

DESTIN CITY COUNCIL MEETING
JULY 8, 2024
ANNEX COUNCIL CHAMBERS
6:00 PM

*****Core Value of the Month - Professionalism*****

CALL TO ORDER

*** INVOCATION (Pastor Steve Farris, First Baptist Church of Destin)**

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

A. Proclamation - Parks and Recreation Month

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. Easement Consents for Underground Equipment Locations - City-owned property

C. Replacement of Corrugated Metal Pipe, Industrial Park Drive & Indian Bayou Drive, authorization to issue purchase orders

D. Parks and Recreation Master Plan Consultant RFP Approval

E. Approval of minutes of May 13, 2024, City Council Budget Workshop

F. 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. Renovations of Morgan Sports Center/ Dalton Threadgill Park/Community Center

D. Annexation Policy Update

E. 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)

F. Linear Trail 60% Plans Update

G. Destin Library- Employee Parking Improvements

H. TDC Monthly Report - **Informational Only**

I. Draft Minutes of Standing Boards & Committee Meetings - **Informational Only**

J. Announcements

5. PUBLIC HEARINGS

- A. 135 Benning Drive Conditional Use - Tim Nobles is requesting approval of a Conditional Use, LU-001409-2024. This request is seeking approval of Conditional Use for a personal services medical spa with a full-time doctor on staff offering services such as massage therapy, light therapy, and esthetician services.
- B. Innerlight Engineering Corporation, on behalf of Johnny Boswell, is requesting approval of a Conditional Use application ((LU-001154-2023), a Major Development Order application, and a Major Subdivision application. This project includes the construction of a 54-unit, long-term multifamily attached townhome development and the associated site infrastructure. The subject project is generally located within the 100 blocks of Sibert and Calhoun Avenue, totaling approximately 5.2 acres.

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
 - 1) Location of transient slips in Destin
 - 2) Code Compliance citizen cases update
 - 3) Discussion on operating a business out of / from a home in Destin
 - 4) Food Truck Ordinance update
 - H. Mayor Wagner
 - 1) FY 2023 Edward Byrne Grant Funding 51% Letters of Support
 - I. City Attorney
- 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.***

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 necesiten 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.



City of Destin

Proclamation

Parks and Recreation Month

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the City of Destin; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July 2024 as ***Parks and Recreation Month***; and

WHEREAS, the City of Destin recognizes the benefits derived from parks and recreation resources;

NOW, THEREFORE, BE IT PROCLAIMED THAT I, Mayor Bobby Wagner, on behalf of the Destin City Council, do hereby designate the month of July 2024 as ***Parks and Recreation Month*** in the City of Destin. We call upon park and recreation supporters to join us in recognizing the importance of our nation's parks and recreation.

SO DONE THIS 8TH DAY OF JULY 2024

By:

Bobby Wagner, Mayor

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 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-such~~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 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

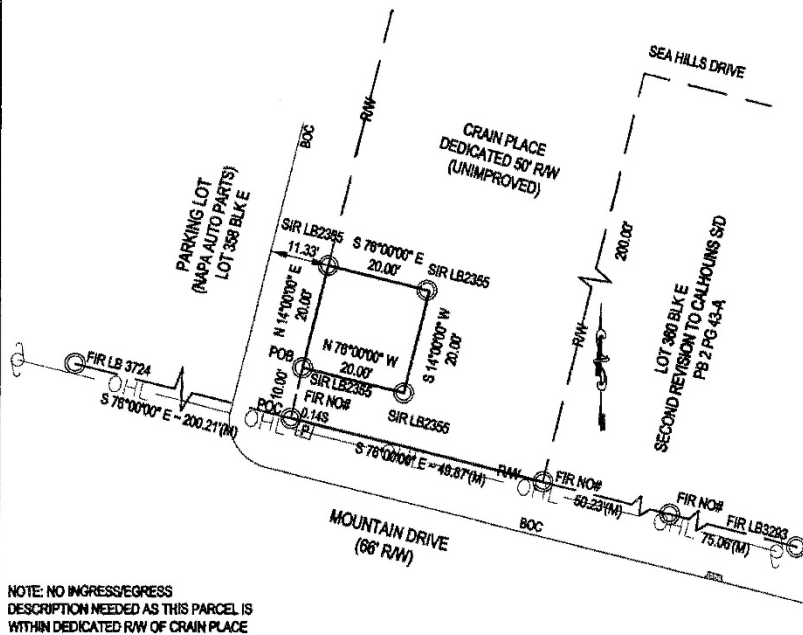
LEASED PREMISES LEGAL DESCRIPTION AND SURVEY

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	PI = POINT OF INTERSECTION	
CL = CENTERLINE	LS = LAND SURVEY BUSINESS NUMBER	(PI OR PLAT) = PLATTED	
DR = DRAINAGE & UTILITY	CO = CORNER OF OWNERS	BI OR (BI&C) = BENCHMARK	
FB = FOUND IRON ROD	SW = MEAN (HSD) WATER LINE	OR BOOK = OFFICIAL RECORDS BOOK	
FP = FOUND IRON PIPE	POC = POINT OF COMMENCEMENT	POP = PERMANENT CONTROL POINT	
FWD = FOUND WALL & DMC	POB = POINT OF BEGINNING	PRM = PERMANENT REFERENCE MEASUREMENT	
TP = TYPICAL	COL = POINT OUTLINE	NAD83 = NORTH AMERICAN VERTICAL DATUM	
ELEV = ELEVATION	PC = POINT OF CURVATURE	NAD83 = NORTH AMERICAN VERTICAL DATUM	
CL = CENTERLINE	PT = POINT OF TANGENCY	DOT = DEPARTMENT OF TRANSPORTATION	
	PRC = POINT OF REVERSE CURVE	DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION	
	REL = BUILDING RETRACTION LINE		
	RD = REFLECTIVE OVERHANGS		

UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER

SOURCE OF DESCRIPTION		BASIS OF BEARINGS	
PREPARED BY UNDERSIGNED	S 76°00'00"-E ON NORTH R/W MOUNTAIN DRIVE		
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			

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

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

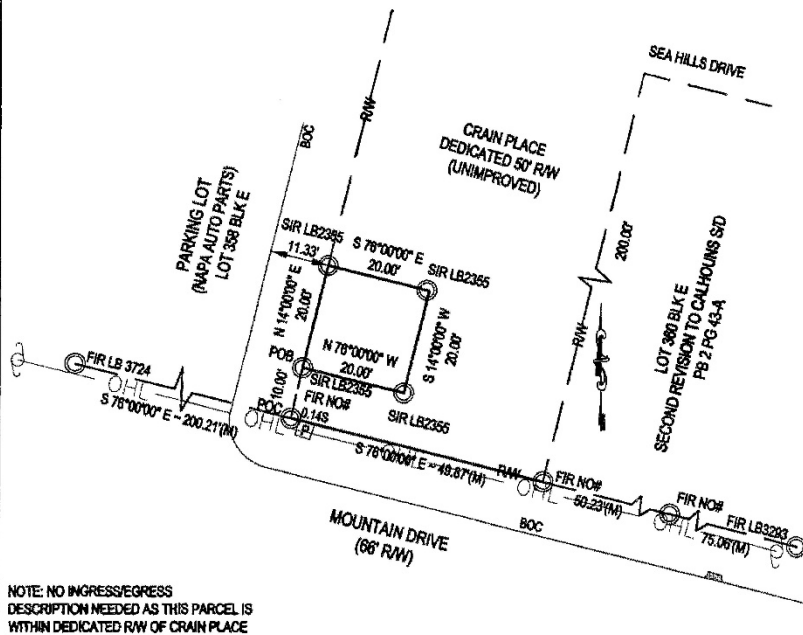
LEASED PREMISES LEGAL DESCRIPTION AND SURVEY

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.



NOTE: NO INGRESS/EGRESS DESCRIPTION NEEDED AS THIS PARCEL IS WITHIN DEDICATED R/W OF CRAIN PLACE

LEGEND

R/W = RIGHT OF WAY	LB = LAND SURVEYOR NUMBER	PI = POINT OF INTERSECTION
CUT = CHAIN LINK FENCE	LB = LAND SURVEY BUSINESS NUMBER	(PI OR PLAT) = PLATTED
W/F = WOOD FENCE/ENCE	COB = CORNER OF BOUNDARY	(PI OR PLAT) = PLATTED
DU = DRAINAGE & UTILITY	SWM = MEAN (HSD) WATER LINE	(PI OR PLAT) = PLATTED
POB = POINT OF BEGINNING	POC = POINT OF COMMENCEMENT	OR BOOK = OFFICIAL RECORDS BOOK
POB = POINT OF BEGINNING	POB = POINT OF BEGINNING	POB = PERMANENT CONTROL POINT
POB = POINT OF BEGINNING	POB = POINT OF BEGINNING	POB = PERMANENT REFERENCE MEASUREMENT
POB = POINT OF BEGINNING	POB = POINT OF BEGINNING	POB = PERMANENT REFERENCE MEASUREMENT
POB = POINT OF BEGINNING	POB = POINT OF BEGINNING	POB = PERMANENT REFERENCE MEASUREMENT
POB = POINT OF BEGINNING	POB = POINT OF BEGINNING	POB = PERMANENT REFERENCE MEASUREMENT

UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER

SOURCE OF DESCRIPTION PREPARED BY UNDERSIGNED BASIS OF BEARINGS S 76°00'00"-E ON NORTH R/W MOUNTAIN DRIVE

DESCRIPTION	PER ABOVE	OKALOOSA COUNTY, FLORIDA
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
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

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 3.B.

TO: City Council

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

FROM: Ryan Scott, City Engineer
Jeffrey Cozadd, Projects, Grants and Contracts Manager

DATE: June 12, 2024

SUBJECT: Easement Consents for Underground Equipment Locations - City-owned property

I. BACKGROUND:

II. DISCUSSION: The placement of Florida Power & Light (FPL) equipment on City-owned property is necessary to complete the **Phase 1 Utility Underground Project**. An easement consent form is being requested to document that the City is aware of and agrees to the placement of FPL equipment on City property that is necessary to service the properties.

Easement consents for the following properties are being requested:

108 Stahlman
285 Harbor
299 Harbor
206 Harbor
1 Harbor

The easement documents will be brought to the Council for final approval once they are prepared.

- A. Link to Strategic Goals / Objectives:** Major Projects 4.16 Undergrounding of Utilities
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):** LOS will be increased
- D. Legislative Sponsor:**

III. CONCLUSION:

IV. RECOMMENDED MOTION: I motion that we authorize the City Manager to sign

the Easement Consent documents for each property.

Attachments:

1. City of Destin City Parcel Easements
UUG

City-Owner Property Easement Requests for Utility Underground Conversion Project

108 Stahlman – One 25'x25' easement for Switchgear (7'x7') (NEW REQUEST)





UTILITY CONSULTANTS of FLORIDA

Utility Consultants of Florida is requesting a written consent to proceed with the City of Destin Utility Undergrounding Project. This is confirmation that we have discussed the need for an easement for the equipment necessary to service your property and the community safely. Florida Power and Light is providing the easement documents and UCoF will contact you when available.

Contact name:

Title:

Name of Business: City of Destin

Address: 108 Stahlman Ave.

Signature:

Date:

Email:

Comments:

Thank you,



Stephanie Lindsay

UTILITY CONSULTANTS of FLORIDA

Project Manager

slindsay.ucof@gmail.com

325-733-2690

285 Harbor - One 25'x25' easement for switchgear (7'x7') and one 10'x10' easement for transformer (4'x4') (Previously approved request)

299 Harbor – One 25'x25' easement for Switchgear (7'x7') (NEW REQUEST)





UTILITY CONSULTANTS of FLORIDA

Utility Consultants of Florida is requesting a written consent to proceed with the City of Destin Utility Undergrounding Project. This is confirmation that we have discussed the need for an easement for the equipment necessary to service your property and the community safely. Florida Power and Light is providing the easement documents and UCoF will contact you when available.

Contact name:

Title:

Name of Business: City of Destin

Address: 299 Harbor Blvd.

Signature:

Date:

Email:

Comments:

Thank you,



Stephanie Lindsay

UTILITY CONSULTANTS of FLORIDA

Project Manager

slindsay.ucof@gmail.com

325-733-2690

206 Harbor – One 10'x10' easement for transformer (4'x4') (previously approved request), and one 10'x12' easement for 2 part transformer (5'x6') (NEW REQUEST)





UTILITY CONSULTANTS of FLORIDA

Utility Consultants of Florida is requesting a written consent to proceed with the City of Destin Utility Undergrounding Project. This is confirmation that we have discussed the need for an easement for the equipment necessary to service your property and the community safely. Florida Power and Light is providing the easement documents and UCoF will contact you when available.

Contact name:

Title:

Name of Business: City of Destin

Address: 206 Harbor Blvd.

Signature:

Date:

Email:

Comments:

Thank you,



Stephanie Lindsay

UTILITY CONSULTANTS of FLORIDA

Project Manager

slindsay.ucof@gmail.com

325-733-2690

1 Harbor – One 25'x25' easement for switchgear (7'x7') and one 10'x10' easement for transformer (4'x4') (NEW REQUESTS)





UTILITY CONSULTANTS of FLORIDA

Utility Consultants of Florida is requesting a written consent to proceed with the City of Destin Utility Undergrounding Project. This is confirmation that we have discussed the need for an easement for the equipment necessary to service your property and the community safely. Florida Power and Light is providing the easement documents and UCoF will contact you when available.

Contact name:

Title:

Name of Business: City of Destin

Address: 1 Harbor Blvd

Signature:

Date:

Email:

Comments:

Thank you,



Stephanie Lindsay

UTILITY CONSULTANTS of FLORIDA

Project Manager

slindsay.ucof@gmail.com

325-733-2690

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024**TYPE OF AGENDA ITEM:** Consent Agenda**AGENDA OUTLINE NUMBER:** 3.C.

TO: City Council

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

FROM: Michael Burgess, Public Services Director

DATE: 06/21/2024

SUBJECT: Replacement of Corrugated Metal Pipe, Industrial Park Drive & Indian Bayou Drive, authorization to issue purchase orders

I. BACKGROUND: Decades ago, developers and contractors used corrugated metal pipes to transport stormwater runoff from stormwater catch basins to its eventual discharge point (outfall). The service life of corrugated metal piping is approximately 30 years. Both of the pipe sections proposed for replacement have exceeded that timeframe. The pipe that parallels Indian Bayou Drive has started to deteriorate to the point sinkholes are developing.

II. DISCUSSION: Two additional corrugated metal pipe replacement projects are presented that include (maps attached):

1. Indian Bayou Drive (intersection with Chickasaw to intersection with Tomahawk)
2. Industrial Park Drive at Airport Road

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence

II. Enhanced Quality of Life and Safety for Families

IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB): Funding for these projects is provided via the American Rescue Plan Act (ARPA). The Indian Bayou Drive project is estimated at \$198,141 and the Industrial Park project at \$96,936.50, for a total of \$294,677.50.

30555900-565000-ARP
ARPA Capital Projects

	\$	1,196,319
FY 24 Adopted Budget*		1,196,319
Previous Expenses/Encumbrances		(815,729)
Available Program Budget		380,590
Potential Agreement +(-)		(294,678)
FY 24 Remaining Program Budget	\$	85,912

**FY 24 Adopted Budget includes Budget for Prior Year Encumbrances*

C. **Level of Service (LOS)**: Removal of failed/failing corrugated metal pipes with reinforced concrete or high-density polyethylene pipe. Improvements include sediment load reductions associated with storm discharges, improved ROW stability, and aesthetics.

D. **Legislative Sponsor:**

III. **CONCLUSION**: The American Rescue Plan Act provides funding for infrastructure improvements to include stormwater improvements like these. If approved, staff will prepare the necessary documentation to expedite the delivery of these projects.

IV. **RECOMMENDED MOTION**: I move that the City Manager be authorized to issue purchase orders to H&T Contractors for the replacement of the corrugated metal storm sewer systems identified herein.

Attachments:

1. ATT1: 117-135 Indian Bayou Dr CMP replacement, quote
2. ATT2: Industrial Park at Airport Road CMP replacement, quote
3. ATT3: H&T 2023 Misc Asphaltic Concrete Services Contract
4. ATT4: H&T Misc Asphalt Services Contract Extension CY24
5. ATT5: Indian Bayou Drive 117-135 CMP map
6. ATT6: Industrial Park Drive CMP map

WORK ORDER**MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT****CONTRACTOR:** H&T Contractors, LLC.**Date:** 6/20/2024**Work Order Number:****Completion Date:****Calendar Days:****Description of Work:** 117 - 135 Indian Bayou Dr.

Item No.	Description	Unit	Unit Price	Quantity	Extension
1	2" Type SP – 12.5 Asphalt Concrete Superpave (Coarse) w/Fiber	SY	\$20.25	0.00	\$ -
2	1 ½" Type SP – 12.5 Asphalt Concrete Superpave (Fine) w/Fiber	SY	\$15.75	0.00	\$ -
3	1" Type SP - 9.5 Asphalt Concrete Overlay (Fine) w/Fiber	SY	\$13.00	0.00	\$ -
4	Milling of existing asphalt (average 1 in depth)	SY	\$5.00	0.00	\$ -
5	Milling of existing asphalt (average 2 in depth)	SY	\$6.50	0.00	\$ -
6	8" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$30.00	0.00	\$ -
7	6" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$24.00	0.00	\$ -
8	4" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$12.00	0.00	\$ -
9	Stabilized Subbase (12") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	\$10.00	0.00	\$ -
10	Stabilized Subbase (6") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	\$8.00	0.00	\$ -
11	Prime Coat	SY	\$4.00	0.00	\$ -
12	Tack Coat	SY	\$4.00	0.00	\$ -
13	Asphalt Cut with Abrasive Blade	LF	\$7.00	0.00	\$ -
14	Concrete Cut with Abrasive Blade	LF	\$7.00	150.00	\$ 1,050.00
15	Silt Fence	LF	\$10.00	0.00	\$ -
16	Straw Waddle	LF	\$8.00	0.00	\$ -
17	Manhole Adjustment	EACH	\$1,000.00	0.00	\$ -
18	Valve Box Adjustment	EACH	\$600.00	2.00	\$ 1,200.00
19	Removal of Concrete over 6 inches	SY	\$15.00	279.00	\$ 4,185.00
20	Removal of Asphalt up to 4 inches thick	SY	\$10.00	0.00	\$ -
21	Removal of Asphalt over 4 inches	SY	\$15.00	0.00	\$ -
22	Fill Dirt provided, delivered, spread and compacted on grade	CY	\$40.00	40.00	\$ 1,600.00
23	Clear & Grub	SY	\$2.50	0.00	\$ -
24	Debris Hauling	CY	\$25.00	40.00	\$ 1,000.00
25	Tree trimming	HR	\$300.00	0.00	\$ -
26	Aluminum Pipe Guiderail (FDOT Index 870)	LF	\$500.00	0.00	\$ -
27	Guardrail (FDOT Index 400)	LF	\$450.00	0.00	\$ -
28	Mobilization	LUMP	\$4,000.00	1.00	\$ 4,000.00
29	12" inch RCP provided, delivered, and installed	LF	\$92.00	0.00	\$ -
30	15" inch RCP provided, delivered, and installed	LF	\$92.00	0.00	\$ -
31	18" inch RCP provided, delivered, and installed	LF	\$101.00	0.00	\$ -
32	24" inch RCP provided, delivered, and installed	LF	\$125.00	0.00	\$ -
33	30" inch RCP provided, delivered, and installed	LF	\$157.00	0.00	\$ -
34	36" inch RCP provided, delivered, and installed	LF	\$240.00	0.00	\$ -
35	42" inch RCP provided, delivered, and installed	LF	\$285.00	0.00	\$ -
36	48" inch RCP provided, delivered, and installed	LF	\$350.00	0.00	\$ -

*Payment shall be made on actual work performed, as measured in field.

WORK ORDER

MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT

37	12" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$45.00	0.00	\$ -
38	15" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$55.00	0.00	\$ -
39	18" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$65.00	340.00	\$ 22,100.00
40	24" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$75.00	0.00	\$ -
41	30" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$120.00	0.00	\$ -
42	36" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$140.00	0.00	\$ -
43	42" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$160.00	0.00	\$ -
44	48" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$180.00	0.00	\$ -
45	Concrete Headwall or Drainage Structure	CY	\$900.00	0.00	\$ -
46	Mitered end section – medium 12 inches to 15 inches	EACH	\$2,000.00	0.00	\$ -
47	Mitered end section – large 18 inches to 24 inches	EACH	\$4,500.00	0.00	\$ -
48	Concrete flume (4 in thick)	SY	\$200.00	0.00	\$ -
49	Inlet Apron (4 in thick)	SY	\$120.00	0.00	\$ -
50	Raise existing inlet (assume 3 in adjustment)	EACH	\$3,000.00	0.00	\$ -
51	Lower existing inlet (assume 3 in adjustment)	EACH	\$2,500.00	0.00	\$ -
52	6 in Diameter Yard Inlet, installed, maximum 2 in depth	EACH	\$300.00	0.00	\$ -
53	Excavation and Haul Off	CY	\$25.00	120.00	\$ 3,000.00
54	Well Points	DAY	\$4,500.00	5.00	\$ 22,500.00
55	Grout (joint)	EACH	\$2,500.00	2.00	\$ 5,000.00
56	Compaction of Subgrade, Soil, and Backfill (Up to 6" Thick)	SY	\$20.00	200.00	\$ 4,000.00
57	Swale Installation (grading)	CY	\$100.00	400.00	\$ 40,000.00
58	Concrete Collar (any size)	EACH	\$3,000.00	0.00	\$ -
59	Rip Rap Rubble (up to 12" stone, 18" thick)	SY	\$600.00	0.00	\$ -
60	Rip Rap Rubble (up to 24" stone, 36" thick)	SY	\$700.00	0.00	\$ -
61	6 inch Drain pipe	LF	\$45.00	0.00	\$ -
62	Type "C" inlet installed (maximum depth 6 ft)	EACH	\$5,000.00	1.00	\$ 5,000.00
63	Concrete Driveway 6 inches thick-fiber reinforced	SY	\$108.00	72.00	\$ 7,776.00
64	Concrete Sidewalk – 4 inches thick installed	SY	\$72.00	105.00	\$ 7,560.00
65	Concrete Flat/Ribbon Curb fiber reinforced (12" wide by 8" deep)	LF	\$25.00	0.00	\$ -
66	Concrete Type "D" Curb fiber reinforced	LF	\$30.00	0.00	\$ -
67	Concrete Type "E" Curb & Gutter fiber reinforced	LF	\$35.00	0.00	\$ -
68	Concrete Type "F" Curb & Gutter fiber reinforced	LF	\$34.00	0.00	\$ -
69	Concrete Modified (18") Type "F" Curb & Gutter fiber reinforced	LF	\$30.00	0.00	\$ -
70	ADA truncated dome mat installation	SF	\$48.00	0.00	\$ -
71	Traffic Control (MOT) cost	DAY	\$2,000.00	6.00	\$ 12,000.00
72	Bermuda Sod installed	SY	\$4.50	0.00	\$ -
73	St Augustine Sod installed	SY	\$5.75	0.00	\$ -
74	Centipede Sod installed	SY	\$13.50	460.00	\$ 6,210.00
75	Irrigation Repair	HR	\$250.00	20.00	\$ 5,000.00
76	Type "C" inlet installed (depth 6-10 ft)	EACH	\$5,500.00	0.00	\$ -
77	Type "C" inlet installed (depth 10 -14 ft)	EACH	\$6,000.00	0.00	\$ -
78	Type "C" inlet installed (maximum depth 6 ft)	EACH	\$500.00	0.00	\$ -
79	Speed Hump Installation (2 Lanes)	EACH	\$3,000.00	0.00	\$ -
80	Speed Table Installation (2 Lanes)	EACH	\$4,500.00	0.00	\$ -
			Total		\$ 153,181.00

Additional Contract Items					
Item No.	Description	Unit	Unit Price	Quantity	Extension
			Total		\$ 153,181.00
	Contingent Items from Price Sheet	LS	Total		\$ 22,480.00
			Grand Total		\$ 175,661.00

CONTRACTOR REPRESENTATIVE: _____

DATE _____

*Payment shall be made on actual work performed, as measured in field.

CONTRACTOR: H&T Contractors, LLC.
Work Order Number: Contingent Item Pricing Sheet

Date: 6/20/2024
Completion Date:
Calendar Days:

Description of Work: 117 - 135 Indian Bayou Dr

Item No.	Description	Unit	Unit Price	Quantity	Extension
901	Brick Mail Box Remove & Replace		\$2,000.00	2.00	\$ 4,000.00
902	Exposed Agg. Driveway	SY	\$200.00	54.00	\$ 10,800.00
903	Exposed Agg. Sidewalk	SY	\$160.00	48.00	\$ 7,680.00
904				0.00	\$ -
905				0.00	\$ -
906				0.00	\$ -
907				0.00	\$ -
908				0.00	\$ -
909				0.00	\$ -
910				0.00	\$ -
911				0.00	\$ -
912				0.00	\$ -
913				0.00	\$ -
914				0.00	\$ -
915				0.00	\$ -
916				0.00	\$ -
917				0.00	\$ -
918				0.00	\$ -
919				0.00	\$ -
920				0.00	\$ -
				Total	\$ 22,480.00

CONTRACTOR REPRESENTATIVE: _____

DATE _____

DIRECTOR OF PUBLIC SERVICES: _____

DATE _____

* Pricing for items on this list are specific to this work order.

WORK ORDER**MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT****CONTRACTOR:** H&T Contractors, LLC.**Date:** 6/20/2024**Work Order Number:****Completion Date:****Calendar Days:****Description of Work:** Industrial Park Lane / Airport Road

Item No.	Description	Unit	Unit Price	Quantity	Extension
1	2" Type SP – 12.5 Asphalt Concrete Superpave (Coarse) w/Fiber	SY	\$20.25	54.00	\$ 1,093.50
2	1 ½" Type SP – 12.5 Asphalt Concrete Superpave (Fine) w/Fiber	SY	\$15.75	0.00	\$ -
3	1" Type SP - 9.5 Asphalt Concrete Overlay (Fine) w/Fiber	SY	\$13.00	54.00	\$ 702.00
4	Milling of existing asphalt (average 1 in depth)	SY	\$5.00	0.00	\$ -
5	Milling of existing asphalt (average 2 in depth)	SY	\$6.50	0.00	\$ -
6	8" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$30.00	54.00	\$ 1,620.00
7	6" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$24.00	0.00	\$ -
8	4" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$12.00	0.00	\$ -
9	Stabilized Subbase (12") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	\$10.00	54.00	\$ 540.00
10	Stabilized Subbase (6") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	\$8.00	0.00	\$ -
11	Prime Coat	SY	\$4.00	54.00	\$ 216.00
12	Tack Coat	SY	\$4.00	0.00	\$ -
13	Asphalt Cut with Abrasive Blade	LF	\$7.00	60.00	\$ 420.00
14	Concrete Cut with Abrasive Blade	LF	\$7.00	25.00	\$ 175.00
15	Silt Fence	LF	\$10.00	100.00	\$ 1,000.00
16	Straw Waddle	LF	\$8.00	0.00	\$ -
17	Manhole Adjustment	EACH	\$1,000.00	0.00	\$ -
18	Valve Box Adjustment	EACH	\$600.00	0.00	\$ -
19	Removal of Concrete over 6 inches	SY	\$15.00	0.00	\$ -
20	Removal of Asphalt up to 4 inches thick	SY	\$10.00	45.00	\$ 450.00
21	Removal of Asphalt over 4 inches	SY	\$15.00	54.00	\$ 810.00
22	Fill Dirt provided, delivered, spread and compacted on grade	CY	\$40.00	160.00	\$ 6,400.00
23	Clear & Grub	SY	\$2.50	0.00	\$ -
24	Debris Hauling	CY	\$25.00	60.00	\$ 1,500.00
25	Tree trimming	HR	\$300.00	0.00	\$ -
26	Aluminum Pipe Guiderail (FDOT Index 870)	LF	\$500.00	0.00	\$ -
27	Guardrail (FDOT Index 400)	LF	\$450.00	0.00	\$ -
28	Mobilization	LUMP	\$4,000.00	1.00	\$ 4,000.00
29	12" inch RCP provided, delivered, and installed	LF	\$92.00	0.00	\$ -
30	15" inch RCP provided, delivered, and installed	LF	\$92.00	0.00	\$ -
31	18" inch RCP provided, delivered, and installed	LF	\$101.00	0.00	\$ -
32	24" inch RCP provided, delivered, and installed	LF	\$125.00	64.00	\$ 8,000.00
33	30" inch RCP provided, delivered, and installed	LF	\$157.00	0.00	\$ -
34	36" inch RCP provided, delivered, and installed	LF	\$240.00	0.00	\$ -
35	42" inch RCP provided, delivered, and installed	LF	\$285.00	0.00	\$ -
36	48" inch RCP provided, delivered, and installed	LF	\$350.00	0.00	\$ -

*Payment shall be made on actual work performed, as measured in field.

WORK ORDER

MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT

37	12" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$45.00	0.00	\$ -
38	15" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$55.00	0.00	\$ -
39	18" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$65.00	0.00	\$ -
40	24" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$75.00	0.00	\$ -
41	30" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$120.00	0.00	\$ -
42	36" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$140.00	0.00	\$ -
43	42" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$160.00	0.00	\$ -
44	48" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$180.00	0.00	\$ -
45	Concrete Headwall or Drainage Structure	CY	\$900.00	0.00	\$ -
46	Mitered end section – medium 12 inches to 15 inches	EACH	\$2,000.00	0.00	\$ -
47	Mitered end section – large 18 inches to 24 inches	EACH	\$4,500.00	1.00	\$ 4,500.00
48	Concrete flume (4 in thick)	SY	\$200.00	0.00	\$ -
49	Inlet Apron (4 in thick)	SY	\$120.00	0.00	\$ -
50	Raise existing inlet (assume 3 in adjustment)	EACH	\$3,000.00	0.00	\$ -
51	Lower existing inlet (assume 3 in adjustment)	EACH	\$2,500.00	0.00	\$ -
52	6 in Diameter Yard Inlet, installed, maximum 2 in depth	EACH	\$300.00	0.00	\$ -
53	Excavation and Haul Off	CY	\$25.00	60.00	\$ 1,500.00
54	Well Points	DAY	\$4,500.00	2.00	\$ 9,000.00
55	Grout (joint)	EACH	\$2,500.00	1.00	\$ 2,500.00
56	Compaction of Subgrade, Soil, and Backfill (Up to 6" Thick)	SY	\$20.00	320.00	\$ 6,400.00
57	Swale Installation (grading)	CY	\$100.00	200.00	\$ 20,000.00
58	Concrete Collar (any size)	EACH	\$3,000.00	0.00	\$ -
59	Rip Rap Rubble (up to 12" stone, 18" thick)	SY	\$600.00	10.00	\$ 6,000.00
60	Rip Rap Rubble (up to 24" stone, 36" thick)	SY	\$700.00	0.00	\$ -
61	6 inch Drain pipe	LF	\$45.00	0.00	\$ -
62	Type "C" inlet installed (maximum depth 6 ft)	EACH	\$5,000.00	0.00	\$ -
63	Concrete Driveway 6 inches thick-fiber reinforced	SY	\$108.00	0.00	\$ -
64	Concrete Sidewalk – 4 inches thick installed	SY	\$72.00	45.00	\$ 3,240.00
65	Concrete Flat/Ribbon Curb fiber reinforced (12" wide by 8" deep)	LF	\$25.00	0.00	\$ -
66	Concrete Type "D" Curb fiber reinforced	LF	\$30.00	0.00	\$ -
67	Concrete Type "E" Curb & Gutter fiber reinforced	LF	\$35.00	0.00	\$ -
68	Concrete Type "F" Curb & Gutter fiber reinforced	LF	\$34.00	30.00	\$ 1,020.00
69	Concrete Modified (18") Type "F" Curb & Gutter fiber reinforced	LF	\$30.00	30.00	\$ 900.00
70	ADA truncated dome mat installation	SF	\$48.00	0.00	\$ -
71	Traffic Control (MOT) cost	DAY	\$2,000.00	4.00	\$ 8,000.00
72	Bermuda Sod installed	SY	\$4.50	0.00	\$ -
73	St Augustine Sod installed	SY	\$5.75	0.00	\$ -
74	Centipede Sod installed	SY	\$13.50	300.00	\$ 4,050.00
75	Irrigation Repair	HR	\$250.00	10.00	\$ 2,500.00
76	Type "C" inlet installed (depth 6-10 ft)	EACH	\$5,500.00	0.00	\$ -
77	Type "C" inlet installed (depth 10 -14 ft)	EACH	\$6,000.00	0.00	\$ -
78	Type "C" inlet installed (maximum depth 6 ft)	EACH	\$500.00	0.00	\$ -
79	Speed Hump Installation (2 Lanes)	EACH	\$3,000.00	0.00	\$ -
80	Speed Table Installation (2 Lanes)	EACH	\$4,500.00	0.00	\$ -
				Total	\$ 96,536.50

Additional Contract Items					
Item No.	Description	Unit	Unit Price	Quantity	Extension
			Total		\$ 96,536.50
	Contingent Items from Price Sheet	LS	Total		
			Grand Total		\$ 96,536.50

CONTRACTOR REPRESENTATIVE: _____

DATE _____

*Payment shall be made on actual work performed, as measured in field.

CITY OF DESTIN, FLORIDA

CONTRACT

MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT

On March 6, 2023 THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, herein referred to as the **City**, accepted the bid of H&T Contractors, LLC., herein referred to as the **Contractor**, to supply miscellaneous asphaltic concrete services for City properties. The Contractor's Cost Schedule for the terms of their engagement is included in their entirety by reference at Exhibit "A" and as completely as if incorporated herein.

TERMS AND CONDITIONS OF CONTRACT FOR THE MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT:

1. Entire Contract:

This Contract represents the entire and integrated Contract between the City and Contractor and supersedes all prior negotiations, representations or contracts, either written or oral. Provisions of this Contract may be amended only by written instrument approved by the Destin City Council and signed by the City Manager and Contractor.

2. Intent of Contract:

This Contract is for supplying the City with all applicable concrete work for City properties. The Scope of Work, herein referred to as the **Work**, encompasses the foregoing and all descriptive work components described within Exhibit "A".

3. Term of Contract and Tim Extensions:

This contract will be in effect from March 7, 2023 through December 31, 2023 and is for supplying the City with miscellaneous asphaltic concrete services.

4. Time for Performance:

The Contractor agrees to provide asphaltic concrete services for the satisfactory approval and acceptance by the City.

5. Compensation:

All payments upon contract are contingent upon the Contractor's Work being acceptable to the City. For satisfactory completion and acceptance of the Work, the City agrees to pay the Contractor in accordance with the terms of this Contract and the Contractor's Cost Schedule as identified in the Bid Form submitted by the Contractor, as may have been adjusted at the time of contract approval and incorporated herein.

6. Changes in the Work:

The City shall have the right at any time during the progress of the Work to increase or decrease the Work. Promptly after having been notified of a change, the Contractor shall submit an itemized estimate of any costs and/or time increases or savings it foresees as a result of the change. No additions or changes to the Work shall be made except upon written order of the City and the City shall not be liable to Contractor for any increased compensation without such written order.

7. Insurance:

Contractor shall, during the performance of the contract, maintain Worker's Compensation Insurance

sufficient to secure benefits of the Florida Workmen's Compensation Law for all employees and any of the work sublet to any vendor or subcontractor, Comprehensive General Liability Insurance, Auto Liability Insurance, Builder's Risk Insurance, all with companies and in the form and amounts acceptable to the City. Said certificates of insurance of contractor are attached hereto and made a part hereof by reference. If any part of the work is sublet, similar insurance shall be provided by and in behalf of any subcontractors.

Evidence of Insurance: Contractor shall provide the City Certificates of Insurance naming the City as an additional insured. All binders, policies, or certificates of insurance shall provide for at least ten days notice from insurers to the City of any cancellation or amendment to any of the insurance policies.

8. Indemnification:

Contractor shall indemnify, defend, save, and hold the City, its agents, officers and employees, harmless of and from any losses, fines, penalties, costs, damages, claims, demands, suits, and liabilities of any nature, including reasonable attorney's fees (including regulatory and appellate fees), arising out of: because of; or due to any accidents arising in any manner on account of the exercise or attempted exercise of Contractor's rights hereunder whether the same regards person or property of any nature whatsoever, regardless of the apportionment of negligence, unless due to the sole negligence of the City.

Contractor shall indemnify, defend, save and hold the City, its agents, officers and employees, harmless of and from and against any and all liens, claims, damages, demands, suits and liabilities, attorney's fees and costs, including appellate attorney's fees and costs, of and for mechanics and materialmen furnishing labor and materials in the performance of this contract.

9. Licensing:

The Contractor shall obtain all permits and maintain at his expense all professional and business certificates and licenses required by law and as necessary to perform services under this Contract. If Contractor performs any Work without obtaining, or contrary to, permits and licenses, Contractor shall bear all costs arising therefrom. The City may waive fees for City controlled permits, but in no instance can the City waive permit requirements nor fees beyond their control.

10. Cancellation:

This contract may be canceled by either party with a thirty-day written notice and is contingent upon the annual appropriation by the City of legally available funds. City's obligation to pay the amount due hereunder in any fiscal year is contingent upon the appropriation by the City Council of legally available funds for the purposes set forth in this contract.

11. Performance of Work/Responsibilities:

For each task, the Contractor will be issued a work order by the City's Public Services Director or designee. The Public Services Director or designee will issue verbal work orders only in emergency situations. The Contractor shall commence work in a reasonable length of time and shall complete the work in an expeditious manner. In emergency situations, the Contractor shall endeavor to commence work immediately. All work shall be done under the supervision of the City's Public Services Director or designated representative. The performance of Work and responsibilities hereto are outlined and made a part hereof as identified in Exhibit "A".

12. Termination for Default:

The Contract will remain in force for the full period specified and until the City Manager or his designee determines that all requirements and conditions have been satisfactorily met and the City Manager or his designee has accepted the work under the Contract Documents following the initial contract terms and all subsequent contract terms, including warranty and guarantee periods. However, the City Manager

will have the right to terminate this Contract sooner if the Contractor has failed to perform satisfactorily the work required or comply with the other requirements of the Contract.

In the event the City Manager decides to terminate this Contract for the Contractor's failure to perform satisfactorily or meet its other responsibilities under the Contract, the City Manager will give the Contractor five (5) days' notice, whereupon the Contract will terminate, unless during the notice period the Contractor cures the failure to perform or meets its other responsibilities under the Contract to the satisfaction of the City Manager.

Upon Contract termination for the Contractor's failure to provide satisfactory contract performance, the Contractor will be entitled to receive compensation for Contract services satisfactorily performed by the Contractor and allocable to the Contract and accepted by the City Manager or his designee prior to such termination. However, an amount equal to all additional costs required to be expended by the City to complete the Work covered by the Contract, including costs of delay in completing the project, shall be either subtracted from any amount due or amount charged to the Contractor in the event the City Manager terminates the Contract.

Except as otherwise directed by the City Manager, or in the case of termination for default (in which event the Contractor may be entitled to cure, at the option of the City Manager), the Contractor shall stop work on the date of receipt of the notice or other date specified in the notice, place no further orders or subcontract for materials, services, or facilities except as are necessary for the completion of such portion of the work not terminated, and terminate all contractor and subcontracts and settle all outstanding liabilities and claims. *In the event that any termination for default shall be found to be improper or invalid by any court of competent jurisdiction, then such termination shall be deemed to have been a termination for convenience.*

13. Termination for Convenience:

The performance of work under this Contract may be terminated by the City Manager in whole or in part whenever the City Manager, in their discretion, determines that such termination is in the City's best interest. Any such termination shall be affected by the City Manager giving at least five (5) days' notice to the Contractor, specifying the extent to which performance of the work under this Contract is terminated and the date upon which such termination becomes effective.

As to termination for convenience, after receipt of the date of termination, the Contractor shall stop all work as specified in the notice; place no further orders or subcontract for materials, services, or facilities except as are necessary for the completion of such portion of the Work not terminated; immediately transfer all documentation and paperwork for terminated work to the City; and terminate all contractors and subcontracts and settle all outstanding liabilities and claims.

14. Disclosure:

Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

15. Miscellaneous:

15.1 Governing Law

The parties intend that this Contract and the relationship of the parties shall be governed by the laws of

the State of Florida. Venue for any action arising out of this contract shall be in Okaloosa County Florida and nowhere else.

15.2 Severability

If any section, subsection, term or provision of this Contract or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Contract or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, shall not be affected thereby and each remaining section, subsection, term or provision of this Contract shall be valid or enforceable to the fullest extent permitted by law.

15.3 Sovereign Immunity

The parties further agree, nothing contained herein is intended nor shall be construed to waive the City of Destin's rights and immunities under the Florida constitution, common law or Florida Statutes 768.28, as amended from time to time.

15.4 Construction

The Parties have participated jointly in the negotiation and drafting of this Contract. In the event an ambiguity or question of intent or interpretation arises, this Contract shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provision of this contract.

15.5 Jury Trial Waiver

CONTRACTOR AND CITY AGREE TO WAIVE THE RIGHTS TO A TRIAL BY JURY REGARDING ANY LAWSUIT INVOLVING THE INTERPRATION, CONSTRUCTION, ENFORCEMENT, OR GOVERNANCE OF THIS CONTRACT, AND FOR ANY LAWSUIT RELATED IN ANY WAY TO THIS CONTRACT OR FOR THE WORK PERFORMED PURSUANT TO THIS CONTRACT.

15.6 Attorney's Fees

In any dispute relating to this contract each party shall be responsible for their respective attorney's fees and costs.

15.7 Notices

All notices under the Contract shall be in writing and shall be effective when mailed by certified mail, return receipt requested, or when delivered personally, as provided hereafter, or to such other addresses as may be designated by notice:

15.8 Public Records

Contractor shall comply with Florida Public Records Laws, specifically to:

- a) Keep and maintain public records that ordinarily and necessarily would be required by the City of Destin in order to perform the service.
- b) Provide the public with access to public records on the same terms and conditions that the City of Destin would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- d) Meet all requirements for retaining public records and transfer, at no cost, to the City of Destin all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records

disclosure requirements. All records stored electronically must be provided to the City of Destin in a format that is compatible with the information technology systems of the City of Destin.

As to the City:
Lance A. Johnson, City Manager
4200 Indian Bayou Trail
Destin, FL 32541

As to the Contractor:
H&T Contractors, LLC
376 Ben King Road
Freeport, FL 32459

IN WITNESS THEREOF, the City hereunto caused these presents to be subscribed and the Contractor has affixed their name and seal, this 07TH day of MARCH, 2023.



ATTEST:

Rey Bailey, City Clerk

CITY OF DESTIN

Lance A. Johnson
Lance A. Johnson, City Manager

SEAL

H&T CONTRACTORS, LLC
CONTRACTOR:

By: Heather Bailey
(Signature)

Heather Bailey
(Printed Name)

Its: MGRM
(Title)

Matthew Shaw
Witness

D. J. Juchand
Witness

City of Destin - RFB 22-10-PW
Miscellaneous Asphaltic Concrete Continuing Services

EXHIBIT A - BID FORM

PART I Bid submitted by:

Company: H & T Contractors, LLC

Address: PO Box 9

City & State: Freeport, FL

Zip Code: 32439

Telephone: (850) 835-0231

Fax: (850) 835-5123

Number of Years in Business: 14

Email: Misty@h-tcontractors.com

PART II Bidding RFB No. 22-10-PW, Miscellaneous Concrete Continuing Services:

Contractor shall provide proper signs and traffic control measures as per Florida Department of Transportation's Manual on Uniform Traffic Control Devices and the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (aka Florida Green Book), current edition. All construction, methods of measurement, and basis of payment shall be in accordance with Division II and III of the Florida Department of Transportation Standards Specifications for Road and Bridge Construction (current edition), copies of which are available from the Florida Department of Transportation. Contractor must be FDOT Maintenance of Traffic (MOT) certified and use those traffic controls identified in FDOT Standard Plans (102-600 series). Contractor will perform sidewalk work consistent with the FDOT's Local Agency Program (LAP) concrete specifications for formwork, joint placement/depth/material, and concrete finishing and will comply with the FDOT's Standard Plans for Curbing (520-001) and Sidewalk (522-001).

Table 1. SERVICE DESCRIPTION AND SPECIFICATIONS

#	Description	Unit	Unit Price
1	2" Type SP - 12.5 Asphalt Concrete Superpave (Coarse) with fiber	SY	20.25
2	1 1/2" Type SP - 12.5 Asphalt Concrete Superpave (Fine) with fiber	SY	15.75
3	1" Type SP - 9.5 Asphalt Concrete Overlay (Fine) with fiber	SY	13.00
4	Milling of existing asphalt (average 1" depth)	SY	5.00
5	Milling of existing asphalt (average 2" depth)	SY	6.50
6	8" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	30.00

Initials of Bidder: HB

City of Destin – RFB 22-10-PW

Miscellaneous Asphaltic Concrete Continuing Services

7	6" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	24.00
8	4" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	12.00
9	Stabilized Subbase (12") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	10.00
10	Stabilized Subbase (6") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	8.00
11	Prime Coat	SY	4.00
12	Tack Coat	SY	4.00
13	Asphalt Cut with Abrasive Blade	LF	7.00
14	Concrete Cut with Abrasive Blade	LF	7.00
15	Silt Fence	LF	10.00
16	Straw Waddle	LF	8.00
17	Manhole Adjustment	EACH	1,000.00
18	Valve Box Adjustment	EACH	600.00
19	Removal of Concrete over 6"	SY	15.00
20	Removal of Asphalt up to 4" thick	SY	10.00
21	Removal of Asphalt over 4" thick	SY	15.00
22	Fill Dirt provided, delivered, spread and compacted on grade	CY	40.00
23	Clear & Grub	SY	2.50
24	Debris Hauling	CY	25.00
25	Tree trimming	HR	300.00
26	Aluminum Pipe Guiderail (FDOT Index 870)	LF	500.00
27	Guardrail (FDOT Index 400)	LF	450.00
28	Mobilization	LUMP	4,000.00
29	12" inch RCP provided, delivered, and installed	LF	92.00
30	15" inch RCP provided, delivered, and installed	LF	92.00
31	18" inch RCP provided, delivered, and installed	LF	101.00
32	24" inch RCP provided, delivered, and installed	LF	125.00
33	30" inch RCP provided, delivered, and installed	LF	157.00
34	36" inch RCP provided, delivered, and installed	LF	240.00
35	42" inch RCP provided, delivered, and installed	LF	285.00
36	48" inch RCP provided, delivered, and installed	LF	350.00
37	12" inch ADS Culvert Pipe provided, delivered, and installed	LF	45.00
38	15" inch ADS Culvert Pipe provided, delivered, and installed	LF	55.00
39	18" inch ADS Culvert Pipe provided, delivered, and installed	LF	65.00

Initials of Bidder: HB

City of Destin – RFB 22-10-PW

Miscellaneous Asphaltic Concrete Continuing Services

40	24" inch ADS Culvert Pipe provided, delivered, and installed	LF	75.00
41	30" inch ADS Culvert Pipe provided, delivered, and installed	LF	120.00
42	36" inch ADS Culvert Pipe provided, delivered, and installed	LF	140.00
43	42" inch ADS Culvert Pipe provided, delivered, and installed	LF	160.00
44	48" inch ADS Culvert Pipe provided, delivered, and installed	LF	180.00
45	Concrete Headwall or Drainage Structure	CY	900.00
46	Mitered end section – medium, 12" to 15"	EACH	2,000.00
47	Mitered end section – large, 18" to 24"	EACH	4,500.00
48	Concrete flume (4" thick)	SY	200.00
49	Inlet Apron (4" thick)	SY	120.00
50	Raise existing inlet (assume 3" adjustment)	EACH	3,000.00
51	Lower existing inlet (assume 3" adjustment)	EACH	2,500.00
52	6" Diameter Yard Inlet, installed, maximum 2" depth	EACH	3,000.00
53	Excavation and Haul Off	CY	25.00
54	Well Points	DAY	4,500.00
55	Grout (joint)	EACH	2,500.00
56	Compaction of Subgrade, Soil, and Backfill (Up to 6" thick)	SY	20.00
57	Swale Installation (grading)	CY	100.00
58	Concrete Collar (any size)	EACH	3,000.00
59	Rip Rap Rubble (up to 12" stone, 18" thick), provided, delivered, and installed	SY	600.00
60	Rip Rap Rubble (up to 24" stone, 36" thick), provided, delivered, and installed	SY	700.00
61	6" Drainpipe, provided, delivered, and installed	LF	45.00
62	Type "C" inlet installed (maximum depth 6')	EACH	5,000.00
63	*Concrete Driveway 6" thick	SY	108.00
64	*Concrete Sidewalk 4" thick	SY	72.00
65	*Concrete Flat/Ribbon Curb fiber reinforced (12" wide by 8" deep)	LF	25.00
66	*Concrete Type "D" Curb	LF	30.00
67	*Concrete Type "E" Curb & Gutter	LF	35.00
68	*Concrete Type "F" Curb & Gutter	LF	34.00
69	*Concrete Modified (18") Type "F" Curb & Gutter	LF	30.00
70	American Disabilities Act (ADA) truncated dome mat installation, cast-in-place type	SF	48.00
71	Traffic Control (MOT) cost	DAY	2,000.00
72	Bermuda Sod installed	SY	4.50
73	St Augustine Sod installed	SY	5.75

Initials of Bidder: HB

City of Destin – RFB 22-10-PW

Miscellaneous Asphaltic Concrete Continuing Services

74	Centipede Sod installed	SY	13.50
75	Irrigation Repair – labor only	HR	250.00
76	Type "C" inlet installed (depth 6-10')	EACH	5,500.00
77	Type "C" inlet installed (depth 10 -14')	EACH	6,000.00
78	Junction Box installed (maximum depth 6')	EACH	5,000.00
79	Speed Hump Installation (2 lanes)	EACH	3,000.00
80	Speed Table Installation (2 lanes)	EACH	4,500.00

To ensure responsiveness, you must submit this form and the mandatory information listed in Sections III and IV.

*Shall be fiber-reinforced 4000psi.

Materials and Supplies will be billed at the contractor's wholesale price or contractor's wholesale price plus 25%. Preference may be given to contractors providing materials at cost. The contractor shall supply materials invoices upon request.

SAFETY NOTE

All work associated with this bid must be conducted with safety in mind. It is expected that the contractor will provide all necessary personal protective equipment that will be utilized by their staff while performing work for the City of Destin. In addition, the contractor will ensure that all FDOT, OSHA and other applicable State and Federal workplace safety guidelines are adhered to while working on behalf of the City of Destin.

The contractor will ensure that work vehicles, equipment and trailers are properly outfitted with proper, adequate, and working signage, lightbars, arrow boards, etc.

Part III Certifications

In accordance with your request for Bids, instructions and specifications, attached hereto, and subject to all conditions thereof, I (we), the undersigned, hereby propose and agree if this Bid is accepted, to contract with the City of Destin, Florida to construct any items or furnish any service requested herein and deliver same without additional cost to the City of Destin at the specified location for the quotations listed above.

The undersigned further declares that he/she has carefully examined the specifications referenced on this Bid Form and is thoroughly familiar with them and their provision(s). He further declares that no other person than the Bidder herein named has any interest in this Bid or in the contract to be executed, and that it is made without any connection with any other person(s) making Bid for the same articles,

Initials of Bidder: HB

City of Destin – RFB 22-10-PW
Miscellaneous Asphaltic Concrete Continuing Services
and it is in all respects fair and without collusion and fraud.

Signature and Certification:

Name and Title of Authorized Representative: Heather Bailey, MEMR

Signature: Heather Bailey

Date of Bid: 02/16/2023

Note: See RFB Section III, Bid Requirements, and attached all required information to Bid Form.

The City of Destin reserves the right to reject any and all Bids or portions thereof, to waive minor defects in the process and to accept the Bid or any combination of Bid Items or to take any other actions deemed by the City to be in the City's best interest. The City also reserves the right to assign additional work to the successful bidder based on their Bid proposal or negotiation as may be necessary to meet grant funding or completion requirements.

END OF BID FORM

Initials of Bidder: HB

CONTRACT EXTENSION AGREEMENT

This agreement dated the First day of January 2024 is between the City of Destin, Florida ("City"), a Florida municipal corporation, of 4200 Indian Bayou Trail, Destin, Florida, 32541 and H&T Contractors LLC. The purpose of this agreement is to extend for one year a contract for services dated March 6, 2023 between the City of Destin and H&T Contractors LLC to provide miscellaneous asphaltic concrete services for the City. This agreement will begin on January 1, 2024 and will extend through December 31, 2024.

This is the **1st of 4** possible extensions.

The following provision amends the contract of the parties and is binding upon them. The Parties mutually agree to add a jury trial waiver, and a public records provision, as follows:

Jury Trial Waiver:

CONTRACTOR AND CITY AGREE TO WAIVE THEIR RIGHTS TO A TRIAL BY JURY REGARDING ANY LAWSUIT INVOLVING THE INTERPRATION, CONSTRUCTION, ENFORCEMENT, OR GOVERNANCE OF THIS CONTRACT, AND FOR ANY LAWSUIT RELATED IN ANY WAY TO THIS CONTRACT OR FOR THE WORK PERFORMED PURSUANT TO THIS CONTRACT.

Public Records:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE OFFICE OF THE CITY CLERK, (850) 837-4242, 4200 INDIAN BAYOU TRAIL, DESTIN, FLORIDA 32541, rbailey@cityofdestin.com

Contractor shall comply with Florida Public Records Laws, specifically to:

- Keep and maintain public records that ordinarily and necessarily would be required by the City of Destin in order to perform the service.
- Shall immediately provide the City Clerk for the City with any documents requested by the Clerk in response to a public records request.
- Provide the public with access to public records on the same terms and conditions that the City of Destin would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

It is understood that final authorization for this Agreement must be made by the Destin City Council, and that either party may cancel this contract extension with 30 days written notice.

- Meet all requirements for retaining public records and transfer, at no cost, to the City of Destin all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public

records disclosure requirements. All records stored electronically must be provided to the City of Destin in a format that is compatible with the information technology systems of the City of Destin.

It is expressly agreed by the parties that this contract is an extension to the Contract dated March 6, 2023 is made part hereof as though expressly rewritten, incorporated, and included herein.

It is understood that final authorization for this Agreement must be made by the Destin City Council, and that either party may cancel this contract extension with 30 days written notice.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

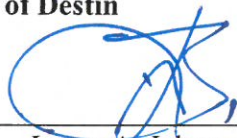
Witnesses:

(Signature)

(Signature)

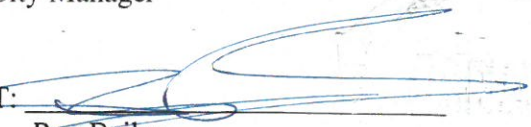
City of Destin

By:

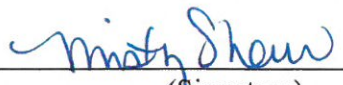

Lance A. Johnson
City Manager

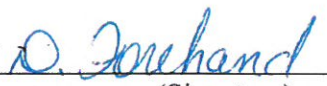
12/28/2023

ATTEST:


Rey Bailey
City Clerk

Witnesses:


(Signature)


(Signature)

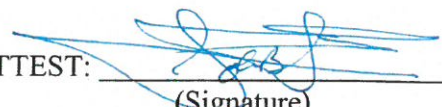
H&T Contractors LLC

By:


(Signature)

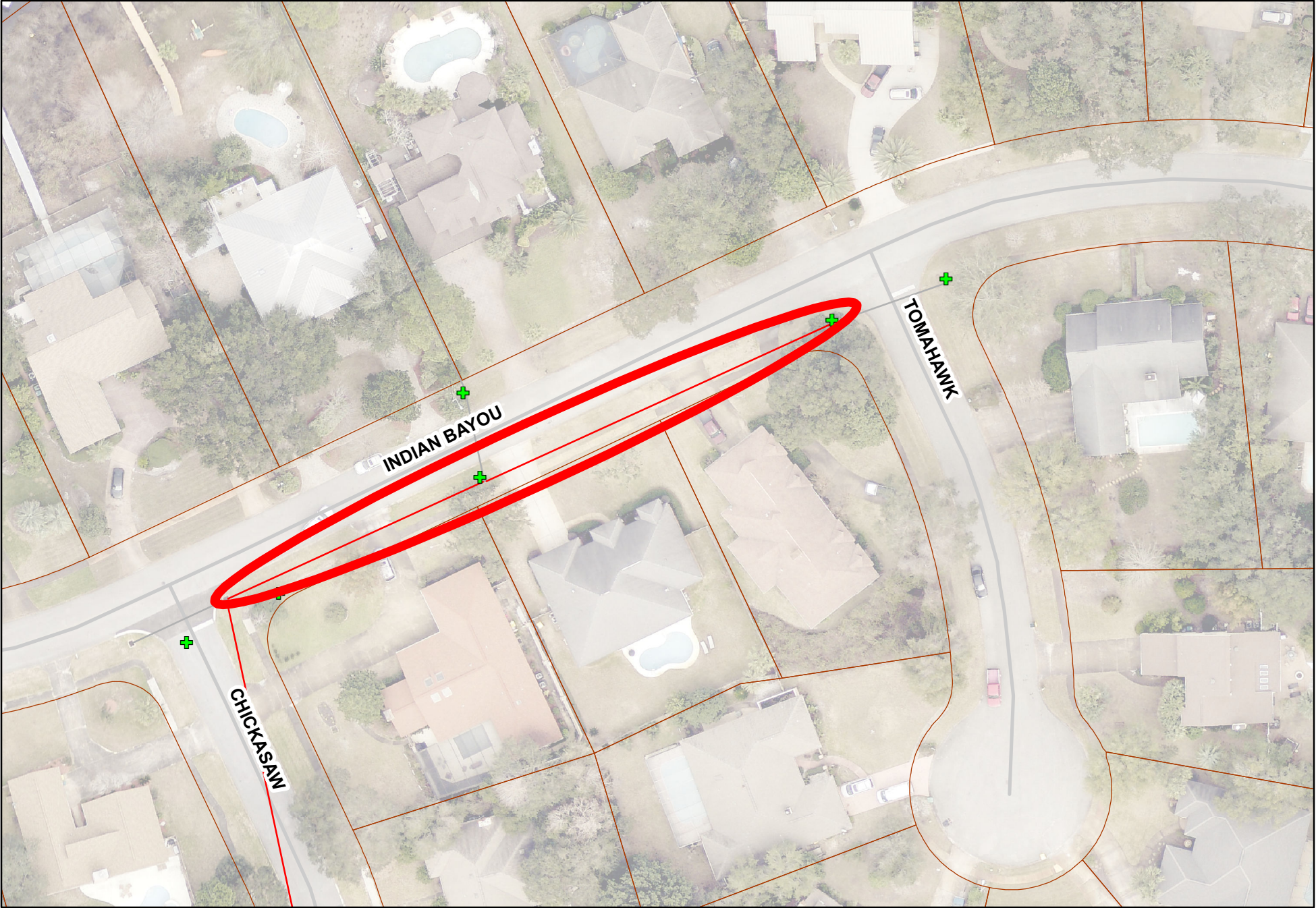
Heather Bailey, MARM
(Name & Title)

ATTEST:

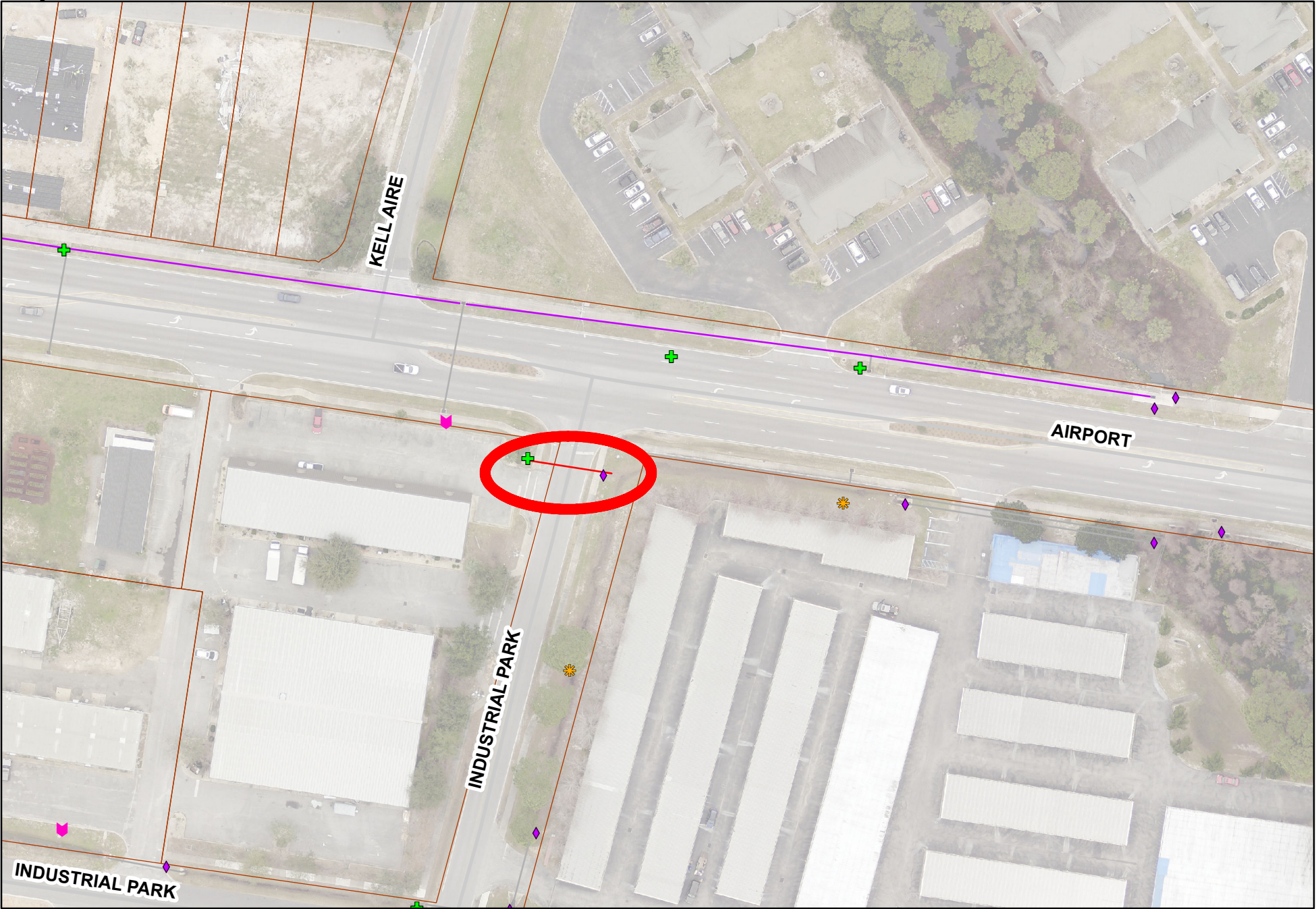

(Signature)

JOHN B. IRVIN, IV - CFO
(Name & Title)

City of Destin - Indian Bayou Drive CMP



City of Destin - Industrial Park Drive CMP



CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 3.D.**TO:** City Council**THRU:** Louis Zunguze, City Manager
Kimberly Kopp, City Attorney
Jeffrey Cozadd, Projects, Grants and Contracts Manager
Krystal Strickland, Finance Director**FROM:** Lisa Firth, Parks & Rec Director**DATE:** July 8, 2024**SUBJECT:** Parks and Recreation Master Plan Consultant RFP Approval

I. BACKGROUND: The City of Destin seeks proposals from qualified consultants to develop a Parks and Recreation master plan. A master plan for the Parks and Recreation Department is long overdue and will serve as a guideline for our department moving forward to assess current and future recreation needs of the community. As a department, we recognize the importance of addressing current needs and identifying opportunities for enhancements to our facilities to meet the needs of our residents. The plan should inventory the current parks and recreation system, including facilities, personnel, services, customer base, equipment, and management practices. It should also establish a road map for balanced facilities and amenities, aligned with the City's Comprehensive Plan 2020.

Not only will the plan establish a long-range vision, but it will also set a strong foundation for the department. The plan should set achievable goals, policies, guidelines, and priorities, and include a Capital Improvement Plan, a Facility and Grounds Maintenance and Management Plan, and a funding options analysis. The plan will also assist in aligning our fee schedule and cost recovery policy, while also assisting with grant opportunities in the future.

Through the development of the master plan, it is a priority to provide an exceptional quality of life to our citizens, while also building community support through their involvement in the process. We hope that this plan serves as a commitment to the citizens of Destin to ensure that our Parks and Recreation system reflects the community.

II. DISCUSSION: The park and recreation Master Plan will include for all park and recreational facilities:

Park facilities and recreation program analysis
Facility maintenance management plan
Grounds maintenance management plan
Departmental fee philosophy

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): Up to \$100,000 of funding for the Parks and Recreation Master Plan was approved in the adopted 2024 budget:

0157283-531000 Parks Professional Services \$100,000

C. Level of Service (LOS): The level of park and recreation opportunities will increase.

D. Legislative Sponsor:

III. CONCLUSION: Parks and Recreation staff will work with the consultant for an outstanding product.

IV. RECOMMENDED MOTION: I move to direct staff to advertise the RFP No. 24-03-REC Parks and Recreation Master Plan.

Attachments:

1. PARKS-REC MASTERPLAN RFP
24-03

CITY OF DESTIN, FLORIDA

REQUEST FOR PROPOSALS (RFP) NO. 24-03-REC

PARKS AND RECREATION MASTER PLAN CONSULTANT



City of Destin, Florida
July 12, 2024

Louis Zunguze
City Manager
Phone (850) 837-4242
4200 Indian Bayou Trail
Destin, Florida 32541

NOTICE TO BIDDERS

The City of Destin seeks proposals from qualified consultants to develop a Parks and Recreation Master Plan. The plan should inventory the current parks and recreation system, including facilities, personnel, services, customer base, equipment, and management practices. It should also establish a roadmap for balanced facilities and amenities, aligned with the City's Comprehensive Plan 2020.

The City requires a system-wide evaluation of parks and recreational facilities. The plan should set achievable goals, policies, guidelines, and priorities, and include a Capital Improvement Plan, a Facility and Grounds Maintenance and Management Plan, and a funding options analysis.

Specifications for this project are available from the City Clerk's Office at 4200 Indian Bayou Trail, Destin, Florida 32541. Contact the Clerk's Office to be placed on the Plan-holders List. Submissions must be received in a sealed envelope marked "RFP No. 24-03-REC, PARKS & RECREATION MASTER PLAN" with the bidder's name, return address, and telephone number by 2:00 p.m. Central Time on Thursday, August 8, 2024, at which time they will be opened and read aloud. The City reserves the right to reject all proposals or portions thereof, waive minor defects and informalities, or accept the proposal(s) deemed in the City's best interest.

Louis Zunguze
City Manager

City of Destin, Florida
Request for Proposals (RFP) No. 24-03-REC
Parks and Recreation Master Plan Consultant

Proposals Due: THURSDAY, 8/8/2024, 2:00 PM

Invitation and Project Description

See Notice to Bidders Published

Background

The City of Destin, spanning 7.5 square miles in the southeast corner of Okaloosa County, Florida, is located on a peninsula bounded by the Gulf of Mexico, East Pass, the harbor, bayous, and Choctawhatchee Bay comprising of more than 27 miles of shoreline. It lies 50 miles east of Pensacola, 39 miles west of Panama City Beach, and 30 miles south of Crestview. Once a fishing community, Destin is now a popular resort destination and a desirable home for professionals and retirees.

With a year-round population of about 14,000, which can surge to nearly 100,000 during tourist season, the city experiences significant impacts on its parks and recreational facilities. According to the 2022 U.S. Census, 18% of Destin's population is aged 0-18, 19% are seniors (65+), and the median household income is \$86,777.

Destin features 21 parks, 12 public beach trails (totaling 100 acres), one Community Center, and three sports complexes. The city also has agreements for the use and maintenance of 14.5 acres of school open space.

The master plan aims to address the current and future needs of Destin's parks and recreation system, accommodating both the year-round population and the seasonal influx of visitors. The process involves: 1) Master Planning, 2) a 5-year Capital Improvement Plan, and 3) a rate and impact fee study. This will help the City Council understand the issues, set policy, and establish funding decisions.

Scope of Work

The master plan will include the following four key components:

1. Park Facilities and Recreation Program Analysis

The purpose of this task is to provide an assessment of park facilities, recreation programs and revenue sites. This analysis is critical for determining facility, programming, and revenue strategies necessary to meet the needs of users and sustain and preserve facilities. This section will include inventory facilities, current & future personnel needs, and current & proposed services.

2. Facility Maintenance Management Plan

The Facility Maintenance Management Plan will be for Recreation/Community Centers and other built structures within the Parks and Recreation Department. The plan will identify recommendations for routine and preventative maintenance programs, work management, asset lifecycle management, customer feedback program, performance measurements, staffing levels and equipment management.

3. Grounds Maintenance Management Plan

Prepare the Grounds Maintenance Management Plan for the grounds maintained by the Parks and Recreation Department. The plan will identify recommendations for routine and preventative maintenance programs, work management, asset lifecycle management, customer feedback program, performance measurements, staffing levels and equipment managements.

4. Departmental Fee Philosophy,

Review fees and develop a departmental fee philosophy, based on the City's Cost Recovery Program, through benchmarking best practices in comparable cities, community, and departmental input, etc.

Scope of Work, tasks in depth.

Inventory of the Current Parks and Recreation System: This section will inventory facilities, personnel, services, customer base, equipment, and current management practices (including preventative maintenance, work management, asset lifecycle management, customer feedback, performance measurements, staffing levels, and equipment management). The goal is to understand the system's comprehensive nature. To Support Section 1 the consultant shall compile an inventory and assessment of existing parks, trails, open spaces, and facilities with City staff assistance. Include a comparative analysis of similar-sized communities using nationally accepted standards. Evaluate each amenity (playgrounds, ball fields, trails, natural areas, special facilities, etc.) for capacity, connectivity, functionality, accessibility, condition, comfort, and convenience, from both resident and visitor perspectives, based on community values. Identify the best possible providers of community and recreation services and recommend ways to minimize duplication and enhance partnerships where appropriate.

Community and Vision Alignment: This section will review the Council's vision and survey the community for input, analyzing current and future program offerings based on this feedback. The consultant will create and implement a comprehensive citizen involvement strategy for the Master Plan, ensuring participation from residents, businesses, visitors, and other stakeholders. They will conduct at least three public meetings and two focus groups, including full-time residents, visitors, and business representatives. Additionally, the consultant will hold at least two progress update meetings with the Parks and Recreation Advisory Board. As facilitators, they will gather information on services, use, preferences, and identify strengths, weaknesses, opportunities, and threats. The strategy will ensure a positive, proactive public participation process, using well-organized activities and techniques, and providing written summaries of all input. The consultant will build consensus and provide information for City Council decision-making if consensus is not possible. They will use methods to hear from as many people as possible, including both users and non-users of services. The strategy will also include a statistically valid community needs assessment survey, accurately sampling the community to identify needs and issues in recreation and park programs and facilities. The survey will target full-time residents and business owners, using data from the City's Comprehensive Plan, the 2022 Citizen's Survey, and other sources to inform Sections 3 and 4 of the Master Plan.

Comprehensive Planning and Management:

- a. Capital Improvement Plan: Each project will include a description, cost estimate (unadjusted for inflation to prevent future cost sprawl), the percentage of capacity increase (eligible for Development Impact Fee usage), future maintenance burden, and priority (high, medium, low). The plan will be formatted for easy transfer to Excel and will inform the 5-Year Capital

Improvement Plan, guiding City Council's decisions on Development Impact Fee rates and funding strategies. To support Section 3a the consultant shall consider the following elements in addition to others identified by the master planning process:

- Improve trail connectivity and walkability between facilities.
- Develop a set of prioritized recommendations for interconnecting walking/biking pathways.
between City Parks (and other City facilities) making it a desirable means of accessing the facilities while encouraging healthy physical activities.
- Sports Tourism Expansion.
- Prioritize recommendations for needs regarding acquisition and/or development of additional sporting venues to encourage sports tourism in Destin.
- Eco Tourism Expansion.
- Prioritize recommendations for needs regarding land acquisition, and the development of parks, open space, and recreation facilities to encourage Eco-Tourism in Destin.
- Sustainability
- Develop a set of prioritized recommendations for maintenance and renovation of parks, trails, and recreation facilities, which shall be clear from the Capital Improvement Plan and Maintenance Plan.

b. Facility and Grounds Maintenance and Management Plan: This plan will cover preventative maintenance, work management, asset lifecycle management, customer feedback, performance measurements, staffing levels, and equipment management to support the Capital Improvement Plan.

Section 4. Funding Analysis: The plan will analyze funding options for transitioning the City to the desired future state, including:

- a. A review of property and sales tax flows within the City and County, and how these support the City General Fund, aiming to balance funding needs with the City's millage rate cap.
- b. A review of the City's chartered millage rate cap, comparing it to similar cities in Florida and exploring its long-term consequences (both positive and negative).
- c. An exploration of methodologies for setting Development Impact Fees for future use by the City.
- d. A review of the fee structure for activities and programs to determine if fees can sustain the programs while remaining affordable, avoiding a decline in participation and program viability.

Project Timeline

08/08/24: RFP Submission Deadline
09/05/24: Proposal Review and Evaluation
09/16/24: Selection of Consultant and Award Notification
10/02/24: Contract Signing and Kickoff Meeting
10/24/24: Submission of Detailed Project Plan by Consultant
11/06/24: Completion of Section 1 - Inventory of the Current Parks and Recreation System
11/06/24: Progress Meeting: Review Inventory Findings
11/13/24: Public Meeting: Review Inventory Findings and Gather Community Input for Section 2
12/11/24: Completion of Section 2 - Community and Vision Alignment (Start while finalizing Section 1)
12/11/24: Progress Meeting: Review Community Feedback and Vision Analysis
01/08/25: Completion of Section 3a - Capital Improvement Plan (Start while finalizing Section 2)
01/22/25: Progress Meeting: Review Draft Capital Improvement Plan
02/05/25: Completion of Section 3b - Facility and Grounds Maintenance/Mgmt Plan (Start while finalizing Section 3a)

02/19/25: Progress Meeting: Review Maintenance and Management Plan
 03/05/25: Completion of Section 4 - Funding Analysis (Start while finalizing Section 3b)
 03/05/25: Progress Meeting: Review Funding Analysis and Recommendations
 04/07/25: Submission of Draft Master Plan to City Council
 04/16/25: Public Meeting: Present Draft Master Plan for Community Feedback
 04/23/25: Incorporation of Community Feedback and Final Revisions
 05/05/25: Final Master Plan Submission to City Council
 05/05/25: City Council Approval and Adoption of Master Plan
 05/14/25: Final Project Closeout Meeting

Progress Reporting

The consultant and the City's Project Manager should hold progress meetings as often as necessary, but in no case less than once per month until the final plan is approved by the City Council for the purpose of progress reporting. The consultant shall supply the Project Manager with at least one (1) digital copy of all completed or partially completed reports, studies, forecasts, maps or plans as deemed necessary by the Project Manager at least three (3) working days before each progress meeting. The Project Manager shall schedule the meetings, as necessary, at key times during the development of the Master Plan.

Project Expectations:

The finished Master Plan is expected to:

- Collect and analyze demographic information for the community.
- Collect and analyze information on participation, needs, desires, operations, programming, and trends and make prioritized Level of Service recommendations.
- Identify areas of service shortfalls and projected impact of future trends.
- Provide useable and workable definitions and recommendations for designated park and open space with acreages and parameters defined as appropriate.
- Develop prioritized recommendations for operations, staffing, maintenance, programming, and funding needs.
- Provide a clear plan for development of programming direction based on standards and demand analysis.
- Develop a definitive program for acquisition and development of parkland, recreation facilities, open space, trails and parks maintenance and administration of facilities for the future.
- Provide a maintenance and operations analysis.
- Identify opportunities for available funding and acquisition alternatives.
- Develop an action plan which includes strategies, priorities and an analysis of budget support and funding mechanisms for the short term, mid-term and long term for the park system, open space, trails and recreation programs and services.
- The Master Plan must include prioritized goals, plans, objectives, and policy statements that articulate a clear vision and "road map" and model for the Parks and Recreation Department's future.
- An analysis of existing conditions, inventories, and Level of Service analysis (Section 1)
- Charts, graphs, maps, and other data as needed to support the plan and its presentation to the appropriate audiences.
- A Financial Plan and recommendations (Section 4)
- Prioritized Action Plan, in the form of the CIP and Maintenance plan sections (Section 3, a & b)
- One (1-2) meeting with the Parks and Recreation Committee prior to presenting the Master Plan to the LPA or City Council.
- One (1) public hearing with the LPA prior to presenting the Master Plan to Council for adoption, if required.
- A minimum of two (2) meetings with the City Council, one at the time of the presentation of the draft Master Plan, and one at the adoption of the final Master Plan

- Electronic copy of all presentations used as part of this planning process.
- A color version of the final Master Plan document consisting of an electronic copy in a format compatible with the City's software.

Note: The City shall be responsible for the arrangement, notice and any other costs associated with the above meeting schedule. The consultant shall review with the City's Project Manager all prepared information for the public meeting at least three (3) days prior to the scheduled meetings.

Items to be provided by the City of Destin

- A City of Destin Project Manager – Parks and Recreation Director or their designee.
- Access to all existing studies, plans, programs, and other data including the City of Destin Comprehensive Plan and access to all applicable records.
- Assistance with on-going Parks and Recreation Committee and community meetings.
- Assistance with the gathering of currently available relevant data that supports this effort.

All proposals shall include the following background information:

- A Letter of Submission shall include the name, address, and telephone number of the person(s) who is authorized to legally represent the firm. Any confidential material contained in the proposal shall be clearly indicated and marked as "Confidential."
- Background in the firm and experience in preparing Master Plans for public agencies in Florida. Of particular interest are engagements involving communities that have characteristics like the City of Destin, including its beach and harbor characteristics.
- A narrative that presents the services the firm would provide detailing the approach, methodology, deliverables, and client meetings to be provided.
- Identification of the personnel to be assigned to this engagement including a résumé of related experience.
- A timeline for preparation and implementation of the Master Plan and its components.
- A summary of professional liability and errors and omission insurance coverage the firm maintains.
- A minimum of two (2) public agency references for projects of a similar nature to this project and a description of the projects shall be described and minimally include client, location, contact person, contact information (telephone/e-mail address), and a summary description of the project.
- An electronic copy of a master plan previously prepared by the proposer for another Community that manages beaches in Florida.
- Provide the project cost for services in an itemized work format, including a total project cost estimate for services as a "not-to-exceed cost for services" figure.

The submittal of a proposal shall be taken as prima facie evidence that the proposing individual/firm has full knowledge of the scope, nature, quality, and quantity of the project to be performed and the detailed requirements and conditions under which the project is to be performed.

This solicitation does not commit the City of Destin to award a contract, to pay any cost incurred with the preparation of a proposal, or to procure or contract for services or supplies. The City of Destin reserves the right to accept or reject any or all proposals received in response to this request, to negotiate with any qualified source, or cancel in whole or part this proposal process if it is in the best interest of the City to do so. After contract negotiations, prospective consultants may be required to submit revisions to their proposals. All proposers should note that any contract pursuant to this solicitation is dependent upon the recommendation of the City staff and the approval of the Destin City

Manager.

General Requirement of the Selected Proposing Firm

- Enter a contract with the City. (RFP) 24-03-REC and proposal submittals become part of the contract.
- Maintain insurance coverage for the duration of the contract period.
- Prohibited from assigning or subcontracting the whole or any part of the contract without the prior written consent of the City.
- Shall not hire, discharge, promote, demote, or otherwise discriminate in matters of compensation, terms, conditions, or privileges of employment against any person otherwise qualified solely because of race, creed, sex, national origin, ancestry, physical or mental disability, color, or age.
- Contractor shall follow the applicable provisions of the Americans with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.
- Operate as an independent contractor.
- Honor the current legal requirements for maintaining and providing public records as requested.
- Target date for project completion is May 15, 2025. Firms indicating the ability to meet this timeline may be given preference during the selection process.
- A successful consultant will be paid on actual invoices as work is completed.

The following items must be provided for your proposal to be considered responsive.

- 1. Completed proposal including itemized costs for each element.**
- 2. Years in business**
- 3. Location of business**
- 4. Previous Work experience as it relates to this project, including a previously produces Master Plan for another agency that manages beaches in Florida.**
- 5. Project Approach / Proposed Timeline**
- 6. References: Individuals/Organizations you have performed similar work for.**
- 7. Copy of Appropriate State, County or City Licenses**
- 8. Completed Public Entity Form**
- 9. Completed Drug Free Form**
- 10. Addenda (If required)**

Please submit a separate proposal for the following items. In addition, please provide an individual price breakdown for each of the four (4) components. The City of Destin reserves the right to accept individual components, multiple components and/or reject all components. All specifications in the City of Destin Parks and Recreation Master Plan will apply.

END OF PROJECT SPECIFICATIONS SECTION

SUBMITTAL REQUIREMENTS: Proposals shall be submitted as follows:

- A. Proposal. Your Proposal shall precede all other **mandatory** information required in. Any additional information submitted in support of the Proposal shall follow the mandatory information.
- B. Public Entity Crime Form. Each Proposal shall contain a completed Public Entity Crime Form (Attachment #1) pursuant to Florida Statutes, Section 287.132-133, providing that no public entity shall accept any Proposal from or award any contract to or transact any business in excess of the threshold amount for Category Two (\$25,000) for a period of thirty-six months from the date placed on the convicted vendor list.
- C. Disclosure. Each Proposal is subject to the provisions of Florida Statutes, Chapter 112, providing that all Proposers must disclose with the RFP submittal the name of any officer, director, or agent who is also a public officer or an employee of the City of Destin. Further, all Proposers must disclose the name of any City officer or employee who owns, directly or indirectly, an interest of five percent or more in the Proposing firm.
- D. Joint Ventures. Firms submitting Proposals as a joint venture shall submit to the City, as part of the Proposals, a copy of any joint venture agreement.
- E. Drug - Free Workplace Program. Preference may be given by the City of Destin to proposers demonstrating a Drug-Free Workplace Program whenever two or more Proposals, which are equal in respect to quality and service, are received and rated by the City. Proposers intending to demonstrate a Drug-Free Workplace Program shall provide an Attachment #2 certification form with the RFP submittal.
- F. Sealed Submittal Packages. All Proposals to be considered must be in the possession of the Destin City Clerk no later than 2:00 p.m. CT, on Thursday, August 8, 2024. Proposals may be mailed or delivered to the Office of the City Clerk at the address below. An unbound original and six (6) copies and one (1) electronic copy of the Proposal shall be submitted in a sealed envelope clearly marked “**RFP No. 24-03-REC, PARKS & RECREATION MASTER PLAN**” and note the time (2:00 p.m.) and date (Thursday, August 8, 2024) of the opening. Regardless of method of delivery, each responder shall be responsible for their Proposal being delivered on time, as the City of Destin assumes no responsibility for same. Proposals offered or received after the time set for the Proposal Opening will be rejected and returned unopened to the Proposer.
- G. Delivery Address: **MAILING AND HAND-DELIVERY ADDRESS:**

City of Destin
ATTN: City Clerk
4200 Indian Bayou Trail
Destin, Florida 32541
- H. Proposal Opening. Proposals are presently scheduled to be opened publicly and read aloud at 2:00 p.m. CT, on Thursday, August 8, 2024, in the City of Destin, City Hall Board Room, 4200 Indian Bayou Trail, Destin, Florida.
- I. Inquiries: The city will not respond to oral inquiries. Proposers may submit written, or e-mailed inquiries regarding this RFP. The City will respond to written or e-mailed inquiries received at least five (5) working days prior to the RFP due date. The last day for inquiries is July 26, 2024, at

2:00 p.m. (CT). Questions or requests for Proposal documents, plans and specifications regarding this RFP may be directed to the individuals below:

For Administrative Questions

Rey Bailey
City Clerk
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541
(850) 837-4242

- J. Responsive-Responsible Proposals. Only those Proposals fulfilling all requirements outlined in this RFP will be considered.
- K. Proposal Evaluations and Award Process.
- Bid Committee will review each written submission for compliance with the requirements of the RFP, including verifying that each response includes all documents required.
 - Bid Committee members will review, analyze, compare, individually score and rank all responses based on the requirements of the RFP, information submitted and, but not limited to, qualifications and price.
 - Bid Committee will conduct a public meeting chaired by the Bid Committee Chairman to discuss the individual scores and summarize the scores in a ranking matrix to be forwarded to the City Manager. Non-voting advisors of the Bid Committee may attend this meeting.
 - The City Manager shall recommend award of the bid to the City Council.
 - Pursuant to the RFP and to the City's Procurement Manual, the Bid Committee has now forwarded its rank-ordered list of proposals received in response to the RFP. Also pursuant to the RFP and the Procurement Manual, the City Council now has the task of deciding which proposal Council wants City Staff to pursue negotiations with. The Council has three procedural options for this decision, as follows:
 1. Adopting the scoring of the Bid Committee and directing City Staff to negotiate toward a contract with the proposer ranked highest by the Bid Committee.
 2. Re-scoring by each individual Council Member of all three proposers, using the same scoring criteria and calculations as applied by the Bid Committee pursuant to the RFP, and directing City Staff to negotiate toward a contract with the proposer ranked highest by the Council's re-scoring of the proposals; or
 3. Ranking the proposers on the basis of which proposers will, in the opinion of each Council Member and based on all available information, best meet the City's needs for the Undergrounding Project. This ranking would be done by applying a 1-2-3 scoring by each Council Member, with a

value of “1” being highest or best and a value of “3” being lowest; the scores assigned by the Council Members would then be added together, with the lowest total points score being deemed the proposer with whom City Staff would be directed to negotiate toward a contract.

- In making a decision using the 1-2-3 scoring method, the City Council has broad discretion to make its decision based on all available information, and Council’s decision would, if challenged, almost certainly be upheld by a reviewing court so long as the Council’s discretion was exercised honestly and without illegality, fraud, or misconduct, even if the decision might appear erroneous or subject to disagreement by reasonable persons. The same principles would apply if the Council simply accepts the Bid Committee’s ranking and directs City Staff to negotiate with the highest ranked proposer, or if the Council re-scores the proposals and directs Staff to negotiate a contract with the highest-ranked proposer.
- After a ranking of firms has been approved by the City Council, it is the intent of the City of Destin, in accordance with the RFP documents, to award a contract based on the proposal that best meets the project requirements, meets the required schedule, and will produce the highest quality product for the price. Accordingly, the City Council will direct City staff to negotiate a contract with the proposer whose proposal is ranked best by the Council. If such negotiations are successful, City staff would bring the resulting negotiated contract to the Council for Council’s final approval; if the negotiations are unsuccessful, City staff are to come to the Council with a request to negotiate toward a contract with the second-best ranked proposer. A copy of the respondent’s proposal and the RFP including scope of work, will be incorporated and become a part of the contract.

	<u>EVALUATION CRITERIA</u>	MAX. POINTS TO BE EARNED
1.	Price Proposal	20
2.	Qualifications and Work Experience	30
3.	Project Approach / Proposed Timeline	20
4.	References / Past Performance	10
5.	Previously produced Master Plan for another Florida Agency that manages Beaches	20

TOTAL POINTS POSSIBLE TO BE EARNED 100

- L. Final Offer. The Proposal, as submitted, will be the last and final offer. The Proposal shall remain binding ninety (90) calendar days after the closing date of the request.
- M. Reservation of Rights. The City reserves the right to reject any and all Proposals or portions thereof, to waive minor defects and informalities in the process, to re-advertise Proposals, to accept the Proposal or award multiple Proposals or take any other actions deemed by the City to be in the City's best interest.
- N. Insurance. The successful Bidder shall be required to provide proof of General Liability Insurance with a minimum liability insurance requirement of \$1,000,000 for combined single limit and Worker's Compensation Insurance in accordance with the laws of the State of Florida and in amounts sufficient to secure the benefits of the Florida Workmen's Compensation Law for all types of employees, including those of subcontractors. The successful Bidder shall produce proof of insurance in the types and amounts required by the City. The City shall be named as an additional insured party and all binders, policies or certificates of insurance shall provide for at least ten days' notice to the City of any cancellation or amendment to any of the binders, policies, or certificates.
- O. Bonding Requirements. Reserved
- P. Taxpayer Identification. Provide a completed Request for Taxpayer Identification Number and Certification (W-9) Form.

Q. Public Records: The successful proposer shall:

1. Keep and maintain public records required by the CITY to perform the service.
2. Upon request from the City's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this FS Chapter 119 or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the public agency.
4. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the contractor or keep and maintain public records required by the CITY agency to perform the service. If the GROUP transfers all public records to the CITY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the GROUP shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

R. Certifications Form

In accordance with your request for Bids, instructions and specifications, attached hereto, and subject to all conditions thereof, I (we), the undersigned, hereby propose and agree if this Bid is accepted, to contract with the City of Destin, Florida to construct any items or furnish any service requested herein and deliver same without additional cost to the City of Destin at the specified location for the quotations listed in the proposal.

The undersigned further declares that he/she has carefully examined the specifications referenced on this Bid Form and is thoroughly familiar with them and their provision(s). He further declares that no other person than the Bidder herein named has any interest in this Bid or in the contract to be executed, and that it is made without any connection with any other person(s) making Bid for the same articles, and it is in all respects fair and without collusion and fraud.

Signature and Certification:

Name and Title of Authorized Representative: _____
(Print or Type)

Signature: _____

Date of Bid: _____

Note: See RFP Section III, Bid Requirements, and attach all required information to Bid form.

The City of Destin reserves the right to reject all Proposals or portions thereof, to waive minor defects in the process and to accept the Proposal or any combination of Proposal Items or take any other actions deemed by the City to be in the City's best interest. The City also reserves the right to assign additional work to the successful Proposer based upon their proposal or negotiation as may be necessary to meet grant funding or completion requirements.

SWORN STATEMENT UNDER SECTION 287.133 (3) (A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER
AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract
2. This sworn statement is submitted _____ whose
business address is _____
and (if applicable) Federal Employer Identification Number (FEIN) is _____. If the entity
has no FEIN, include the Social Security Number of the individual signing this sworn statement:
3. My name is _____ and my relationship to the entity named above is _____
4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - A. A predecessor or successor of a person convicted of a public entity crime; or
 - B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person"

includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

____Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime after July 1, 1989.

____The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (Please attach a copy of the final order)

____The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order)

____The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services.)

(Signature)

Date: _____
STATE OF FLORIDA
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this _____ day of _____, 20____, and is personally known to me, or has provided as identification.

Notary Public
My Commission expires:

ATTACHMENT #2

CITY OF DESTIN, FLORIDA REQUEST FOR BIDS (RFP) NO. 24-03-REC,

DRUG-FREE WORKPLACE CERTIFICATION

The below signed Bidder certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection 1.
4. In the statement specified in subsection 1., notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.
5. Impose a sanction on or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE NUMBER: _____

SIGNATURE: _____ DATE: _____

NAME (TYPED OR PRINTED): _____

TITLE: _____

**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%

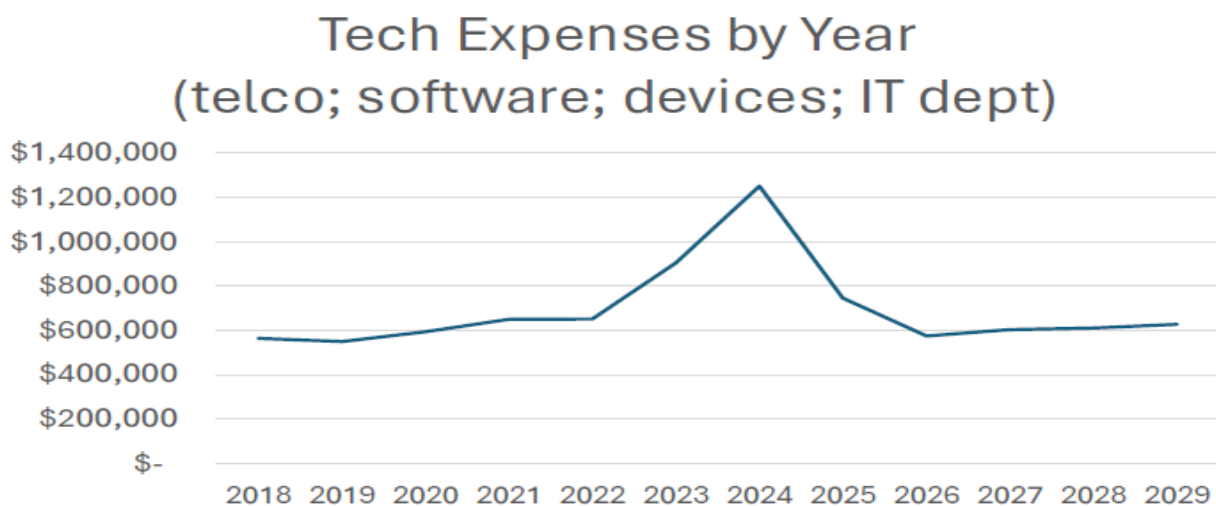
DISCUSSIONS:

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
FUND BALANCE SUMMARY ALL FUNDS		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 wea 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: July 8, 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





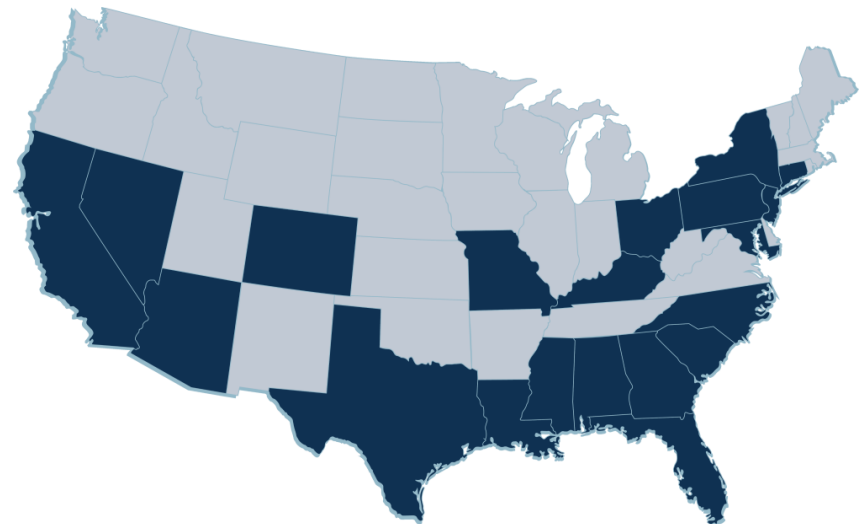
1. Introduction



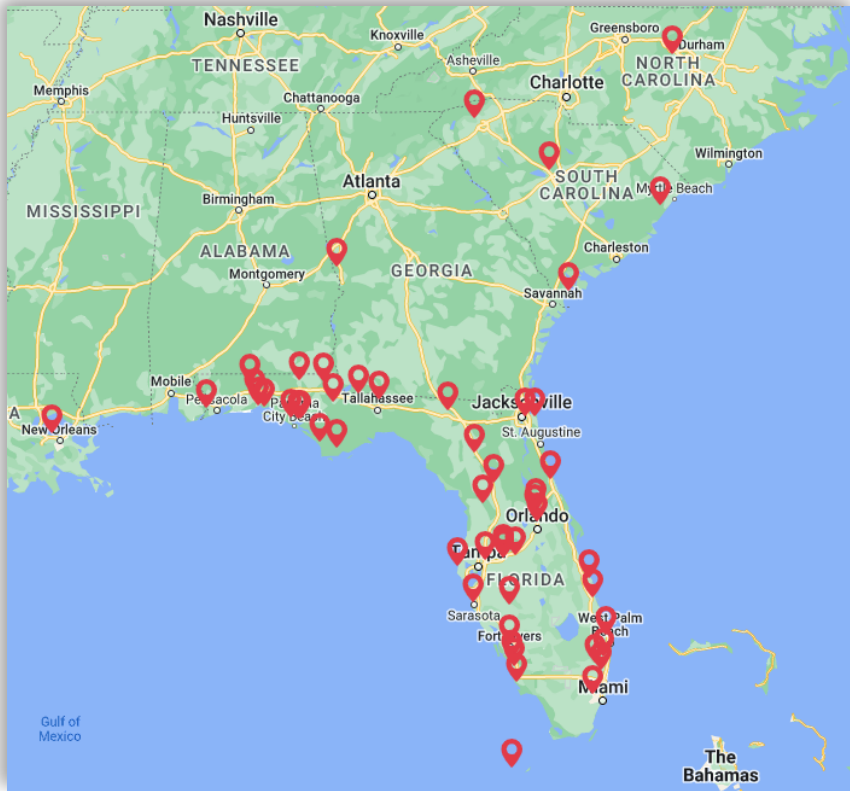
STRATEGIC FOOTPRINT

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

Executive Support:

- **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.

