail

Destin, FL 32541

Email: rhoag@cityofdestin.com

Re: Calhoun Harbor Conditional Use

Project# LU-001154-2023

Criteria for Conditional Uses

Dear Ms. Hoag,

Our client is requesting approval of Conditional Use LU-001154-2023, associated with Major Development Project DEV-001146-2023, for the proposed development known as Calhoun Harbor. Calhoun Harbor is a residential development consisting of a 54-unit residential townhome development with associated infrastructure on 5.2 acres. The subject property has a zoning designation of CMU-V. Per LDC 7.12.06, Table 7-2, multi-family attached dwellings are an allowable conditional use for the referenced zoning district.

The Conditional Use Criteria is as follows:

- a) **Land Use Compatibility** The proposed use (multi-family attached dwelling) is listed as a Conditional Use in the Calhoun Avenue Mixed Use – Village (CMU-V) zoning district. Per the LDC, *“the area shall redevelop as a mixed-use area, accommodating primarily medium to high density long and short-term residential uses”*; with the proposed being long-term residential. The development has been planned to utilize interconnected pathways throughout the development to connect to existing pedestrian pathways off-site. The proposed density of 10.4DU/AC is in keeping with both existing and newly approved developments. Being as the development is a proposed residential use, similar to surrounding developments, there are no off-site impacts anticipated and mitigation efforts to include landscaping and necessary buffering will be applied.
- b) **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use** The CMU-V zoning district has a maximum density of 12DU/AC; the proposed density of 10.4DU/AC for this development does not exceed what is allowable. The 5.2AC subject parcel is large enough to accommodate all required facilities and infrastructure in relation to the size of the proposed development. Stormwater management consists of a dry retention system, collection swales and a series of interconnected pipes. Two separate accesses to the development will be provided- one at Sibert Avenue and another at Calhoun Avenue, with internal streets within the development connecting the two. Internal sidewalks

within the development as well as additional sidewalks being proposed abutting both Calhoun Avenue and Sibert, lend to interconnectivity with the immediate surrounding area.

- c) **Proper use of mitigative techniques** As previously outlined, stormwater management will occur on-site. Internal street lighting, as provided with the Major Development Project DEV-001146-2023, will cause no lighting pollution and will not adversely impact adjacent properties. With 216 residential parking spaces proposed and an additional 3 spaces for the pool amenity, we have far exceeded the required 162 spaces and demonstrated there will be no impact caused by parking outside the immediate development area.
- d) **Hazardous waste** No hazardous waste is anticipated to be generated as part of this development.
- e) **Avoid over-proliferation of uses** Multi-family attached dwellings are a Conditional Use within the CMU-V zoning district. Based on a review of surrounding developments, there is a mix of uses with only three multi-family developments in the immediate vicinity.
- f) **Compliance with applicable laws and ordinances** As proposed, we believe this Conditional Use application meets development standards outlined in the City of Destin LDC and adheres to the objectives of the Comprehensive Plan.

Sincerely,

Innerlight Engineering Corporation

SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - BOUNDARY LOCATION INFORMATION

CALHOUN HARBOR
A REPLAT OF LOTS 5, 6, 7, 8, 9, AND 72, BLOCK D, SECOND REVISION OF CALHOUNS
SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, PLAT BOOK 2, PAGE 43-A
UNSECTIONALIZED - TOWNSHIP 2 SOUTH - RANGE 22 WEST
CITY OF DESTIN - OKALOOSA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CALHOUN ESTATES PROPERTIES, INC., A FLORIDA CORPORATION, UNDER LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "CALHOUN HARBOR", DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND DOES HEREBY DEDICATE IN PERPETUITY TO THE THE CALHOUN HARBOR OWNERS' ASSOCIATION, INC. ALL STREETS, PRIVATE RIGHTS OF WAY, EASEMENTS AND THE COMMON AREAS SHOWN HEREON TO BE KEPT AS PRIVATE. CALHOUN ESTATES PROPERTIES, INC., A FLORIDA CORPORATION DOES ALSO HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL STREETS, RIGHTS OF WAY, EASEMENTS, AND THE COMMON AREA AS SHOWN HEREON TO VARIOUS UTILITY COMPANIES FOR THE PURPOSES OF INGRESS, EGRESS, INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO DESTIN WATER USERS, OKALOOSA GAS DISTRICT, COX COMMUNICATIONS, AND GULF POWER CALHOUN ESTATES PROPERTIES, INC., A FLORIDA CORPORATION, DOES HEREBY REQUEST THAT SAID PLAT OF "CALHOUN HARBOR" BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. THE RECORDING OF THIS PLAT DOES NOT DEDICATE ANY PROPERTY TO THE PUBLIC.