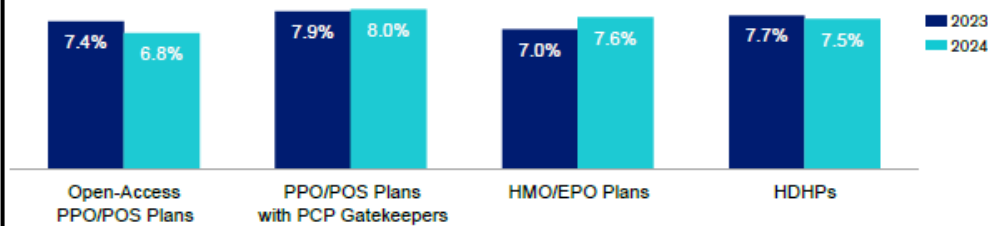


2. HealthCare Industry Trends



Health Care Trend

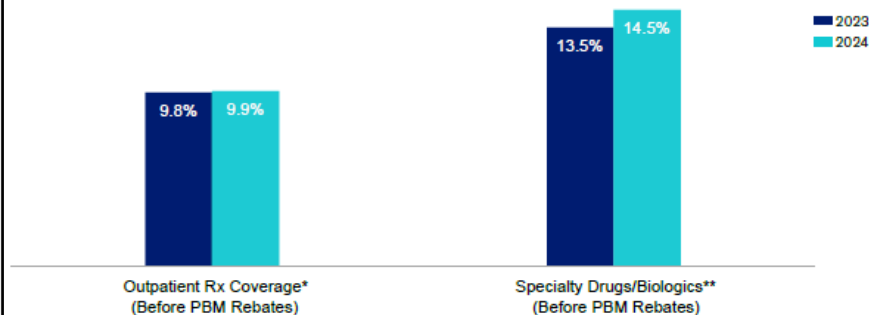
Medical Trend Projections* for 2024 Are Expected to be Similar to Prior Levels:
Slightly Higher than 2023 for PPO/POS Plans with Gatekeepers and HMO/EPO Plans,
Slightly Lower for All Other Medical Plan Types



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

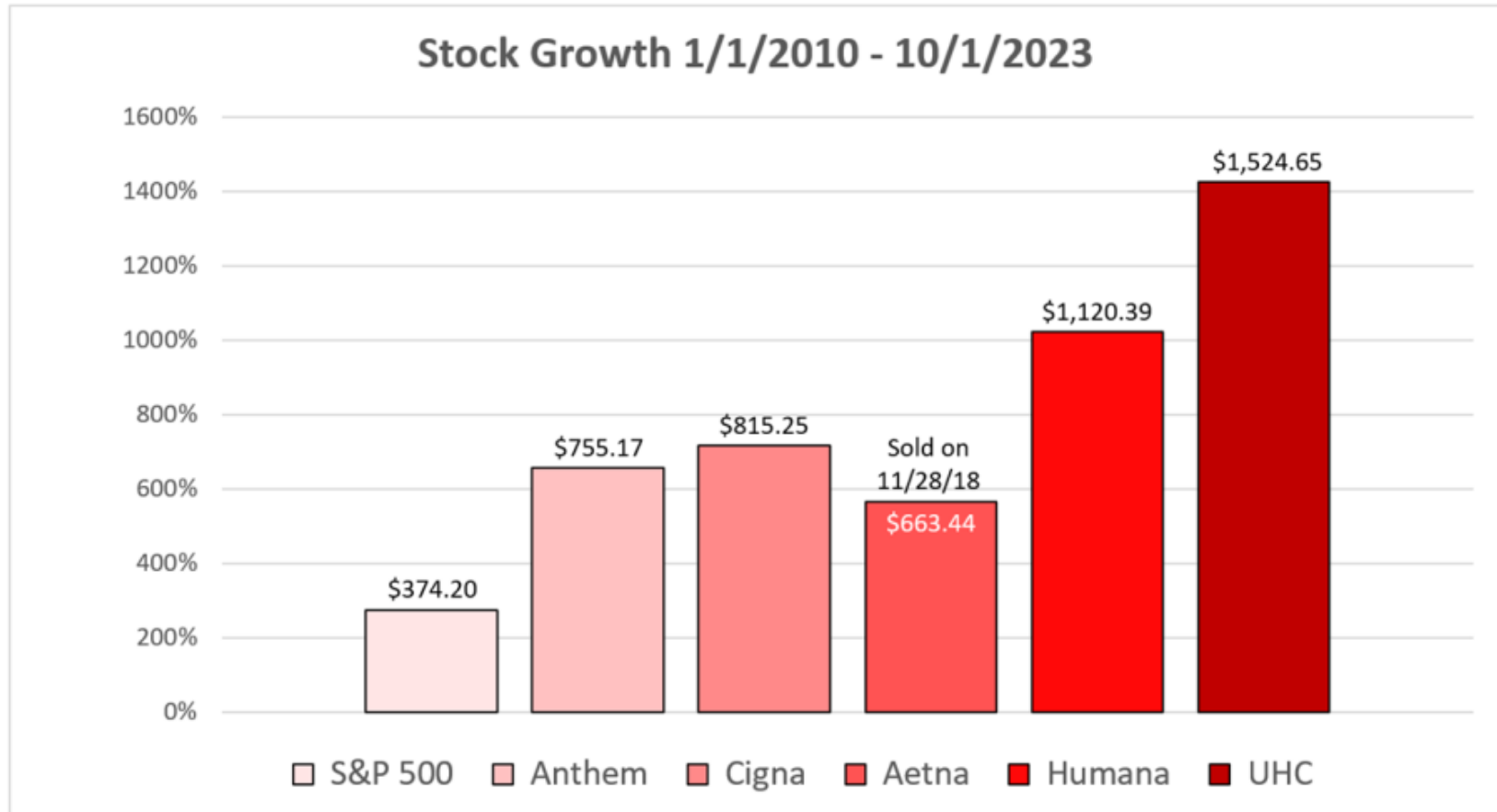


Projected Prescription Drug Trend Approaches Double Digits for Outpatient Rx Coverage and Nearly 15% for Specialty Drugs

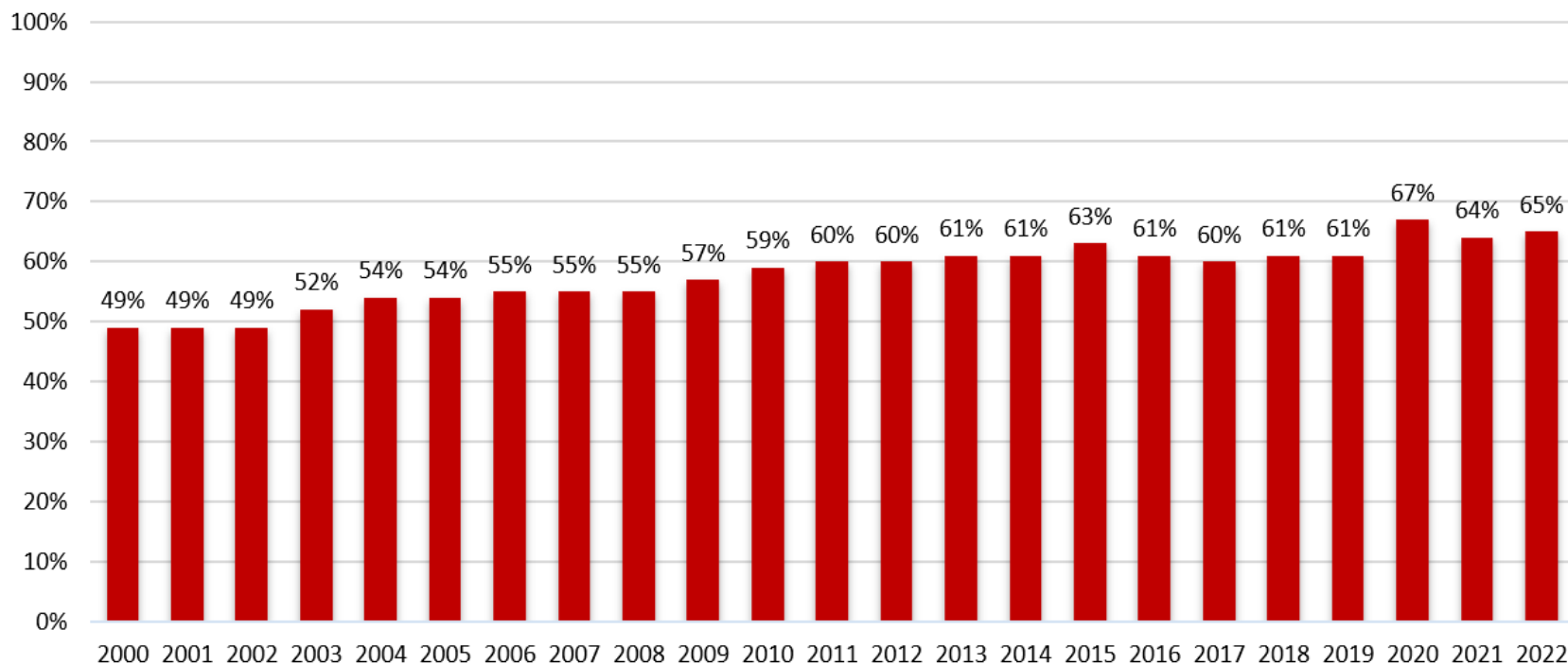


Carrier Profits

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



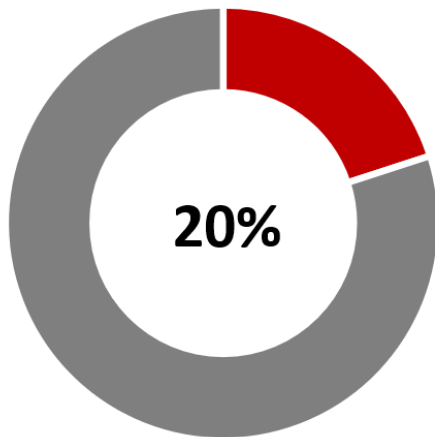
Self-Funding in the Marketplace Today



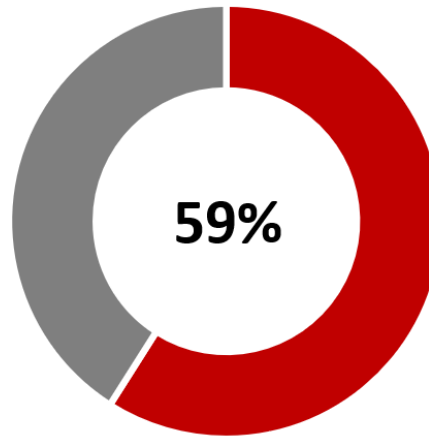
Source: Kaiser/HRET Survey of Employer-Sponsored Health Benefits, 1999-2022

Self-Funding in the Marketplace Today

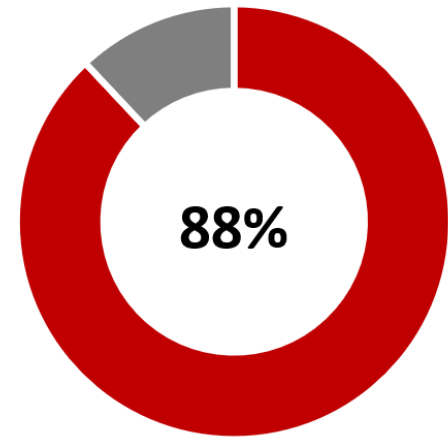
**Percentage of Covered Workers in Partially
or Completely Self-Funded Plans in 2022**



**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

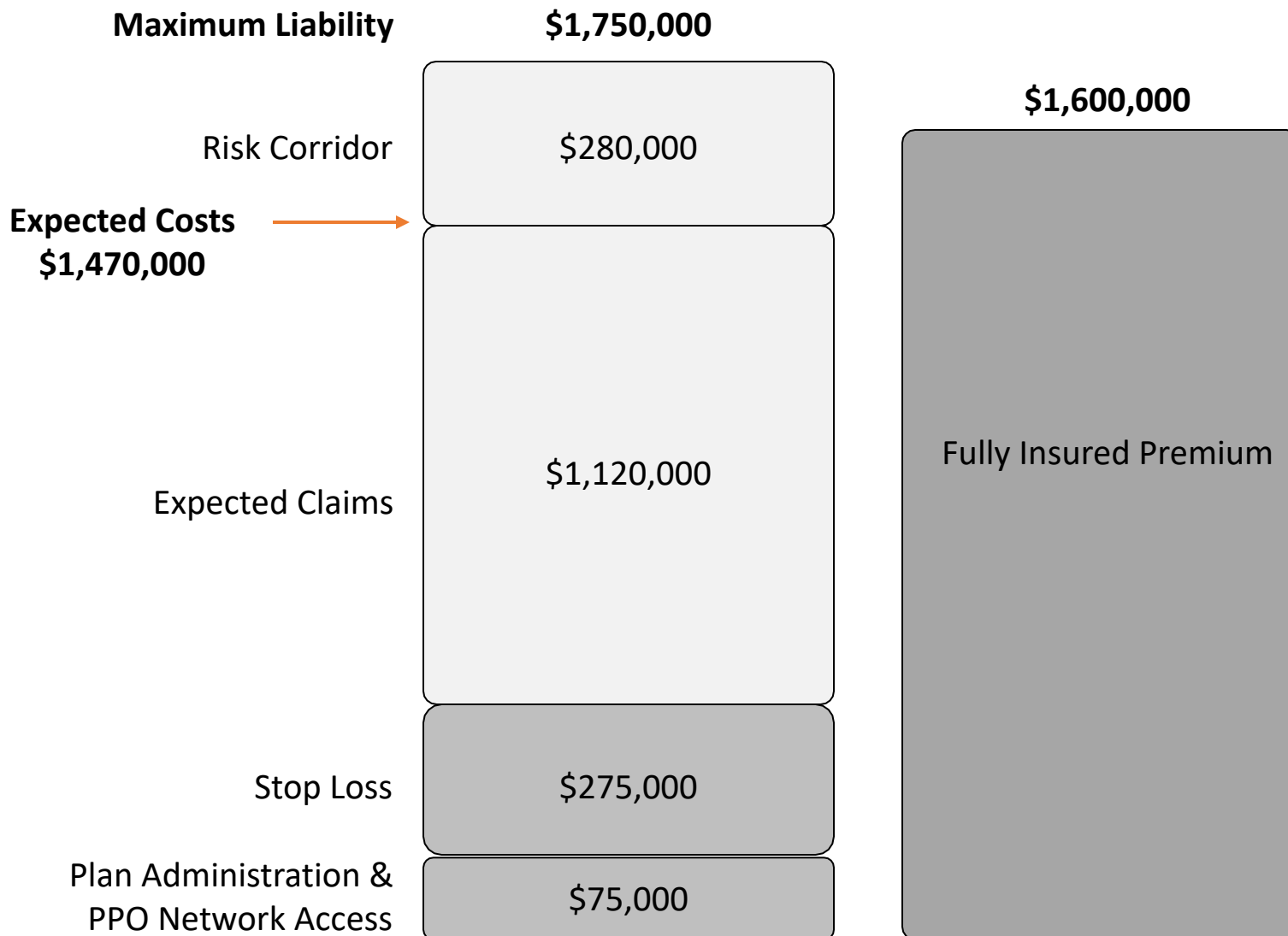
1. Ability to build a custom plan or to model any plan on the market
2. Endless flexibility to customize the plan as needs change or issue arise
3. Substantial control with detailed medical and Rx claims experience
4. Responsible to maintain plan; often off-set by trusted advisors (broker/TPA)
5. Typically 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.



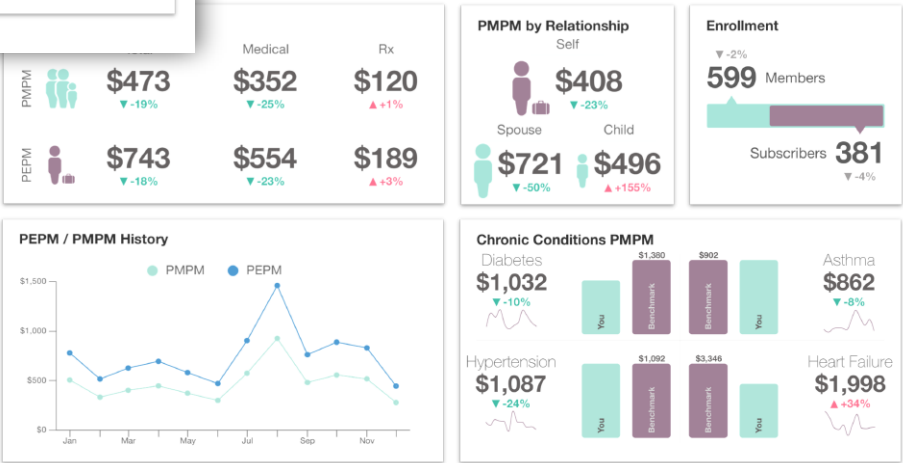
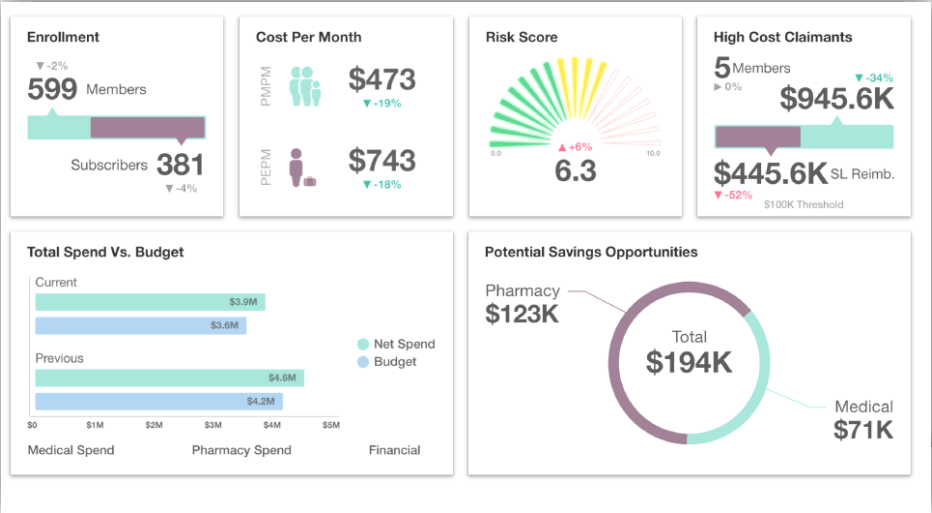
3. Cost Mitigation, Strategic Planning, and Data-Driven Solutions



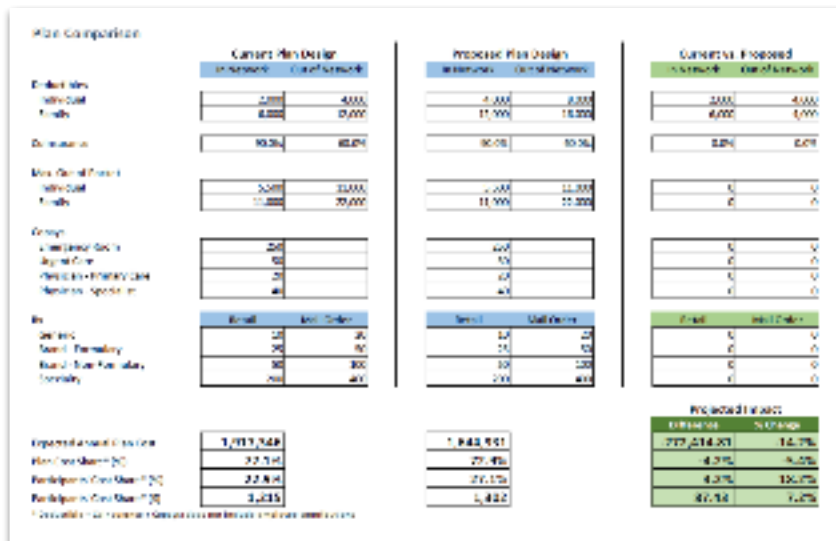
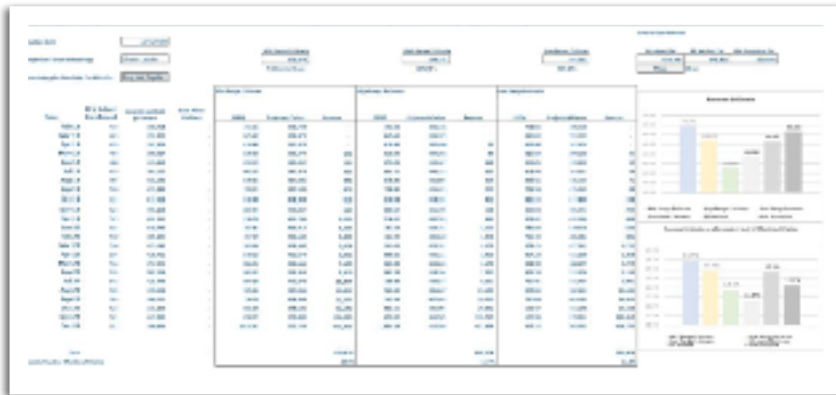
DATA WAREHOUSE DASHBOARD

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: July 8, 2024**TYPE OF AGENDA ITEM:** Presentation**AGENDA OUTLINE NUMBER:** 4.B.**TO:** City Council**THRU:** Louis Zunguze, City Manager
Kimberly Kopp, City Attorney
Krystal Strickland, Finance Director
Kyle Bauman, Special Projects Attorney**FROM:** Troy Williams, Code Compliance Director**DATE:** June 20, 2024**SUBJECT:** Short Term Rental - Condominium Discussion

I. BACKGROUND: The City of Destin oversees the single and multifamily residential short and long-term dwelling rental registrations. The City of Destin does not oversee any condominium units that engage in short and long-term rentals and these dwellings bring a considerable number of people to the City each year.

II. DISCUSSION: 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. The Code Compliance Department registers and monitors approximately 1200 single and multi-family residences that have registered as short or long-term rentals.

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. Currently, the Code Compliance Department does not oversee short or long-term rental condominiums, but feels the time has come to bring them under the fold of the City's short and long-term rental program.

Our current STR and LTR program states that dwellings with up to 2499 square feet pay a \$500 registration fee, dwellings between 2500-4999 square feet pay a \$600 registration fee, and dwellings that are 5000+ square feet pay a \$700 registration fee.

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): Taking the 4,692 condominiums that are currently paying county bed tax and applying the current minimum short-term rental registration fee of \$500, which equates to \$2,346,000 in additional rental registration revenue, which would help significantly to cover the contracts with the Sheriff for law enforcement and with Destin Fire Control District for lifeguards (FY 2025 estimate: \$3,263,695).

In order for the City Code Compliance Department to oversee this program, we would need to have additional staff or seek outside assistance to administer the expanded program. The cost(s) for an internal full-time Code Officer and/or additional full-time Administrative Assistant are listed below:

- **Code Officer Fully-loaded at an average \$24/hour salary (estimated avg for FY 2025) costs the City \$75k per year (range \$65k-\$85k depending upon benefits chosen)**
- **Administrative Assistant Fully-Loaded at an average \$23/hour salary (estimated avg for FY 2025) costs the City \$73k per year (range \$64k-\$81k depending upon benefits chosen)**

With respect to seeking outside assistance, additional research is being conducted on entities that perform the registration oversight, due to the vast number of additional Short and Long-Term Rental Properties potentially being added to the City's program. Telephone calls, emails, and video chats were had with three separate companies (Granicus, Avenu, and GovOS), but their proposals/fees will not be available before the agenda needs to be posted.

I would note that a previous proposal from one of the companies listed above in 2023 to conduct short-term rental monitoring across eighty (80) different websites, 4 times a week, with a monthly report, and address identification, would annually cost \$175,000. So it would be safe to assume that the cost to oversee the registration process would cost more. However, we will not have those figures for approximately two weeks.

I received a call from Richard Allen of the Okaloosa County Clerk of Court's Office, who learned of our interest in bringing the Short and Long-Term condominium rentals into our current Program, and he advised that if the condominiums were to come under the City's Registration Program, the County Clerk's Office would be willing to collect the fees for the City through an Interlocal Agreement and at a cost to be determined.

C. Level of Service (LOS): Bringing the Short and Long-Term rental condominiums under the City's current Program allows for greater oversight and creates a synergistic approach to ensuring all rentals follow the same protocols.

D. Legislative Sponsor: Torey Geile

III. CONCLUSION: The time has come to build and maintain one Short and Long-Term Rental Program for the City of Destin and to bring all properties that participate in it under one singular program.

IV. RECOMMENDED MOTION: I move to direct the City Manager to bring back a proposal including Short and Long Term rental condominiums in the City's Short and Long-Term Rental Program.

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024**TYPE OF AGENDA ITEM:** City Manager Report**AGENDA OUTLINE NUMBER:** 4.C.

TO: City Council

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

FROM: Lisa Firth, Parks & Rec Director

DATE: July 8, 2024

SUBJECT: Renovations of Morgan Sports Center/ Dalton Threadgill Park/Community Center

I. BACKGROUND: Currently, the Destin Community Center, Morgan Sports Center and Dalton Threadgill Little League Park need major renovations to address safety concerns, while also bringing the facilities up to date. These items were discussed at the first FY2025 Budget Workshop.

At Morgan Sports Center, the Children's Park equipment is in dire need of replacement. Currently, the staff have closed two of the sets down for safety concerns and proceeded with the demolition of those units to make way for budgeted replacements. The Children's Park is a highly desired amenity in the complex, and people travel from all over town to come to it. We would like to provide the community with a modern, inclusive playground that the community deserves. We have discussed renovating the playground in phases, but ideally it should be completed as an entire project, so the playground would age together as a whole, and make replacement in the future a smooth process.

MORGAN SPORTS CENTER: The field lighting at Morgan's is 24 years old, and it is becoming more difficult to find replacement components that are constantly failing each year. We have spent on average \$20,000 replacing bulbs and fixtures each year, but corrosion is making replacement of bulbs more difficult and dangerous. By replacing the current system with LED field lights, we will save money on utility bills, as well as maintenance of the lights throughout the year.

COMMUNITY CENTER: The Destin Community Center needs repairs, specifically the windows. We have received a quote to completely get the building repaired and in top shape. We know SRS is conducting their studies, and there is a chance the Community Center will be replaced/relocated. We have also received quotes to band-aid the current issues that need attention. We are not opposed to fewer repairs until a decision is made on

the Community Center. However, if the Community Center remains in its current location, the topic will have to be addressed in the future.

DALTON THREADGILL PARK: At Dalton Threadgill, priorities of concern include the storm water/drainage at the park, the property line, as well as the lack of parking at the site. Staff have met on site and are working on ideas on how to fix these problems.

Renovations at both Morgans and Dalton Threadgill are needed, considering the age of both facilities. To bring the facilities up to date, we are planning on renovating the baseball fields. This will include artificial turf infields, new fencing, backstops, and safety netting. Currently, we have clay infields, which create issues when we have a lot of rain at the facility. The fields do drain, but this takes considerable time depending on the amount of rain. Occasionally, if it is too wet, the result is canceling games on a field due to the flooding. We have staff that take every step possible to get the fields back into playing condition. However, it takes a considerable amount of labor and materials to make it possible. Having artificial turf fields will negate all those issues and improve the playability of the fields in inclement weather. There are some concerns about the artificial turf infields and the drainage of those fields, and how important it will be to ensure the fields drain properly, especially at Dalton Threadgill, given their current drainage issues.

The existing drainage issues at Dalton Threadgill will need to be addressed before the installation of artificial turf. The new fencing, backstops, and safety netting will improve the overall esthetics of the park and create a more modern, inviting atmosphere. Also, the batting cage at Morgan Sports Center needs replacement, and ideally it will be a copycat of the one upgraded at Dalton Threadgill FY 2021-2022.

We are currently in the process of looking at installing sunshades over the bleachers at Morgan Sports Center, to provide more shade for attendees of our events that are held constantly at the complex. This will enhance the well-being of those visiting the park throughout the year.

II. DISCUSSION: At the May 13, 2024, Budget Workshop, staff highlighted top priority replacements and capital additions in the proposed FY 2025 - 2029 5-year Capital Improvement Plan. It is our recommendation that we initially focus on the safety concerns, and then proceed with any upgrades. This includes the field lights and playground at Morgan Sports Center, as well as the Community Center windows, and we need to replace the lights in the Morgan Sport Center parking lots.

Feedback from the May 13th Budget Workshop requested to delay replacing the Morgans playground and to prioritize other capital improvements to Morgan Sports Center and Dalton Threadgill Park. Staff is requesting Council guidance regarding the following proposed changes to potentially adjust the proposed FY 2025-2029 5-year Capital Improvement Plan.

May 13 Budget Workshop #1 Staff Proposed Capital Improvements:

\$ 162,000 Norriego Park - Northern Crossover

\$ 789,800 Morgan Sports Center - Playground

\$1,323,000 Morgan Sports Center - LED Field Lights 34 poles

\$717,000 *Community Center - Replace windows and doors, frames, fix stucco, and reseal roof to address water leaks

=====

\$2,991,800 Staff's proposed Budget

=====

Below is a list of budget change requests that the Council could consider.
Staff would like Council direction on whether to make these adjustments to the Proposed FY 2025 Budget in preparation for Budget Workshop#2:

Proposed changes for the Council to consider:

\$1,323,000 Morgan Sports Center - LED Field Lights 34 poles (safety concern)
\$ 234,000 Norriego Park - Southern Crossover instead of Northern Crossover (General Fund) (Council motion 06/03/24)
\$ 136,000 Morgan Sports Center - Sunshades: add 8 at \$17k ea to cover bleachers (General Fund). Staff agree these are important, but the priority is the playground.
\$ 350,000 Morgan Sports Center - Artificial Turf on fields "F" & "G": \$2,000,000 to do all 6 fields, propose to do Fields "F" & "G" in FY 2025 (General Fund). Staff agree this is important, but the priority is the playground. Also, we need to address drainage over/under artificial turf with Destin Water Users (land-owner).
\$ 100,000 Morgan Sports Center - Batting Cage-renovate, expand pad, add lighting proposed for FY 2025. Staff agree this is important, but the priority is the playground.
\$ 158,000 *Community Center - Replace windows & frames (vs. \$85k to replace cracked glass only)

=====

\$2,301,000 Potential Revised Budget

=====

**Community Center water leak issues: Given the potential change in use for the current Community Center, Staff are considering a more simplified replacement of broken windows (\$85,000 - \$158,000) instead of addressing all the Community Center water leak issues.*

A. Link to Strategic Goals / Objectives: Enhanced quality of life and safety for families.

Effective, efficient and aesthetically pleasing infrastructure

B. Effect on Budget (EOB): The effects on FY2025 Budget will be brought to the Budget Workshop #2 on July 15, 2024 based upon Council guidance.

C. Level of Service (LOS): Level of service will increase safe recreation.

D. Legislative Sponsor:

III. CONCLUSION: Staff would like to focus FY 2025 proposed budget toward replacement of the Children's Playground and field lights at Morgan Sports Center, and addressing water leakage issues at the Destin Community Center. Due to the SRS study, we understand that the Community Center is open for relocation. In light of that, we would be open to doing a reduced amount of repairs to the building. If the Council agrees to a less expensive window fix at the Community Center, then Staff would like to use the cost savings to install sunshades for the four (4) Morgan Sports Center fields and batting cages in FY2025.

IV. RECOMMENDED MOTION: I move to reduce FY2025 proposed budget by \$717,000 for the Community Center windows, doors and stucco, and to add the sunshades

(\$136,000) and Morgan Sports Center and the batting cage upgrade at Morgan Sports Center (\$100,000).

ALTERNATE MOTIONS:

I move that the City Council proceed with the Budget proposed as discussed during the May 13, 2024 Budget Workshop.

OR

I move that the City Council proceed with the new proposed budget changes outlined in the report.

OR

I move that the City Council proceed with the following combination of budget changes ().

Attachments:

1. Renovations for Morgan Sports Center and Dalton Threadgil Park

Budgeted Items for 2024

Morgan Sports Center

- Morgan office windows are being replaced
- Sunshades over four softball field's bleachers
- Playground renovation budgeted
- LED field lights budgeted
- 2 artificially turfed fields
- Morgan's maintenance bay, to replace the existing sheds, project in progress

Dalton Threadgill Park

- Four dugout's roofs replaced
- For 2025, drainage problems and parking lot being addressed
- Artificial turf
- Convert to LED lighting
- Renovations planned include batting cage, fencing/netting, new sod, and safety netting





STRUTHERS
RECREATION

Morgan Sports Complex
4200 Indian Bayou Trail, Destin, FL 32541

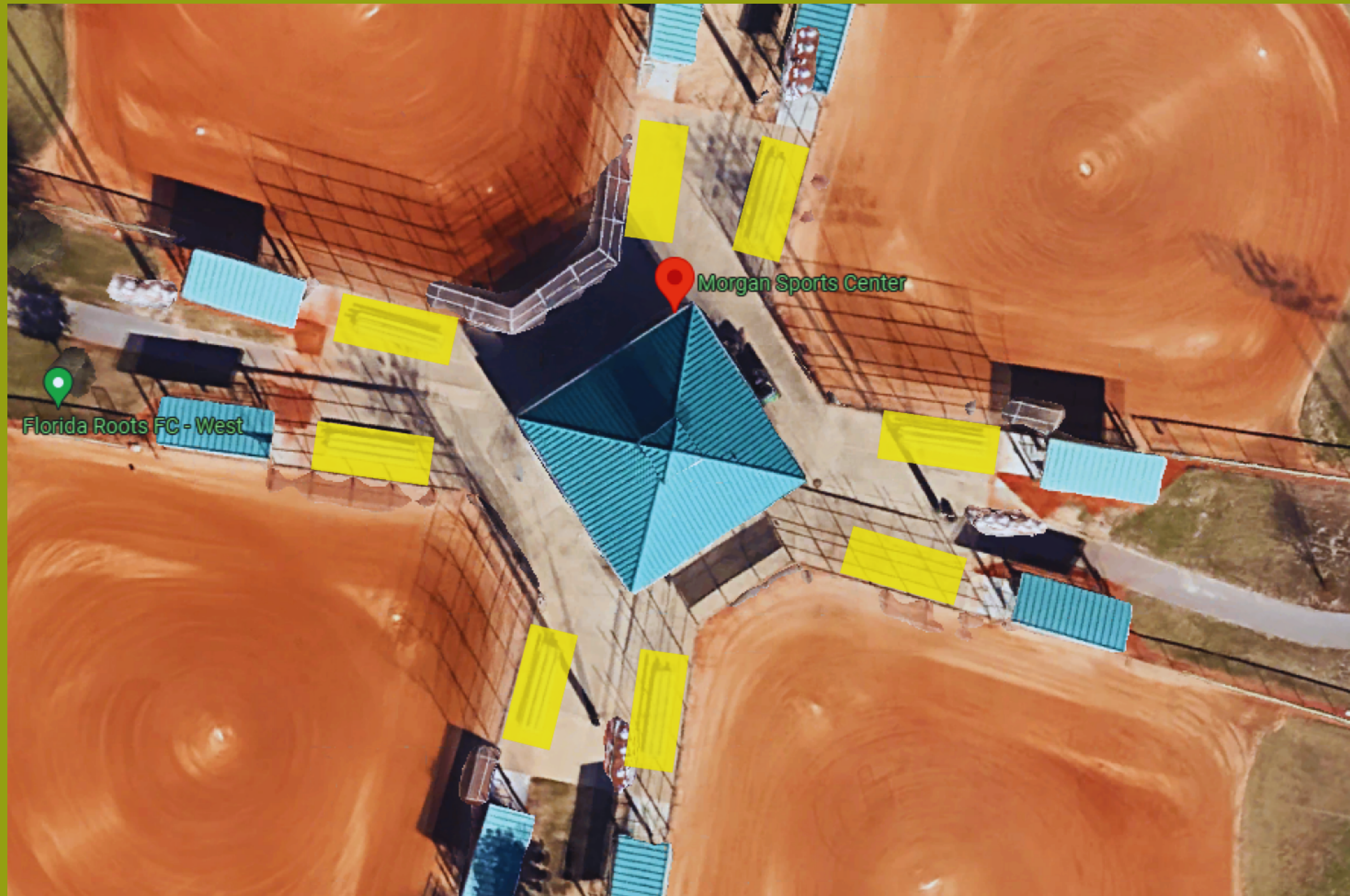
MORGAN SPORTS COMPLEX

Playground



MORGAN SPORTS COMPLEX

Bleacher Shades



MORGAN SPORTS COMPLEX

Baseball & T-Ball Field Turf

46

TRUHOP®

74 oz / yd²

46 oz / yd²

1.625 in / 41.28 mm

Multiple

shaw

SPORTS TURF

Designed specifically for baseball performance, Shaw Sports Turf set out to engineer the ultimate baseball field. With feedback from Hall of Famer John Smoltz, TruHop was created and is the closest thing to natural grass. Its revolutionary design mirrors the real thing in terms of playability and performance yet provides durability that natural grass just can't rival.

PRODUCT FEATURES

- Sand/rubber infill creates a fast, dense, firm surface
- Combination of monofilament fiber and slit film fiber provide the best of both worlds
- Reduced infill flyout and migration
- Multi-layer backing provides superior dimensional stability and tuft bind
- Better ball roll, durability and aesthetics

FIBER

• Slit film and thatch layer

INFILL

• Sand/Rubber combination

ULTRALOC® COMPOSITE BACKING

Primary Layers

• Woven fabrics

Secondary Backing Layer

• High-grade polyurethane

PRODUCT TESTING

Shaw Sports Turf knows that baseball is a purist's game. That's why we've invested considerable resources in developing a system that plays and performs just like the best natural grass baseball fields.

Our R&D team has tested fields at all levels, from recreation fields to professional baseball playing fields. We've done extensive research on several properties that are important in systems designed to be more like natural grass.

46

TRUHOP®

shaw

SPORTS TURF

TEST	UNIT	SPECIFICATIONS
Linear Density - Denier*	denier	9,000
Thickness**	microns	110
Break Strength***	lbs / force	20
Elongation	%	> 30
Total Lead Content	ppm	< 100
Total Product Weight****	oz / yd ²	74
Pile Yarn Fiber Weight**	oz / yd ²	46
Primary Backing Weight**	oz / yd ²	8
Secondary Backing Weight†	oz / yd ²	20
Average Pile Height**	inches	1.625
Average Tuft Bind Strength	lbs / force	> 10
Tufting Gauge	inches	1/4
Average Grab Tear Strength	lbs / force	> 200
Pill Flammability		Pass
Infiltrometer (Drainage)	in / hr	> 25

Except where noted as a minimum or maximum, the above specifications are nominal.
* All values are ± 8% ** All values are ± 5% *** All values are ± 25%
**** All values are ± 10% † All values are ± 3 oz

Colors

TRUHOP® comes in a variety of colors to choose from to meet your needs.

FIELD GREEN

TAN

CHESTNUT

TERRA COTTA

BROWN

WHITE

The colors shown are not intended for exact matching purposes, please refer to actual sample swatches for accurate hues.

Shaw Sports Turf provides athletic turf surfaces to some of the top programs in the NFL, MLB and NCAA. Contact your representative to learn more about our company.

877.260.7888

www.shawSPORTSTURF.com

© 2021 Shaw Sports Turf. All rights reserved. TRUHOP and ULTRALOC are registered trademarks of Shaw Industries Group, Inc., a Berkshire Hathaway Company.

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 4.D.

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 (citizens vote)**
2. **Voluntary Annexation (citizens petition)**

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.

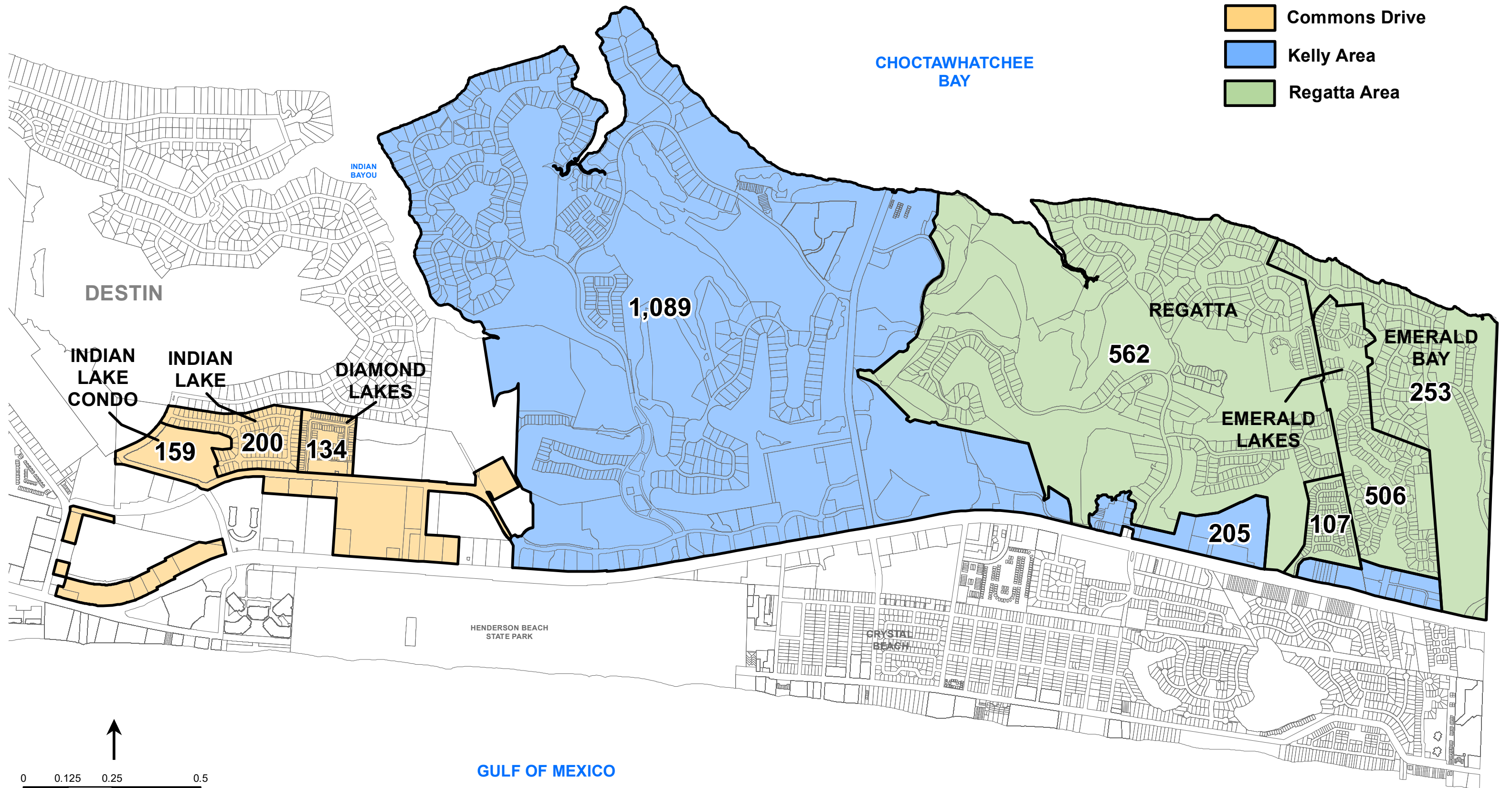
Attachments:

1. Area Map
2. Roads Map



City of Destin Annexation Plan of Unincorporated Properties

-  Commons Drive
-  Kelly Area
-  Regatta Area





Unincorporated Road Miles

 Private (25.45 Miles)

 Public (4.62 Miles)

 Unincorporate

N

0

0.125

0.25

0.5

Miles

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.E.

TO: City Council

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

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:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.F.

TO: City Council

THRU: Louis Zunguze, City Manager
Kyle Bauman, Special Projects Attorney
Krystal Strickland, Finance Director

FROM: Ryan Scott, City Engineer

DATE: July 2, 2024

SUBJECT: Linear Trail 60% Plans Update

I. BACKGROUND: DAG Architects is under contract for the design and permitting of the Linear Trail from 98 Palms to Airport Road. The 30% concept plans were presented to City Council on January 22, 2024, and the following motion was made:

“Motion by Councilmember Geile, seconded by Councilmember King, to approve the 30% Concept Design plans with only recommended amendments 2, 3, and 5 from the Joint Committees to be incorporated into the 60% Concept Design plans passed 6-0.”

The approved amendments were as follows:

- 2) Approve that Florida Power & Light (FPL) will install the lighting.
- 3) Addition of vehicular access and turnarounds along the route.
- 5) The sidewalk connection at Mattie Kelly corrected.

The 60% plans were presented to the Parks & Recreation Committee on June 18, 2024, and they made the following motion:

“Motion by Committee member Johnson to recommend to the City Council for a tree study to be performed at Jewel Melvin Park to ensure that a comparable number of trees are planted around the City to replace the trees that are deleted for the new stormwater drainage and to have these revisions included or documented in the 90% construction plans, and to remove the palm trees from the approved plants in the plan. Committee member Weidenhamer provided the second; the motion passed 5-0.”

II. DISCUSSION: Staff and DAG Architects were planning to have all easements in hand that are necessary with the 60% plans. We did not achieve that goal but are actively

working behind the scenes to secure them. Within the accompanying package is a sample easement packet that we are mailing to the appropriate property owners, upon your review. Staff, DAG Architects, and the Mayor have been working together to communicate with the appropriate property owners and have received positive feedback from all property owners that the City is requesting easements from. Although unexpected events can always occur, we are confident, moving forward, that we can get all the agreements in place within the next couple of months.

Staff is recommending a deeper dive into the Parks & Recreation Committee's recommendation to replace the trees being removed from Jewel Melvin Park. Once the tree survey results are received, we will review it from what the Land Development Code requires and what a tree for tree replacement would look like and bring the results back at 90% plans to discuss further.

- 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):** The effect on budget will be determined by the engineering opinion of probable cost after the 90% design is reviewed and approved.
- C. **Level of Service (LOS):** Improved mobility and connectivity
- D. **Legislative Sponsor:**

III. CONCLUSION: The team is actively working towards 90% plans and will bring that to the Committees and City Council once completed for a status update.

IV. RECOMMENDED MOTION: I move that City Council approve the 60% Construction Documents with the revisions requested from the Parks & Recreation Committee (along with the additional revisions:) and to have the plans moved forward to 90% Construction Documents.

ALTERNATE MOTION:

I move that City Council approve the 60% Construction Documents "as is" and to have the plans moved forward to 90% Construction Documents.

Attachments:

1. Destin Linear Trail - Civil Set 60% - 7.1.24
2. Destin Linear Trail - Electrical 60% Submission
3. Destin Linear Trail - Landscape Architectural 60% CD Set 6.28.24
4. Easement-Sample Overall Sketches
5. Easement-Sample Form
6. Easement-Sample Letter

CIVIL CONSTRUCTION PLANS FOR:

DESTIN LINEAR PARK

TOWNSHIP 2 SOUTH, RANGE 22 WEST

DESTIN, FLORIDA

OKALOOSA COUNTY

APRIL 2023

OWNER AND CONSULTANTS

OWNER(S):	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541
ARCHITECT:	DAG ARCHITECTS 1223 AIRPORT ROAD DESTIN, FL 32451 PH: (850)-837-8152
CIVIL ENGINEER:	O'CONNELL & ASSOCIATES CONSULTING ENGINEERS, LLC 1394 COUNTY HIGHWAY 283 SOUTH, BUILDING #3 SANTA ROSA BEACH, FL 32459 CONTACT: JON NASH, P.E. PH: 850-403-4555
STRUCTURAL ENGINEER:	
GEOTECHNICAL ENGINEER	NOVA ENGINEERING 140 LURTON ST., SUITE A PENSACOLA, FL 32505 PH: (850)-607-7782
LAND SURVEYOR:	GEOPPOINT SURVEYING 67 JOE CAMPBELL ROAD FREEPORT, FL 32439 PH: (850)-740-0650

UTILITY PROVIDERS

WATER, SEWER & RECLAIMED PROVIDER:	DESTIN WATER USERS (DWU) 218 MAIN STREET DESTIN, FL 32541 (850)-837-6146
TELEPHONE PROVIDER:	AT&T P.O. BOX 5014 CAROL STREAM, IL 60197 (800)-288-2020
POWER PROVIDER:	FLORIDA POWER & LIGHTS 140 HOLLYWOOD BLVD. NW FORT WALTON BEACH, FL 32548 (800)-225-5797



VICINITY MAP
SCALE 1" = 500'

DESCRIPTION (AS SURVEYED AND WRITTEN)

A parcel of Land in Un-Sectionalized Township 2 South, Range 22 West, Okaloosa County Florida, being more explicitly described as follows:

The nominally 100' wide Gulf Power Easement bounded on the East by Airport Road and on the West by 98 Palms Blvd., And as further depicted on the following recorded subdivision Plats: Plat Book 21 Page 83, Plat Book 11 page 28, Plat Book 6 page 44, Plat Book 21 Page 49, Plat Book 29 page 41, Plat Book 18 Page 98, Plat Book 20 Page 33, Plat Book 29 Page 10, and Plat Book 1 page 19A, All of the Public Records, Okaloosa County, Florida.



PROJECT AERIAL
SCALE 1" = 1,000'

SHEET INDEX

SHEET	SHEET TITLE
C100	COVER SHEET
C101	GENERAL NOTES
C200	OVERALL EXISTING CONDITIONS PLAN & KEY SHEET
C201	EXISTING CONDITIONS PLAN
C202	EXISTING CONDITIONS PLAN
C203	EXISTING CONDITIONS PLAN
C204	EXISTING CONDITIONS PLAN
C205	EXISTING CONDITIONS PLAN
C206	EXISTING CONDITIONS PLAN
C300	OVERALL DEMO EROSION CONTROL & DEMOLITION PLAN AND KEY SHEET
C301	EROSION CONTROL AND DEMOLITION PLAN
C302	EROSION CONTROL AND DEMOLITION PLAN
C303	EROSION CONTROL AND DEMOLITION PLAN
C304	EROSION CONTROL AND DEMOLITION PLAN
C305	EROSION CONTROL AND DEMOLITION PLAN
C306	EROSION CONTROL AND DEMOLITION PLAN
C400	OVERALL SITE PLAN & KEY SHEET
C401.1	SITE PLAN
C401.2	SITE PLAN
C401	SITE PLAN
C402	SITE PLAN
C403	SITE PLAN
C404	SITE PLAN
C405	SITE PLAN
C406	SITE PLAN
C500	OVERALL GRADING DRAINAGE PLAN & KEY SHEET
C501	GRADING AND DRAINAGE PLAN
C501.1	GRADING AND DRAINAGE PLAN
C501.2	GRADING AND DRAINAGE PLAN
C502	GRADING AND DRAINAGE PLAN
C503	GRADING AND DRAINAGE PLAN
C504	GRADING AND DRAINAGE PLAN
C505	GRADING AND DRAINAGE PLAN
C506	GRADING AND DRAINAGE PLAN
C601	PLAN AND PROFILES
C602	PLAN AND PROFILES
C603	PLAN AND PROFILES
C604	PLAN AND PROFILES
C605	PLAN AND PROFILES
C606	PLAN AND PROFILES
C607	PLAN AND PROFILES
C608	PLAN AND PROFILES
C609	PLAN AND PROFILES
C610	PLAN AND PROFILES
C800	TYPICAL ROADWAY SECTIONS
C901	EROSION CONTROL DETAILS



PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

COVER SHEET

PROJECT NUMBER 23085
DATED 04/22/2024

C100

GENERAL NOTES:

1. THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING A BID. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
2. WORK AREAS: THE CONTRACTOR SHALL RESTRICT HIS OPERATIONS TO OWNER'S PROPERTY UNLESS SPECIFIC AUTHORIZATION HAS BEEN OBTAINED BY THE CONTRACTOR, IN WRITING, FROM PROPERTY OWNERS FOR THE USE OF PRIVATE LAND.
3. PROTECTION OF PUBLIC WATER SUPPLY: THE WORK REQUIRES CONTRACTOR OPERATIONS UPON AN OPERATING PUBLIC WATER SYSTEM. TAKE EXTREME CARE TO AVOID UNNECESSARY INTERFERENCE WITH THESE FACILITIES OR CONTAMINATION OF THE WATER SYSTEM. COORDINATE ACTIVITIES WITH OWNER'S PERSONNEL TO AVOID SERVICE INTERRUPTION. SHOULD INTERFERENCE WITH THE UTILITIES OCCUR AS A RESULT OF THE CONTRACTOR'S OPERATIONS, DEVOTE FULL EFFORTS TO CORRECTING THE PROBLEM WITHOUT DELAY.
4. OWN OCCUPANCY: THE OWNER RESERVES THE RIGHT TO OCCUPY PARTIALLY COMPLETED PARTS OF THE WORK PRIOR TO SUBSTANTIAL COMPLETION, PROVIDED THAT SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF WORK. SUCH PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK OR ANY PART OF THE WORK.
5. COORDINATION: THE WORK OF THIS CONTRACT INCLUDES COORDINATION OF THE WORK WITH THE WORK OF OTHER CONTRACTORS, PUBLIC UTILITIES, AND THE OWNER, FROM BEGINNING OF CONSTRUCTION ACTIVITY THROUGH PROJECT CLOSE-OUT AND WARRANTY PERIODS.
6. CHANGES IN THE WORK: THE OWNER RESERVES THE RIGHT TO CHANGE PLANNED LOCATIONS OF THE WORK DURING CONSTRUCTION TO AVOID INTERFERENCES OR OBSTRUCTIONS. FIELD CHANGES OF PLANNED LOCATIONS SHALL BE MADE ONLY WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY SERVICE PROVIDER(S) OF ALL UTILITY CONFLICTS AND REQUEST DIRECTION AS TO HOW THE CONFLICTS WILL BE RESOLVED.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
9. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS ALONG ALL PUBLIC RIGHT-OF-WAYS.
10. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
11. 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.
12. CONTRACTOR SHALL RESTORE ALL DISTURBED RIGHTS-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE. DITCH/SWALE SIDE SLOPES STEEPER THAN 1 UNIT VERTICAL TO 3 UNITS HORIZONTAL ARE TO BE SODDED AND THE SOD IS TO BE PINNED. STABILIZATION IS TO BE PERFORMED IMMEDIATELY FOLLOWING FORCE MAIN CONSTRUCTION. RIGHT-OF-WAY RESTORATION MUST NOT LAG CONSTRUCTION BY MORE THAN 14 DAYS.
13. THE CONTRACTOR SHALL PLACE MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS AND GUARDS PER F.D.O.T. INDEX NUMBERS 611 AND 612 DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
14. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER F.D.O.T. INDEX 102 TO PREVENT EROSION RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION.
15. DESIGNATION "RESTORE" ON PLANS MEANS RECONSTRUCT WITH LIKE MATERIALS EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND INCLUDES SEEDING AND MULCHING OR SODDING.
16. CONTRACTOR SHALL PROVIDE PRIVATE GARBAGE AND WASTE REMOVAL SERVICE FOR CONSTRUCTION WASTE.

GENERAL TESTING NOTES:

1. TESTING SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS. 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.
2. COPIES OF THE TEST FOR ASPHALT, BASE, SUBGRADE, FILL, AND BACKFILL UNDER ROADWAYS AND STRUCTURES, AND UTILITY TRENCHES SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE TESTING AND INSURE THAT ALL APPLICABLE TESTS HAVE BEEN PERFORMED. FAILURE TO OBTAIN TEST RESULTS AT ANY POINT OF CONSTRUCTION WILL REQUIRE THE REMOVAL OF THE IMPROVEMENT AND REPLACEMENT BY CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE APPLICABLE LOCAL GOVERNMENT MAY REQUIRE COMPACTION TESTING IN ACCORDANCE WITH THE TESTING SCHEDULE FOR UTILITY TRENCH FILL AND BACKFILL OR ACCORDING TO THE LOCAL GOVERNMENTAL STANDARDS, WHICHEVER IS MORE STRINGENT.

TESTING SCHEDULE:

ITEM	TEST	TEST IDENTIFICATION	TEST REQUIREMENT	TEST FREQUENCY
UTILITY TRENCH FILL & BACKFILL	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO D-191, T-204 ASTM D-1556, D-2937	95% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST, ALTERNATING LIFTS (12")
	GRADATION	AASHTO M-92	(15% PASSING NO. 200)	ONE PER SOIL TYPE
FILL & BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO D-191, T-204, T-238 ASTM D-1556, D-2937, D-2922	98% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST, ALTERNATING LIFTS (12")
	GRADATION	AASHTO M-92	(15% PASSING NO. 200)	ONE PER SOIL TYPE
SUBGRADE	BEARING VALUES	LBR-FDOT	40 (MIN.)	ONE PER SITE OR AT MATERIAL CHANGES
	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO D-191, T-204 ASTM D-1556, D-2937	98% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
BASE (SAND-ASPHALT)	MARSHALL STABILITY TESTS	FDOT FM 5-11	500 LBS. (MIN.)	ONE PER SOURCE OR AS MATERIAL CHANGES
	FIELD DENSITY & THICKNESS	ASTM D-1559	95% OF LAB DENSITY AS DETERMINED BY MARSHALL METHOD	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
BASE (SAND-CLAY)	BEARING VALUES	LBR-FDOT	70 (MIN.)	ONE PER SITE OR AT MATERIAL CHANGES
	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO D-191, T-204 ASTM D-1556, D-2937	98% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
ASPHALT	MATERIALS QUALITY BITUMEN CONTENT & GRADATION	AASHTO T-164, 5-30 ASTM D-2172	ASTM D-1559	F.D.O.T. SPEC. 330, 331, 916 ONE PER DAY FOR GRADUATION
	FIELD DENSITY & THICKNESS	ASTM D-2950	95% OF LAB DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
	AGGREGATE CERTIFICATION	N/A	F.D.O.T. SPEC. 901, 902	ONE PER SUPPLIER
	MARSHALL STABILITY TESTS	ASTM D-1559	F.D.O.T. SPEC. 331	ONE PER DAY
CONCRETE (MISC. SITE WORK)	SLUMP TEST	AASHTO T-119 ASTM C-143	2" TO 3"	AS REQUIRED BY SOILS ENGINEER OR ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH	AASHTO T-23 ASTM C-31	3000 PSI	ONE SET OF 3 CYLINDERS PER 50 CY PER DAY
	AIR CONTENT	AASHTO T-199	3% TO 6%	ONE PER SET OF CYLINDERS

NOTE: CONCRETE FOR SITE WORK INCLUDES BUT IS NOT LIMITED TO CURB, CURB & GUTTER, SIDEWALKS, ETC., EXCEPT CONCRETE PAVEMENT.

REFERENCE SOURCES:

AASHTO	AMERICAN ASSOCIATION OF HIGHWAY TRANSPORTATION OFFICIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

STORMWATER SYSTEM MAINTENANCE NOTES:

1. 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.
2. 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 IS A RESULT DUE TO LACK OF EROSION CONTROL, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ITEM AT NO CHARGE TO THE OWNER.
3. THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/ SEDIMENTATION BARRIER (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 AT NO ADDITIONAL COST TO THE OWNER. IN NO CASE SHALL CONSTRUCTION COMMENCE PRIOR TO INSTALLATION OF EROSION CONTROL/SEDIMENTATION BARRIER.
4. CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE.
5. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AREA USING SPRINKLING IRRIGATION OR OTHER ACCEPTABLE METHODS.

STORMWATER POLLUTION PREVENTION PLAN:

- | | |
|---|---|
| SITE DESCRIPTION: | |
| A. CONSTRUCTION ACTIVITY: | GRADING AND INFRASTRUCTURE WORK FOR 256 MULTI-FAMILY UNITS, APPROXIMATELY 34.50 SF OF COMMERCIAL SPACE AND AMENITY AREAS. |
| B. PROJECT LIMITS: | <u>±22.86 ACRES AS SHOWN ON SHEET C300-EROSION CONTROL AND DEMOLITION PLAN.</u> |
| C. MAJOR SOIL DISTURBING ACTIVITIES: | <u>GRADING, EXCAVATING POND AND UTILITY/DRAINAGE INSTALLATION.</u> |
| D. PROJECT AREA: | <u>PARCEL "1", "2" AND "3" AS SHOWN ON SHEET C200-EXISTING CONDITIONS PLAN</u> |
| E. RUNOFF COEFFICIENTS BEFORE, DURING, AND AFTER CONSTRUCTION: | |
| BEFORE: | DURING: |
| E.2. DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE: | |
| SITE CONSISTS OF RUTLEGE FINE SANDS (HSG A/D) WHICH EXHIBITS HIGH RUNOFF DURING MAJOR STORM EVENTS. | |
| E.3. ESTIMATES OF SIZE OF DRAINAGE AREA FOR EACH OUTFALL: | XX ACRES (4) TO PROPOSED POND OUTFALL |
| F. NAME OF RECEIVING WATERS: | THE MOSQUITO CONTROL DITCH ALONG THE WESTERN BOUNDARY THAT FLOWS NORTH TO CHOCTAWATCHEE BAY. |
| G. WETLAND AREA: | 1.97 ACRES (4) OF EXISTING JURISDICTIONAL WETLANDS ARE WITHIN THE PROJECT LIMITS. 1.74 ACRES (4) OF JURISDICTIONAL WETLAND IMPACTS ARE PROPOSED. |
| 2. CONTROLS: | |
| NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS THE SOIL DISTURBING ACTIVITIES FOR THIS PROJECT ARE AS FOLLOWS: | |
| ONLY UPON PROPER PLACEMENT OF ALL EROSION CONTROLS CAN SOIL DISTURBING ACTIVITIES TAKE PLACE. HAY BALES AND SILT FENCE WILL BE USED Laterally AT SPECIFIED INTERVALS. HAY BALES SHALL BE USED TO PREVENT SEDIMENTATION FROM ESCAPING PROJECT LIMITS. | |
| A. EROSION AND SEDIMENT CONTROLS: | |
| A.1. STABILIZATION PRACTICES: | |
| TEMPORARY SODDING | TEMPORARY GRASSING |
| PERMANENT PLANTING, SODDING, OR SEEDING | TEMPORARY MULCHING |
| ARTIFICIAL COVERING | BUFFER ZONES |
| PRESERVATION OF NATURAL RESOURCES | |
| A.2. STRUCTURAL PRACTICES: | |
| SAND BAGGING | SILT FENCES |
| HAY BALES | BERMS |
| DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES | PIPE SLOPE DRAINS |
| FLUMES | ROCK BEDDING AT CONSTRUCTION EXIT |
| TIMBER BEDDING AT CONSTRUCTION EXIT | DITCH LINER |
| SEDIMENT TRAPS | SEDIMENT BASINS |
| STORM INLET SEDIMENT TRAP (ROCK BAGS) | STONE OUTLET STRUCTURES |
| CURBS AND GUTTERS | STORM SEWERS |
| VELOCITY CONTROL DEVICES | TURBIDITY BARRIER |
| RIP RAP | |
| B. DESCRIPTION OF STORMWATER MANAGEMENT: | N/A |
| C. OTHER CONTROLS: | |
| C.1. WASTE DISPOSAL: | NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE |
| C.2. OFFSITE VEHICLE TRACKING: | LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED CONSTRUCTION ENTRANCE |
| C.3. SANITARY WASTE: | N/A |
| C.4. FERTILIZERS AND PESTICIDES: | FERTILIZERS AND/OR PESTICIDES SHALL BE APPLIED BY A LICENSED OR CERTIFIED APPLICATOR ACCORDING TO MANUFACTURERS RECOMMENDATIONS OR AS DIRECTED BY THE PROJECT ENGINEER. |
| C.5. NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING): | NO NON-STORMWATER DISCHARGES ARE ANTICIPATED. |
| 3. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS: | GENERIC PERMIT APPLICATION NO. |
| 4. MAINTENANCE: | |
| ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN (7) CALENDAR DAYS AFTER THE SURROUNDING EXPOSED AREA HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. | |
| INSPECTION: | |
| ALL CONTROLS SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AS WELL AS AFTER 0.25' OR MORE OF RAIN. AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER EACH INSPECTION. BASED ON INSPECTION RESULTS THE CONTROLS SHALL BE REVISED PER THE INSPECTION REPORTS. | |
| A. THE CONTRACTOR SHALL INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTION THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER. TO COMPLY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES AND DAILY RAINFALL RECORDS. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH. THE CONTRACTOR SHALL ALSO INSPECT AND CERTIFY THAT CONTROLS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN. | |
| B. IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES, AS NEEDED. | |
| C. RECORDS OF THE INSPECTION AND THE CONSTRUCTION PERMIT MUST BE MAINTAINED AT THE CONSTRUCTION SITE AND BE READILY AVAILABLE FOR INSPECTION. | |
| 5. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING COVERAGE UNDER THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM THE LARGE AND SMALL CONSTRUCTION OR ANY DISTURBANCE OF LAND GREATER THAN ONE ACRE. THE DEVELOPER/CONTRACTOR WILL FORWARD A COPY OF THE PERMIT TO REGIONAL UTILITIES AT (850) 231-5114 PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED ELEMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO COMPLY COULD RESULT IN CODE ENFORCEMENT ACTION AND FINES. | |

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	—————	—————
SECTION LINE	—————	—————
SETBACK LINE	—————	—————
EASEMENT LINE	—————	—————
FLOOD LINE	—————	—————
CCCL LINE	—————	—————
MAJOR CONTOUR LINE	—————10—————	—————10—————
MINOR CONTOUR LINE	—————9—————	—————9—————
LIMITS OF CONSTRUCTION	—————	—————
SILT FENCE	—————	—————SF—————
WATER LINE	—————W—————	—————W—————
FORCE MAIN	—————FM—————	—————FM—————
GAS	—————G—————	—————G—————
OVERHEAD POWER	—————OHP—————	—————OHP—————
FIBER OPTIC	—————FO—————	—————FO—————
CHAIN LINK FENCE	—————x—————x—————	—————x—————x—————
WOODEN FENCE	—————o—————o—————	—————o—————o—————
HYDROLOGIC SOIL GROUP LINE	—————	—————
STORM PIPE	—————	—————

SYMBOL LEGEND

	EXISTING	PROPOSED
CONCRETE MONUMENT		
CAPPED IRON ROD		
PERMANENT CONTROL POINT		
TEMPORARY BENCHMARK		
ELECTRICAL PEDESTAL		
CABLE PEDESTAL		
TELEPHONE PEDESTAL		
AIR CONDITIONING UNIT		
POWER POLE		
SERVICE POLE		
LIGHT POLE		
GUY WIRE		
WHEEL STOP		
HANDICAP SYMBOL		
PAVEMENT ARROW		
PAVEMENT ARROW		
SIGN		
FLOW ARROW		
STORM INLET		
STORM INLET W/ ROUND BOTTOM		
STORM MANHOLE		
STORM MANHOLE		
STORM MITERED END SECTION		
STORM YARD INLET		
GAS METER		
WATER METER		
VALVE		
BACK FLOW PREVENTER		
FIRE HYDRANT		
WATER SPIGOT		
AIR RELEASE VALVE		
SANITARY SEWER MANHOLE		
CLEANOUT		
CLEANOUT		
FLUSHING SERVICE		
FORCE MAIN SERVICE LATERAL BOX		
LIFT STATION		
GREASE TRAP MANHOLE		



ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

LA SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

[illegible]

GENERAL NOTES

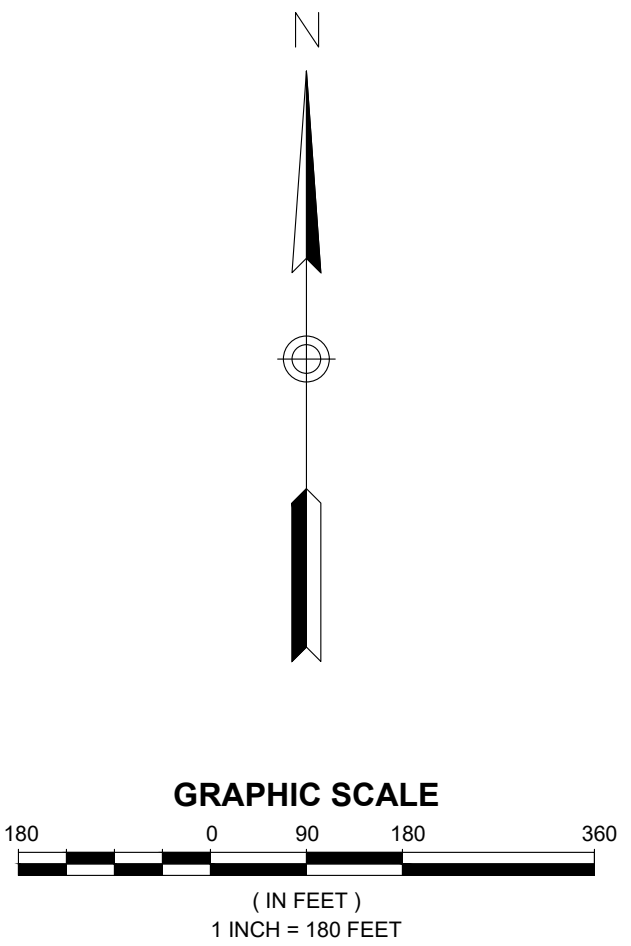
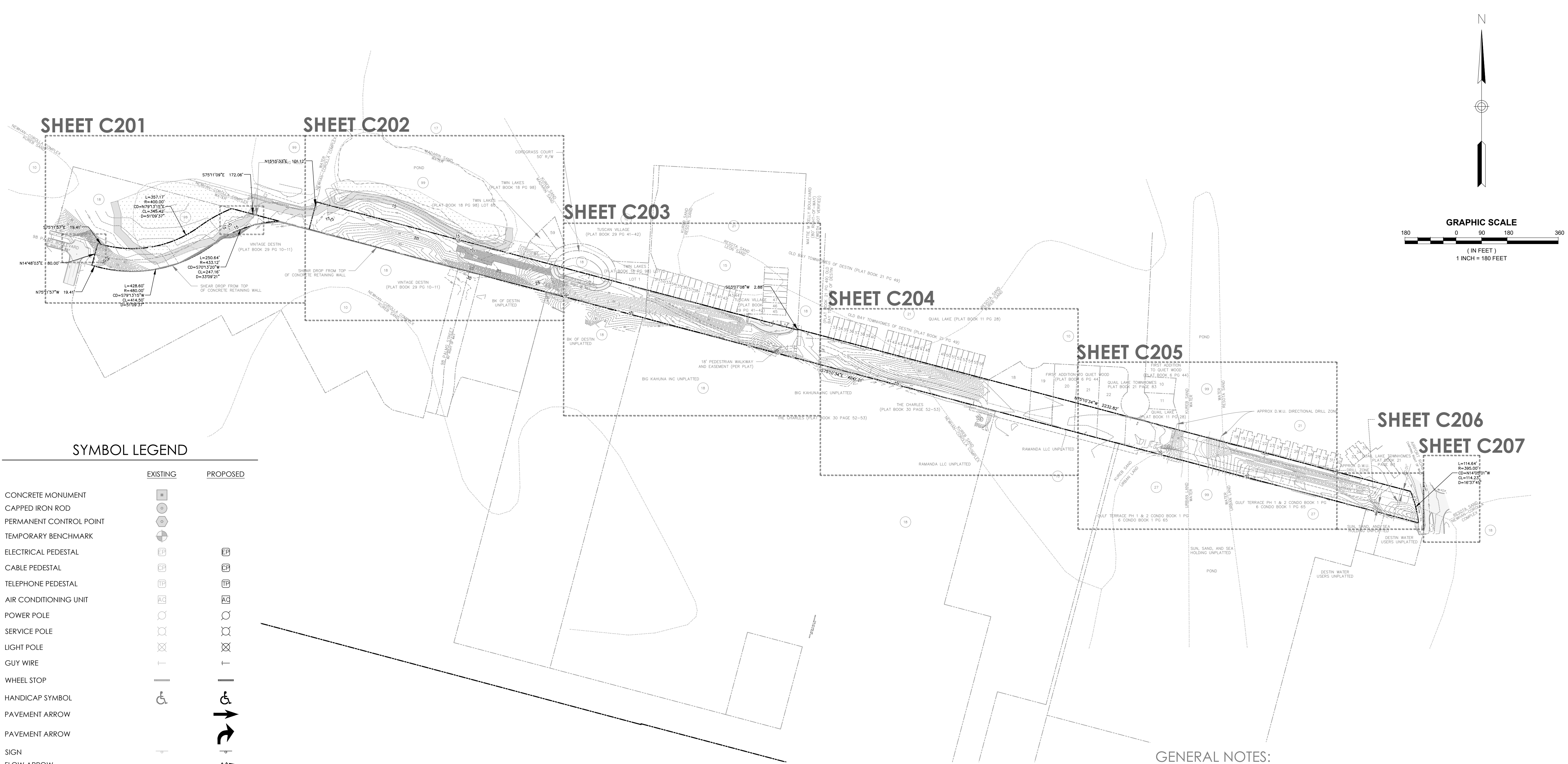
(1 OF 2)
23085

PROJECT NUMBER

04/22/2024

C1.1

FOR PERMIT PURPOSES ONLY



SYMBOL LEGEND

EXISTING	PROPOSED
CONCRETE MONUMENT	
CAPPED IRON ROD	
PERMANENT CONTROL POINT	
TEMPORARY BENCHMARK	
ELECTRICAL PEDESTAL	
CABLE PEDESTAL	
TELEPHONE PEDESTAL	
AIR CONDITIONING UNIT	
POWER POLE	
SERVICE POLE	
LIGHT POLE	
GUY WIRE	
WHEEL STOP	
HANDICAP SYMBOL	
PAVEMENT ARROW	
PAVEMENT ARROW	
SIGN	
FLOW ARROW	
STORM INLET	
STORM INLET W/ ROUND BOTTOM	
STORM MANHOLE	
STORM MANHOLE	
STORM MITERED END SECTION	
STORM YARD INLET	
GAS METER	
WATER METER	
VALVE	
BACK FLOW PREVENTER	
FIRE HYDRANT	
WATER SPIGOT	
AIR RELEASE VALVE	
SANITARY SEWER MANHOLE	
CLEANOUT	
CLEANOUT	
FLUSHING SERVICE	
FORCE MAIN SERVICE LATERAL BOX	
LIFT STATION	
GREASE TRAP MANHOLE	

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SECTION LINE		
SETBACK LINE		
EASEMENT LINE		
FLOOD LINE		
CCCL LINE		
MAJOR CONTOUR LINE		
MINOR CONTOUR LINE		
LIMITS OF CONSTRUCTION		
SILT FENCE		
WATER LINE		
FORCE MAIN		
GAS		
OVERHEAD POWER		
FIBER OPTIC		
CHAIN LINK FENCE		
WOODEN FENCE		
HYDROLOGIC SOIL GROUP LINE		
STORM PIPE		

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

EXISTING CONDITIONS NOTES:

- THE PLAN SHOWN HEREIN IS BASED ON THE FOLLOWING:
A. SURVEY BY GEOPPOINT SURVEYING, INC., DATED SEPTEMBER 29, 2023
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF A 100' GULF POWER EASEMENT, OKALOOSA COUNTY, FLORIDA, HAVING A GRID BEARING OF N.75°10'34"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE NORTH ZONE OF FLORIDA.

GENERAL NOTES:

- THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING A BID. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- WORK AREAS: THE CONTRACTOR SHALL RESTRICT HIS OPERATIONS TO OWNER'S PROPERTY UNLESS SPECIFIC AUTHORIZATION HAS BEEN OBTAINED BY THE CONTRACTOR, IN WRITING, FROM PROPERTY OWNERS FOR THE USE OF PRIVATE LAND.
- PROTECTION OF PUBLIC WATER SUPPLY: THE WORK REQUIRES CONTRACTOR OPERATIONS UPON AN OPERATING PUBLIC WATER SYSTEM. TAKE EXTREME CARE TO AVOID UNNECESSARY INTERFERENCE WITH THESE FACILITIES OR CONTAMINATION OF THE WATER SYSTEM. COORDINATE ACTIVITIES WITH OWNER'S PERSONNEL TO AVOID SERVICE INTERRUPTION. SHOULD INTERFERENCE WITH THE UTILITIES OCCUR AS A RESULT OF THE CONTRACTOR'S OPERATIONS, DEVOTE FULL EFFORTS TO CORRECTING THE PROBLEM WITHOUT DELAY.
- OWNER OCCUPANCY: THE OWNER RESERVES THE RIGHT TO OCCUPY PARTIALLY COMPLETED PARTS OF THE WORK PRIOR TO SUBSTANTIAL COMPLETION, PROVIDED THAT SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF WORK. SUCH PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK OR ANY PART OF THE WORK.
- COORDINATION: THE WORK OF THIS CONTRACT INCLUDES COORDINATION OF THE WORK WITH THE WORK OF OTHER CONTRACTORS, PUBLIC UTILITIES, AND THE OWNER, FROM BEGINNING OF CONSTRUCTION ACTIVITY THROUGH PROJECT CLOSE-OUT AND WARRANTY PERIODS.
- CHANGES IN THE WORK: THE OWNER RESERVES THE RIGHT TO CHANGE PLANNED LOCATIONS OF THE WORK DURING CONSTRUCTION TO AVOID INTERFERENCES OR OBSTRUCTIONS. FIELD CHANGES OF PLANNED LOCATIONS SHALL BE MADE ONLY WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY SERVICE PROVIDER(S) OF ALL UTILITY CONFLICTS AND REQUEST DIRECTION AS TO HOW THE CONFLICTS WILL BE RESOLVED.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS ALONG ALL PUBLIC 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 RESTORE ALL DISTURBED RIGHTS-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE. DITCH/SWALE SIDE SLOPES STEEPER THAN 1 UNIT VERTICAL TO 3 UNITS HORIZONTAL ARE TO BE SODDED AND THE SOD IS TO BE PINNED. STABILIZATION IS TO BE PERFORMED IMMEDIATELY FOLLOWING FORCE MAIN CONSTRUCTION. RIGHT-OF-WAY RESTORATION MUST NOT LAG CONSTRUCTION BY MORE THAN 14 DAYS.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS AND GUARDS PER F.D.O.T. INDEX NUMBERS 611 AND 612 DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER F.D.O.T. INDEX 102 TO PREVENT EROSION RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION.
- DESIGNATION "RESTORE" ON PLANS MEANS RECONSTRUCT WITH LIKE MATERIALS EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND INCLUDES SEEDING AND MULCHING OR SODDING.
- CONTRACTOR SHALL PROVIDE PRIVATE GARBAGE AND WASTE REMOVAL SERVICE FOR CONSTRUCTION WASTE.

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

OVERALL EXISTING
CONDITIONS PLAN
AND KEY SHEET

PROJECT NUMBER 23085
DATED 04/22/2024

C200



LA SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

[illegible]

EXISTING CONDITIONS PLAN

PROJECT NUMBER	23085
DATED	04/22/2024

C201

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

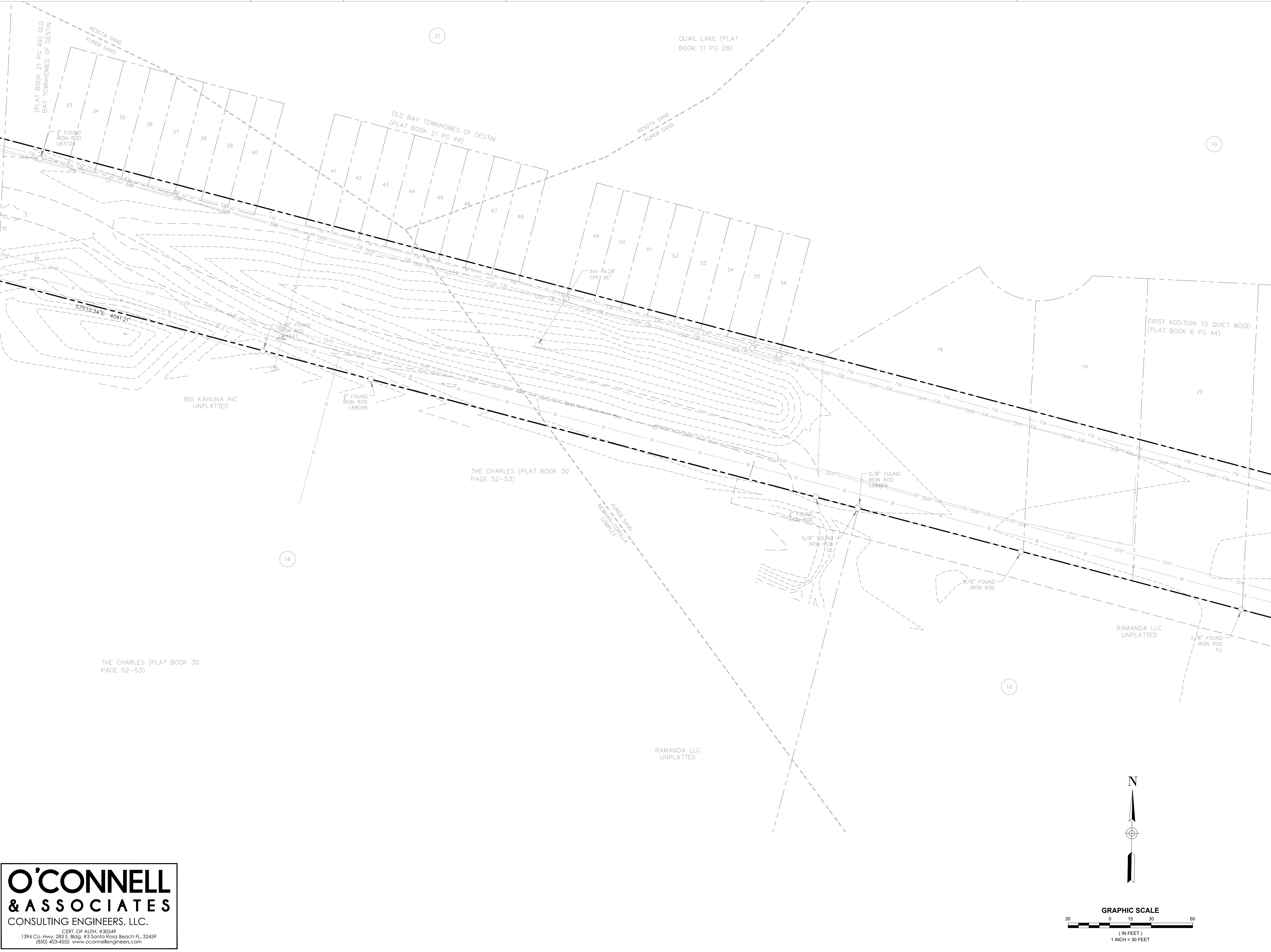
EXISTING
CONDITIONS
PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C202

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects - AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

EXISTING
CONDITIONS
PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C204

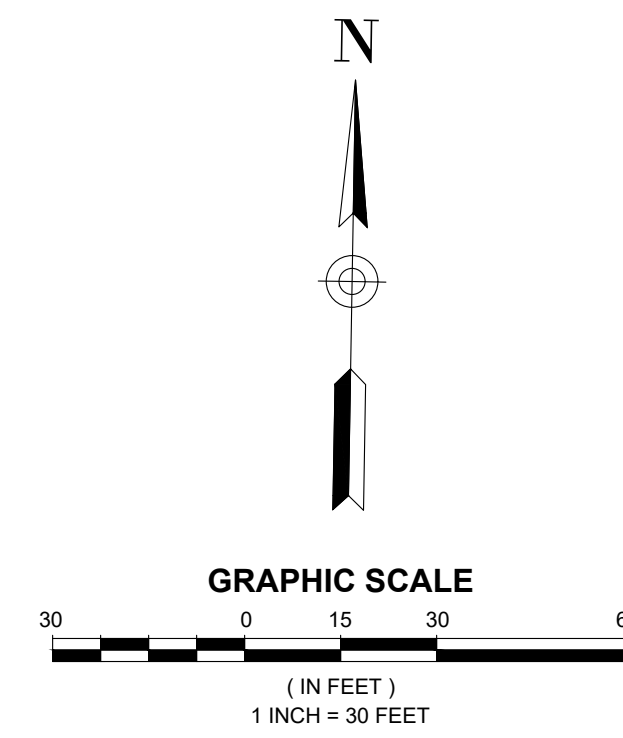
© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

EXISTING
CONDITIONS
PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

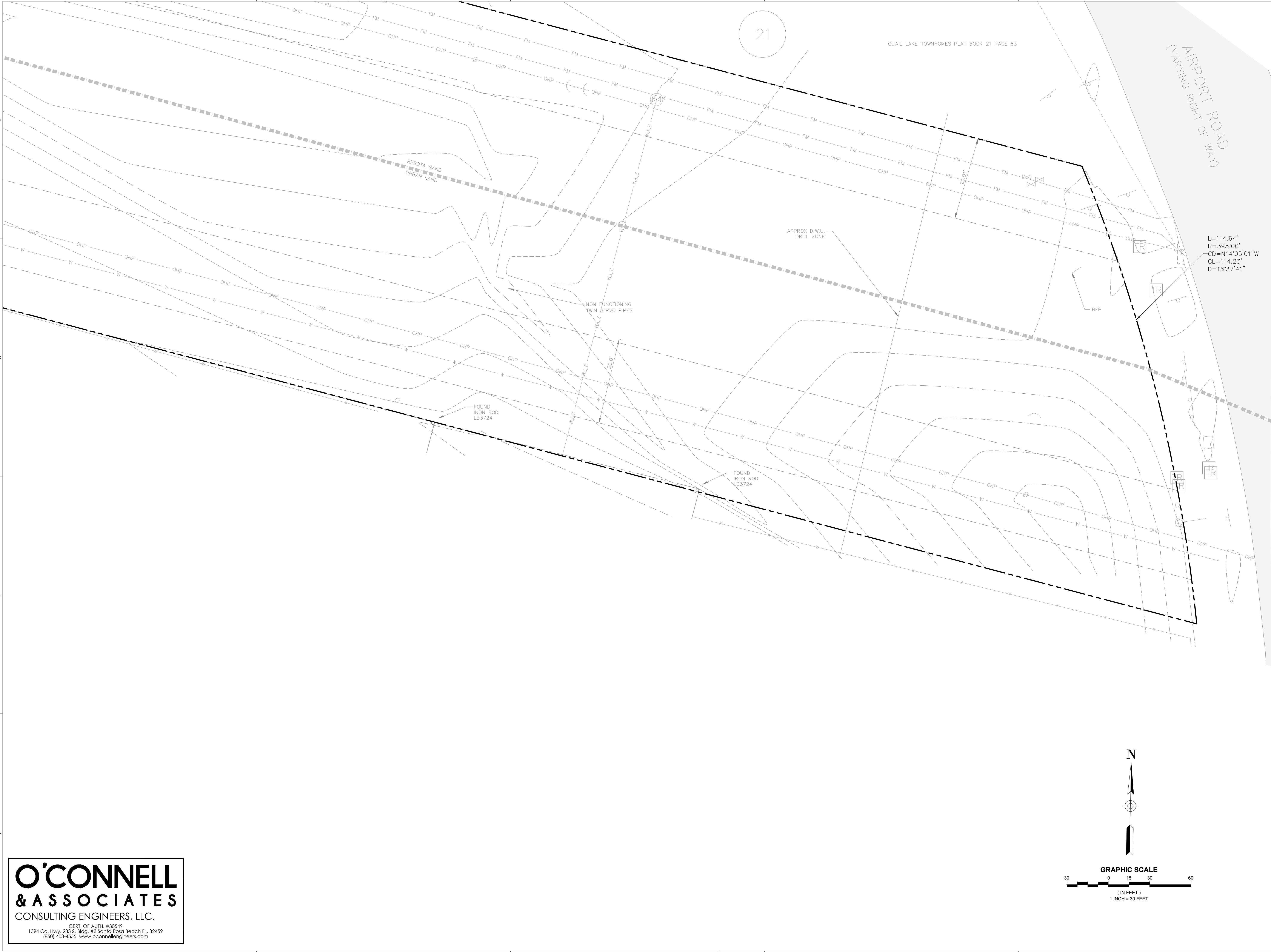
C205

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

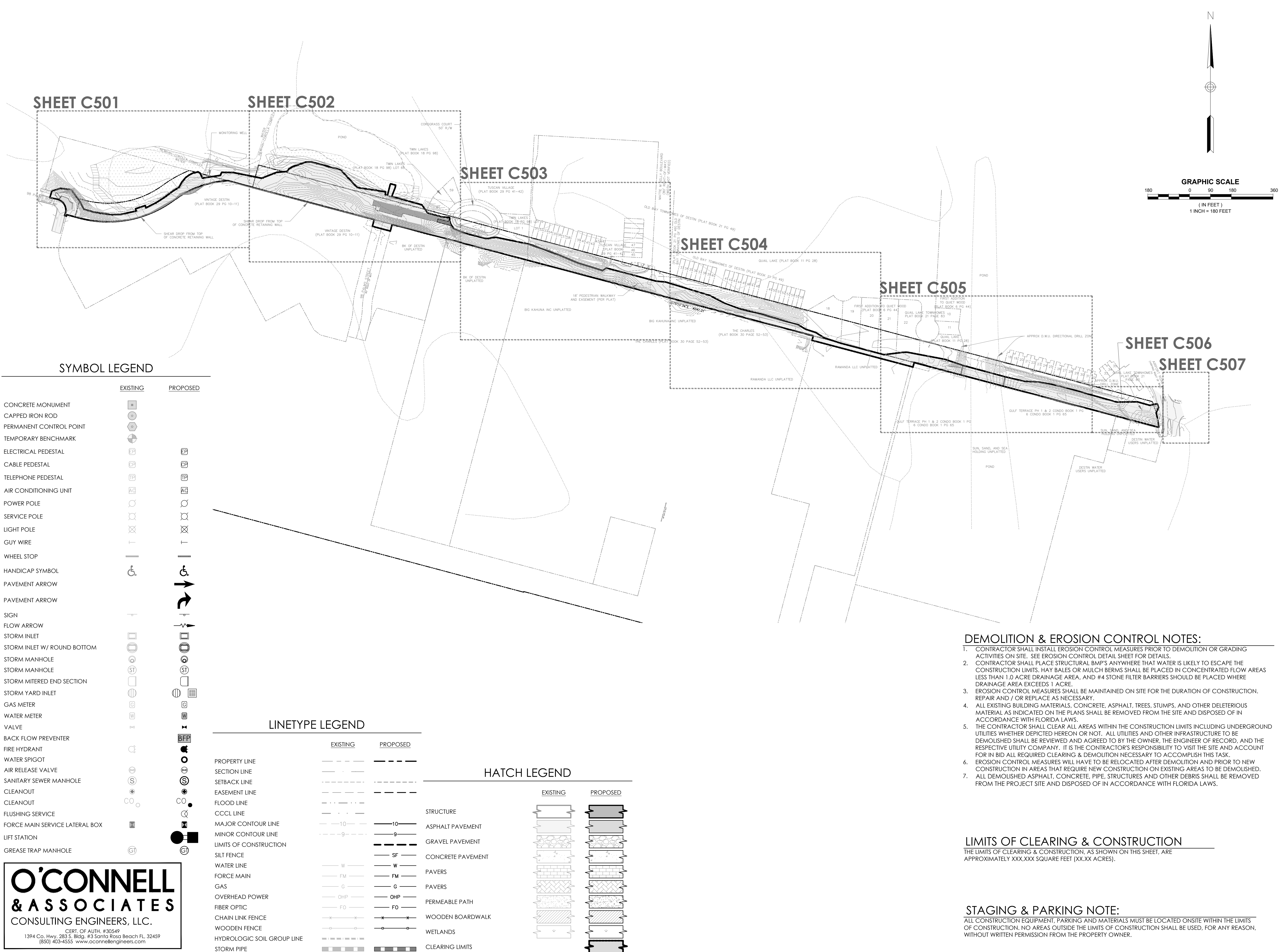
PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

EXISTING CONDITIONS PLAN	
PROJECT NUMBER	23085
DATED	04/22/2024

C206



SYMBOL LEGEND

EXISTING	PROPOSED
CONCRETE MONUMENT	
CAPPED IRON ROD	
PERMANENT CONTROL POINT	
TEMPORARY BENCHMARK	
ELECTRICAL PEDESTAL	
CABLE PEDESTAL	
TELEPHONE PEDESTAL	
AIR CONDITIONING UNIT	
POWER POLE	
SERVICE POLE	
LIGHT POLE	
GUY WIRE	
WHEEL STOP	
HANDICAP SYMBOL	
PAVEMENT ARROW	
PAVEMENT ARROW	
SIGN	
FLOW ARROW	
STORM INLET	
STORM INLET W/ ROUND BOTTOM	
STORM MANHOLE	
STORM MANHOLE	
STORM MITERED END SECTION	
STORM YARD INLET	
GAS METER	
WATER METER	
VALVE	
BACK FLOW PREVENTER	
FIRE HYDRANT	
WATER SPIGOT	
AIR RELEASE VALVE	
SANITARY SEWER MANHOLE	
CLEANOUT	
CLEANOUT	
FLUSHING SERVICE	
FORCE MAIN SERVICE LATERAL BOX	
LIFT STATION	
GREASE TRAP MANHOLE	

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SECTION LINE	---	---
SETBACK LINE	---	---
EASEMENT LINE	---	---
FLOOD LINE	---	---
CCCL LINE	---	---
MAJOR CONTOUR LINE	10	10
MINOR CONTOUR LINE	9	9
LIMITS OF CONSTRUCTION	---	---
SILT FENCE	---	SF
WATER LINE	W	W
FORCE MAIN	FM	FM
GAS	G	G
OVERHEAD POWER	OHP	OHP
FIBER OPTIC	FO	FO
CHAIN LINK FENCE	X	X
WOODEN FENCE	---	---
HYDROLOGIC SOIL GROUP LINE	---	---
STORM PIPE	---	---

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

DEMOLITION & EROSION CONTROL NOTES:

- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION OR GRADING ACTIVITIES ON SITE. SEE EROSION CONTROL DETAIL SHEET FOR DETAILS.
- CONTRACTOR SHALL PLACE STRUCTURAL BMP'S ANYWHERE THAT WATER IS LIKELY TO ESCAPE THE CONSTRUCTION LIMITS. HAY BALES OR MULCH BERMS SHALL BE PLACED IN CONCENTRATED FLOW AREAS LESS THAN 1.0 ACRE DRAINAGE AREA, AND #4 STONE FILTER BARRIERS SHOULD BE PLACED WHERE DRAINAGE AREA EXCEEDS 1 ACRE.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. REPAIR AND / OR REPLACE AS NECESSARY.
- 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.
- THE CONTRACTOR SHALL CLEAR ALL AREAS WITHIN THE CONSTRUCTION LIMITS INCLUDING UNDERGROUND UTILITIES WHETHER DEPICTED HEREON OR NOT. ALL UTILITIES AND OTHER INFRASTRUCTURE TO BE DEMOLISHED SHALL BE REVIEWED AND AGREED TO BY THE OWNER, THE ENGINEER OF RECORD, AND THE RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN BID ALL REQUIRED CLEARING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.
- EROSION CONTROL MEASURES WILL HAVE TO BE RELOCATED AFTER DEMOLITION AND PRIOR TO NEW CONSTRUCTION IN AREAS THAT REQUIRE NEW CONSTRUCTION ON EXISTING AREAS TO BE DEMOLISHED.
- ALL DEMOLISHED ASPHALT, CONCRETE, PIPE, STRUCTURES AND OTHER DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.

LIMITS OF CLEARING & CONSTRUCTION

THE LIMITS OF CLEARING & CONSTRUCTION, AS SHOWN ON THIS SHEET, ARE APPROXIMATELY XXX,XXX SQUARE FEET (XX.XX ACRES).

STAGING & PARKING NOTE:

ALL CONSTRUCTION EQUIPMENT, PARKING AND MATERIALS MUST BE LOCATED ONSITE WITHIN THE LIMITS OF CONSTRUCTION. NO AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE USED, FOR ANY REASON, WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.