MANAGING MEMBER

WITNESS

WITNESS

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF _____

THIS IF TO CERTIFY THAT ON THE _____ DAY OF _____, BEFORE ME, _____ PERSONALLY APPEARED AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AS, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

TITLE OPINION:

IT IS THE OPINION OF THE UNDERSIGNED TITLE EXAMINER, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON. OPINION RENDERED ON THE _____ DAY OF _____.

TITLE EXAMINER - SETCO SERVICES, LLC

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA, THIS DAY _____ OF _____.

A. LOUIS ZINGUZE, COMMUNITY DEVELOPMENT DIRECTOR



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (AS FURNISHED):

PARCEL 1:

LOTS 5, AND 6, BLOCK D, CALHOUN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PARCEL 2:

LOT 7, BLOCK D, CALHOUN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PARCEL 3:

LOT 8, BLOCK D, CALHOUN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PARCEL 4:

LOT 9, BLOCK D, CALHOUN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PARCEL 5:

COMMENCE AT A CONCRETE MONUMENT AT THE MOST NORTHEASTERLY CORNER OF LOT 16, BLOCK D, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 44°14'00" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST STREET, (60' R/W) A DISTANCE OF 345.00 FEET TO A CONCRETE MONUMENT; THENCE GO SOUTH 45°46'00" WEST A DISTANCE OF 993.08 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45°46'00" WEST A DISTANCE OF 147.92 FEET; THENCE GO NORTH 62°47'00" WEST A DISTANCE OF 220.75 FEET TO A CONCRETE MONUMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF CALHOUN AVENUE (STATE ROAD NO. 30-A, 66' R/W); THENCE GO NORTH 27°40'00" EAST ALONG AFORESAID RIGHT-OF-WAY LINE A DISTANCE OF 111.72 FEET TO POINT OF CURVATURE; THENCE CONTINUE ALONG AFORESAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 990.51 FEET, AN ARC DISTANCE OF 76.29 FEET; THENCE GO SOUTH 52°30'58" EAST A DISTANCE OF 267.71 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN LOT 72, BLOCK D, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN, OKALOOSA COUNTY, FLORIDA.

PARCEL 6:

COMMENCING AT THE SE CORNER OF LOT 16, BLOCK D, SECOND REVISION OF CALHOUN SUBDIVISION, GO NORTH 44°11' WEST 345.00 FEET; THENCE SOUTH 45°46' WEST 1140.95 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 45°46' WEST 29 FEET; THENCE SOUTH 20°57' WEST 21 FEET; THENCE NORTH 67°08' WEST 311.57 FEET; THENCE NORTH 30°17' EAST 73.5 FEET; THENCE SOUTH 62°55' EAST 217.14 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 72, BLOCK D, SECOND REVISION OF CALHOUN'S SUBDIVISION OF ADDITION TO TOWN OF DESTIN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

G.A. "JOSH" SMITH, PSM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER #7186
INNERLIGHT ENGINEERING CORPORATION
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS # 7927
11490 EMERALD COAST PARKWAY
MIRAMAR BEACH, FLORIDA 32550
850.424.5855 - TELEPHONE

DATE

DESTIN PUBLIC SERVICES APPROVAL:

CITY OF DESTIN
STATE OF FLORIDA

PRESENTED TO AND APPROVED BY THE PUBLIC SERVICES DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____.

MICHAEL BURGESS
PUBLIC SERVICES DIRECTOR

CITY OF DESTIN APPROVAL:

THE CITY OF DESTIN, HAVING EXAMINED THE WRITTEN PLAT ON THE _____ DAY OF _____, _____, DOES HEREBY APPROVE THE PLAT FOR RECORDING.

BOBBY WAGNER, MAYOR

LANCE JOHNSON, CITY MANAGER

REY BAILEY, CITY CLERK

TAX COLLECTOR'S CERTIFICATE:

OKALOOSA COUNTY
STATE OF FLORIDA

I, BEN ANDERSON, DO HEREBY CERTIFY THAT THE TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE, AS OF THIS _____ DAY OF _____.

BEN ANDERSON, TAX COLLECTOR
OF OKALOOSA COUNTY, FLORIDA

COUNTY CLERK'S CERTIFICATE OF RECORDING:

OKALOOSA COUNTY
STATE OF FLORIDA

I, J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, _____, IN PLAT BOOK _____, PAGE _____.

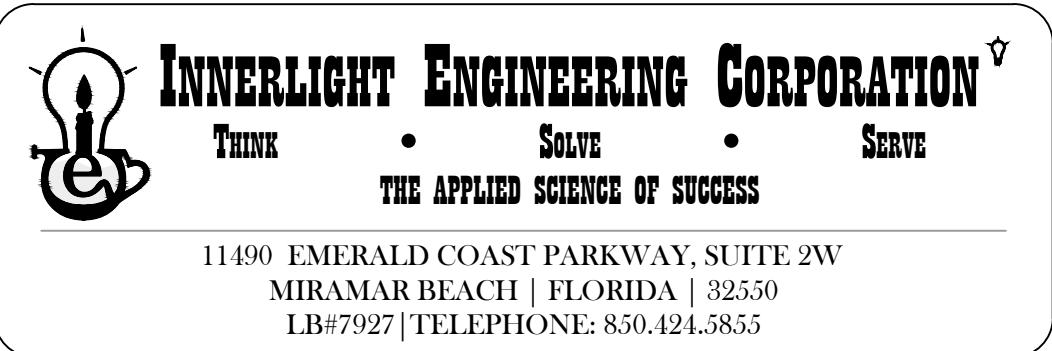
J.D. PEACOCK II, CLERK OF CIRCUIT COURT

CITY OF DESTIN SURVEYOR'S CERTIFICATE:

CITY OF DESTIN
STATE OF FLORIDA

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY OF DESTIN SURVEYOR IN OKALOOSA COUNTY, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____.

ERIC B. STUART - PSM# 6707



11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550
LB#7927 | TELEPHONE: 850.424.5855

CALHOUN HARBOR

PLAT BOOK _____, PAGE _____.

SHEET 1 OF 2

SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - BOUNDARY LOCATION INFORMATION

CALHOUN HARBOR

A REPLAT OF LOTS 5, 6, 7, 8, 9, AND 72, BLOCK D, SECOND REVISION OF CALHOUNS
SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, PLAT BOOK 2, PAGE 43-A
UNSECTIONALIZED - TOWNSHIP 2 SOUTH - RANGE 22 WEST
CITY OF DESTIN - OKALOOSA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	83.91'	205.00'	23°27'08"	S50°23'20"E	83.33'
C2	93.73'	229.00'	23°27'08"	S50°23'20"E	93.08'
C3	103.56'	253.00'	23°27'08"	N50°23'20"W	102.84'
C4	112.90'	72.00'	89°50'39"	N83°35'06"W	101.68'
C5	75.27'	48.00'	89°50'39"	S83°35'06"E	67.79'
C6	37.63'	24.00'	89°50'39"	S83°35'06"E	33.89'

GENERAL NOTES

1. THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER SJ-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.022 OF THE FLORIDA STATUTES.
2. SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS PLAT INCLUDES THE FOLLOWING: FIELD RECOVERED MONUMENTATION AND DEEDS, PLATS AND OTHER DOCUMENTATION AS NOTED HEREON.
3. THIS PLAT DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING THE TRIMBLE ACCESS GPS NETWORK.
5. ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.

ABBREVIATIONS

R/W	RIGHT-OF-WAY
N	NORTH
S	SOUTH
E	EAST
W	WEST
LB	LICENSED BUSINESS
MFEE	MINIMUM FINISHED FLOOR ELEVATION
°	DEGREES WHEN USED IN A BEARING OR ANGLE
'	MINUTES WHEN USED IN A BEARING OR ANGLE
"	SECONDS WHEN USED IN A BEARING OR ANGLE
FEET	FEET OR DECIMAL THEREOF WHEN USED IN A DIMENSION
Δ	DELTA
BSL	BUILDING SETBACK LINE
CL	CHORD LENGTH
CB	CHORD BEARING
BFE	BASE FLOOD ELEVATION
SFHA	SPECIAL FLOOD HAZARD AREA
O.R.	OFFICIAL RECORDS
UTE	UTILITY EASEMENT

LEGEND

●	PERMANENT REFERENCE MONUMENT (PRM) FOUND 1/2" IRON PIN (AS NOTED)(STAMPED PRM)
○	PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (PCP 7927)
●	FOUND PERMANENT REFERENCE MONUMENT (PRM) FOUND 1" IRON PIPE
⊙	PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IRON PIN (PRM 7927)
■	FOUND PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT LB 3293(STAMPED PRM)