O'CONNELL & ASSOCIATES
CONSULTING ENGINEERS, LLC.
CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG
ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

OVERALL DEMO & EROSION CONTROL PLAN & KEY SHEET

PROJECT NUMBER	23085
DATED	04/22/2024

C300



LA SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

[illegible]

EROSION CONTROL & DEMOLITION PLAN

PROJECT NUMBER	23085
----------------	-------

DATED 04/22/2024

C301

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

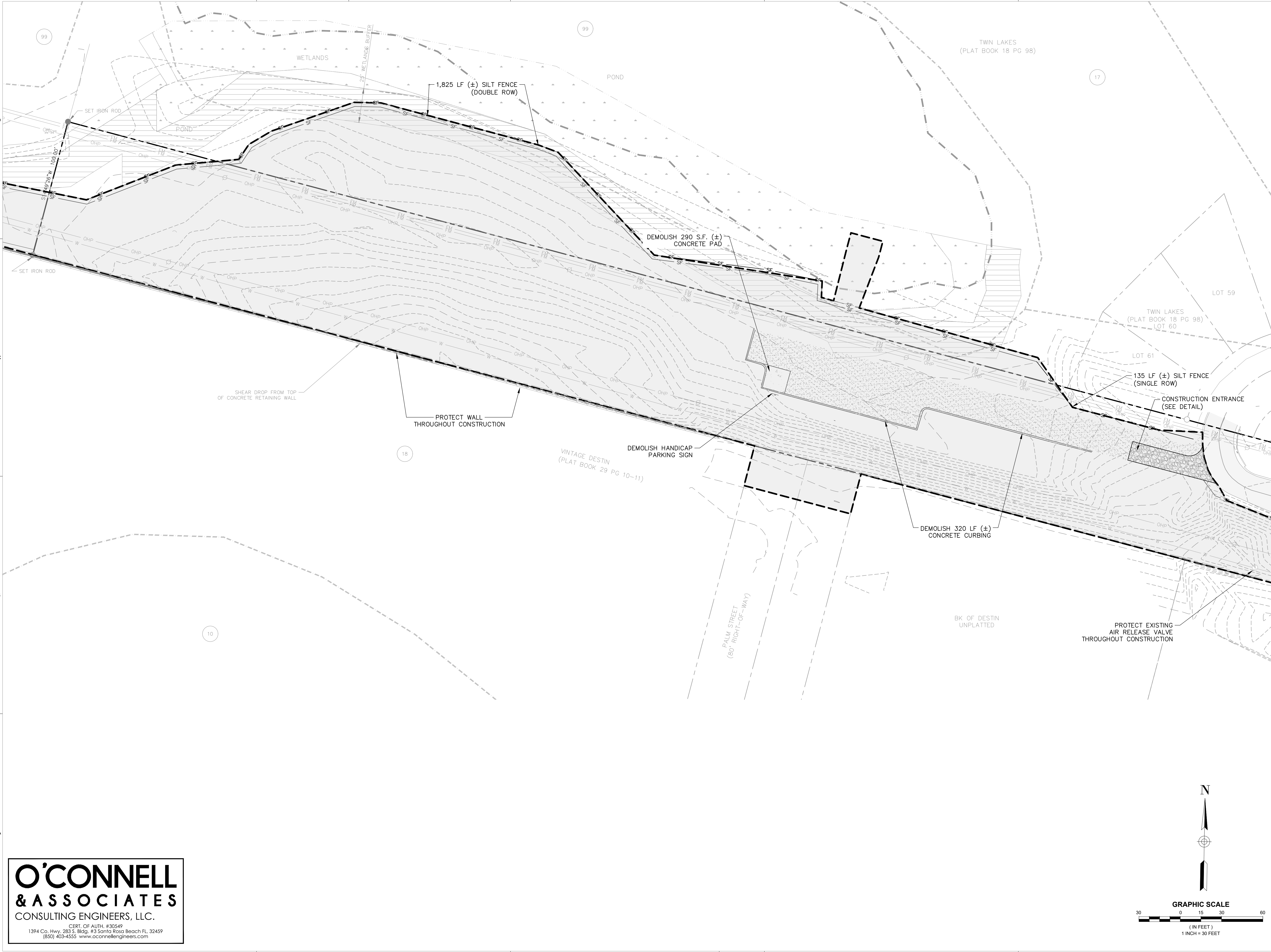
2024
PROJECT STATUS
Issue Date

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

(850) 403-4555 www.oconnellengineers.com



DAG
ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

EROSION
CONTROL &
DEMOLITION PLAN

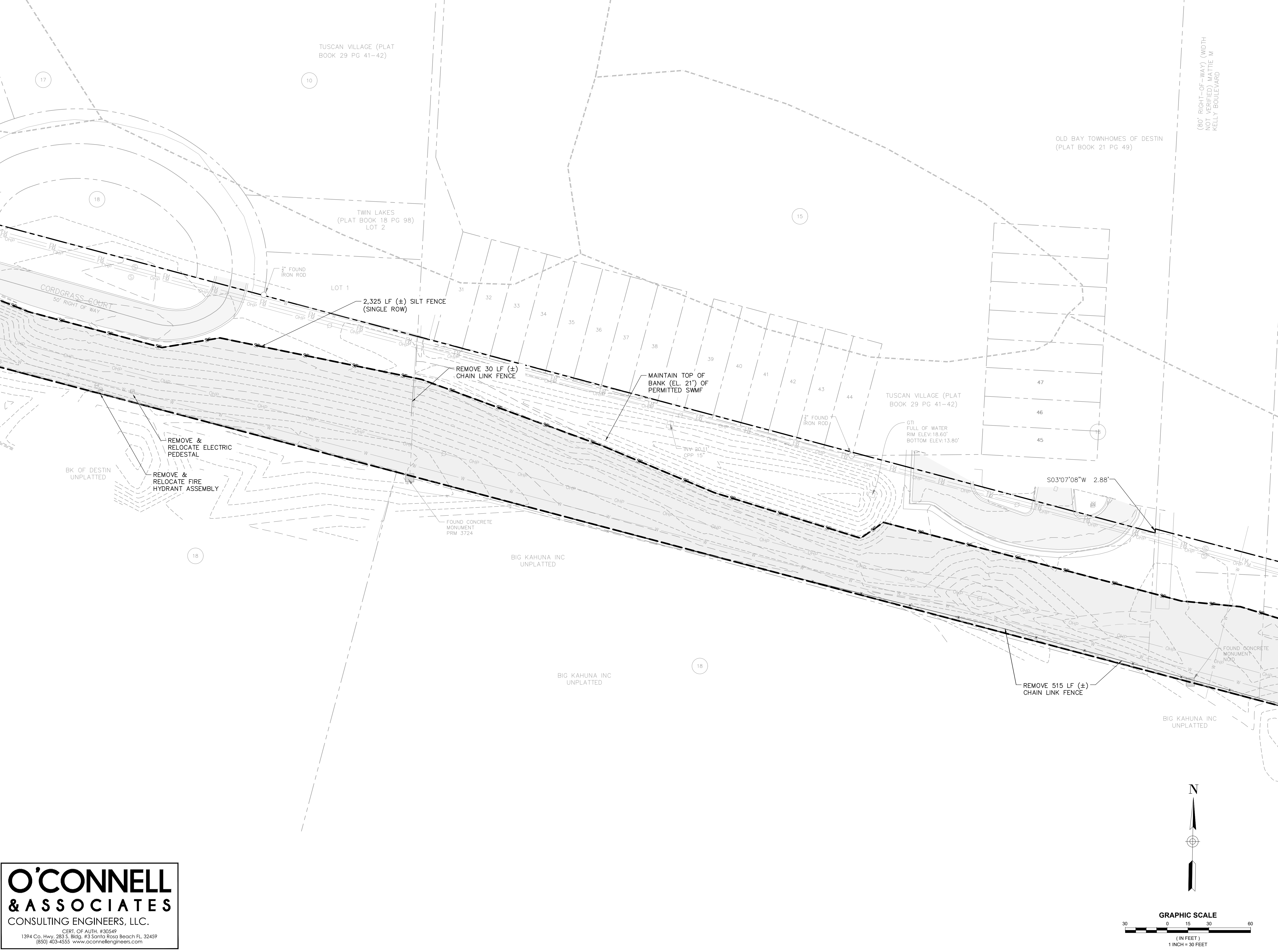
PROJECT NUMBER 23085

DATED 04/22/2024

C302

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS		
REVISIONS:		
No.	Description	Date

EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C303

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects - AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

EROSION
CONTROL &
DEMOLITION PLAN

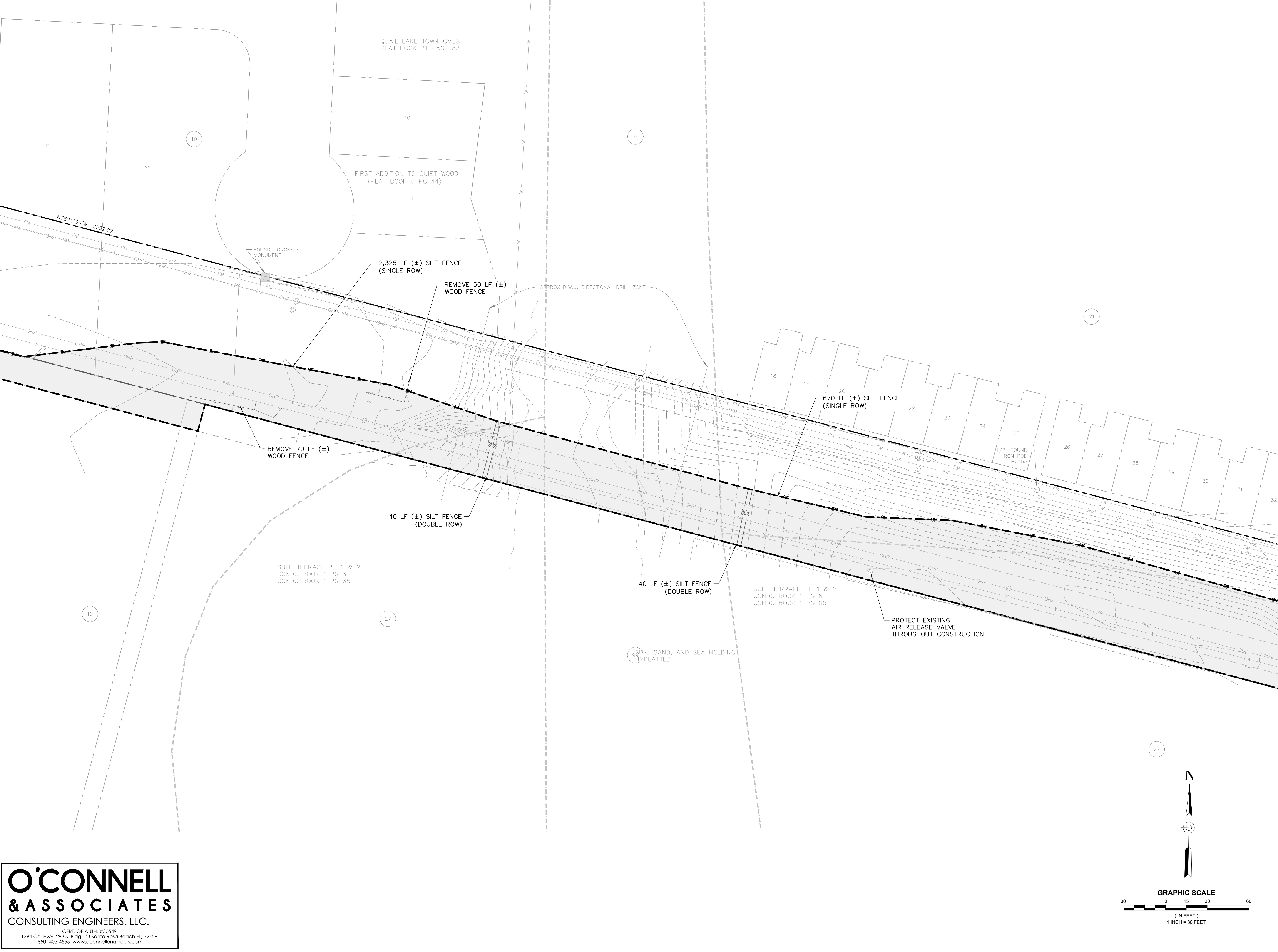
PROJECT NUMBER 23085

DATED 04/22/2024

C304

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



**O'CONNELL
& ASSOCIATES**
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. # 30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG ARCHITECTS
DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C305

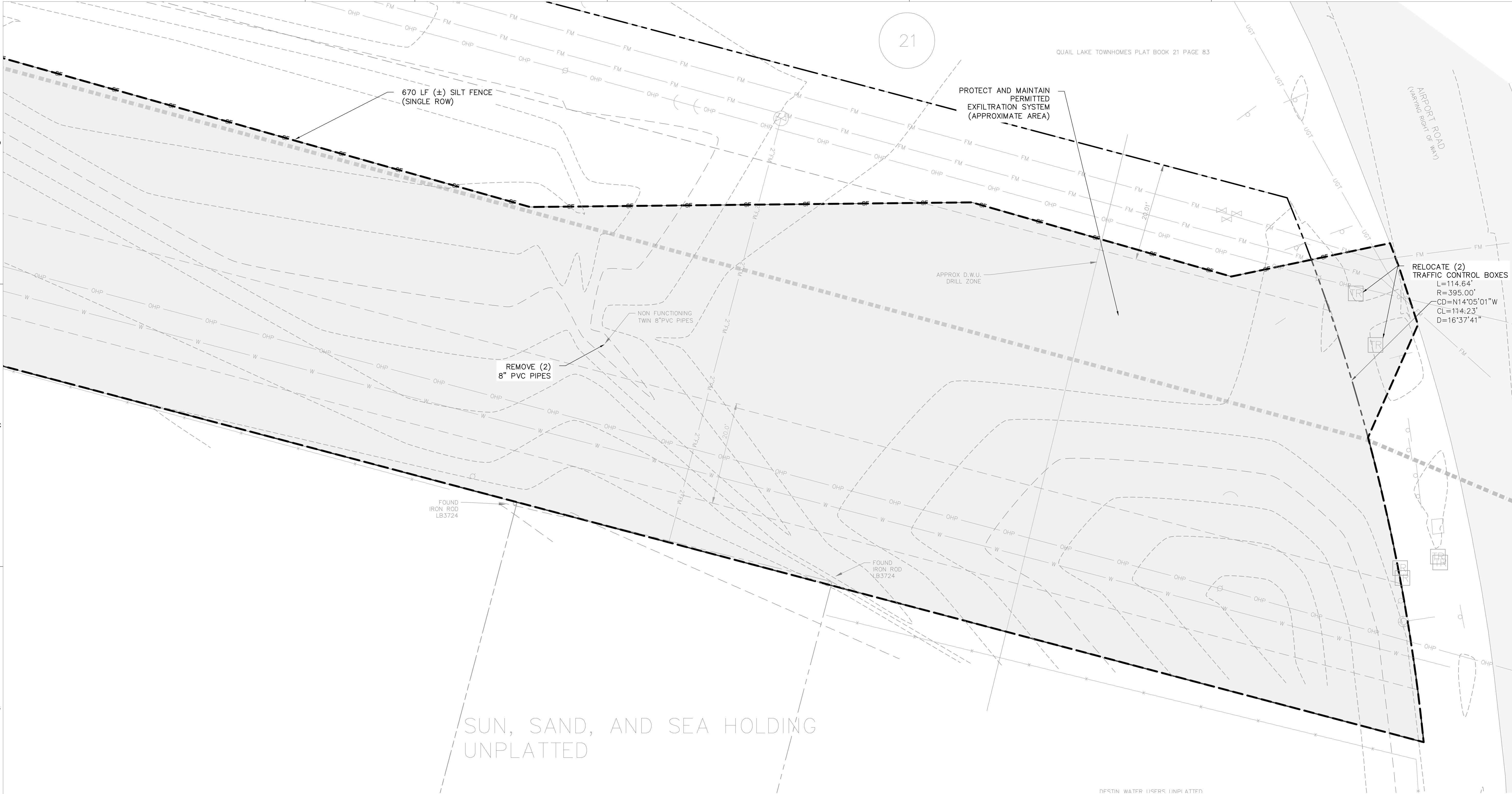
© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

PROJECT STATUS
Issue Date

2024

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

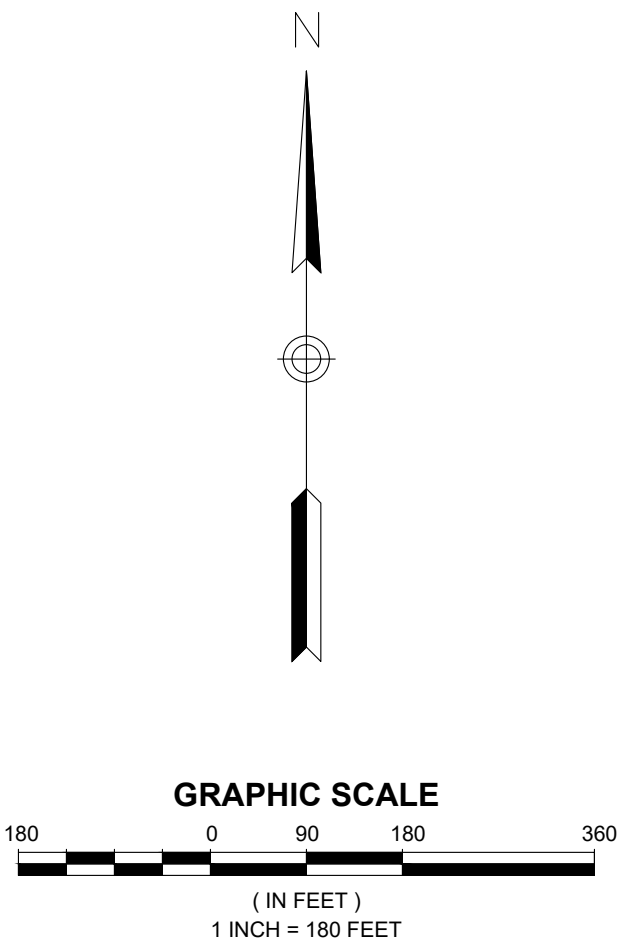
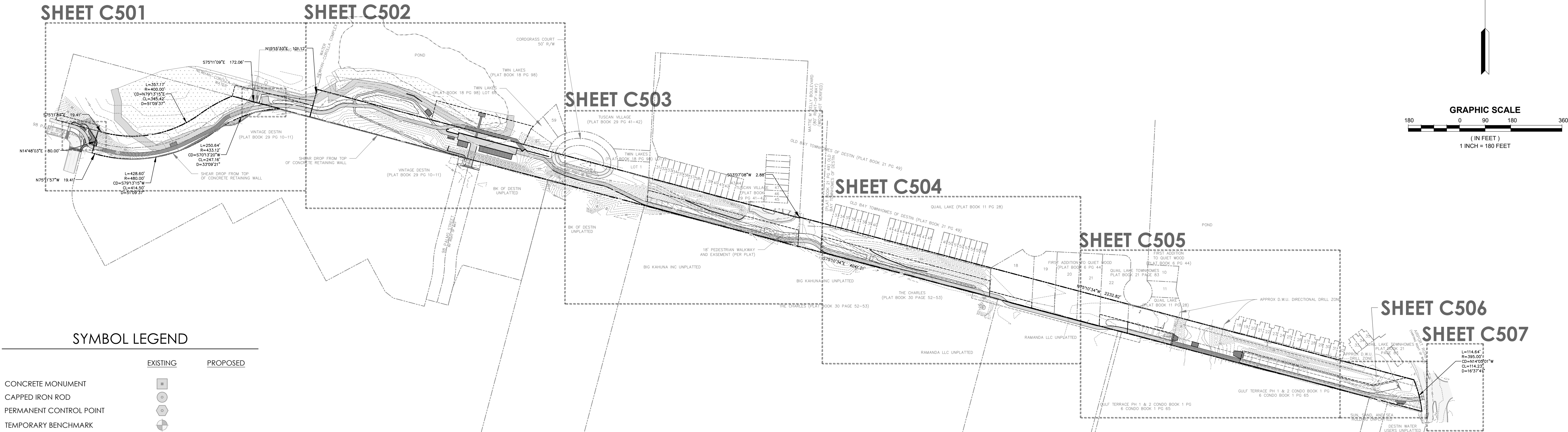
CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS		
REVISIONS:		
No.	Description	Date

EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C306



SYMBOL LEGEND

EXISTING	PROPOSED
CONCRETE MONUMENT	
CAPPED IRON ROD	
PERMANENT CONTROL POINT	
TEMPORARY BENCHMARK	
ELECTRICAL PEDESTAL	
CABLE PEDESTAL	
TELEPHONE PEDESTAL	
AIR CONDITIONING UNIT	
POWER POLE	
SERVICE POLE	
LIGHT POLE	
GUY WIRE	
WHEEL STOP	
HANDICAP SYMBOL	
PAVEMENT ARROW	
PAVEMENT ARROW	
SIGN	
FLOW ARROW	
STORM INLET	
STORM INLET W/ ROUND BOTTOM	
STORM MANHOLE	
STORM MANHOLE	
STORM MITERED END SECTION	
STORM YARD INLET	
GAS METER	
WATER METER	
VALVE	
BACK FLOW PREVENTER	
FIRE HYDRANT	
WATER SPIGOT	
AIR RELEASE VALVE	
SANITARY SEWER MANHOLE	
CLEANOUT	
CLEANOUT	
FLUSHING SERVICE	
FORCE MAIN SERVICE LATERAL BOX	
LIFT STATION	
GREASE TRAP MANHOLE	

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SECTION LINE	---	---
SETBACK LINE	---	---
EASEMENT LINE	---	---
FLOOD LINE	---	---
CCCL LINE	---	---
MAJOR CONTOUR LINE	10	10
MINOR CONTOUR LINE	9	9
LIMITS OF CONSTRUCTION	---	---
SILT FENCE	---	---
WATER LINE	W	W
FORCE MAIN	FM	FM
GAS	G	G
OVERHEAD POWER	OHP	OHP
FIBER OPTIC	FO	FO
CHAIN LINK FENCE	X	X
WOODEN FENCE	---	---
HYDROLOGIC SOIL GROUP LINE	---	---
STORM PIPE	---	---

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

SITE DATA TABLE:

GENERAL DATA		
PARCEL IDENTIFICATION NUMBER(S):	XX-XX-XX-XXXX-XXX-XXXX	
CURRENT LAND USE:	XXX	
PROPOSED LAND USE:	XXX	
FUTURE LAND USE:	XXX	
ZONING:	XXX	
ADJOINING PROPERTY DATA:	LAND USE	FLUM CATEGORY
NORTH	XX	XX
SOUTH	XX	XX
EAST	XX	XX
WEST	XX	XX
DEVELOPMENT DATA		
PROJECT AREA:	XXX.X ACRES	
TOTAL PROPOSED WETLANDS IMPACTS:	XXX.X ACRES	
TOTAL IMPERVIOUS AREA (EX. AND PROP.):	XXX.X ACRES	
TOTAL BUILDING SQUARE FOOTAGE:	XX,XXX SF (HEATED) ALLOWABLE (PER PUD)	PROPOSED
BUILDING HEIGHT:	50' 0"	XX' - X"
IMPERVIOUS SURFACE RATIO (ISR)	X.XX	(XX.XX / XX.XX) = X.XX
FLOOR AREA RATIO (FAR)	X.XX	(XX,XXX/XX,XXX)/XXX.X=X.XXX
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (PER PUD)	5'	5' (MIN)
SIDE (PER PUD)	5'	5' (MIN)
REAR (PER PUD)	5'	5' (MIN)
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH	N/A	N/A
SOUTH	10'	10' (MIN.)
EAST	N/A	N/A
WEST	10'	10' (MIN.)
OFF-STREET PARKING REQUIREMENTS:		
PARKING SPACES:	XXX	XXX
HANDICAP SPACES :	X (PER X PROVIDED)	XX

CONSTRUCTION NOTES:

- ALL SITE HARDSCAPE AND RECREATION ITEMS ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE ARCHITECTURE PLAN FOR DETAILED DESIGN OF THESE AREAS INCLUDING, BUT NOT LIMITED TO:
 - ALL CONCRETE SIDEWALKS, OUTDOOR PATIOS AND OTHER MISCELLANEOUS CONCRETE OTHER THAN ROADWAY CURB.
 - ALL ADA RAMPS THAT ARE NOT SHOWN ON THE ARCHITECTURE PLANS.
 - ALL PAVER AREAS INCLUDING CONCRETE BORDERS.
 - ALL PERMEABLE WALKWAYS INCLUDING CONCRETE BORDERS.
 - ALL CART PATH AREAS.
 - ALL POOL, TENNIS, PICKLEBALL, BASKETBALL AND OTHER RECREATION AREAS.
 - ALL SITE WALLS AND SITE FENCING.
 - ALL SIGNAGE NOT SHOWN ON HEREIN.

CONSTRUCTION PHASING NOTE:

THE PHASE LINE SHOWN HEREIN IS PROVIDED TO ALLOW THE OWNER TO PLACE THE PHASE 1 BUILDINGS AND FACILITIES IN SERVICE PRIOR TO COMPLETING CURB, PAVING, HARDSCAPE AND OTHER INFRASTRUCTURE FOR THE BUILDINGS IN PHASE 2. ALL SANITARY SEWER, STORM SEWER AND WATER UTILITIES SHALL BE INSTALLED AS PART OF PHASE 1.

SITE & GEOMETRY PLAN NOTES:

- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG ALL WALTON COUNTY AND FEDERAL 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 WALTON COUNTY ENGINEER.
- DISTANCES AND RADII, WHERE APPLICABLE, ARE MEASURED FROM FACE OF CURB OR EDGE OF PAVEMENT WHERE NO CURB EXISTS.
- ALL STREETS/DRIVEWAYS WITHIN THE PROJECT LIMITS ARE PRIVATE STREETS/DRIVEWAYS.

O'CONNELL & ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG
ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

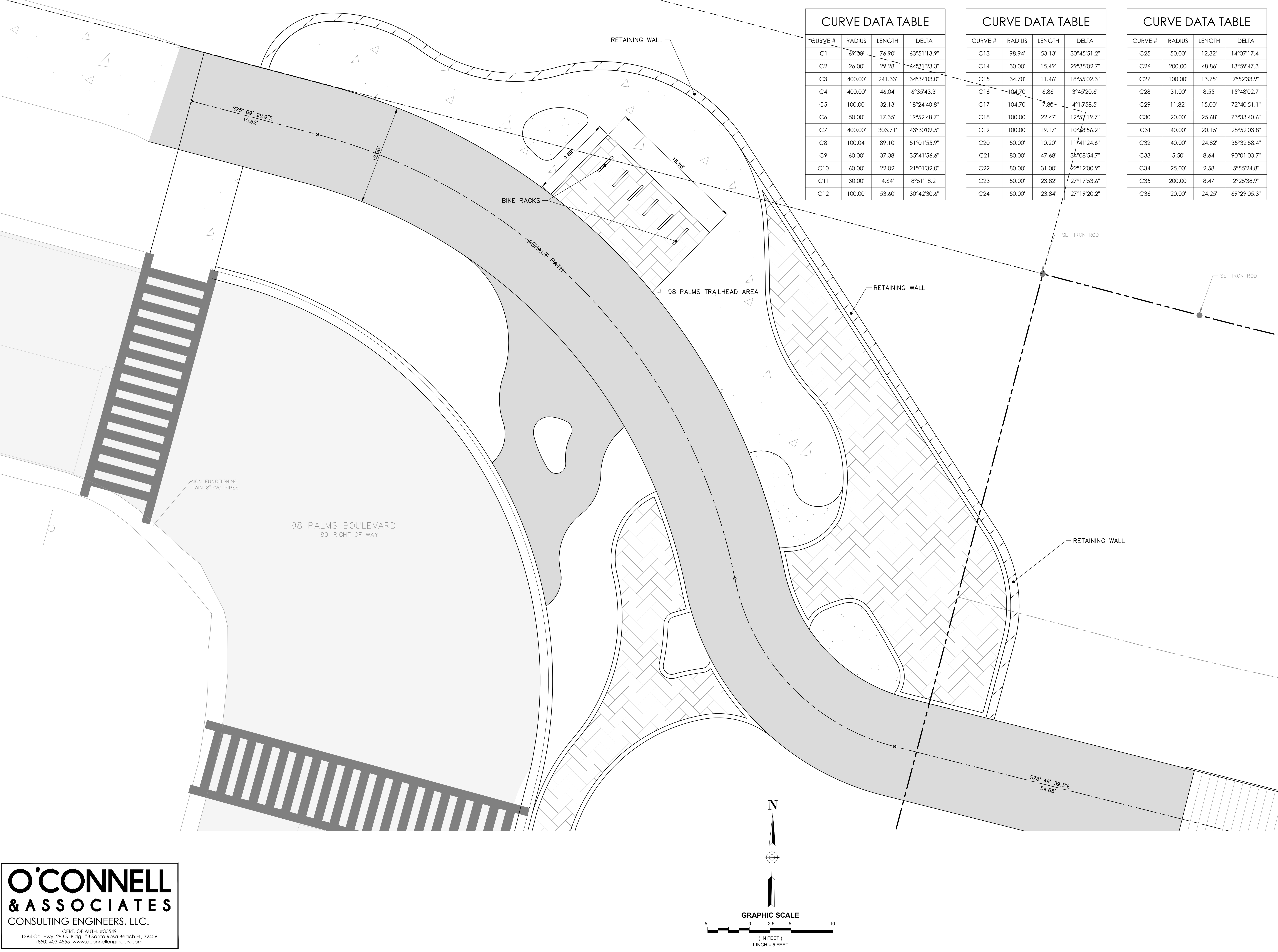
OVERALL SITE PLAN & KEY SHEET

PROJECT NUMBER **23085**
DATED **04/22/2024**

C400

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.06'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.86'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

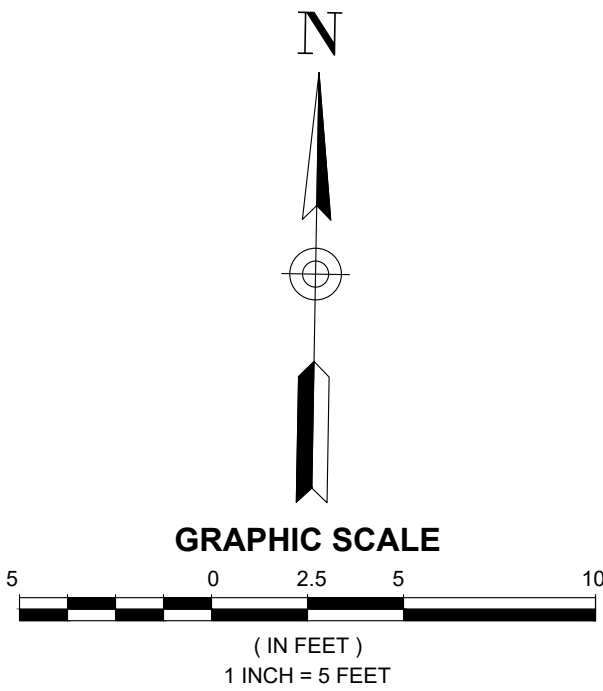
CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects AR0009694

1223 Airport Road Destin, FL 32541

850.837.8152

www.DAGarchitects.com

L.A. SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION
SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS		
REVISIONS:		
No.	Description	Date

SITE PLAN

PROJECT NUMBER 23085

DATE 04/22/2024

C401.1

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

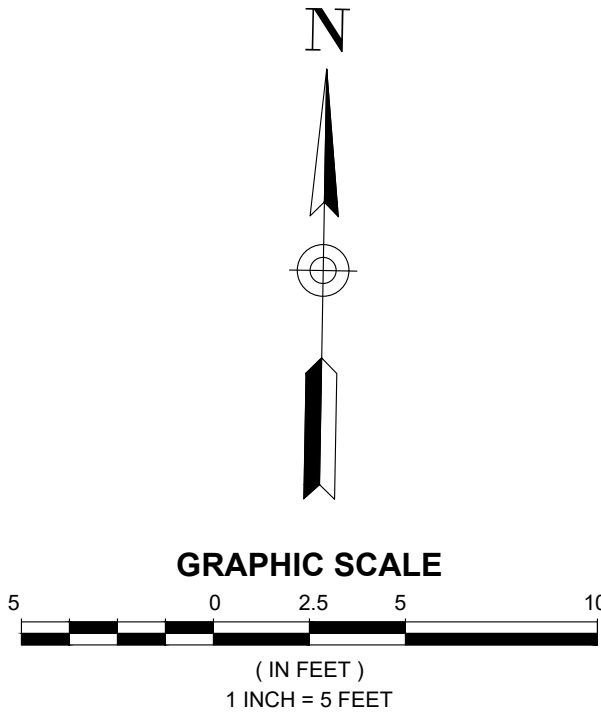
CERT. OF AUTH. # 30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"



CITY OF DESTIN
DESTIN LINEAR TRAIL

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION
SIGNATURE / DATE

PERMIT DOCS

REVISIONS:

No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER **23085**

DATED 04/22/2024

C501.2

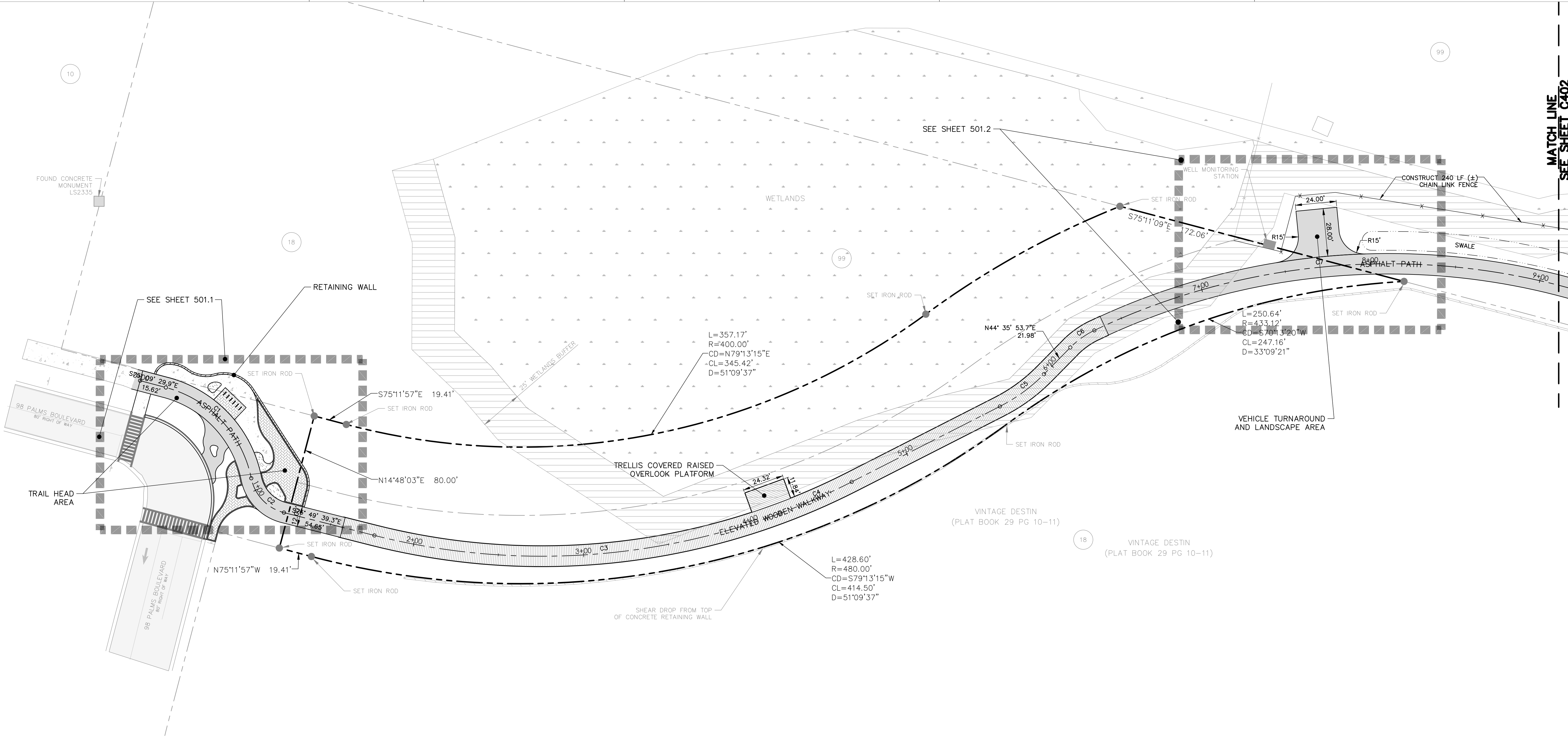
© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

(850) 403-4555 www.oconnellengineers.com



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C401

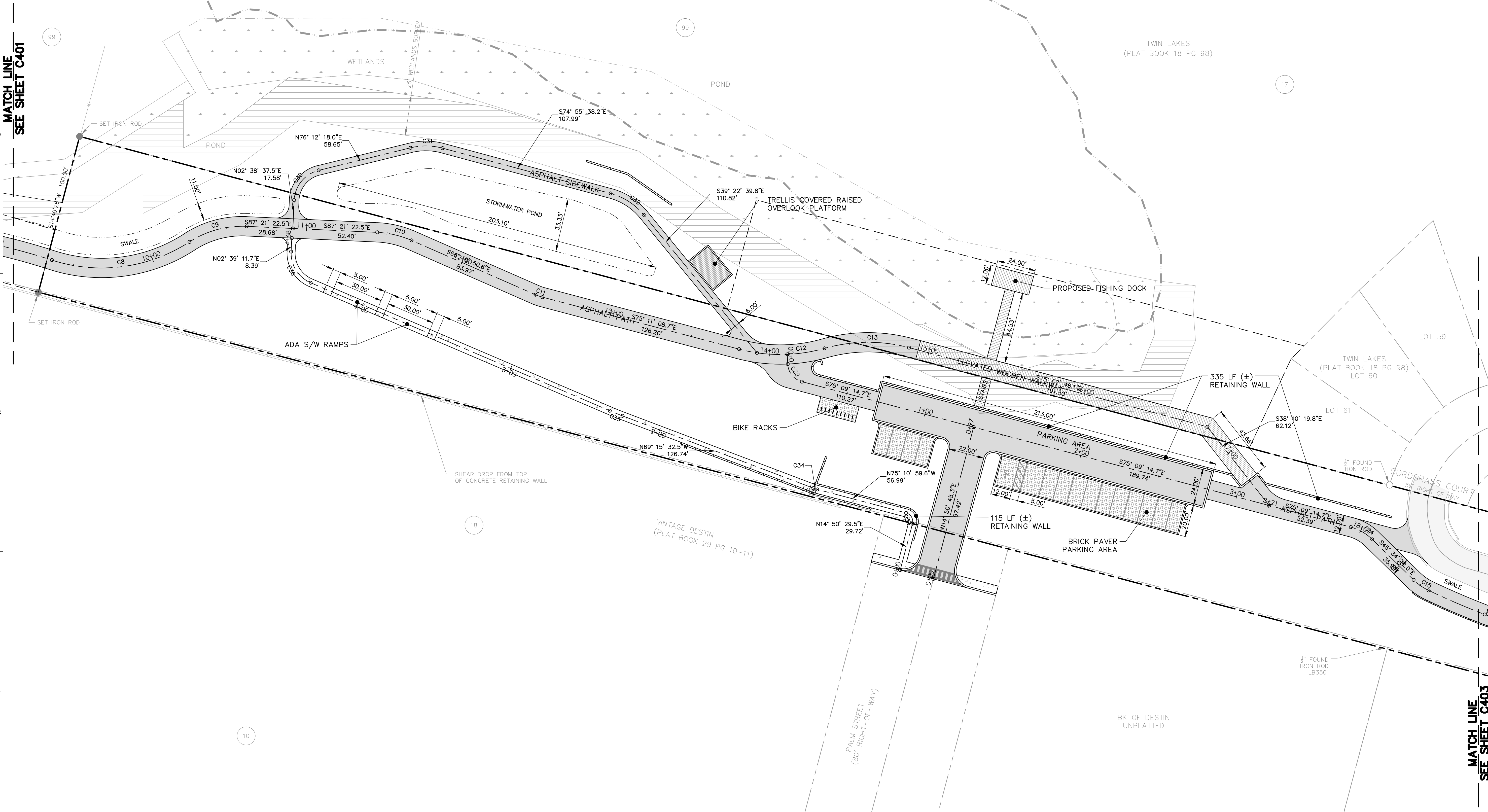
© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

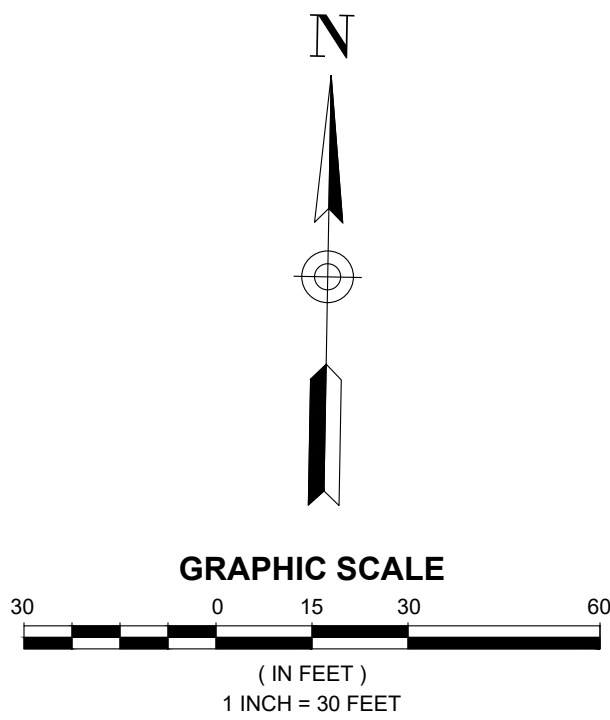
(850) 403-4555 www.oconnellengineers.com



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C402

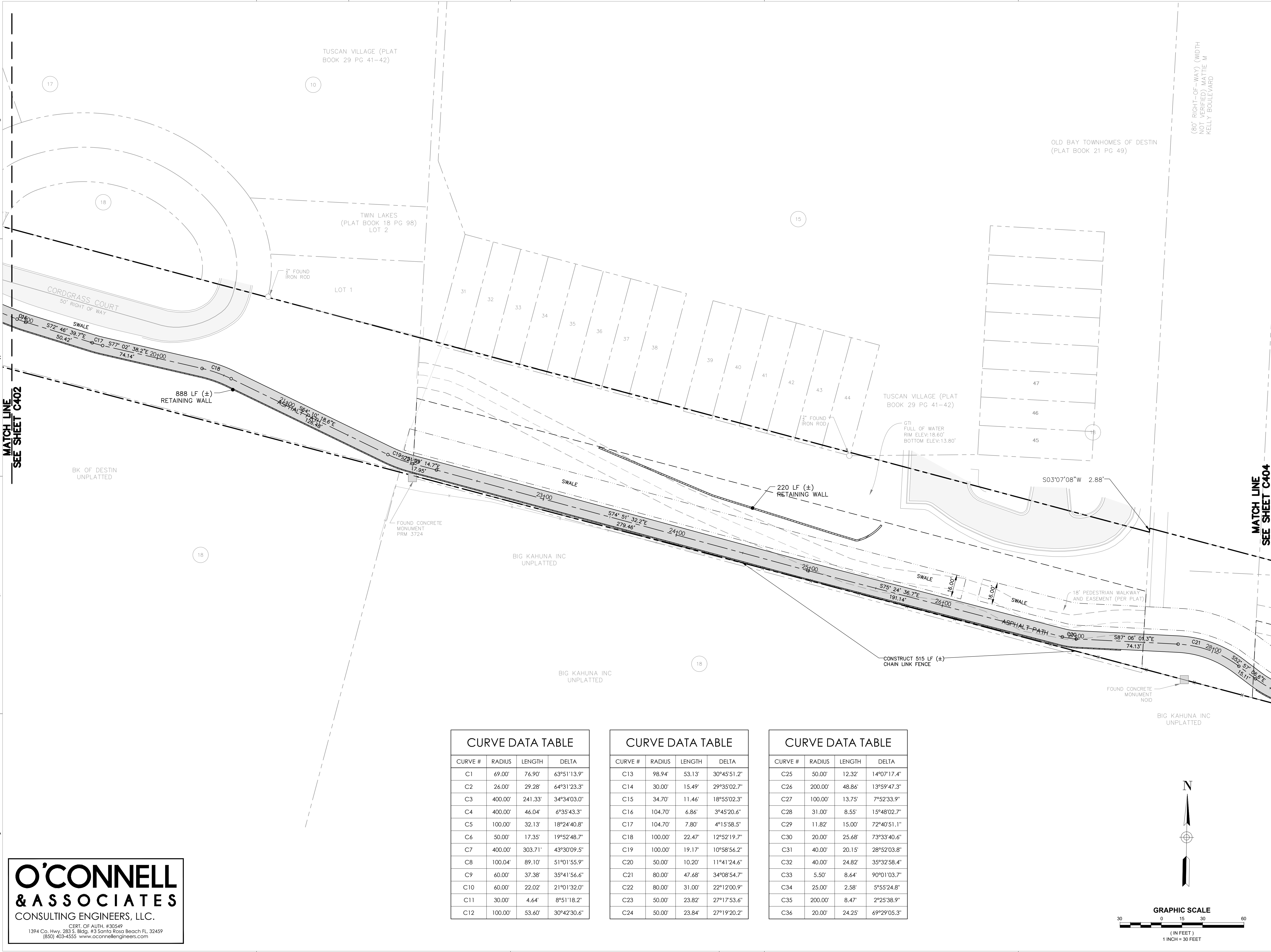
© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

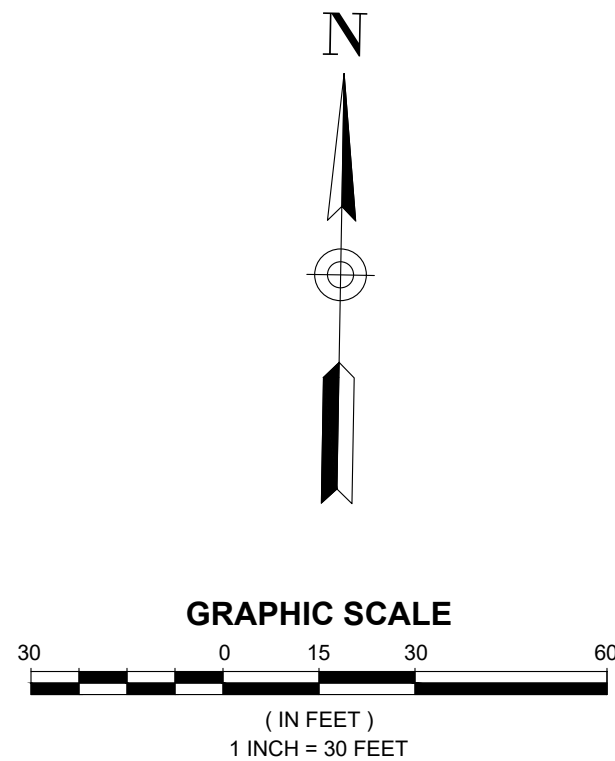
(850) 403-4555 www.oconnellengineers.com



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C403

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

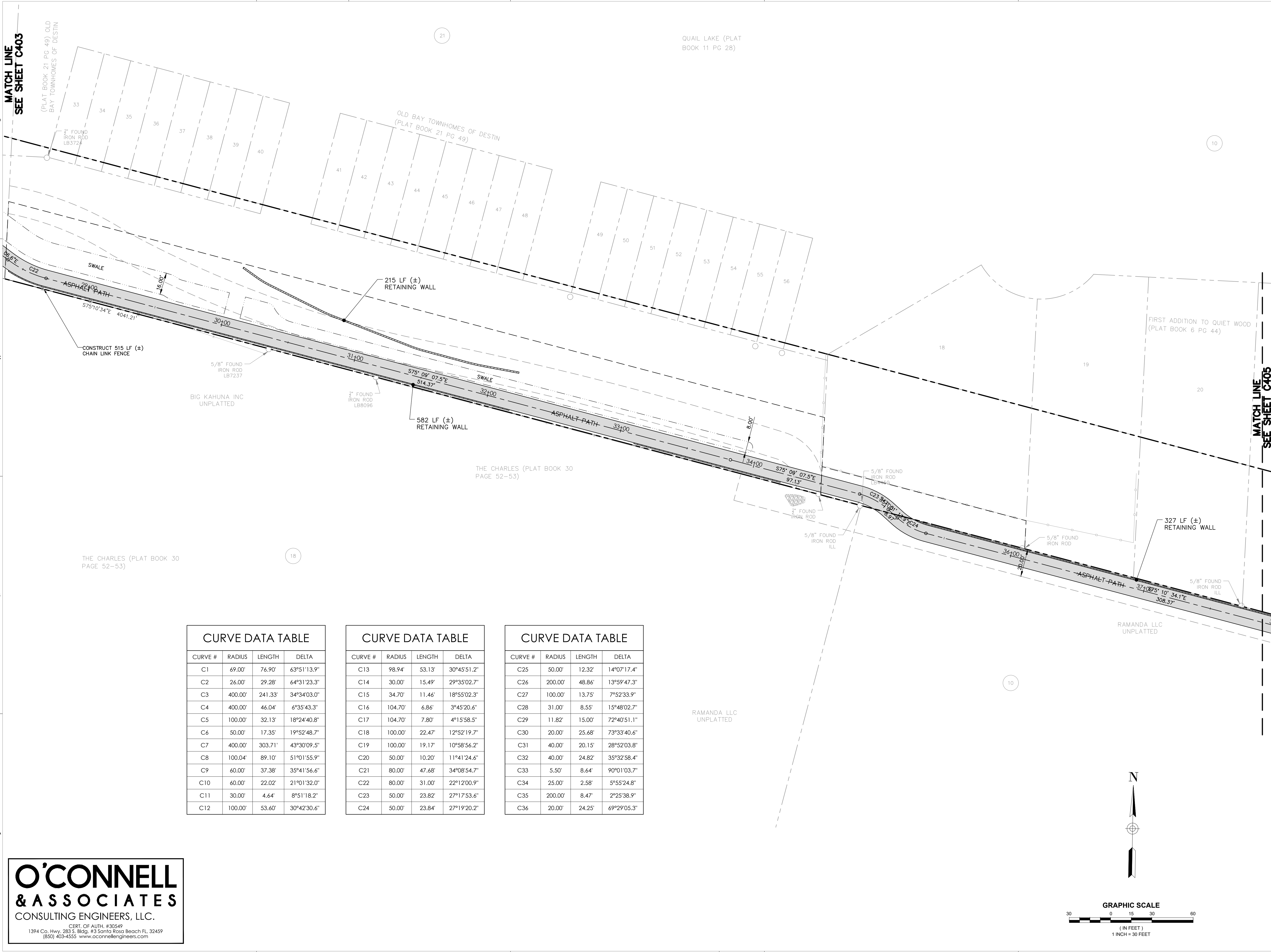
O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. # 30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"



N

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET

DAG
ARCHITECTS
DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

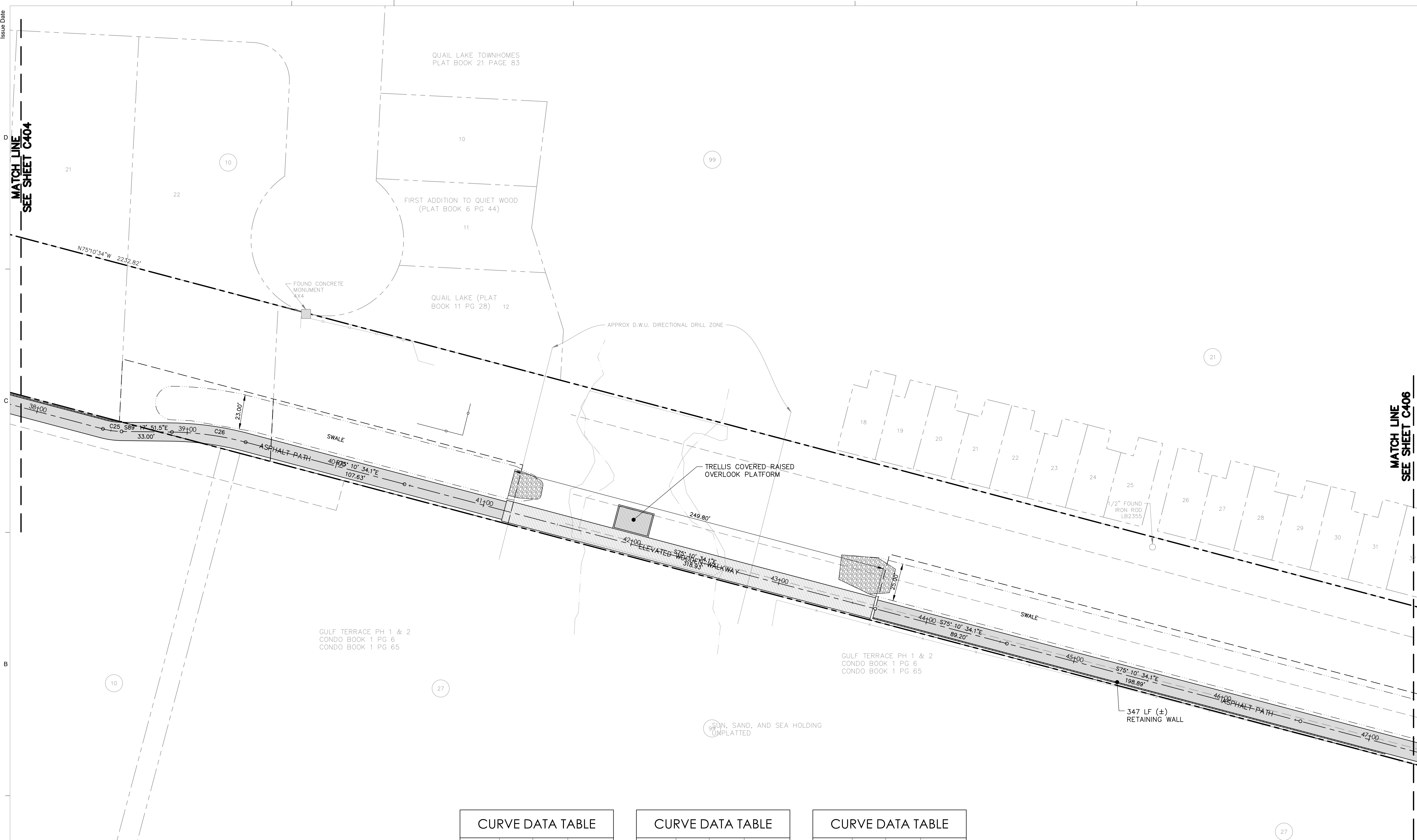
PERMIT DOCS
REVISIONS:

No.	Description	Date

SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

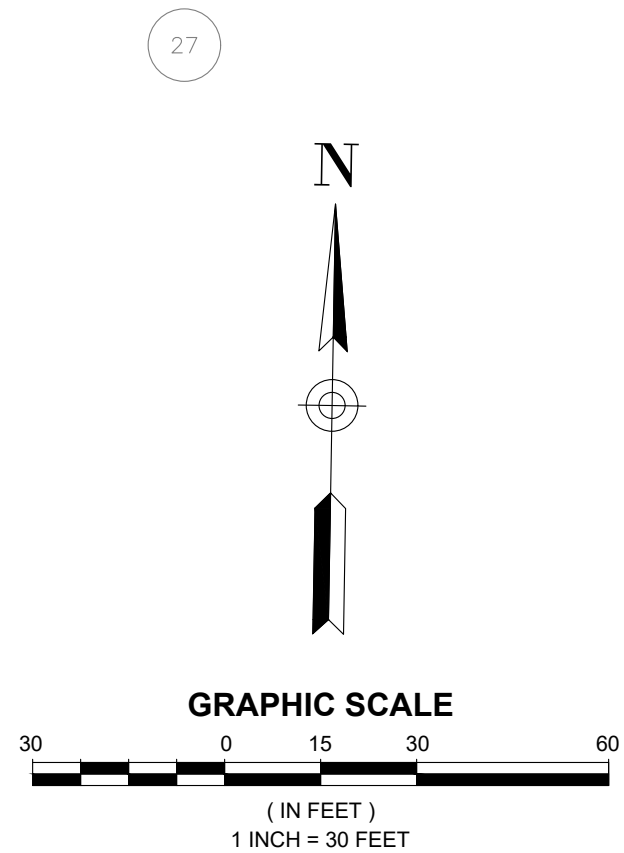
C404



CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	500.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE #	RADIUS	LENGTH	DELTA
C25	500.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"



**O'CONNELL
& ASSOCIATES**
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S, Bldg. #3 Santa Rosa Beach FL, 32459
(850) 403-4555 www.oconnellengineers.com

The logo for DAG ARCHITECTS is contained within a square frame. The letters 'DAG' are prominently displayed in a large, bold, sans-serif font. A thin diagonal line runs from the top right corner of the frame, passing behind the letter 'A' and extending towards the bottom right corner. Below the 'DAG' text, the word 'ARCHITECTS' is written in a smaller, all-caps, sans-serif font.

DAG
ARCHITECTS

DAG Architecture AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

LA SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

[illegible]

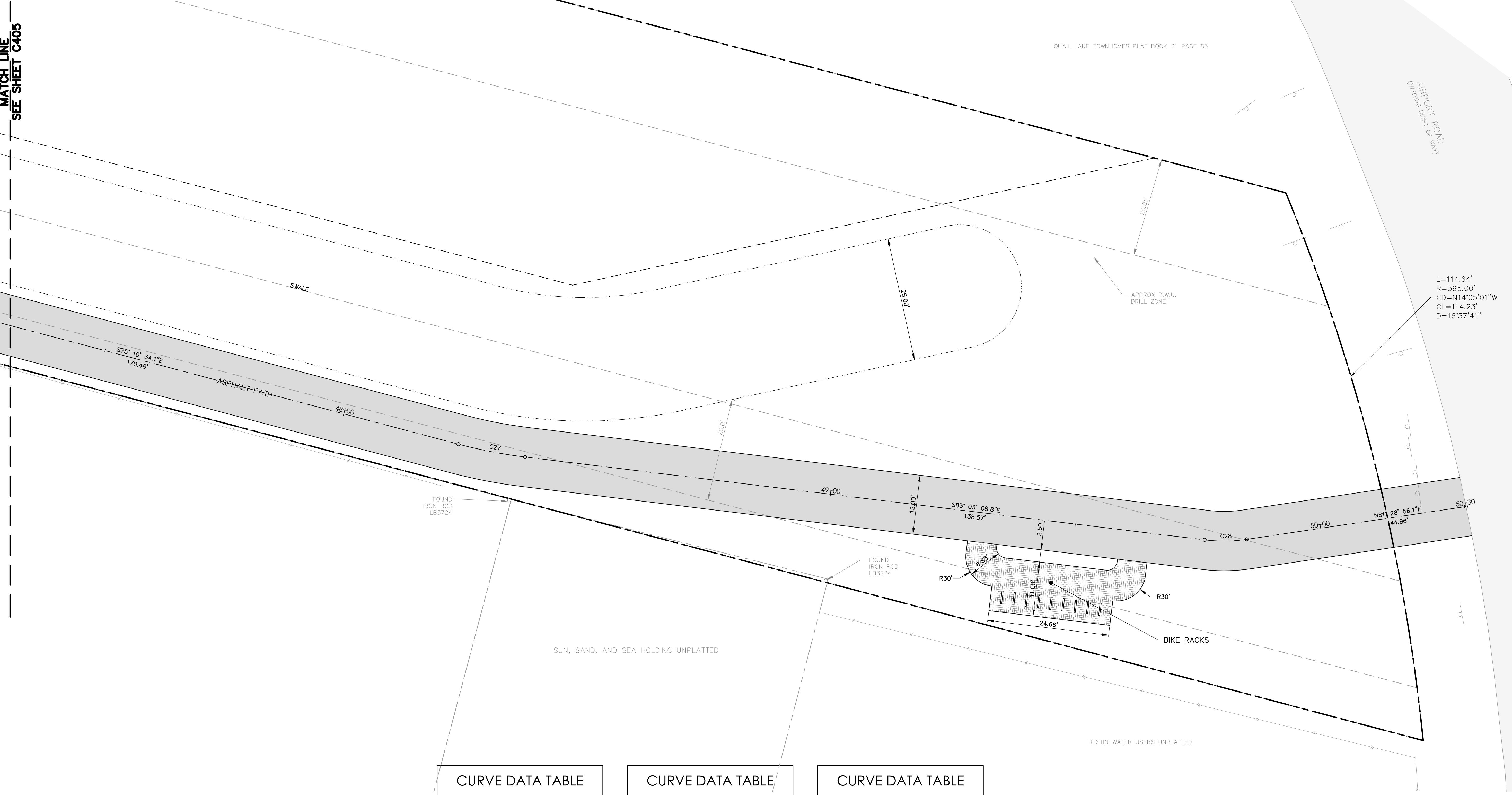
SITE PLAN

PROJECT NUMBER	23085
DATED	04/22/2024

C405

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

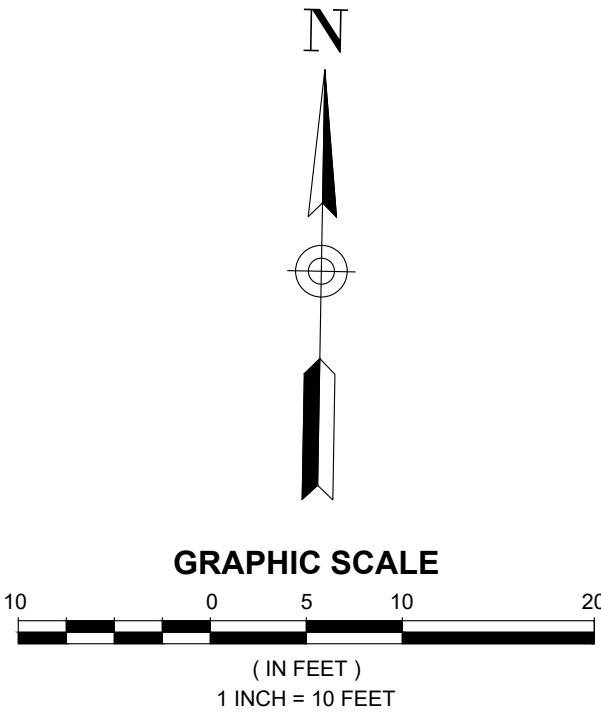
O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.
CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
C17	104.70'	7.80'	4°15'58.5"
C18	100.00'	22.47'	12°52'19.7"
C19	100.00'	19.17'	10°58'56.2"
C20	50.00'	10.20'	11°41'24.6"
C21	80.00'	47.68'	34°08'54.7"
C22	80.00'	31.00'	22°12'00.9"
C23	50.00'	23.82'	27°17'53.6"
C24	50.00'	23.84'	27°19'20.2"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	50.00'	12.32'	14°07'17.4"
C26	200.00'	48.86'	13°59'47.3"
C27	100.00'	13.75'	7°52'33.9"
C28	31.00'	8.55'	15°48'02.7"
C29	11.82'	15.00'	72°40'51.1"
C30	20.00'	25.68'	73°33'40.6"
C31	40.00'	20.15'	28°52'03.8"
C32	40.00'	24.82'	35°32'58.4"
C33	5.50'	8.64'	90°01'03.7"
C34	25.00'	2.58'	5°55'24.8"
C35	200.00'	8.47'	2°25'38.9"
C36	20.00'	24.25'	69°29'05.3"



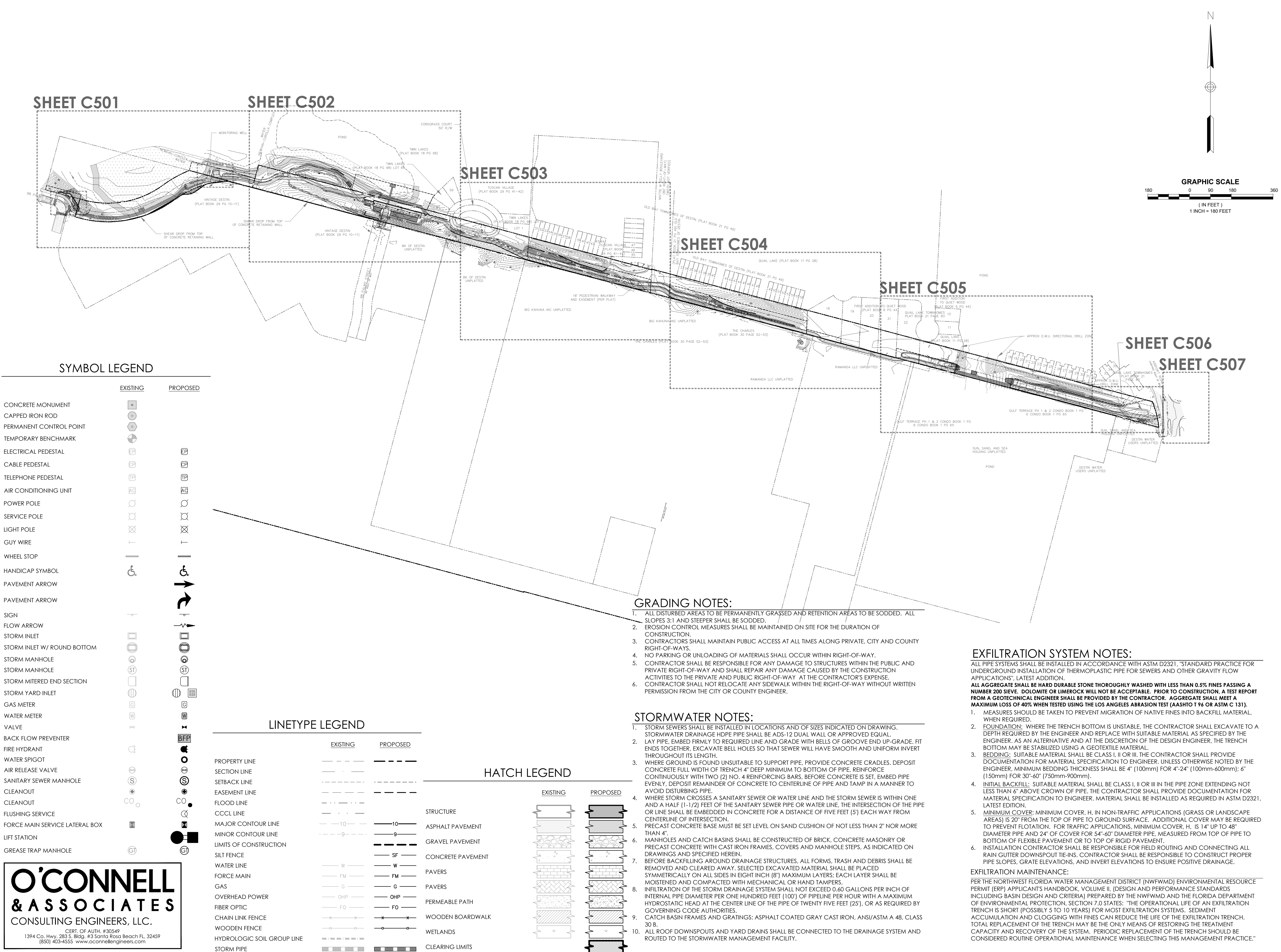
DAG
ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

SITE PLAN
PROJECT NUMBER 23085
DATED 04/22/2024
C406



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

OVERALL
GRADING & DRAINAGE
& KEY SHEET

PROJECT NUMBER	23085
DATE	04/22/2024

C500

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects · AR0009694

1223 Airport Road · Destin, FL 32541

850.837.8152

www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER

23085

DATED

04/22/2024

C501.1

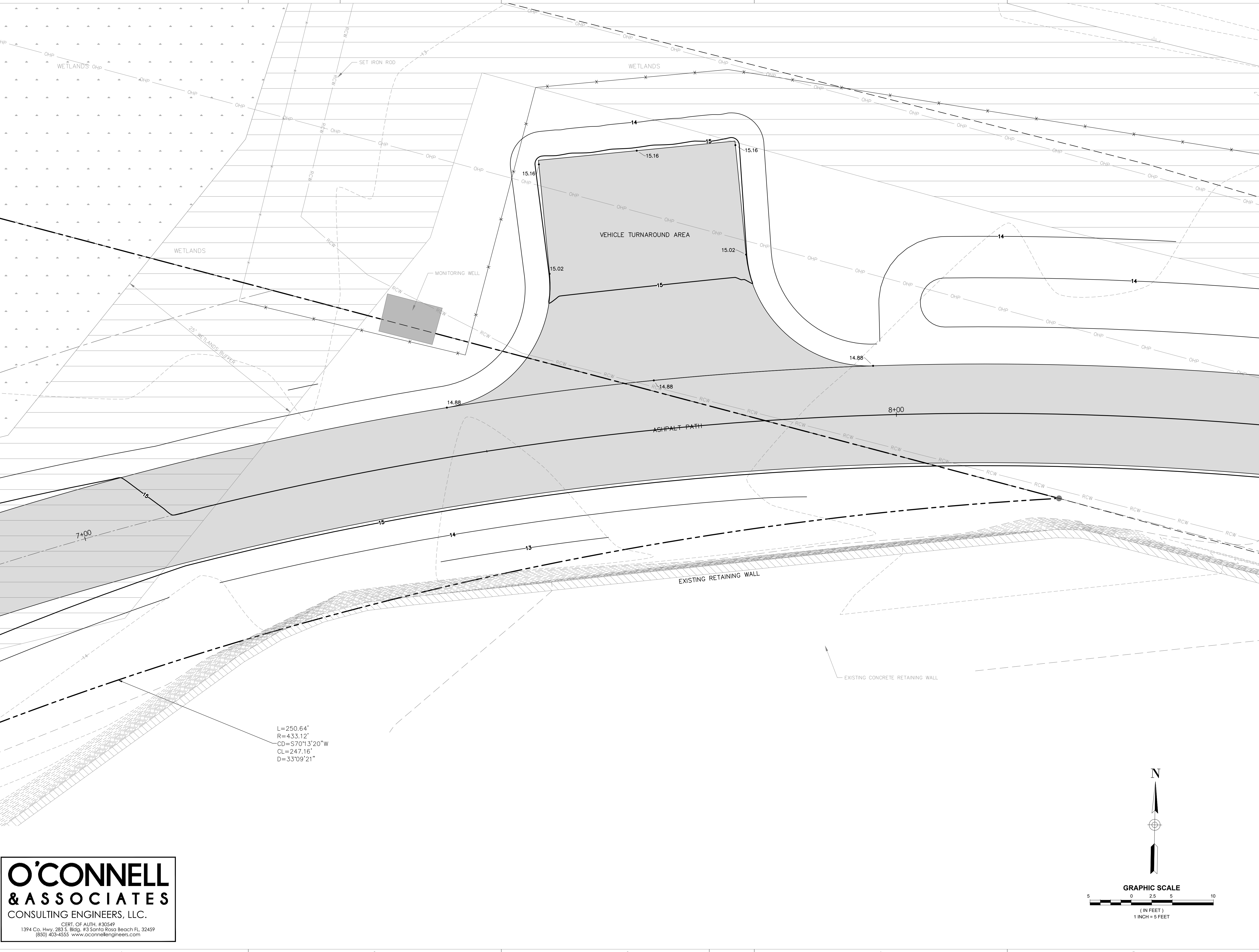
© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

PROJECT STATUS
Issue Date

2024

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS		
REVISIONS:		
No.	Description	Date

GRADING AND DRAINAGE PLAN	
PROJECT NUMBER	23085
DATED	04/22/2024

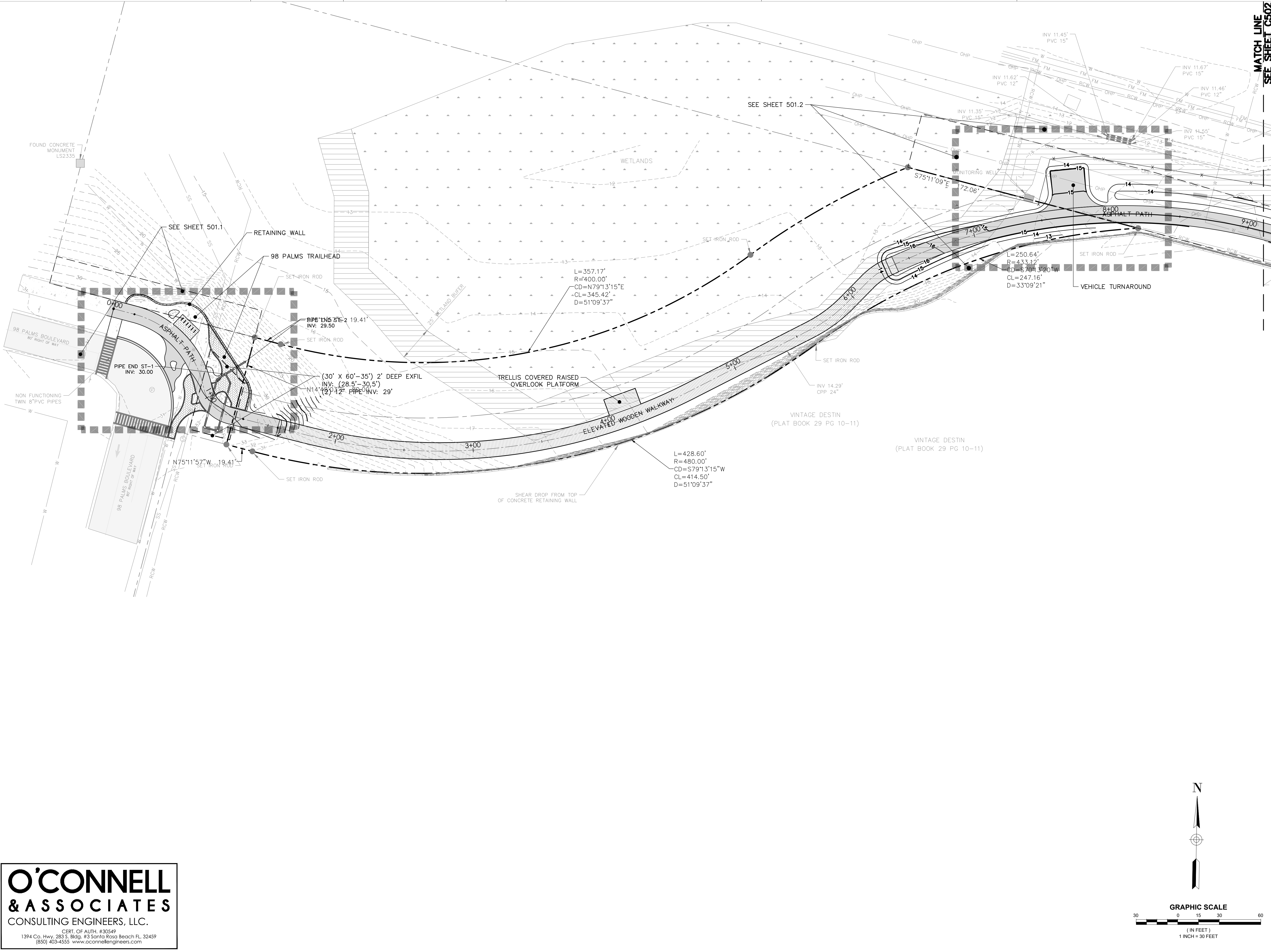
C501.2

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG
ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS
REVISIONS:

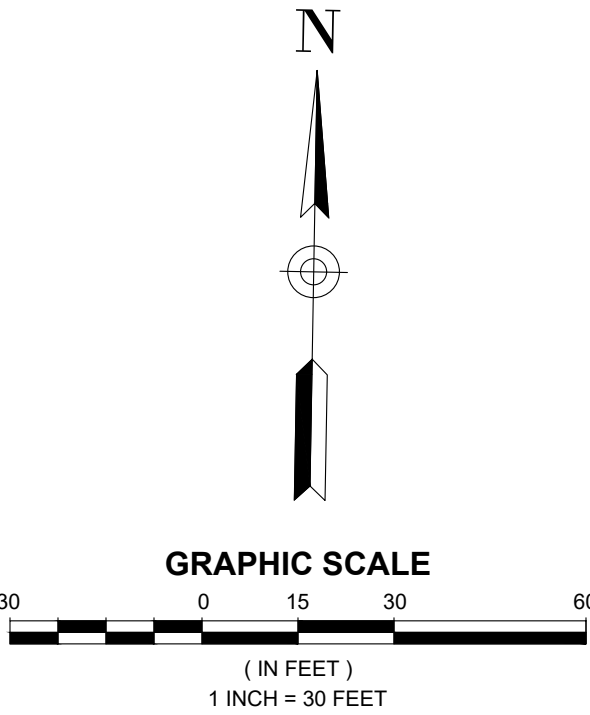
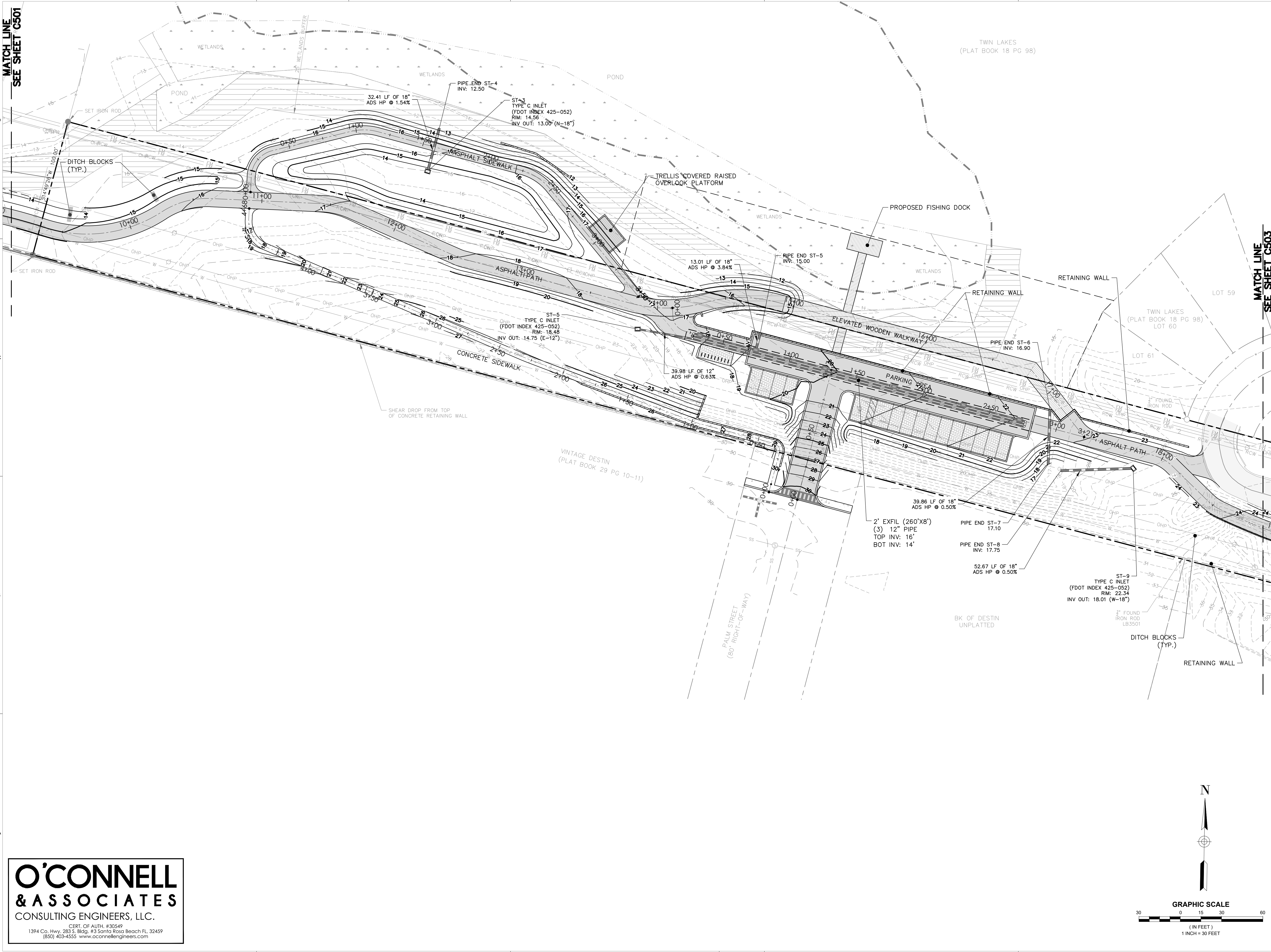
No.	Description	Date

GRADING AND
DRAINAGE PLAN
PROJECT NUMBER 23085
DATED 04/22/2024
C501

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	23085
DATED	04/22/2024

C502

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

MATCH LINE
SEE SHEET C502



(60' RIGHT-OF-WAY) (WIDTH
NOT VERIFIED) MATTIE M
KELLY BOULEVARD

OLD BAY TOWNHOMES OF DESTIN
(PLAT BOOK 21 PG 49)

TUSCAN VILLAGE (PLAT
BOOK 29 PG 41-42)

TWIN LAKES
(PLAT BOOK 18 PG 98)
LOT 2

LOT 1

TUSCAN VILLAGE (PLAT
BOOK 29 PG 41-42)

GT
FULL OF WATER
RIM ELEV: 18.60'
BOTTOM ELEV: 13.80'

TINY- 20.11'
CPP 15"

3" FOUND
IRON ROD

S03°07'08"W 2.88'

MATTIE M KELLEY BLVD.
45' RIGHT OF WAY

PEDESTRIAN WALKWAY
(PLAT)

DITCH BLOCKS
(TYP.)

BIG KAHUNA INC
UNPLATTED

BIG KAHUNA INC
UNPLATTED

BIG KAHUNA INC
UNPLATTED

DITCH BLOCKS
(TYP.)

FOUND CONCRETE
MONUMENT
PRM 3724

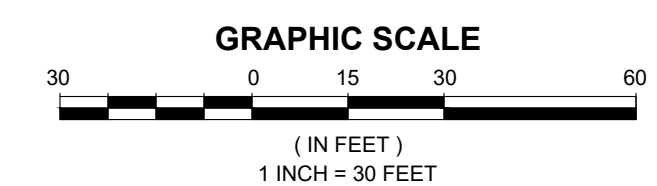
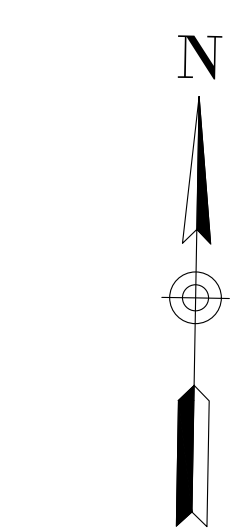
BK OF DESTIN
UNPLATTED

RETAINING WALL

RETAINING WALL

RETAINING WALL

MATCH LINE
SEE SHEET C504



**O'CONNELL
& ASSOCIATES**
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG
ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER **23085**
DATED **04/22/2024**

C503

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

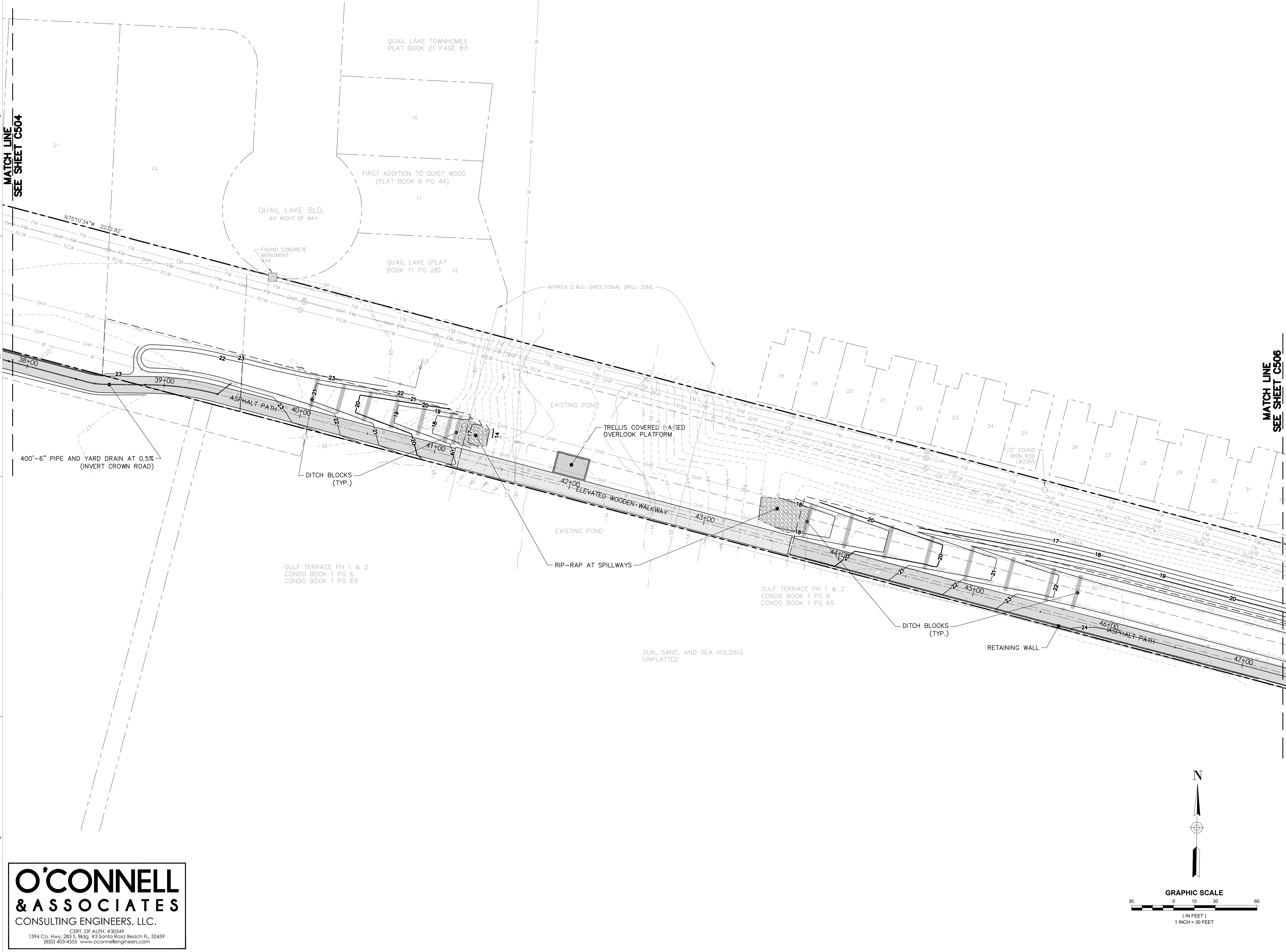
GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C504

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085

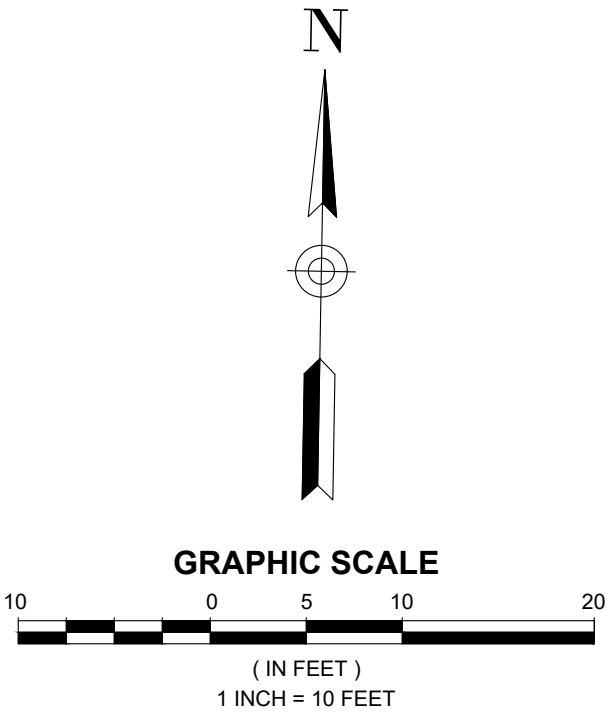
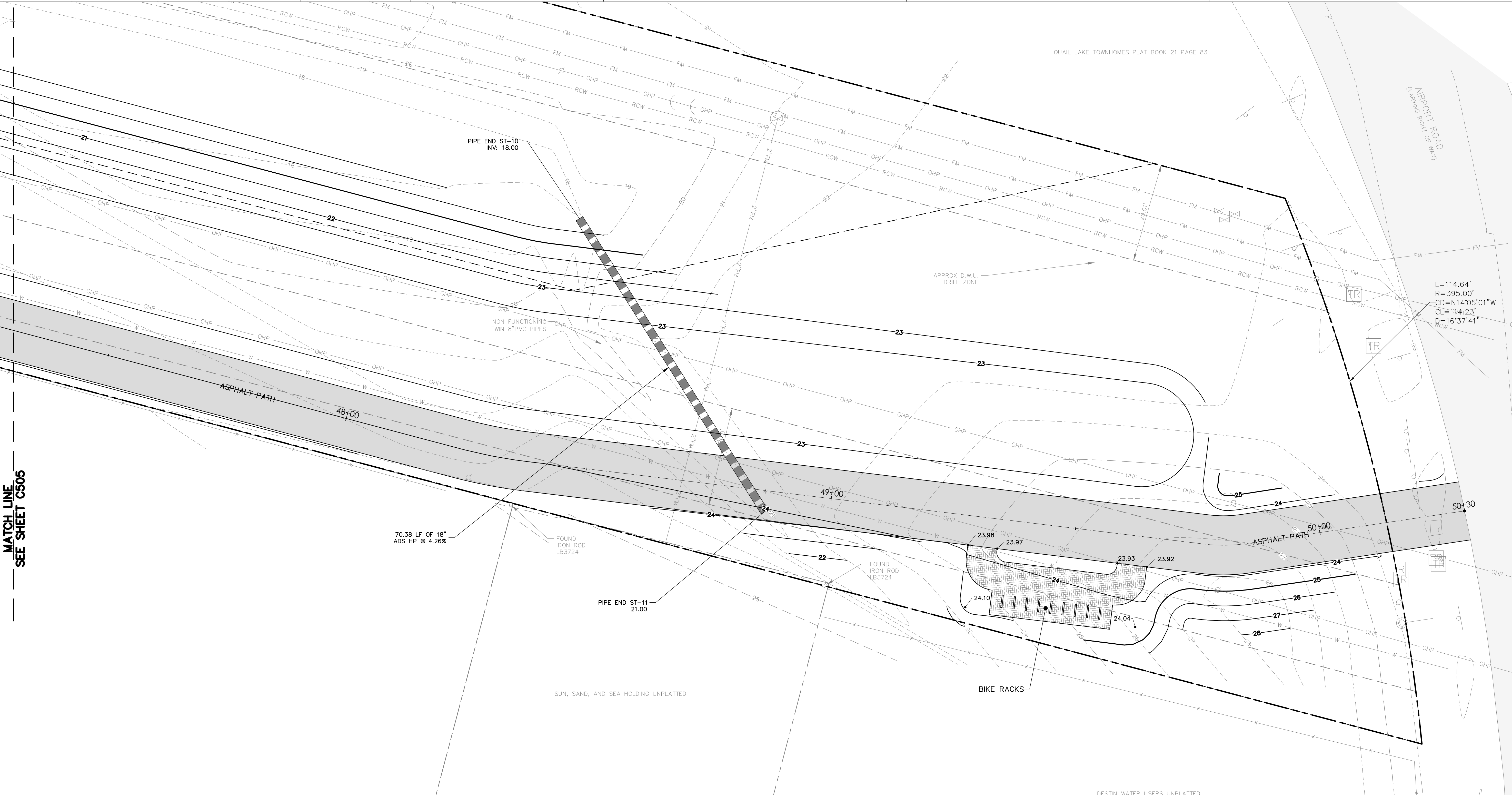
DATE 04/22/2024

C505

MATCH LINE
SEE SHEET C505

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER	23085
DATED	04/22/2024

C506

DAG

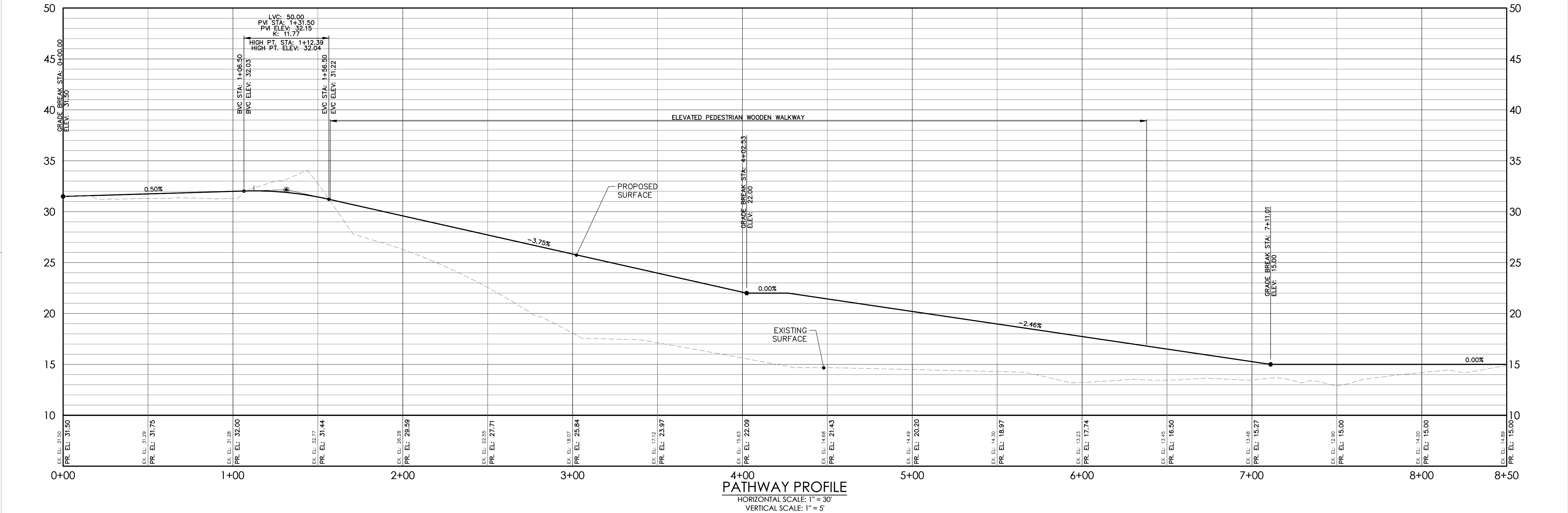
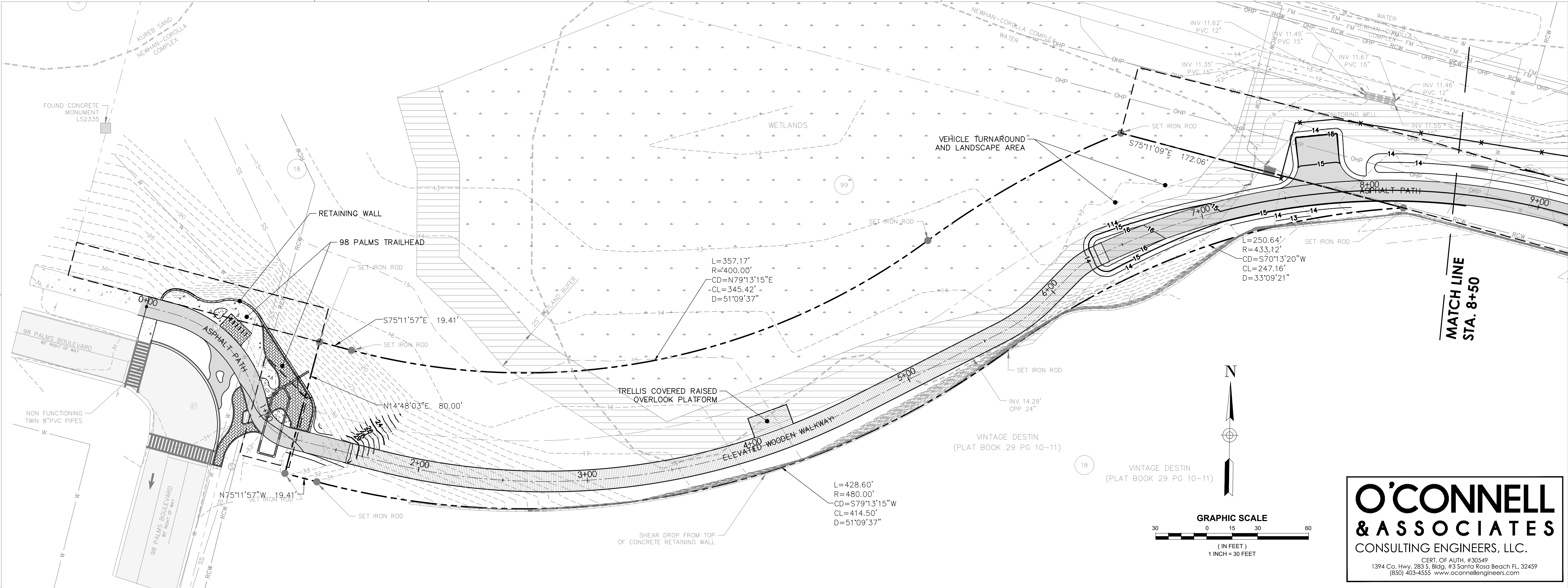
ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE



DAG ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com



SIGNATURE / DATE

O'CONNELL & ASSOCIATES
CONSULTING ENGINEERS, LLC.
CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

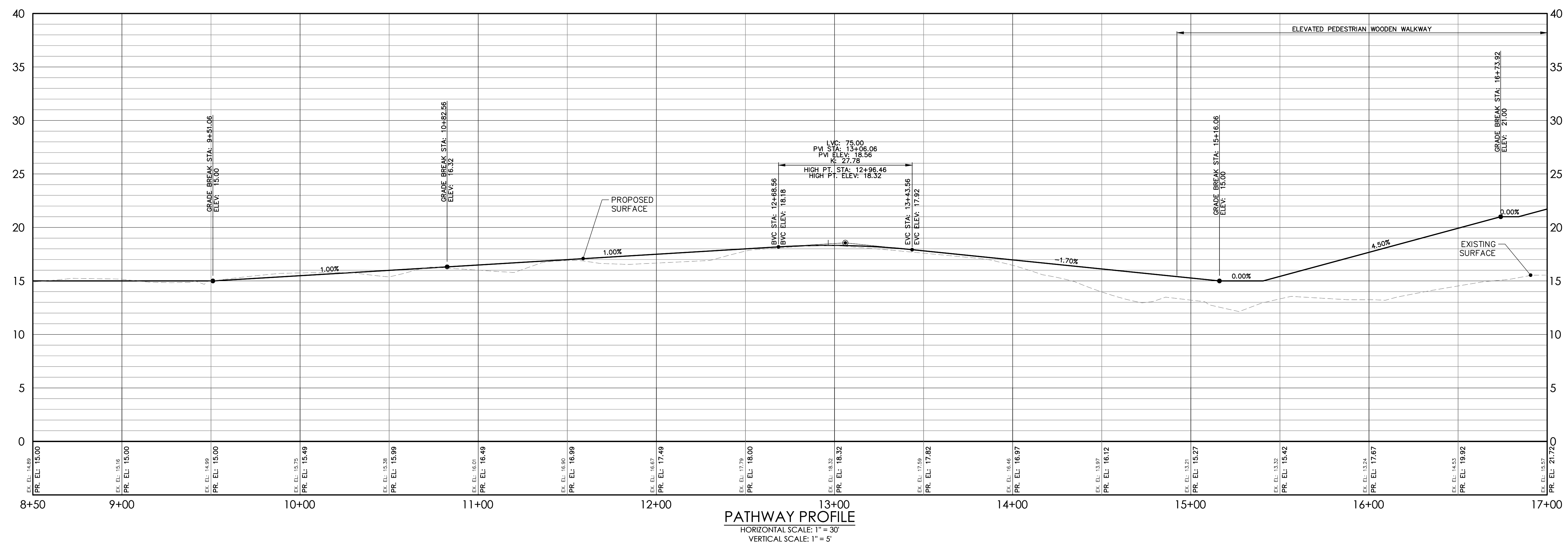
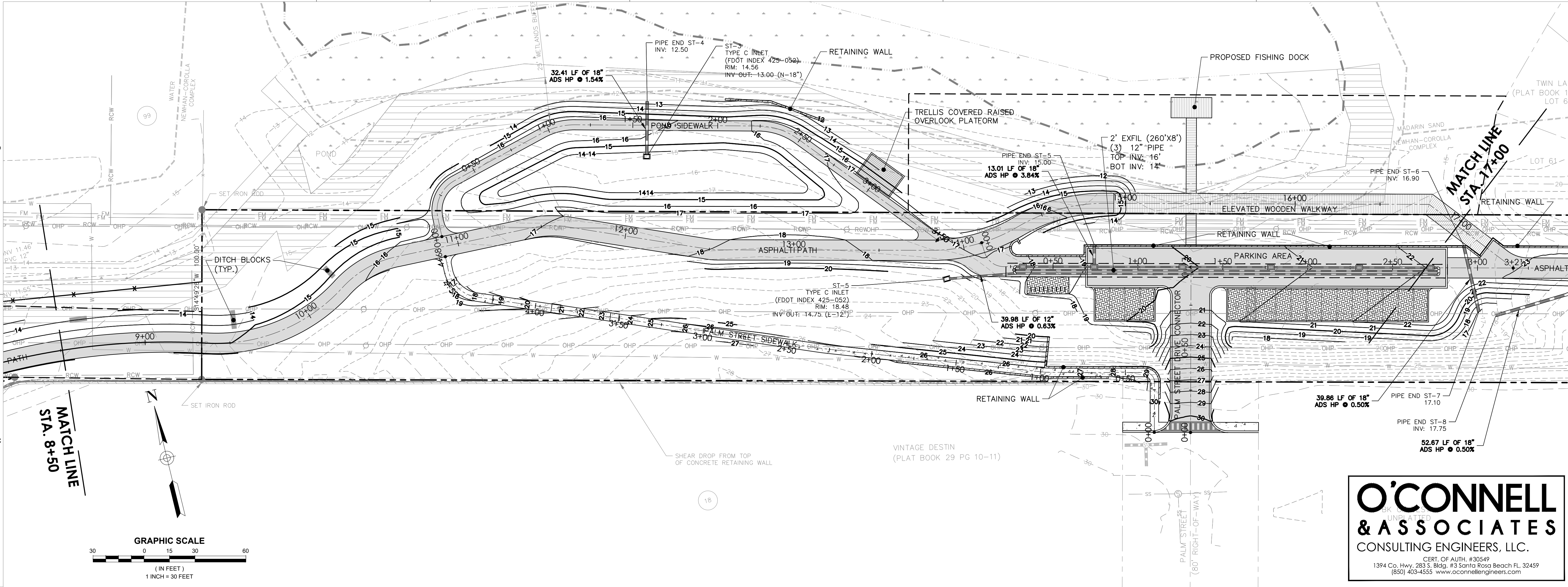
PLAN & PROFILES

PROJECT NUMBER 23085
DATED 04/22/2024

C601

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

O'CONNELL
& ASSOCIATES

CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30349
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

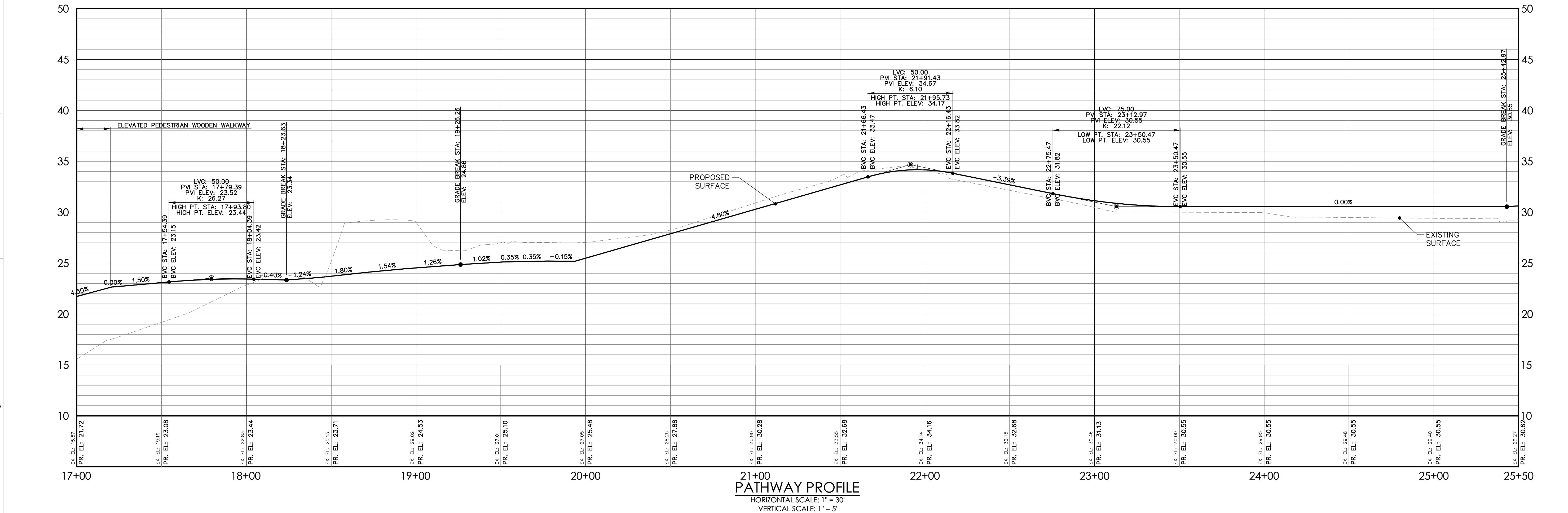
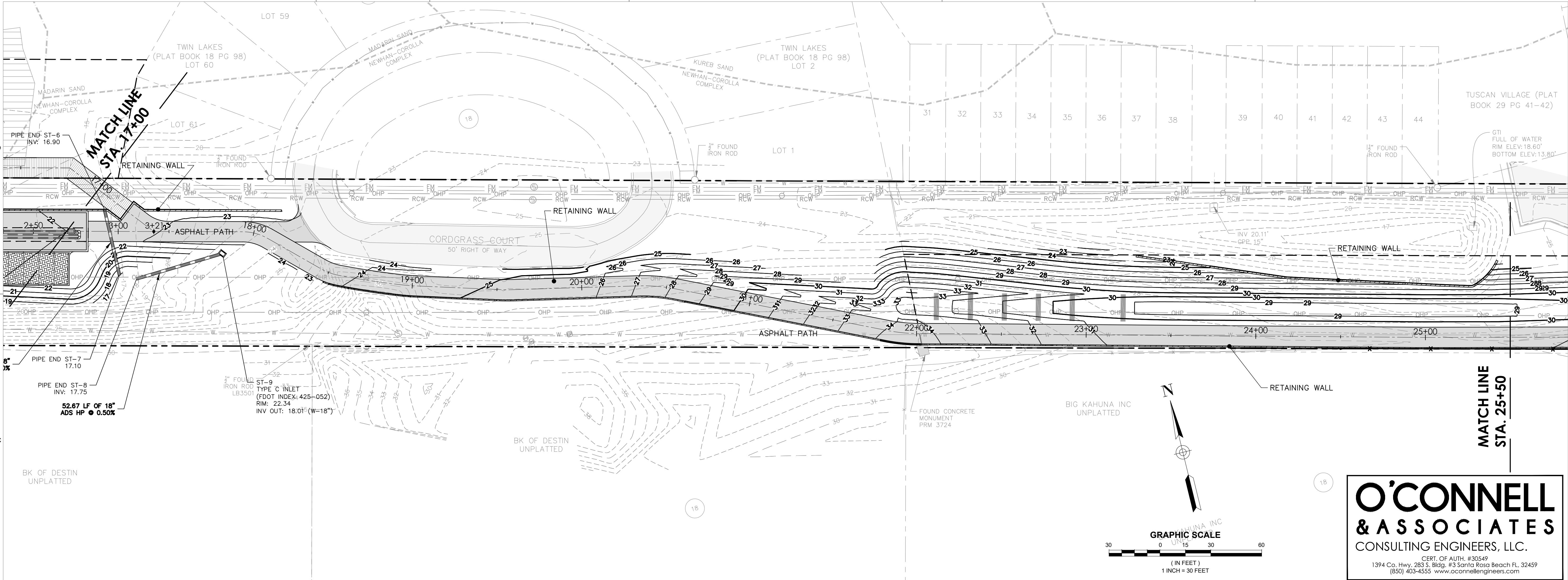
PLAN & PROFILES