NOTICE

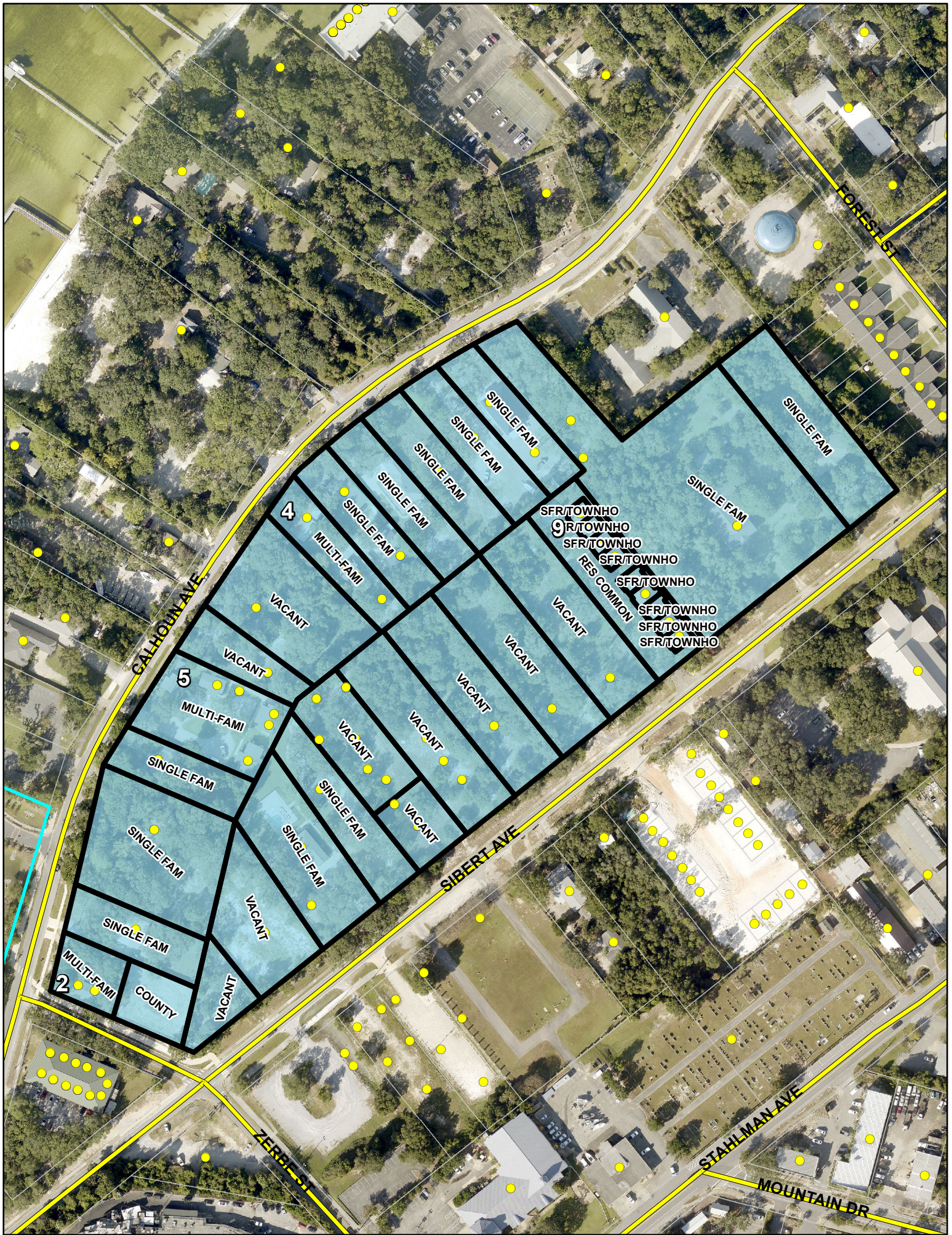
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OKALOOSA COUNTY STATEMENT

ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON OKALOOSA COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF OKALOOSA COUNTY, FLORIDA. THE MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

**INNERLIGHT ENGINEERING CORPORATION**
THINK SOLVE SERVE
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550
LB#7927 | TELEPHONE: 850.424.5855

CALHOUN HARBOR



134 Calhoun Avenue
Destin, FL 32541-1504
August 5, 2023

Ms. Rachel Hoag, Principal Planner
Community Development, Planning and Zoning Division
4100 Indian Bayou Trail
Destin, FL 32541

Dear Ms. Hoag

Thank you for your letter notifying those of us living in the area about the development of Land Parcels 122 and 124 and Parcels 119 through 135. This is a similar letter which I wrote when the previous project for the same parcels was under discussion in September 2022.

Addressing my point, I am voicing my concern regarding the impact of this new project on the intersection(s) of Route 98 and Calhoun Avenue, Calhoun Avenue and Zerbe Street, Zerbe Street and Sibert Avenue, Zerbe Street and Stahlman Avenue and Stahlman Avenue and Route 98.

The above-mentioned intersections are dangerous intersections particularly when you add the afternoon departure of workers heading toward Fort Walton Beach. Traffic backs up on Calhoun Avenue as vehicles attempt to access Route 98. The traffic traveling on Zerbe Street from Calhoun Avenue across Sibert Avenue to Stahlman Avenue is stalled on most days as people attempt to turn right to gain access to Route 98 or blindly dart left through traffic to drive down Stahlman Avenue and/or Stahlman Avenue to Mountain Drive. On days when traffic is slowed on Route 98 due to an accident, etc., many people drive the back roads crossing Kelly Street to Calhoun and/or Stahlman Avenue to access Route 98, additionally placing a heavier burden on the above-mentioned intersections. Emergency vehicles, housed at the new fire station on Calhoun Avenue directly across from the proposed 37-lot development, need immediate access to Route 98. Traffic from two busy city parks, which flanks the fire station on Calhoun, further complicates an already congested and dangerous situation. Finally, the programs and services provided at the Destin Community Center adds to the traffic congestion.