PROJECT NUMBER 23085
DATED 04/22/2024

C602

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

PROJECT STATUS
Issue Date
2024



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

O'CONNELL
& ASSOCIATES

CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

CITY OF DESTIN

DESTIN LINEAR TRAIL

PERMIT DOCS		
REVISIONS:		
No.	Description	Date

PLAN & PROFILES

PROJECT NUMBER 23085

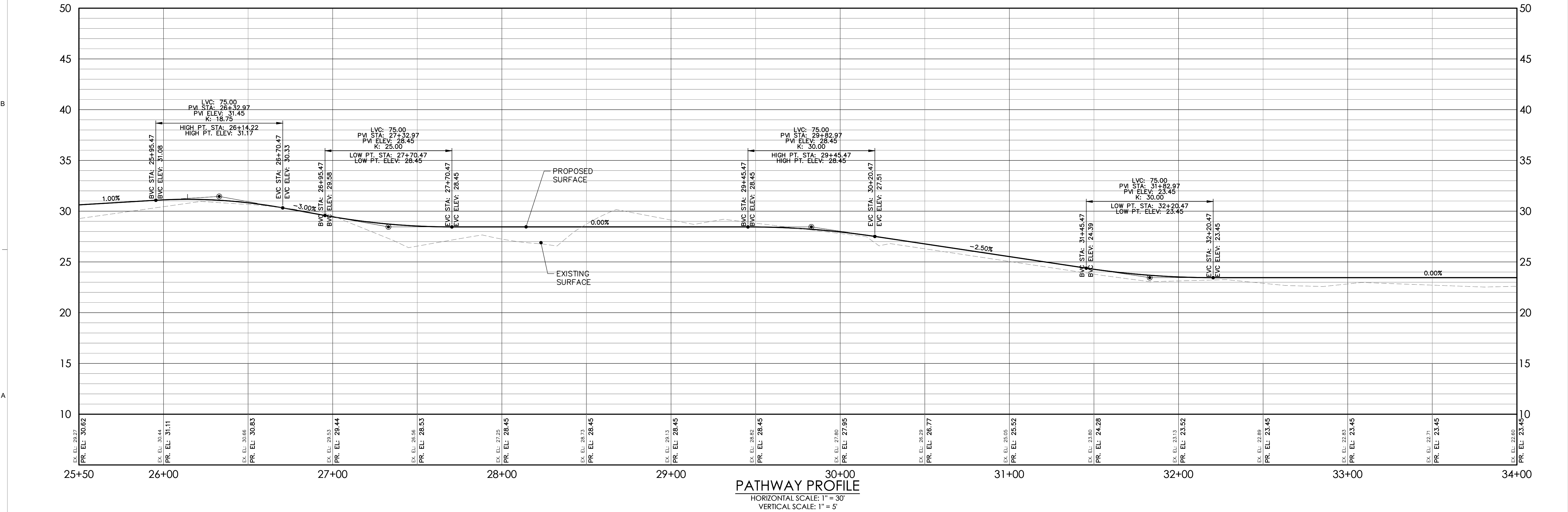
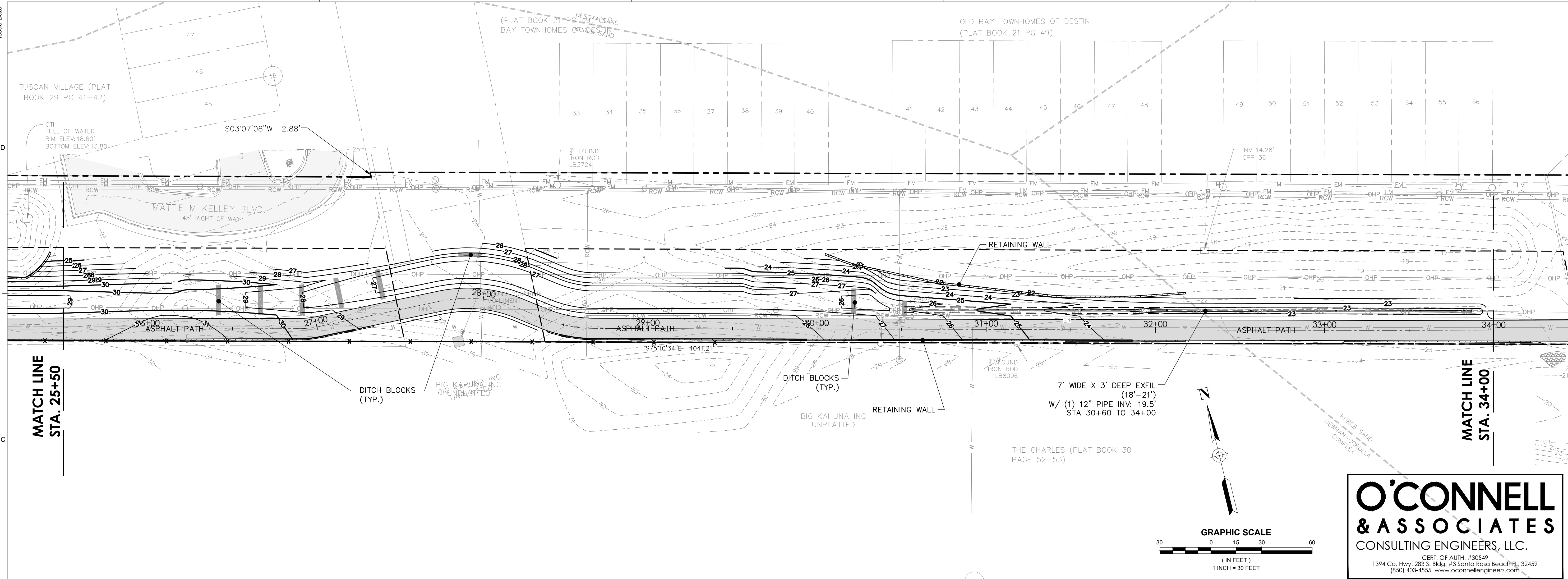
DATE 04/22/2024

C603

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

PROJECT STATUS
Issue Date

2024



DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

O'CONNELL
& ASSOCIATES

CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

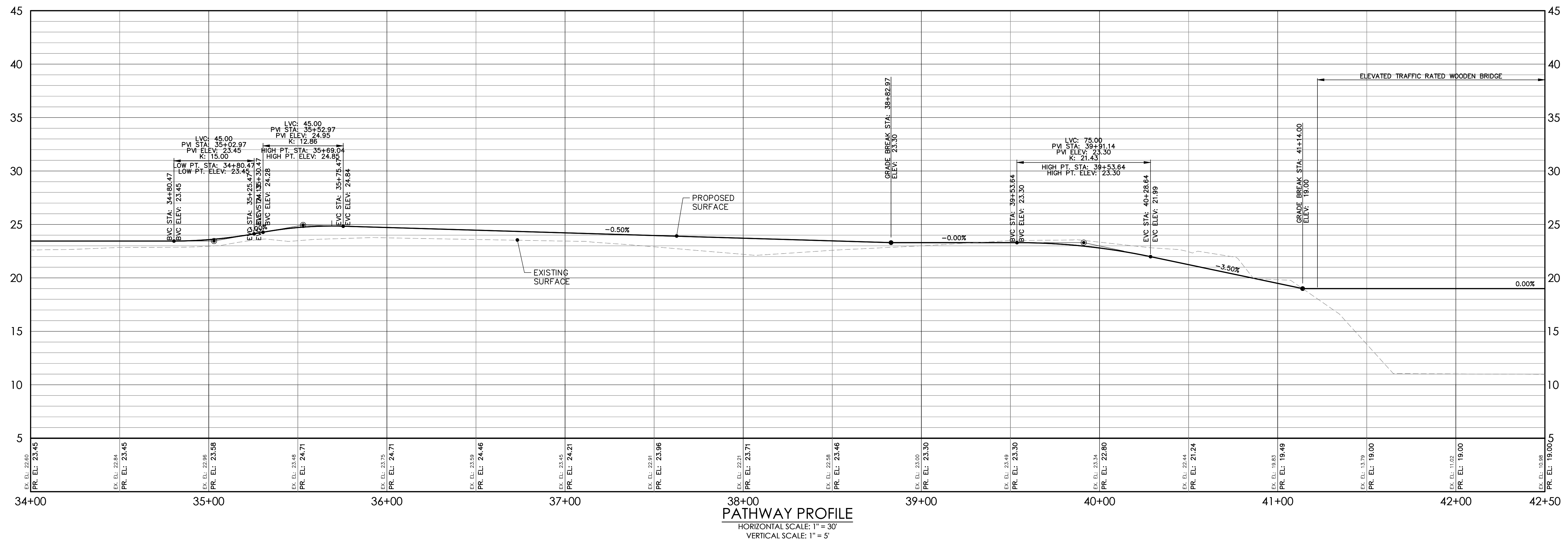
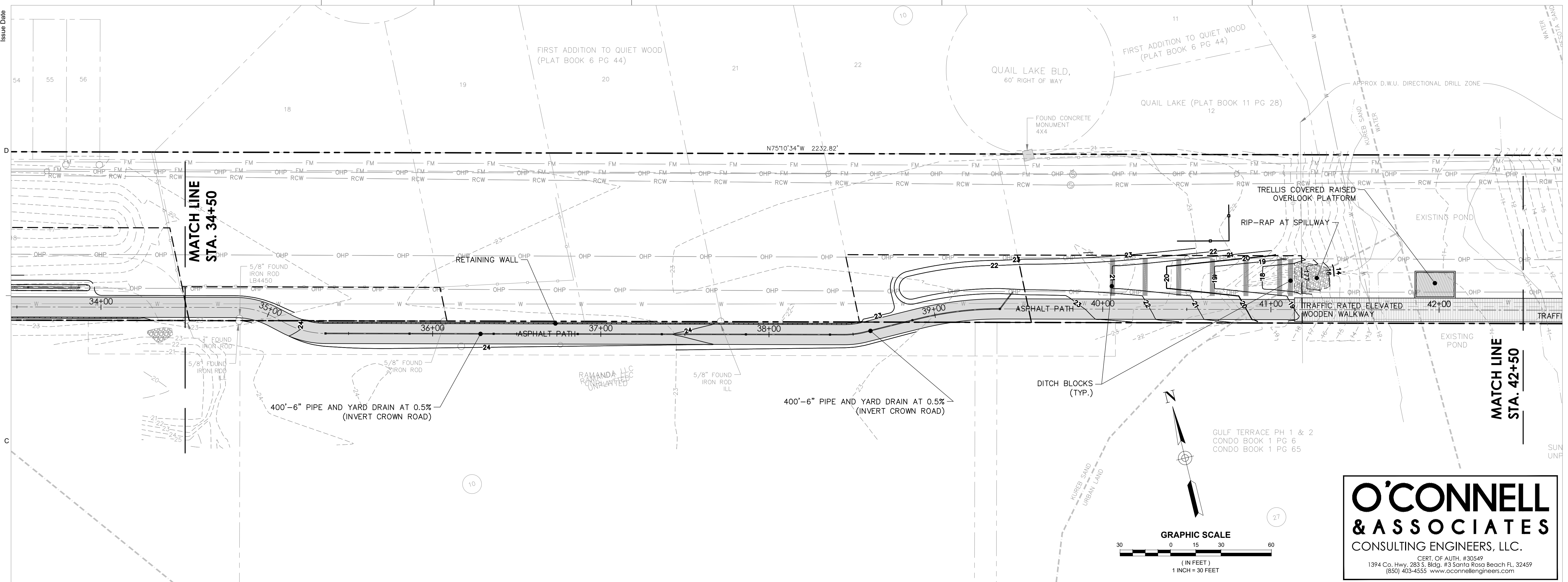
REVISIONS:

No.	Description	Date

PLAN & PROFILES

PROJECT NUMBER 23085
DATED 04/22/2024

C604



ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

SEAL: _____

NATURE / DATE: _____

DESTIN LINEAR TRAIL

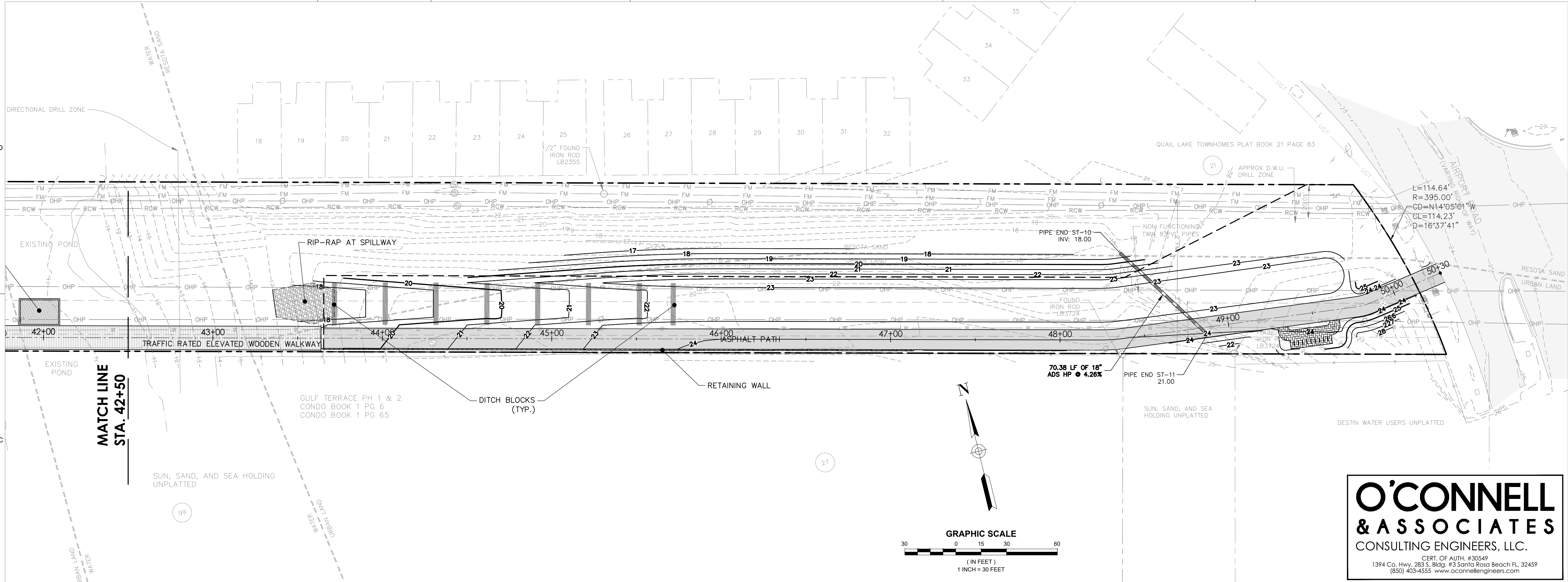
ERMIT DOCS

[illegible]

PLAN & PROFILES

PROJECT NUMBER	23085
ATED	04/22/202

C605



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

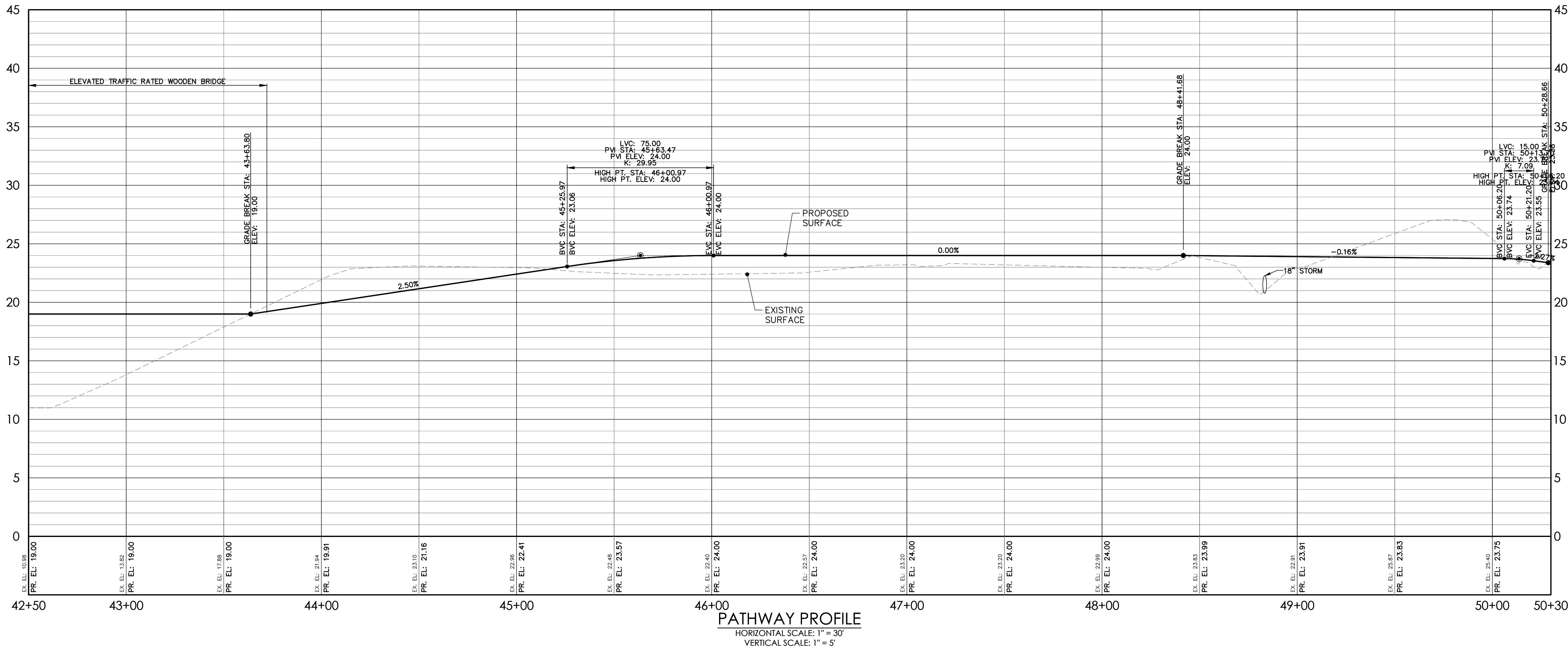
PERMIT DOCS

REVISIONS:		
No.	Description	Date

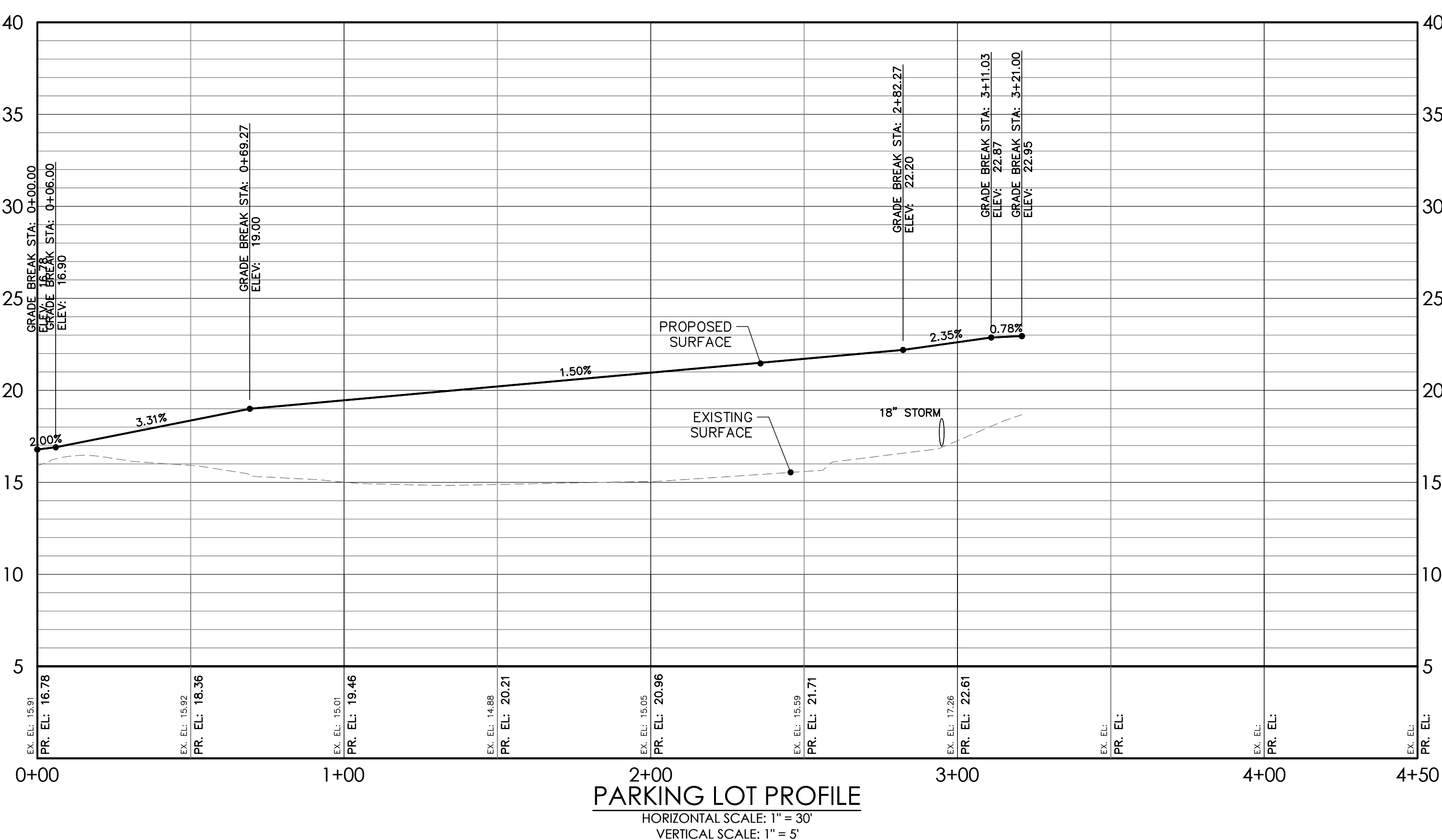
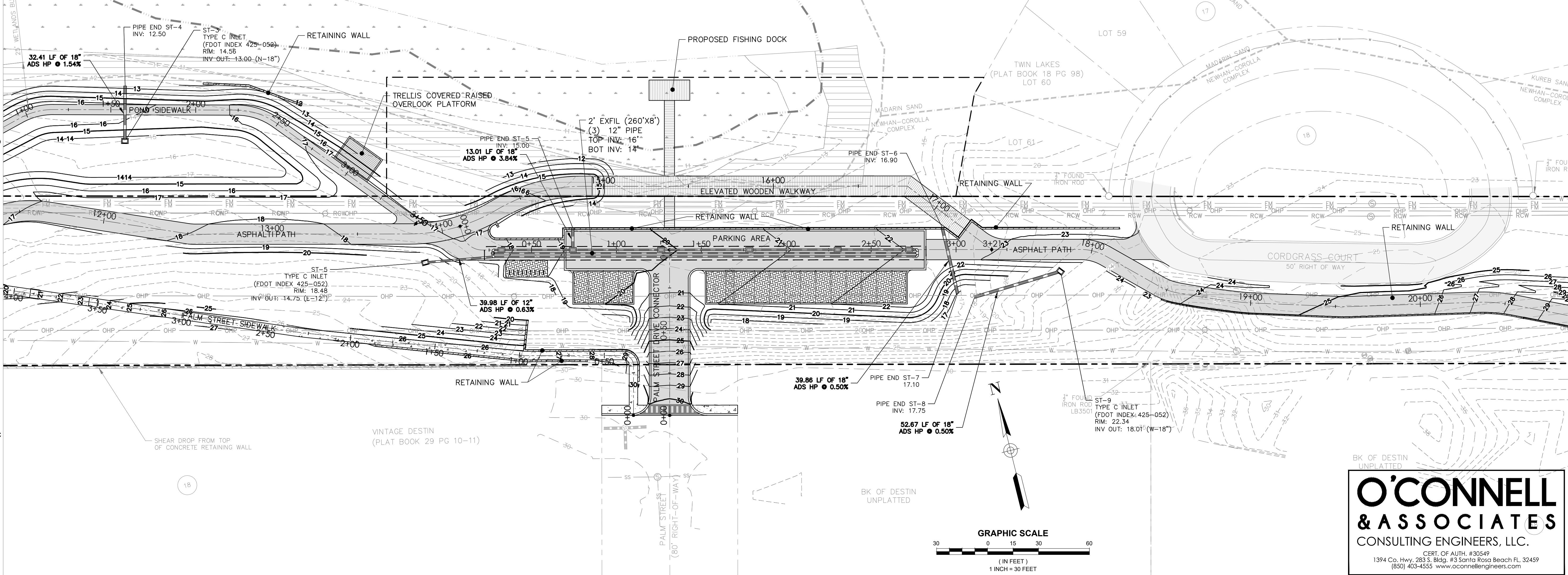
PLAN & PROFILES

PROJECT NUMBER	23085
DATED	04/22/2024

C606



© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

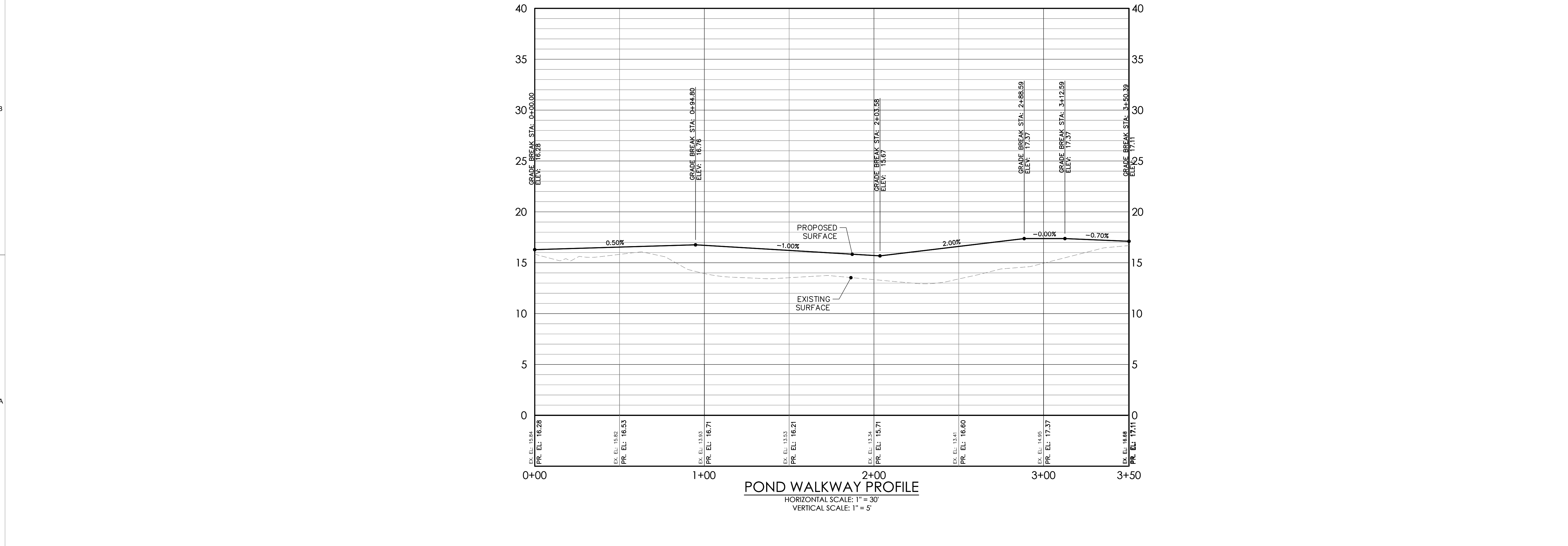
REVISIONS:

No.	Description	Date

PLAN & PROFILES

PROJECT NUMBER 23085
DATED 04/22/2024

C607



CITY OF DESTIN

DESTIN LINEAR TRAIL

C608

PERMIT DOCS

C608

REVISIONS:

C608

No.	Description	Date

PLAN & PROFILES

C608

PROJECT NUMBER

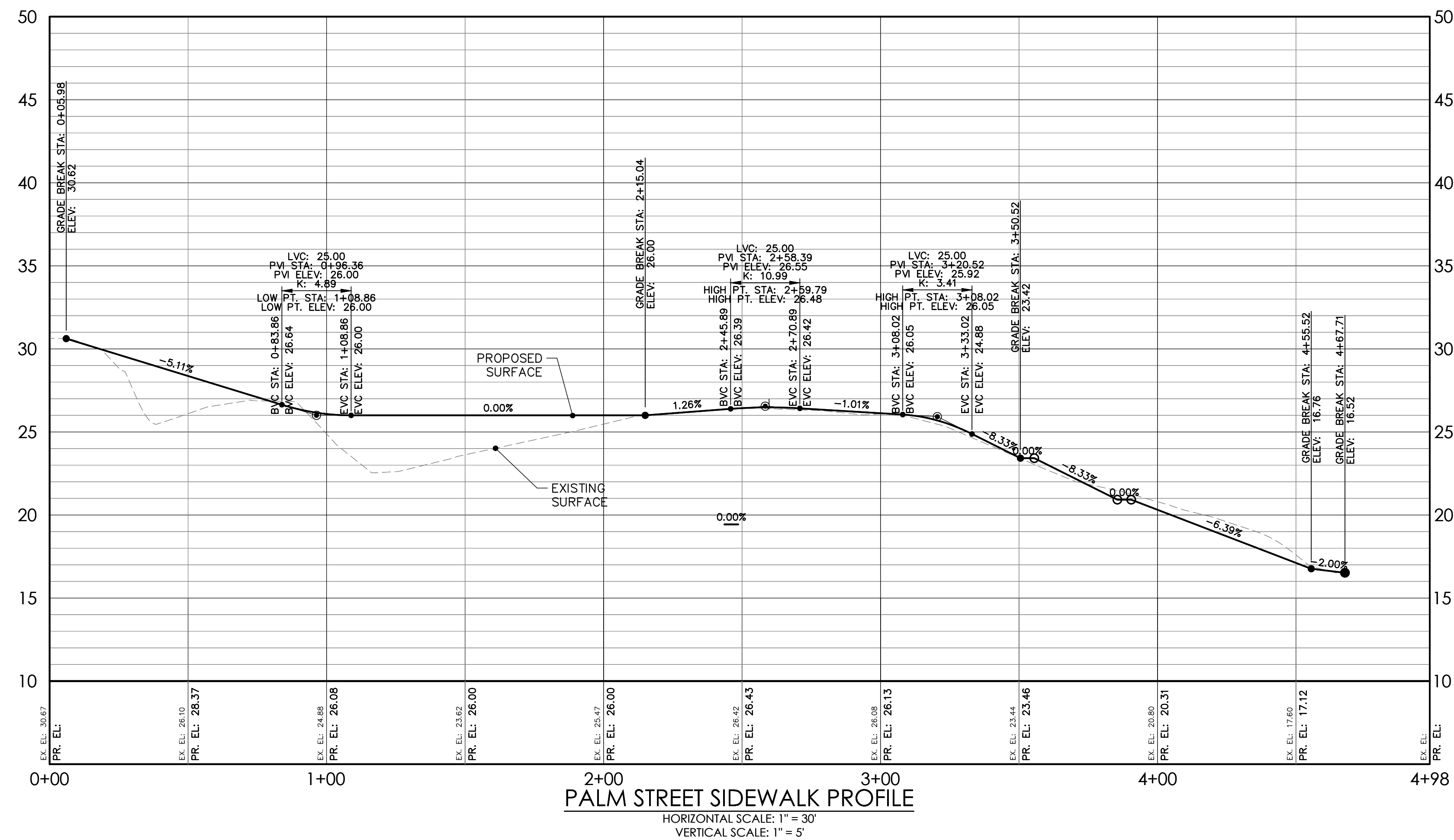
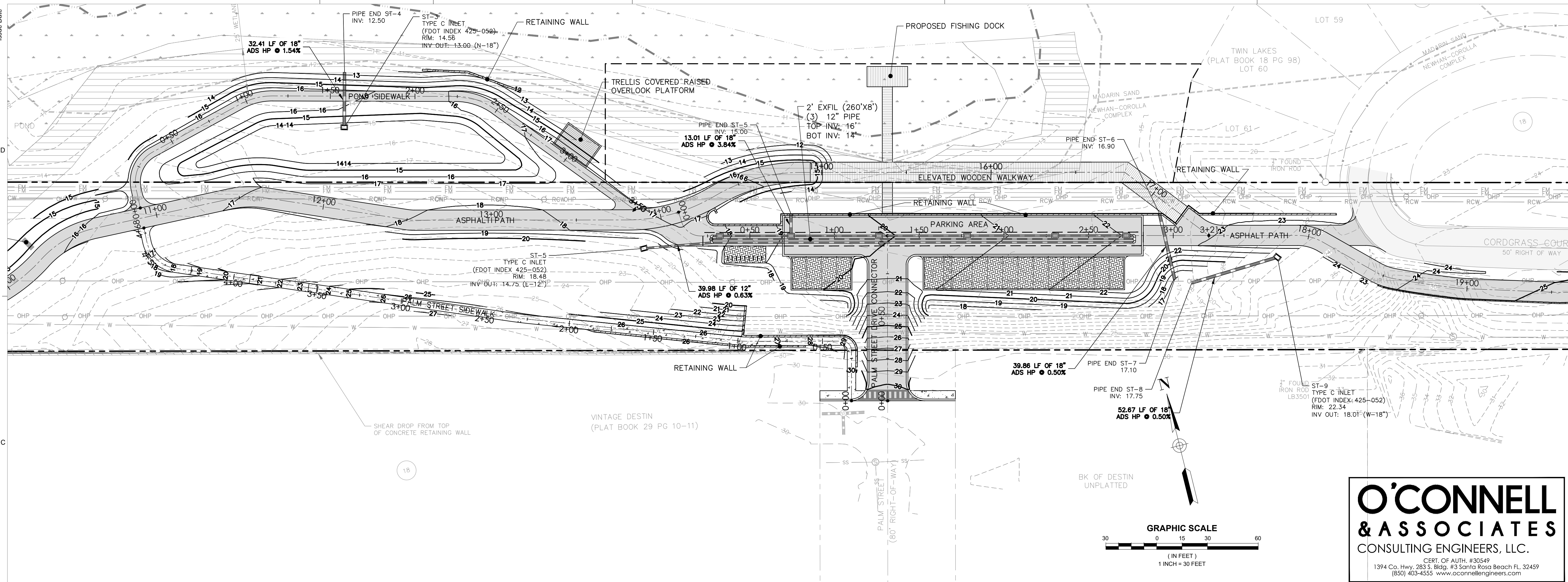
C608

DATED

C608

04/22/2024

C608



DAG

ARCHITECTS

DAG Architects AR0009694
 1223 Airport Road Destin, FL 32541
 850.837.8152
 www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

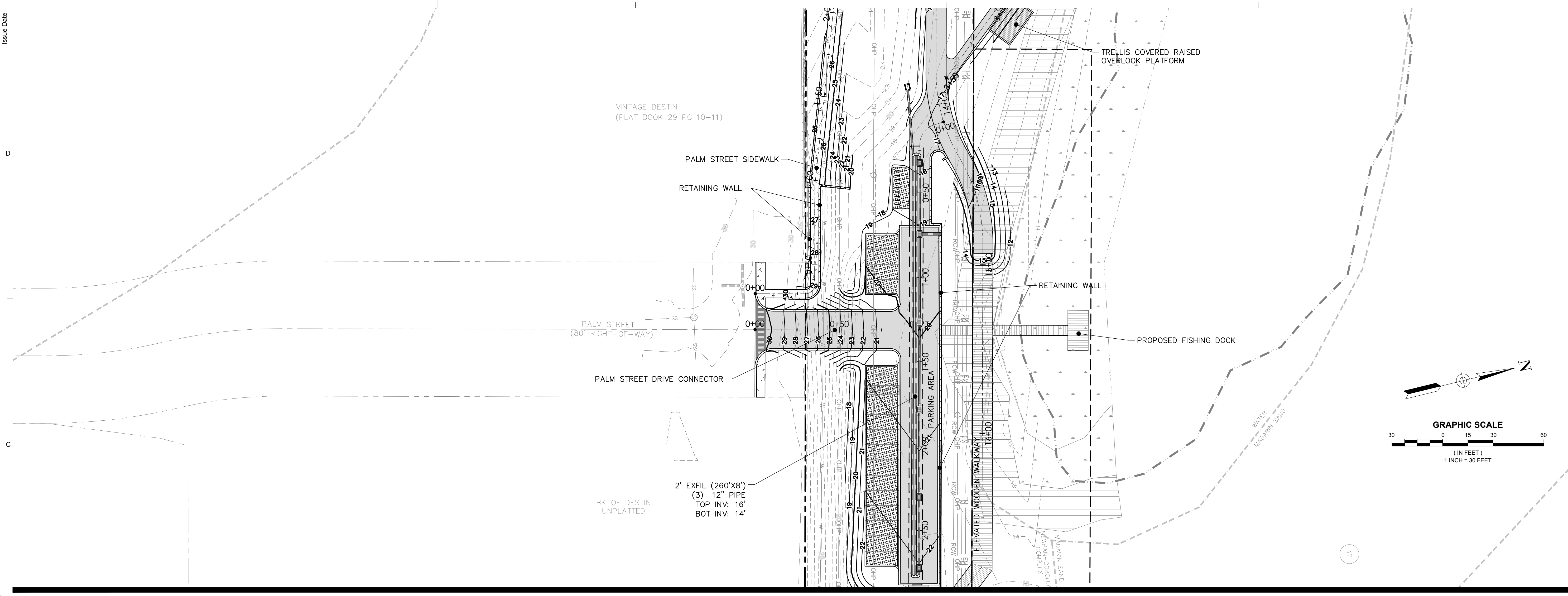
CITY OF DESTIN
DESTIN LINEAR TRAIL

[illegible]

PLAN & PROFILES

PROJECT NUMBER	23085
DATED	04/22/2024

C609



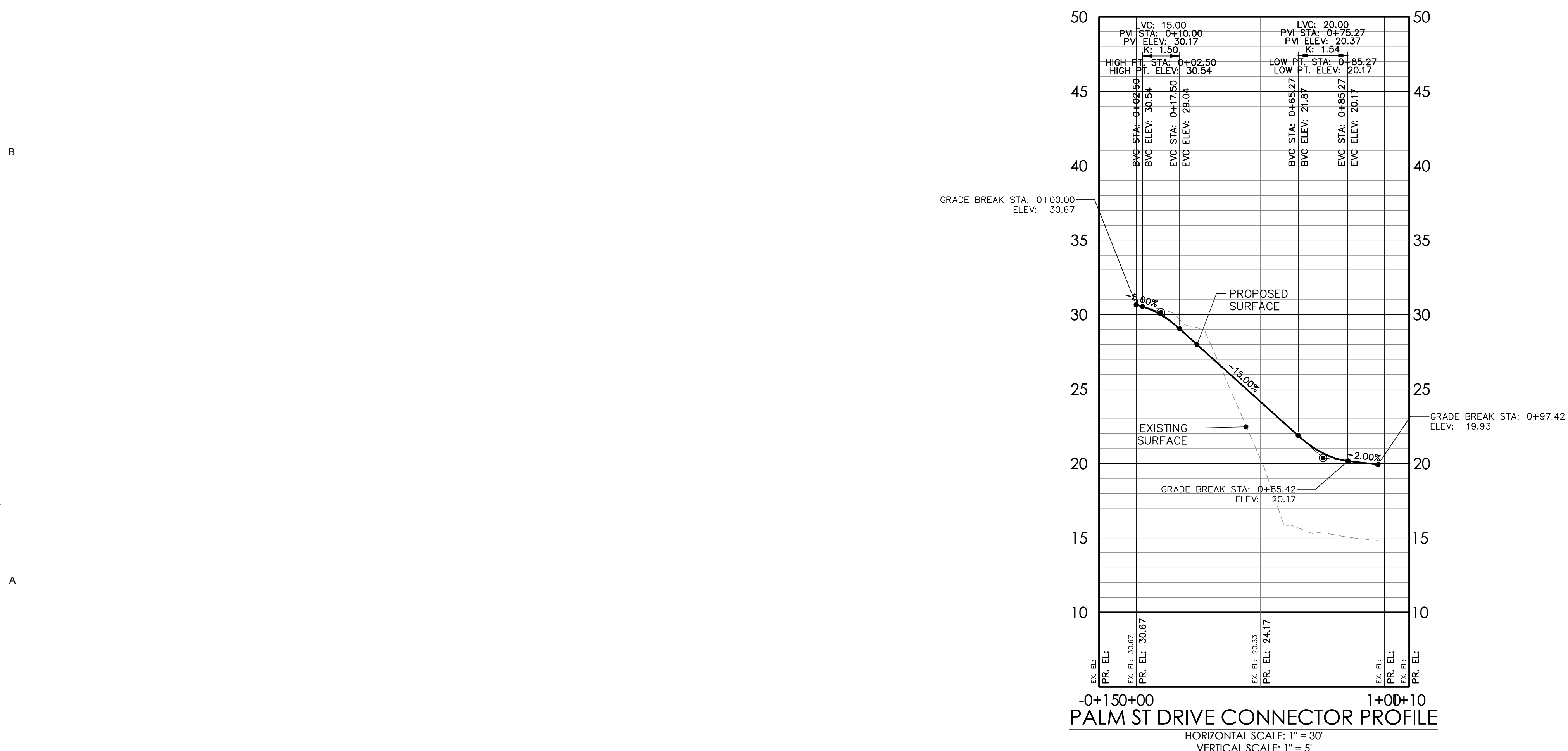
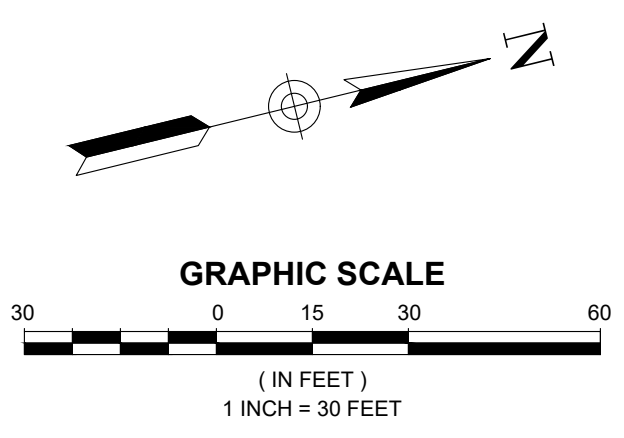
DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

SIGNATURE / DATE



CITY OF DESTIN

DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

PLAN & PROFILES

PROJECT NUMBER
DATED

23085
04/22/2024

C610

D

C

B

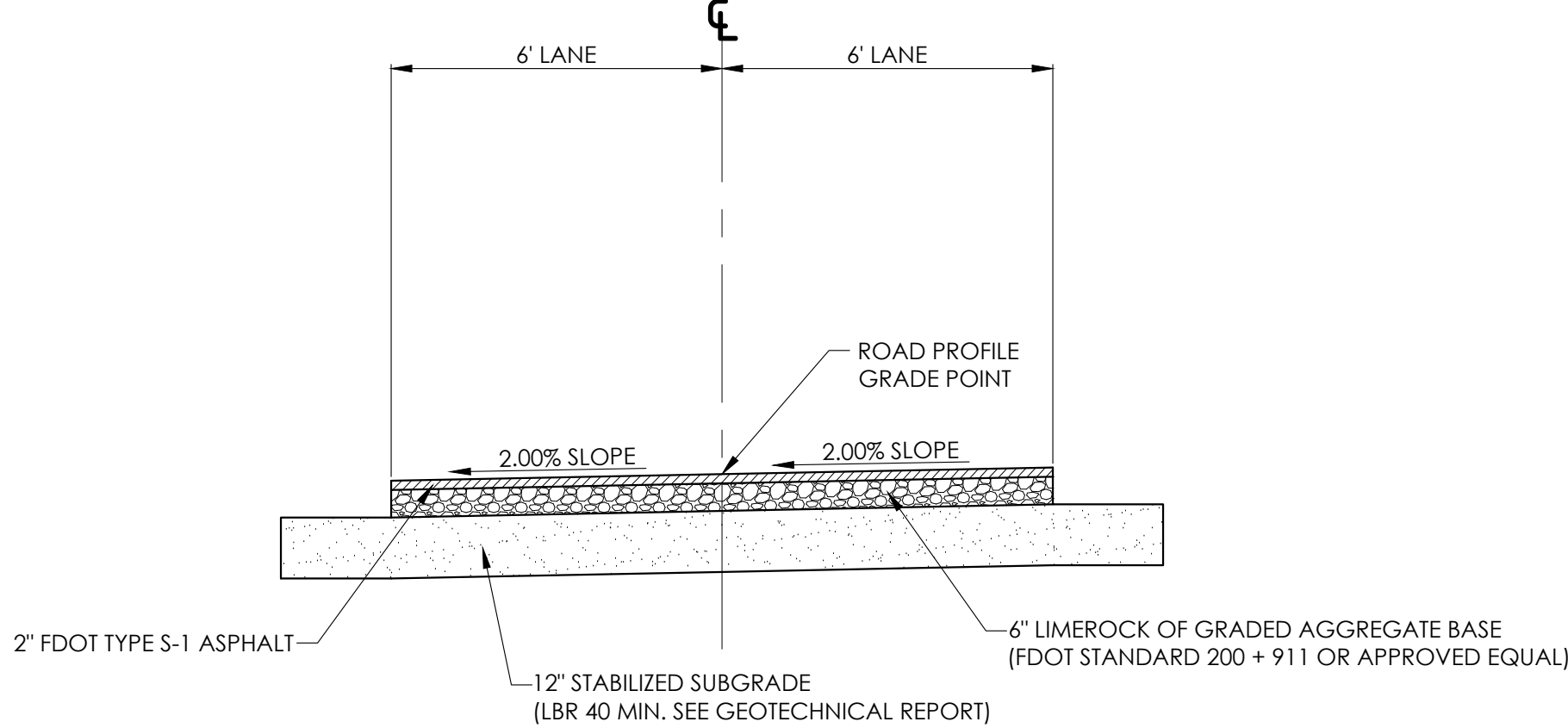
A

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

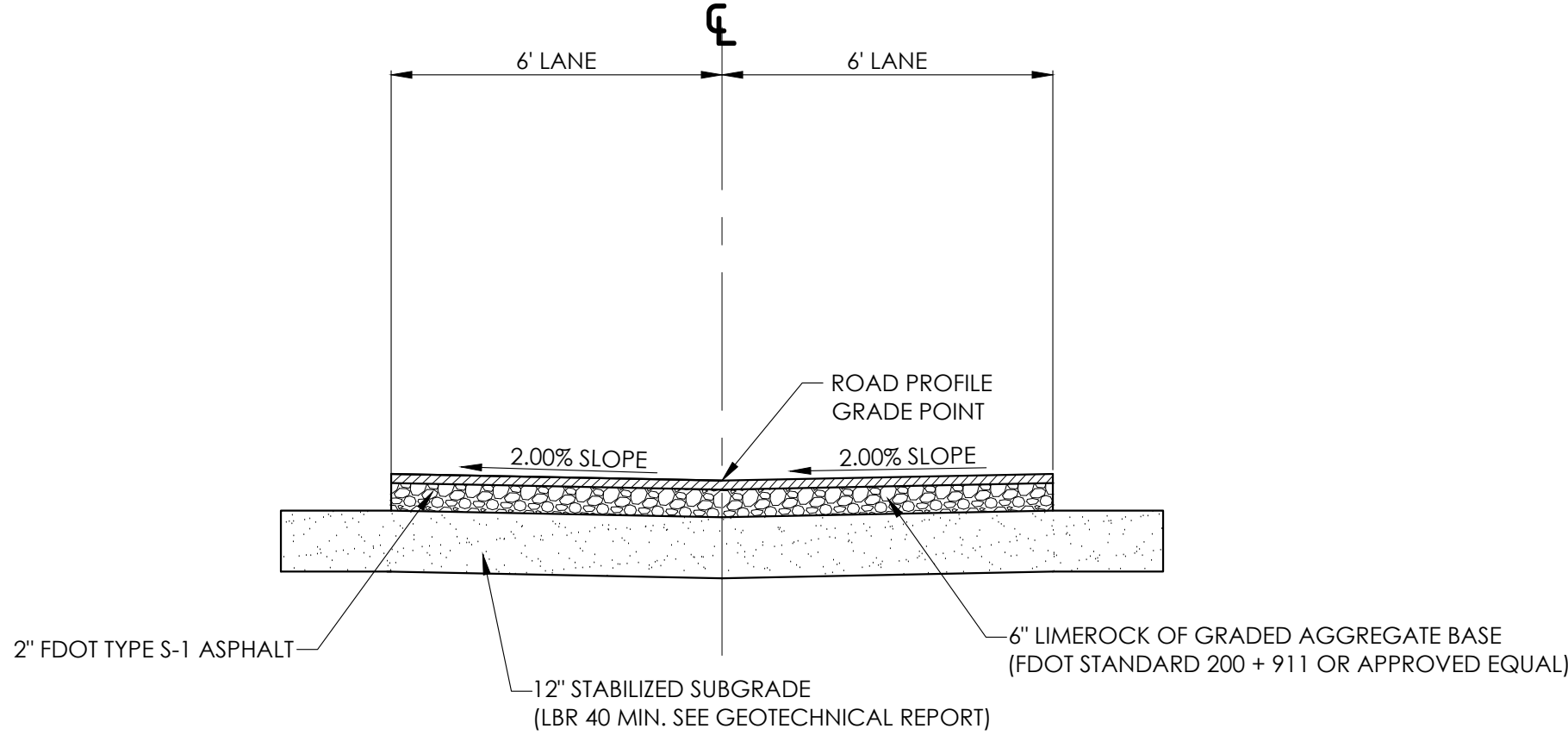
CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

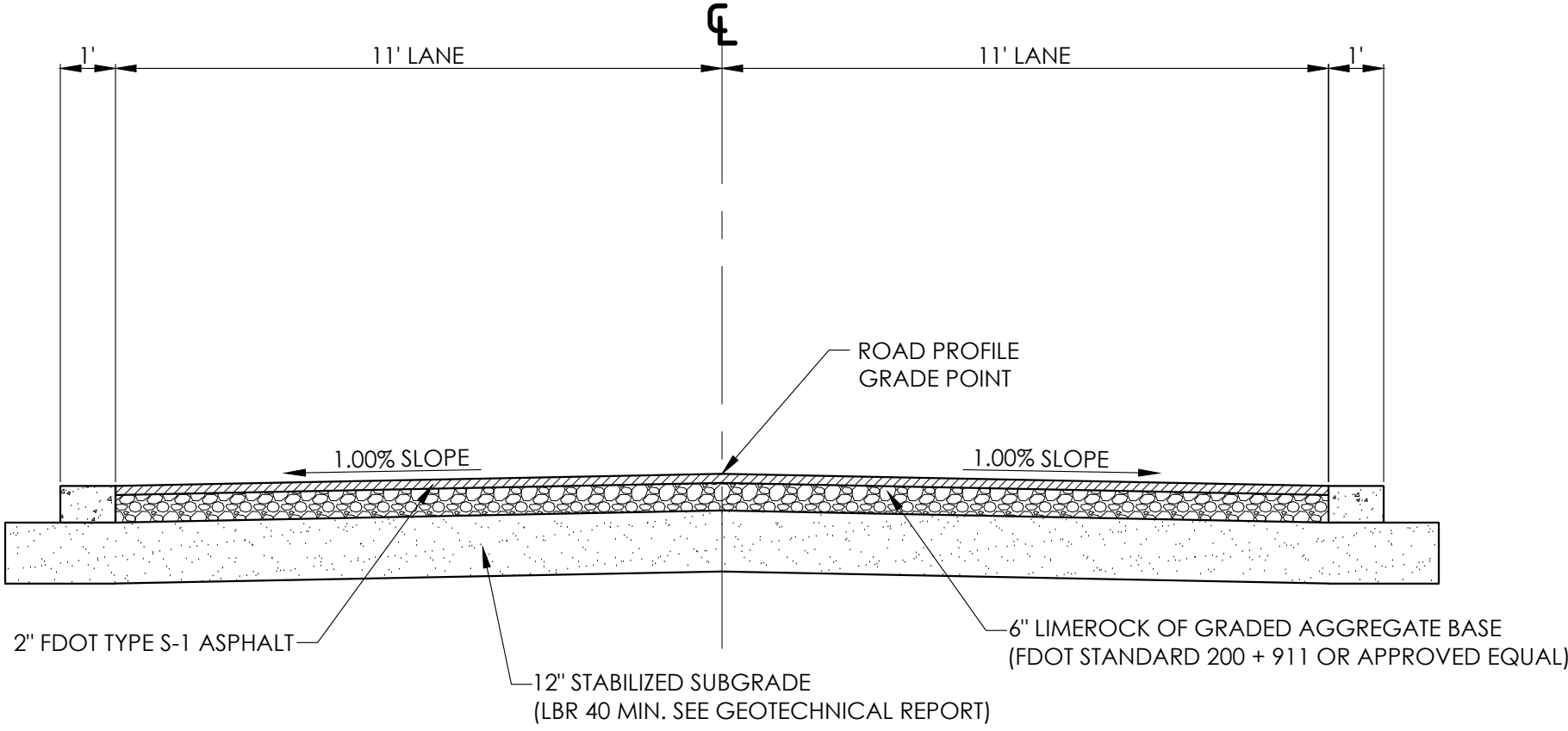
(850) 403-4555 www.oconnellengineers.com



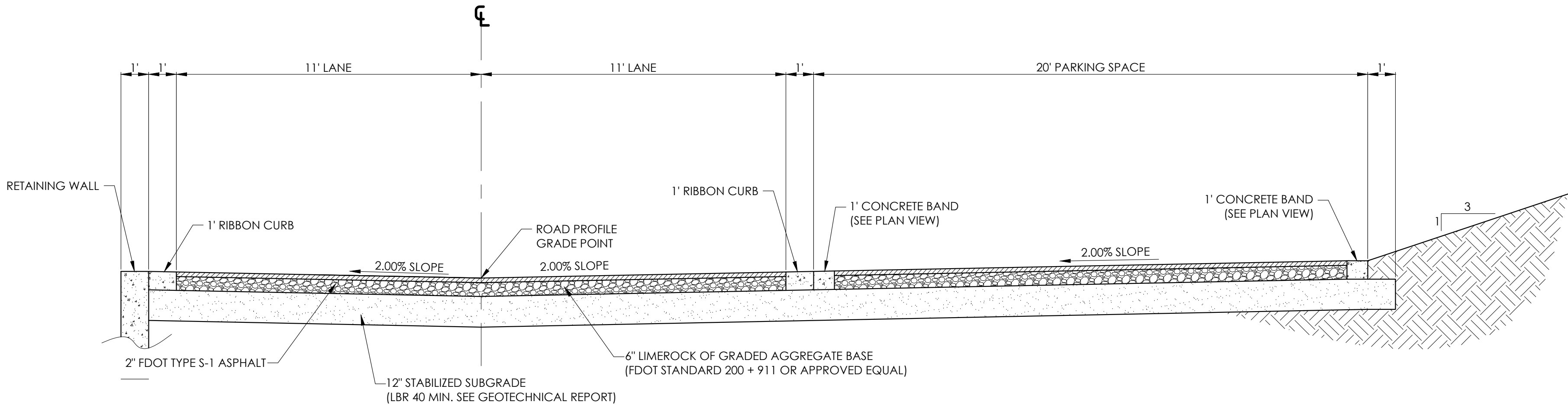
1 TYPICAL ROADWAY SECTION (SUPERELEVATED)
NOT TO SCALE



2 TYPICAL ROADWAY SECTION (INVERTED CROWN)
NOT TO SCALE



3 TYPICAL ROADWAY SECTION (PALM ST CONNECTOR TO PARKING LOT)
NOT TO SCALE

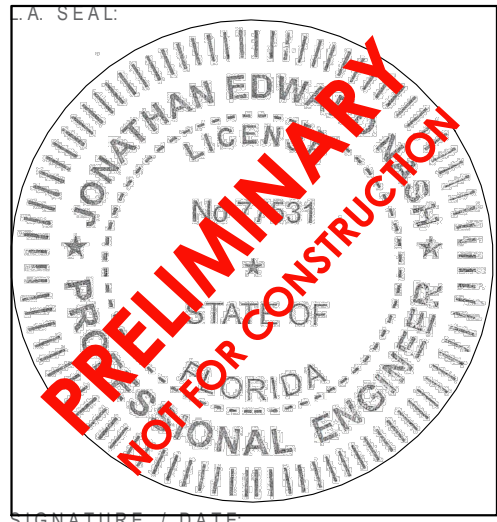


4 TYPICAL ROADWAY SECTION (PARKING LOT)
NOT TO SCALE



ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

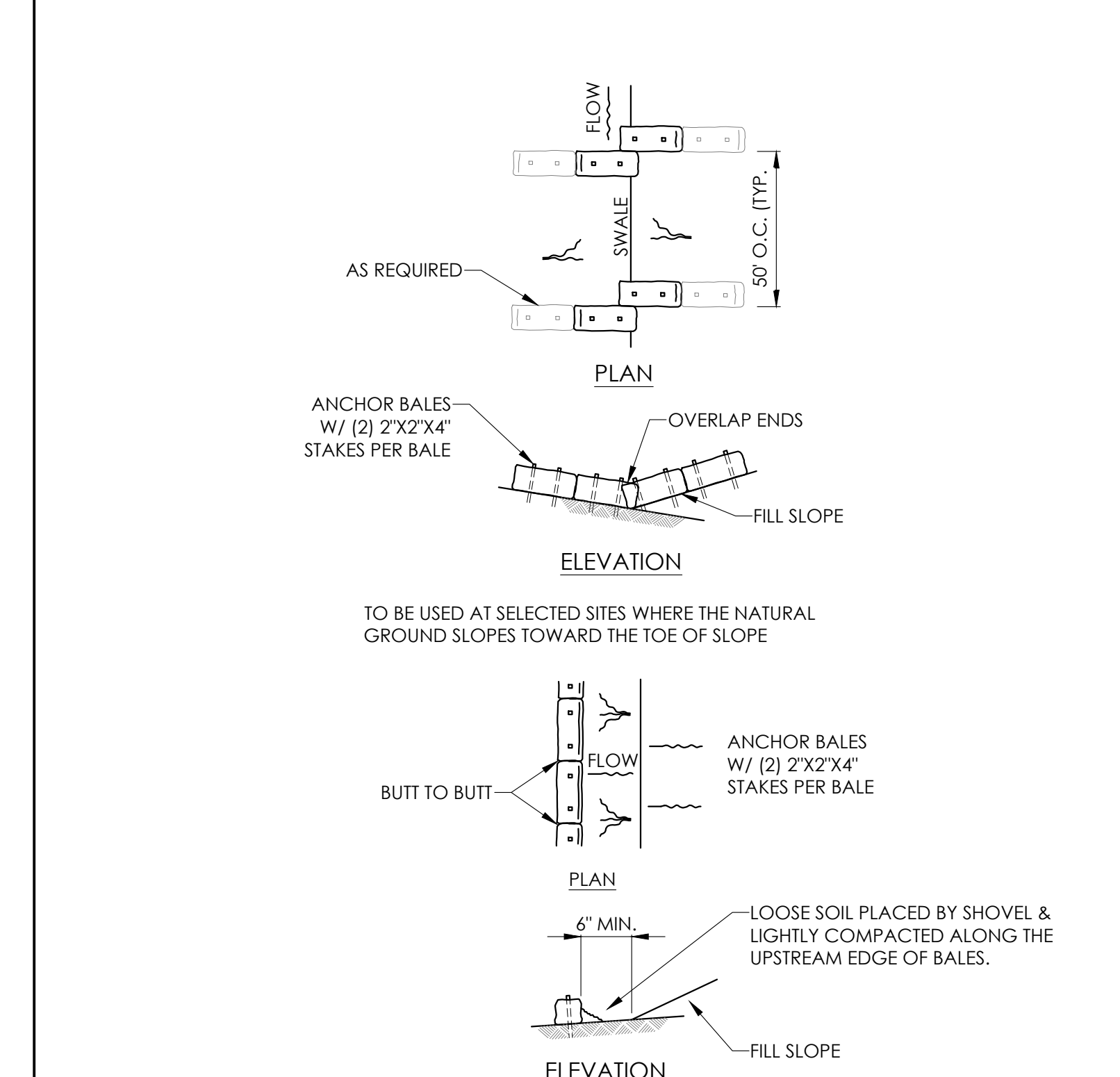
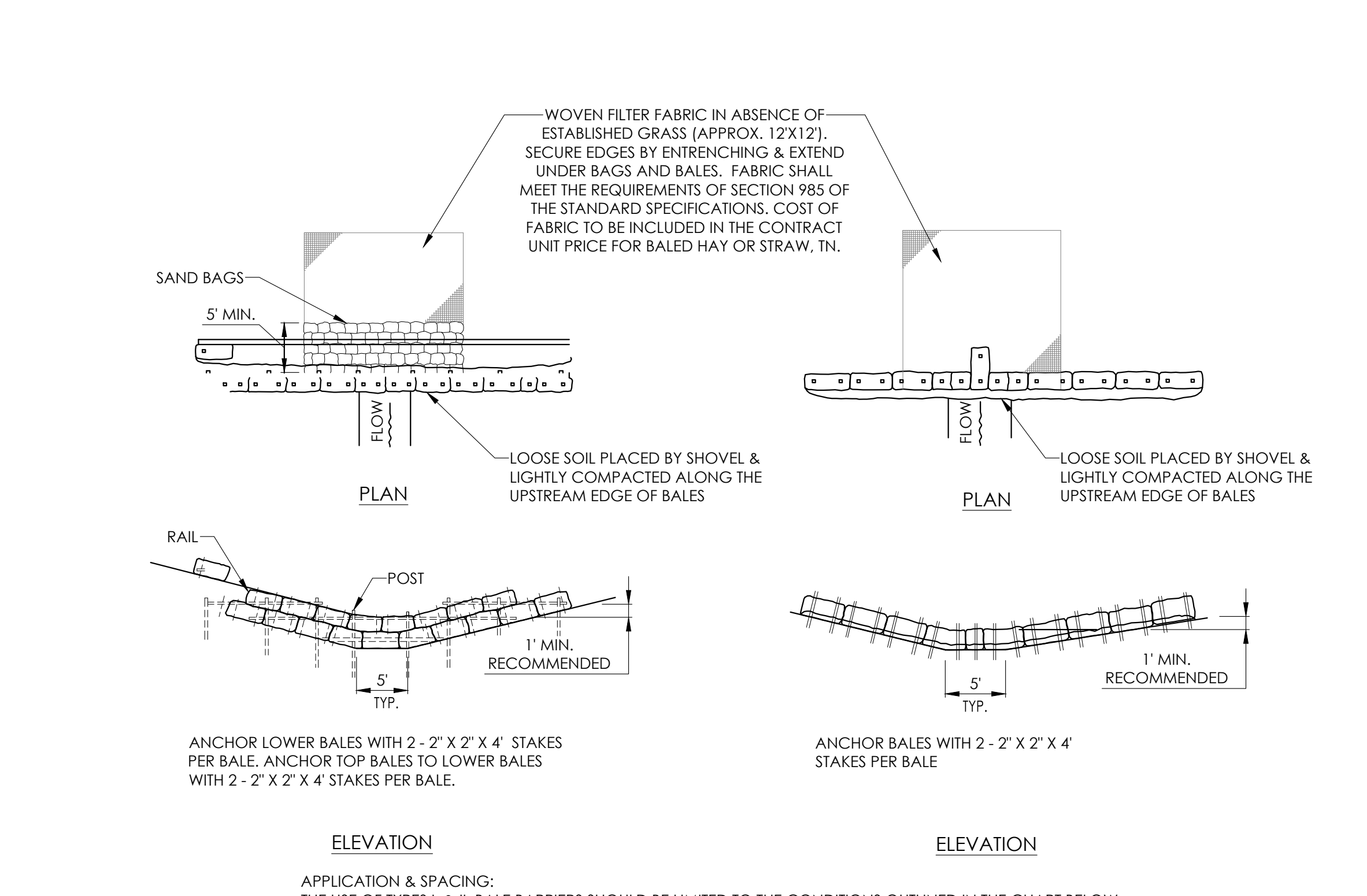
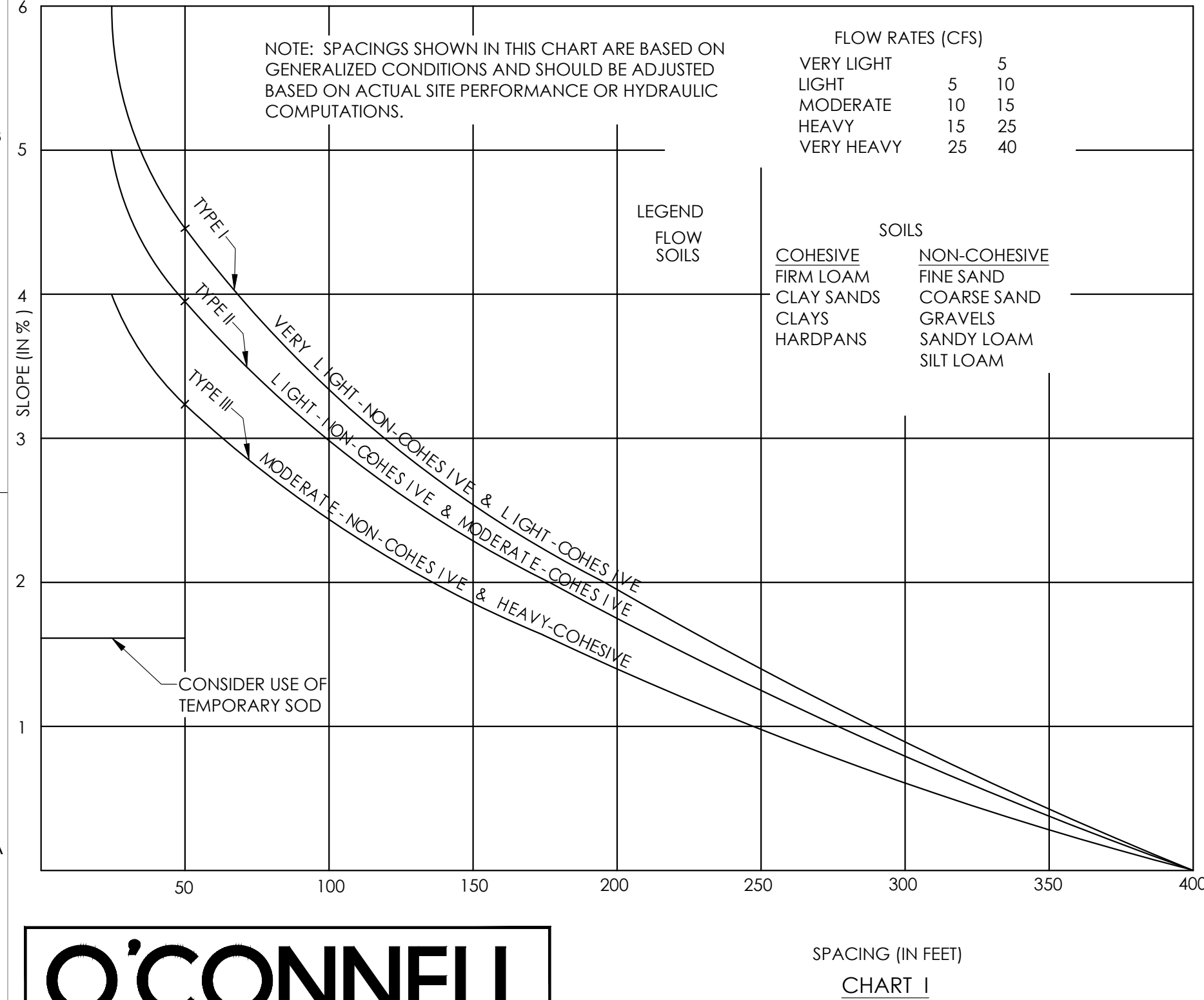
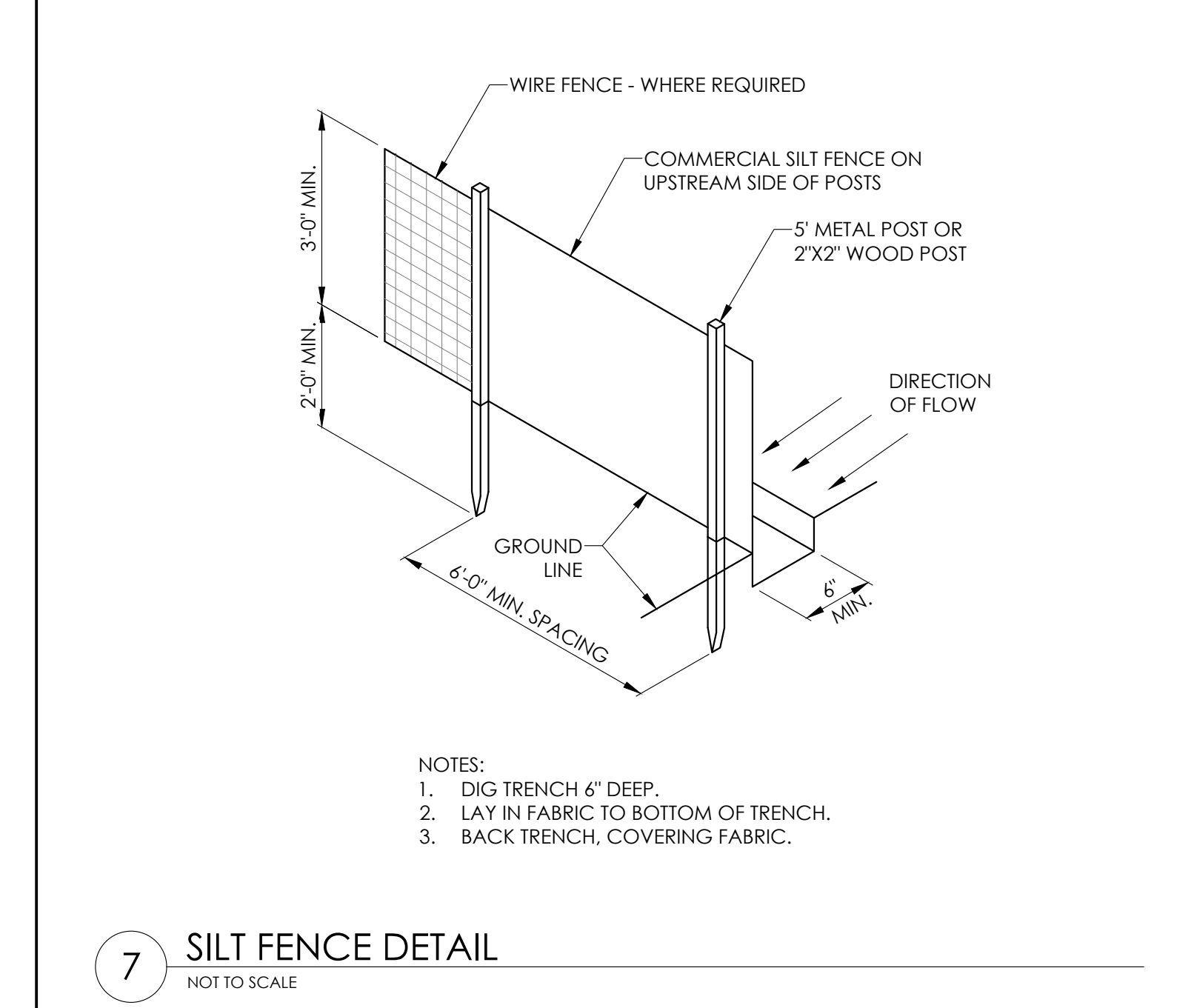
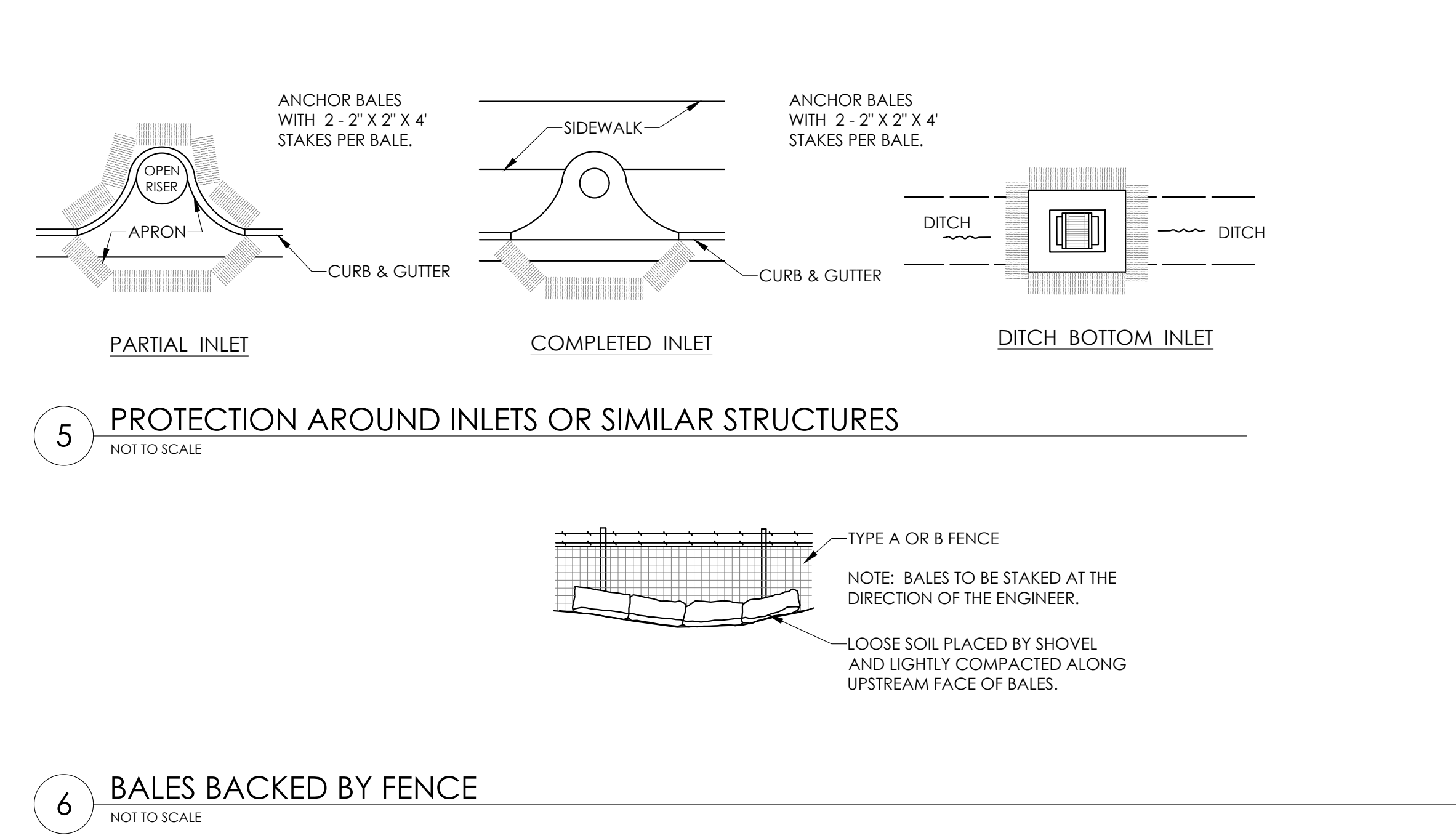
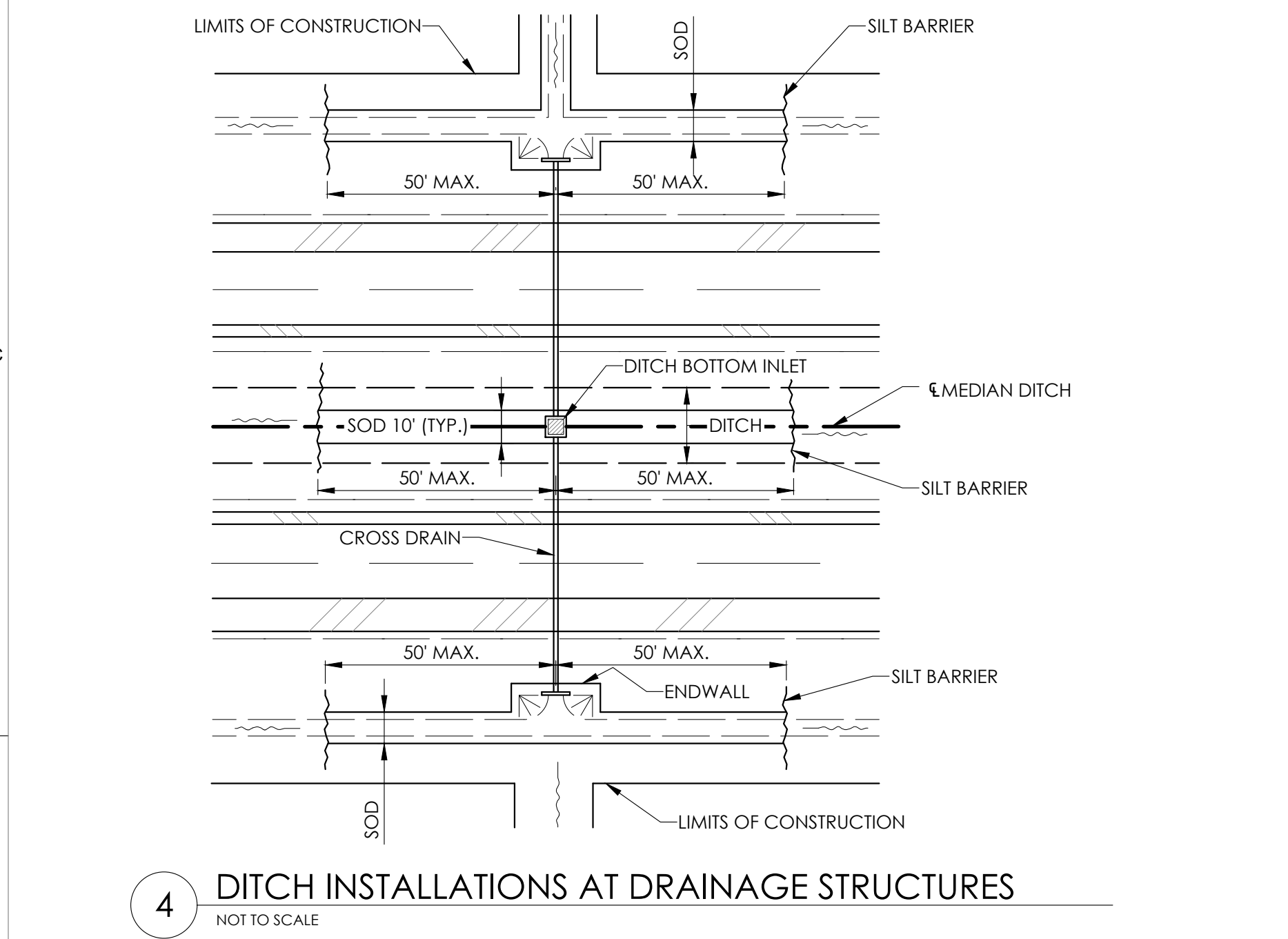
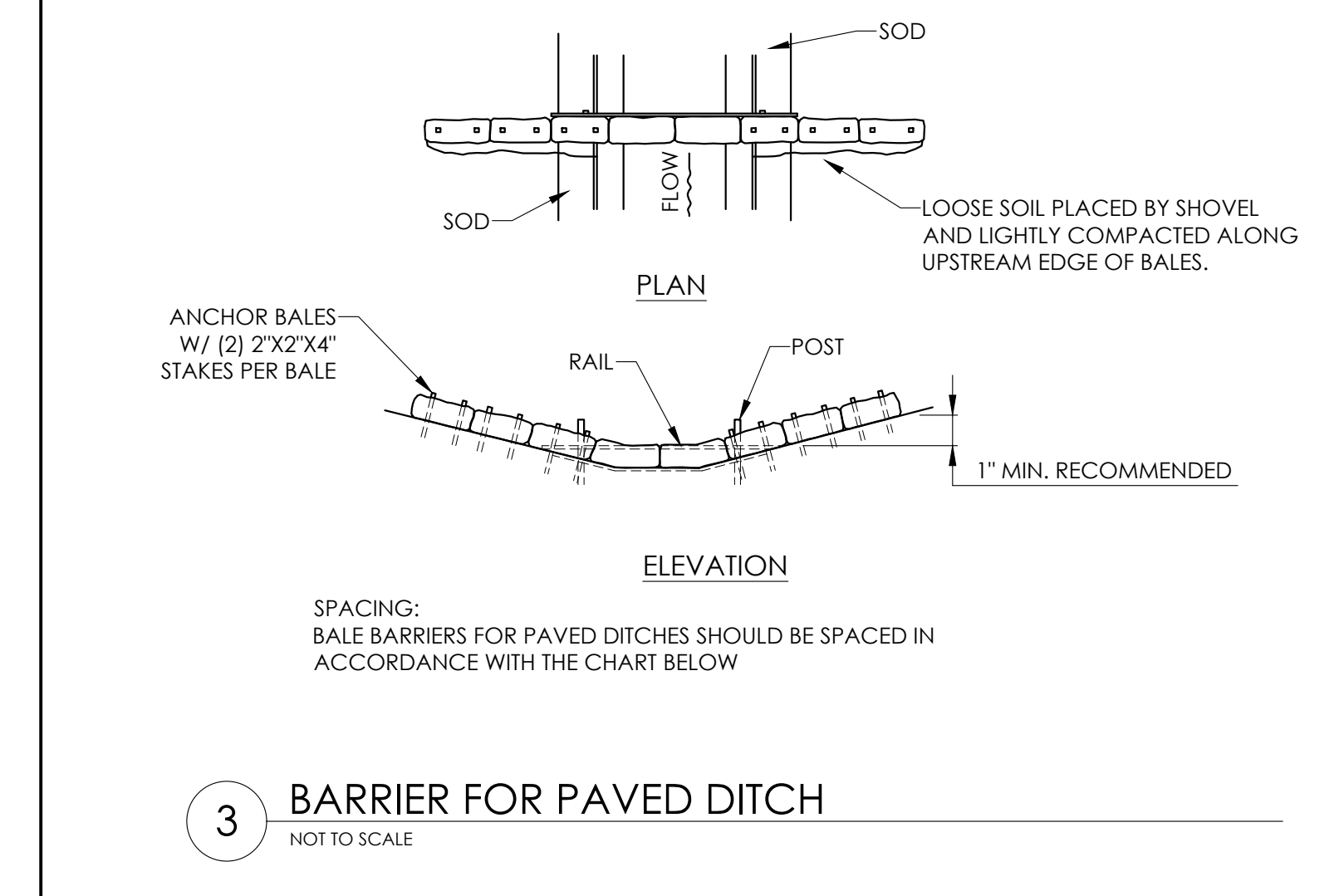
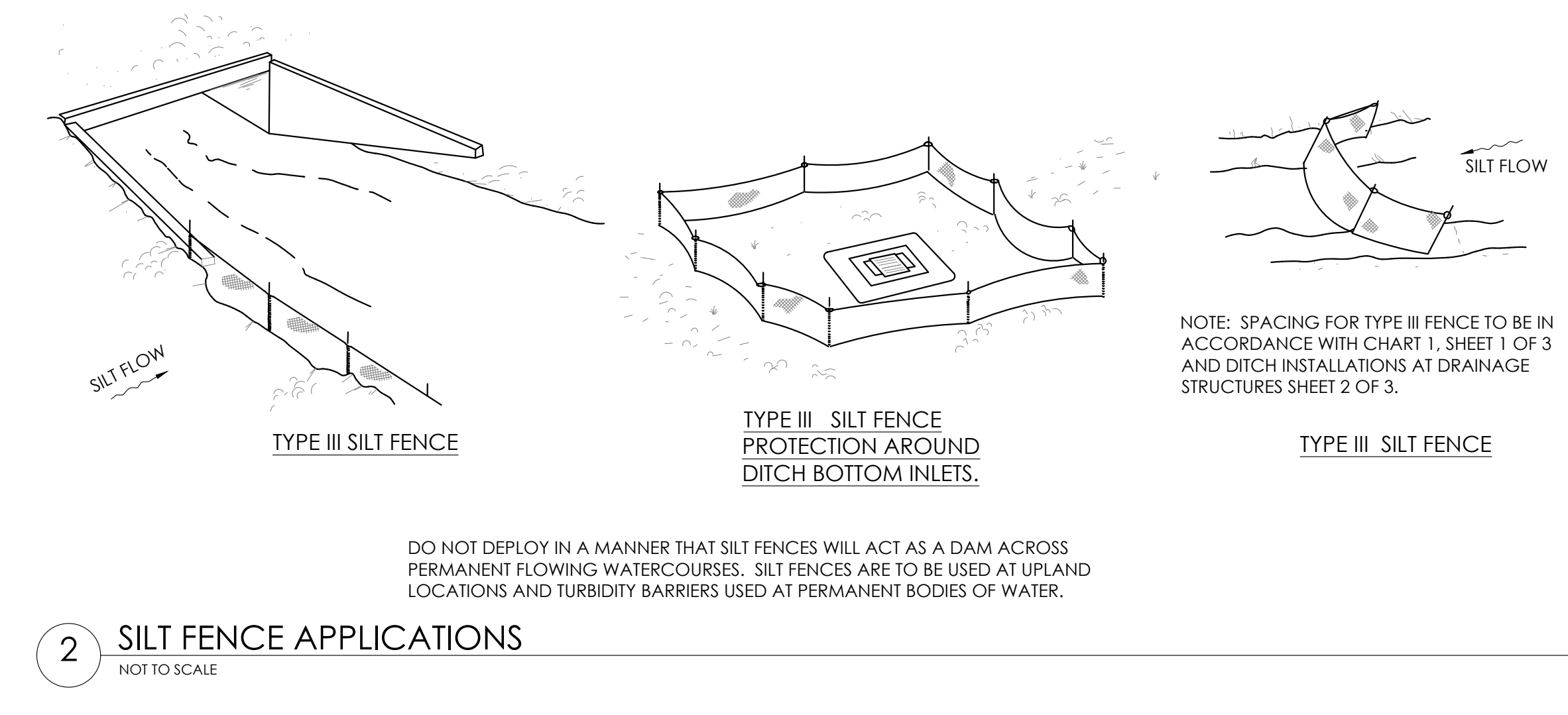
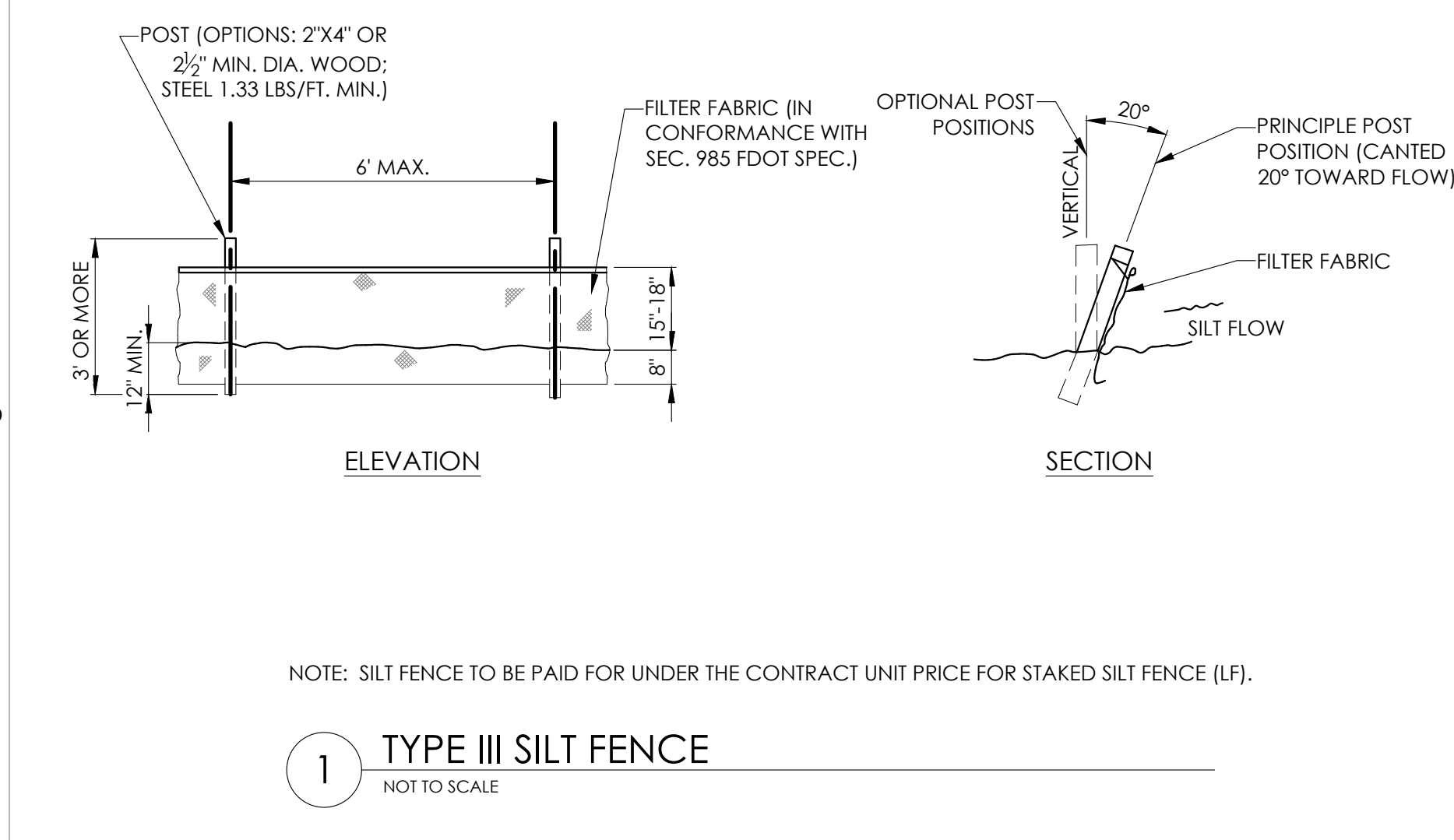
PERMIT DOCS

REVISIONS:		
No.	Description	Date

TYPICAL
ROADWAY
SECTIONS

PROJECT NUMBER 23085
DATED 04/22/2024

C800



O'CONNELL & ASSOCIATES
CONSULTING ENGINEERS, LLC.
CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

8
NOT TO SCALE



CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

EROSION CONTROL DETAILS

PROJECT NUMBER	23085
DATE	04/22/2024

C900

ELECTRICAL GENERAL NOTES

- A. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.
- B. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
- C. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING-IN WALL FOR SWITCHES.
- D. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.
- E. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- F. ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.
- G. ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC SHALL HAVE CUSTOM ENGRAVED MISCARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.
- H. PROVIDE GREEN GROUND CONDUCTOR IN ALL CIRCUITS - SIZE PER N.E.C.
- I. ALL EXPOSED CONDUITS, BOXES, STRAPS AND HANGERS IN THE CONTRACT AREA WHETHER NEW OR EXISTING THAT ARE PART OF THE ELECTRICAL SYSTEM SHALL BE PAINTED TO MATCH ADJACENT FINISH.
- J. PROVIDE CONCRETE MARKER AT END OF ALL CONDUITS STUBBED OUT OF BUILDING FOR FUTURE USE. MARKER SHALL BE 6" DIA X 18" HIGH WITH 2" ABOVE FINISHED GRADE. INSCRIBE IN TOP OF MARKER "E" FOR ELECTRICAL, "T" FOR TELEPHONE, "V" FOR TV CABLE, "F" FOR FIRE ALARM, AND "IC" FOR INTERCOM.
- K. GENERAL CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.
- L. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.
- M. FIRE ALARM LOW VOLTAGE SOURCE AND BATTERY STANDBY SHALL ENERGIZE ALL ITEMS IN FIRE ALARM SYSTEM THAT REQUIRE POWER.
- N. VERIFY EXACT LOCATION OF ALL FLOOR OUTLETS WITH THE ARCHITECT PRIOR TO ROUGHING-IN.
- O. FINAL CONNECTION TO ALL DRY-TYPE TRANSFORMERS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- P. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FAULT CURRENT CALCULATIONS FOR THE SERVICE EQUIPMENT AND SHALL MARK THE EQUIPMENT WITH THE AVAILABLE FAULT CURRENT AND DATE OF THE CALCULATION PER NEC 110.24. REFER TO TYPICAL SERVICE EQUIPMENT FAULT CURRENT LABEL DETAIL.
- Q. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FAULT LABELS PER NFPA 70E ARTICLE 110.16 FOR NEW EQUIPMENT. THE OWNER SHALL PROVIDE AVAILABLE CALCULATION DATA FOR THE EXISTING EQUIPMENT IN THE ELECTRICAL SYSTEM. REFER TO TYPICAL ARC FLASH HAZARD LABEL DETAIL.
- R. PROVIDE NEUTRAL AT ALL LINE VOLTAGE SWITCH LOCATIONS PER N.E.C. 404.2(C).
- S. PROVIDE 'LSI' TRIP UNITS FOR ALL BREAKERS GREATER THAN OR EQUAL TO 200A.
- T. PROVIDE BUSHINGS ON ALL CONDUIT.
- U. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.
- V. OBTAIN ARCHITECTS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.
- W. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- X. ALL WORK SHALL BE INSTALLED IN CONCEALED TYPE CONSTRUCTION. UNDERGROUND CONDUITS UP TO FIRST BOX IN CONCEALED CONSTRUCTION MAY BE SCH.40 PVC. EXTERIOR EXPOSED WORK SHALL BE I.M.C. BRANCH CIRCUIT CONDUIT RUN IN OPEN SPACES ABOVE CEILING OR IN WALLS MAY BE THINWALL (E.M.T.) CONDUIT 1/2" MIN. SIZE.
- Y. ALL CONDUCTORS LESS THAN 100A. SHALL BE COPPER #12 & #10 SOLID, #8 AND LARGER STRANDED, #6 AND SMALLER TO BE TYPE THWN, 600 VOLT INSULATION AND TYPE THWN OR THHN FOR #4 AND LARGER. ALUM. CONDUCTORS MAY BE USED FOR 100A. AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS.
- Z. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.
- AA. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, AND SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

ELECTRICAL LEGEND

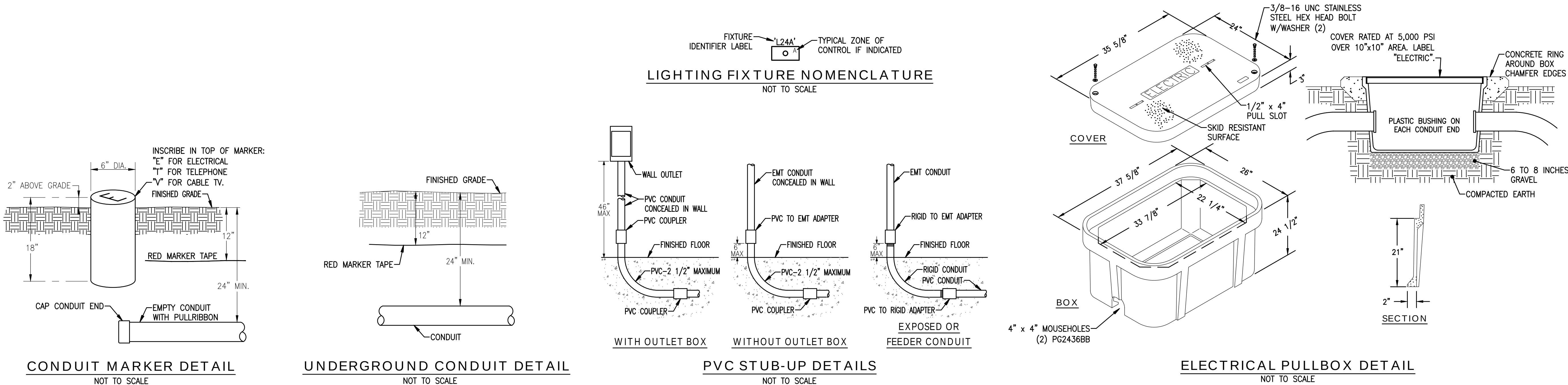
- A-1 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT NO. 1 TO PANEL A; "B" INDICATES FIXTURE TYPE; MARKS ACROSS RACEWAY RUN INDICATES THE NUMBER OF NO. 12 CONDUCTORS; UNLESS NOTED OTHERWISE NO MARKS INDICATES TWO NO. 12 CONDUCTORS AND ONE NO. 12 GREEN GROUND CONDUCTOR IN 1/2" CONDUIT (2#12 & 1#12 GND-1/2"C)
- POLE MOUNTED FIXTURE
- BOLLARD FIXTURE
- RACEWAY INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING
- RACEWAY INSTALLED CONCEALED IN FLOOR SLAB AND/OR BELOW GRADE
- RACEWAY INSTALLED EXPOSED
- EMERGENCY RACEWAY INSTALLED CONCEALED
- LOW VOLTAGE CONDUCTOR; COORDINATE WITH DEVICE CONNECTION REQUIREMENTS.
- FLEXIBLE CONDUIT CONNECTION
- CONDUIT STUB UP WITH FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT
- PHOTOCELL; REFER TO LIGHTING CONTROL DIAGRAM
- DIGITAL TIMESWITCH WITH RESERVE POWER; REFER TO LIGHTING CONTROL DIAGRAM FOR TYPE

ABBREVIATIONS

- AFF - ABOVE FINISHED FLOOR
C. - CONDUIT
C/L - CENTERLINE
EC - ELECTRICAL CONTRACTOR
EF - EXHAUST FAN
EMT - ELECTRICAL METALLIC TUBING
GND - GROUND CONDUCTOR
GFI - GROUND FAULT PROTECTION
IMC - INTERMEDIATE METAL CONDUIT
LSI - INDICATES BREAKER SETTING (LONG, SHORT, INSTANTANEOUS)
LTG - LIGHTING
LTS - LIGHTS
PVC - POLYVINYL CHLORIDE CONDUIT
REC - RECEPTACLE
UNO - UNLESS NOTED OTHERWISE
WH - WATER HEATER
WP - WEATHERPROOF
A/C - AIR CONDITIONER
COND - CONDENSING UNIT
IHP - INDOOR HEAT PUMP
OHP - OUTDOOR HEAT PUMP
NEC - NATIONAL ELECTRIC CODE (NFPA-70)
NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
NL - NIGHT LIGHT

Sheet List Table	
Sheet Number	Sheet Title
E0.1	LEGEND AND NOTES
E1.1	ELECTRICAL SITE PLAN - OVERALL
E2.1	ENLARGED ELECTRCIAL SITE PLAN - PART A
E2.2	ENLARGED ELECTRICAL SITE PLAN - PART B
E2.3	ENLARGED ELECTRICAL SITE PLAN - PART C
E2.4	ENLARGED ELECTRICAL SITE PLAN - PART D
E2.5	ENLARGED ELECTRICAL SITE PLAN - PART E
E2.6	ENLARGED ELECTRICAL SITE PLAN - PART F

LIGHTING FIXTURE SCHEDULE										
Project: #23050 - DESTIN LINEAR PARK LIGHTING										
Note: Per electrical specifications, required alternate fixtures shall be submitted to the engineer for prior approval a minimum of (10) ten business days prior to bid date. Any required alternate fixtures not submitted for prior approval will not be reviewed.										
Luminaire Designation	Manufacturer	Catalog Number	Connected Voltage	Luminaire Load (va)	Lamping Source	Color Rendering Index (CRI)	Kelvin Temperature	Mounting	Comments	Prior Approved Equal Required
BL	STRESSCRETE	KLCS-T1AF-V-40QSS-L-4006-120-277-3K-E11-BK-DB-NODE-DALI-TB-PR7	[TBD]	40	LED		3000K	DIRECT BURIAL	FPL BOLLARD - KLCS CONCRETE LIGHTED BOLLARD	YES
PL	COOPER	ARB-B3-LED-D1-T3-7030	[TBD]	96	LED	70	3000K	POLE - TENON TOP	FPL LED CATALOGUE - POST TOP LIGHTING - COOPER ARBOR OPTION	YES
PLP	PRE-CAST SPECIALTIES	20 FT TYPE I-O PRECAST CONCRETE POLE RATING - 1.2 KIPS	---	---	---	---	---	DIRECT BURIAL	FPL LED CATALOGUE - POLES - TYPE #1 OPTION	YES



HG ENGINEERS

HG Engineers
 142 Eglin Parkway SE
 Fort Walton Beach, Florida, 32548

Fl. Authorization No.00006680
 Christopher A. Garick, FL, PE No.53924
 Thomas A. Alexander, FL, PE No.73172
 Daniel J. White, FL, PE No.73790
 Caleb W. Leonard, FL, PE No.91782

www.hgengineers.com
 E-mail: office@hgengineers.com
 Ph:850.243.6723

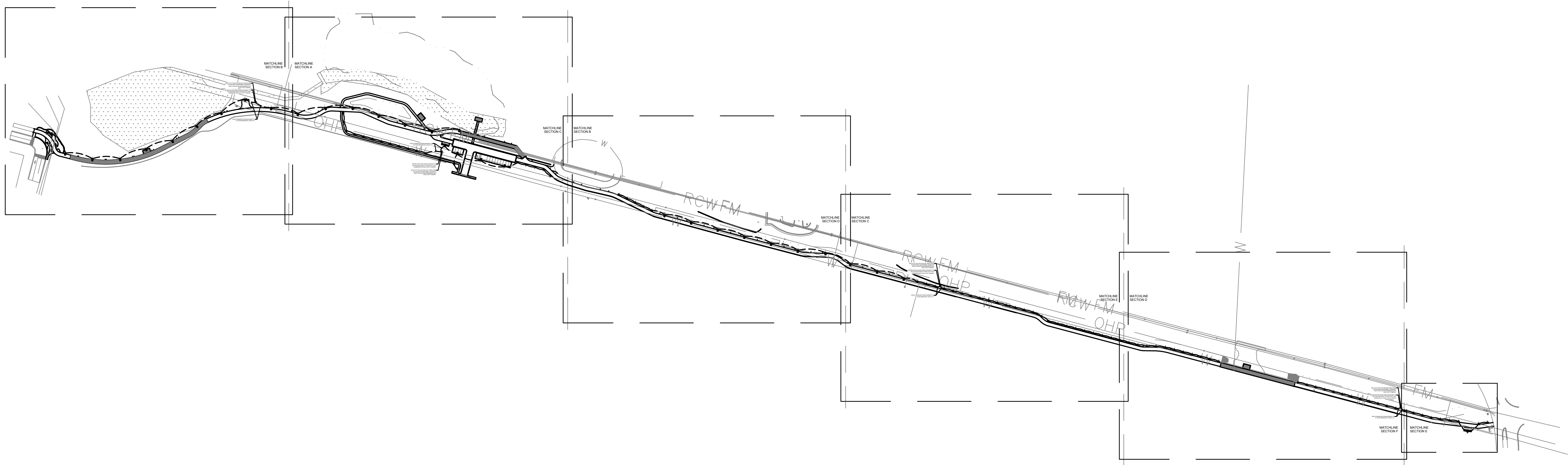
23050

DESTIN LINEAR PARK

SEAL:	
REVISION:	
DATE:	DESCRIPTION:
DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	05/21/2024
JOB NUMBER:	23050

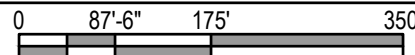
LEGEND AND NOTES

E0.1



ELECTRICAL SITE PLAN - OVERALL

1" = 175'-0"



HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548

FL Authorization No.00006680
Christopher A. Garick; FL PE No.53924
Thomas A. Alexander; FL PE No.73172
Daniel J. White; FL PE No.73790
Caleb W. Leonard; FL PE No.91782

www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

DESTIN LINEAR PARK

SEAL:

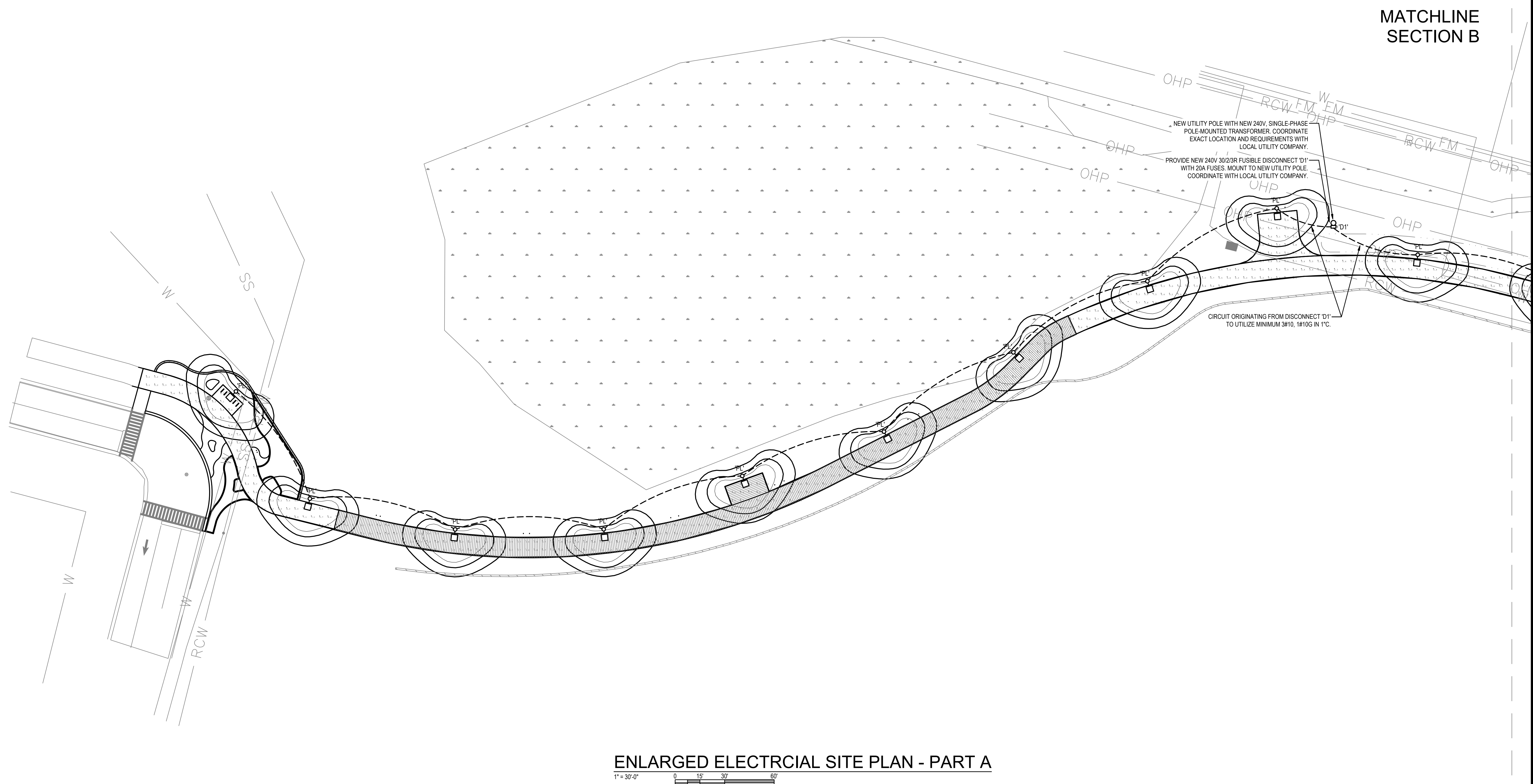
REVISION:

DATE: DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

ELECTRICAL SITE
PLAN - OVERALL

E1.1



ENLARGED ELECTRICAL SITE PLAN - PART A

1" = 30'-0"

0 15' 30' 60'



HG ENGINEERS
HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
Fl. Authorization No.00006680
Christopher A. Garick; FL. PE No.53924
Thomas A. Alexander; FL. PE No.73172
Daniel J. White; FL. PE No.73790
Caleb W. Leonard; FL. PE No.91782
www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

DESTIN LINEAR PARK

SEAL:

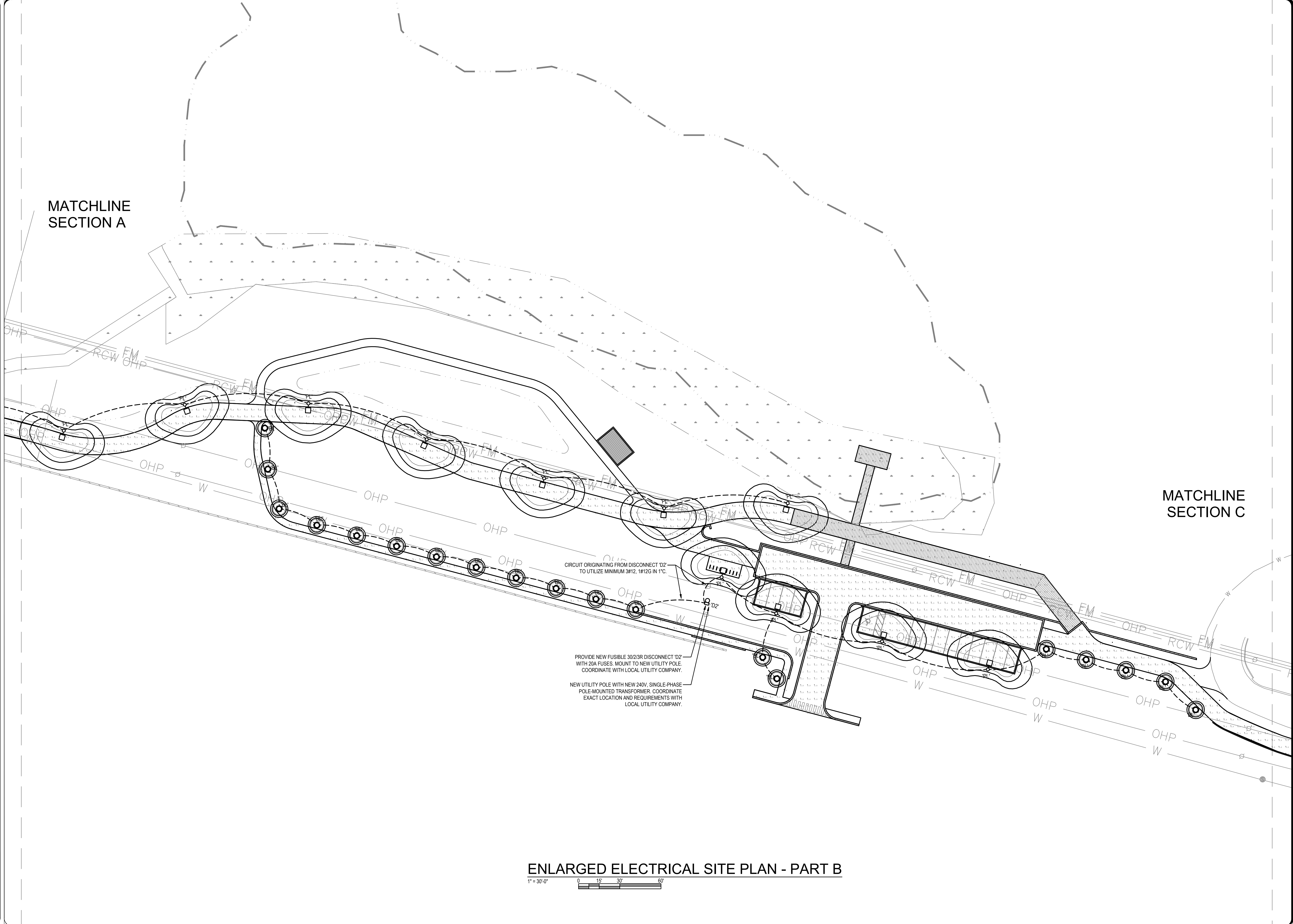
REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	07/01/2024
JOB NUMBER:	23050

ENLARGED ELECTRICAL SITE PLAN - PART A

E2.1

COASEY - 2:59 PM - E2.2 ENLARGED ELECTRICAL SITE PLAN - PART B.dwg
PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ENGINEER. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. HG ENGINEERS © COPYRIGHT 2022



HG ENGINEERS
HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
Fl. Authorization No.00006680
Christopher A. Garick; FL. PE No.53924
Thomas A. Alexander; FL. PE No.73172
Daniel J. White; FL. PE No.73790
Caleb W. Leonard; FL. PE No.91782
www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

DESTIN LINEAR PARK

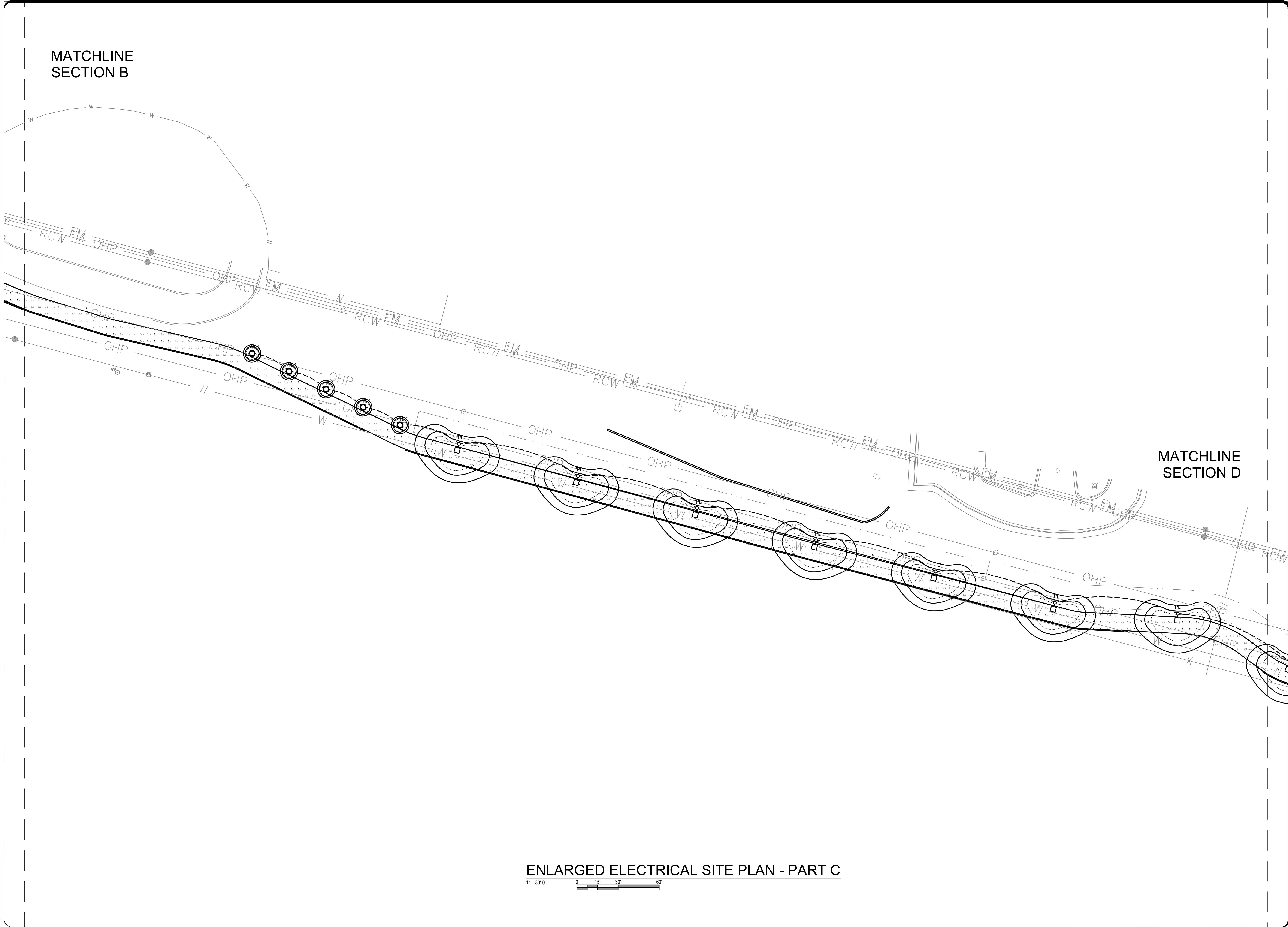
SEAL:

REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

ENLARGED
ELECTRICAL SITE
PLAN - PART B

E2.2





HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548

FL Authorization No.00006680
Christopher A. Garick; FL PE No.53924
Thomas A. Alexander; FL PE No.73172
Daniel J. White; FL PE No.73790
Caleb W. Leonard; FL PE No.91782

www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

DESTIN LINEAR PARK

SEAL:

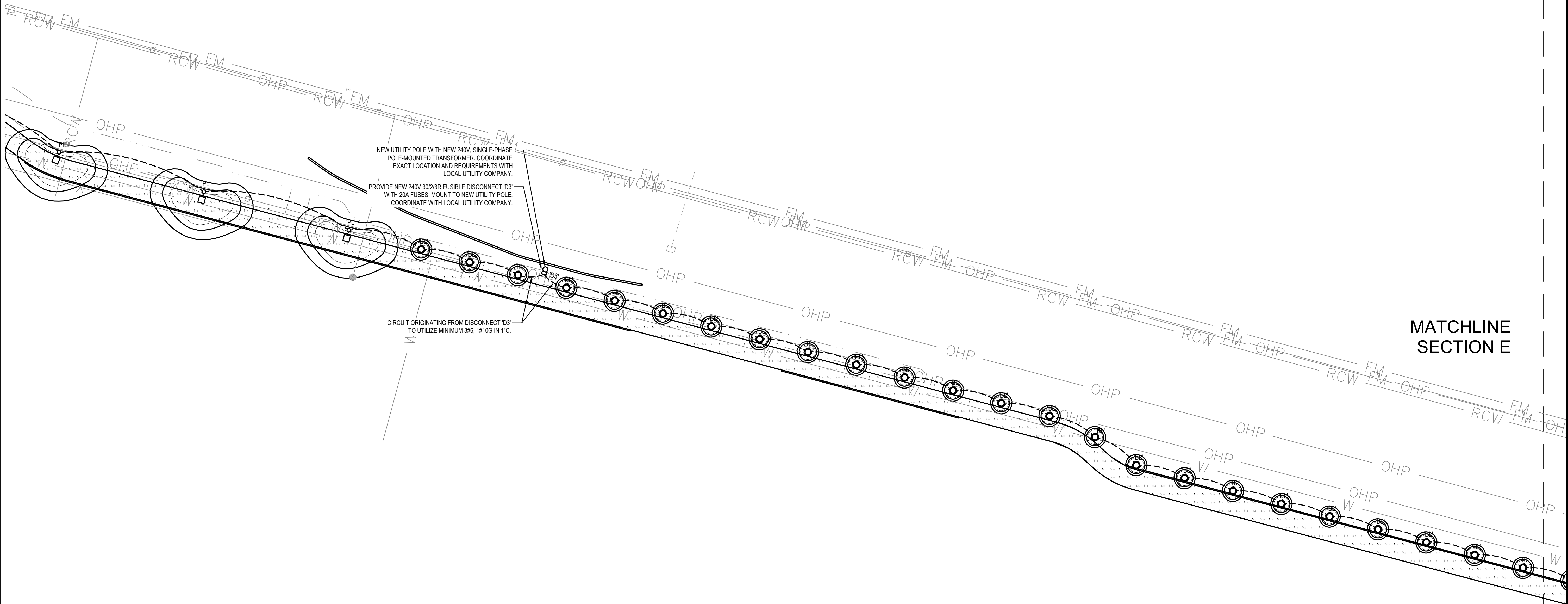
REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

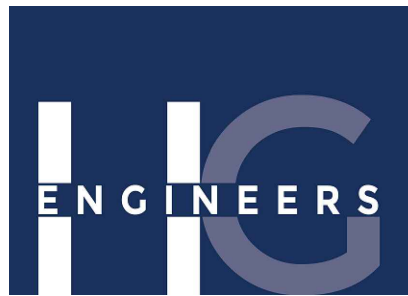
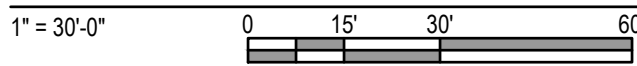
ENLARGED
ELECTRICAL SITE
PLAN - PART C

E2.3

MATCHLINE
SECTION C



ENLARGED ELECTRICAL SITE PLAN - PART D



HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548

FL Authorization No.00006680
Christopher A. Garick; FL PE No.53924
Thomas A. Alexander; FL PE No.73172
Daniel J. White; FL PE No.73790
Caleb W. Leonard; FL PE No.91782

www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

DESTIN LINEAR PARK

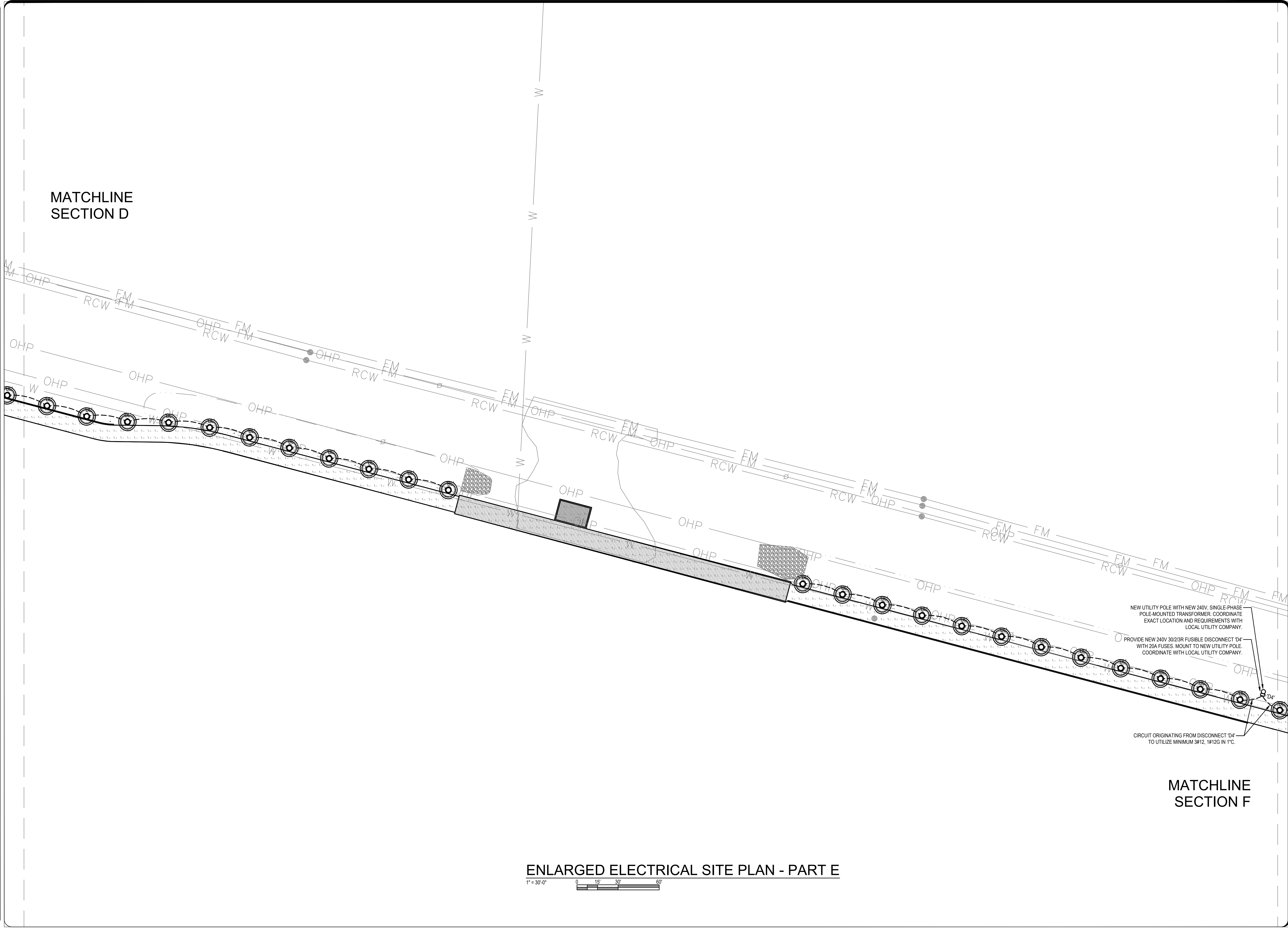
SEAL:

REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

ENLARGED
ELECTRICAL SITE
PLAN - PART D

E2.4





HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
Fl. Authorization No.00006680
Christopher A. Garick; FL. PE No.53924
Thomas A. Alexander; FL. PE No.73172
Daniel J. White; FL. PE No.73790
Caleb W. Leonard; FL. PE No.91782
www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

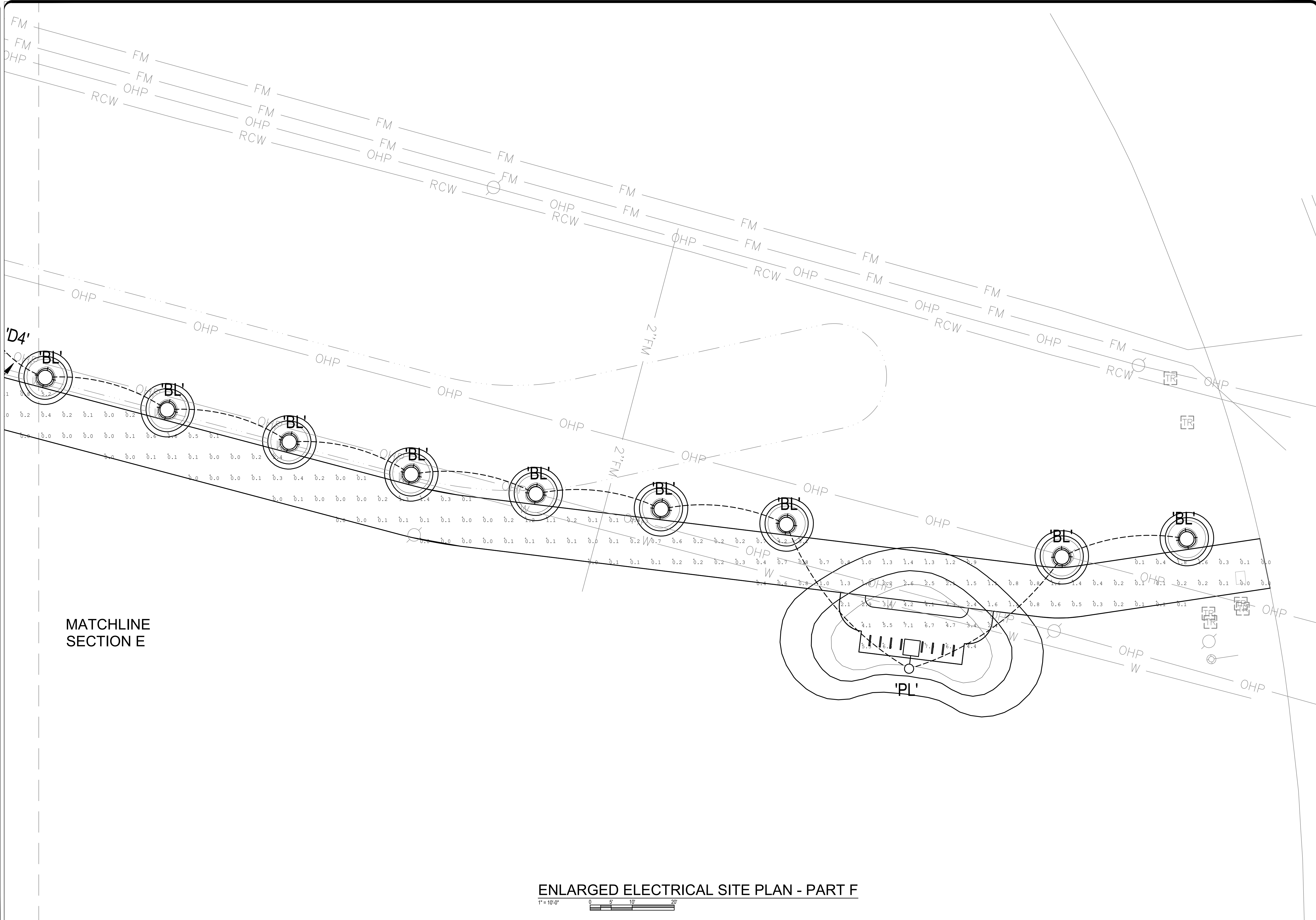
DESTIN LINEAR PARK

SEAL:

REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

ENLARGED
ELECTRICAL SITE
PLAN - PART E





HG ENGINEERS
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
Fl. Authorization No.00006680
Christopher A. Garick, FL, PE No.53924
Thomas A. Alexander, FL, PE No.73172
Daniel J. White, FL, PE No.73790
Caleb W. Leonard, FL, PE No.91782
www.hgengineers.com
E-mail: office@hgengineers.com
Ph:850.243.6723

23050

DESTIN LINEAR PARK

SEAL:

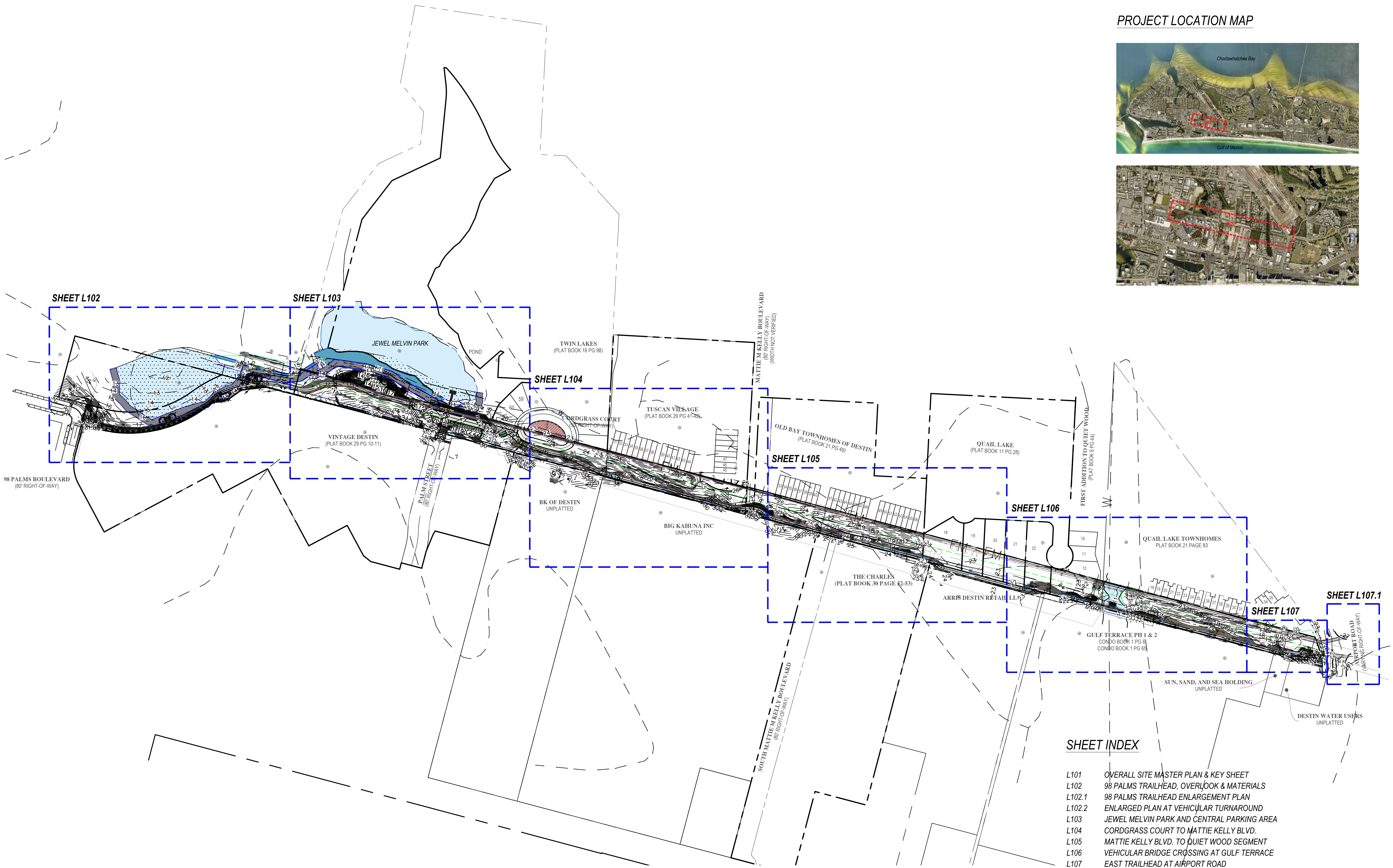
REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

ENLARGED
ELECTRICAL SITE
PLAN - PART F

2024
PROJECT STATUS
Issue Date

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.



PROJECT LOCATION MAP



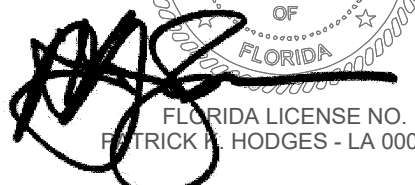
DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PROFESSIONAL LANDSCAPE ARCHITECT
LA 0000850
STATE OF FLORIDA


PATRICK M. HODGES - LA 0000850

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

OVERALL SITE
MASTER PLAN & KEY
SHEET

PROJECT NUMBER	23058
DATED	06/28/2024

THE PATRICK HODGES LAND STUDIO

PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

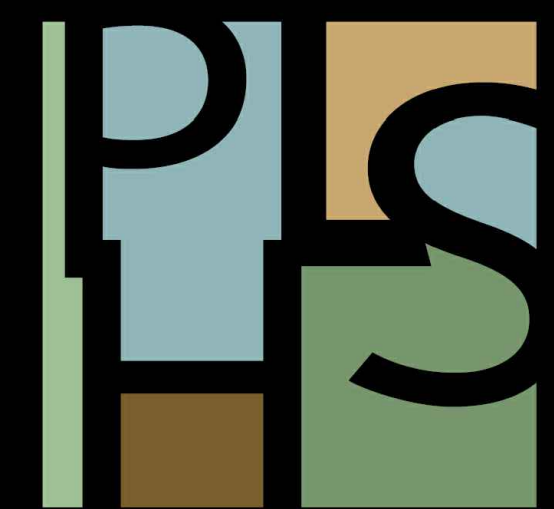
PATRICK HODGES, ASLA

PROFESSIONAL LANDSCAPE ARCHITECT

(850) 528-1925

PATRICK@PHLANDSTUDIO.COM

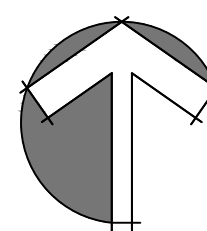
FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000850



0'180'360'540'

ONE INCH EQUALS ONE-HUNDRED EIGHTY FEET

SCALE IN FEET



NORTH

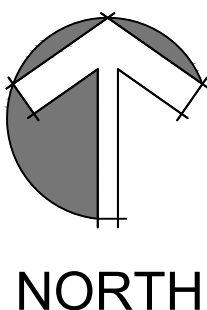
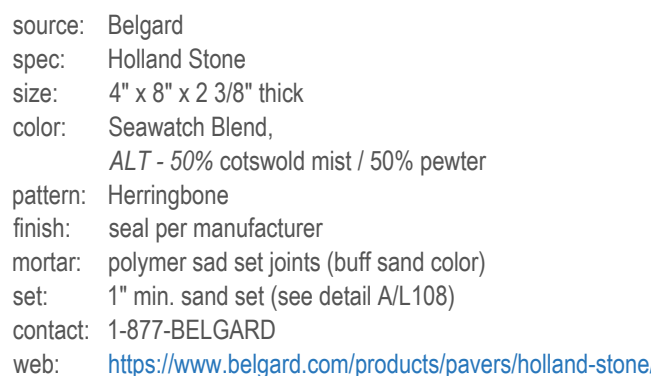
OVERALL UTILITIES LEGEND

	EXISTING 12" S.S. FORCE MAIN
	EXISTING 18" REUSE LINE
	EXISTING 16" MAIN WATER LINE
	EXISTING POWER LINE & POLES
	PROPOSED POWER LINE & POLES
	V-NODE-UTILITY





L102



2024 PROJECT STATUS Issue Date

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.



BOLLARD TYPE 1 - EMBEDDED
source: Landscape Forms
spec: Northport Bollard
size: 8.5" x 36.5"
color: Fog
finish: Powdercoat per manufacturer
set: Details per Manufacturer
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Northport-Bollard.aspx>
Mallory Morant - ASLA, PLA, LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-869-0341
Email: MalloryM@landscapeforms.com

(qty = 2, this location)

NOTE: coordinate details with civil details and specifications for paving and footer requirements.

BIKE RACKS
source: Landscape Forms
spec: Ride Bike Rack
size: 4" x 28" x 26"
color: Fog (metals) or silver metallic
finish: metals (powder coat)
set: bolted to slab per manufacturer's installation instructions
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Ride-Bike-Rack.aspx>
Mallory Morant - ASLA, PLA, LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-869-0341

(qty = 6, this location)

DAG
ARCHITECTS
DAG Architects - AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

FLORIDA LICENSE NO. PATRICK HODGES - LA 0000850

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

98 PALMS TRAILHEAD ENLARGEMENT PLAN

PROJECT NUMBER	23058
DATED	06/28/2024

THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

[PATRICK@PHLANDSTUDIO.COM](mailto:patrick@phlandstudio.com)
FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000850

0' 5' 10' 15'
ONE INCH EQUALS FIVE FEET
SCALE IN FEET

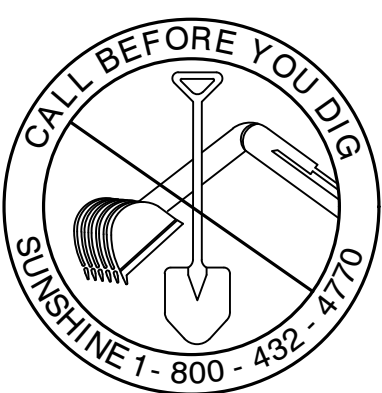
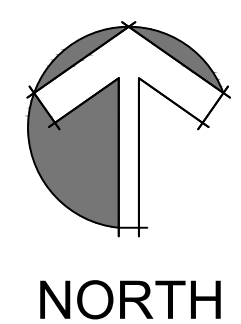
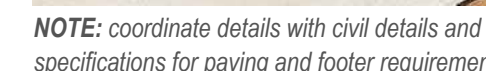
NORTH





CITY OF DESTIN
DESTIN LINEAR TRAIL

L102.2

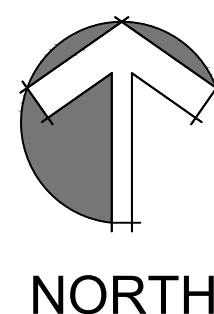
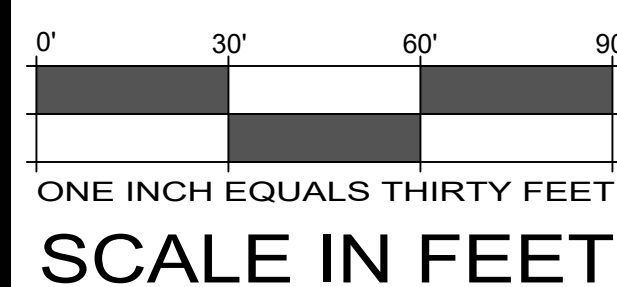
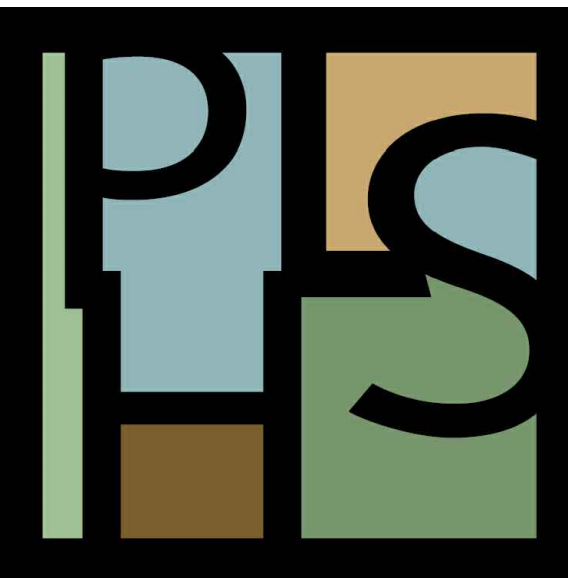
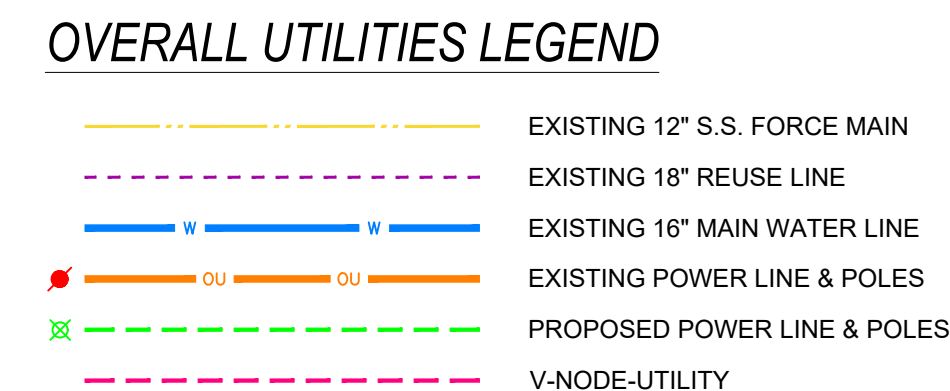


CONSTRUCTION DOCS. 609

[illegible]

DATED 06/28/202

L103



CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

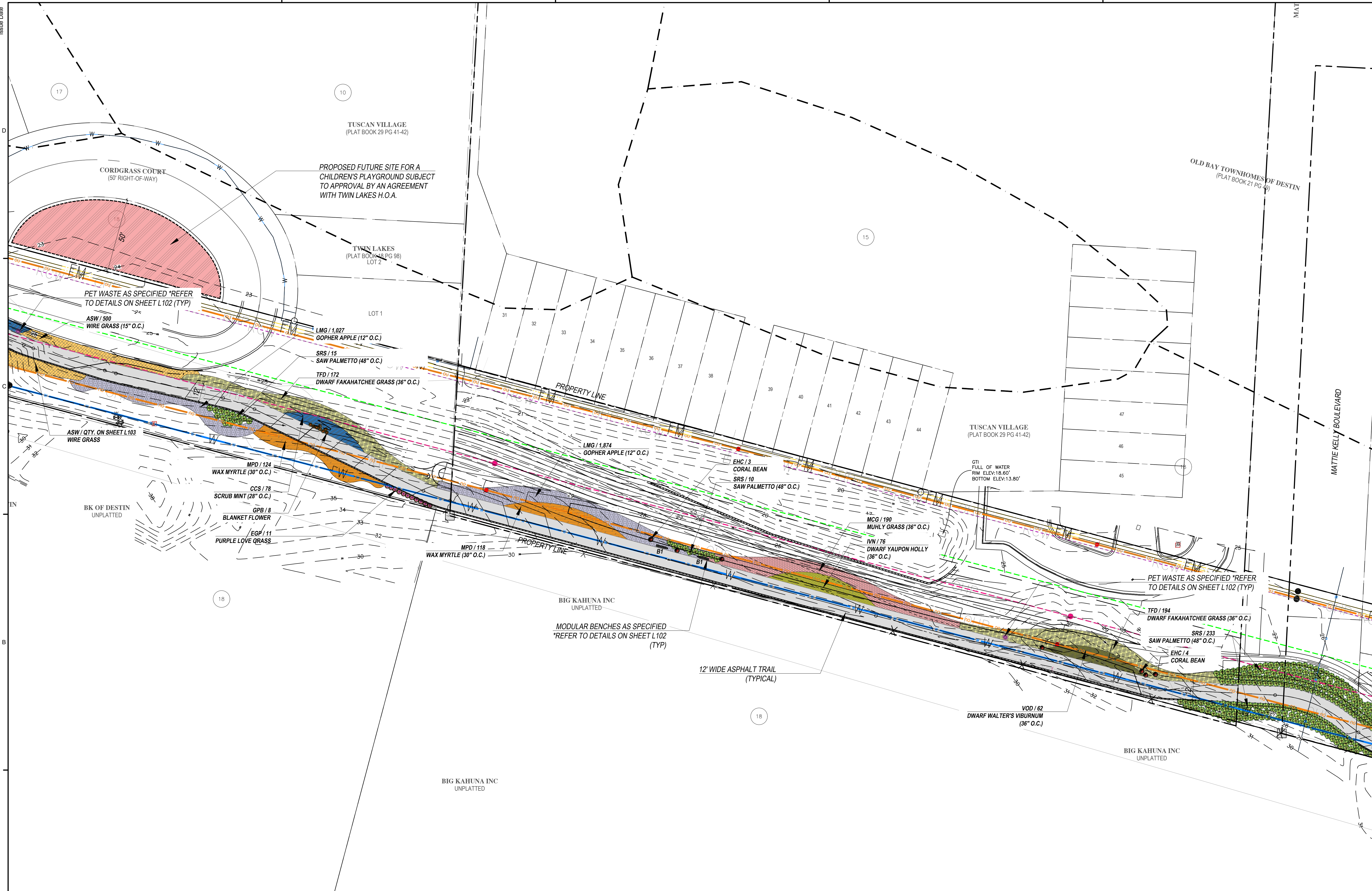
REVISIONS:

[illegible]

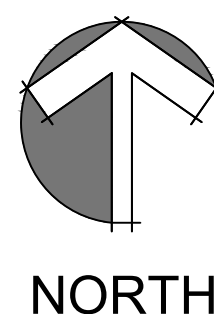
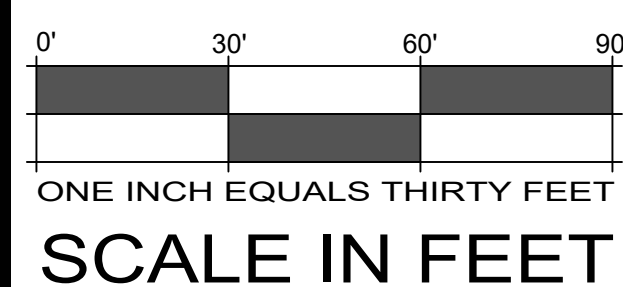
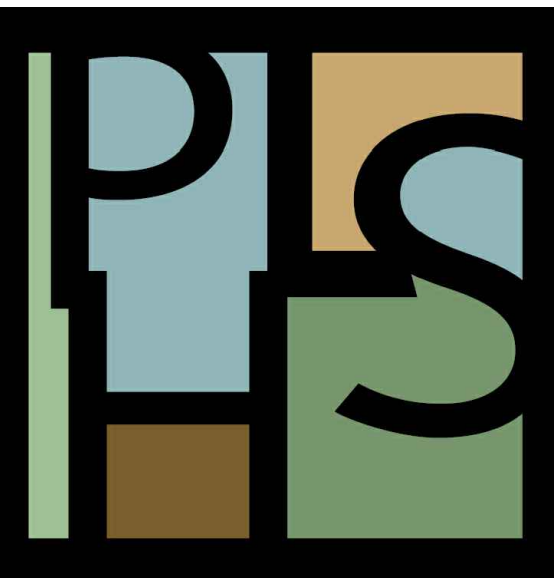
CORDGRASS COURT
TO MATTIE KELLY
BLVD.

PROJECT NUMBER	23058
DATED	06/28/2024

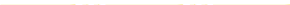
L104



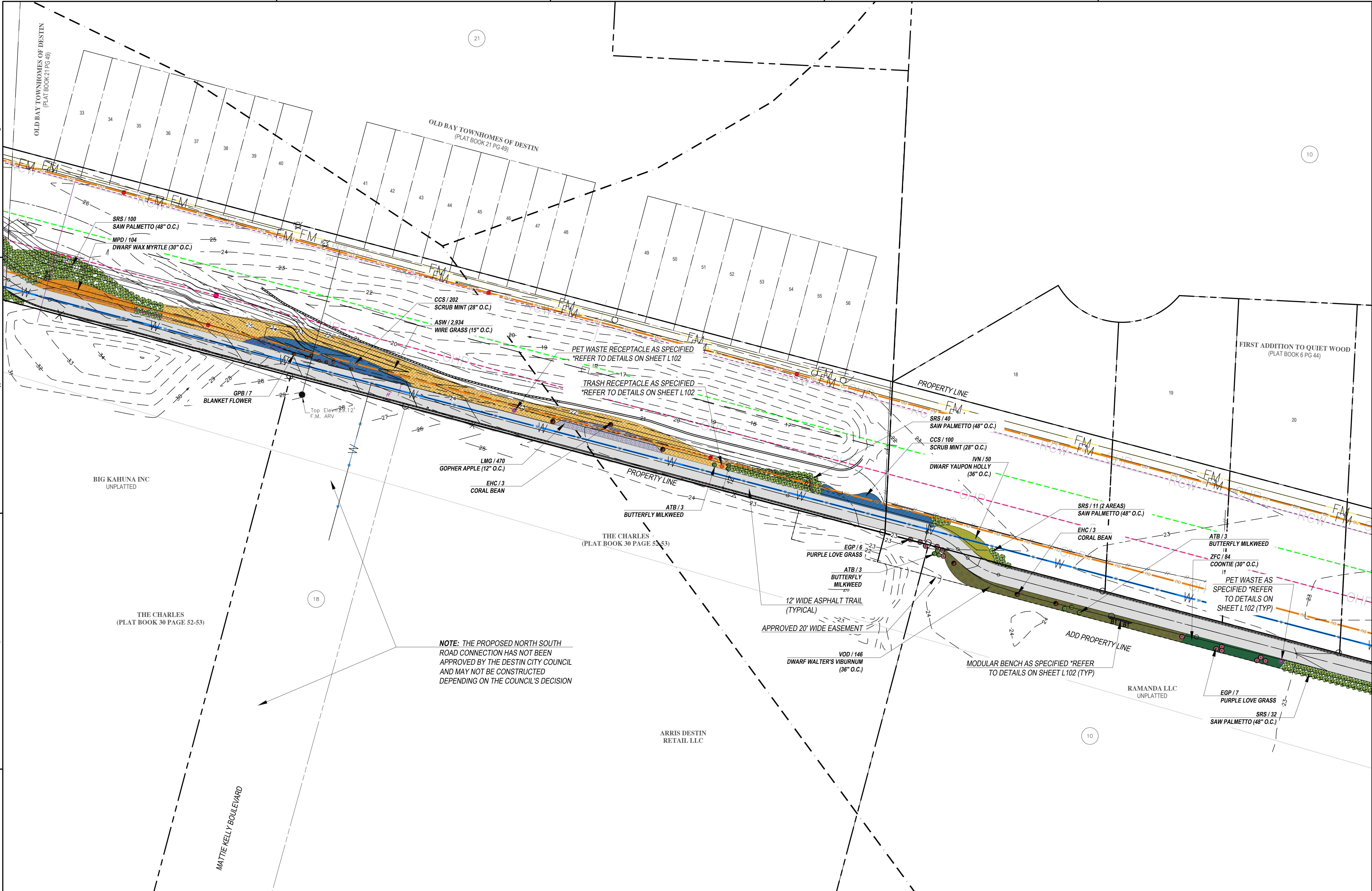
PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE
ARCHITECT NO. LA0000850



OVERALL UTILITIES LEGEND

 EXISTING 12" S.S. FORCE MAIN
 EXISTING 18" REUSE LINE
 EXISTING 16" MAIN WATER LINE
 EXISTING POWER LINE & POLES
 PROPOSED POWER LINE & POLES
 V-NODE-UTILITY





THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000850

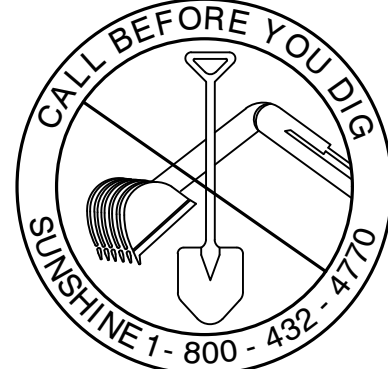
0' 30' 60' 90'

ONE INCH EQUALS THIRTY FEET

SCALE IN FEET

NORTH

- OVERALL UTILITIES LEGEND**
- EXISTING 12" S.S. FORCE MAIN
 - EXISTING 18" REUSE LINE
 - EXISTING 16" MAIN WATER LINE
 - EXISTING POWER LINE & POLES
 - PROPOSED POWER LINE & POLES
 - V-NODE-UTILITY



DAG

ARCHITECTS

DAG Architects - AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

FLORIDA LANDSCAPE ARCHITECT
LA 0000850
STATE OF FLORIDA
PATRICK H. HODGES - LA 0000850

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

**MATTIE KELLY BLVD.
TO QUIET WOOD
SEGMENT**

PROJECT NUMBER **23058**
DATED **06/28/2024**



LA SEAL:



CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

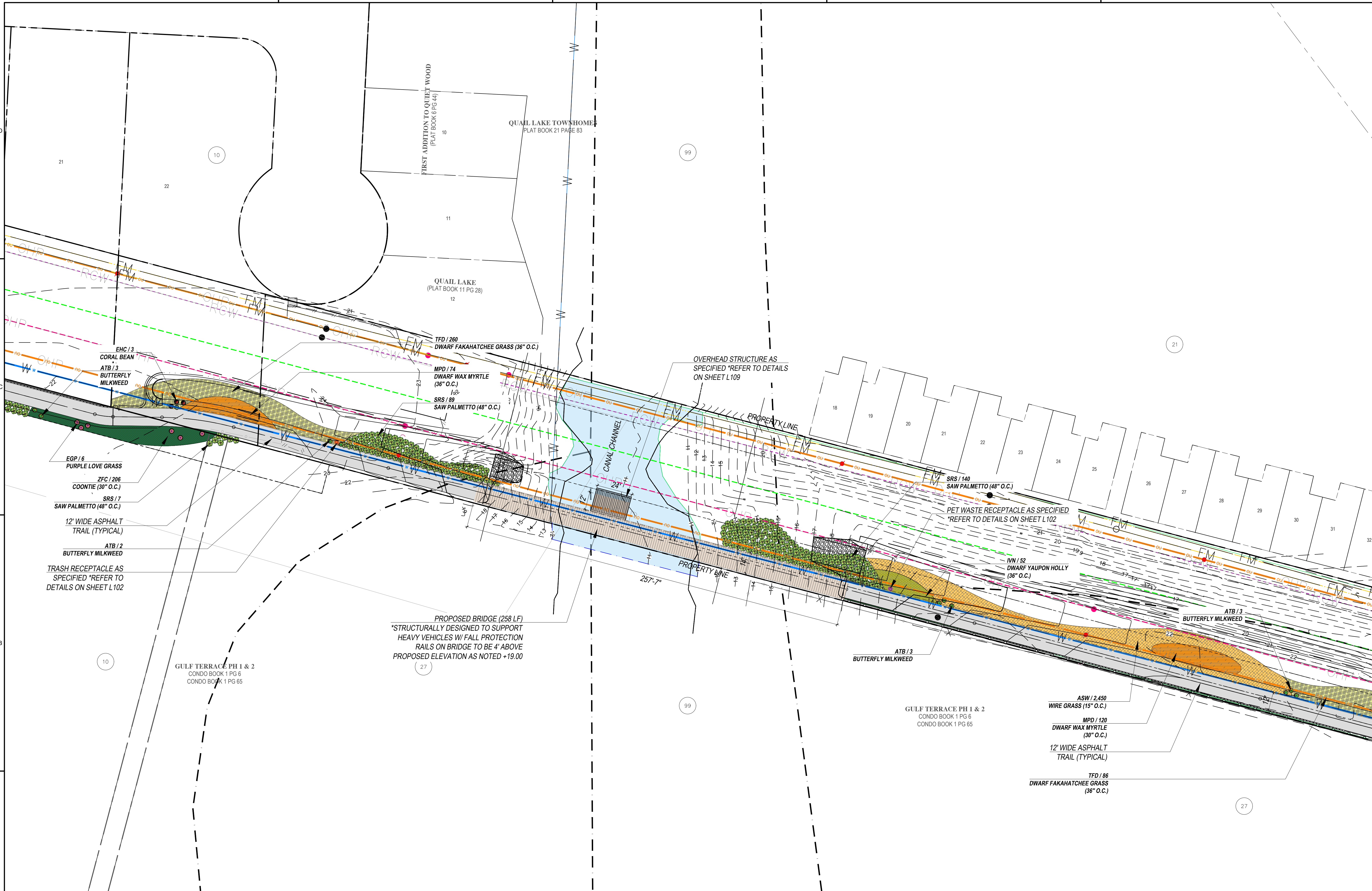
REVISIONS:

[illegible]

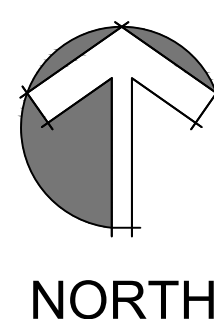
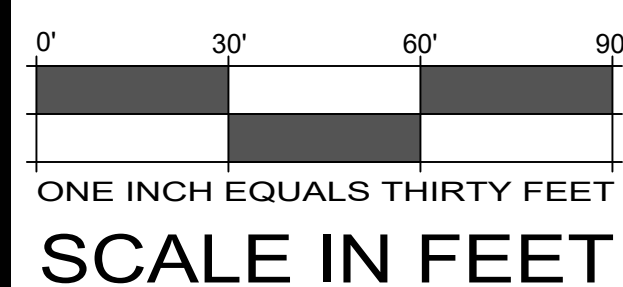
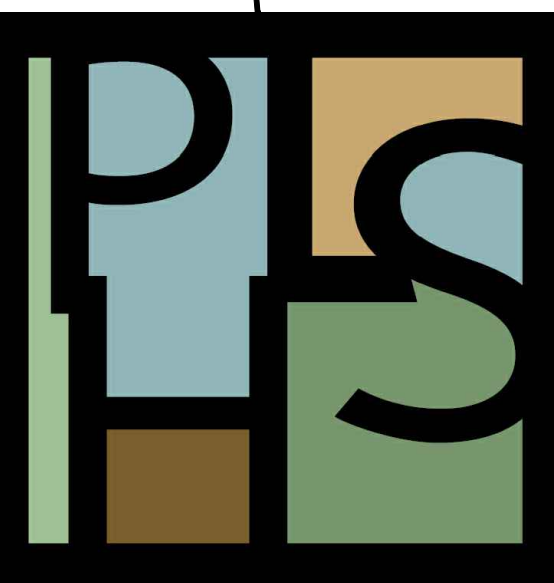
VEHICULAR BRIDGE
CROSSING AT GULF
TERRACE

PROJECT NUMBER	23058
DATED	06/28/2024

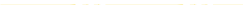
L106

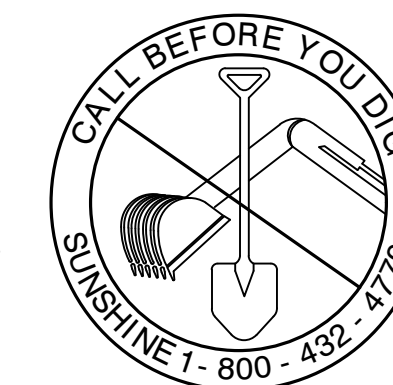


PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE
ARCHITECT NO. LA0000850



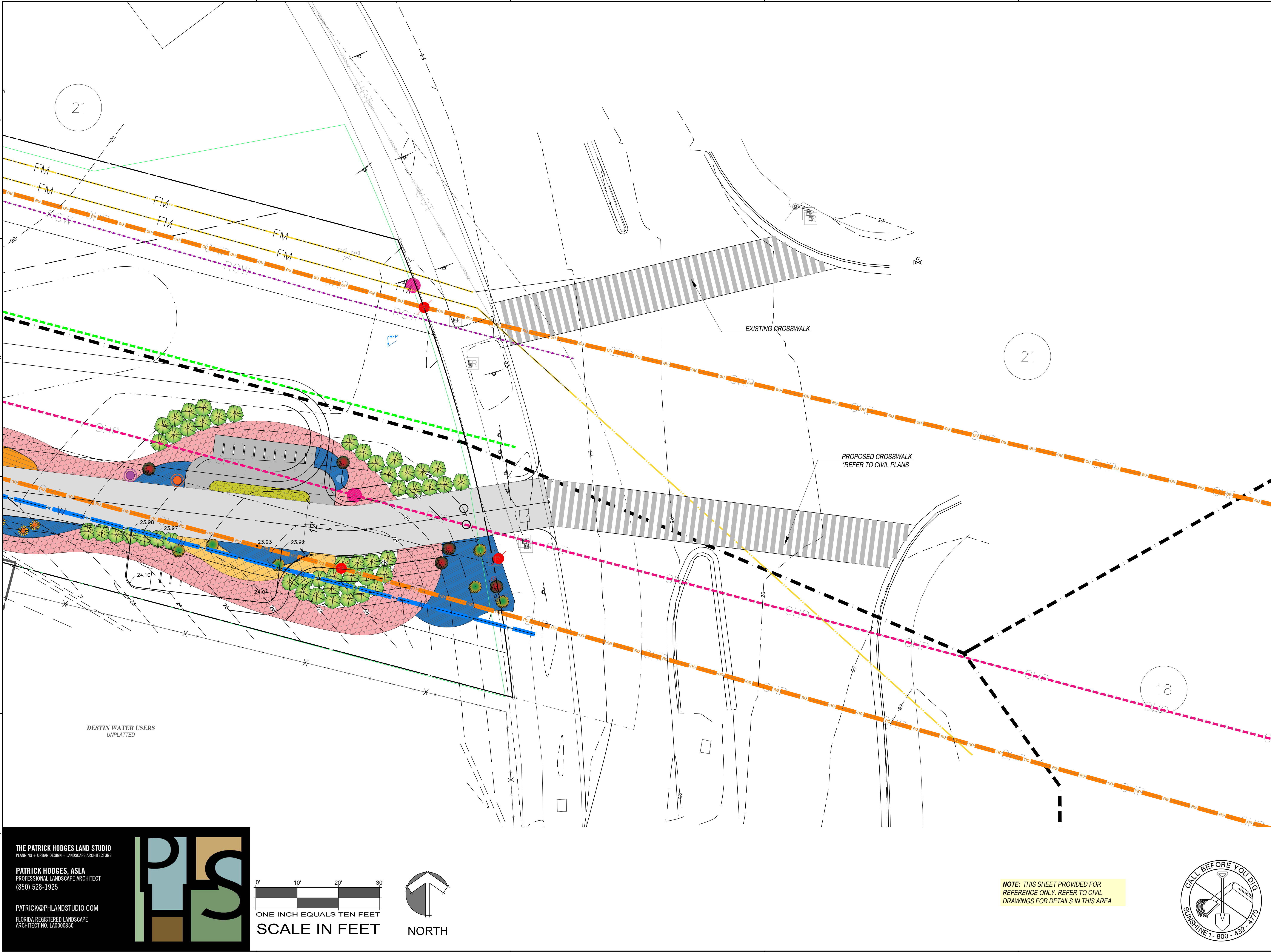
OVERALL UTILITIES LEGEND

 EXISTING 12" S.S. FORCE MAIN
 EXISTING 18" REUSE LINE
 EXISTING 16" MAIN WATER LINE
 EXISTING POWER LINE & POLES
 PROPOSED POWER LINE & POLES
 V-NODE-UTILITY



© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date

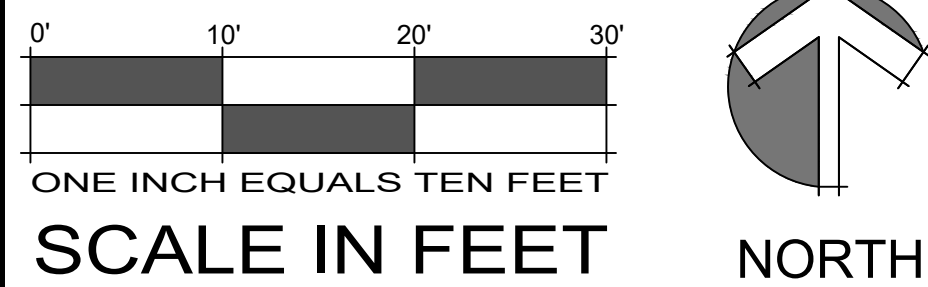


THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

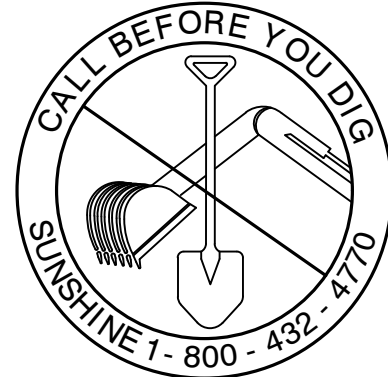
PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

PATRICK@PHLANDSTUDIO.COM

FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000850



NOTE: THIS SHEET PROVIDED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR DETAILS IN THIS AREA



DAG ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

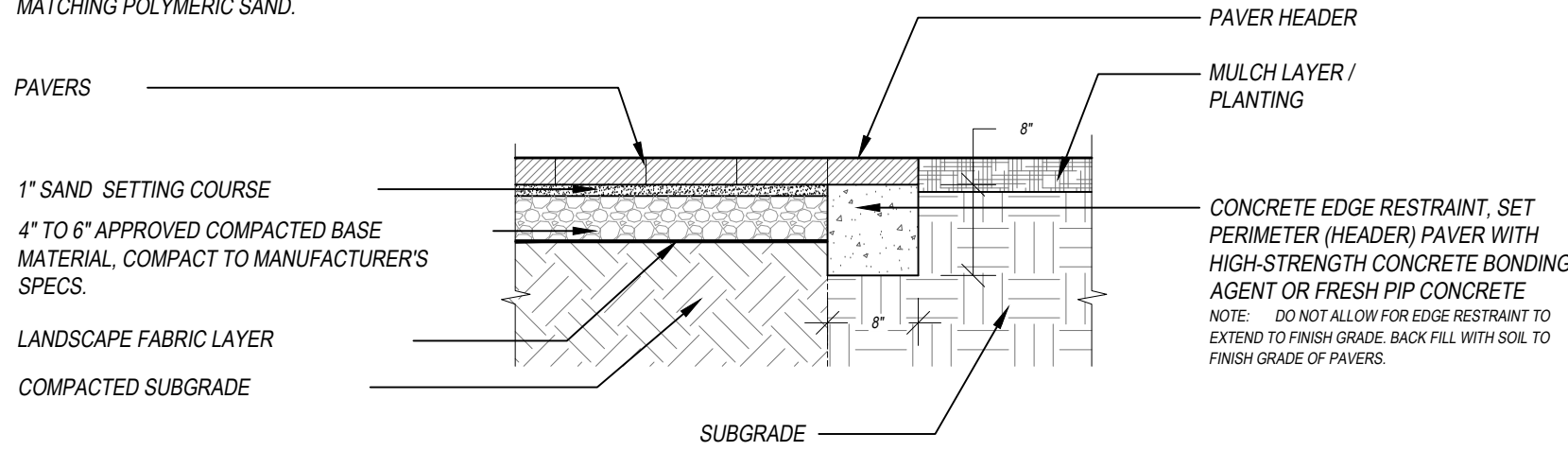
PROPOSED
CROSSWALKS AT
AIRPORT ROAD

PROJECT NUMBER **23058**

DATED **06/28/2024**

L107.1

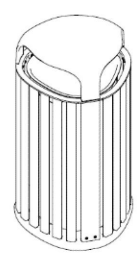
NOTE: THICKNESS OF PAVER AND BASE MAY VARY DUE TO USE. VERIFY REQUIRED THICKNESS WITH PAVER MANUFACTURER PER USE
NOTE: ALL JOINTS NEED TO BE SWEEPED WITH A COLOR MATCHING POLYMERIC SAND.



A SAND SET PAVER DETAIL
SCALE: 3/4" = 1'-0"

FGP Litter Receptacle
Installation Guide

www.landscapelforms.com
Date: May 3, 2018
Ph: 800.521.2546



Side Opening Litter

Tools Required

- Safety glasses
- Litter receptacle ships fully assembled. Freestanding unit can be set in place.
- Anchoring hardware for surface mount option: One anchor, 1/2" [12mm] diameter or less, is required per unit. The base adds 9/16" [14mm] to the anchor length. The rotomolded base will compress about 1/8" upon tightening of the anchor bolt. The installer is responsible for anchoring hardware suitable for site conditions. Corrosion-resistant anchors are recommended.

PROCEDURE FOR INSTALLATION:

FOR SURFACE MOUNTED LITTER RECEPTACLE:

1. Place the unit in the desired position. Open the lid to check clearance.
2. Remove the liner and mark anchor location through the slot in the base.
3. Move the unit to allow access for the drilling hole.
4. Drill hole at marked location according to anchor manufacturer's specification.
5. Complete the anchor installation according to the anchor manufacturer's instructions.

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

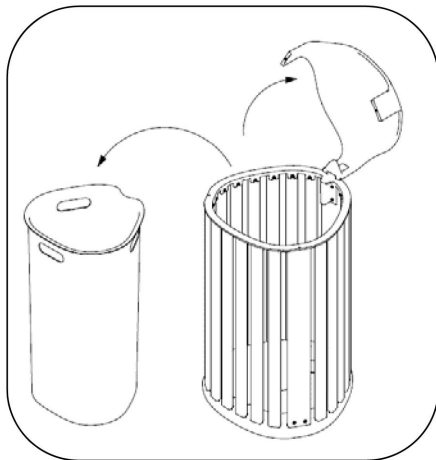


Fig. 1 – lift lid and remove liner

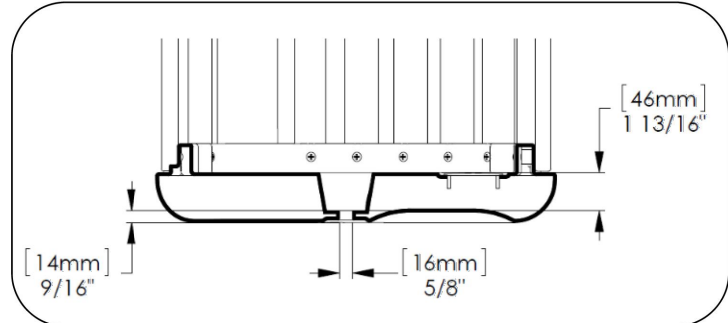


Fig. 2 – section view of base

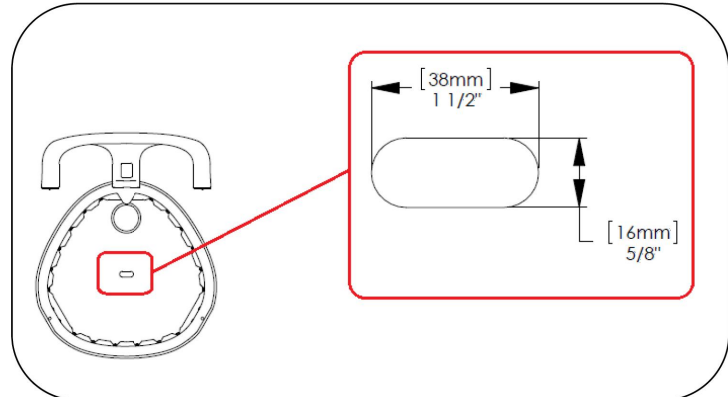
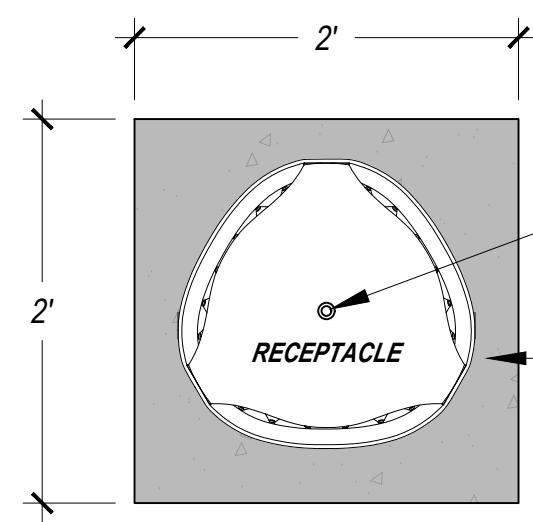


Fig. 3 – size of slot for surface mounting

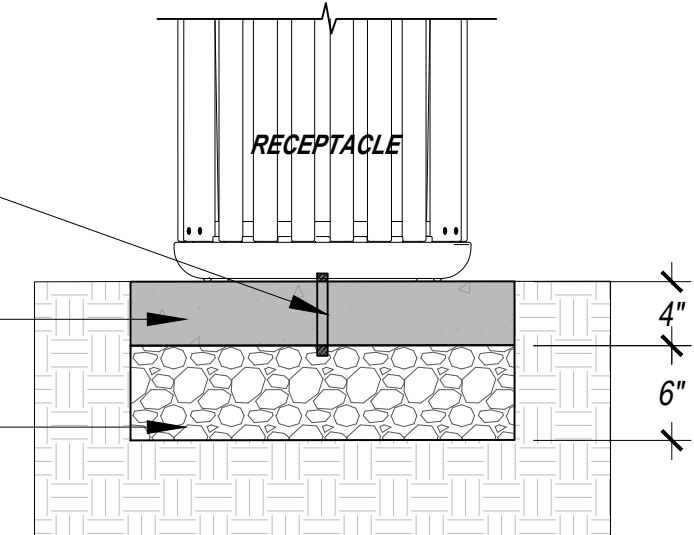
Page 1 of 1



PLAN

BOLTED CONNECTION PER MANUFACTURER'S RECOMMENDATIONS
4" MIN. CONCRETE SLAB AT TRASH RECEPTACLE LOCATION
6" MIN. COMPACTED GRANULAR BASE BELOW

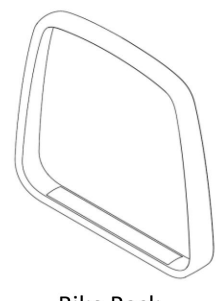
SECTION



B TRASH RECEPTACLE MOUNTING DETAILS
SCALE: 1" = 1'-0"

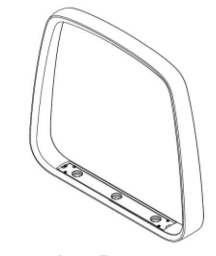
Ride™ bike rack
Installation Guide

www.landscapelforms.com
Date: September 9, 2016
Ph: 800.521.2546

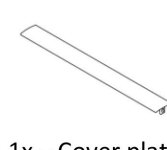


Bike Rack

Included components



1x - Frame

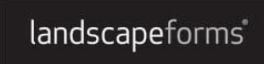


Tools Required

- Unit ships assembled
- 1/8" hex key
- 3/16" hex key
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)
- For surface mount option: stainless steel anchoring hardware, (2) required per unit (not included). Landscape Forms, Inc. recommends maximum 1/2" dia bolt, with a minimum embedded depth of 3" (see Fig. 5. for bolt clearances).

WARNING! Unit must be anchored.

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.



Page 1 of 2

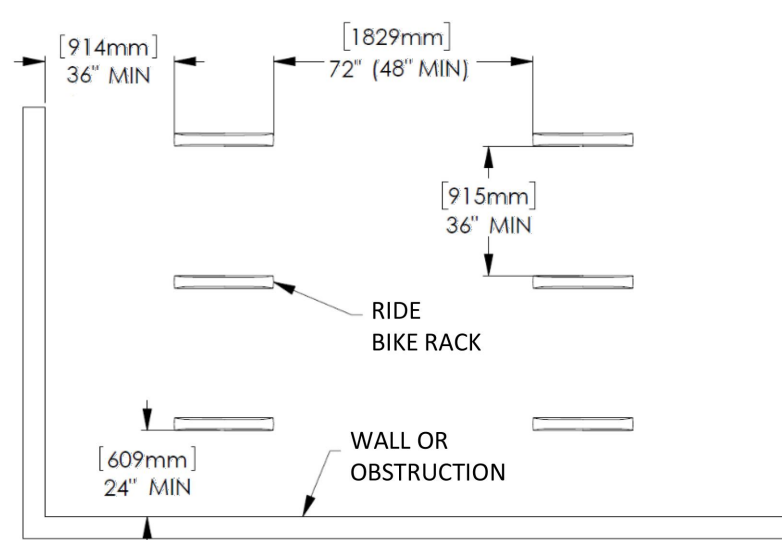


Fig. 1. - Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

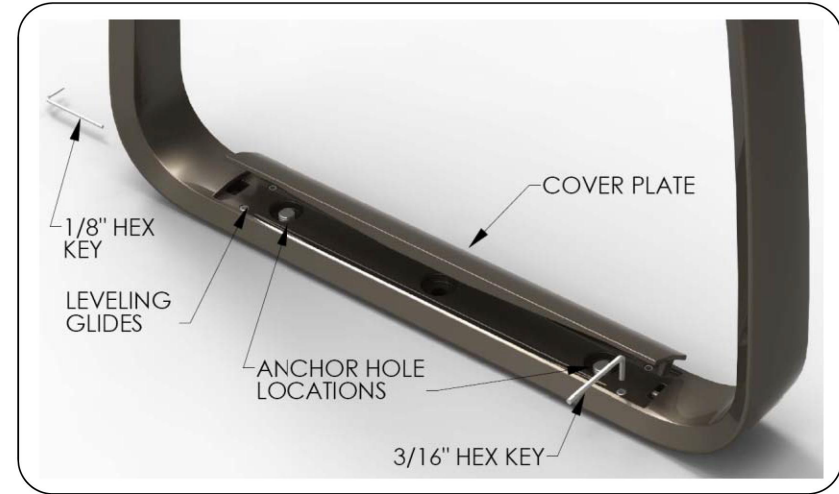


Fig. 2. – Component detail

Ride™ bike rack
Installation Guide

www.landscapelforms.com
Date: September 9, 2016
Ph: 800.521.2546

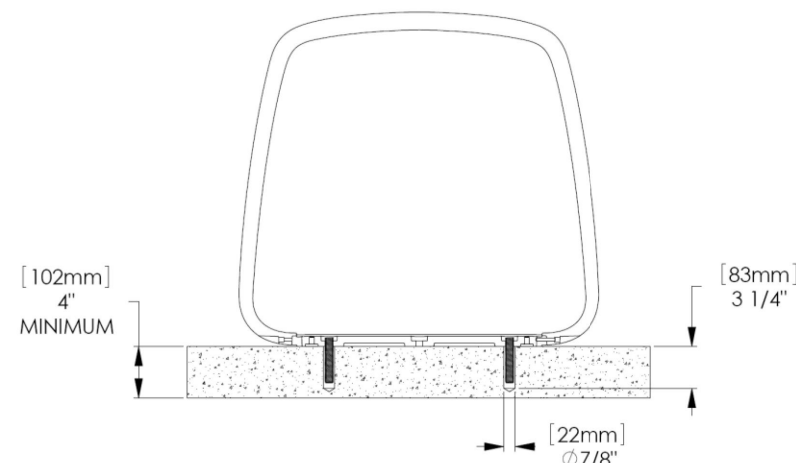


Fig. 3. – Hole size for embedded bike rack

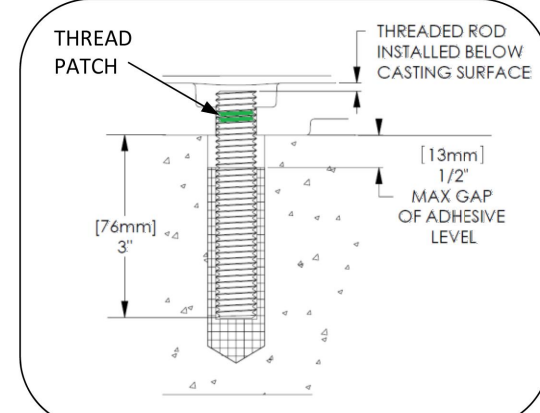


Fig. 4. – Install threaded rod



INSTALLATION PROCEDURE:

WARNING! Unit must be anchored.

1. Set bike rack in position. Using 3/16" hex key, adjust leveling glides until unit is plumb.
2. Mark hole locations. See Fig. 1 for recommended spacing.
3. Move bike rack and drill holes. Clear debris from holes.

FOR EMBEDDED MOUNT:

1. Thread anchor rods with thread patch into bike rack as shown in Fig. 4.
2. Fill holes with adhesive to level shown in Fig. 4.
3. Set unit in place and wipe away excess adhesive.
4. After adhesive has fully cured to manufacturer's recommendation, turn all four leveling glides equally until to remove any excess movement of the bike rack.

FOR SURFACE MOUNT:

1. Set unit in place and install anchor bolts (not supplied by Landscape Forms) according to anchor manufacturer's instructions.
2. Turn all four leveling glides equally until tight to remove any excess movement of the bike rack.

FOR COVER PLATE INSTALLATION:

1. Set cover plate in place. End with vertical tab and no thru hole should be installed on the side with access for the set screw. Using 1/8" hex key, install set screw from hardware pack.
2. Tighten set screw until cover plate is secure.

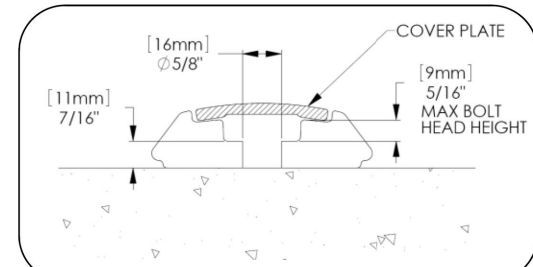


Fig. 5. – Anchor hole clearance for surface mount

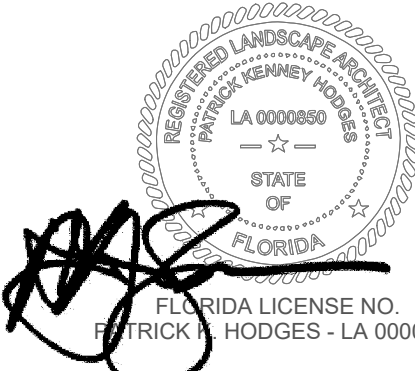
Page 2 of 2

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

**SITE FURNISHINGS -
DETAILS**

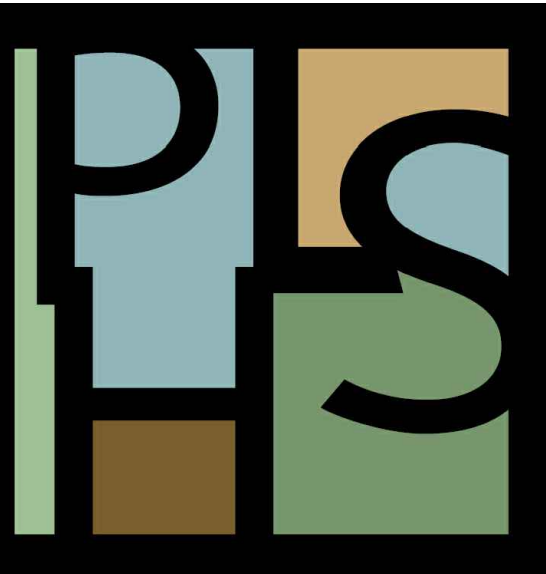
PROJECT NUMBER **23058**
DATED **06/28/2024**

L108

THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE
ARCHITECT NO. LA0000850



© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

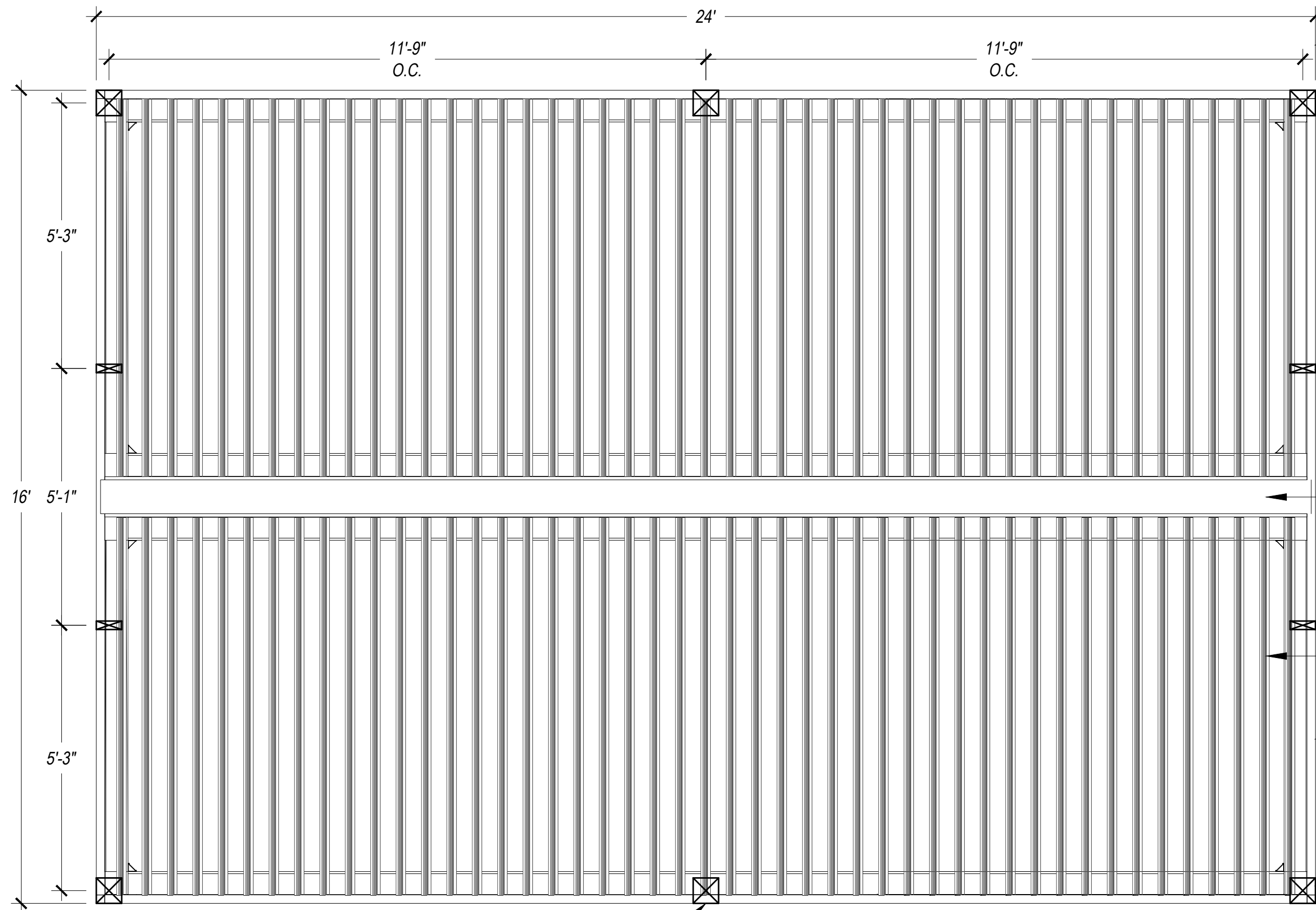
2024
PROJECT STATUS
Issue Date

D

C

B

A



DIMENSIONS SHOWN HERE ARE CONSIDERED CUSTOM AND SHALL BE REVIEWED / APPROVED BY MANUFACTURER

INTERMEDIATE SIDE STRUCTURE POST PER MANUFACTURER'S DETAILS

LOUVER ROOF DIVISIONS PER MANUFACTURER'S DETAILS

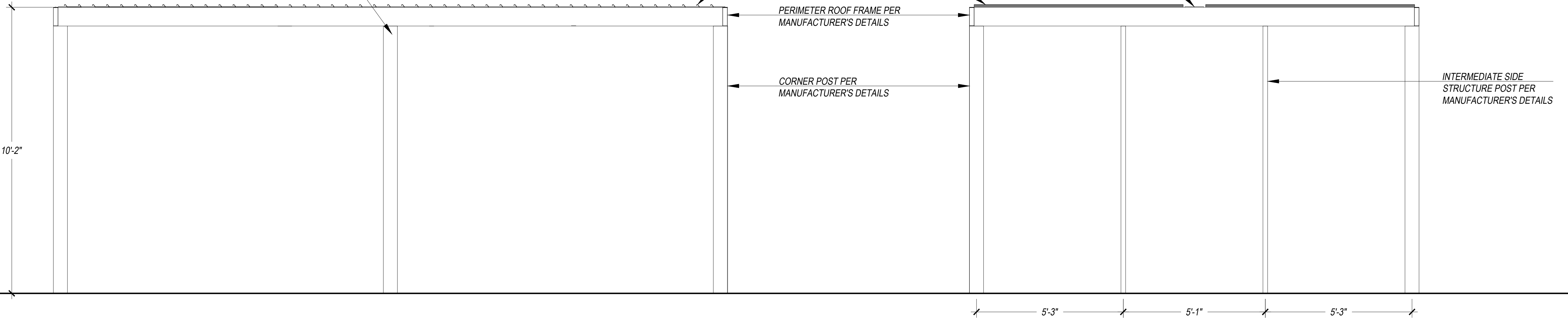
OPERABLE LOUVERS PER MANUFACTURER'S DETAILS

PERIMETER ROOF FRAME PER MANUFACTURER'S DETAILS

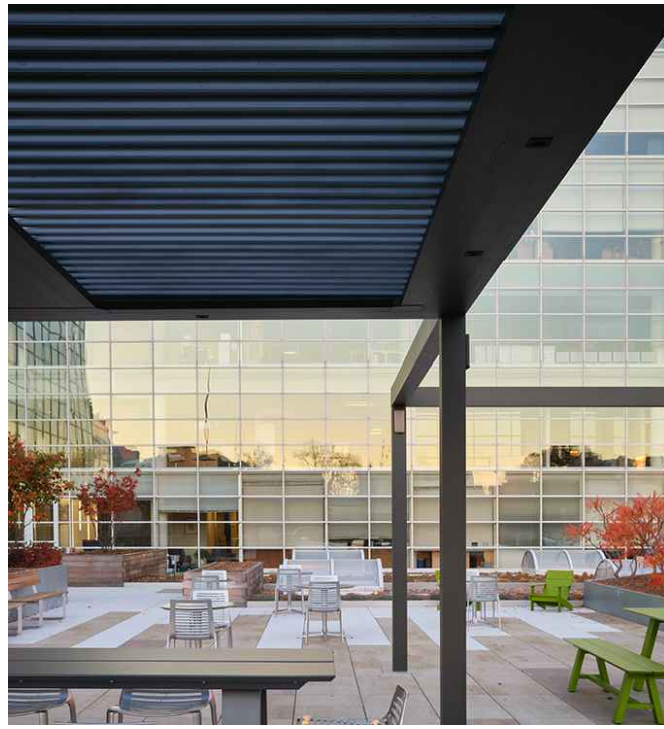
CORNER POST PER MANUFACTURER'S DETAILS

STRUCTURE NOTES: drawing shown here is considered custom to the manufacturer's standard details regarding the overall structure length and post layout. The listed manufacturer shall provide shop drawings for landscape architect's / owner's approval prior to manufacturing. All hardware, detailing and installation methods shall be supplied by manufacturer and each location shall address the structures required secured method to ground, existing / proposed structures and in coordination with the projects applicable design consultant.

CENTRAL POSTS AS REQUIRED PER MANUFACTURER



STRUCTURE CHARACTER FINISHES



UPFIT - SHELTERS
source: Landscape Forms
spec: Upfit
size: 16' x 24' (custom size)
color: matte black
finish: metals (powder coat)
set: bolted to slab / footers per manufacturer's installation instructions (per location)
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Upfit+Home.aspx>

(qty = 4)

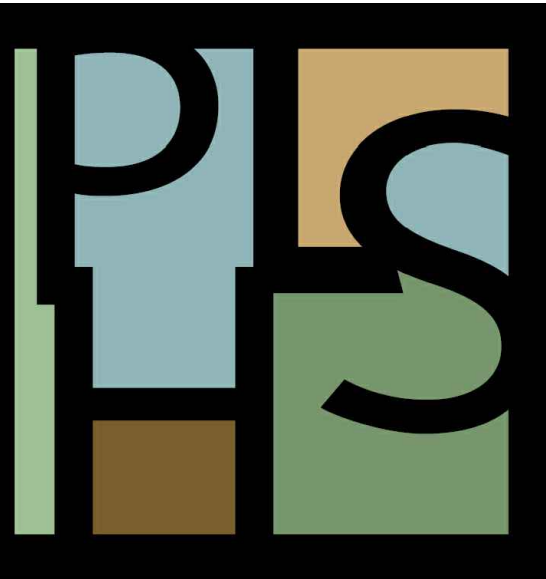
direct contact:
Mallory McAvoy - ASLA, PLA, LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-669-0341

A OVERHEAD CANOPY STRUCTURE BY LANDSCAPE FORMS
SCALE: 1/2" = 1'-0"

THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE
ARCHITECT NO. LA0000850

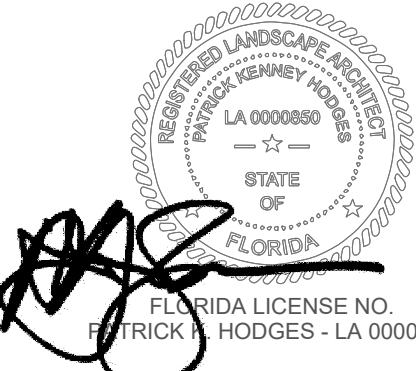


DAG

ARCHITECTS

DAG Architects - AR0009694
1223 Airport Road - Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

OVERHEAD TRELLIS
DETAILS

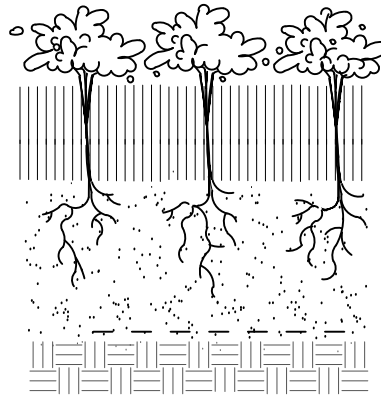
PROJECT NUMBER 23058
DATED 06/28/2024

L109

TRIANGULAR SPACING PER SCHEDULE

3" COMPACTED MULCH

PREPARE BED AS PER WRITTEN SPECIFICATION OR PLAN NOTES



A GROUNDCOVER PLANTING DETAIL

N.T.S.

MULCH

FORM SAUCER WITH 3" CONTINUOUS RIM

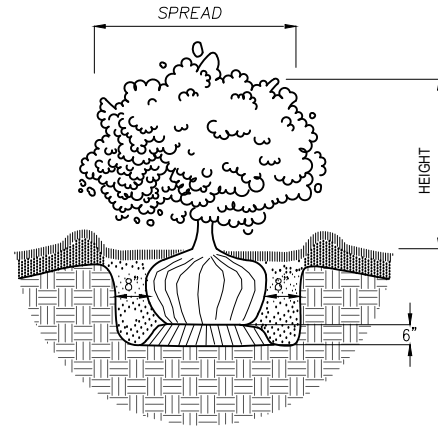
4" TOPSOIL

SPECIFIED PLANTING MIX

WATER & TAMP TO REMOVE AIR POCKETS

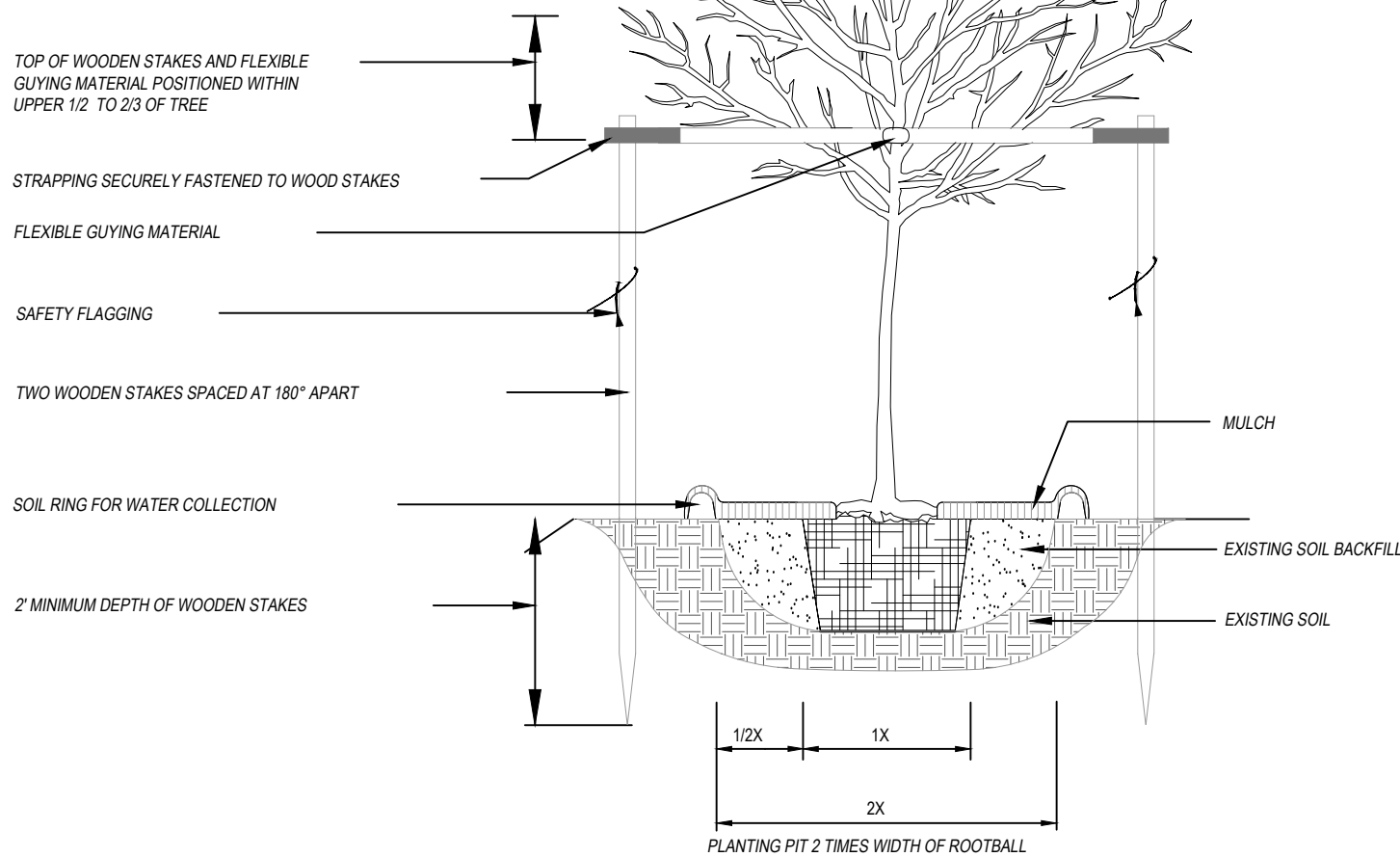
REMOVE CONTAINER

COMPACTED PLANTING MIX



B SHRUB PLANTING DETAIL

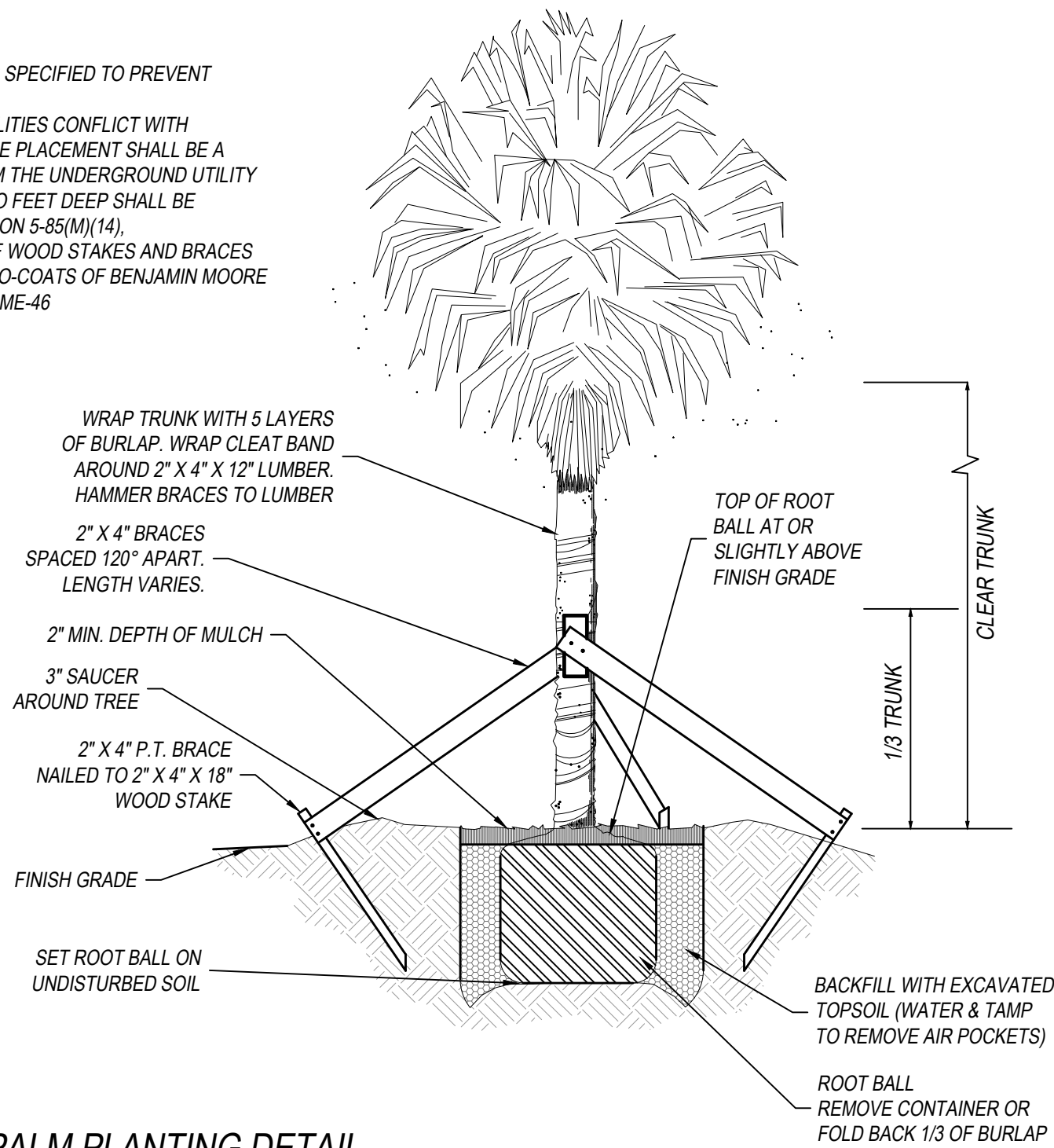
N.T.S.



C TREE PLANTING DETAIL 1" - 3 1/2" CALIPER SIZE

N.T.S.

- NOTE:**
1. INSTALL ROOT BARRIERS AS SPECIFIED TO PREVENT CONFLICTS WITH UTILITIES.
 2. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. PER TLDC SECTION 5-85(M)(14).
 3. ALL EXPOSED SURFACES OF WOOD STAKES AND BRACES SHALL BE PAINTED WITH TWO COATS OF BENJAMIN MOORE – BLACK FOREST GREEN – RME-46



E PALM PLANTING DETAIL

N.T.S.

D TREE PLANTING DETAIL

N.T.S.