Ms. Rachel Hoag

-2-

September 13, 2022

Please understand, I have no problem with the development project. However, it is my hope that appropriate agencies would investigate alternative(s) for traffic flow to ensure the safety of passengers traveling in vehicles, the residents living in the area, others using the parks and the bicycle routes, and those requiring emergency services.

Respectfully



Ted D. Spring

Copy: Louis Zunguze, MURP, Community Development Director, Planning Division

Jed D. Spring
134 Calhoun Avenue
Destin, FL 32541

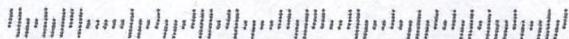
PENSACOLA FL 325

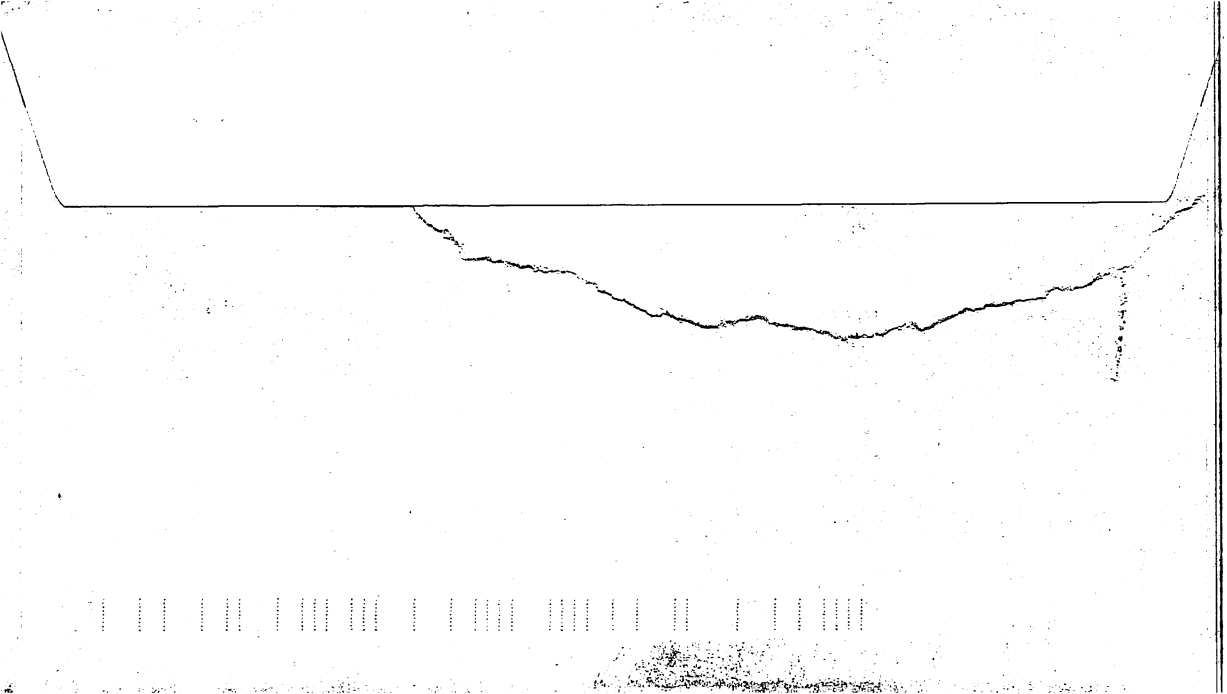
7 AUG 2023 PM 1 L



Ms. Rachel Hoag, Planner
Community Development, Planning
and Zoning Division
4100 Indian Bayou Trail
Destin, FL 32541

32541-430300







Community Development Department

Office of the Director

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

June 4, 2024

Development Order No. 24-11

Final Development Order:

CALHOUN HARBOR MAJOR DEVELOPMENT ORDER & MAJOR SUBDIVISION (DEV-001146-2023 & SUB-001165-2023)

Based upon the City's approval and issuance of this Development Order on June 4, 2024, this document will serve as the Final Development Order for the proposed subject project(s), and includes all of the provisions and conditions in the attached Technical Review Committee Report.