GENERAL NOTES AND REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
2. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, ETC., PRIOR TO LANDSCAPE OR IRRIGATION INSTALLATION
3. STAKE OUT ALL TREE & LARGE SHRUB LOCATIONS. FOR LA AND OWNER REVIEW AND APPROVAL PRIOR TO EXCAVATION OR PLANTING. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENT BY THE LA.
4. THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM AS NEEDED TO PROVIDE A COMPLETE WORKING SYSTEM AND AS REQUIRED TO ENSURE 100% COVERAGE OF ALL NEW PLANTING AND SODDED LAWN AREAS. PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL.
5. INSTALL ONLY PLANTS GRADED FLORIDA NO.1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
6. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER. PLACE PLANTS WITH BEST "FACE" FORWARD.
7. FERTILIZE ALL TREES WITH AGRIFORM 21 GRAM TABLETS, SLOW-RELEASE 20-10-5 ANALYSIS WITH ONE TABLET PER 1/2" OF TRUNK DIAMETER.
8. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE ; 1/2 ONSITE SOIL, 1/2 CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT, (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
9. APPLY "DIEHARD TRANSPLANT" MYCORRHIZAL INOCULANT AND 100% ORGANIC STARTER FERTILIZER TO EACH NEW TREE PLANTED AND SHRUB/GROUNDCOVER BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS I.E. 8 OZ. PER 2" CALIPER, 3 LBS/100 S.F. AREA, ETC... CONTACT HORTICULTURAL ALLIANCE, INC. SARASOTA, FL. 34277 800-628-6373
10. FERTILIZE ALL PLANTING BEDS WITH OSMOCOTE 14-14-14 SLOW-RELEASE FERTILIZER AT THE RATE OF 16 POUNDS PER 1,000 SQUARE FEET. FURNISH RECEIPTS FOR MATERIAL USED.

PLANTING SCHEDULE

ABBREVIATIONS: CGS - CONTAINER GROWN STOCK , A.S. - AS SHOWN , O.C. - ON CENTER SPACING , CAL - CALIPER , B&B - BALLED AND BURLAPPED , CT - CLEAR TRUNK , HT - HEIGHT, O.A - OVERALL

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION AND NOTES
Trees				
AR	2	ACER RUBRUM	RED MAPLE	4" MIN. CALIPER CGS OR LA-APPROVED B&B (N)
MG	3	MAGNOLIA GRANDIFOLIA 'DD BLANCHARD'	MAGNOLIA	4.5" CALIPER 100 GALLON OR LA APPROVED B&B(N)
QV	3	QUERCUS VIRGINIANA	LIVE OAK	6" CALIPER; 16' HT 10' SPRD (N)
Palms				
SP	49	SABAL PALMETTO	SABAL PALM	(ENHANCED ROOT BALL/NO HURRICANE CUTS) 14' CLEAR-TRUNK HEIGHTS (N)
Shrubs				
CCS	770	CONRADINA CANESCENS	SCRUB MINT	2' OC 3 GALLONS (N)
IVN	318	ILEX VOMITORIA	NANA DWARF YAUPON HOLLY	7 GALLON 3'OC
MPD	779	MYRICA PUSILLA 'DWARF'	DWARF WAX MYRTLE	7 GALLON 3'OC
SRS	984	SERENOA SAW PALMETTO	590 @ 15 GALLON: 494 @ 7 GALLON	SPACING AS SHOWN (N)
VOD	502	VIBURNUM OBOVATUM 'DWARF'	DWARF WALTER'S VIBURNUM	3' OC 7 GAL (N)
YFB	16	YUCCA FILAMENTOSA	FLORIDA NATIVE YUCCA	3 GAL. AS (N)
ZF	818	ZAMIA FLORIDANA	COONTIE AS;	7 GALLON 12" SPREAD WITH FULL FOLIAGE (N)

Grasses & Groundcovers

ASW	6,781	ARISIDA STRICTA	- WIREGRASS	FULL GALLONS FULL GALLONS @18" OC
LMG	2,344	LICANIA MICHAUXII	GOPHER APPLE	FULL GALLONS 15"OC
MCG	978	MUHLEN EGRHIA	CAPILLARIS	- GULF MUHLY GRASS 3 GALLON 4' OC
TD	373	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3GALLON 5'OC
TFD	1,228	TRPSACUM FLORIDANUM	DWARF DWARF FAKAHATCHEE GRASS	3 GALLON 3' OC
EGP	56	ERAGROSTRIS SPECTABILIS	- PURPLE LOVE GRASS	3-GAL 30"OC (N)
Additional Accent & Flowering Plants				
ATB	36	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	18" OC FULL GALLONS RANDOM NATURAL SPACING (N)
EHC	26	ERYTHRINIA HERBACEA	CORAL BEAN	30" OC 3 GALLON RANDOM NATURAL SPACING (N)
GPB	50	GAILLARDIA PULCHELLA	BLANKET FLOWER	FULL-GALLONS 12" OC
LSB	15	LIATRIS SPICATA	BLAZING STAR	18" OC; FULL GALLONS RANDOM NATURAL SPACING (N)

(N) - INDICATES A NATIVE PLANT; ALL OF THE PLANTS SPECIFIED ABOVE ARE NATIVE TO NORTHWEST FLORIDA;

SOD - TURFGRASS - ALL EXISTING LAWN/TURF AREAS (WITHIN THE PROJECT LIMITS) THAT ARE DAMAGED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED WITH TOPSOIL AND SODDED WITH ' **TIF-TUFF**' HYBRID BERMUDA GRASS LAID SOLIDLY WITH CLOSELY ABUTTING JOINTS. CONTRACTOR SHALL ESTIMATE THE SOD QUANTITY REQUIRED AND PROVIDE A SF PRICE WITH BID. SOD ON SLOPES OF 2:1 OR GREATER SHALL BE PINNED WITH SOD STAPLES.

11. TREAT ALL PLANTING BEDS WITH PRE-EMERGENT AND POST-EMERGENT HERBICIDES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SUBMIT RECEIPTS FOR MATERIALS USED.
12. MULCH PLANTING BEDS TO A MINIMUM 2 1/2" COMPACTED THICKNESS WITH PINE STRAW, FREE OF WEEDS.
13. SOD ALL DISTURBED AREAS WHICH DO NOT HAVE SHRUB OR GROUNDCOVER PLANTINGS INDICATED WITH SOLID SOD LAID WITH CLOSELY ABUTTING JOINTS. FERTILIZE AFTER INSTALLATION WITH A SLOW-RELEASE FORMULA.
14. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES BASED ON THE QUANTITIES IN PLACE AS INDICATED ON THE PLANS AND PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT INCLUDING ALL COSTS FOR MATERIALS AND INSTALLATION; I.E., LABOR, MULCH, FERTILIZER, WATERING, STAKING, HERBICIDES, MOWING, WEEDING, SITE PREPARATION, ETC.
15. FERTILIZE PALMS WITH PALMGAIN 8-2-12 FORMULA AS MANUFACTURED BY BGI www.bgi-usa.com PER MANUFACTURER RECOMMENDED RATE.
16. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
17. GUARANTEE ALL PLANTS FOR ONE YEAR.
18. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
19. DO NOT MAKE SUBSTITUTIONS OR REVISIONS, ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
20. MAINTAIN ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, PEST CONTROL, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. THESE DRAWING DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF THE PATRICK HODGES LAND STUDIO, ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR REPRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.

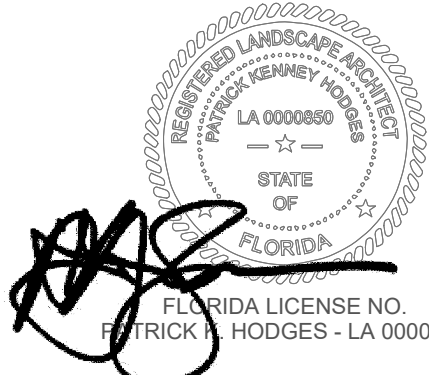


DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

OVERALL PLANT
SCHEDULE, DETAILS
AND NOTES

PROJECT NUMBER	23058
DATED	06/28/2024

L110



ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

...A SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 609

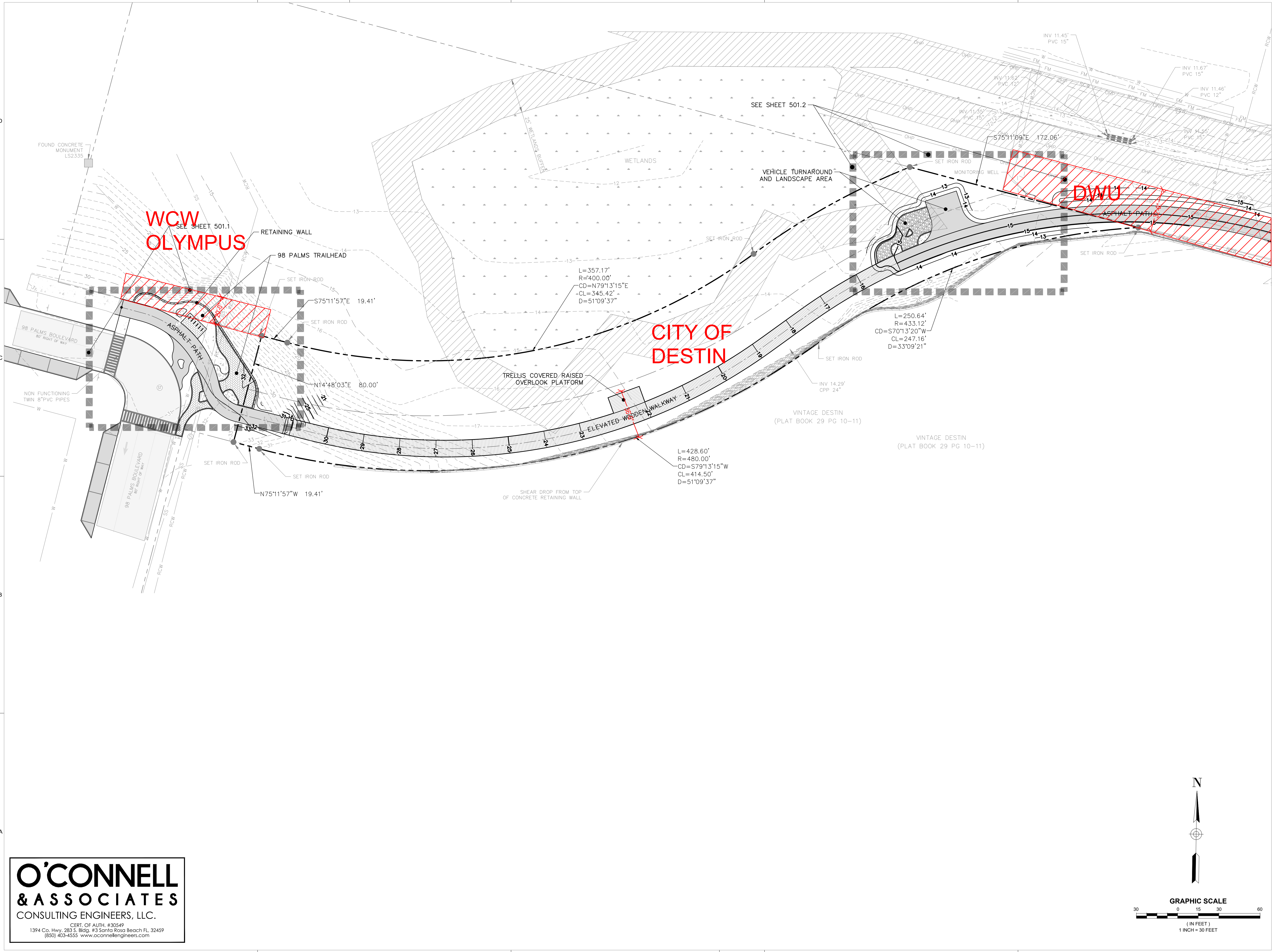
REVISIONS:

[illegible]

OVERALL PLANTING CHARACTER IMAGER

PROJECT NUMBER	23058
DATED	06/28/202

L111



SEAL:

NATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

[illegible]

GRADING AND DRAINAGE PLAN

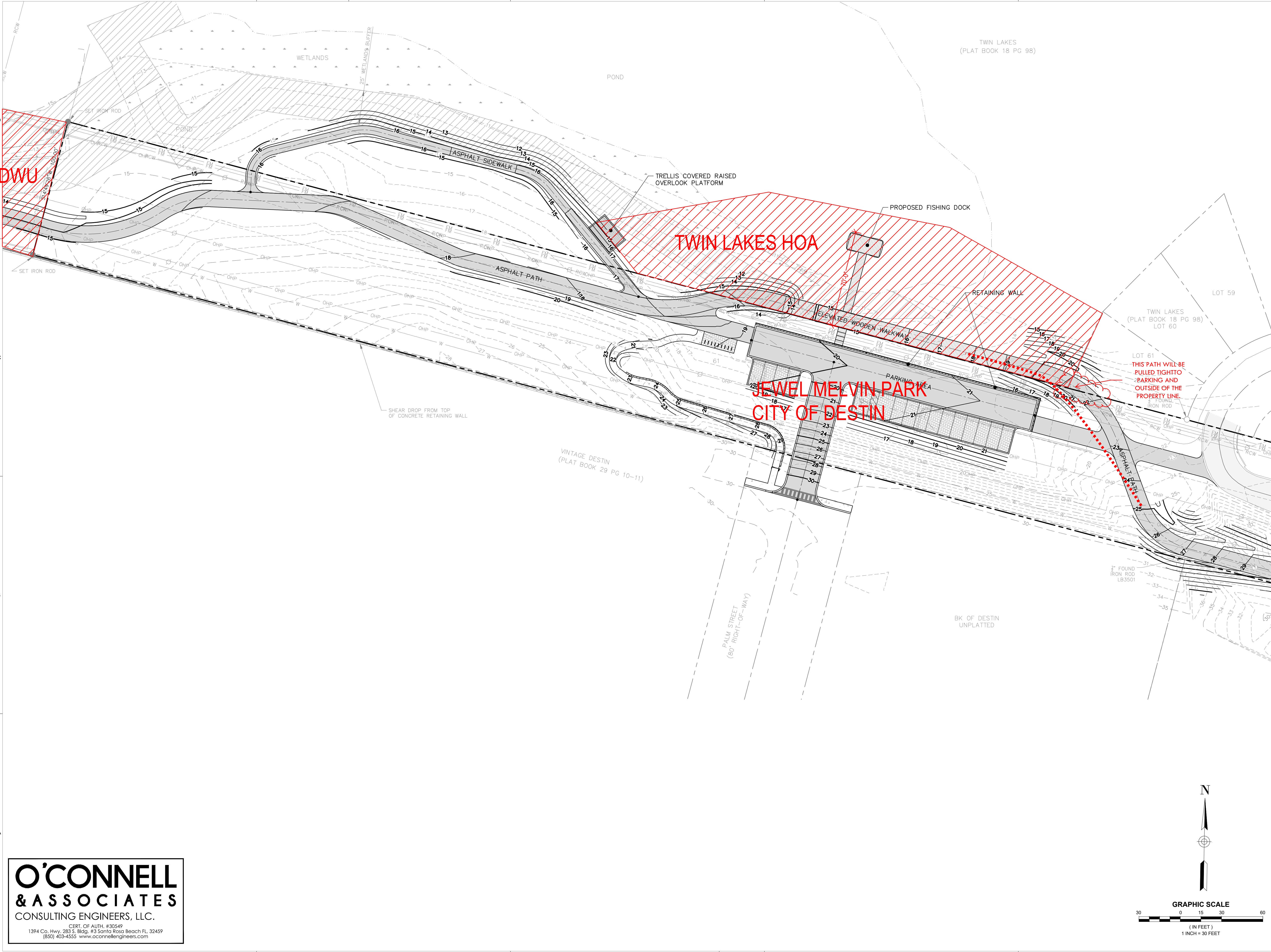
PROJECT NUMBER	23085
----------------	-------

DATED 04/22/2024

C501

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES

CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549

1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459

(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

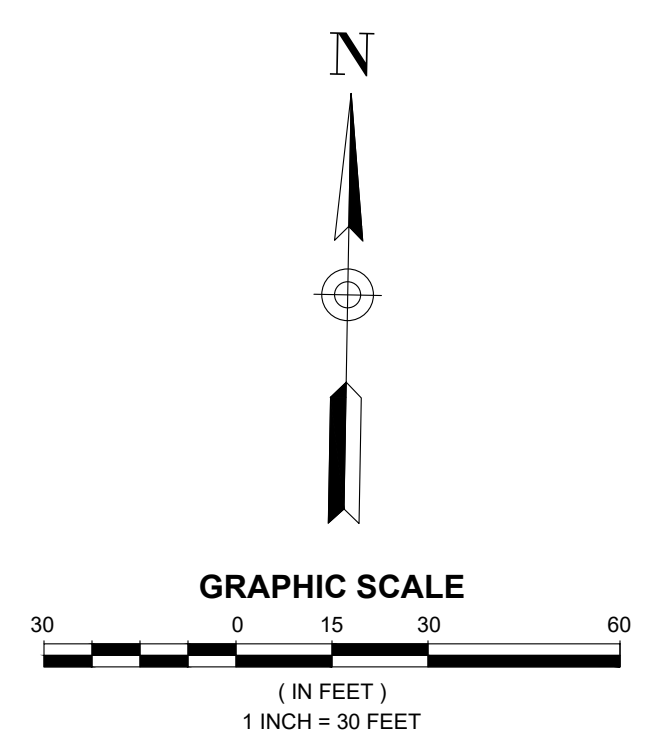
CITY OF DESTIN
DESTIN LINEAR TRAIL

REVISIONS:		
No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C502



© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com

DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

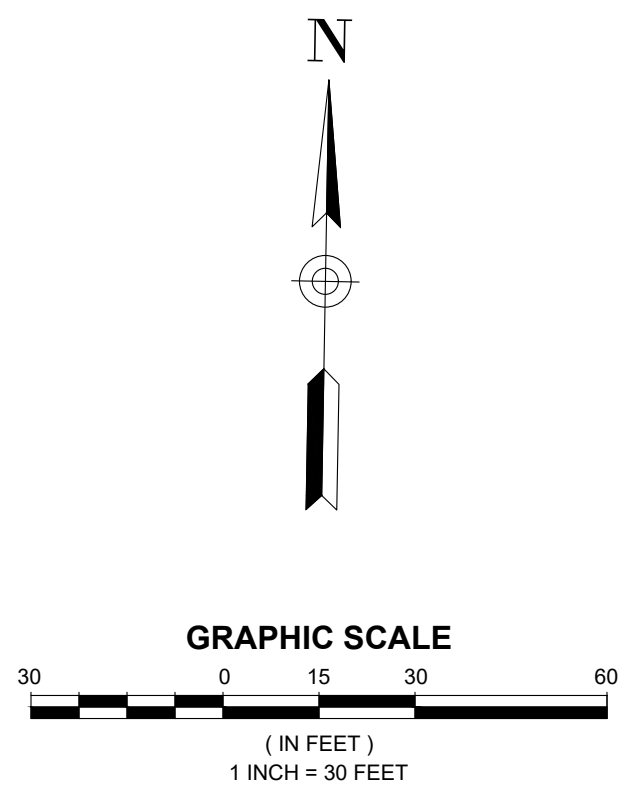
C503

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.

2024
PROJECT STATUS
Issue Date



O'CONNELL & ASSOCIATES
CONSULTING ENGINEERS, LLC.
CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG
ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

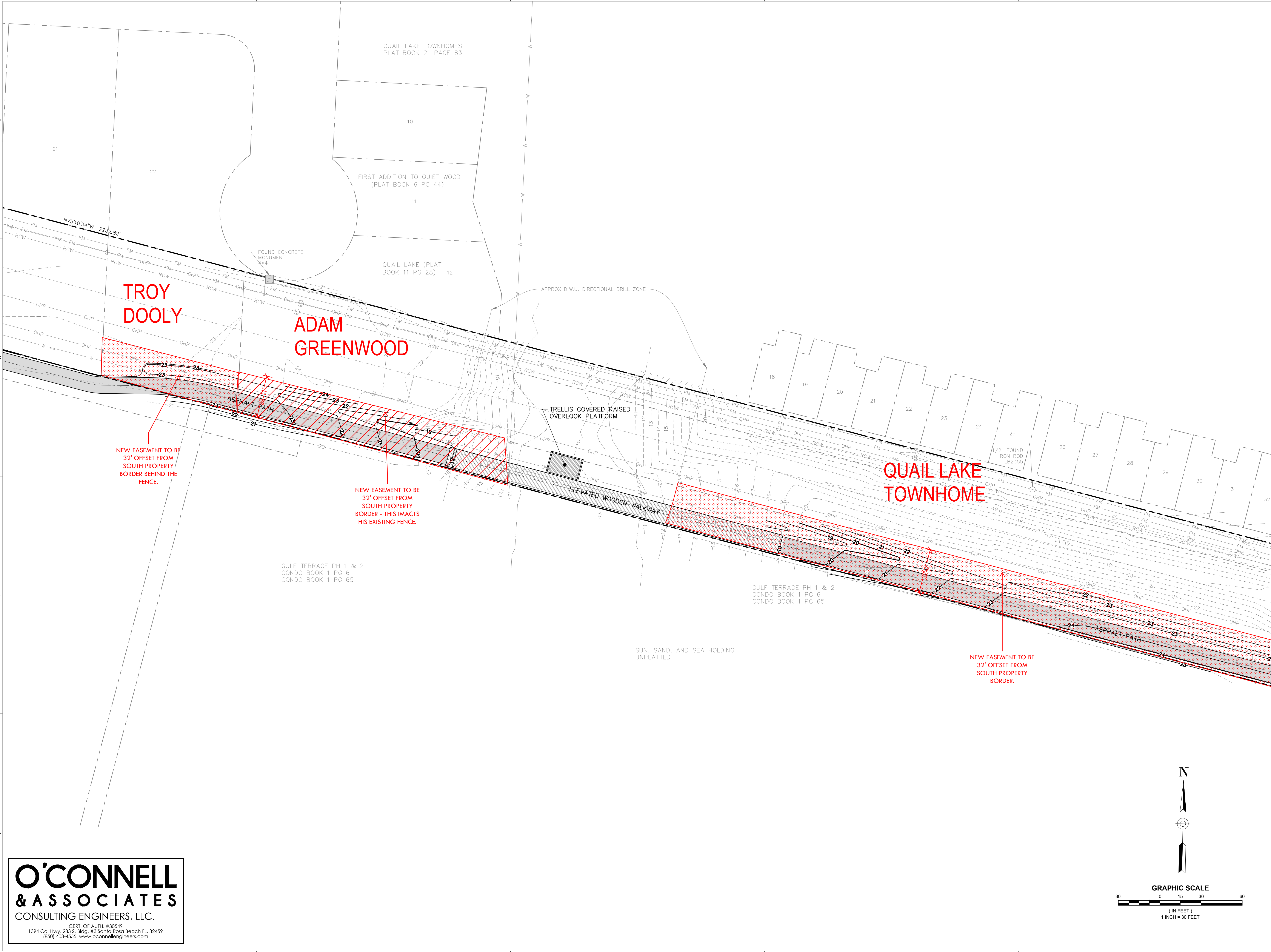
GRADING AND
DRAINAGE PLAN

PROJECT NUMBER **23085**
DATED **04/22/2024**

C504

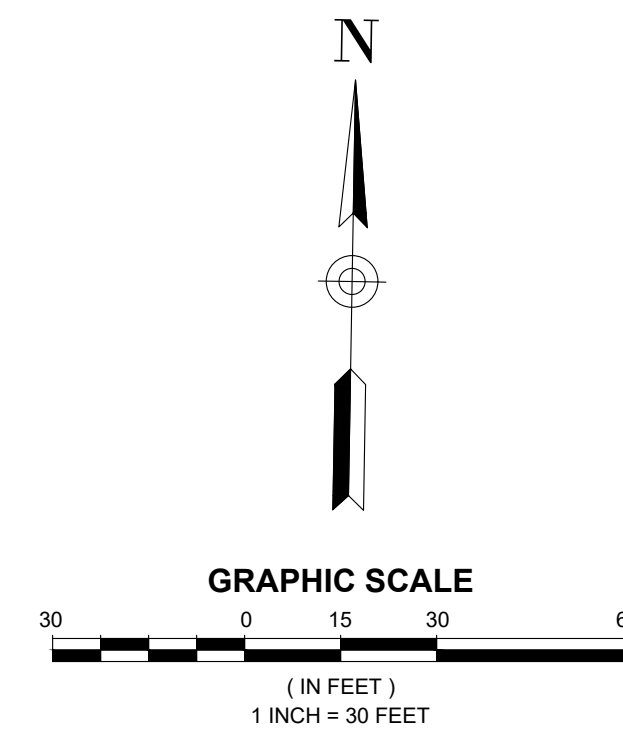
2024
PROJECT STATUS
Issue Date

© 2023 DAG ARCHITECTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE COPIED, REPRODUCED OR TRANSMITTED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF DAG ARCHITECTS, INC. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAG ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF DAG ARCHITECTS.



**O'CONNELL
& ASSOCIATES**
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG
ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

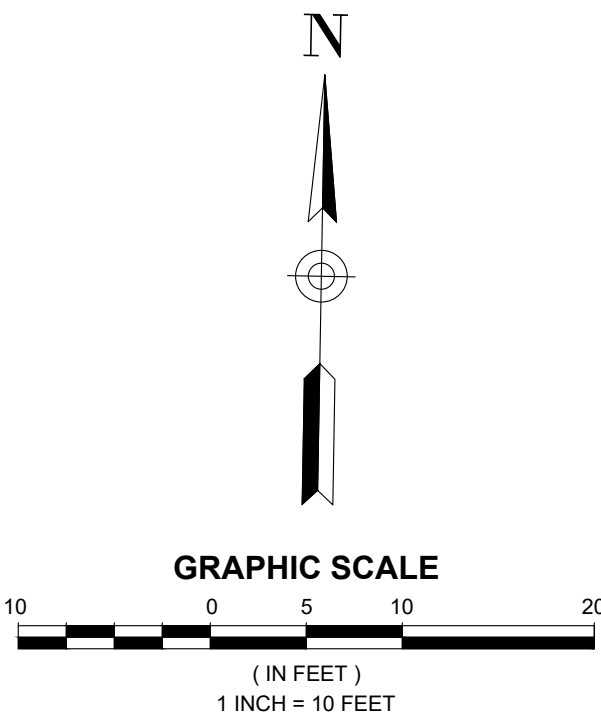
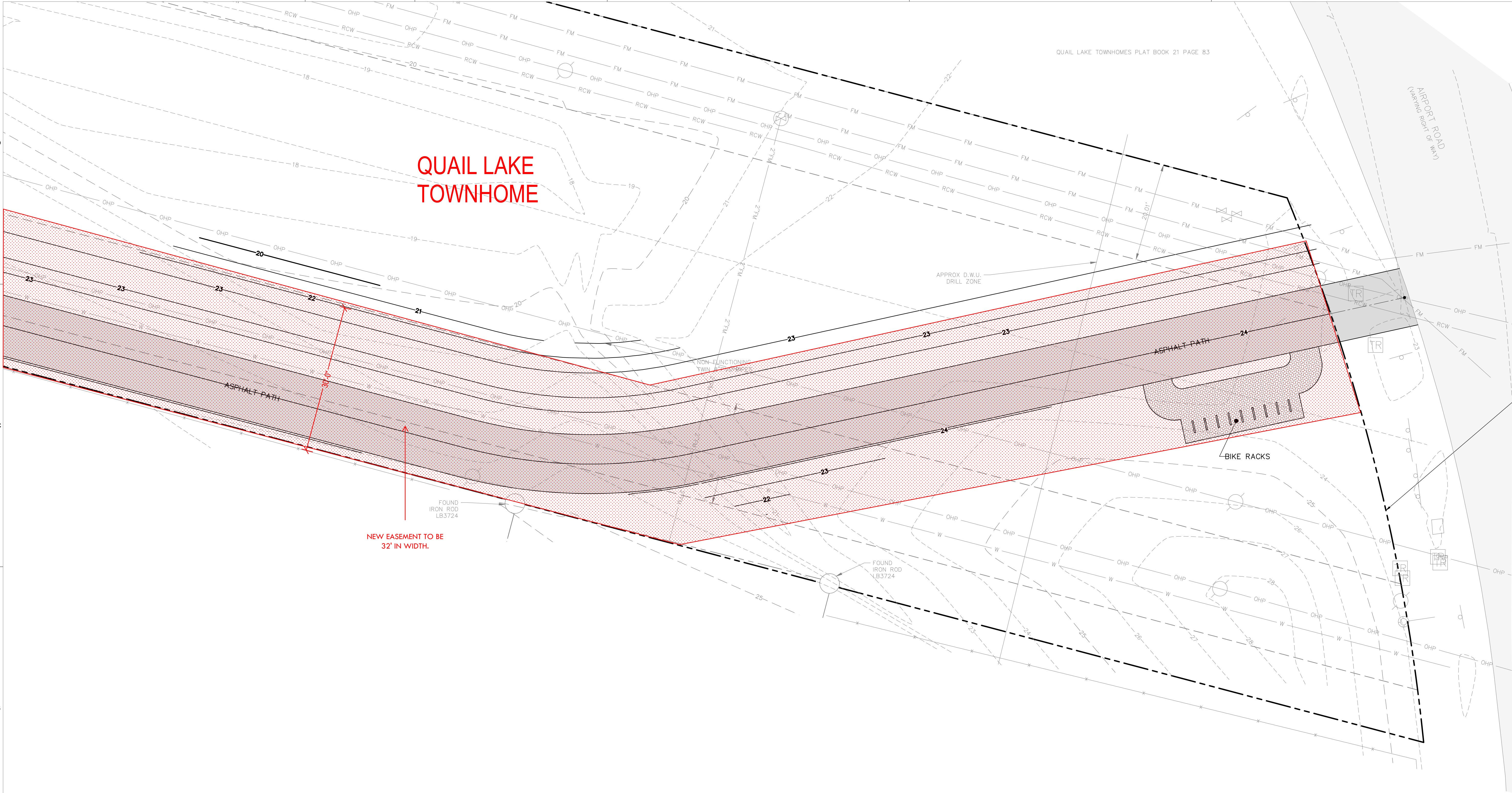
**GRADING AND
DRAINAGE PLAN**

PROJECT NUMBER **23085**
DATED **04/22/2024**

C505

O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



DAG

ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

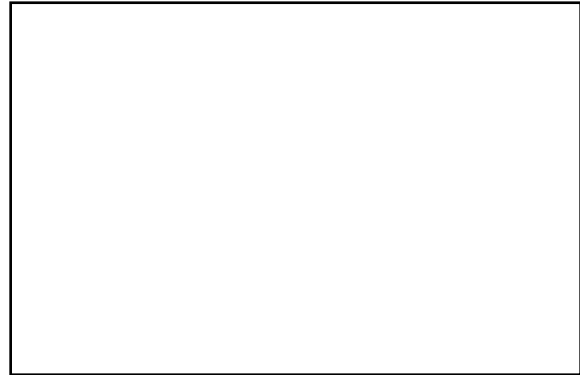
GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C506

PREPARED BY AND RETURN TO:
Kimberly Romano Kopp
City Attorney
4200 Indian Bayou Trail
Destin, Florida 32541

Parcel Id No:



(Space Above Reserved for Recording Information)

GRANT OF PUBLIC ACCESS AND MAINTENANCE EASEMENT

THIS INDENTURE, made this Day of Month, 2024, (**"Easement Agreement"**) by and between Property Owner(s), whose principal address is, Address, Destin, Florida 32541, hereinafter "Grantor", in favor of CITY OF DESTIN, a municipal corporation existing under the laws of the State of Florida, whose address is 4200 Indian Bayou Trail, Destin, FL 32541, hereinafter the "Grantee", its successors and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee, the receipt of which is hereby acknowledged, in pursuance of the parties' mutual agreement for the creation of an access and maintenance easement and other good and valuable consideration, receipt of which is acknowledged, Grantor grants unto Grantee, its successors and assigns, an easement for the purpose of public access and maintenance, specifically for the purpose of but may not be limited to, dedicated public sidewalk/pathway infrastructure, associated drainage infrastructure, bridge, landscaping, irrigation, and lighting, for pedestrian modes of travel as permitted by state and city laws, ordinances, rules and regulations, as amended, for ingress and egress and the right to access and install, inspect, test, maintain, repair, relocate, rehabilitate and replace sidewalk/pathway infrastructure, associated drainage infrastructure, bridge, landscaping, irrigation, and lighting, from time to time within the Access and Maintenance Easement Area, and all other public purposes related to sidewalks/pathway infrastructure, associated drainage infrastructure, bridge, landscaping, irrigation, and lighting as Grantee may deem necessary over, along, through, in, above, within and under the easement described below, with Grantee accepting responsibility for repairing and replacing all improvements within the Access and Maintenance easement, said easement lying and being in the City of Destin, Okaloosa County, Florida, being legally described and depicted on the legal description and survey attached hereto as **Exhibit "A."**

Grantor(s) hereby covenants with said Grantee that said Grantor(s) is lawfully seized of fee simple title to the real property subject easement and that Grantor(s) hereby fully warrants and defends the title to the easement hereby granted and conveyed against the lawful claims of all persons whomsoever. Grantor(s) shall not make any improvements within the easement which will conflict or interfere with the easement rights granted herein.

It is also understood and agreed that the Easement shall revert to Grantor, or Grantor's successors or assigns if the Easement is no longer actually used as a pedestrian sidewalk and associated uses set forth in this Easement Agreement.

THE RIGHTS granted in this agreement are a dedication in the form of a limited public right of way and shall be possessed and enjoyed by Grantee, its successors or assigns, in perpetuity, until any of the reverter clauses are triggered, or until Grantee determines that it has no public purpose for the use of the easement granted herein.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

IN WITNESSES WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(Signature Page Follows)

WITNESSES:

(Witness 1 Signature)
Print Name:

(Witness 2 Signature)
Print Name:

STATE OF FLORIDA
COUNTY OF OKALOOSA

GRANTOR

Owners Address

By: _____
Printed name: Owners Name
Title: Property Owner

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online this _____ day of _____, 2024 by Owners Name as Property Owner of Property Address.

Notary Public, State of Florida
(Signature of Notary taking Acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission No.: _____

Approved for legal sufficiency for the City of Destin:

Kimberly Romano Kopp, City Attorney

EXHIBIT “A”
SKETCH AND LEGAL DESCRIPTION



City of Destin

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | www.cityofdestin.com

June 24, 2024

Quail Lake Townhome Owner Association
982 Airport Road
Destin, FL 32541

Dear Quail Lake Townhome Owner Association,

As you may know, the City of Destin approved the design and permitting of a Linear Trail beginning at the east end of 98 Palms Boulevard heading east to Airport Road. I am writing to request an easement for access across and maintenance on property owned by the Association with parcel ID number 00-2S-22-4537-0000-0CA0. The purpose of this easement is to allow for the development, maintenance, and public use for the City's planned new Linear Trail. For additional information and a plan to review please go to the following website: <https://www.cityofdestin.com/701/Linear-Trail>. As the easement states, the access granted is for limited public right of way. If the City does not use the easement for the specified purposes set forth in the easement agreement, it will revert to you as the party granting the right to the easement, or your successors or assigns.

I understand that granting an easement is an important decision, but the City and its contractors will respect your property to ensure our use is mutually beneficial. The new Linear Trail will safely connect pedestrians and cyclists from Main Street to Commons Drive. The Trail is also part of the City's broader connectivity plan for improved mobility and will enhance our quality of life.

Please find attached an easement agreement for your review and signature. The easement document must be signed and notarized. For your convenience, it can be brought to the City of Destin City Hall Annex at 4100 Indian Bayou Trail, Destin, FL 32541, where you can complete the form, have it notarized, and return it to City Staff. If you are not in the Destin area, you can complete the form with a notary and return it by mail to the Destin City Hall address. The conceptual designs and plans for the City's Linear Trail will be on display at City Hall for you to view. If you have any questions or concerns, please contact Tamara Young, City of Destin Public Information Director, tyoung@cityofdestin.com, 850-428-6274.

Thank you for your cooperation with this request so we can move this important project forward.

Sincerely,

Ryan Scott
City Engineer
City of Destin

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024**TYPE OF AGENDA ITEM:** Action Item**AGENDA OUTLINE NUMBER:** 4.G.

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

CABLE:
COX COMMUNICATIONS
99 ELGIN PARKWAY NE
SUITES 21 &22
FORT WALTON BEACH, FL 32548
PHONE: (850) 862-7141

ELECTRIC:
FLORIDA POWER & LIGHT COMPANY
140 HOLLYWOOD BOULEVARD NW
FORT WALTON BEACH, FL 32548
PHONE: (850) 225-5797

GARBAGE/RECYCLING COLLECTION:
WASTE MANAGEMENT
108 HILL AVENUE NW
FORT WALTON BEACH, FL 32548
PHONE: (850) 862-7141

FIRE CONTROL DISTRICT:

DESTIN FIRE CONTROL
STATION 9
848 AIRPORT ROAD
DESTIN, FL 32541
PHONE: (850) 837-8413

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

PARCEL ID NUMBER(S):
00-2S-22-0310-000D-1510

SIZE OF PROJECT:

±6,000 SF
±0.14 AC.

ZONING:
INSTITUTIONAL (INST)

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

APPROVED

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

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
C01	COVER
C02	GENERAL NOTES
C03	AERIAL PHOTOGRAPH
C04	EXISTING CONDITIONS
C05	DEMOLITION PLAN
C06	SITE PLAN
C07	PAVING, GRADING, & DRAINAGE PLAN
C08	TYPICAL SECTIONS & DETAILS
C09 & C10	SPECIFICATIONS
C11 - C13	PHOTOMETRICS

CHOCTAWHATCHEE BAY

CALHOUN AVENUE

KELLY STREET

BENNING DRIVE

BEACH DRIVE

AZALEA DRIVE

MOUNTAIN DRIVE

SIBERT AVENUE

STALLMAN AVENUE

PROJECT LOCATION

EAST PASS

DESTIN HARBOR

LOCATION MAP

0 1,000 2,000
SCALE IN FEET
AS SHOWN: 1" = 1,000'

MAY 2024

DEVELOPER:

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

OWNER:

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

SIZE OF PROJECT:

±6,000 SF
±0.14 AC.

ZONING:
INSTITUTIONAL (INST)

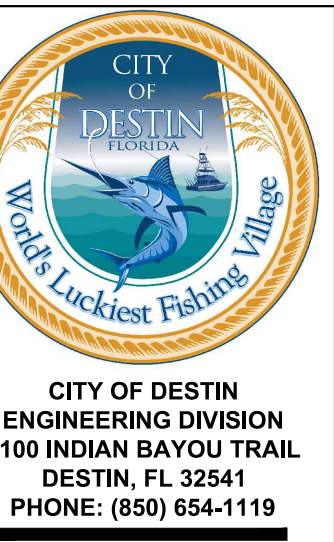


Ryan Jared Scott,
P.E. 88660 STATE
OF FLORIDA

Digitally signed by Ryan
Jared Scott, P.E. 88660

STATE OF FLORIDA

Date: 2024.05.07 11:55:06 DATE
-05'00'



DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

DATE:	MAY 2024
PROJECT NO.:	N/A
DATE 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 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/BLE 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 UNDUE 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:

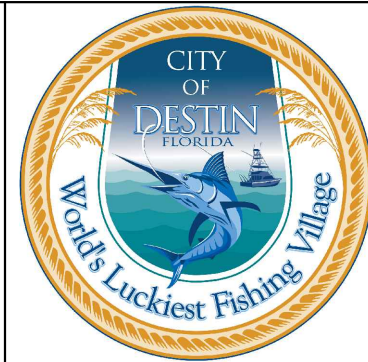
1. ALL UTILITIES TO BE UNDERGROUNDED.
2. CONTRACTOR TO COORDINATE WITH DESTIN WATER USERS, INC. OR SOUTH WALTON UTILITY CO., INC. DURING CONSTRUCTION AS NECESSARY.
3. CONTRACTOR TO ENSURE ALL WATER, SEWER, & REUSE INSTALLATION IS FOLLOWING THE DESTIN WATER USERS OR SOUTH WALTON UTILITY CO., INC. CURRENT 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

THE DESIGN, CONCEPTS, SPECIFICATIONS, AND DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

LIBRARY EMPLOYEE
PARKING IMPROVEMENTS
CITY OF DESTIN, FLORIDA

REVISIONS		DATE	DESCRIPTION
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

SHEET TITLE

GENERAL
NOTES

SHEET NUMBER

C02



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

THE DESIGN, CONCEPT, DEVELOPMENT, AND
DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF
DESTIN, FLORIDA AND NO PART THEREOF SHALL BE
COPIED OR OTHERWISE DISCLOSED TO OR USED BY
OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY
OF DESTIN, FLORIDA

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

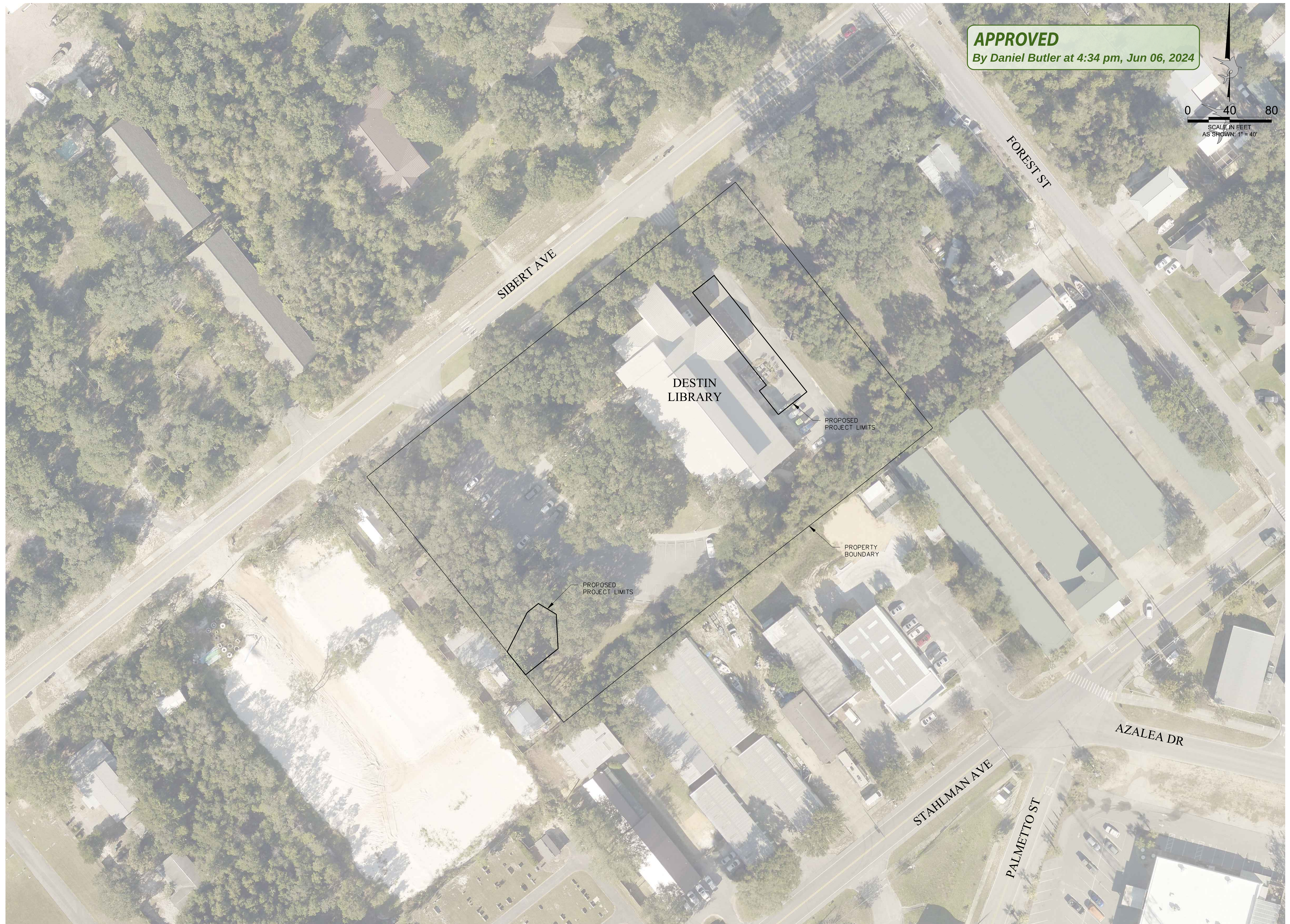
[illegible]

SHEET TITLE

AERIAL PHOTOGRAPH

SHEET NUMBER

C03





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

DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

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

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C04



C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\LIBRARY\DO\EMP PARK IMP\EPI-EX-COND.DWG

AERIAL SOURCE: OKALOOSA COUNTY – FLIGHT YEAR: 2022



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

THE DESIGN, CONCEPTS, SPECIFICATIONS, AND DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

LIBRARY EMPLOYEE PARKING IMPROVEMENTS CITY OF DESTIN, FLORIDA

DATE

REVISIONS
DESCRIPTION

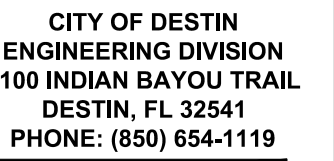
DATE: MAY 2024
PROJECT NO: N/A
FILE NO.: 00-02-22
SCALE: 1" = 20"

SHEET TITLE

DEMOLITION
PLAN

SHEET NUMBER

C05



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

DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

DATE					
------	--	--	--	--	--

REVISIONS	DESCRIPTION

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

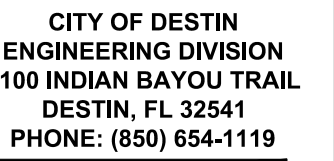
SHEET TITLE

TE PLAN

ET NUMBER

C06





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

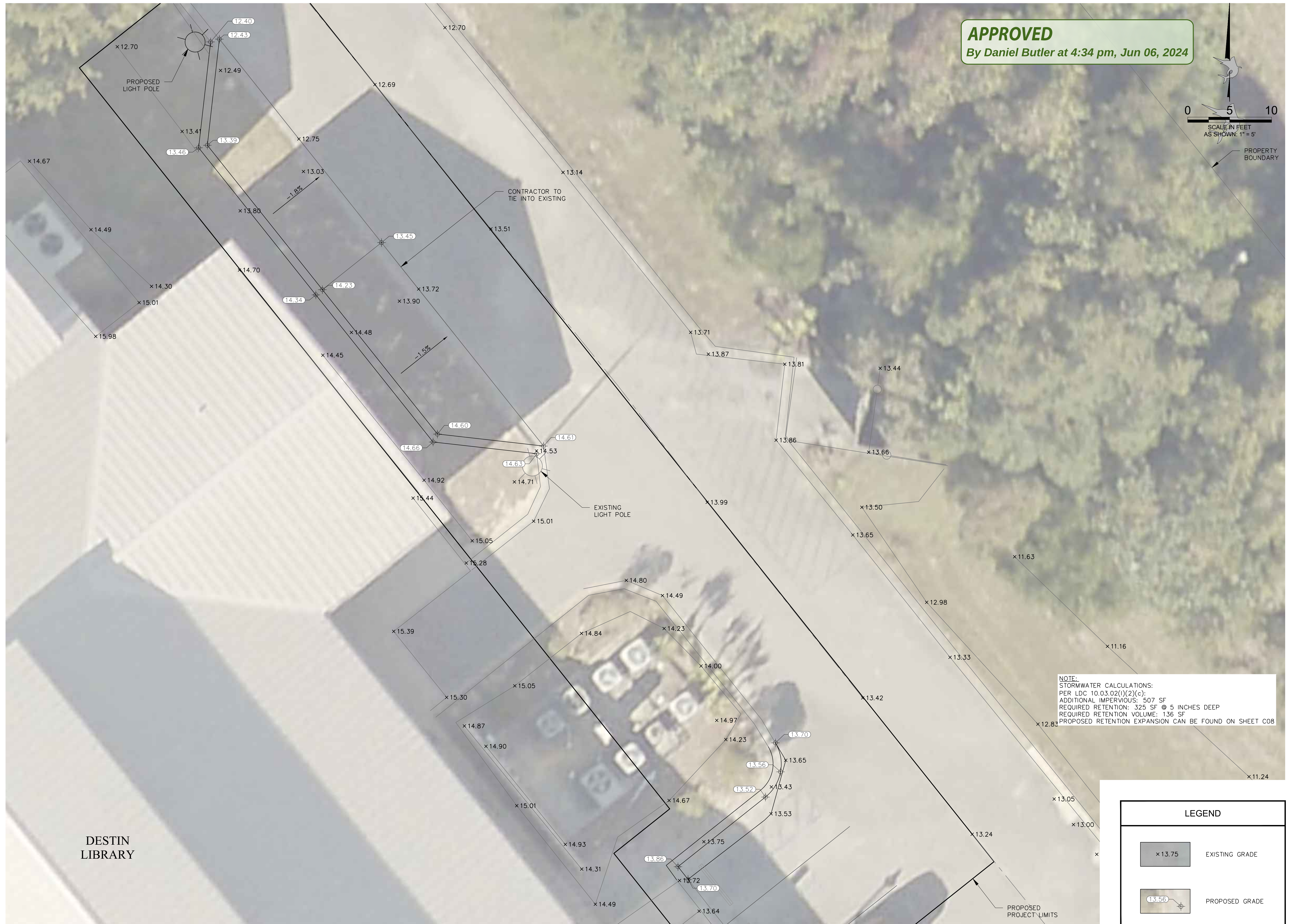
THE DESIGN, CONCEPT, DEVELOPMENT, AND
DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF
DESTIN, FLORIDA AND NO PART THEREOF SHALL BE
COPIED OR OTHERWISE DISCLOSED TO OR USED BY
OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY
OF DESTIN, FLORIDA

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

[illegible]

SHEET TITLE
PAVING,
GRADING, &
DRAINAGE
PLAN

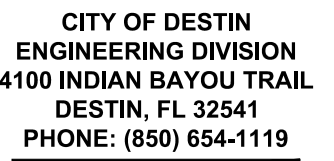
SHEET NUMBER
C07



C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\LIBRARY\DO\EMP PARK IMP\EPI-PGD.DWG

AERIAL SOURCE: OKALOOSA COUNTY – FLIGHT YEAR: 2022

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



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

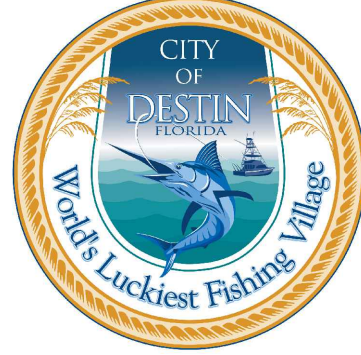
THE DESIGN, CONCEPTS, SPECIFICATIONS, AND DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

[illegible]

SHEET TITLE
**TYPICAL
 SECTIONS &
 DETAILS**
 SHEET NUMBER

C08



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

THE DESIGN, CONCEPTS, SPECIFICATIONS, AND DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

LIBRARY EMPLOYEE PARKING IMPROVEMENTS CITY OF DESTIN, FLORIDA

DATE

REVISIONS
DESCRIPTION

g
DATE: MAY 2024
PROJECT NO.: N/A
FILE NO.: 00-02-22
SCALE: 1"=10'
SHEET TITLE

SHEET NUMBER

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, SHOWING 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 3 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 3 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:

- RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD UNITS COMPLYING WITH ASTM D 1751. JOINT FILLERS SHALL COMPLY WITH SECTION 932 OF THE FLORIDA

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 LANTANCE, 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 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. 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. TO COMPLY WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. 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 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 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 SET CONCRETE SECTIONS AS REQUIRED 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 AND TO CONSTRUCT 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 TO RECEIVE ALL PIPE. 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 (SHIELDS, SLOPING, SHORING, ETC.) AND SHALL COMPLY WITH OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P.

IN ACCORDANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), CHAPTER 62-25, THE ENGINEER OF RECORD WILL BE RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION OF THE STORM 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.

9.5 TESTS:

THE CONTRACTOR SHALL COORDINATE ALL TESTS AND INS



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

THE DESIGN, CONCEPT, OR CONSTRUCTION OF ANY OF THE DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

[illegible]

SHEET TITLE

PHOTOMETRICS

SHEET NUMBER

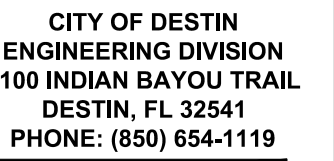
C11

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						



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

THE DESIGN, CONCEPT, OR CONSTRUCTION OF ANY OF THE DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

[illegible]

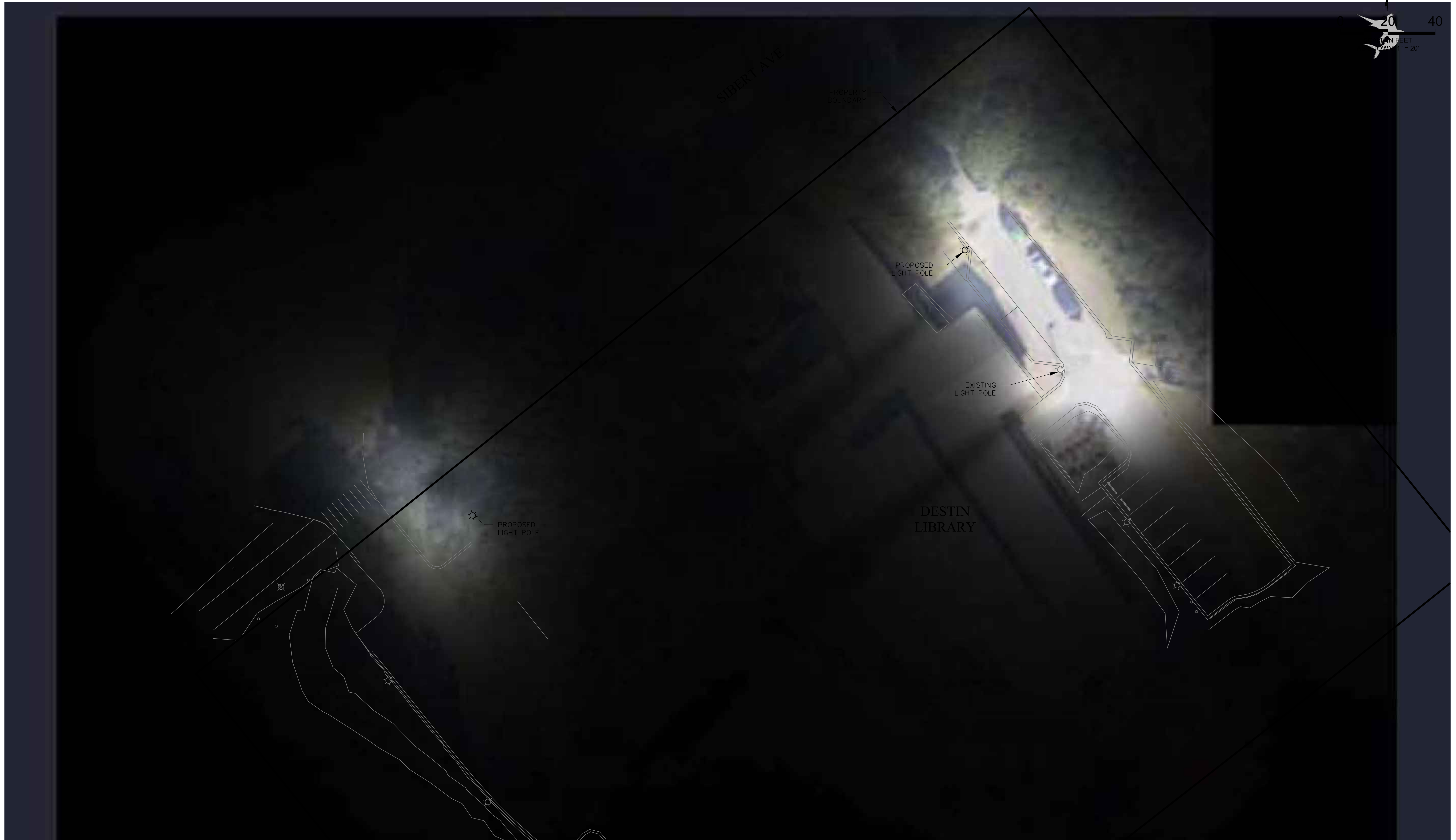
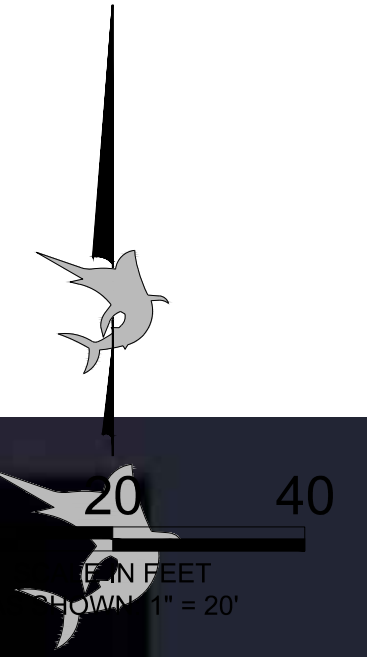
SHEET TITLE

PHOTOMETRICS

ET NUMBER

C12

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





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

THE DESIGN, CONCEPT, STRUCTURE, AND DOCUMENTS HEREIN ARE THE PROPERTY OF THE CITY OF DESTIN, FLORIDA AND NO PART THEREOF SHALL BE COPIED OR OTHERWISE DISCLOSED TO OR USED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE CITY OF DESTIN, FLORIDA

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

[illegible]

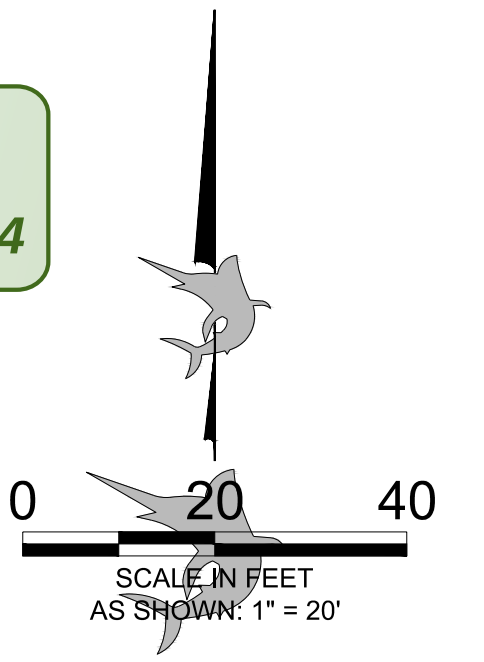
SHEET TITLE

PHOTOMETRICS

SHEET NUMBER

C13

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



CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 4.H.

TO: City Council

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

FROM: Krystal Strickland, Finance Director

DATE: June 7, 2024

SUBJECT: TDC Monthly Report - **Informational Only**

I. BACKGROUND: In August 2023, Council requested a monthly update of collections of the Tourist Development Tax.

Short-Term rental owners submit monthly reports and remit payment of TDT to the Okaloosa County Clerk.

<https://www.okaloosaclerk.com/tourist-development-tax/>

— HOW OFTEN ARE THESE TAXES REMITTED?

Tax return and payment are remitted monthly. A tax return is due even when no rental activity has occurred during the reporting period. The tax return and payment are due the first day of the month following collection from tenants. A tax return is considered delinquent if not postmarked by the 20th of the month following the close of the reporting period. For the January reporting period is from January 1 through January 31, the tax return and full payment must be received no later than the February 20th. There is an exception allowable for quarterly filing where payment history is less than 12 months of tax paid annually.

Attached is the latest available report.

Report Location:

<https://www.okaloosaclerk.com/tourist-development-tax/>

At bottom of the Okaloosa Clerk's page see link:

Click here to get the monthly [Tourist Tax Collection Report](#).

II. DISCUSSION: This report created by Okaloosa County is informational only. (MAY 2024)

report)

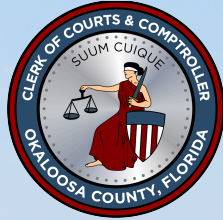
- A. Link to Strategic Goals / Objectives:
- B. Effect on Budget (EOB):
- C. Level of Service (LOS):
- D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Informational only.

Attachments:

1. TDT Collection Reports 05
2024



Okaloosa County Tourist Development Tax *by Collection Period*

Total Collections

*1% increase as of Feb 23 Collections (Jan 23 Reporting Period)

Month	FY23	FY24	% (+/-)
October	3,589,406.50	3,276,277.33	-8.72%
November	2,621,154.46	2,981,714.82	13.76%
December	1,089,937.11	1,295,378.95	18.85%
January	931,847.14	965,864.62	3.65%
February	999,193.36	992,358.91	-0.68%
March	1,314,722.67	1,383,812.10	5.26%
April	3,182,995.16	3,537,060.80	11.12%
May	3,945,677.01	3,277,373.73	-16.94%
June	4,371,375.99		
July	7,444,227.38		
August	9,061,643.07		
September	4,232,351.93		
Total	42,784,531.78	17,709,841.26	26.29%

Current District Collections (6%)

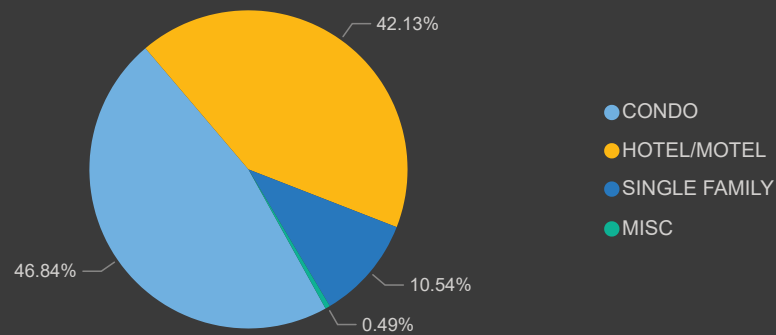
Month	FY19	FY20	FY21	FY22	FY23	FY24	% (+/-)
October	1,593,007.19	1,884,690.82	2,221,230.43	2,913,700.21	3,457,361.72	3,104,434.54	-10.21%
November	1,309,682.33	1,209,246.44	2,027,742.10	2,177,346.70	2,490,555.01	2,817,644.95	13.13%
December	828,040.56	608,271.78	826,108.63	1,074,763.79	991,384.32	1,123,537.23	13.33%
January	541,907.43	552,130.36	674,430.00	1,064,654.14	825,186.78	848,975.18	2.88%
February	591,499.87	698,331.50	810,277.30	556,796.53	887,575.40	865,902.01	-2.44%
March	929,605.46	959,719.31	1,030,939.09	1,039,092.04	1,170,079.04	1,239,716.77	5.95%
April	1,638,833.47	768,179.65	2,533,631.54	2,526,284.64	2,969,367.89	3,334,225.23	12.29%
May	1,634,939.01	232,848.94	3,027,344.52	3,245,110.93	3,734,841.53	3,040,430.64	-18.59%
June	2,775,474.02	1,490,641.58	3,836,461.91	3,712,196.33	4,144,035.69		
July	5,378,932.05	3,619,497.04	5,311,973.12	6,049,957.98	7,141,099.78		
August	3,676,259.33	4,019,404.74	5,971,521.24	7,513,491.71	8,732,720.80		
September	2,237,069.94	2,639,207.26	4,063,463.37	3,796,845.88	4,035,845.16		
Total	23,135,250.66	18,682,169.42	32,335,123.25	35,670,240.88	40,580,053.12	16,374,866.55	2.04%

Expanded District Collections (5%)

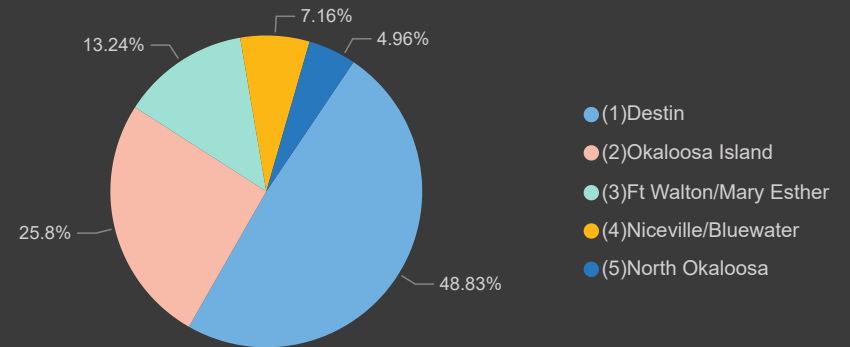
Month	FY22	FY23	FY24
October	0.00	132,044.78	171,842.79
November	0.00	130,599.45	164,069.87
December	0.00	98,552.79	171,841.72
January	0.00	106,660.36	116,889.44
February	0.00	111,617.96	126,456.90
March	0.00	144,643.63	144,095.33
April	165,941.54	213,627.27	202,835.57
May	163,604.36	210,835.48	236,943.09
June	187,239.51	227,340.30	
July	247,245.40	303,127.60	
August	280,103.11	328,922.27	
September	161,001.85	196,506.77	
Total	1,205,135.77	2,204,478.66	1,334,974.71

Reporting Period is always the month before the Collection Period

Rental Type

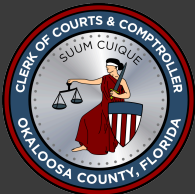


Area



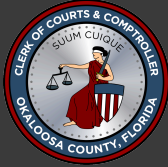
Rental Type	Current District	Expanded District	Total
CONDO	7,416	19	7,435
HOTEL/MOTEL	4,559	2,128	6,687
SINGLE FAMILY	1,413	260	1,673
MISC	41	37	78
Total	13,429	2,444	15,873

District	Current District	Expanded District	Total
(1)Destin	7,751		7,751
(2)Okaloosa Island	4,095		4,095
(3)Ft Walton/Mary Esther	1,583	519	2,102
(4)Niceville/Bluewater		1,137	1,137
(5)North Okaloosa		788	788
Total	13,429	2,444	15,873



Number of Units Reporting





Collection Period FY2024

Gross Receipts & Tax Due by Rental Type

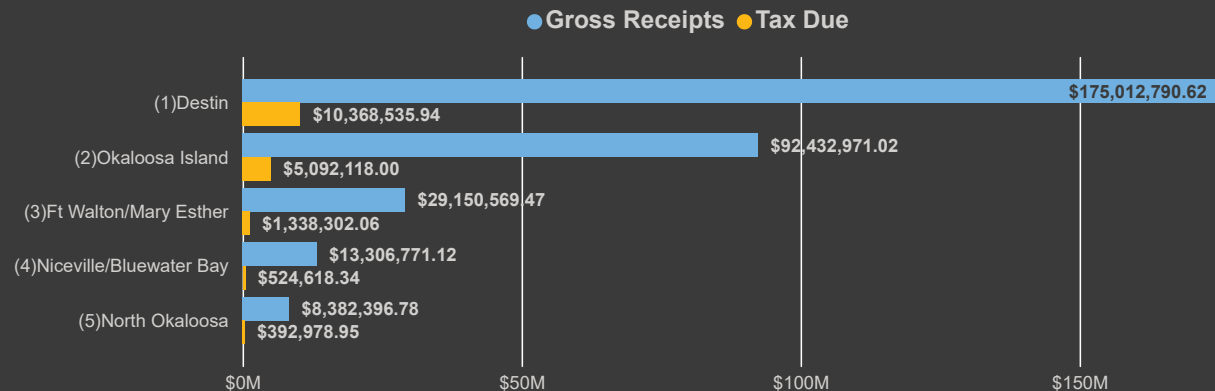


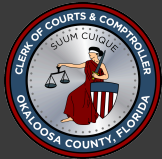
Gross Receipts

Rental Type	October	November	December	January	February	March	April	May	Total
CONDO	\$30.33M	\$27.53M	\$7.93M	\$5.57M	\$8.04M	\$11.45M	\$31.02M	\$26.20M	\$148.06M
HOTEL/MOTEL	\$17.89M	\$16.28M	\$9.77M	\$7.67M	\$7.67M	\$10.94M	\$18.88M	\$22.70M	\$111.80M
SINGLE FAMILY	\$9.48M	\$8.26M	\$4.84M	\$4.09M	\$2.28M	\$2.80M	\$12.33M	\$9.74M	\$53.82M
MISC	\$0.55M	\$0.45M	\$1.16M	\$0.28M	\$0.33M	\$0.33M	\$0.75M	\$0.75M	\$4.61M
Total	\$58.26M	\$52.52M	\$23.70M	\$17.61M	\$18.32M	\$25.53M	\$62.98M	\$59.38M	\$318.29M

Tax Due

Rental Type	October	November	December	January	February	March	April	May	Total
CONDO	\$1.80M	\$1.64M	\$0.47M	\$0.33M	\$0.48M	\$0.68M	\$1.84M	\$1.56M	\$8.80M
HOTEL/MOTEL	\$0.89M	\$0.83M	\$0.48M	\$0.38M	\$0.36M	\$0.53M	\$0.93M	\$1.11M	\$5.53M
SINGLE FAMILY	\$0.55M	\$0.48M	\$0.28M	\$0.24M	\$0.13M	\$0.16M	\$0.72M	\$0.57M	\$3.15M
MISC	\$0.03M	\$0.03M	\$0.06M	\$0.01M	\$0.02M	\$0.02M	\$0.04M	\$0.04M	\$0.24M
Total	\$3.28M	\$2.99M	\$1.29M	\$0.97M	\$0.99M	\$1.39M	\$3.54M	\$3.27M	\$17.72M





Collection Period FY2024

Gross Receipts & Tax Due by District

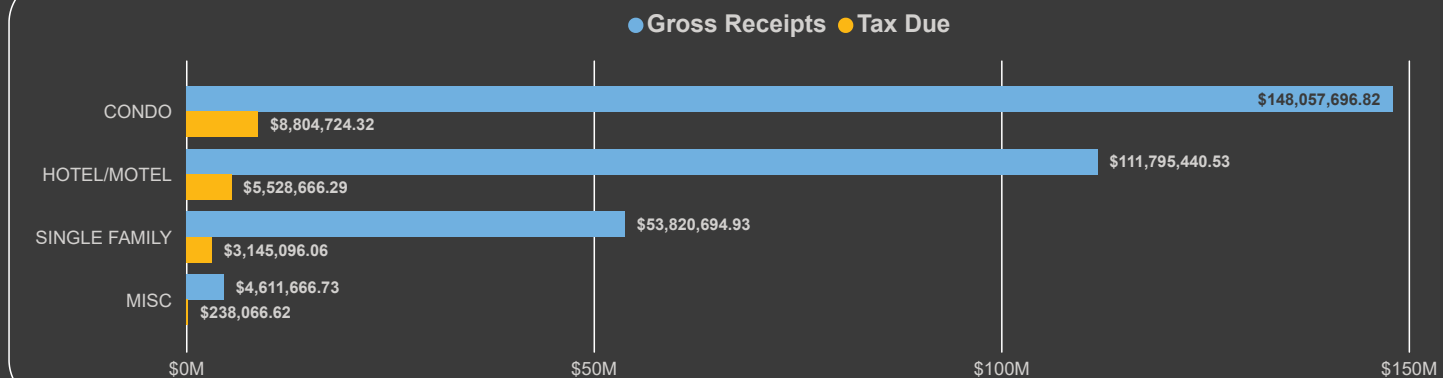


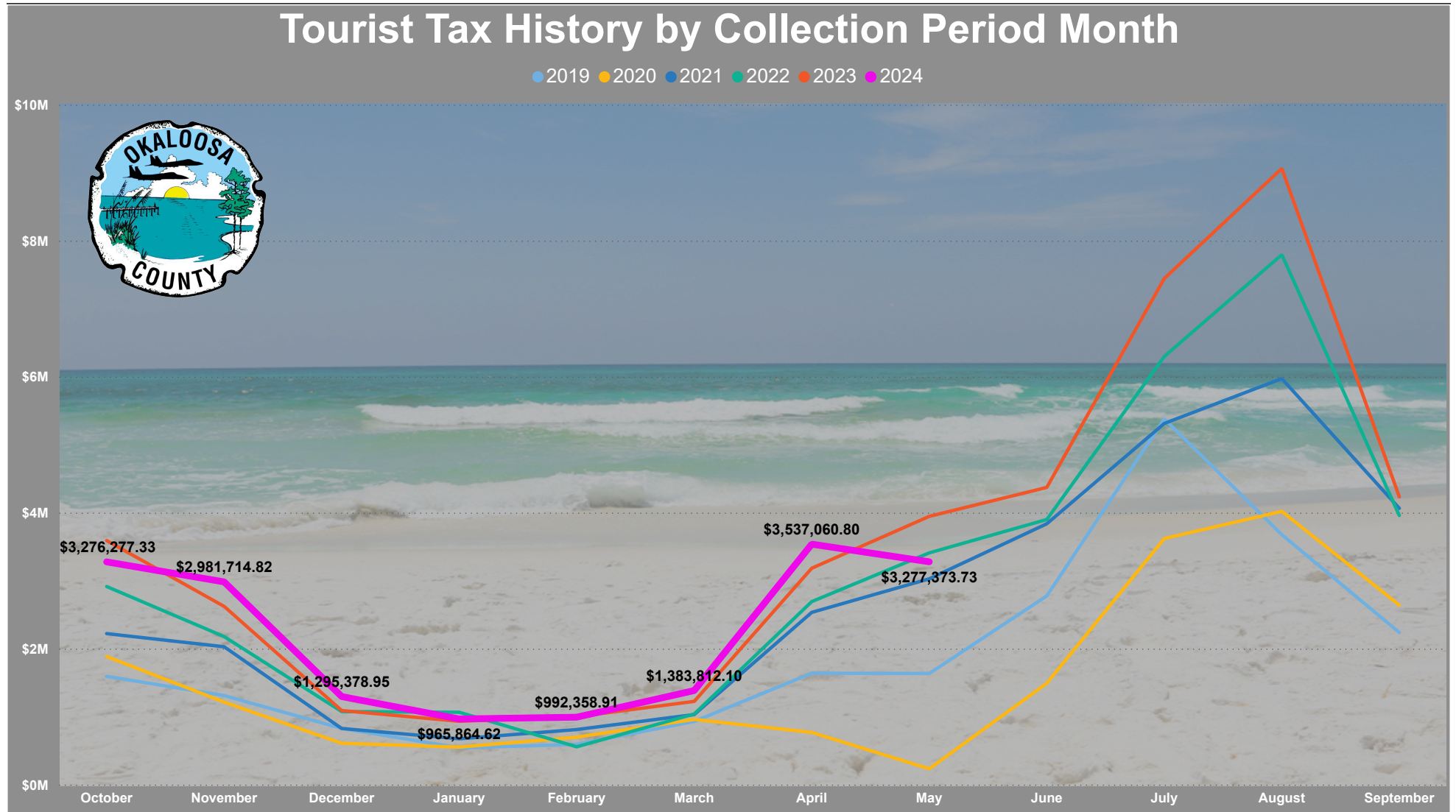
Gross Receipts

District	October	November	December	January	February	March	April	May	Total
(1)Destin	\$32.43M	\$29.11M	\$12.30M	\$9.51M	\$9.13M	\$13.04M	\$37.52M	\$31.97M	\$175.01M
(2)Okaloosa Island	\$18.73M	\$16.87M	\$5.79M	\$4.01M	\$4.70M	\$7.17M	\$16.90M	\$18.25M	\$92.43M
(3)Ft Walton/Mary Esther	\$4.27M	\$4.01M	\$3.44M	\$2.12M	\$2.25M	\$2.79M	\$4.83M	\$5.44M	\$29.15M
(4)Niceville/Bluewater Bay	\$1.71M	\$1.58M	\$1.22M	\$1.12M	\$1.28M	\$1.58M	\$2.40M	\$2.41M	\$13.31M
(5)North Okaloosa	\$1.11M	\$0.96M	\$0.94M	\$0.86M	\$0.95M	\$0.94M	\$1.33M	\$1.30M	\$8.38M
Total	\$58.26M	\$52.52M	\$23.70M	\$17.61M	\$18.32M	\$25.53M	\$62.98M	\$59.38M	\$318.29M

Tax Due

District	October	November	December	January	February	March	April	May	Total
(1)Destin	\$1.92M	\$1.73M	\$0.73M	\$0.56M	\$0.54M	\$0.77M	\$2.22M	\$1.89M	\$10.37M
(2)Okaloosa Island	\$1.04M	\$0.96M	\$0.31M	\$0.22M	\$0.26M	\$0.39M	\$0.94M	\$0.98M	\$5.09M
(3)Ft Walton/Mary Esther	\$0.19M	\$0.18M	\$0.16M	\$0.10M	\$0.10M	\$0.13M	\$0.23M	\$0.25M	\$1.34M
(4)Niceville/Bluewater Bay	\$0.07M	\$0.06M	\$0.05M	\$0.05M	\$0.05M	\$0.06M	\$0.09M	\$0.10M	\$0.52M
(5)North Okaloosa	\$0.05M	\$0.05M	\$0.04M	\$0.04M	\$0.05M	\$0.04M	\$0.06M	\$0.06M	\$0.39M
Total	\$3.28M	\$2.99M	\$1.29M	\$0.97M	\$0.99M	\$1.39M	\$3.54M	\$3.27M	\$17.72M





**LOCAL PLANNING AGENCY WORKSHOP
MEETING MINUTES
JUNE 6, 2024 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Vice Chairman Buhr called the Local Planning Agency Workshop to order on Thursday, June 6, 2024, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Todd Buhr
Marcie Bell
Jay Purut
Larry Cowsert
Gary Jarvis

Members Absent

Corey Ledbetter

Staff Members Present

Kimberly Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Daniel Butler Senior Planner
Joe Bodi Engineering Assistant
Tina Deater Planner
Kyle Bauman, City Attorney

3. APPROVAL OF MINUTES:

- **May 16, 2024, Minutes for approval.**

Motion by Agency member Bell, seconded by Agency member Cowsert to approve the May, 16, 2024 minutes as written, the motion passed with a unanimous vote of 6-0.

4. NEW BUSINESS:

A. Draft Article 1 – General Provisions/Legal & Article 2 - Administration

Mr. O'Connor informed the members that in relation to the Noise Ordinance and based on the last workshop, staff has integrated Citation Authority and the penalties on a graduated level into the Draft Article 1. As for Article 2, the only change was removing the language for a Variance for Special Exception Process.

Motion by Agency member Purut for the Local Planning Agency to recommend City Council approve Draft Article 1 - General Provisions/Legal and Draft Article 2 - Administration. Agency member Buhr seconded the motion for discussion.

In Article 2.14.04, Sign Permits, Agency member Buhr questioned staff about language in the draft that according to him, they have not seen it before. Mr. O'Connor apologized and stated that moving forward, staff will ensure they receive a redlined copy of what has been removed or changed. Additionally, if they prefer, they are welcome to ask for it to be removed from tonight's

approval and review it again at their next meeting.

Agency member Buhr stated that he just wants to make sure that at this point, they see everything so that nothing gets held up. He then pointed out that in 2.16.01, Subsection Gulf, there is a difference in language from what used to read, ***“Community Development Director.”*** According to Mr. O'Connor, that was a decision by staff to change it to, ***“the City Manager or his designee,”*** since the City Manager has the authority to direct staff.

With no further discussion, the Chairman called for the vote and the motion passed 6-0.

B. Draft Article 6 – General Development Regulations & Destin Design Manual

According to Mr. O'Connor, this is their fourth time reviewing this Article and the second with the Design Manual. All Substantive corrections have been updated and he asked the City Engineer to speak on some minor changes that were made today.

Mr. Ryan Scott City Engineer explained that for the clear sight triangle; in referencing the Florida Green Book, staff was reviewing editions and realized the table numbers had changed. Therefore, they were removed completely since they couldn't be referenced and now, they are referencing the name of the table. Additionally, for any city projects, signs are to be posted at the entrance, and staff has included an emergency contact phone number requirement for the sign posting information.

Motion by Agency member Bell, seconded by Agency member Purut, to recommend City Council approval with the two changes identified by the City Engineer.

In discussion, Agency member Buhr referred staff to 6.08.02, Subsection Gulf questioned #5, and asked definition wise, what all hardscaping elements includes and if there should be a definition of hardscaping in the Glossary. Noting that if rocks are not allowed, those and anything else that is not allowed should be referenced in the glossary.

Mr. O'Connor asked for the language Agency member Buhr wanted implemented. Agency member Buhr stated that he would like to see after the word plants, **(Examples of things not allowed in the buffer area are, hardscaping elements; concrete, pavers, rocks).**

Agency member Buhr made a substitute motion to continue this to their next meeting for review once it is cleaned up, with Agency member Bell providing the second. The motion passed with unanimous vote of 6-0.

C. Draft Article 9 – Transportation Management Plans & Article 10 - Impact Fees

According to Mr. O'Connor, staff has not received any substantial comments on these two

articles and recommends approval.

Motion by Agency member Buhr, seconded by Agency member Bell to recommend City Council's approval of Draft Article 9 – Transportation Management Plans & Article 10 - Impact Fees. The motion passed with a unanimous vote of 6-0.

D. Net Positive Environmental Benefit (NPEB) Fee – LDC 11.05.02.N

Mr. O'Connor reminded the members how they requested staff to look at creating a funding mechanism to charge \$250.00 per slip for nonresidential slips, \$100.00 for residential slips that weren't homesteaded and zero for homesteaded slips. Additionally, staff has reached out to the property appraisers to provide a list of all properties that adjoin the water in the harbor that are nonresidential along with a slip count if they have it, and all non and residential properties that have slips on them. He explained the following has been previously discussed and proposed by the Harbor and Waterways Board (HWB) and, there are two members of the HWB in attendance for discussions and questions. He provided additional information that was also in their packet. If an individual or entity has paid the NPEB fee in the last:

- 5 years, they would not be assessed the annual slip charge for 20 years
- 5-10 years, they would not be assessed the annual slip charge for 15-years
- 10-15 years, they would not be assessed the annual slip charge for 5-years
- 15 years or more, the annual assessment would start immediately.

The HWB wanted information to see how this new structure and amortization phasing would work to fix the NPEB fund. Unfortunately, records of specific projects that paid the NPEB fee beyond 5 years are not complete and do not provide enough information for Staff to make a solid determination as to how the HWB proposed structure would work. When Staff presented this to them on April 25, 2024, they were concerned with the city double dipping the NPEB on those that have paid the fee recently. Their motion at the end of the night was to change their original proposed fee structure to:

- Category 1 projects: 10% NPEB fee
- Category 2 projects: 10% NPEB fee
- Category 3 projects: 25% NPEB fee

The Chairman opened the hearing for the public to speak.

Capt. Jim Green spoke of how the board agreed with the amortization they came up with and for those that have already paid substantial amounts into the fee, he urged everyone to consider fairness in their considerations. He referred the members to the 10/10/25% and stated that to him, it should be sufficient to maintain the harbor, as long as the fund is maintained properly. He spoke of the substantial amount of money that past City Council did not accept and allowed to go to the State of Florida and how if any such thing should happen again, then it is strictly left up to the Council, in the budgeting process, to fund any future needs.

Mr. Dick Hoey of the HWB spoke of how the harbor is the heart and soul of the city and mentioned how everyone on the board agreed that this is the direction they should go regarding the funding for the account. He also spoke of the need for a continual dredging of the harbor schedule and funding process.

Agency member Jarvis spoke of how the private and commercial property values annual worth depends on the health and wellbeing of the harbor, regardless if the property is on a canal or the harbor and he feels there is justification for the fee structure that is being discussed and does not agree there is any unfairness in the proposal. He reminded all how much the TDC funds sheriff's and lifeguards, which takes up a big chunk of the taxes.

Motion by Agency member Jarvis that the Local Planning Agency recommends the new Net Positive Environmental Benefit (NPEB) fee be structured as discussed and for staff to develop a draft ordinance for the city Comprehensive Plan and the Land Development Code concerning NPEB fees with (10/10/25%). With no second, the motion failed.

Agency member Buhr made a motion to continue this to their next meeting to give time for staff to provide them with the data as discussed, with Agency member Purut providing the second. In discussion, Agency member Jarvis asked what type of information would change their recommendation as it stands?

According to Mr. O'Connor, it was asked at their previous meeting, the members heard the 10/10/25 and asked for staff to take out charging for construction, and to bring back what the fund would look like on an annual basis if charging by slips fees for noncommercial slips \$250.00, residential properties that were not homesteaded were charged \$100.00 and residential properties that were homesteaded, \$0.00 based on that criteria. Currently, staff is looking at all the properties that are nonresidential and counting slips. As well as looking at the residential properties that are homesteaded and counting those slips, and the non-homesteaded residential properties, those won't be counted because they would not fall under this category, once that data is compiled, staff would bring it back to them to start discussions.

Agency member Buhr added that they also asked for alternative funding mechanisms other than a percentage of the cost of construction for those that need to have their marine construction work done but cannot afford to pay their part. Additionally, with a new fee structure in place, there is the possibility for those with older docks to be able start the construction process for those to be replaced. **With no further discussion, Chairman Wood called for the vote and the motion passed with a unanimous vote of 6-0.**

E. Conditional Use (LU-001409-2024) – 135 Benning Drive – **This item was heard first on the agenda**

Planner Tina Deater briefly explained the Conditional Use request to the Agency members

noting that staff sent out abutting notices to property owners and did not receive any comments.

Agency member Buhr asked if all avenues of noticing was covered for this request. Mr. O'Connor replied that abutting letters were sent out, advertising was placed in the local newspapers and signage was erected on the property for the required time period.

Agency member Bell asked if this request will be located in the old Destin Water Users Building and Mr. O'Connor answered is that it is.

Chairman Wood opened the hearing to the public for comment. With no one coming forward to speak he closed the public portion of the meeting and asked the members for any further comment or a motion.

Agency member Cowsert made the motion to recommend the City Council approve the Conditional Use request LU-001409-2024, subject to approval of the Development Order Minor Deviation and the project receiving all applicable City and State permits. Agency member Bell provided the second and the motion passed 6-0.

5. PUBLIC COMMENTS:

Capt. Green urged the members to holistically consider those that have already paid a tremendous amount of money into the NPEB fee in the last 10 years.

6. DIRECTOR'S REPORT:

Mr. O'Connor provided the members with the schedule planned for the workshops with the City Council for the Articles. Additionally, the glossary has been sent to the City Manager for his review and once he gives approval, staff will be bringing it forward for their review.

Chairman Wood reminded the members their responsibility of being on the Local Planning Agency is that they are now working as a body to City Council regarding recommendations, and not how they may feel individually about anything that comes before them.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 7:10 p.m.

Adopted and approved this _____ day of _____ 2024.

James Wood, Jr. Chairman

Rey Bailey City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024

TYPE OF AGENDA ITEM: Public Hearing

AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

THRU: Louis Zunguze, City Manager
 Kyle Bauman, Special Projects Attorney
 Steve O'Connor, Principal Planner

FROM: Tina Deater, Planner

DATE: June 20, 2024

SUBJECT: 135 Benning Drive Conditional Use - Tim Nobles is requesting approval of a Conditional Use, LU-001409-2024. This request is seeking approval of Conditional Use for a personal services medical spa with a full-time doctor on staff offering services such as massage therapy, light therapy, and esthetician services.

I. BACKGROUND: Tim Nobles, on behalf of Matthew Roberts Elite Enterprises, LLC, is requesting Conditional Use (LU-001409-2024) approval for a personal services' medical spa with a full-time doctor on staff, which offers services such as massage therapy, light therapy, and esthetician services. The subject property is located at 135 Benning Dr. and the associated Parcel ID number is: 00-2S-22-0135-0000-0010.

II. DISCUSSION: The subject property is in the **Residential, Office & Institutional – Village Residential (ROI-VR)** Zoning District. The proposed use of personal services is a Conditional Use in the **Residential, Office & Institutional – Village Residential (ROI-VR)** zoning district. The building is currently designated as office space in Development Order 00-05 and if the Conditional Use is approved, a Development Order Minor Deviation will be processed to address the Change of Use requirements. The following includes a review and analysis of the proposed use based on the **Future Land Use Element** of the **Comprehensive Plan** and the criteria for Conditional Uses outlined in the **Land Development Code**.

A. COMPREHENSIVE PLAN POLICY ELEMENTS:

The subject property has a **Residential, Office & Institutional (ROI)** Future Land Use designation. As outlined in the City's **Comprehensive Plan (Policy 1-2.4.1)**, the **Residential, Office & Institutional (ROI) Future Land Use designation** is intended to: *accommodate business and professional offices; as well as single-family (SF) and multiple-family (MF) long-term residential uses; and institutional uses listed in Policy 1-*

2.7.1. The "ROI" designated land shall only be allowed to develop as commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations or short-term residential uses if the subject properties abut or are located south of Harbor Boulevard/Emerald Coast Parkway as delineated on the FLUM. The primary intent of such LDC standards and criteria shall be to preserve a smooth transition in development density and intensity. This land use Policy designation expressly excludes general retail sales and services (unless integrated as part of a PUD), warehousing, and outside storage. Furthermore, this policy designation is intended for areas which:

- 1. Have access to a major thoroughfare and all required urban services.*
- 2. Contain sufficient land area to accommodate good principles of urban design, including sufficient land area to provide adequate landscaping and buffers to separate existing as well as potential future adjacent land uses of differing intensity.*
- 3. Accommodate limited residential uses as described herein as well as business and professional office buildings, including financial institutions, and medical facilities as regulated in the LDC.*

The proposed use of a personal services medical spa is consistent with the intent of the ROI Future Land Use Designation.

B. CONDITIONAL USE ELEMENTS:

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

The proposed personal services medical spa is a Conditional Use in the **ROI-VR** zoning district, 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. Scale and Intensity
2. On and Offsite Improvement Needs
3. On-site Amenities
- 4.
5. Criteria for Conditional Use

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

1. LAND USE COMPATIBILITY

Applicant Response: We are a medical spa operating entirely within our building. We offer ample parking in both the front and back of our facility. As we operate by appointment only, traffic flow is minimal.

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: The subject property is located at the intersection Azalea Drive and Benning Drive, and is currently approved for an office building per **Development Order 00-05**. The proposed use of the medical spa is compatible with the adjacent land

uses, as it will operate within the existing building and is by appointment only.

Offsite Impacts: There are no anticipated off-site impacts. As proposed, the conditional use meets the intent of the **ROI-VR** zoning district, and the subject property is of sufficient size to accommodate all required site improvements, including landscaping and buffering.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Applicant Response: Appropriate landscaping and buffers will be installed as needed. Internal space access is by appointment only, and we monitor the number of visitors.

Staff Comments: The proposed project complies with the dimensional requirements in *Table 7-3, Article 7.12.08* of the *Land Development Code*, and the subject property is of sufficient size to accommodate all required site improvements, including landscaping and buffering; **therefore, the requested Conditional Use meets this criterion.**

3. PROPER USE OF MITIGATIVE TECHNIQUES

Applicant Response: We are an indoor facility committed to adhering to health department guidelines through proper disposal measures. As a medical spa, we strive to provide the best experience for our customers and those around us. We are a premium medical spa dedicated to providing our customers with an exceptional experience. This commitment extends to ensuring our facility, both inside and out, maintains a pristine and luxurious appearance, reflecting a five-star standard of cleanliness and quality.

Staff Comments: The subject property is of sufficient size to accommodate all required site improvements and no offsite impacts are anticipated; **therefore, the requested Conditional Use meets this criterion.**

4. HAZARDOUS WASTE

Applicant Response: As a medical spa, we do not generate any hazardous waste. Our services include massage therapy, red light therapy, hyperbaric chamber treatments, esthetician services, an aqua room, chiropractic care, and a full-time doctor on staff. We adhere to all health department guidelines to meet the high standards required for a five-star rating. Our goal is to provide an exceptional experience for all our clients by offering a wide range of services. We ensure that our parking lot, exterior and interior are maintained to the highest standards to reflect our commitment to excellence.

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*; **therefore, the requested Conditional Use meets this criterion.**

5. OVER PROLIFERATION OF USE

Applicant Response: We maintain a controlled environment with designated parking and limited occupancy, operating strictly by appointment.

Staff Comments: Staff searched for medical spas in the City of Destin, and only found one other medical spa in the **ROI-VR** zoning district, located on Airport Road. Based on this finding, there does not appear to be an over proliferation of medical spas in the **ROI-VR** zoning district. **Staff will defer to the Council as to whether or not the applicant meets this criterion by determining whether this would constitute an over proliferation of medical spas in the ROI-VR district.**

6. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Applicant Response: We believe this Conditional Use application meets the development standards outlined in the City of Destin Land Development Code and adheres to the objectives of the Comprehensive Plan.

Staff Comments: At the current level of review, the proposed conditional use application meets the land development standards and regulations outlined in Article 7 of the Land Development Code and the policies and objectives of the Comprehensive Plan. Therefore, **the requested Conditional Use meets this criterion.** *Other Land Development Code requirements for the Change of Use, such as stormwater, will be reviewed through the Development Order Minor Deviation process.*

7. PUBLIC COMMENT None received to date.

A. Link to Strategic Goals / Objectives: III. Economic Development and Revitalization

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

C. Level of Service (LOS): There is no anticipated impact on the Level of Service (LOS)

D. Legislative Sponsor:

III. CONCLUSION: The applicant is requesting Conditional Use approval (LU-001409-2024) for a personal services medical spa with a full-time doctor on staff, which offers services such as massage therapy, light therapy, and esthetician services. The proposed use is a Conditional Use in the **ROI-VR** Zoning District, per **Article 7.12.00, Land Development Code.**

The project is consistent with the following:

1. Comprehensive Plan **Policy 1-2: Future Land Use Element.**
2. Land Development standards outlined in **Article 7, Land Development Code.**

As proposed, Staff has determined the development satisfies all review criteria required for a conditional use request except for criterion 5, which the Council will need to determine. If the Council determines the proposed request does not constitute an over proliferation, Staff recommends the City Council approve the proposed Conditional Use, LU-001409-2024, subject to approval of the Development Order Minor Deviation and the project receiving all applicable City and State permits.

The Local Planning Agency (LPA) met on June 6, 2024, and voted 6 to 0 to recommend

that the City Council approve Conditional Use LU-001409-2024, subject to approval of the Development Order Minor Deviation and the project receiving all applicable City and State permits.

IV. RECOMMENDED MOTION: I move that the City Council approve Conditional Use LU-001409-2024, subject to approval of the Development Order Minor Deviation and the project receiving all applicable City and State permits.

ALTERNATE MOTIONS:

I move that the City Council approve with conditions/approve with modifications/deny Conditional Use LU-001409-2024.

Attachments:

1. a. Property Lease
2. b. Survey
3. c. Conditional Use Criteria

COMMERCIAL TRIPLE NET LEASE

THIS LEASE is entered into this 28th day of Oct, 2023, by and between, Nobles Empire, LLC, a _____ Limited Liability Company and Tim Nobles, Individually (hereinafter referred to collectively as the "Tenant"), and Elite Enterprises, LLC, an Indiana Limited Liability Company (hereinafter referred to as the "Landlord").

WHEREAS, Tenant desires to lease from Landlord and the Landlord desires to lease to the Tenant certain premises hereafter described, on the terms, covenants, and conditions set forth in this agreements;

NOW, THEREFORE, in consideration of the rents reserved herein and the mutual covenants, terms, conditions, and agreements set forth herein, the parties agree as follows:

1. Description of the Property. The Landlord leases and demises unto the Tenant, and the Tenant rents from the Landlord, the real estate located at 135 Benning Dr, Destin, FL (hereinafter collectively referred to as the "Property" or "Leased Premises") according to attachment "A".
2. Term of Lease. The term of this Lease shall be for 2 (two) years (hereinafter referred to as the "Lease Period"). Such Lease Period shall begin November 1, 2023, and ends on November 1, 2025. Tenant shall have the option to extend the term of this Lease for one additional, 5 (five) year lease period (hereinafter referred to as an "Optional Lease Period"). If Tenant chooses to extend the term of this Lease for the Optional Lease Period, the Landlord shall have the right to adjust the rent to the current acceptable market rate, as determined by Landlord in its sole discretion.
3. Rent. Tenant agrees to pay Landlord, without deduction or offset, at such place or places as may be designated from time to time by Landlord, as rent for said Leased Premises, \$6,300.00, plus applicable local and state sales tax. Said sum shall be paid monthly on or before the first (1st) day of each and every calendar month beginning with the month of November 2023, with the exception of the 45-day Construction Period as detailed in paragraph 4. All rental payments shall be made payable to Elite Enterprise, LLC and mailed or delivered to 555 Mount Tabor Rd, New Albany, IN 47150 or at such place or places as may be designated from time to time by Landlord.
4. Construction Period. Tenant and Landlord acknowledge that prior to the execution of this Lease, Tenant paid to Landlord a non-refundable security deposit of \$6,300.00, along with the Rent in the amount of \$6,300.00 for November 2023, for consideration of this Lease and the Construction Period as detailed below. Tenant will have a 45-day period commencing on December 1, 2023, and ending on January 14, 2024, within which Tenant will buildout the Property, as detailed in paragraph 6, and will not be required to pay Rent (hereinafter the "Construction Period"). Tenant will pay a prorated

rent of \$3,454.84, plus applicable local and state sales tax, for the remaining 17 days in January of 2024. In the event that Tenant is unable to finalize all buildout and construction prior to the end of the Construction Period, Tenant understands that it will still be responsible for Rent each month as detailed in paragraph 3.

5. Late Charges. The amount of each of the said installments of Rent shall be increased by five (5%) percent if the same shall remain unpaid five (5) days after the date on which such installment shall be due; and an additional five (5%) percent shall be added thereto at the end of each thirty (30) day period during which such installment, or any part thereof, shall remain unpaid. In addition, if any checks are returned for any reason whatsoever, or if payment thereon is refused, Tenant shall pay Landlord a fee of \$50.00 for each such dishonored check to defray Landlord's administrative cost in connection therewith. All such charges shall be secured as additional rents under this Lease.
6. Construction by Tenant. Tenant acknowledges that it is taking possession of the Property in its current AS-IS condition, with no exceptions, and that any necessary improvements, construction or buildout are the sole responsibility of the Tenant. Tenant agrees, at Tenant's sole cost and expense, to install a new HVAC system and provide all work of whatsoever nature that is necessary to complete the Leased Premises and open the Leased Premises for Tenant's business, to the public, by the end of the Construction Period, no later than January 14, 2024. Tenant agrees to furnish Landlord with a complete and detailed set of plans and specifications setting forth and describing Tenant's work in such detail as Landlord may reasonably require. Tenant's plans and specifications shall be approved in writing by Landlord prior to Tenant's commencement of Tenant's Work. Landlord shall review Tenant's plans and specifications with reasonable speed and diligence, but Landlord shall have 10 days after receipt of such plans and specifications to approve or disapprove same. Should Landlord fail to disapprove said plans and specifications by giving written notice thereof to Tenant in accordance with the above timeframe, said plans and specifications shall be deemed approved. All such Tenants' Work shall at all times comply with all laws, rules, requirements, orders, building codes, standards, and regulations of governmental authorities having jurisdiction thereof, and all insurance requirements of this lease. Additionally, all Tenant's Work shall be done in a good workmanship-like manner with materials of a superior grade and quality. All contractors performing work on the Lease Premises must be properly licensed in the state of Florida and shall have and maintain during the course of such construction insurance policies providing comprehensive general liability and automobile liability coverages and statutory worker's compensation coverage. No deviation from the final set of plans and specifications once submitted to and approved by Landlord, shall be made by Tenant without Landlord's prior written consent. Approval of plans and specifications by Landlord shall not constitute the assumption of any responsibility by Landlord for their accuracy or sufficiency, and Tenant shall be solely responsible for such plans and specifications. Tenant acknowledges that there is road work and construction in the

9. Quiet Enjoyment. Landlord covenants that on paying the rent and performing the covenants contained in this lease, Tenant shall peacefully and quietly have, hold, and enjoy the property for the agreed term.
10. Use of Property. The property shall be used and occupied by Tenant as a medical spa and commercial office space.
11. Possession. Tenant shall be allowed possession of the Property as of November 1, 2023.
12. Net Lease. All rent shall be absolutely net to Landlord, so that this Lease shall, except as hereinafter provided to the contrary, yield net to Landlord the rent, to be paid in each year during the term of this Lease. Accordingly, all costs, expenses, and obligations of every kind or nature, whatsoever, relating to the demised premises, or any improvements thereon, which may arise or become due during the term of this Lease, shall be paid by the Tenant, and the Landlord shall be indemnified and saved harmless by the Tenant from and against the same. Nothing herein contained shall be deemed to require the Tenant to pay or discharge any liens or mortgages of any character whatever which may hereafter be placed upon the demised premises by the affirmative act of the Landlord.
13. Tenant's Obligations for Maintenance. Tenant shall, at its sole cost and expense, at all times keep the Leased Premises (including without limitation, exterior entrances and doors, interior entrances and doors, door checks, walls, floors, ceilings, windows, glass, plate glass, and store front) and all partitions, door fixtures, equipment and appurtenances thereof (including lighting, heating and plumbing fixtures, sewage facilities and drains within the Leased Premises or under the floor slab and exclusively serving the Leased Premises and including free flow up to the main sewer lines, all heating and air conditioning equipment, including exterior mechanical equipment, exterior utility facilities and exterior electrical equipment exclusively serving the Leased Premises) in good order, condition and repair (which repair shall mean to replace, if necessary, less Landlord's obligations). Tenant shall obtain a service contract, in its own name, satisfactory to Landlord covering maintenance of the heating and air conditioning facilities and equipment for the Leased Premises. Maintenance shall cover, without limitation, an annual inspection, adjustment, cleaning, repair, lubricating of equipment and replacement of belts and filters. Tenant shall furnish Landlord with a copy of such service contract. The warranty shall cover replacement and repairs when applicable. In addition to Tenant's general obligations under this section, Tenant shall, at its own cost and expense, have the Leased Premises treated monthly for insects and pests by a licensed pest control company approved in advance by Landlord in writing.
14. Landlord's Obligations for Maintenance. The Tenant will be responsible for HVAC

premises, or any document (to which the Tenant is a party) creating or transferring an interest or estate in the demised premises.