The approved project scope includes the construction of a 54-unit long-term multi-family attached townhome development and the associated site infrastructure, as well as a public pocket park. This approved Development Order and Subdivision is for the property located and described below:

Various parcels within the 100 blocks of Sibert and Calhoun Avenue
Destin, FL 32541

Parcel IDs: 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-072G, 00-2S-22-0310-000D-072E

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the Destin Water Users (DWU) approval with conditions (Exhibit A), Destin Fire Control approval with conditions (Exhibit B), Civil Plans (Exhibit C), Landscape Plans (Exhibit D), and Photometric Plans (Exhibit E), dated approved June 4, 2024.
2. All the findings and requirements of the Technical Review Committee report are incorporated herein.

CONDITIONS OF APPROVAL:

SPECIFIC CONDITIONS:

1. Retention area cannot be used as a dog park, the outfall into the City's MS4 and ultimately into the bay is for the release of treated stormwater only.
2. Concrete sidewalk in the City's right-of-way must remain open and in good repair throughout construction for the project. Broken sections of sidewalk must be replaced within 10 days of

completion of work near or at the sidewalk, completed and inspected. The City may cite (with a monetary fine) the contractor and/or property owner for each day the sidewalk is not completed & inspected passed the 10 days.

3. Applicant shall comply with all Destin Water Users (DWU) and Destin Fire Control District conditions of approval outlined in the corresponding approval letters.

GENERAL CONDITIONS:

1. Pursuant to the City of Destin Land Development Code:

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **June 4, 2024** (no later than **June 4, 2025**) and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (*Land Development Code (LDC) Section 2.21.00*).

NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (*LDC Section 2.21.00*).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant/owner should review *LDC Section 2.21.00* for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1. above, the concurrency capacity allocation status for “Calhoun Harbor” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
 - A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with *LDC Section 2.10.00* to maintain concurrency, or
 - B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under *LDC Article 6*.
3. The applicant must obtain City of Destin permits for the following activities on and off site (these

may require bonding):

- A. Disturbance of the City's Right-Of-Way.
- B. Pavement cuts.
- C. Construction of any kind.
- D. Clearing, grubbing, or demolition.
- E. Paving, grading, drainage, sidewalks.
- F. Signage.
- G. Installation of utilities.
- H. Construction trailers.
- I. Site Screening.

4. The following items must be addressed in the appropriate order:

- A. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to ***LDC 7.01.02(B)*** for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.
- B. **Prior to the Commencement of Construction**, a fence permit, with a copy of the approved Erosion Control, Staging, and Construction Parking Plan for the site must be submitted and approved by the City. The submitted plan shall also indicate the location of the Construction Site Screening. Said screening must meet the requirements set forth in ***Destin Code of Ordinances, Section 6-51 Screen Criteria***.
- C. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) permit and submit a copy to the City Engineer, if applicable. Provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) as required for the NPDES permit for all construction disturbance over 1 acre.
- D. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a NPDES storm water construction generic Permit (if applicable) approval shall be provided.
- E. **Prior to the issuance of a Certificate of Occupancy**, the developer/owner, engineer of record and the contractor shall make themselves familiar with ***LDC Article 11.09.00., Illicit Discharge***, and shall comply with the codes, or be subject to enforcement.
- F. **Prior to the issuance of a Certificate of Occupancy**, all applicable Impact Fees and other outstanding costs associated with this project that are owed to the City must be paid in full. The fee below is an ***estimate only*** and represents the Impact Fee rate as currently adopted. The fee will be reevaluated and assessed based on the fees adopted at the time of Building Permit application submittal.

Estimated impact fee total: \$112,698.00

- G. **Prior to the issuance of a Certificate of Occupancy**, the site layout, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
- H. **Prior to the issuance of a Certificate of Occupancy**, all assigned address number(s) for the principal building(s) shall be installed in accordance with ***LDC Section 7.18.04***.

Louis Zunguze
City Manager & Community Development Director
City of Destin

David Smith, P.E.	Date
Authorized Agent	
Innerlight Engineering Corporation	

**TECHNICAL REVIEW COMMITTEE REPORT
CALHOUN HARBOR
MAJOR DEVELOPMENT ORDER & MAJOR SUBDIVISION
(DEV-001146-2023 & SUB-001165-2023)**

Applicant: Johnny Boswell
Agent: Innerlight Engineering Corporation
Location: 100 blocks of Sibert & Calhoun Avenue
Request: Construction of a 54-unit long-term multi-family attached townhome development and the associated site infrastructure, as well as a public pocket park.
Parcel Size: ±5.20 acres, ±226,512 square feet
Future Land Use: Calhoun Mixed Use – Village (CMU-V)
Zoning District: Calhoun Mixed Use – Village (CMU-V)
Density: 12 DU/Acre Allowed; 10.40 DU/Acre Proposed
Intensity: N/A
Application Date: May 17, 2023
Approved Site Plan Date: April 18, 2024