Tenant shall under no circumstances be obligated to pay any income, inheritance, estate or succession taxes or any liens in the nature of any such described taxes or any other tax which may be levied or assessed against Landlord with respect to or because of the income or other benefit derived by Landlord from this lease, or from its ownership of the Property. As to ad valorem and real property taxes levied and assessed against the demised premises, due and payable during the first year of the term of this lease, the same shall be prorated so that the Tenant will pay for and be responsible for the payment of that portion thereof which accrued after the commencement date of the term of this lease and Landlord shall pay and be responsible for the payment of that part of such taxes which accrued prior to the commencement date of the term of this lease.

Tenant may, in good faith and upon reasonable grounds, dispute the amount of, validity of, or right to assess, levy or collect any tax, charge or assessment herein required to be paid by them in accordance with this paragraph and may in good faith conduct any necessary or reasonable legal proceedings to question or attempt to avoid, limit, or reduce the same. Said proceedings shall be at the sole cost and expense of Tenant, and if necessary, in its sole opinion, Tenant may proceed in such matters using the name of the Landlord.

18. Insurance and Liability. Tenant shall, at Tenant's expense, maintain in force throughout the Lease Period and any extension thereof, the following insurance coverage with an insurance company licensed to do business in the State of Florida:

- a. public liability insurance in an amount not less than One Million Dollars (\$1,000,000.00);
- b. hazard and contents insurance in an amount not less than One Million Dollars (\$1,000,000.00); and,
- c. general property insurance including wind and fire, in an amount not less than One Million Dollars (\$1,000,000.00).

The Tenant hereby acknowledges that the amount of insurance coverage, as set forth above, is established for the protection of the Landlord, as its interest may appear, and that the Tenant shall make an independent determination as to the need for any additional insurance coverage as the Tenant's interest may appear. All insurance policies shall name Landlord as additionally insured and additional payee. Upon written request of Landlord, Tenant shall furnish Landlord a certificate prepared by the insurer that such insurance is in full force and effect.

19. Prohibited Articles and Activities. Tenant agrees that it will not keep, use, sell, or offer for sale in or upon the Leased Premises any article or carry on or conduct any activity which may be prohibited by the standard form of insurance policy which affords insurance coverage to Landlord with respect to the Leased Premises.
20. Ordinances and Statutes. Tenant shall comply with all statutes, ordinances, and requirements of all municipal, state, and federal authorities now in force, or which may hereafter be in force, pertaining to the Property, occasioned by, or affecting the use hereof by Tenant.
21. Indemnification of Landlord. During the entire term of the Lease, the Tenant will indemnify and save harmless the Landlord against any and all claims, debts, demands, or obligations which may be made against the Landlord or against the Landlord's title in the premises, arising out of, or in connection with, any alleged act or omission of the Tenant or any person claiming under, by, or through the Tenant; and if it becomes necessary for the Landlord to defend any action seeking to impose any such liability, the Tenant will pay the Landlord all costs of court and attorneys' fees incurred by the Landlord in effecting such defense in addition to any other sums which the Landlord may be called upon to pay by reason of the entry of a judgment against the Landlord in the litigation in which such claim is asserted.
22. Indemnification of Tenant. During the entire term of the Lease, the Landlord will indemnify and save harmless the Tenant against any and all claims, debts, demands, or obligations which may be made against the Tenant, arising out of, or in connection with, any alleged act or omission of the Landlord or any person claiming under, by, or through the Landlord; and if it becomes necessary for the Tenant to defend any action seeking to impose any such liability, the Landlord will pay the Tenant all costs of court and attorneys' fees incurred by the Tenant in effecting such defense in addition to any other sums which the Tenant may be called upon to pay by reason of the entry of a judgment against the Tenant in the litigation in which such claim is asserted.
23. Subordination of Lease. This Lease shall be subject and subordinate at all times to the lien of all mortgages and deeds of trust securing any amount now or hereafter encumbering Landlord's interest in the Property or Building, all without the necessity of having further instruments executed on the part of Tenant in order to effectuate such subordination. Upon the written request of Landlord, Tenant shall execute, acknowledge and deliver to Landlord such further instruments evidencing the subordination of this Lease to the lien of any such mortgages or deeds of trust as may be required by Landlord, and Tenant shall attorn to any such mortgagee or beneficiary under any mortgage or deed of trust in the event of a foreclosure or a deed in lieu of foreclosure, or other purchaser or a grantee in respect thereof; provided, however, that each mortgagee or beneficiary under any such mortgage or deed of trust, or purchaser

or grantee in respect thereof, shall agree not to terminate or disturb Tenant's possession of the Property under this Lease in the event of a foreclosure of such mortgage or deed of trust or a deed in lieu thereof, as long as Tenant is not in default under this Lease at such time. Notwithstanding the foregoing, any mortgagee or beneficiary under a mortgage or deed of trust may at any time subordinate its mortgage or deed of trust to this Lease in all or in part, without Tenant's consent, by execution of a written instrument subordinating such mortgage or deed of trust to this Lease, in which case this Lease shall be deemed prior to such mortgage or deed of trust without regard to their respective dates of execution, delivery and/or recording. Tenant shall abide by all the terms and conditions, if any, prescribed by any mortgage attached to the Property in the name of the Landlord.

24. Waiver of Subrogation. Tenant waives all rights against Landlord and any of its agents, representatives, and employees, each of the other, for damages to the extent covered by insurance applicable to the Property, except rights as they have to proceeds to such insurance held by Landlord as a fiduciary. Said Insurance Policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, did not pay the insurance premiums directly or indirectly, and whether or not the person or entity has an insurable interest in the property damaged.
25. Abandonment of Premises. Tenant shall not vacate or abandon the Property at any time during the term hereof, and if Tenant shall abandon or vacate the Property, or be dispossessed by process of law, or otherwise, any personal property belonging to Tenant left upon the Property shall be deemed to be abandoned and shall be disposed of by any method at the option of the Landlord.
26. Condemnation of Leased Premises. If the whole of the Leased Premises shall be taken or acquired by any public or quasi-public authority under the power or threat of eminent domain, the Lease Term, and any extension thereof, shall cease as of the day possession shall be taken by such public authority, and Tenant shall pay rent up to that date with an appropriate refund by Landlord of such rent as may have been paid in advance for any period subsequent to the date possession is taken. If less than all of the Leased Premises shall be so taken, the Lease Term, and any extension thereof, shall cease only on the parts so taken as of the day possession shall be taken by such authority, and Tenant shall pay rent up to that day with appropriate refund by Landlord of such rent as may have been paid in advance for any period subsequent to the date that possession is taken, and thereafter the Rent shall be equitably adjusted. Landlord shall, at its expense, make all necessary repairs or alterations to the basic building and exterior work so as to constitute the remaining premises a complete architectural unit, provided that Landlord shall not be obligated to undertake any such repairs and alterations if the cost thereof exceeds the award. Tenant, at Tenant's expense, shall make repairs and

restorations to the remaining premises and shall also repair or replace its stock in trade, fixtures, furniture, furnishings, floor coverings and equipment, and if Tenant has closed shall promptly reopen for business. If the part of the Property so taken leaves space no longer suitable for the conduct of Tenant's business, then the Lease Term, and any extension thereof, shall cease and Tenant shall pay rent up to the day possession is taken, with an appropriate refund by Landlord of such rent as may have been paid in advance for any period subsequent to the date of taking possession.

27. Condemnation Award. All compensation awarded or paid for any taking or acquiring under the power or threat of eminent domain, whether for the whole or a part of the Property or any interest therein, shall be the property of Landlord, whether such damages shall be awarded as compensation for diminution in the value of the leasehold or to the fee of the Leased Premises or otherwise, and Tenant hereby assigns to Landlord all of the Tenant's right, title and interest in and to any and all such compensation.
28. Assignment and Subletting. Tenant shall not voluntarily or involuntarily pledge, encumber, hypothecate, or assign this Lease in whole or in part, nor sublet all or any part of the Leased Premises, without the prior written consent of Landlord in each instance, such consent shall be at Landlord's sole discretion. In exercising such discretion Landlord may consider (i) the financial condition and responsibility of proposed assignee, (ii) the identity and business character of the proposed assignee, (iii) the need for alteration of the Leased Premises, (iv) the legality of the use proposed by assignee, and (v) the nature of the occupancy proposed by the assignee. Upon any such request, Tenant shall submit to Landlord in writing, the name of the proposed assignee or sub lessee, and the nature and character of the business to be operated by such entity, together with any other information reasonably requested by Landlord. Any consent by Landlord to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law, legal process, receivership, bankruptcy or otherwise. In the event of a Landlord approved assignment the Tenant, and any guarantor of Tenant, shall not be released from this Lease and from the obligation to perform any of the terms, covenants, and conditions of this Lease. Tenant shall pay to Landlord the sum of Five-Hundred Dollars (\$500.00) to cover Landlord's administrative costs, overhead and attorneys' fees in connection with such assignment or subletting and such amount shall be paid by Tenant to Landlord before Landlord's execution of said assignment or subletting agreement.
29. Events of Default. Any one or more of the following shall be an Event of Default by Tenant for which Landlord will have the remedies provided for it in section 30:

- (a) Nonpayment. Tenant's failure to pay any Rent, Additional Rent, or other

sums that Tenant is obligated to pay by any provision of this Lease when and as they become due and payable hereunder, which failure is not cured with ten (10) days after the giving of notice thereof by Landlord, such notice being in lieu of, and not in addition to, any applicable statutory notice;

(b) All Other Lease Violations. Tenant's failure to perform or observe any other covenant, conditions, or agreement of this Lease, which failure is not cured within ten (10) days after the giving of notice thereof by Landlord unless such default is of such nature that it cannot be cured within such ten (10) day period, in which case no Event of Default shall occur so long as Tenant shall commence the curing of the default within such ten (10) day period and shall thereafter complete the curing thereof with diligence and continuity;

(c) Chronic Lease Violations. If Tenant fails more than twice within any twelve (12) month period to observe or perform any covenant, condition, or agreement of this Lease (including without limitation the payment of Rent), regardless of whether such defaults shall have been cured by Tenant, the third default shall, at the election of Landlord, in its sole and absolute discretion, be deemed a non-curable Event of Default;

(d) Falsification of Information. Tenant or any agent of Tenant falsifies any report or misrepresents other information required to be furnished to Landlord pursuant to this Lease;

(e) Vacation or Abandonment. The vacation or abandonment of, or failure to occupy by the November 1, 2023 or at any time thereafter, all or any portion of the Leased Premises by Tenant at any time following the delivery of possession of the Leased Premises or the date by which Tenant is obligated to take possession of the Leased Premises for ten (10) consecutive days;

(f) Majority Owner or Tenant's Death, Dissolution, or Liquidation. The death of any majority owner of Tenant; or the commencement of steps or proceedings toward the dissolution, winding up, or other termination of the existence of Tenant or toward the liquidation of Tenant's assets;

(g) Bankruptcy. The commencement of a case under any chapter of the Federal Bankruptcy Code by or against Tenant or the filing of a voluntary or involuntary petition proposing the adjudication of Tenant as bankrupt or insolvent, or the reorganization of Tenant with its creditors, unless the petition is filed or case commenced by a party other than Tenant and is withdrawn or dismissed within thirty (30) days after the date of its filing;

(h) Assignment or Attachment. The making of an assignment by Tenant for the

benefit of its creditors, or if in any other manner Tenant's interest in this Lease passes to another by operation of law, including, without limitation, by attachment, execution, or similar legal process, which is not discharged or vacated within thirty (30) days.

(i) Appointment of Receiver or Trustee. The appointment of a receiver or trustee for the business or property of Tenant unless such appointment shall be vacated with thirty (30) days of entry.

(j) Evidence of Inability to Pay. Evidence of the inability of Tenant to pay its debts as they come due. Such evidence shall include, but shall not be limited to either of the following:

- i. An Admission in writing by Tenant of its inability to pay its debts when due; or
- ii. If one or more judgments are docketed against Tenant and not paid, bonded, or otherwise discharged within thirty (30) days.

(k) Catchall. The occurrence of any other event described as a default elsewhere in this Lease or any amendment thereto, regardless of whether such event is defined as an "Event of Default."

30. Remedies. Upon the occurrence of an Event of Default, Landlord shall have any one or more of the following remedies:

(a) Subject to any first priority lienholders, Landlord may sell at public or private sale all or any part of the goods, chattels, fixtures and other personal property belonging to Tenant which are or may be put into the Leased Premises during the Lease Term, (it being agreed that said property shall at all times be bound with a lien in favor of Landlord, which lien shall be subordinate to any first priority lienholder(s), and shall be chargeable for all rent and for the fulfillment of the other covenants and agreements herein contained) and apply the proceeds of such sale, first, to the payment of all costs and expenses of conducting the sale or caring for or storing said property (including all attorneys' fees), second, toward the payment of any indebtedness, including (without limitation) indebtedness for rent, which may be or may become due from Tenant to Landlord; and third, to pay Tenant, on demand in writing, any surplus remaining after all indebtedness of Tenant to Landlord has been fully paid.

(b) Landlord may perform, on behalf and at the expense of Tenant, any obligation of Tenant under this Lease which Tenant has failed to perform and of which Landlord shall have given Tenant notice, the cost of which performance by Landlord together with interest thereon at the maximum legal contract rate from the date of such expenditure, shall be deemed additional rent and shall be payable by

Tenant to Landlord upon demand.

(c) Landlord may elect to terminate this Lease and the tenancy created hereby by giving notice of such election to Tenant, and may re-enter the Leased Premises, by summary proceedings or otherwise, and may remove Tenant and all other persons and property from the Leased Premises, and may store such property in a public warehouse or elsewhere at the cost of and for the account of Tenant without Landlord being deemed guilty of trespass or becoming liable for any loss or damage occasioned thereby.

(d) Landlord may declare all ascertainable rent due hereunder to be immediately due and payable, and thereupon all such rents and charges due to the end of the Lease Term or any extension thereof, if applicable, shall thereupon be accelerated.

(e) Landlord may elect to take and repossess the Leased Premises and re-let same for Tenant's account.

(f) Landlord may pursue such other remedies as may be allowed by law or in equity, and all such rights and remedies, whether expressly stated above or whether available at law or in equity, shall be deemed separate and cumulative and no one remedy shall be deemed to be exclusive of any such other remedy.

Notwithstanding the provisions of clause (b) above and regardless of whether an Event of Default shall have occurred, Landlord may exercise the remedy described in clause (b) without any notice to Tenant if Landlord in its good faith judgment, believes it would be materially injured by failure to take rapid action or if the unperformed obligation of Tenant constitutes an emergency.

31. Damages. If this Lease is terminated by Landlord as a result of an Event of Default by Tenant, Tenant shall pay to Landlord as damages, all rent due or sustained prior to such termination, and all reasonable costs, fees and expenses including, but not limited to, all attorneys' fees, costs and expenses incurred by Landlord in pursuit of its remedies hereunder, or in renting the Leased Premises to others from time to time (all such rent, damages, costs, fees and expenses being referred to herein as "Termination Damages") and additional damages (the "Liquidated Damages"), which, at the election of Landlord shall be either:

(a) an amount or amounts equal to the rent which, but for termination of this Lease, would have become due during the remainder of the Lease Term, less the amount or amounts of rental, if any, which Landlord shall receive during such period from others to whom the Leased Premises may

be rented (other than any additional rent received by Landlord as a result of any failure of such other person to perform any of its obligations to Landlord), in which case such Liquidated Damages shall be computed and payable in monthly installments, in advance, on the first day of each calendar month following termination of the Lease and continuing until the date on which the Lease Term, and any extension thereof, would have expired, but for such termination, and any suit or action brought to collect any such Liquidated Damages for any month shall not in any manner prejudice the right of Landlord to collect any Liquidated Damages for any subsequent month by a similar proceeding; or

(b) an amount equal to the present worth (as of the date of such termination) of rent which, but for termination of this Lease, would have become due during the remainder of the Lease Term, or any extension thereof, less the fair rental value of the Leased Premises, as determined by an independent real estate appraiser named by Landlord, in which case such Liquidated Damages shall be payable to Landlord in one lump sum on demand and shall bear interest at the maximum legal contract rate until paid. For purposes of this clause (b), "present worth" shall be computed by discounting such amount to present worth at a discount rate equal to one percentage point above the discount rate then in effect at the Federal Reserve Bank nearest to the location of the Leased Premises.

If Tenant's right to possession or this Lease is terminated pursuant to section 30, Landlord may re-let the Leased Premises or any part thereof, alone or together with other premises, for such term or terms (which may be greater or less than the period which otherwise would have constituted the balance of the Lease Term, or any extension thereof) and on such terms and conditions (which may include concessions or free rent and alterations of the Leased Premises) as Landlord, in its discretion, may determine, but Landlord shall not be liable for, nor shall Tenant's obligations hereunder be diminished by reason of, any failure by Landlord to re-let the Leased Premises or any failure by Landlord to collect any rent due upon such re-letting.

32. Environmental Hazards. Tenant's responsibility regarding Hazardous Substances:

(a) The term "Hazardous Substances," as used in this Lease, shall include, without limitation, flammables, explosives, radioactive materials, asbestos, polychlorinated biphenyls (PCBs), chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials, petroleum and petroleum products, and substances declared to be hazardous or toxic under any law or regulation now or hereafter enacted or promulgated by any governmental authority having jurisdiction over the Leased Premises.

b) Tenant's Restrictions. Tenant shall not cause or permit to occur:

- i. Any violation of any federal, state, or local law, ordinance, or regulation now or hereafter enacted, related to environmental conditions on, under, or about the Leased Premises, arising from Tenant's use or occupancy of the Leased Premises, including, but not limited to, soil and ground water conditions; or
- ii. The use, generation, release, manufacture, refining, production, processing, storage, or disposal of any Hazardous Substance on, under, or about the Leased Premises, or the transportation to or from the Leased Premises of any Hazardous Substance.

(c) Environmental Clean-up.

- i. Tenant shall, at Tenant's own expense, comply with all laws regulating the use, generation, storage, transportation, or disposal of Hazardous Substances ("Laws") in connection with Tenant's use or occupancy of the Leased Premises.
- ii. Tenant shall, at Tenant's own expense, make all submissions to provide all information required by, and comply with all requirements of all governmental authorities (the "Authorities") under all environmental laws in connection with Tenant's use or occupancy of the Leased Premises.
- iii. Should any Authority or any third party demand that a cleanup plan be prepared and that a clean-up be undertaken because of any deposit, spill, discharge, or other release of Hazardous Substances that occurs during the term of this Lease, or any extension thereof, or at any time thereafter, at or from the Leased Premises, which arises from Tenant's use or occupancy of the Leased Premises, then Tenant shall, at Tenant's own expense, prepare and submit the required plans and all related bonds and other financial assurances; and Tenant shall, at Tenant's own expense, carry out all such cleanup plans.
- iv. Tenant shall promptly provide all information regarding the use, generation, storage, transportation, or disposal of Hazardous Substances in Tenant's possession and in connection with Tenant's use or occupancy of the Leased Premises that is reasonably

requested by Landlord. If Tenant fails to fulfill any duty imposed under this paragraph (c) within a reasonable time, following written notice from Landlord to Tenant of such failure, Landlord may do so; and in such case, Tenant shall reasonably cooperate with Landlord in order to prepare all documents Landlord deems necessary or appropriate to determine the applicability of environmental laws to the Leased Premises and Tenant's use thereof, and for compliance therewith. No such action by Landlord and no attempt made by Landlord to mitigate damages under any law shall constitute a waiver of any of Tenant's obligations under this paragraph (c).

- v. Tenant's obligations and liabilities under this paragraph (c) shall survive the expiration or earlier termination of this Lease.

(d) Tenant's Indemnity:

- i. Tenant shall indemnify, defend, and hold harmless Landlord, and its respective officers, directors, beneficiaries, shareholders, partners, agents, and employees (collectively, the "Indemnified Parties") from all fines, suits, procedures, claims, and actions of every kind, and all costs associated therewith (including attorneys' and consultants' fees) arising out of or in any way connected with any deposit, spill, discharge, or other release of Hazardous Substances that occurs during the term of this Lease, or any extension thereof, or at any time thereafter, at or from the Leased Premises, which arises from Tenant's use or occupancy of the Leased Premises, or from Tenant's failure to provide all information, make all submissions, and take all steps required by all Authorities under all environmental laws in conjunction with Tenant's use or occupancy of the Leased Premises, except to the extent arising out of the acts or omissions of the Indemnified Parties.
- ii. Tenant's obligations and liabilities under this paragraph (d) shall survive the expiration or earlier termination of this Lease.

33. Signs. Tenant shall, at its own cost and expense, provide a suitable identification sign or signs of such size, design and character as Landlord shall approve in writing, and Tenant shall install the same at a place or places designated by Landlord. Tenant is required to comply with all City and County requirements, if any, for the placement and permitting of any signs, the cost of any such compliance or permitting shall be the sole responsibility of the Tenant. Other than such permitted signs, Tenant shall

not place, install, or suffer to be placed, installed, or maintained on the exterior or in the interior of the Leased Premises any sign, advertising matter or other thing of any kind which may be visible from the exterior, and shall not place or maintain any decoration, lettering, or advertising matter on the glass of any window or door of the Leased Premises without first obtaining Landlord's written approval thereof. The Tenant agrees to maintain such signs, decoration, lettering, advertising matter or other thing as may be approved in good condition and repair at all times.

34. Awnings, Canopies, etc. Tenant shall not place, install, erect, or maintain on the exterior of the Leased Premises any awning, canopy, banner, flag, pennant, aerial antenna, or the like without first obtaining Landlord's written approval thereof. Tenant agrees that it will at its own expense keep such awning or device as may be approved in good condition and repair and that it will replace or recover the same whenever it shall become shabby or unattractive in appearance.
35. Painting. Tenant shall not paint or decorate any part of the exterior of the Leased Premises without first obtaining Landlord's written approval of such painting or decorating; and Tenant agrees to remove promptly upon order of Landlord any paint or any such decoration which has been applied to or installed upon the exterior of the Leased Premises without Landlord's prior written approval, or to take such other action with reference thereto as Landlord may direct. Landlord shall not unreasonably withhold said approval if any painting is required or related to requirements as detailed by Tenant's franchise agreement and terms, if any.
36. Radon Gas Notification. Pursuant to Florida Statutes 404.056(8) you are hereby given the following notice:
- RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
37. Default Period. All default and grace periods shall be deemed to run concurrently and not consecutively.
38. Consent. Whenever the Tenant requests any consent, permission, or approval which may be required or desired by the Tenant pursuant to the provisions hereof, the Landlord shall not unreasonably withhold or postpone the grant of such consent, permission, or approval. If the Tenant requests such consent, permission, or approval and Landlord does not notify Tenant of its express disapproval thereof within 30 days after the receipt of such request setting forth its reasons therefore, such consent,

permission, or approval shall be deemed to have been granted.

39. Waiver. The waiver by either party of a breach of any provision of this agreement shall not operate or be construed as a waiver of any subsequent breach thereof.
40. Captions. The captions and titles appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of the articles, paragraphs, or sections of this Lease nor in any way affect this Lease.
41. Gender. For purposes of this Lease, singular pronouns shall include the plural and masculine pronouns shall include the feminine. The term "person" or "persons" shall be defined as an individual, partnership, corporation or any other entity recognized by law.
42. Choice of Law. This agreement shall be governed by and construed in accordance with the laws of the State of Florida and if any litigation should arise as to either party's breach of this Lease, venue shall lie in Okaloosa County, Florida.
43. Notice. All notices, claims, certificates, requests, demands and other communications hereunder shall be in writing and will be deemed to have been given if delivered by hand, prepaid telegram, or mailed (registered or certified mail, postage prepaid, return receipt requested or any means of express mail with confirmed delivery) as follows:

If to Landlord: Elite Enterprises, LLC
c/o Matt Roberts
555 Mount Tabor Rd
New Albany, IN 47150

With copy to: P. Michelle Freeman
Fleet, Smith & Freeman
1283 Eglin Pkwy, Suite A
Shalimar, FL 32579

If to Tenant: Noble Empire, LLC
c/o Tim Nobles
112 Stahlman Ave. #B
Destin, FL 32541

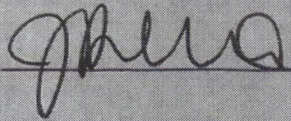
With copy to: _____

44. Binding Effect. This agreement shall be binding upon the parties, their heirs, personal representatives, successors, and assigns.
45. Illegality. In case any provision in this Lease shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
46. Attorney's Fees. In connection with any breach, default, collection, or litigation, including appellate proceedings, arising out of this Lease, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.
47. Additional Instruments. The parties hereto shall execute and deliver or cause to be executed and delivered at such times and places as shall be reasonably agreed on, such additional instruments as the other party may reasonably request for the purpose of carrying out the transactions contemplated hereby.
48. Miscellaneous Provisions. This Lease contains the entire agreement of the parties and may not be modified except in writing signed by the parties. Typewritten or handwritten provisions inserted in this agreement shall control all printed provisions in conflict therewith. This Lease may be executed in counterparts each of which shall be deemed the original.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

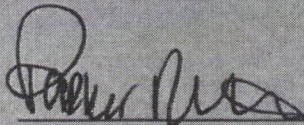
IN WITNESS WHEREOF, the parties hereto have hereunto set their hand the date first mentioned above.

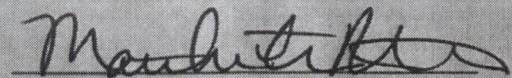
Witnesses:

_____

LANDLORD:

Elite Enterprises, LLC, and Indiana Limited Liability Company

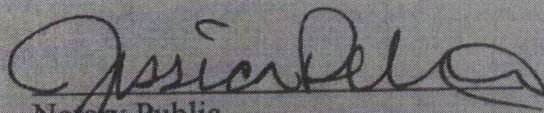
_____

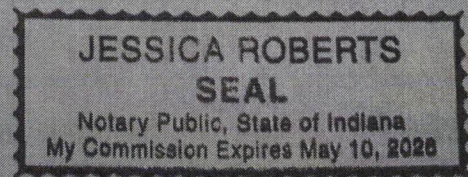
_____

BY: Matt Roberts
Its: Manager

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing COMMERCIAL NET LEASE was acknowledged before me by means of ☒ physical presence or _____ online notarization this 27 day of October, 2023, by Matt Roberts, as Manager of Elite Enterprises, LLC, who produced Drivers license, as identification.


Notary Public
My Commission Expires:



713388

Witnesses:

[Signature]

TENANT:

Nobles Empire, LLC, a
[Signature] Limited Liability
Company

[Signature]
BY: Tim Nobles, Individually and as
Manager

STATE OF FLORIDA
COUNTY OF OKALOOSA

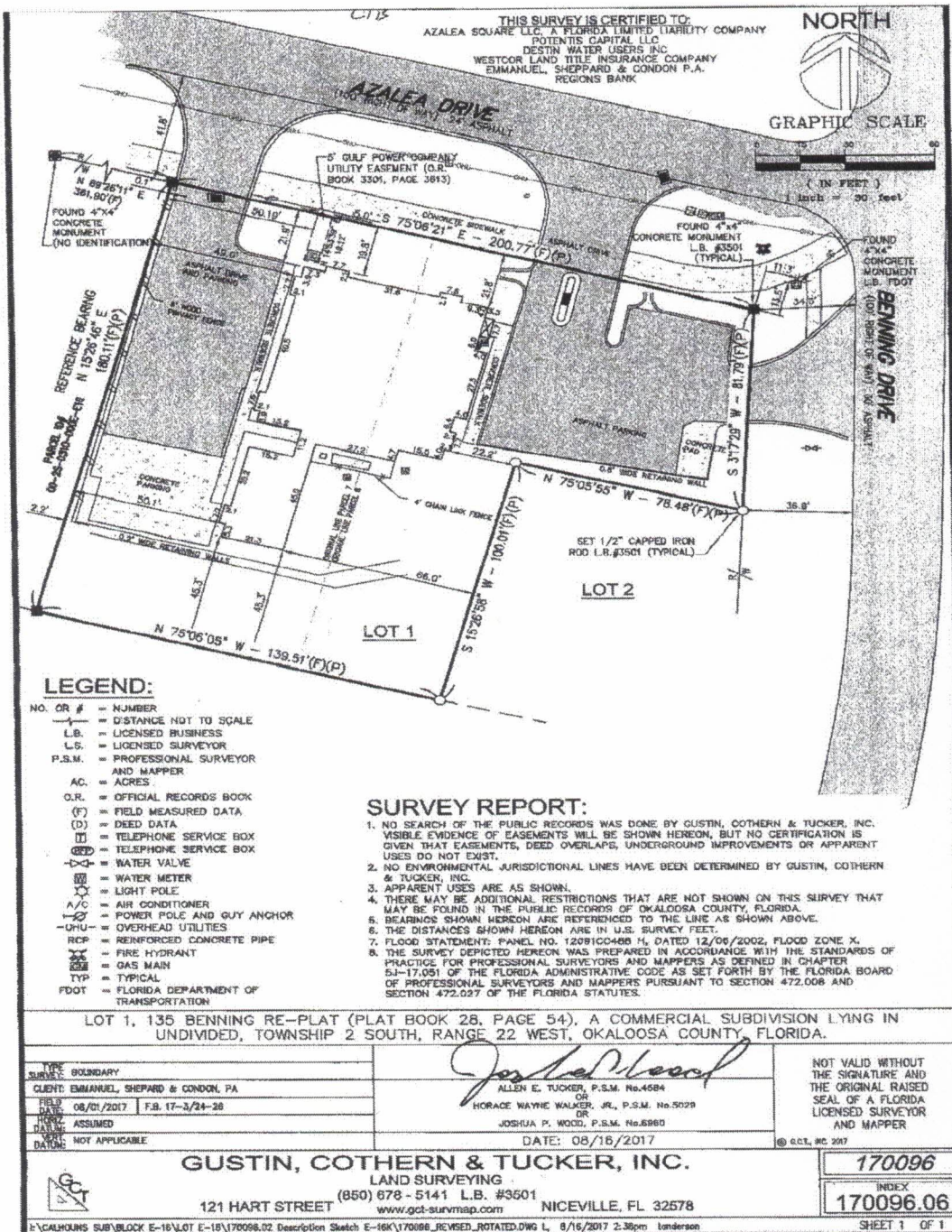
The foregoing COMMERCIAL NET LEASE was acknowledged before me by means of
☒ physical presence or ___ online notarization this 25th day of October, 2023, by Tim
Nobles, individually and as owner of Nobles Empire, LLC, who produced
Drivers License, as identification.

La Donna Rochelle Nick
Notary Public
My Commission Expires:

 La Donna Rochelle Nick
Comm.: HH 426068
Expires: Jul. 26, 2027
Notary Public - State of Florida

Exhibit "A"

Survey



5. IN ORDER TO SECURE A CONDITIONAL USE, THE LOCAL PLANNING AGENCY THAT YOUR CONDITIONAL USE REQUEST SATISFIES THE FOLLOWING CRITERIA OF THE CITY'S LAND DEVELOPMENT CODE (PLEASE PROVIDE A WRITTEN RESPONSE ALONG WITH ANY OTHER SUPPORTING DOCUMENTATION):

- A. *Land Use Compatibility.* The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

 We are a medical spa operating entirely within our building. We offer ample parking in both the front and back of our facility. As we operate by appointment only, traffic flow is minimal.

- B. *Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.* The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

 Appropriate landscaping and buffers will be installed as needed. Internal space access is by appointment only, and we monitor the number of visitors.

- C. *Proper use of mitigative techniques.* The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

 We are an indoor facility committed to adhering to health department guidelines through proper disposal measures. As a medical spa, we strive to provide the best experience for our customers and those around us.

- D. *Proper use of mitigative techniques.* The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

 We are a premium medical spa dedicated to providing our customers with an exceptional experience. This commitment extends to ensuring our facility, both inside and out, maintains a pristine and luxurious appearance, reflecting a five-star standard of cleanliness and quality.

E. Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

As a medical spa, we do not generate any hazardous waste. Our services include massage therapy, red light therapy, hyperbaric chamber treatments, esthetician services, an aqua room, chiropractic care, and a full time doctor on staff. We adhere to all health department guidelines to meet the high standards required for a five-star rating. Our goal is to provide an exceptional experience for all our clients by offering a wide range of services. We ensure that our parking lot, exterior and interior are maintained to the highest standards to reflect our commitment to excellence.

F. Avoid over-proliferation of uses. An over-proliferation of similar uses within a zoning district shall not be permitted. The City Council shall review the existing uses within the zoning district in determining whether a conditional use shall be approved or denied.

We maintain a controlled environment with designated parking and limited occupancy, operating strictly by appointment.

G. Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to an approval of a conditional use in order to protect the public health, safety, and welfare.

—

—

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 8, 2024

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 5.B.

TO: City Council

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

FROM: Steve O'Connor, Principal Planner

DATE: June 18, 2024

SUBJECT: Innerlight Engineering Corporation, on behalf of Johnny Boswell, is requesting approval of a Conditional Use application ((LU-001154-2023), a Major Development Order application, and a Major Subdivision application. This project includes the construction of a 54-unit, long-term multifamily attached townhome development and the associated site infrastructure. The subject project is generally located within the 100 blocks of Sibert and Calhoun Avenue, totaling approximately 5.2 acres.

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	
<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)

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.

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.

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

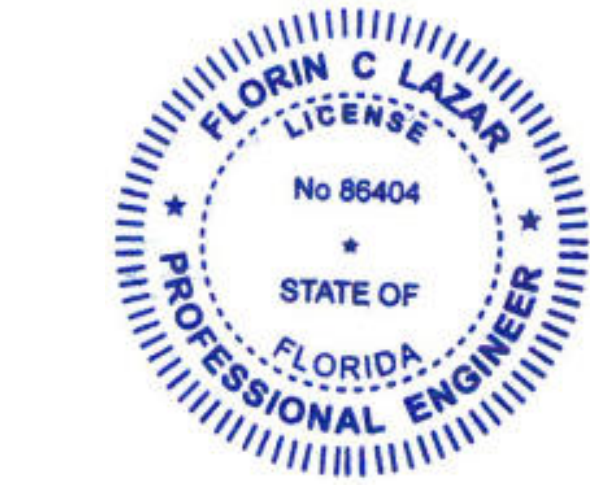
CONSTRUCTION ACTIVITY SCHEDULE

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



Digitally signed
by Florin Lazar
Date:
2024.04.03
10:05:12
-05'00'

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.

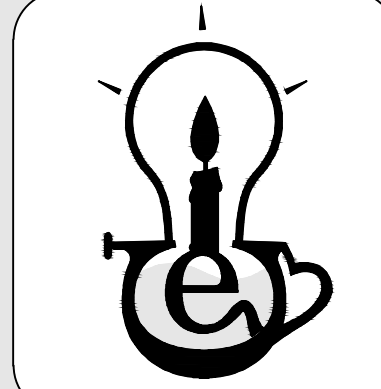


REVISION TABLE

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



SHEET TITLE

COVER PAGE

SHEET NUMBER

1 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\CI 100-GENERAL NOTES.DWG, Calh. 413/204 9/46:32 AM

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

THE APPLIED SCIENCE OF SUCCESS

TURNKEY • SITE • SURVEY



11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

CALHOUN HARBOR
RESIDENTIAL TOWNHOMES

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FL 32550

RECORD DATA

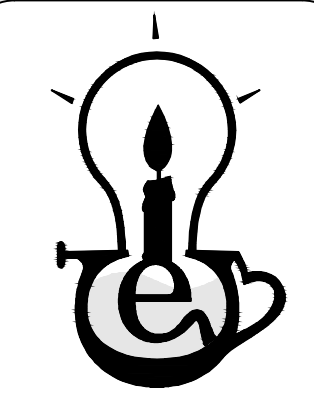
DATE: 04.04.2023

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\C100-GENERAL NOTES.DWG, Calh. 413/2024 9:46:34 AM

GENERAL TESTING NOTES:

1. 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.
2. COPIES OF THE TEST REPORTS FOR ASPHALT, BASE, SUBGRADE, FILL AND BACKFILL UNDER ROADWAYS AND STRUCTURES, AND UTILITY TRENCHES SHALL BE PROVIDED DIRECTLY TO THE ENGINEER FOR APPROVAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE TESTING AND INSURE THAT ALL APPLICABLE TESTS HAVE BEEN PERFORMED. FAILURE TO OBTAIN TEST RESULTS AT ANY POINT OF CONSTRUCTION WILL REQUIRE THE REMOVAL OF THE IMPROVEMENT AND REPLACEMENT BY CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE APPLICABLE LOCAL GOVERNMENT MAY REQUIRE COMPACTION TESTING IN ACCORDANCE WITH THE TESTING SCHEDULE FOR UTILITY TRENCH FILL AND BACKFILL OR ACCORDING TO THE LOCAL GOVERNMENTAL STANDARDS, WHICHEVER IS MORE STRINGENT.

TESTING SCHEDULE (FOR ALL WORK OUTSIDE THE FLORIDA STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY)				
ITEM	TEST	TEST IDENTIFICATION	TEST REQUIREMENT	TESTING FREQUENCY
UTILITY TRENCH FILL & BACKFILL	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T-191 / AASHTO T-204 ATM D-1556 / ASTM D-2937	95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS. ALTERNATING 12 IN. LIFTS
	SOIL GRADATION	AASHTO M-92	(15% PASSING NO. 200 SEIVE)	ONE PER SOIL TYPE
FILL & BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T-191 / AASHTO T-204 ASTM D-1556, D-2937, D2922	98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
	SOIL GRADATION	AASHTO M-92	(15% PASSING NO. 200 SEIVE)	ONE PER SOIL TYPE
SUBGRADE	BEARING VALUES	LBR-FDOT	40 (MIN.)	ONE PER SITE OR AT MATERIAL CHANGES
	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	ASTM D-1556 OR ASTM D-2937	98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
BASE (SAND-ASPHALT)	MARSHALL STABILITY TESTS	FDOT FM 5-511	500 LB. (MIN)	ONE PER SOURCE OR AS MATERIAL CHANGES
	FIELD DENSITY AND THICKNESS	ASTM D-1559	95% OF LAB DENSITY AS DETERMINED BY MARSHALL METHOD	ONE PER 300 L.F. HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TESTS
BASE (SAND-CLAY)	BEARING VALUES	LBR-FDOT	70 (MIN.)	ONE PER SITE OR AS MATERIAL CHANGES
	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO T-191 OR AASHTO T-204 ASTM D-1556 OR ASTM D-2937	98% MAXIMUM DENSITY	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
ASPHALT	MATERIALS QUALITY, BITUMEN CONTENT, AND GRADATION	AASHTO T-164, 5-30 ASTM D-2172	FDOT SPEC. 330, 331, 916	FDOT SPEC. 331, 916
	FIELD DENSITY & THICKNESS	ASTM D-2950	98% OF LAB DENSITY	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
	AGGREGATE CERTIFICATION	N/A	FDOT SPEC. 901,902	ONE PER SUPPLIER
	MARSHALL STABILITY AND DENSITY	ASTM D-1559	FDOT SPEC. 331	ONE PER DAY
CONCRETE (MISC. SITE WORK*)	SLUMP TEST	AASHTO T-119 ASTM C-143	2" TO 3"	AS REQUIRED BY SOILS ENGINEER OR ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH	AASHTO T-23 ASTM C-31	3000 PSI	ONE SET OF 3 CYLINDERS PER 50 CY PER DAY
	AIR CONTENT	AASHTO T-199	3%-6%	ONE PER SET OF CYLINDERS

*NOTE: CONCRETE FOR SITE WORK INCLUDES BUT IS NOT LIMITED TO CURB & GUTTER, SIDEWALKS, ETC., EXCEPT CONCRETE PAVEMENT.

ABBREVIATIONS:

ABB.	DESCRIPTION
N	NORTH
S	SOUTH
E	EAST
W	WEST
SF	SQUARE FOOT
LF	LINEAR FOOT
AC	ACRE
L1	LINE & NUMBER TO LINE TABLE
C1	CURVE & NUMBER TO LINE TABLE
LB	BUSINESS LICENSE
ID	IDENTIFICATION
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83	NORTH AMERICAN DATUM OF 1983
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
EL/ELEV	ELEVATION
±	MORE OR LESS
ˆ	MINUTES WHEN USED IN BEARING OR ANGLE
ˆ	FEET OF DECIMAL THEREOF WHEN USED IN DIMENSION

ABB.	DESCRIPTION
"	SECONDS WHEN USED IN BEARING OR ANGLE
"	INCHES OF DECIMAL THEREOF WHEN USED IN DIMENSION
°	DEGREE
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
EOP	EDGE OF PAVEMENT
FOC	FACE OF CURB
BOC	BACK OF CURB
R	RADIUS
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
INV	INVERT
CO	CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
YI	YARD INLET

LINETYPE LEGEND:

LINETYPE DESCRIPTION	LINETYPE
CABLE TELEVISION	CATV CATV CATV CATV CATV CATV CATV CATV CATV
COMMUNICATION	C C C C C C C C C C
OVERHEAD ELECTRIC	OE OE OE OE OE OE OE OE OE OE
UNDERGROUND ELECTRIC	UE UE UE UE UE UE UE UE UE UE
FIBER OPTIC LINE	FO FO FO FO FO FO FO FO FO FO
GAS MAIN	GAS GAS GAS GAS GAS GAS GAS GAS GAS
IRRIGATION LINE	IR IR IR IR IR IR IR IR IR IR
PROPERTY BOUNDARY	
BUFFER	
EASEMENT	
PROPERTY LOT LINE	
PRESERVATION	
RIGHT-OF-WAY	
SETBACK	
BUILDING OUTLINE	
BUILDING OVERHANG	
WETLAND BUFFER	
EDGE OF PAVEMENT	
BACK OF CURB	
FACE OF CURB	
RECLAIM WATER MAIN	RC RC RC RC RC RC RC RC RC
CENTERLINE	
FORCE MAIN	FM FM FM FM FM FM FM FM FM
SANITARY SEWER MAIN	SS SS SS SS SS SS SS SS SS
BARBED WIRE FENCE	X X X X X X X X X X
CHAIN LINK FENCE	
WOOD FENCE	
WOVEN FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
POTABLE WATER MAIN	W W W W W W W W W W
FIRE LINE	F F F F F F F F F F
STORM PIPE	
STORM POND OUTLINE	
LEFT OFFSET (PROFILE)	L L L L L L L L L L
RIGHT OFFSET (PROFILE)	R R R R R R R R R R
GRADE (PROFILE)	
SAMPLE/SECTION LINE	
SINGLE ROW SILT FENCE	SF SF SF SF SF SF SF SF SF
DOUBLE ROW SILT FENCE	SF SF SF SF SF SF SF SF SF
HEAVY DUTY SILT FENCE	HDSF HDSF HDSF HDSF HDSF HDSF HDSF HDSF HDSF
TREE PROTECTION	TP TP TP TP TP TP TP TP TP
LIMITS OF CLEARING	
LIMITS OF CONSTRUCTION	

HATCH LEGEND:

HATCH DESCRIPTION	HATCH
ASHPALT	
CONCRETE	
GRAVEL	
PAVERS	

HATCH DESCRIPTION	HATCH
SHELL	
WETLAND / CONSERVATION	
BUILDING	
RIP RAP / EXFILTRATION	

SYMBOL LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FOUND CAPPED IRON PIN		FLARED END SECTION
	SET CAPPED IRON PIN		DITCH BOTTOM INLET
	FOUND NAIL & DISK		CURB INLET
	SET NAIL & DISK		GUTTER INLET
	FOUND CONCRETE MONUMENT		COMBINATION INLET
	SET CONCRETE MONUMENT		NATURAL GAS METER
	FOUND NAIL		NATURAL GAS VALVE (PROPOSED)
	SET NAIL		NATURAL GAS VALVE (EXISTING)
	FOUND PK MAG NAIL		IRRIGATION CONTROL VALVE (PROPOSED)
	SET PK MAG NAIL		IRRIGATION CONTROL VALVE (EXISTING)
	FOUND CHISELED TRIANGLE		POTABLE WATER METER (SINGLE SERVICE)
	FOUND GPS MONUMENT		POTABLE WATER METER (DUAL SERVICE)
	FOUND RAILROAD SPIKE		POTABLE WATER METER BANK
	FOUND AERIAL TARGET		POTABLE WATER VALVE (PROPOSED)
	BENCHMARK		POTABLE WATER VALVE (EXISTING)
	PRIMARY CONTROL POINT (PCP)		BACKFLOW PREVENTER
	MAGNOLIA TREE		POTABLE WATER REDUCER
	HICKORY TREE		TEE
	PALM TREE		CROSS
	OAK TREE		90° BEND
	PINE TREE		45° BEND
	ELECTRIC METER		22.5° BEND
	ELECTRIC PEDESTAL		11.25° BEND
	TELEPHONE PEDESTAL		FIRE HYDRANT (PROPOSED)
	CABLE PEDESTAL		FIRE HYDRANT (EXISTING)
	UTILITY POLE		WATER SPIGOT
	GUY POLE		RECLAIM METER
	FLAG POLE		RECLAIM VALVE (PROPOSED)
	LIGHT POLE		RECLAIM VALVE (EXISTING)
	GROUND LIGHT		AIR RELEASE VALVE
	MAIL BOX		FORCE MAIN VALVE (PROPOSED)
	BOLLARD		FORCE MAIN VALVE (EXISTING)
	WHEEL STOP		SANITARY SEWER MANHOLE
	HANDICAP STRIPING		SANITARY SEWER CLEANOUT
	PAVEMENT ARROW		GREASE TRAP
	SIGNAGE		GREASE TRAP MANHOLE
	MONITORING WELL		SANITARY SEWER HAND HOLE
	POINT OF ANALYSIS		SANITARY SEWER LAMP HOLE
	FLOW ARROWS		CONE (TRAFFIC CONTROL)
	STORMWATER MANHOLE		INLET PROTECTION
	STORMWATER CLEANOUT		DITCH PROTECTION
	NYLOPLAST DRAIN BASIN		SAND BAG
	MITERED END SECTION		DEMOLITION

REFERENCE SOURCES:

REFERENCE ABB.	REFERENCE MATERIAL
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AASHTO	AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

INNERLIGHT ENGINEERING CORPORATION

THE APPLIED SCIENCE OF SUCCESS

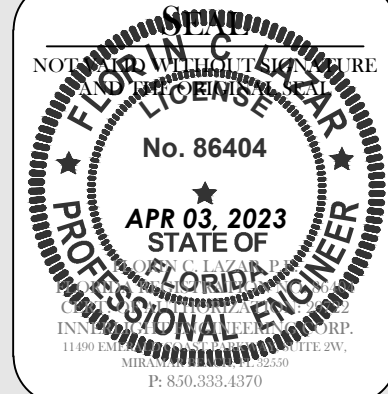
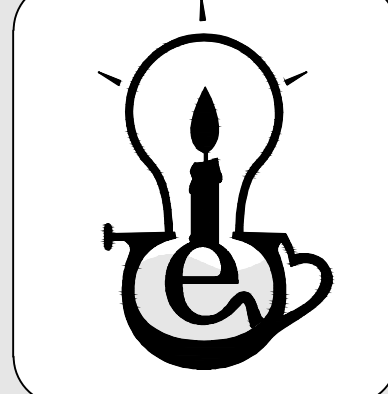
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

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



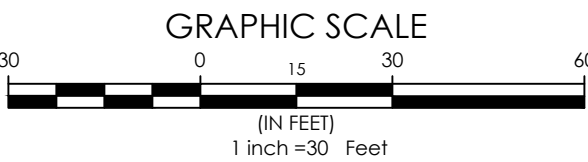
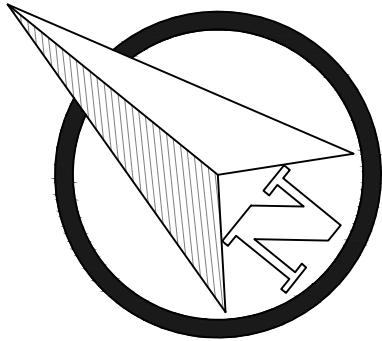
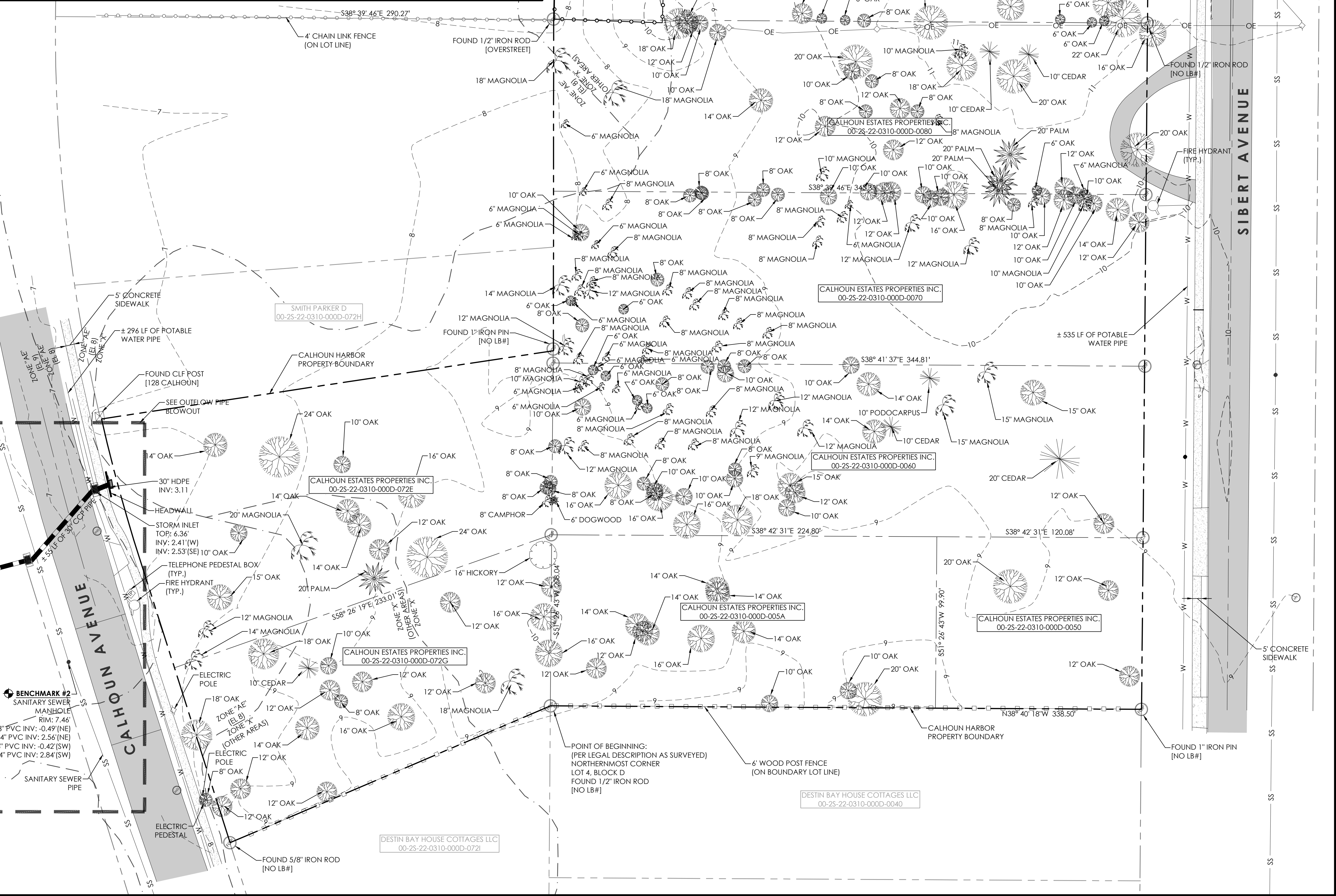
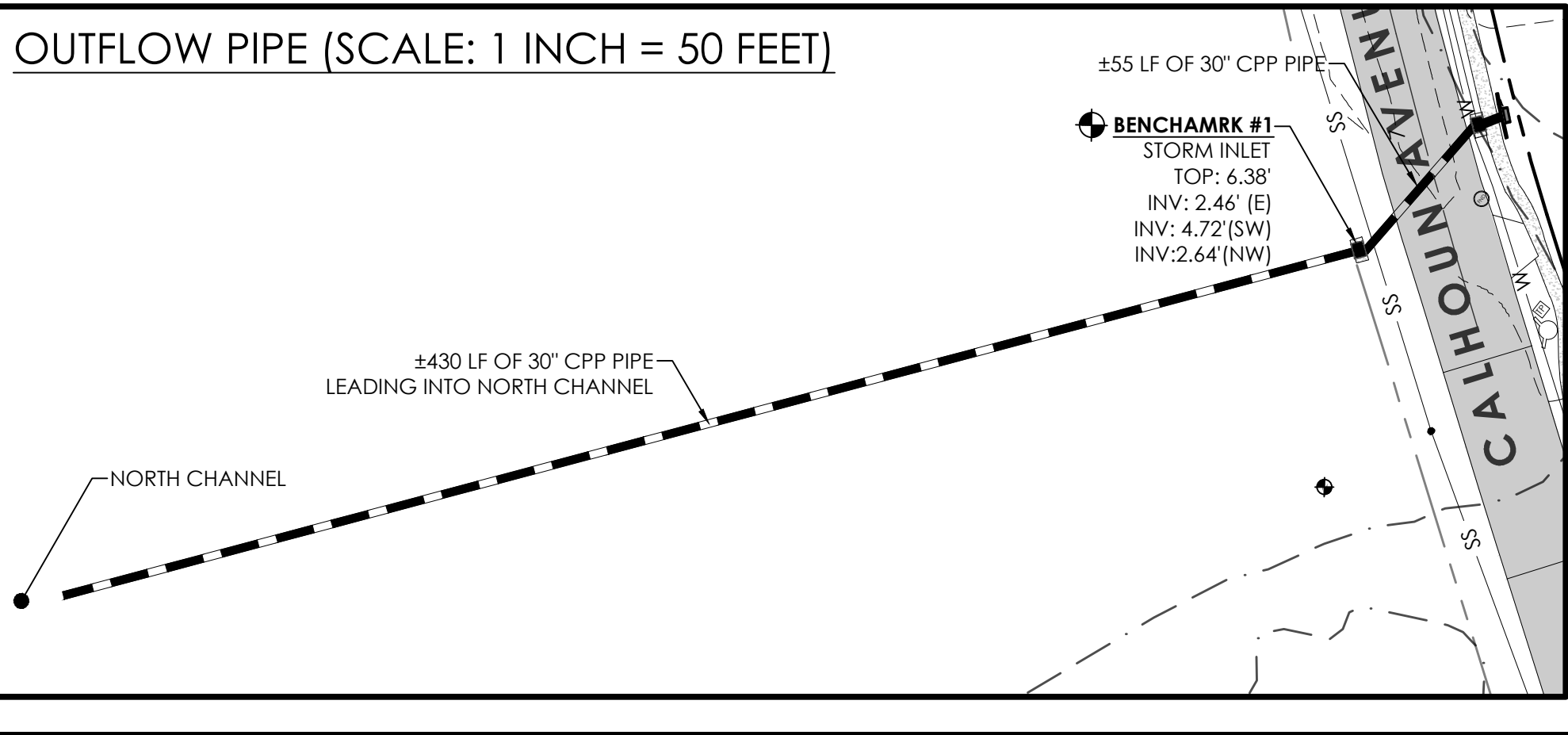
SHEET TITLE

GENERAL
NOTES (SHEET 2
OF 2)

SHEET NUMBER

3 OF 29

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

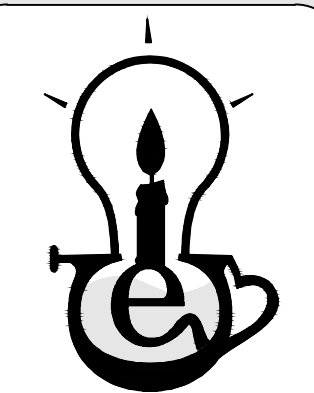
A PORTION OF LOT 72, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO N 67°45'33\"/>

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, 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\"/>

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.

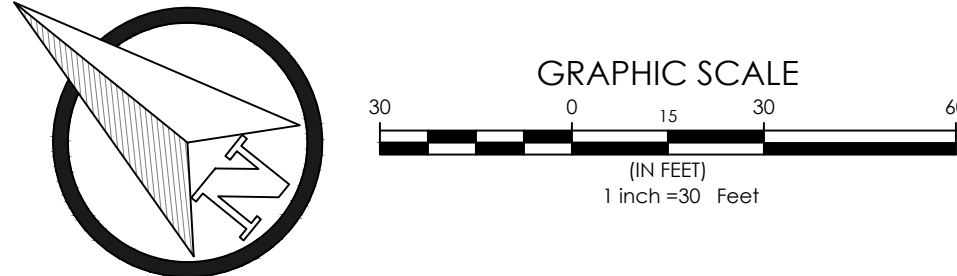
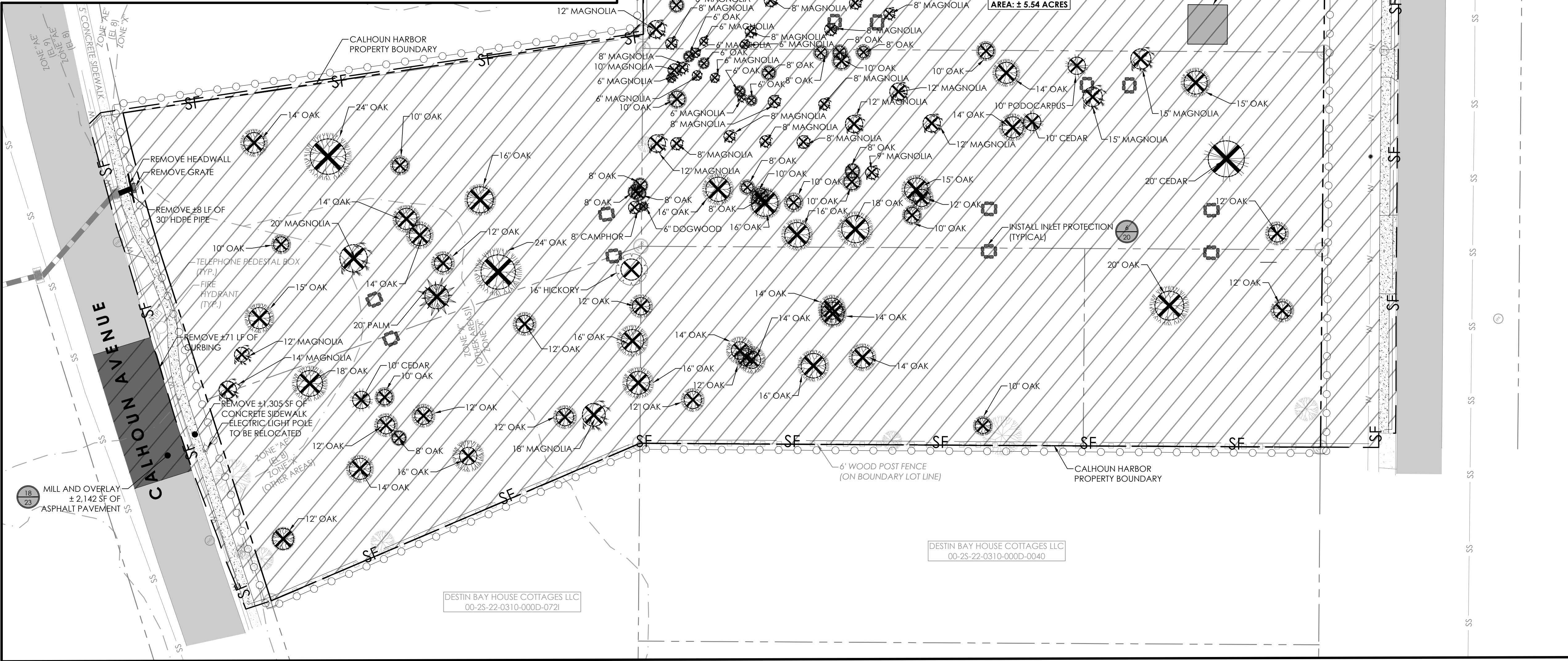
PERIMETER PROTECTION NOTES

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.

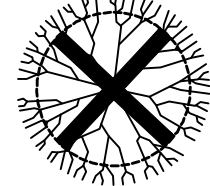
SEQUENCE OF OPERATIONS:

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

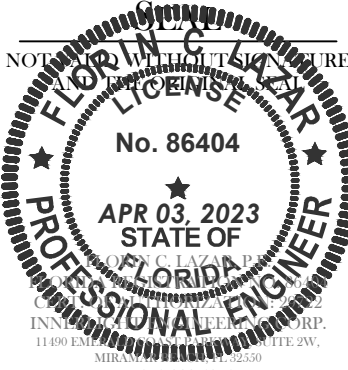
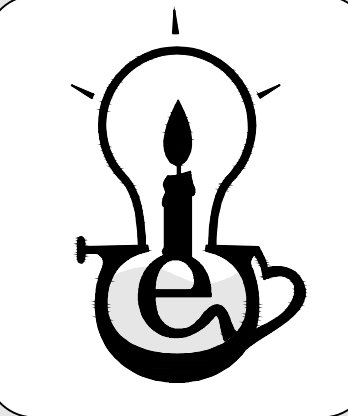


TREE TO BE REMOVED (TYPICAL). SEE LABEL FOR DETAILS

INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

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

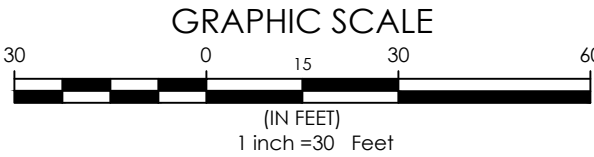
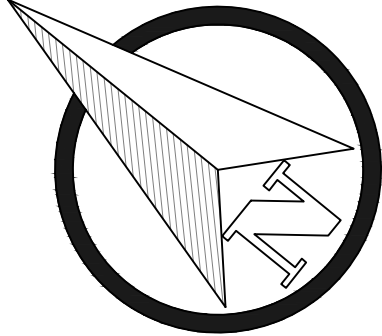
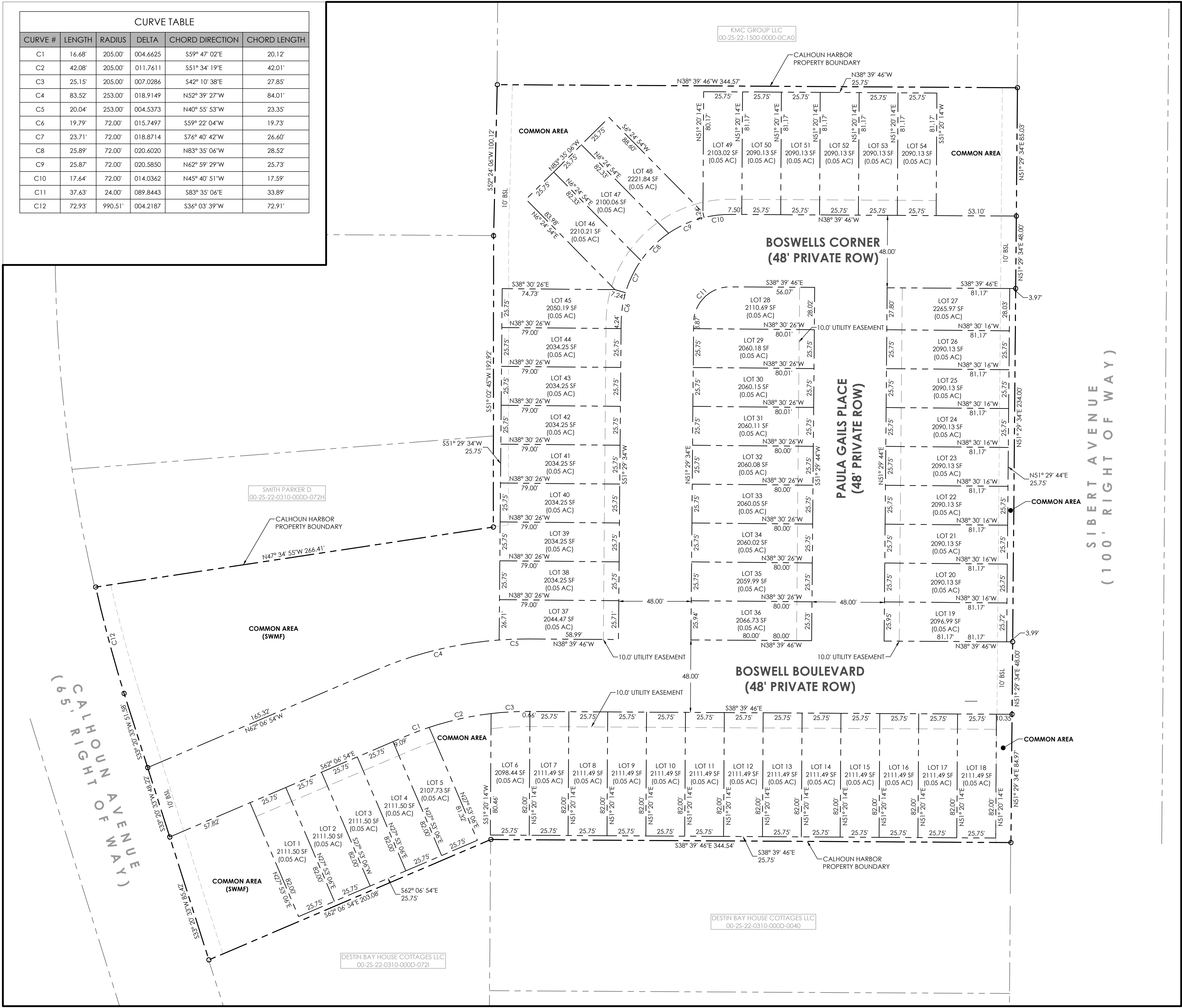


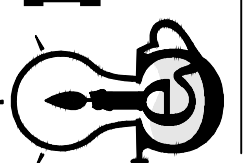
SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
5 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDA\2.SHEETS\C300-PRELIMINARY PLAT.DWG, Calh. 4/3/2024 9:47:05 AM

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'





INNERLIGHT ENGINEERING CORPORATION

THINK THE APPLIED SCIENCE OF SUCCESS

• SUSTAINABLE •

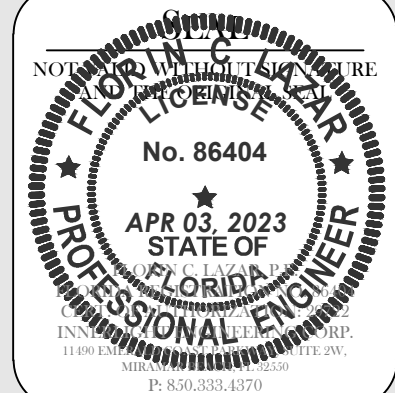
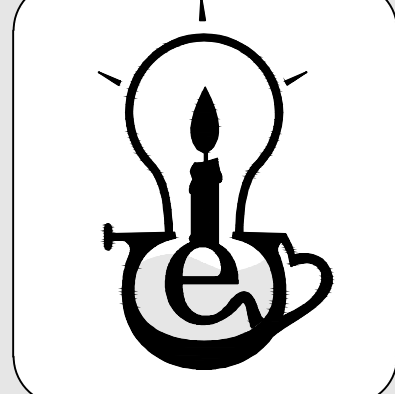
CALHOUN HARBOR

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

PRELIMINARY PLAT

SHEET NUMBER

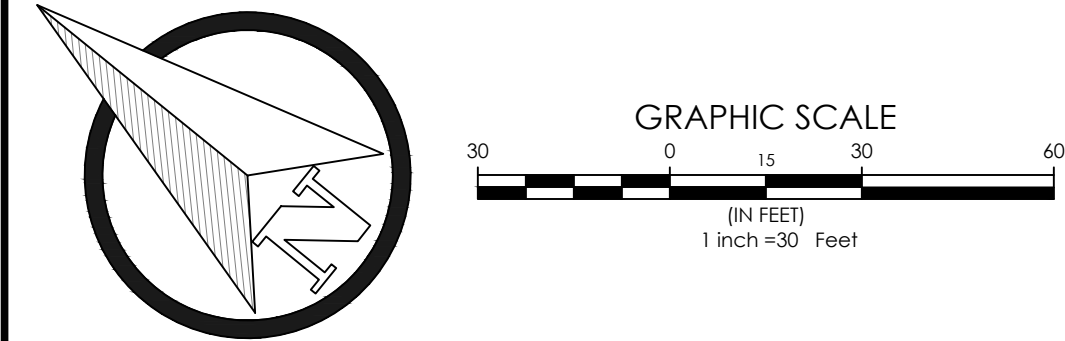
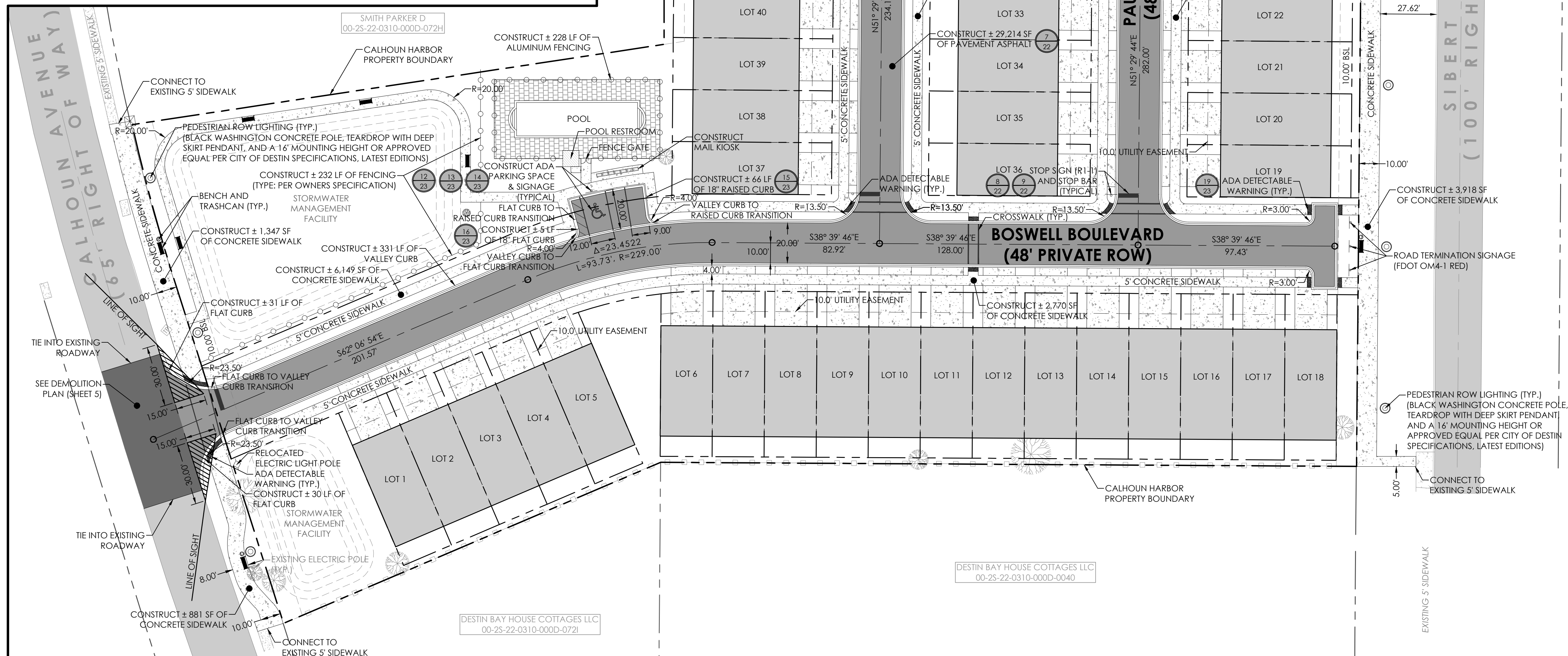
6 OF 29

ADJACENT FLUM CATEGORIES		
	NORTH	CALHOUN AVENUE / BAY ESTATES
	SOUTH	SIBERT AVENUE / INSTITUTIONAL
	EAST	SIBERT AVENUE / ROI-YR
	WEST	CALHOUN AVENUE / CMU

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 12.04.04.B (FRONT BOUNDARY/Common Boundary Landscape - Within Old Destin MM2D 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 greenspace and impervious hardscape that is not occupied by any building coverage or vehicular-use areas." AND THE DEFINITION OF OPEN SPACE, IMPERVIOUS HARDCAPE 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."



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 PLANTS.
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

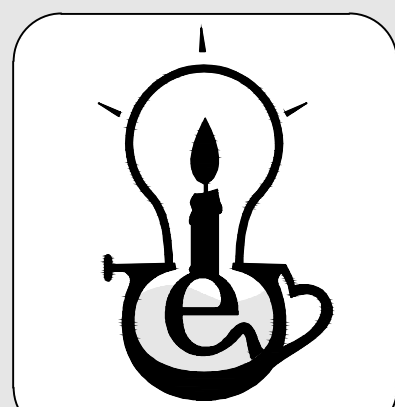
 **INNERLIGHT ENGINEERING CORPORATION**  **THINK • SOLVE • SERVE**
THE APPLIED SCIENCE OF SUCCESS

11,490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

CALHOUN HARBOR
RESIDENTIAL TOWNHOMES

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EVERALD COAST PKWY
MIKAMAR BEACH, FL 32550

DATE: 04.04.2023
REV. NO: 5
REV. DATE: 04.03.2024
DRAWN BY: CRP
REVIEWED BY: FCL

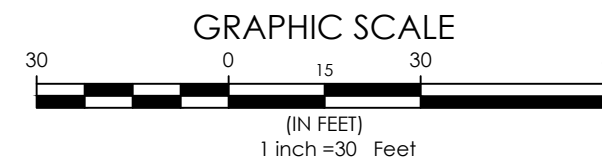
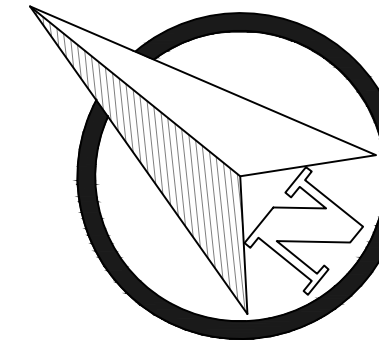
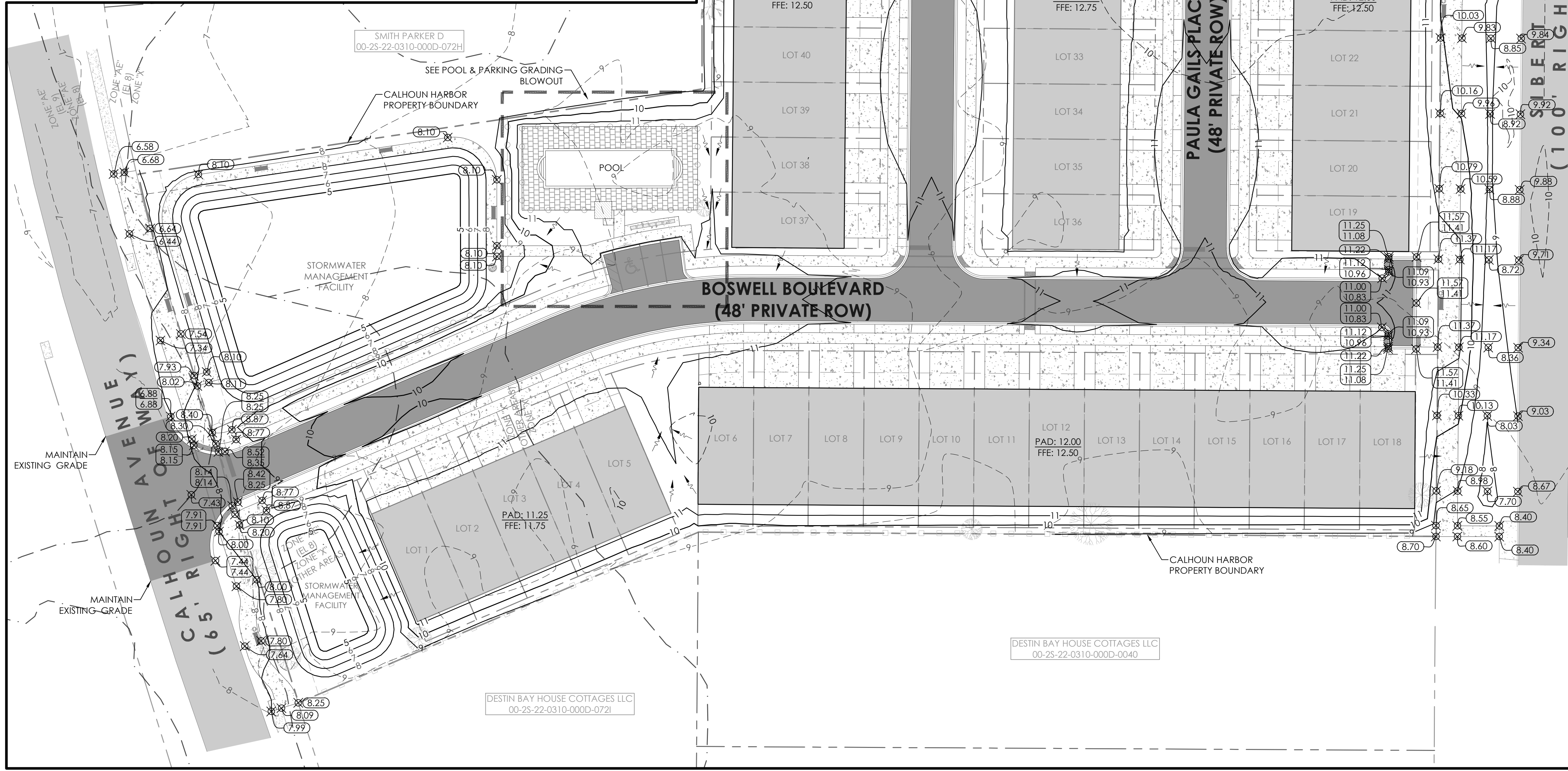
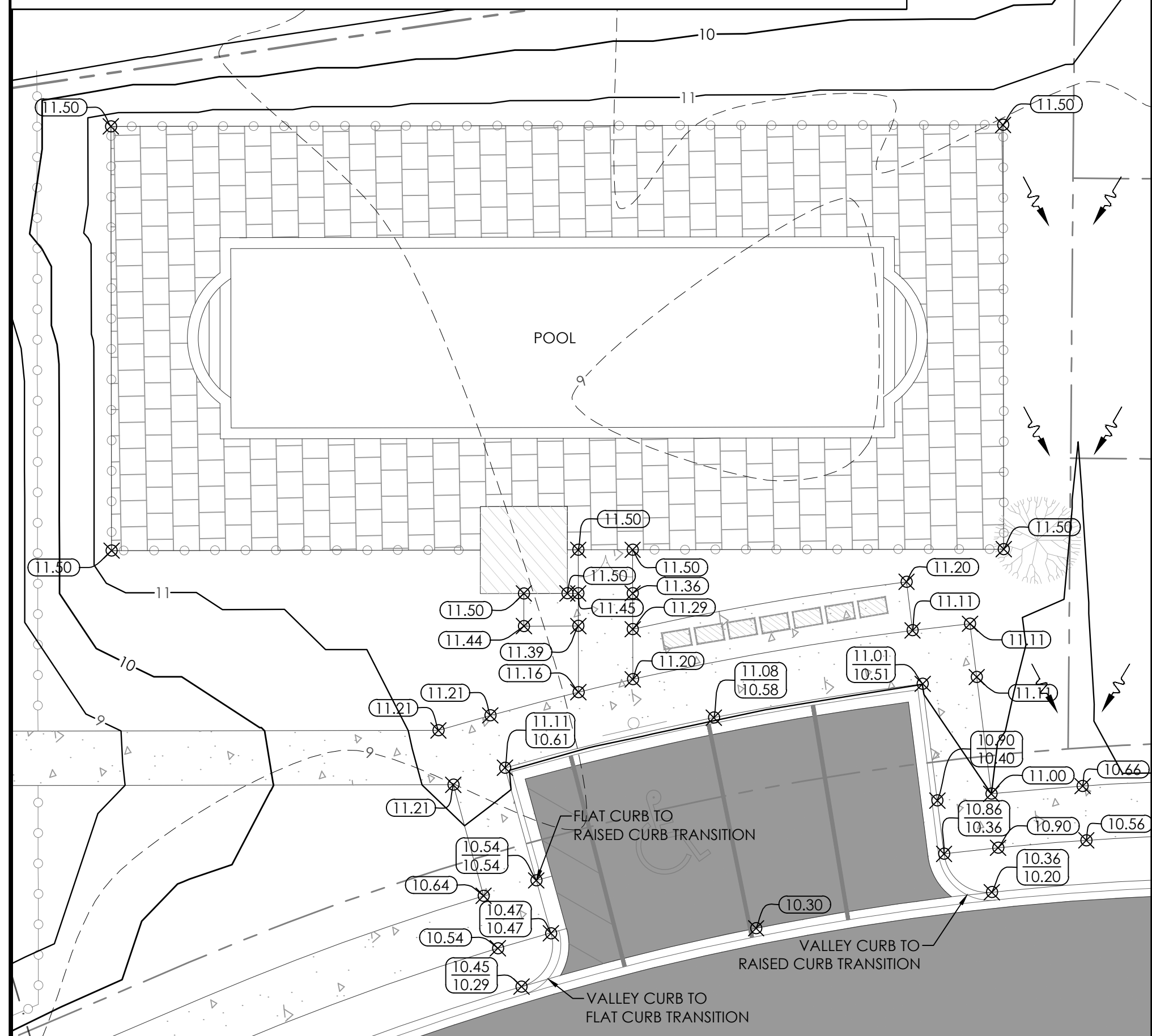


SITE GEOMETRY PLAN

7 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C500-GRADING PLAN.DWG. Colln. 4/3/2024 9:47:26 AM

POOL & PARKING SPOT GRADING (SCALE: 1 INCH = 10 FEET)

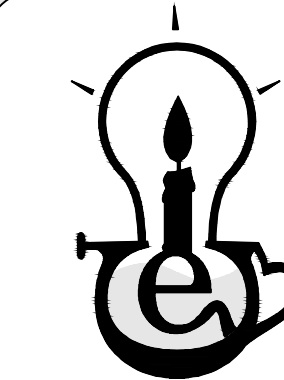


GRADING NOTES

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.

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



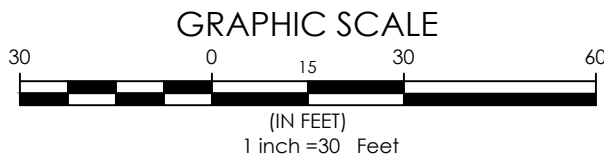
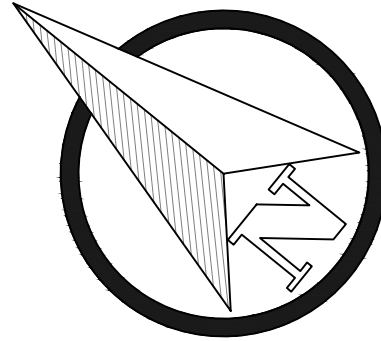
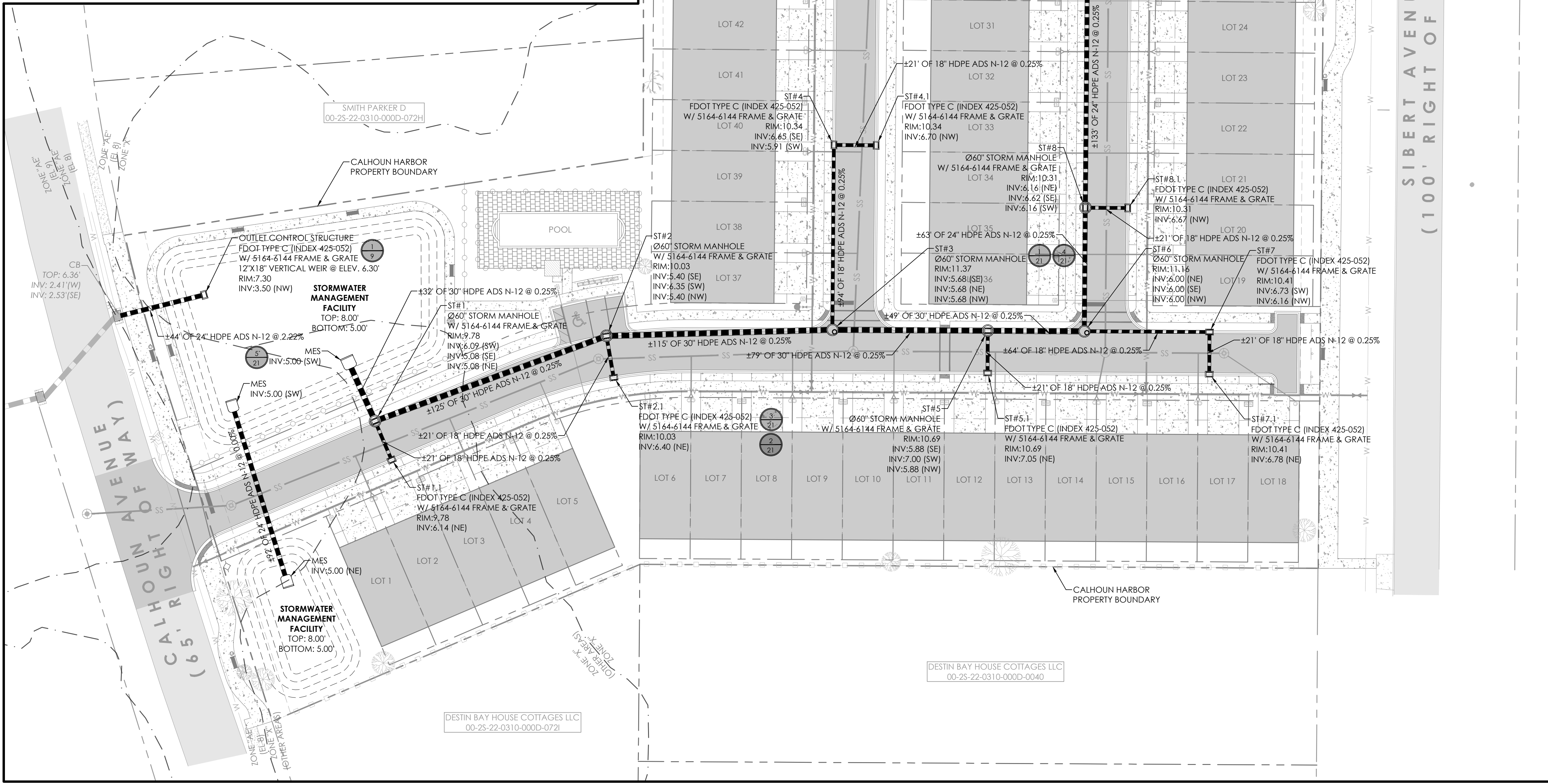
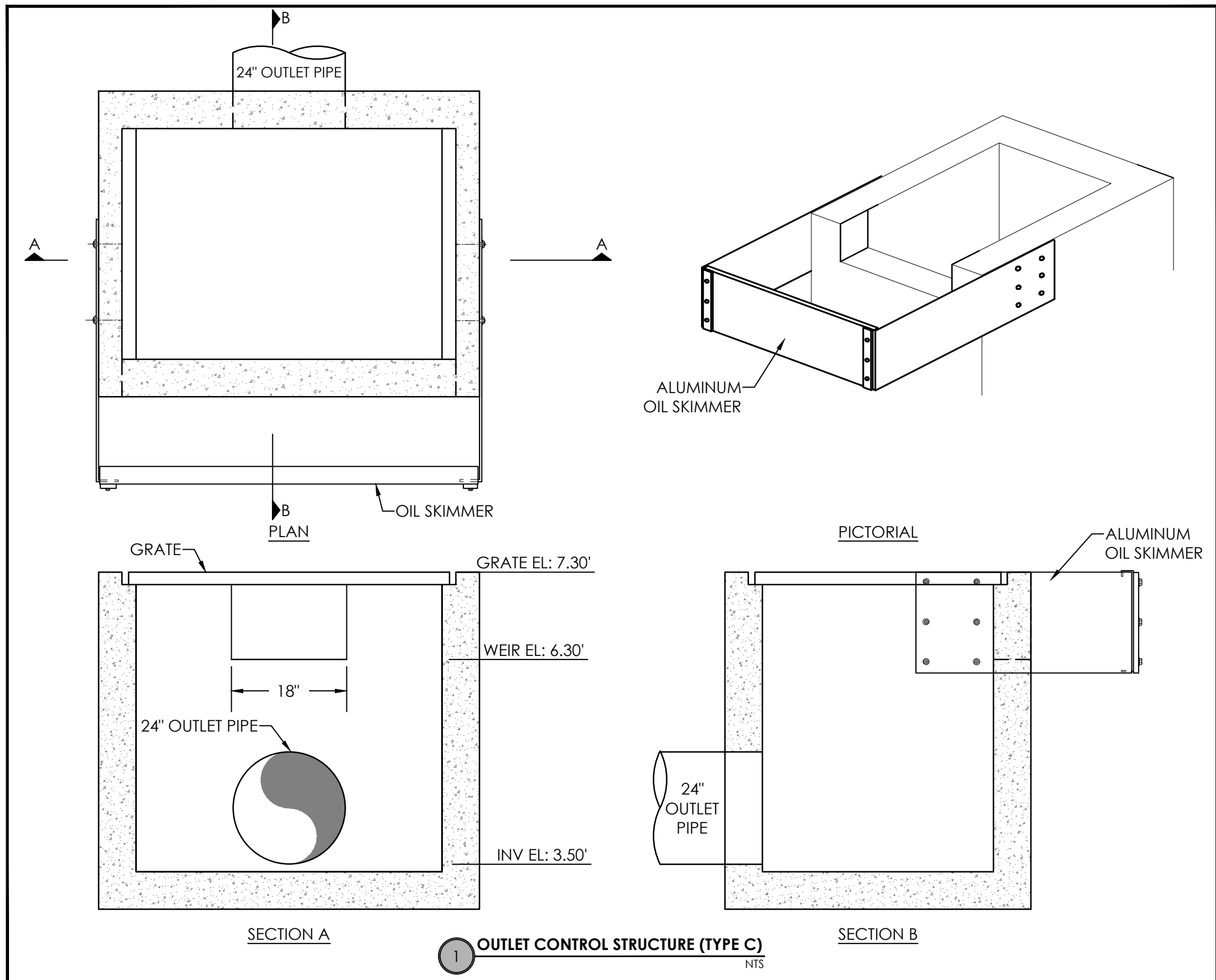
SHEET TITLE

GRADING PLAN

SHEET NUMBER

8 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C500-DRAINAGE PLAN.DWG, Calga, 4/3/2024 9:47:34 AM



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.

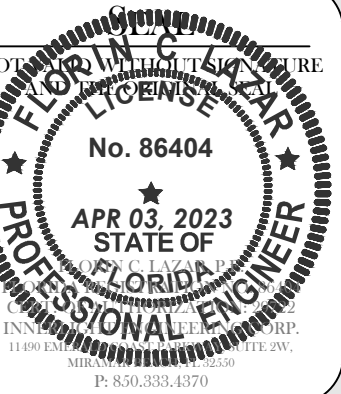
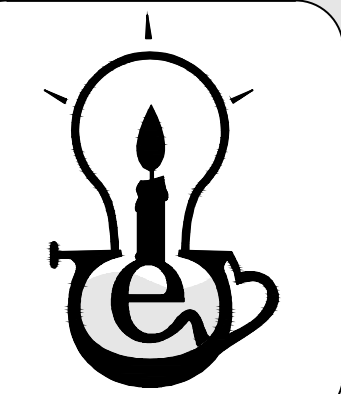
INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
SINCE 1988

11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

CALHOUN HARBOR
RESIDENTIAL TOWNHOMES

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FL 32550

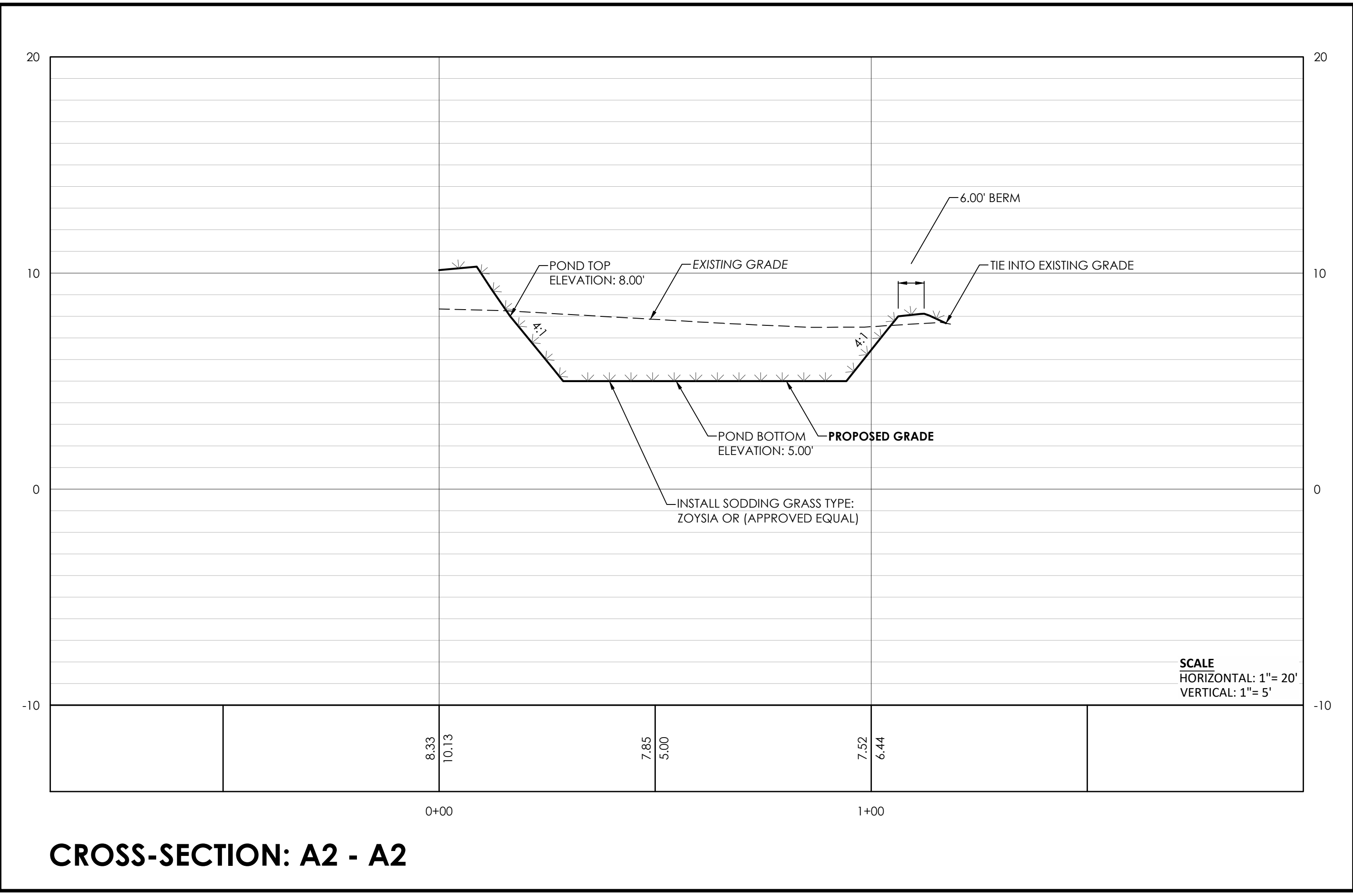
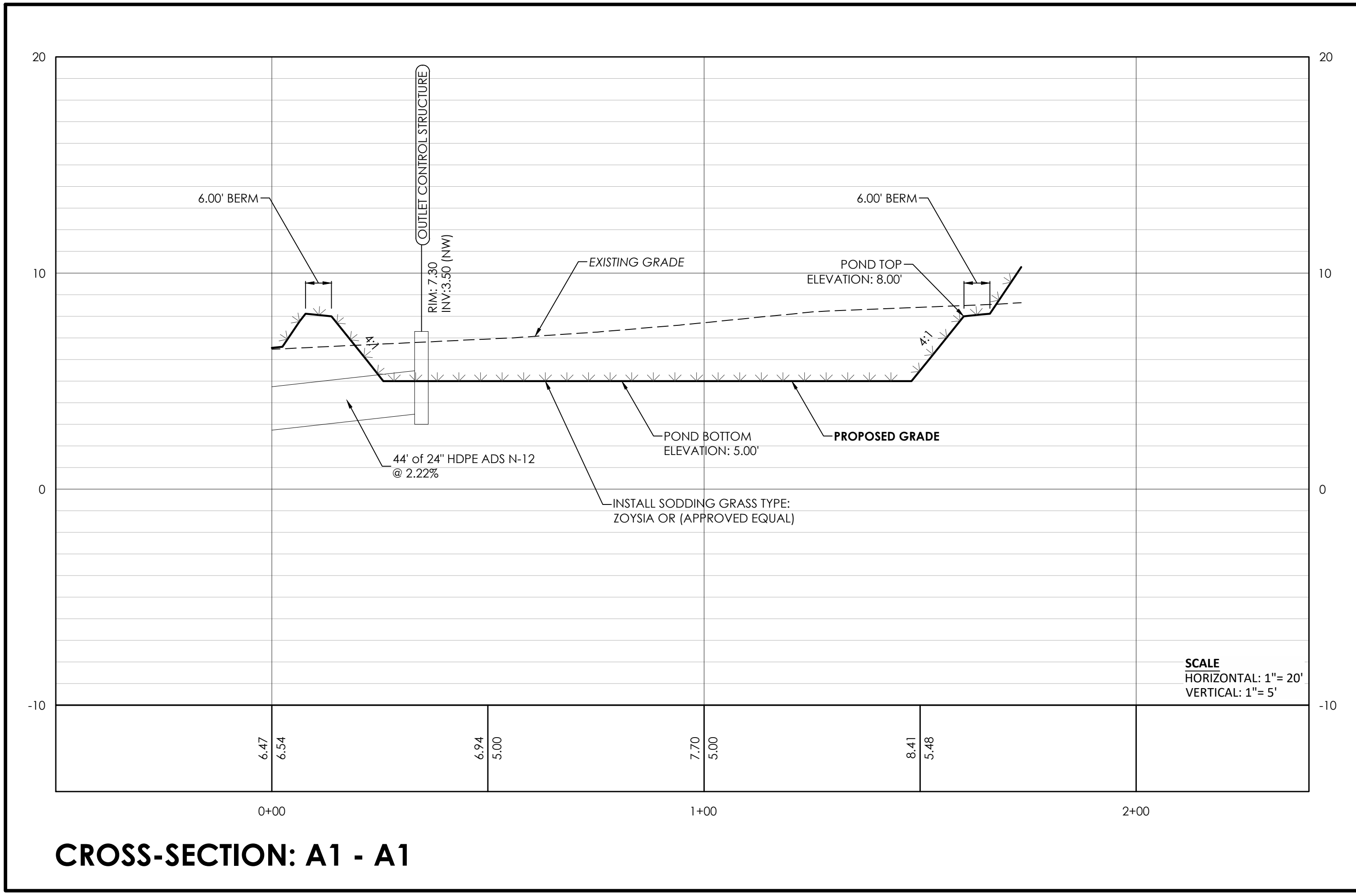
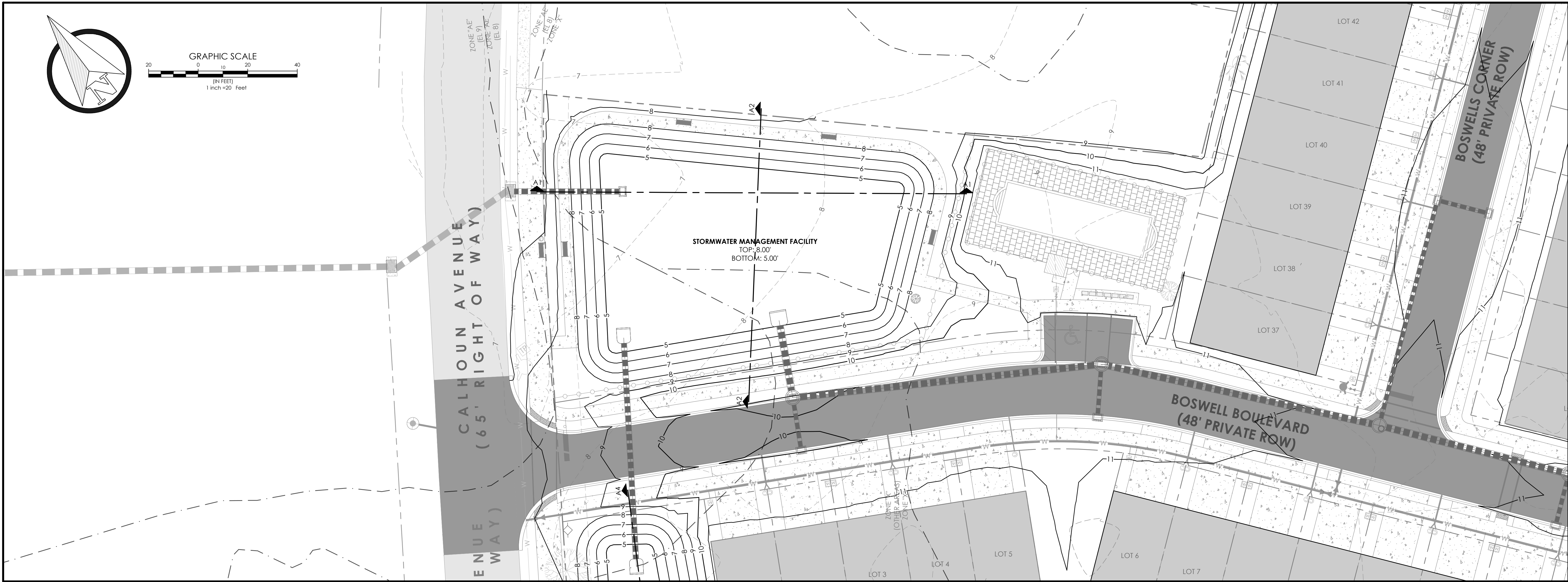
RECORD DATA
DATE: 04.04.2023
REV. No: 5
REV. DATE: 04.03.2024
DRAWN BY: CRP
REVIEWED BY: FCL

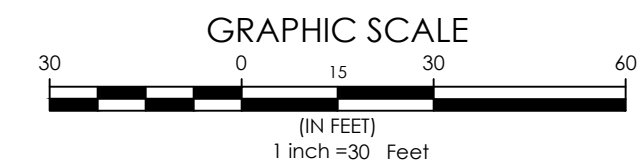


SHEET TITLE
DRAINAGE
PLAN

SHEET NUMBER
9 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C500-POND SECTIONS.DWG, Calha, 4/3/2024 9:47:47 AM



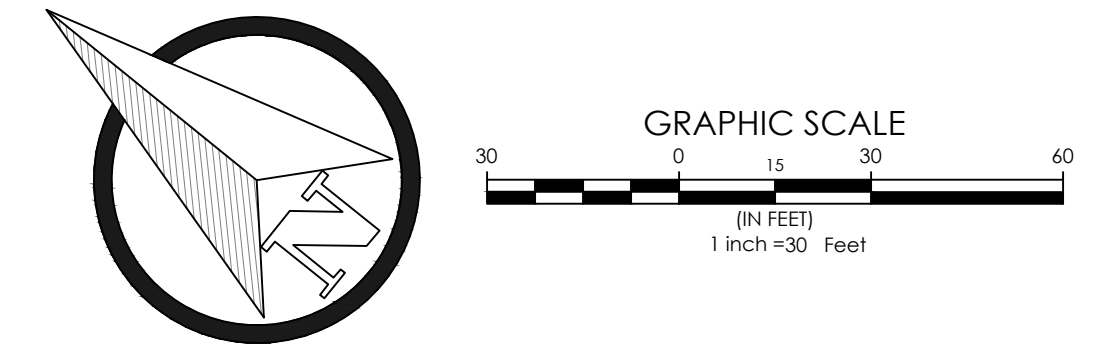


1. JOINT RESTRAINTS SHALL BE REQUIRED ON ALL WATERLINES WITHIN THE DEVELOPMENT.
2. ALL WATER METERS DEPICTED ON THESE PLANS ARE SHOWN SCHEMATIC. WATER METERS SHALL BE INSTALLED PER DESTIN WATER USERS' STANDARD DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. WATER MAIN TO BE CONSTRUCTED PER DESTIN WATER 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.