DISCUSSION/FINDINGS

Innerlight Engineering Corporation, on behalf of Johnny Boswell, is requesting approval of a Conditional Use application (LU-001154-2023), a Major Development Order application (DEV-001146-2023), and a Major Subdivision application (SUB-001165-2023). This project includes the construction of a 54-unit, long-term multi-family attached townhome development and the associated site infrastructure, as well as a public pocket park. The subject project is generally located within the 100 blocks of Sibert and Calhoun Avenue (Parcel IDs: 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-072G, 00-2S-22-0310-000D-072E), totaling approximately 5.2 acres.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The subject property is within the **Harbor Planning Area**. Also, the property has a Future Land Use Map Designation of **Calhoun Mixed Use – Village (CMU-V)** and a Zoning Designation of **Calhoun Mixed Use – Village (CMU-V)**. The proposed use is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

LAND USE

Long-term, multi-family attached dwellings are a Conditional Use within the **CMU-V** future land use designation and within the **CMU-V** zoning district.

DENSITY

Maximum allowed: 12 Dwelling Units/Acre
Provided: 10.40 Dwelling Units/Acre

HEIGHT

Maximum allowed: 50' / 4 stories
Provided: <35' / 2 stories

SETBACKS

Front required: 10' minimum – 20' maximum
Front provided: 15'

Side minimum required (east): None
Side provided (east): 10'

Side minimum required (west): None
Side provided (west): 10'

Rear minimum required: 10'
Rear provided: 10'

OPEN SPACE

Minimum required: 25%
Provided: 36%

PLATTING

This project is currently proposing Preliminary Plat approval, to be reviewed concurrently with the Development Order.

CONCURRENCY MANAGEMENT

Concurrency requirements have been met:

Traffic: Signed May 23, 2024

Stormwater Management: Signed May 23, 2024

Potable Water/Sanitary Sewer: Signed August 17, 2023

Solid Waste: Signed October 24, 2023

AIRPORT PROTECTION

As proposed, this project is not affected by nor affects the Destin Executive Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport impact area.

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

TRANSPORTATION ANALYSIS

The traffic analysis, signed and dated October 18, 2023, indicates the proposed development will generate thirty (30) PM peak hour trips. The analysis is consistent with the technical methodology outlined in *LDC 6.05.05*.

RIGHT-OF-WAY DEDICATION

The project does include Private Right-of-Way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by a two-way private access from the Sibert Avenue public right-of-way (ROW), as well as a two-way private access from the Calhoun Avenue public ROW.

PEDESTRIAN NETWORK

The project provides a complete pedestrian network as required in *LDC 8.09.03.A(6)*. A continuous on-site internal sidewalk is provided throughout the development. Additionally, the development is providing a public pocket park on the western side of the development to satisfy the required non-residential component, per *LDC Section 7.12.06.CC.1*.

PARKING:

Required vehicle parking spaces:	135 (2.5 spaces per dwelling unit)
Provided vehicle parking spaces:	219 (4 spaces per dwelling unit + 3 for pool amenity)

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Manager’s Stormwater designee approved the stormwater plan on March 5, 2024.

REFUSE COLLECTION:

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in solid waste collection areas or inside a building.

WHITE SANDS ZONE

The proposed project site is not located within any White Sand Zones.

LANDSCAPING*

Front perimeter/common boundary:	Not applicable
Interior parking landscape:	Provided
Buffer zone:	Provided
Preservation and restoration:	
Reforestation trees required:	53
Protected trees to be removed/replaced:	31
Preserved tree credits:	51
Required parking trees:	2
Required street trees:	20
Total required trees:	54
Total trees provided:	74

***Modification/alteration to any approved species of trees or shrubs shall be reviewed and approved by the Community Development Director or their designee prior to installation. A Development Order (DO) Deviation may be required if the proposed changes do not substantially meet the originally approved landscape plan.**

SIGNS

No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

IMPACT FEES:

Final impact fee amounts have been developed using the provisions outlined in ***LDC 19.03.05.A***. The impact fees identified below are an ***estimate***. The actual Impact fees will be calculated and assessed at time of building permit submittal.

LAND USE	UNITS	PARK	LIBRARY	POLICE	TRANS.	TOTAL
Residential, 2,000 – 2,999 square feet per dwelling	54	\$479.00	\$160.00	\$23.00	\$1,425.00	
<i>Totals</i>		<i>\$25,866</i>	<i>\$8,640</i>	<i>\$1,242</i>	<i>\$76,950</i>	<i>\$112,698</i>

OTHER FEES:

Consultant Transportation CEC Review 1: \$145.67 (Paid)

Consultant Transportation CEC Review 2: \$124.86 (Paid)

Consultant Transportation CEC Review 3: \$83.24 (Paid)

COMMENTS:

Staff has only received one (1) public comment regarding the proposed project.



**LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 3, 2023 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, August 3, 2023, 2023, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Karen Hudson
Corey Ledbetter
Jay Purut
Marcie Bell

Members Absent

Todd Buhr

Staff Members Present

Kim Montgomery City Clerk
Steven O'Connor, Principal Planner
Christopher Willis Planner
Rachael Hoag Planner
Louis Zunguze, Community Development Dir.
Kimberly Kopp, City Attorney

3. APPROVAL OF MINUTES:

Motion by Agency member Bell, seconded by Agency member Hudson to approve the minutes of the July 6, 2023, meeting, as written.

4. NEW BUSINESS:

➤ **Conditional Use - (LU-001154-2023) – Calhoun Harbor Townhome Development**

Mr. O'Connor briefly explained the request is for a 54 Unit Long Term Rental Development on 5.2 acres that will include a pocket park for public use. The Conditional Use requirements have been met, except for #5, Over Proliferation of Use noting that there are 10 vacant lots in the zone and this development would encompass 8 of those. The Major Development review is still under way by staff and once it is reviewed by the TRC, it will go forward to Council for final approval.

Mr. Tatum, representative for the applicant explained the request is for 10.4 development units per acre and the requests for single family attached units could primarily be for first time home buyers that work in the harbor district and would be able to walk to work. He added that his development would be providing what is in the details of this zoning district.

Agency member Bell asked staff when this zoning district was created. According to Ms. Kopp, she believes it was in 2019. Agency member Bell then asked if approved, would the project be deed restricted to never allow for short term rentals.

According to Mr. Tatum, if the project is approved without short term status, a change of use would have to come back to this board to seek approval first.

Motion by Agency member Bell to approve the Conditional Use request (LU-001154-2023) – Calhoun Harbor Townhomes, with Agency member Ledbetter providing the second.

In discussion, Agency member Bell stated that she by far prefers this townhouse use than a three or four story motel/hotel type building. She also stated that she feels that its important to take in consideration that there is not anything in the city that is affordable and feels everyone needs to work together to try to get those in the community.

Agency member Purut agreed that something does need to be done and questioned if there is a percentage that can be set aside for that.

Ms. Kopp informed the member that they will be reviewing an ordinance coming up at their next meeting for that very subject.

With no further discussion, Chairman Wood called for the vote and the motion passed 5-0.

➤ **Ordinance 23-10-LC - Luxury Motor Home Resorts as a Conditional Use in TCMU**

Ms. Kopp informed the members that Ordinance 23-10-LC is an ordinance that would amend the Land Development Code to allow an RV Park as a Conditional Use in the Town Center Mixed Use Zoning District. Noting that Luxury Motor Homes are already allowed in other zoning districts of the Code as a Conditional Use. Additionally, the language will allow for this board and Council to authorize certain waivers of the criteria and add additional conditions, as appropriate, for potential projects that may come in and, the requirement also stipulates that the property must be a minimum of 10 acres.

Committee member Bell spoke of being in favor of this use for a property that fronts Highway 98 and feels that it would be a benefit to the city.

Committee member Purut stated that he was not in favor of the ordinance or the potential use in the city and cannot support this ordinance.

Agency member Bell made the recommended motion that City Council approve Ordinance 23-10-LC, with Agency member Ledbetter providing the second. The motion passed with a 4-1 vote with Agency member Purut casting the dissenting vote.

5. DIRECTORS REPORT:

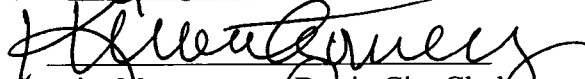
Mr. Zunguze informed the members that staff is still working through the LDC rewrite with Chapters 1-3 now being available. Chapter 4 should be brought before them next month to start reviewing.

6. ADJOURNMENT:

Having no further discussion at the meeting adjourned at 5:50 p.m.

Adopted and approved this 5th day of September 2023.


James Wood, Jr. Chairman


Kim Montgomery Destin City Clerk

TODD Buhr
Co-Chair

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 17, 2024

TYPE OF AGENDA ITEM: Announcement

AGENDA OUTLINE NUMBER: 6.I.

TO: City Council

THRU:

FROM: Kimberly Kopp, City Attorney

DATE: June 12, 2024

SUBJECT: 1) City Prevails Again in Bert Harris case brought by *Destin Fishing Fleet*
Case Number 1D2023-0477, Destin Fishing Fleet v. City of Destin (Bert Harris Claim)

I. BACKGROUND: As you are aware, the Destin Fishing Fleet sued the City of Destin for over \$14M alleging the City had violated the Bert Harris Act, and the Fleet lost to the City at trial last year. The Fleet appealed the trial court's decision.

On June 12, 2024, the appellate court (First District Court of Appeal) affirmed the judgment of the trial court in favor of the City except that the issue of attorney fees remains open.

The City intends to seek attorneys fees to recoup money the City spent defending itself in the litigation brought by the Fleet.

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION: N/A

Attachments:

None