SHEET NUMBER

12 OF 29

EXISTING SEWER SYSTEM (SCALE: 1 INCH = 40 FEET)



GENERAL UTILITY PLAN NOTES

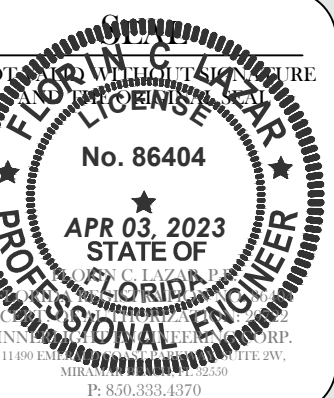
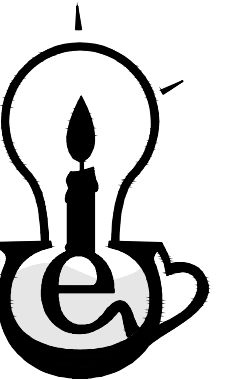
1. CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY DESTIN WATER USERS AT LEAST 24 HOURS IN ADVANCE TO BE ONSITE DURING THE CONSTRUCTION FOR INSPECTION AND VERIFICATION.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, DEVELOPER, ENGINEER OF RECORD, CITY OF DESTIN, AND DESTIN WATER USERS WHEN FDEP PERMITS HAVE BEEN ISSUED AND PRIOR TO CONSTRUCTION.
3. ALL UTILITIES HEREIN TO BE INSTALLED UNDERGROUND.

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



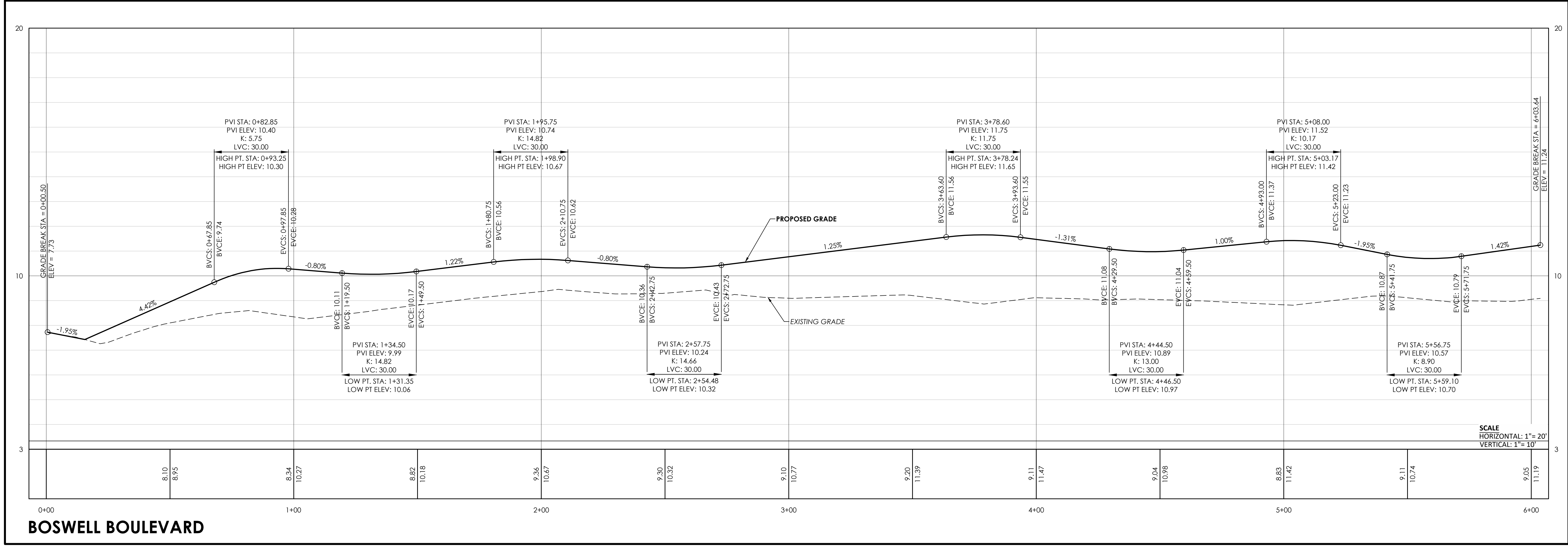
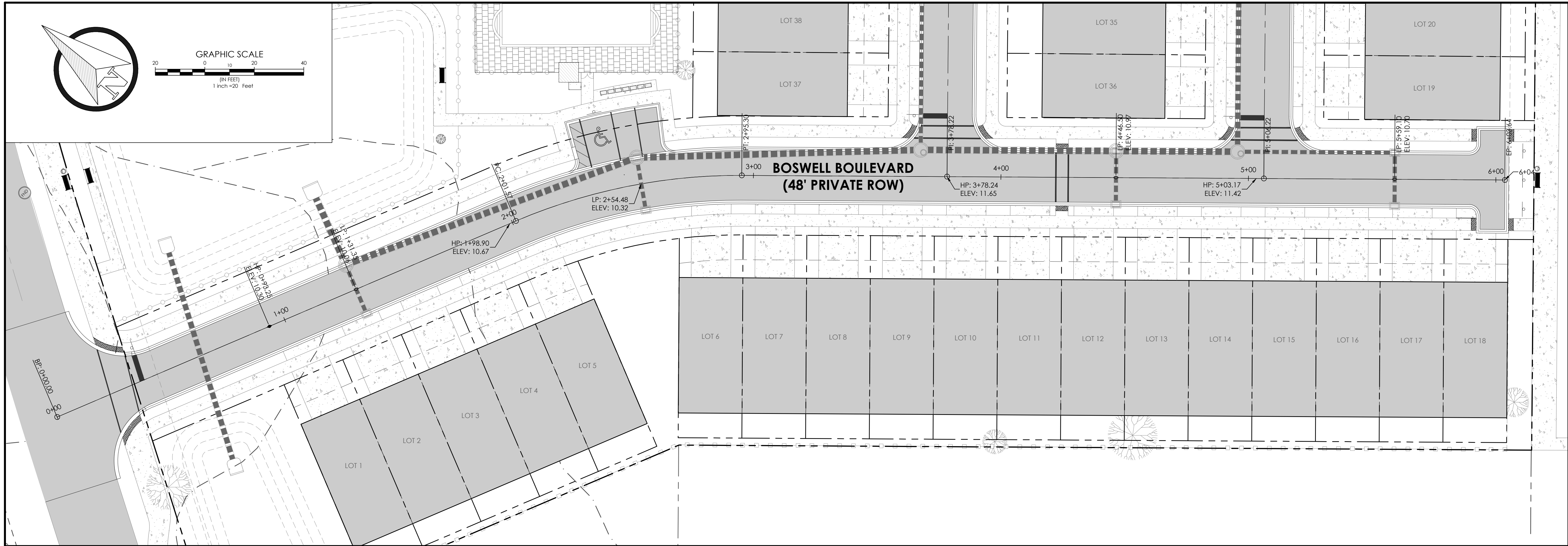
SHEET TITLE

SANITARY
SEWER PLAN

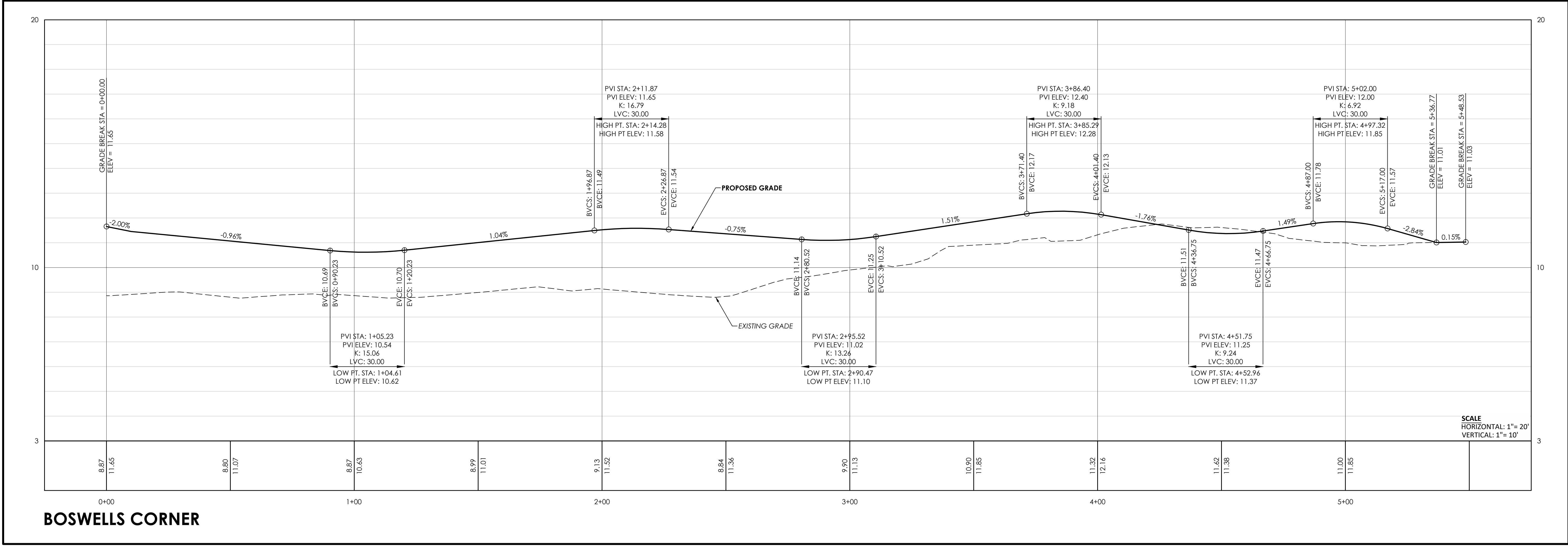
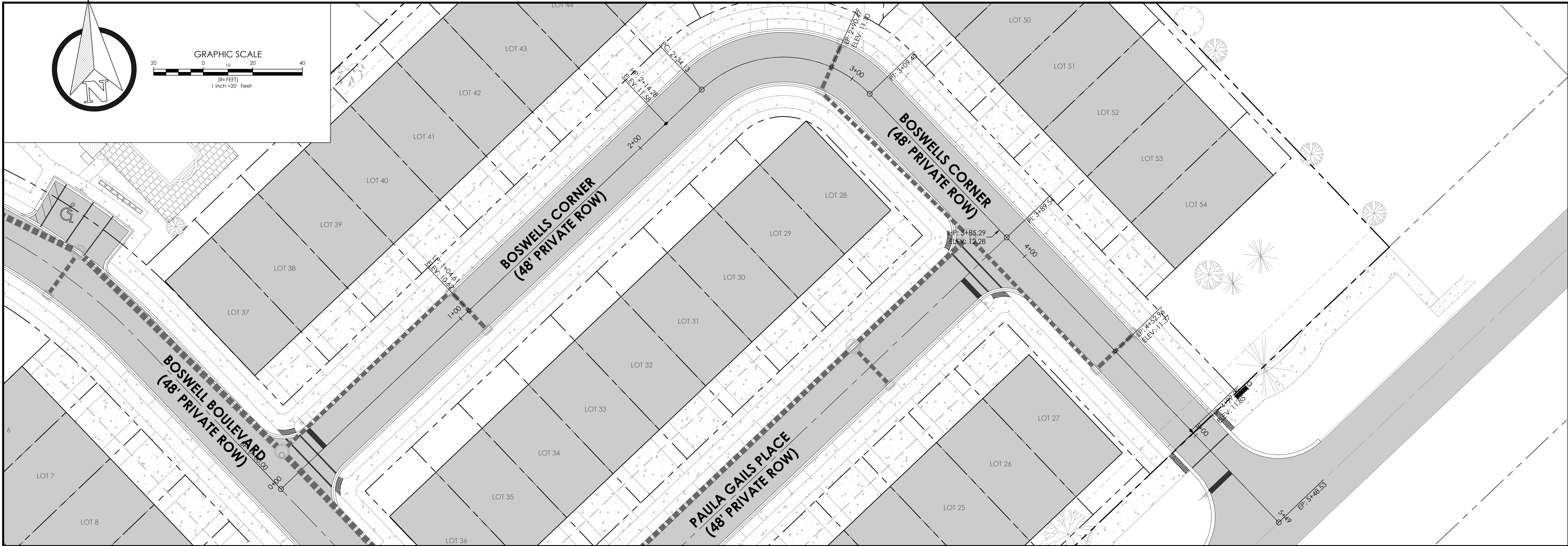
SHEET NUMBER

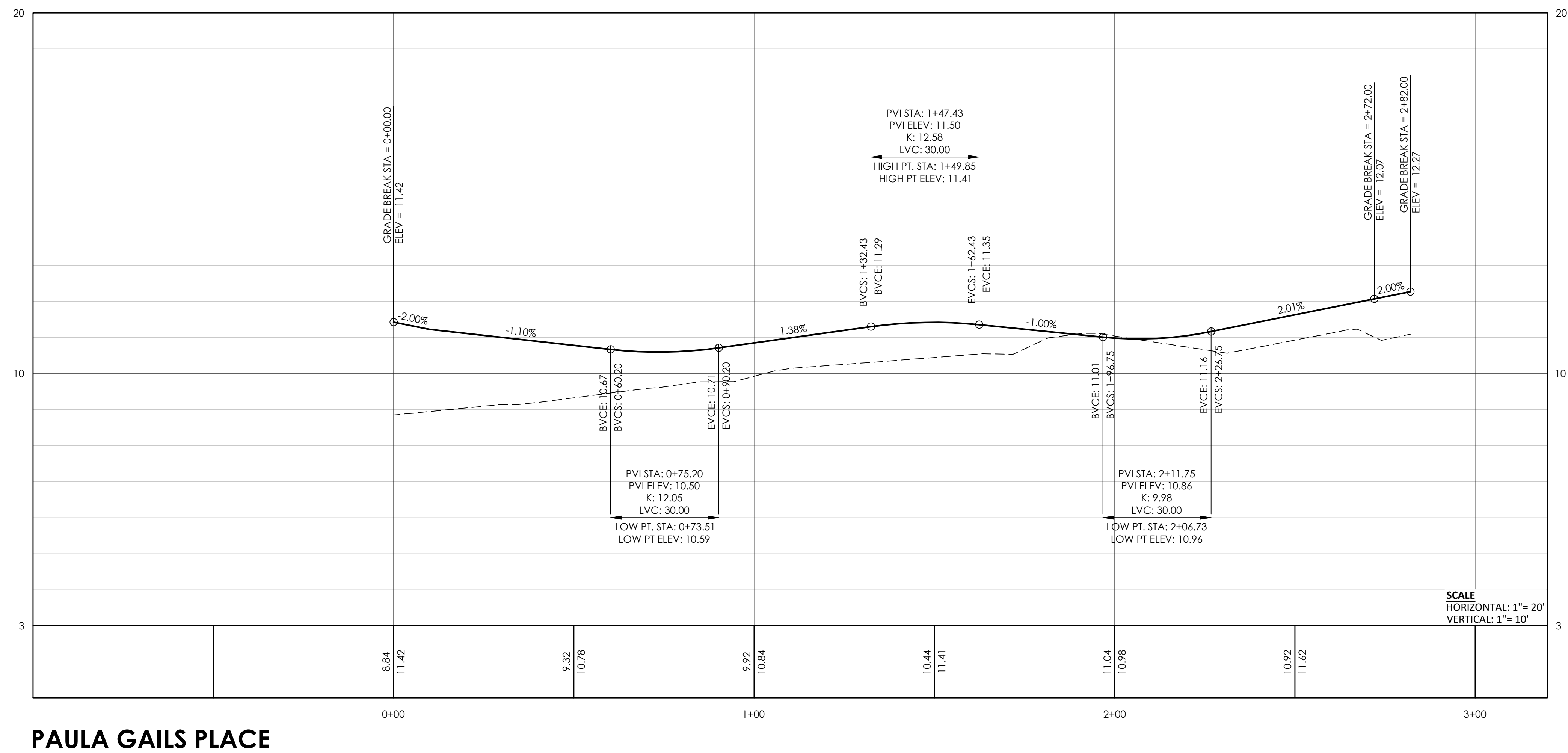
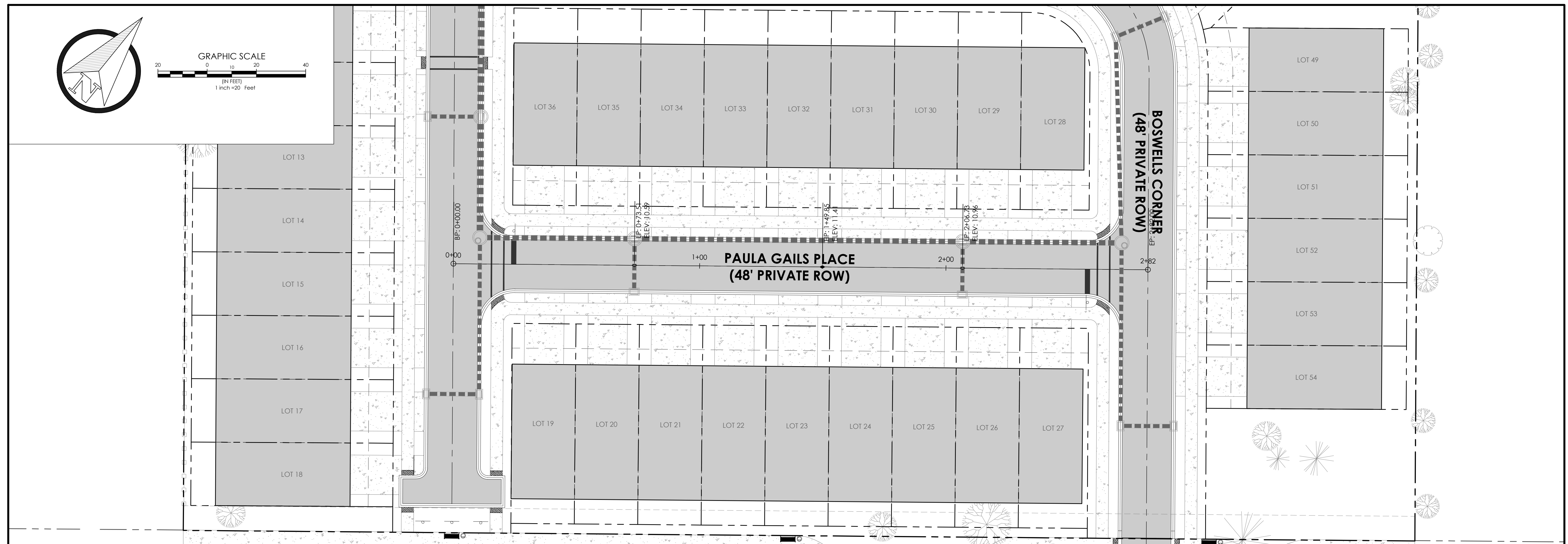
13 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C700-ROADWAY PROFILE\DWG, Calg, 4/3/2024 9:48:20 AM

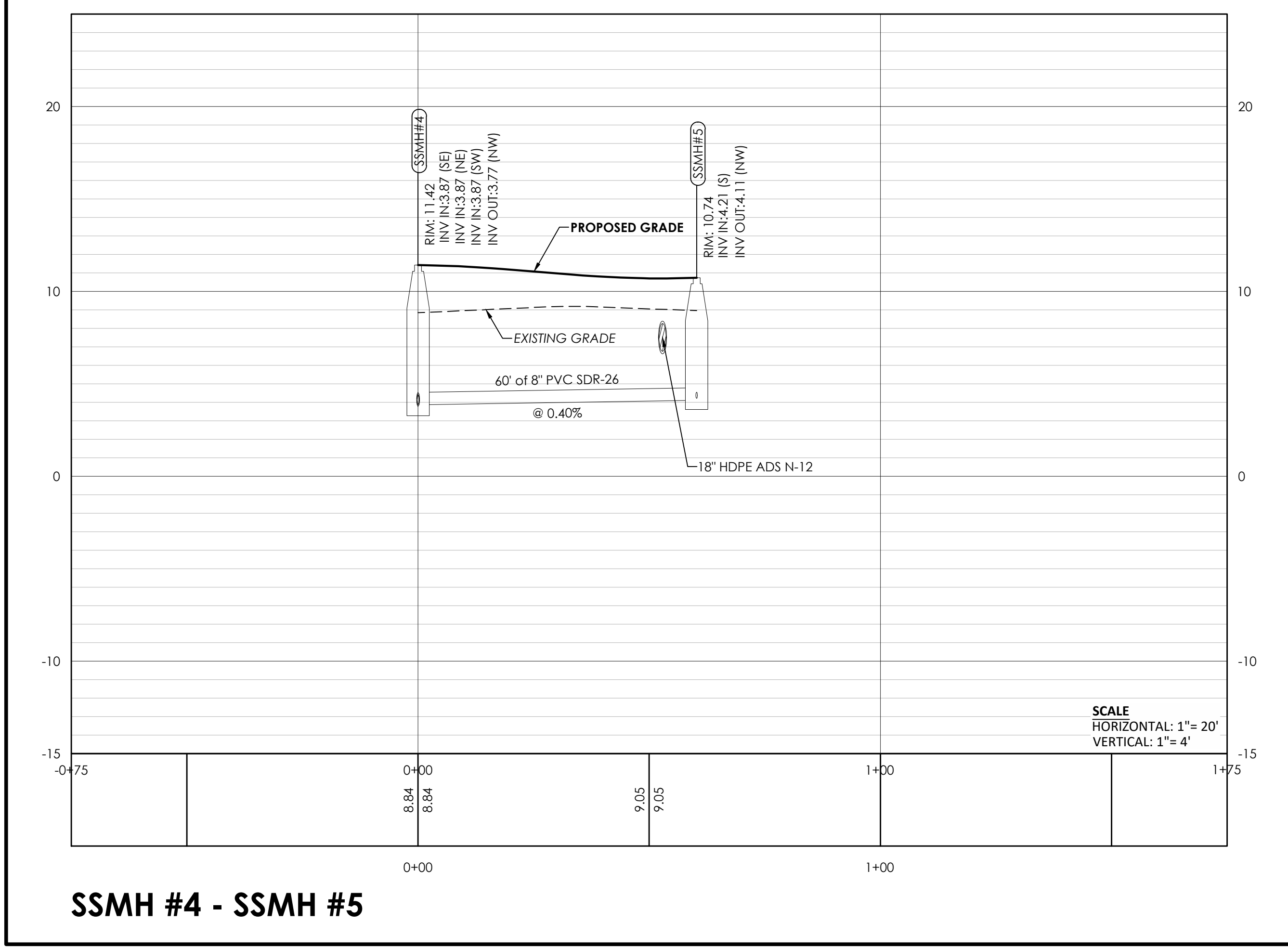
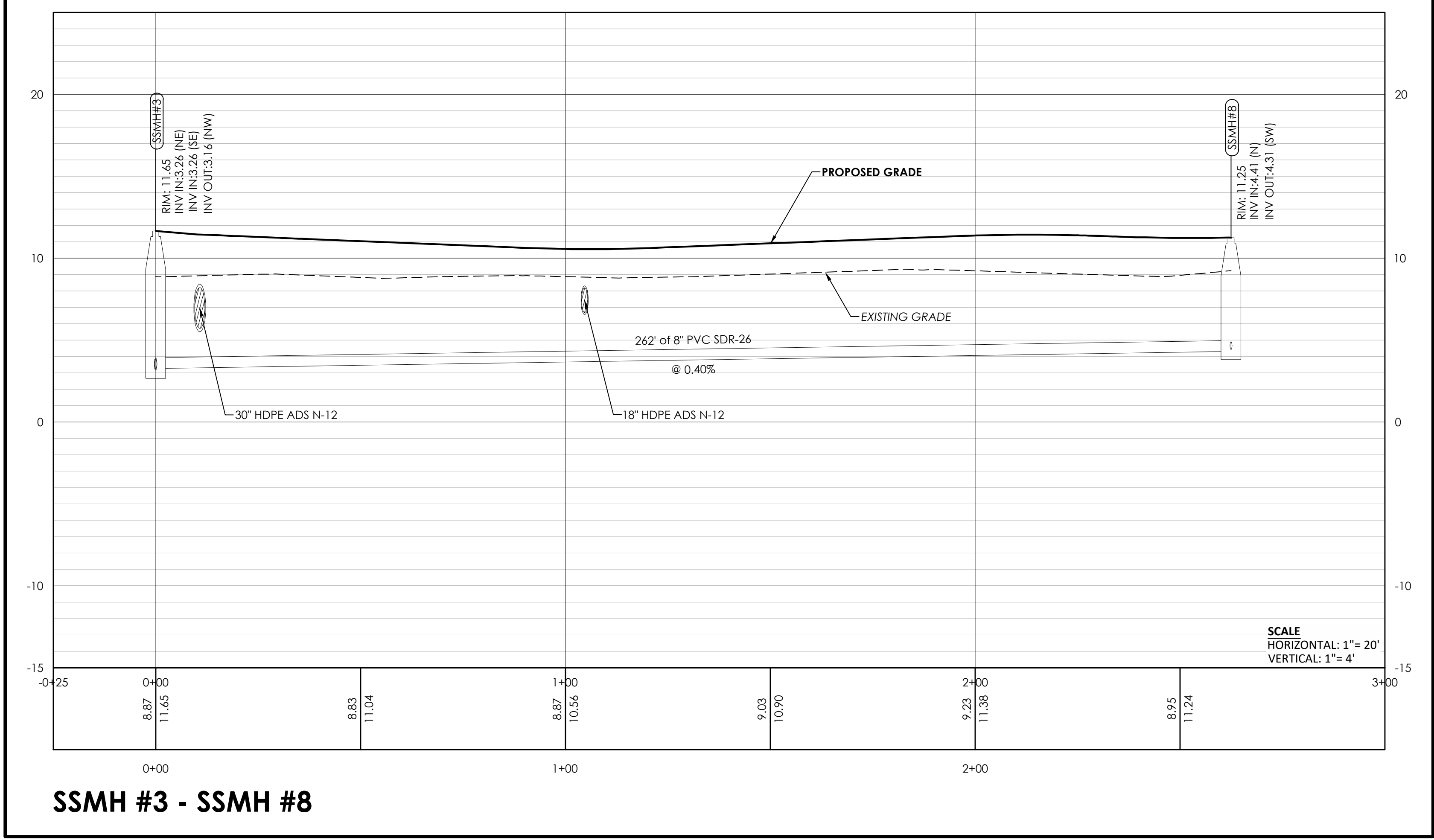
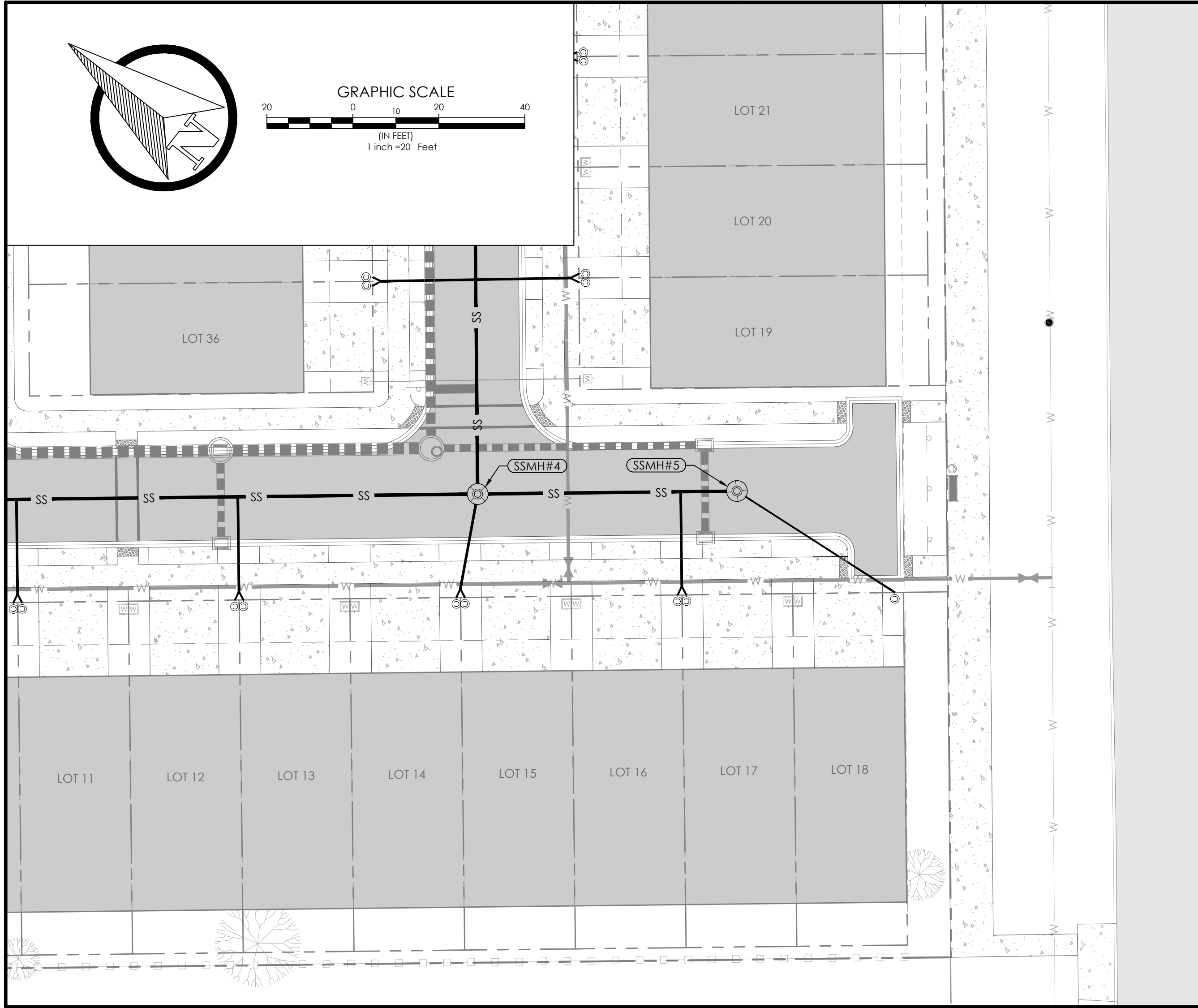
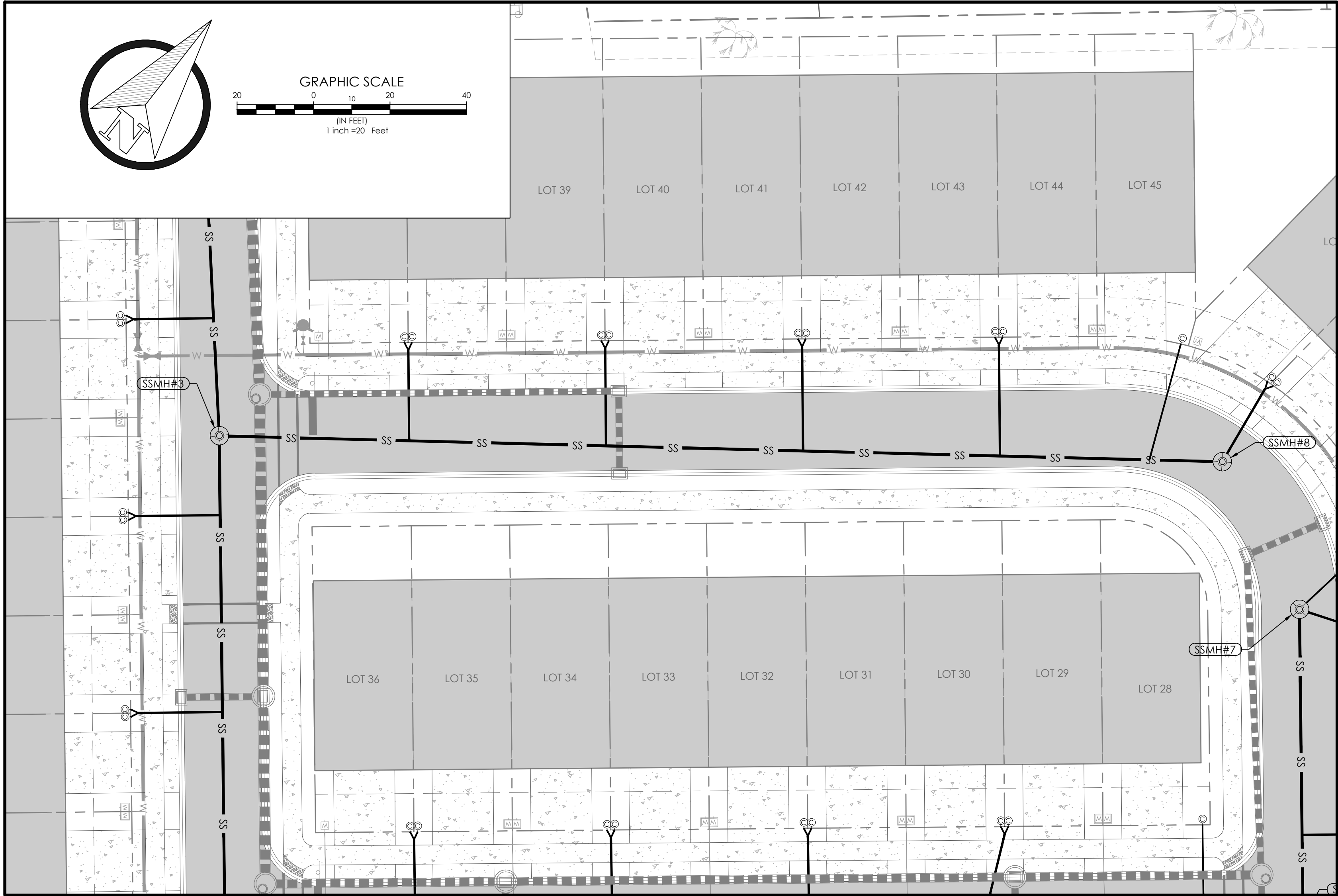


C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\700-ROADWAY PROFILE\DWG, Calg, 4/3/2024 9:48:25 AM



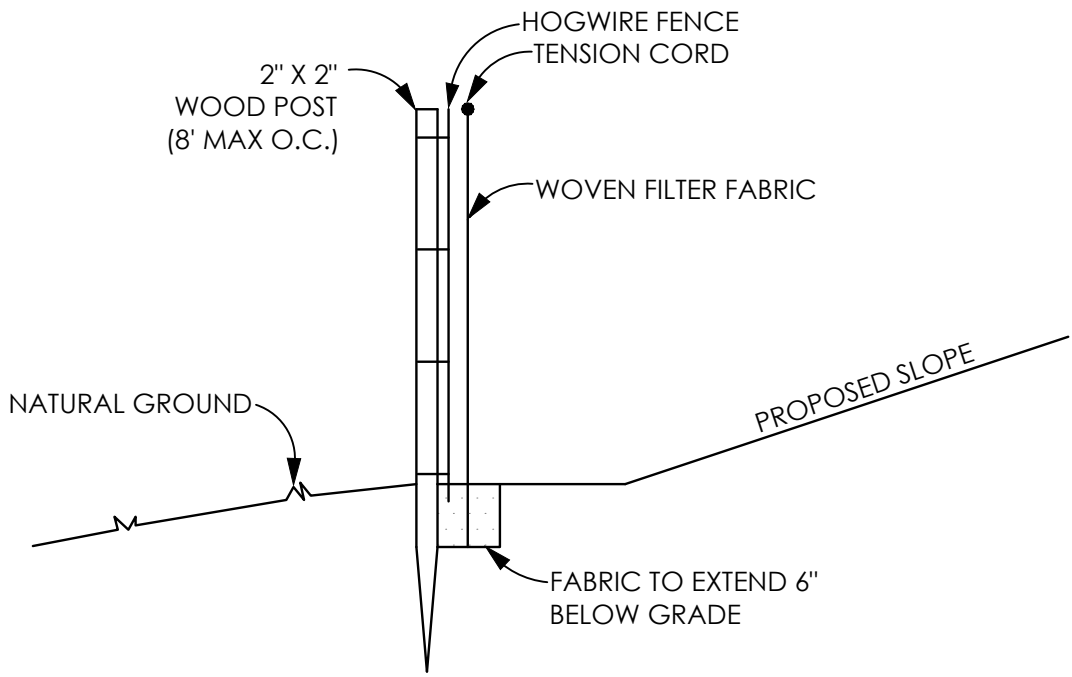


C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C800-SANITARY SEWER PROFILES.DWG, Callo., 4/3/2024 9:48:51 AM

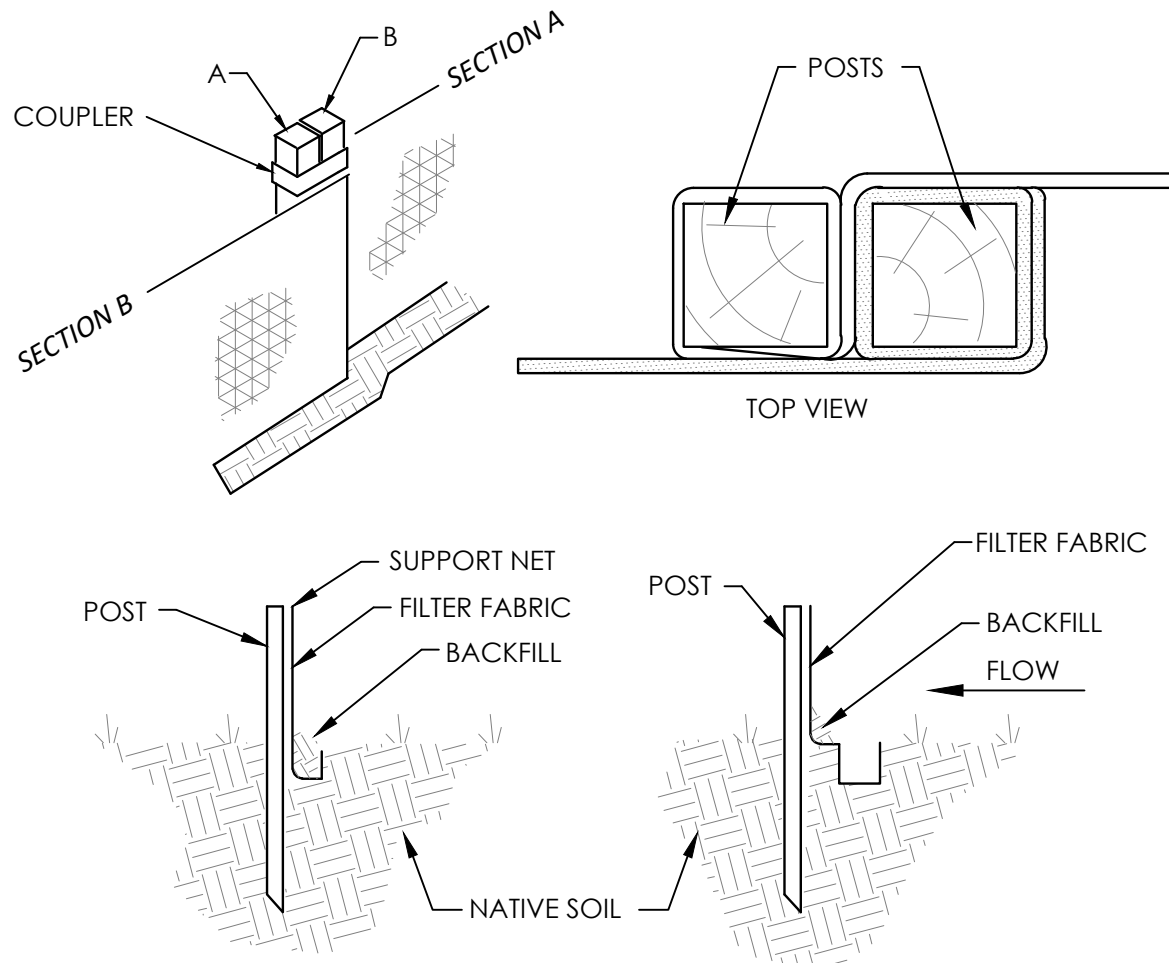


C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C900-EROSION CONTROL DETAILS.DWG, Calg. 4/3/2024 9:48:57 AM

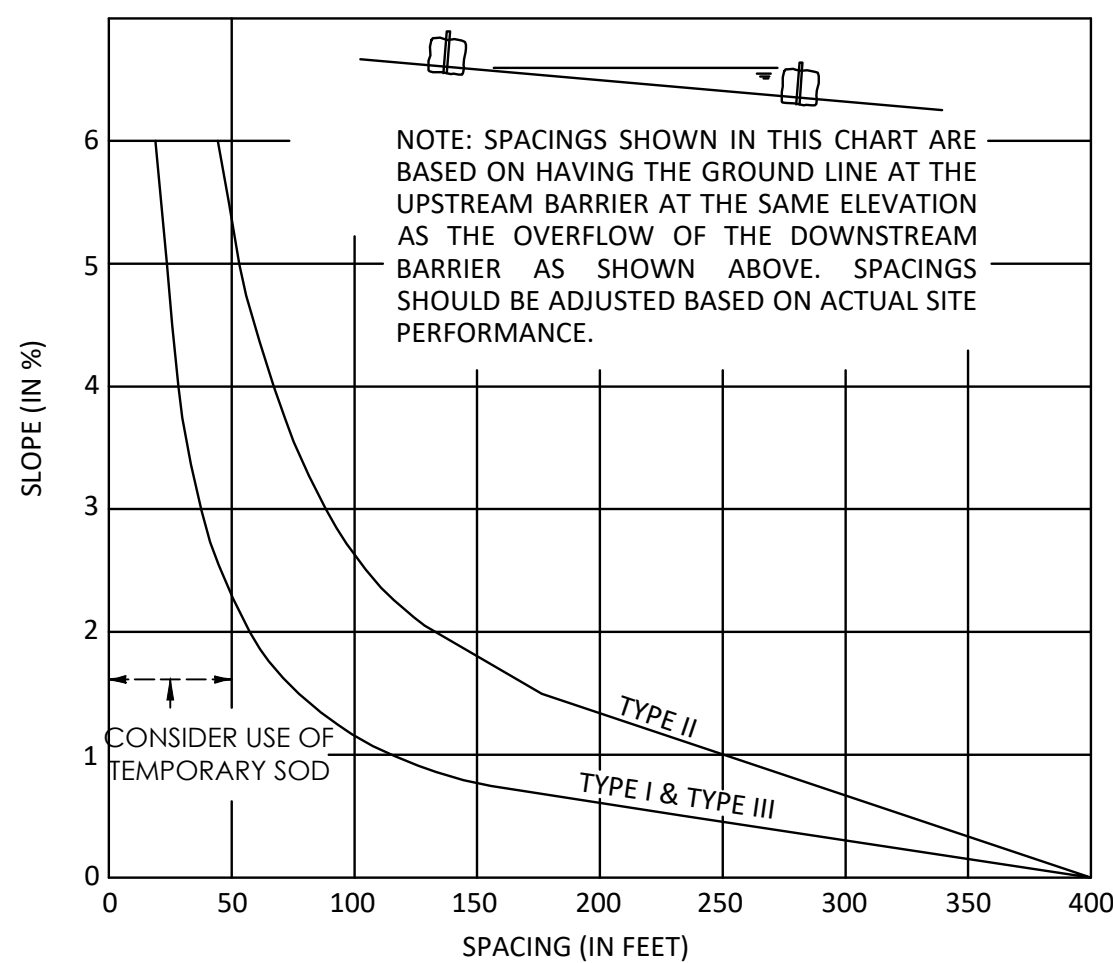
- DIG A 6" X 6" TRENCH AT DESIRED FENCE LOCATION.
- UNROLL SILT FENCE ALONG TRENCH (SILT-LOK, ENVIROFENCE, OR ENGINEER-APPROVED EQUAL).
- DRIVE STAKE IN TO THE DOWNHILL SIDE OF TRENCH W/ FILTER FABRIC FACING UPHILL SIDE.
- STAPLE HOGWIRE TO POSTS, EXTENDING FROM TOP OF POSTS TO BOTTOM OF TRENCH.
- LAY 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



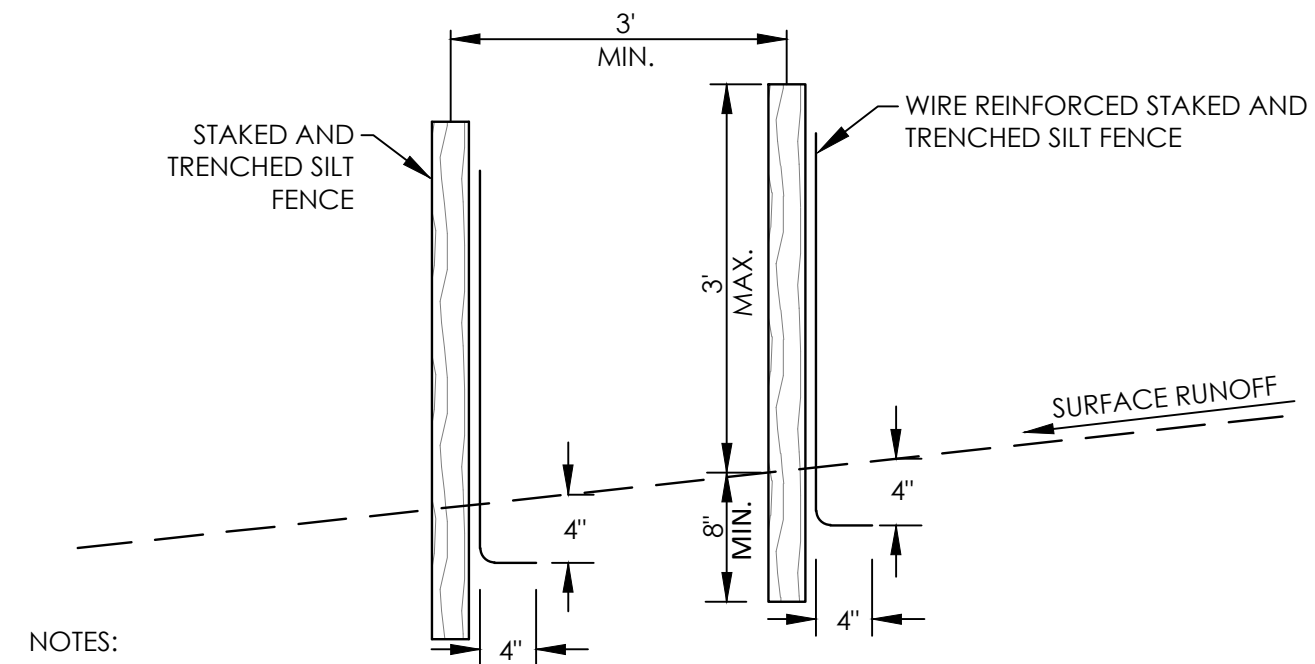
2 **SEDIMENT BARRIER SILT FENCE DETAIL**
NOT TO SCALE



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

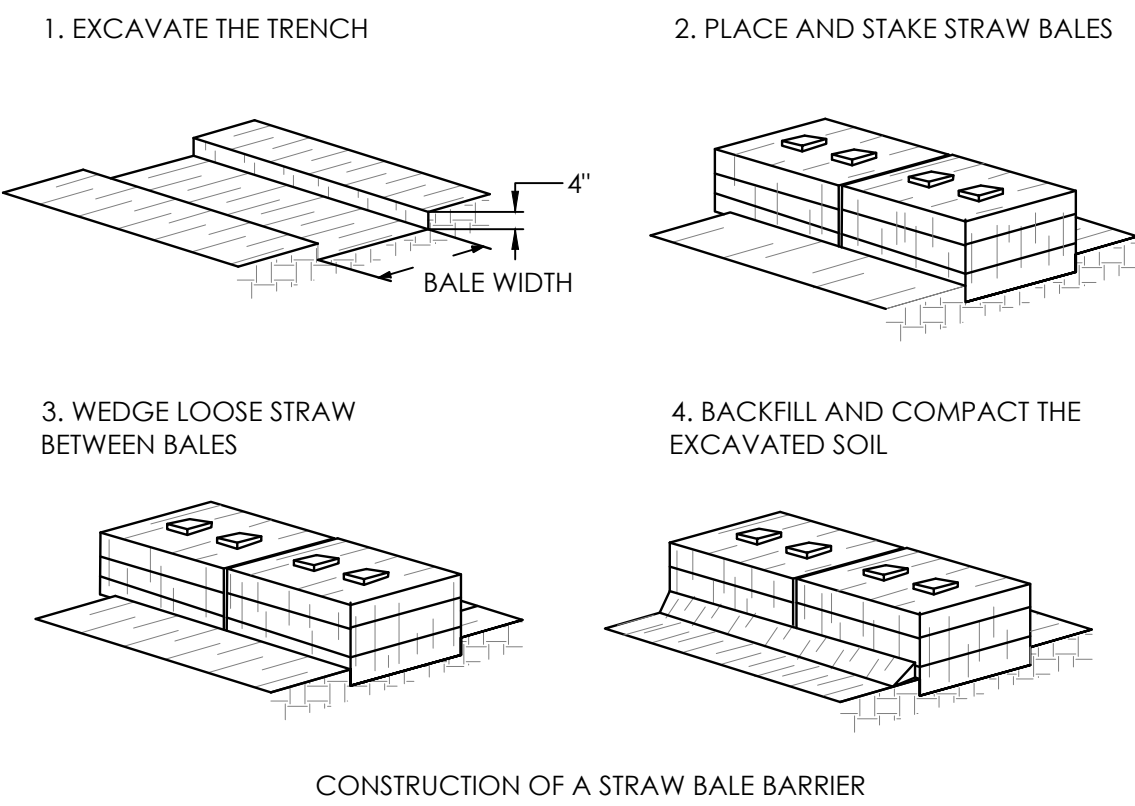
11 **DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**
NOT TO SCALE



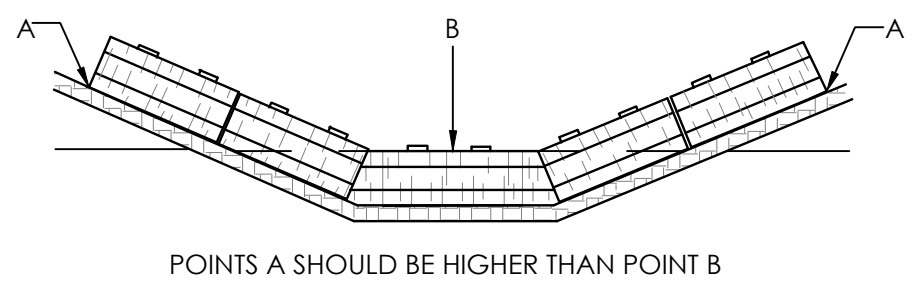
NOTES:

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.

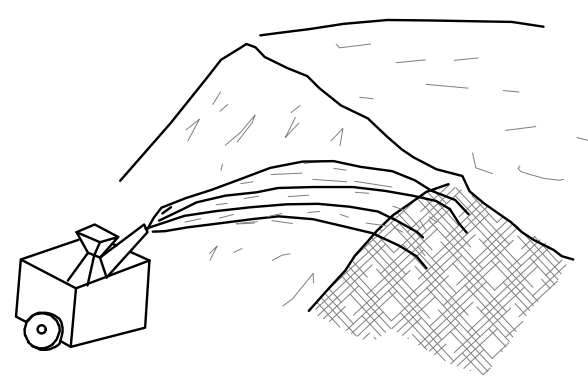
3 **DOUBLE ROW STAKED SILT FENCE**
NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER



4 **PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY**
NOT TO SCALE



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

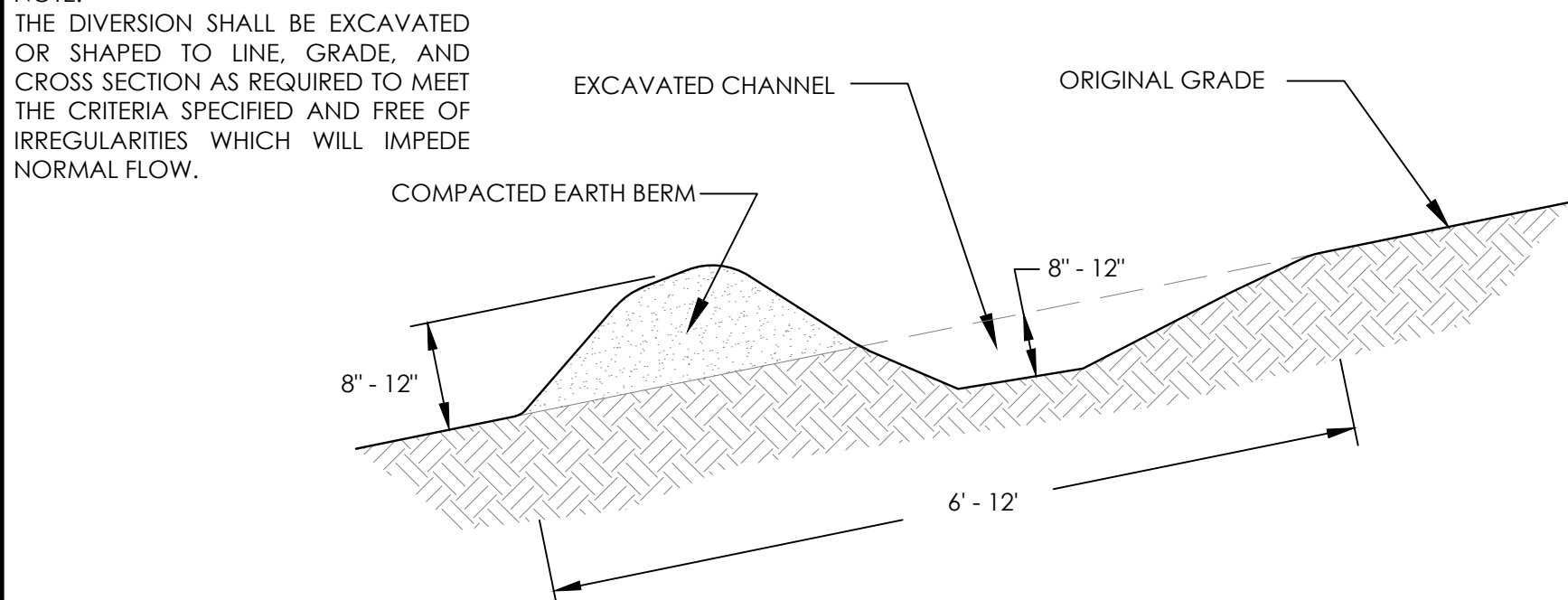


SLOPE	SEEDING
3:1 OR FLATTER.....	≥ 4" DEEP
2:1 TO 3:1.....	1" TO 4" DEEP
2:1 OR STEEPER.....	DEPRESSION EVERY 6"-8" WITH HAND TOOL

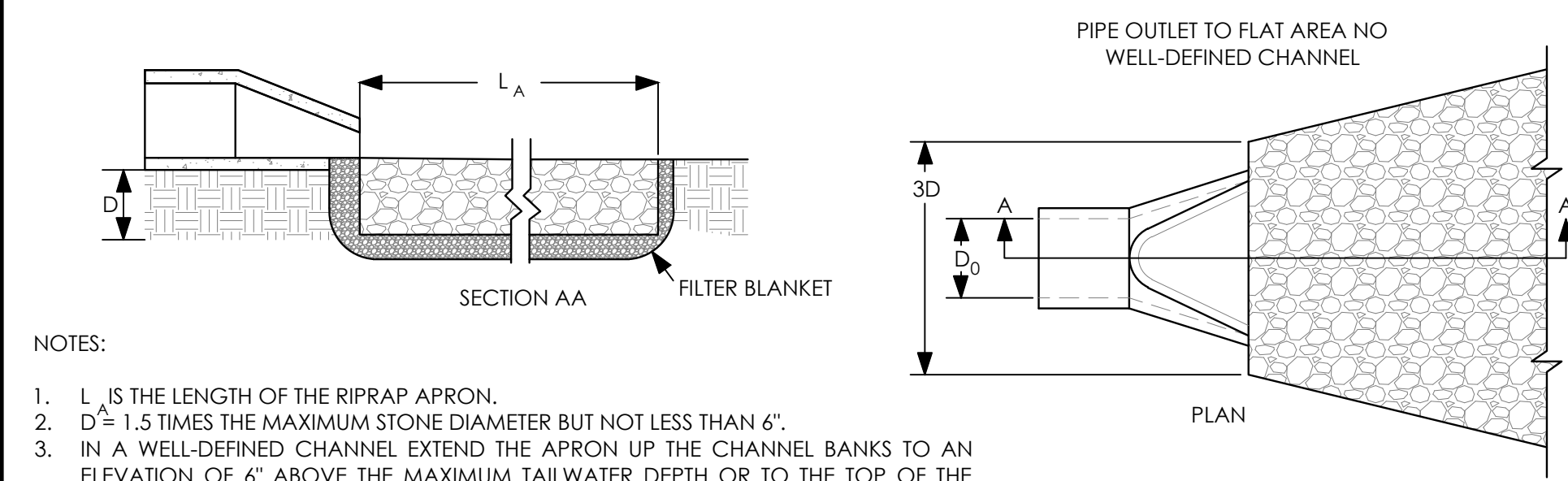
10 **DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**
NOT TO SCALE



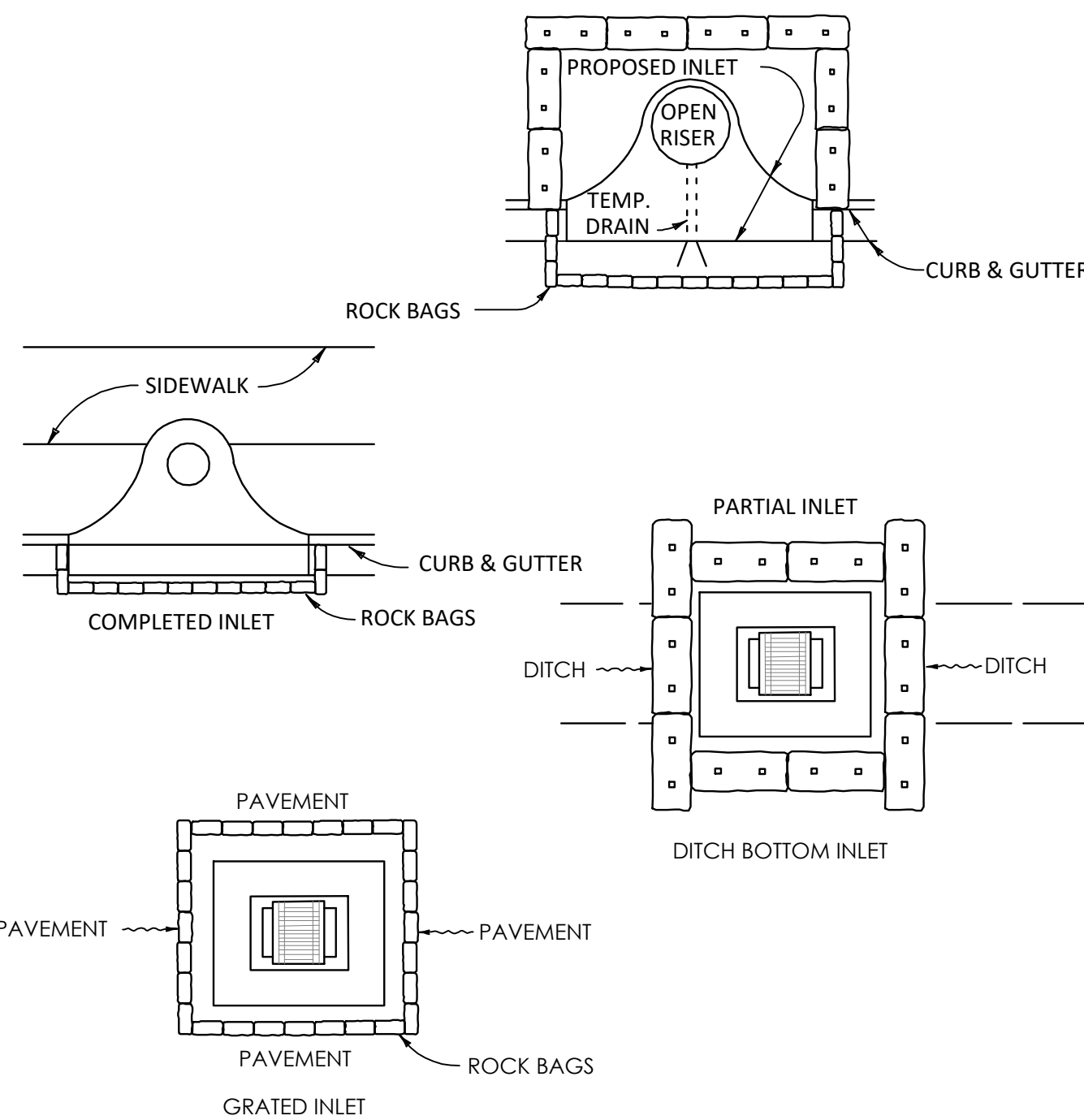
- ≤ 6 MONTHS OR WHEN SEEDING DOES NOT HAVE A SUITABLE GROWING SEASON
- A TEMPORARY COVER OVER BASE AREAS TO PREVENT EROSION AND REDUCE RUNOFF
- MAY BE NECESSARY TO ANCHOR



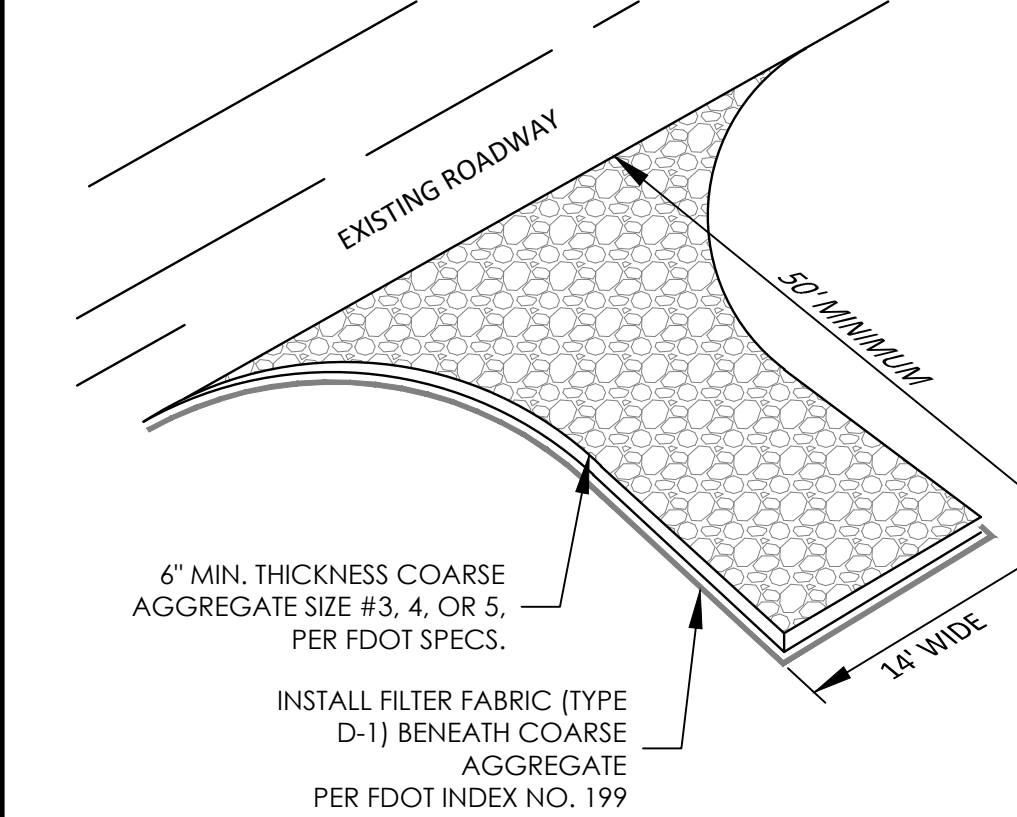
12 **DIVERSION SWALE**
NOT TO SCALE



13 **STONE OUTLET PROTECTION DETAIL**
NOT TO SCALE

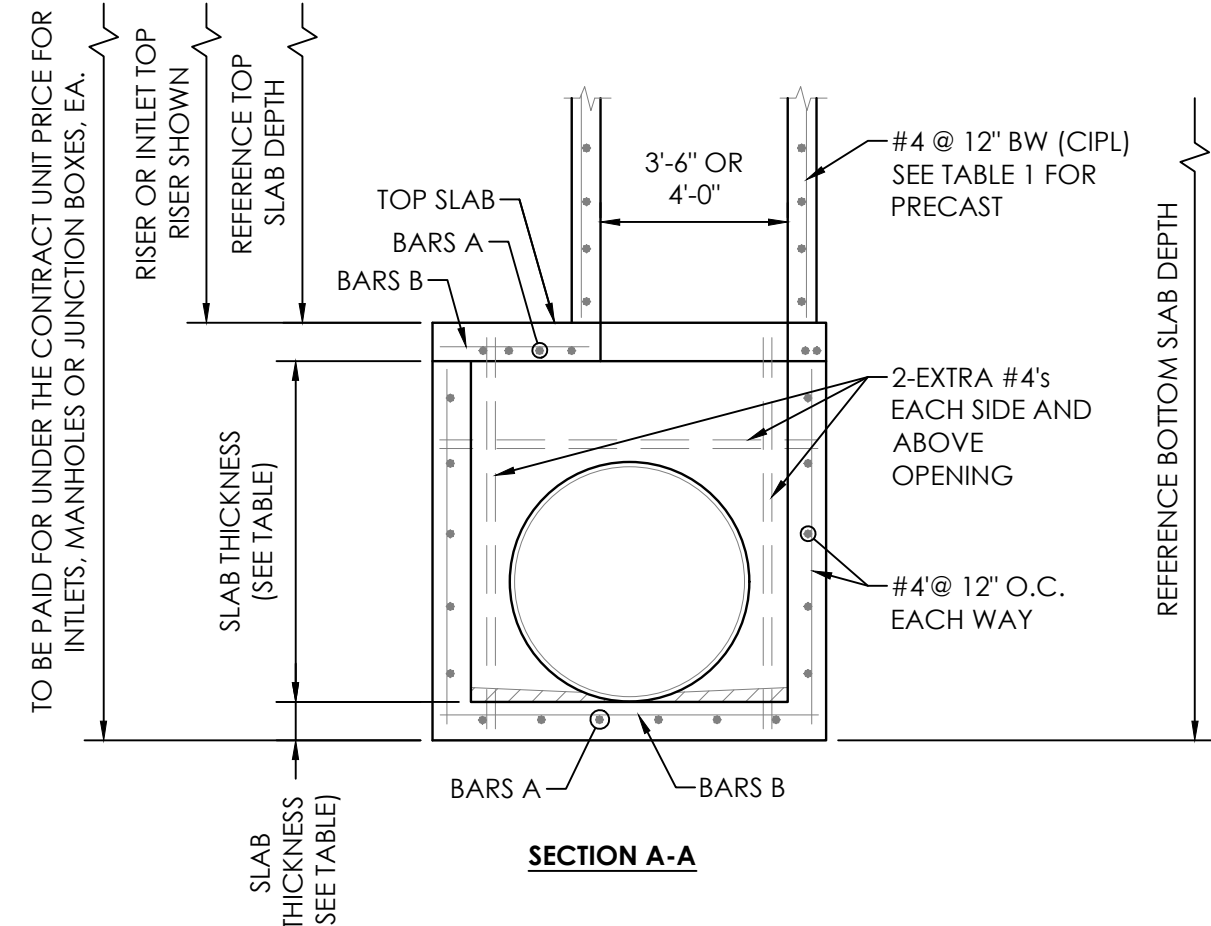
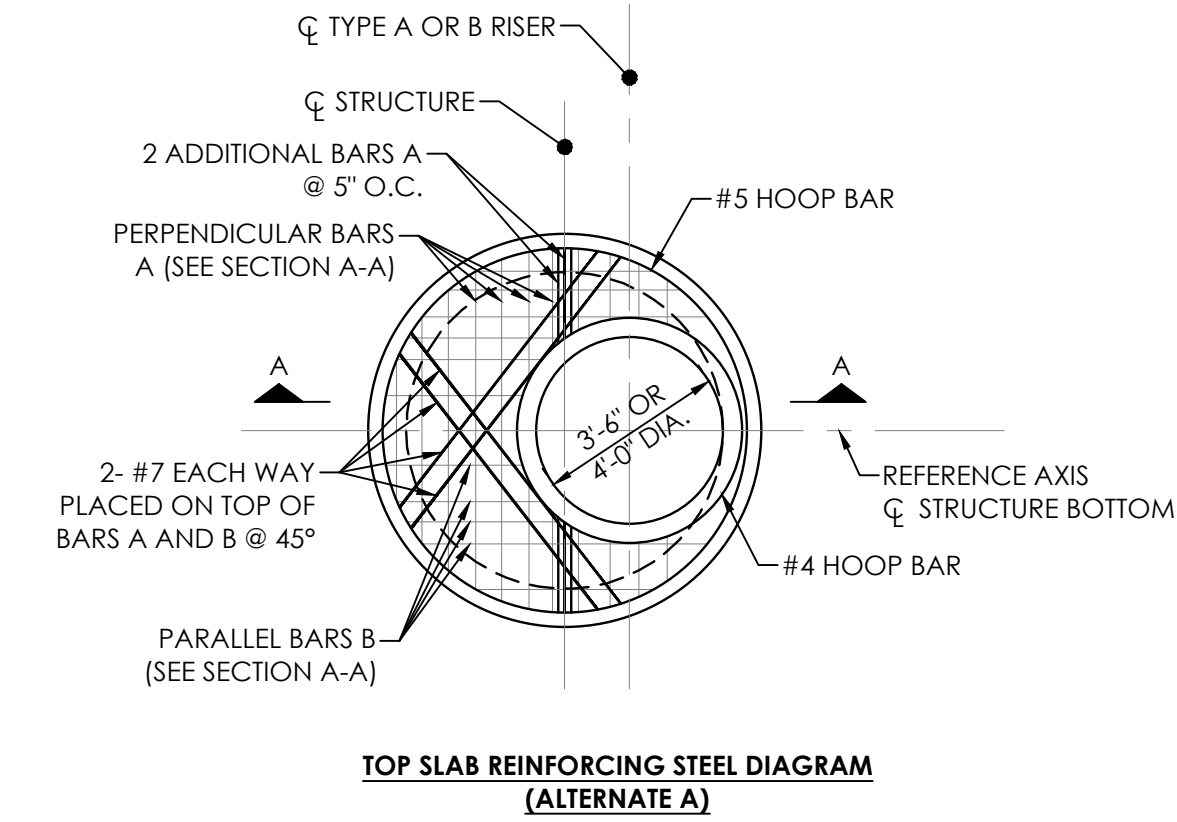


6 **PROTECTION AROUND INLETS OR SIMILAR STRUCTURES**
NOT TO SCALE



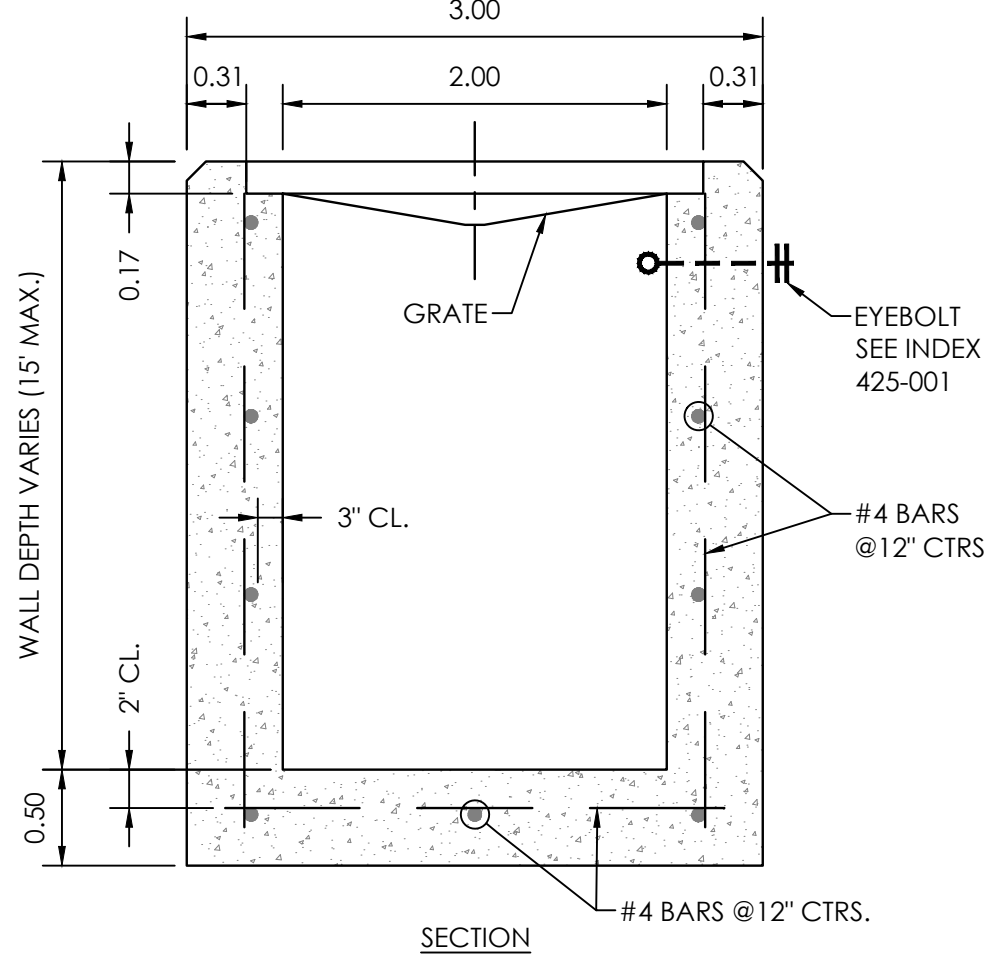
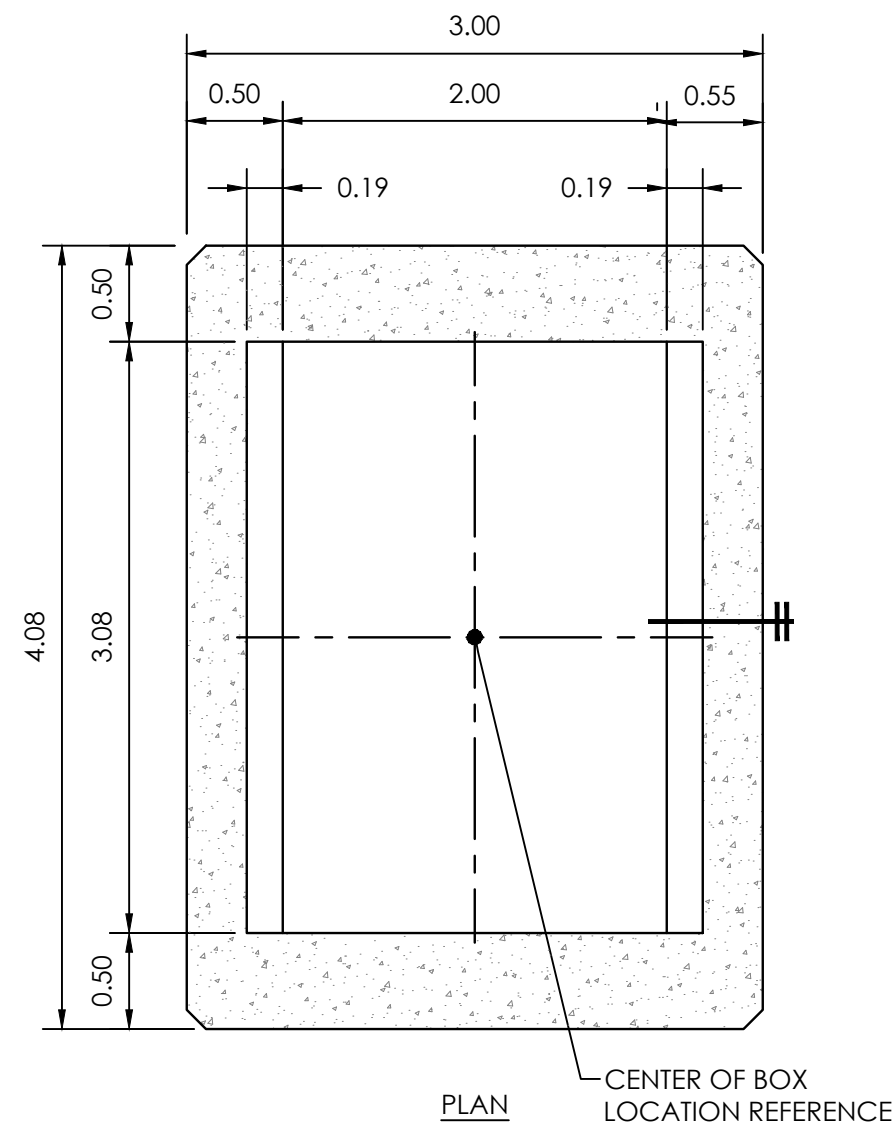
14 **TEMPORARY GRAVEL CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C900-CONSTRUCTION & DRAINAGE DETAILS.DWG, Calic. 4/3/2024 9:49:01 AM



NOTE:
WHEN THE INSIDE DIAMETER OF A ROUND STRUCTURE IS NOT MORE THAN 1'-6" LARGER THAN THE OPENING IN THE RISER OR TOP SLAB, THE TOP OF THE STRUCTURE OR RISER SHALL BE CONSTRUCTED ACCORDING TO THE "SPECIAL TOP SLAB" DETAILS ON THIS SHEET.

1 FDOT STRUCTURE BOTTOMS TYPE J AND P (INDEX 425-010)
NTS

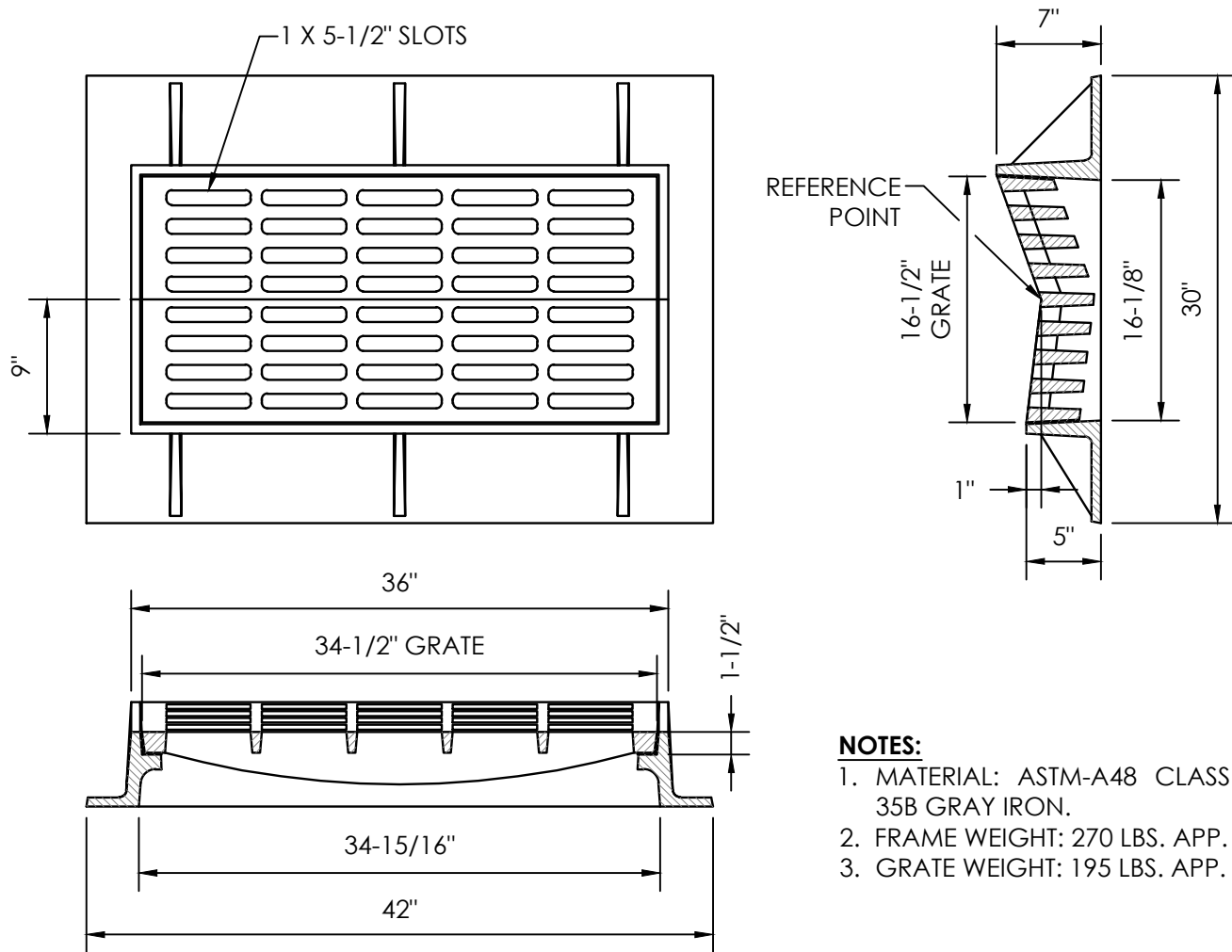


HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)				
WALL DEPTH	SCHEDULE	AREA (in. ² /ft.)	MAX. SPACING	
			BAR	WWF
0'-15'	A12	0.20	12"	8"

RECOMMENDED MAXIMUM PIPE SIZE:

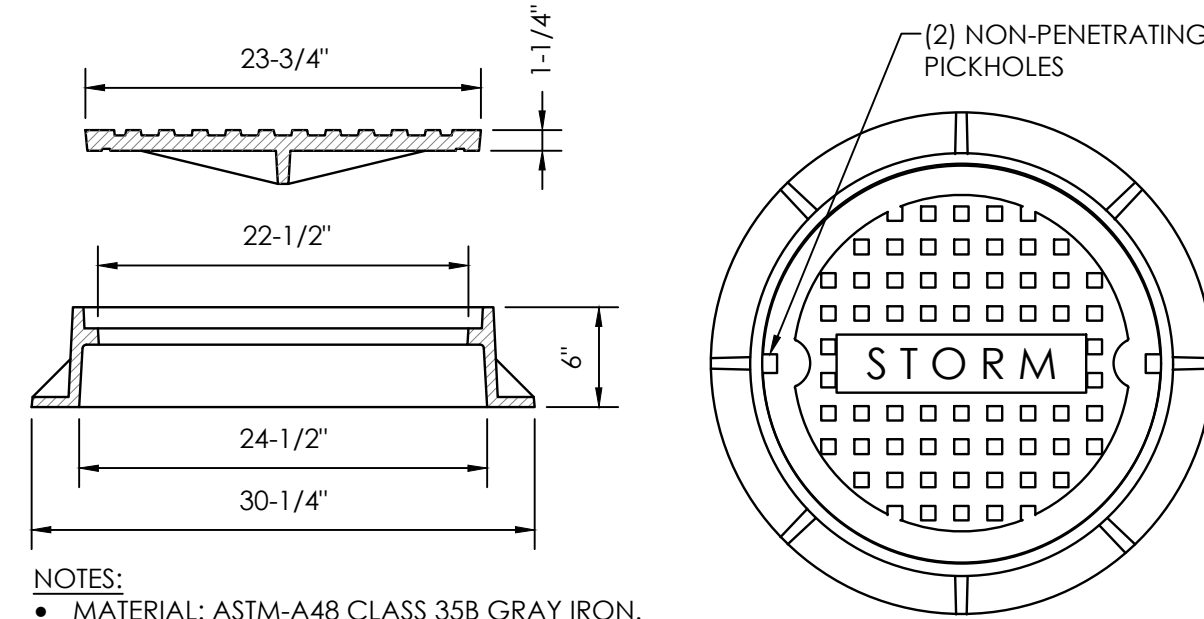
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE (18" WHERE AN 18" PIPE ENTERS A 2'-0" WALL)

2 FDOT DITCH BOTTOM INLET TYPE C (INDEX 425-052)
NTS



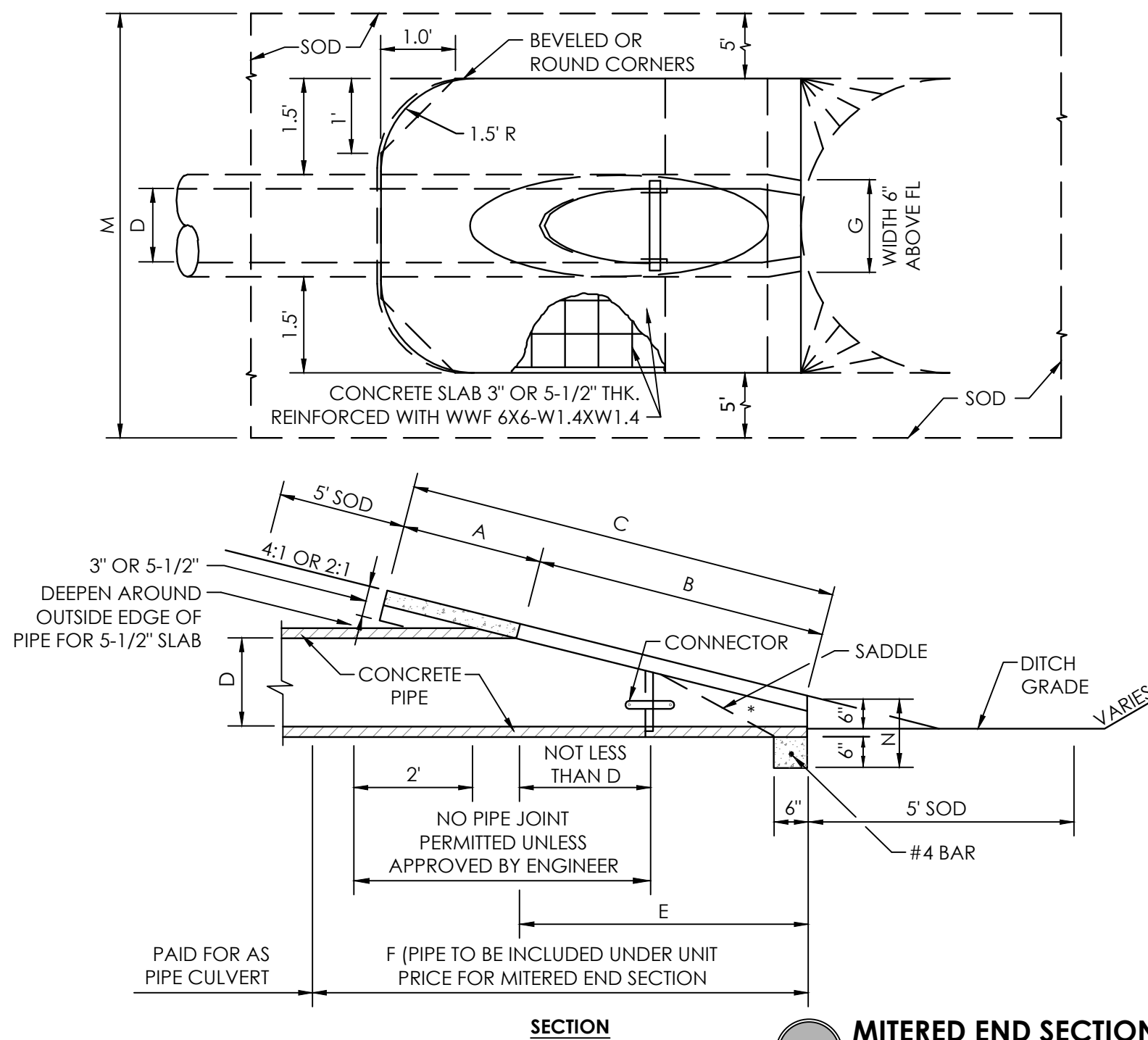
NOTES:
1. MATERIAL: ASTM-A48 CLASS 35B GRAY IRON.
2. FRAME WEIGHT: 270 LBS. APP.
3. GRATE WEIGHT: 195 LBS. APP.

3 USF GRATE 5164-6144 DETAIL
NTS



NOTES:
• MATERIAL: ASTM-A48 CLASS 35B GRAY IRON.
• RING WEIGHT: 150 LBS APP.
• COVER WEIGHT: 130 LBS APP.

4 USF 170 RING & 'E' COVER DETAIL
NTS



5 MITERED END SECTION (FDOT INDEX NO. 430-021)
NTS

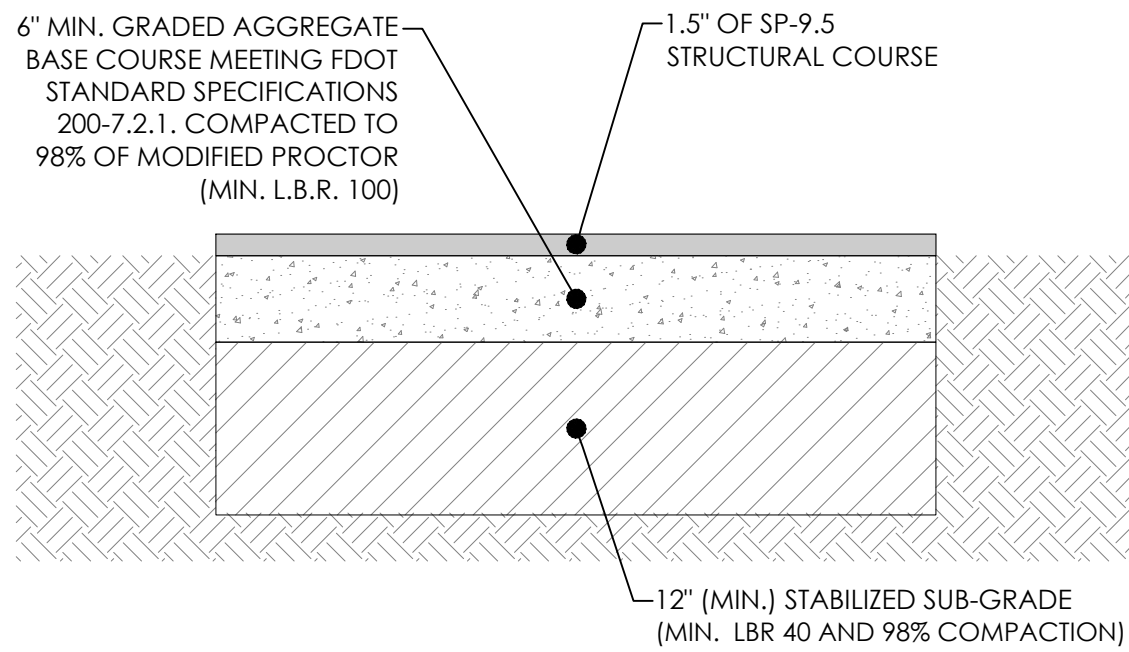
DIMENSIONS AND QUANTITIES												
	D	A	B	C	E	F	G	M				
								SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.06'	5.0'	1.22'	4.63'	7.21'	9.79'	12.37'	
	18"	1.97'	2.74'	4.71'	2.56'	6.0'	1.41'	4.92'	7.75'	10.58'	13.42'	
	24"	2.06'	3.85'	5.91'	3.56'	7.0'	1.73'	5.50'	8.92'	12.33'	15.75'	
	30"	2.15'	4.95'	7.10'	4.56'	8.0'	2.00'	6.08'	10.33'	14.58'	18.83'	
	36"	2.25'	6.08'	8.33'	5.56'	9.0'	2.24'	6.67'	11.75'	16.83'	21.92'	
	42"	2.34'	7.21'	9.55'	6.56'	10.0'	2.45'	7.25'	13.25'	19.25'	25.25'	
	48"	2.43'	8.33'	10.76'	7.56'	11.0'	2.65'	7.83'	14.58'	21.33'	28.08'	
	54"	2.52'	9.44'	11.96'	8.56'	12.0'	2.83'	8.42'	16.08'	23.75'	31.42'	
	60"	2.62'	10.56'	13.18'	9.56'	14.0'	3.00'	9.00'	17.50'	26.00'	34.50'	
	66"	2.71'	11.68'	14.39'	10.56'	15.0'	3.18'	9.58'	18.75'	27.92'	37.08'	
4:1 SLOPE	72"	2.80'	12.80'	15.60'	11.56'	16.0'	3.30'	10.16'	20.16'	30.16'	40.16'	
	15"	2.27'	4.09'	6.36'	4.03'	8.0'	1.22'	4.63'	7.21'	9.79'	12.37'	
	18"	2.36'	5.12'	7.48'	5.03'	9.0'	1.41'	4.92'	7.75'	10.58'	13.42'	
	24"	2.53'	7.18'	9.71'	7.03'	11.0'	1.73'	5.50'	8.92'	12.33'	15.75'	
	30"	2.70'	9.25'	11.95'	9.03'	13.0'	2.00'	6.08'	10.33'	14.58'	18.83'	
	36"	2.87'	11.31'	14.18'	11.03'	15.0'	2.24'	6.67'	11.75'	16.83'	21.92'	
	42"	3.05'	13.37'	16.42'	13.03'	17.0'	2.45'	7.25'	13.25'	19.25'	25.25'	
	48"	3.22'	15.43'	18.65'	15.03'	19.0'	2.65'	7.83'	14.58'	21.33'	28.08'	
	54"	3.39'	17.49'	20.88'	17.03'	21.0'	2.83'	8.42'	16.08'	23.75'	31.42'	
	60"	3.56'	19.55'	23.11'	19.03'	23.0'	3.00'	9.00'	17.50'	26.00'	34.50'	
	66"	3.73'	21.62'	25.35'	21.03'	25.0'	3.18'	9.58'	18.75'	27.92'	37.08'	
	72"	3.91'	22.68'	26.59'	23.03'	27.0'	3.30'	10.16'	20.16'	30.16'	40.16'	

2:1 FOR PIPES 24" AND LARGER

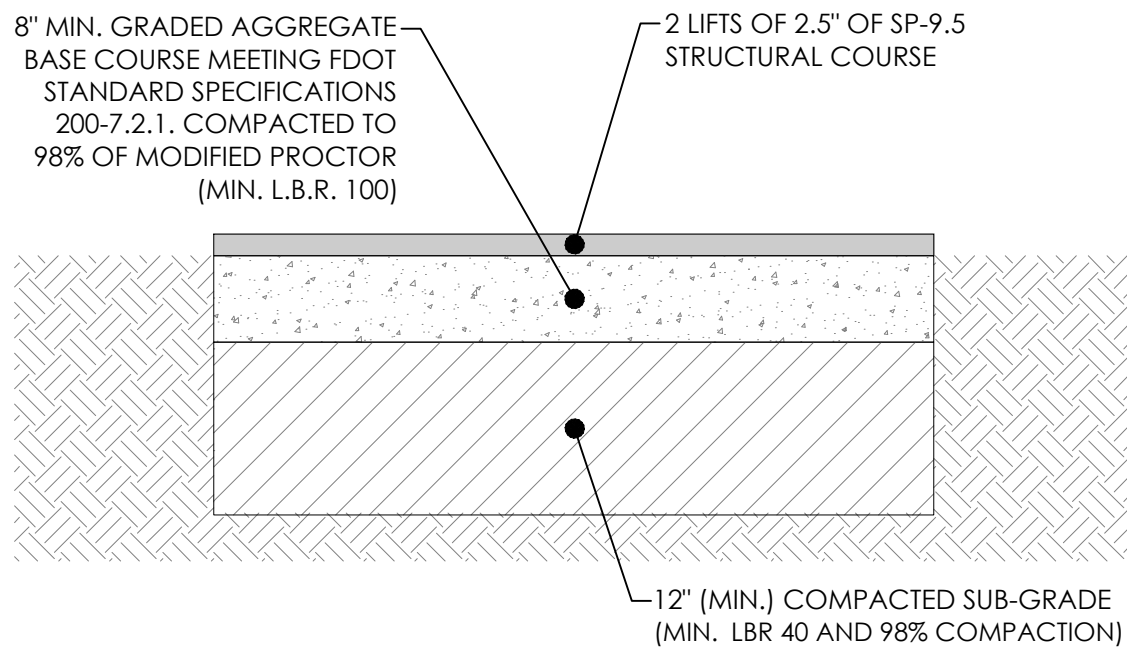
* SLOPE - 4:1 MITER - TO PIPE, FOR PIPES 18" AND SMALLER, 1:1 FOR PIPES 24" AND LARGER

2:1 MITER - TO PIPE FOR PIPES 18" SMALLER

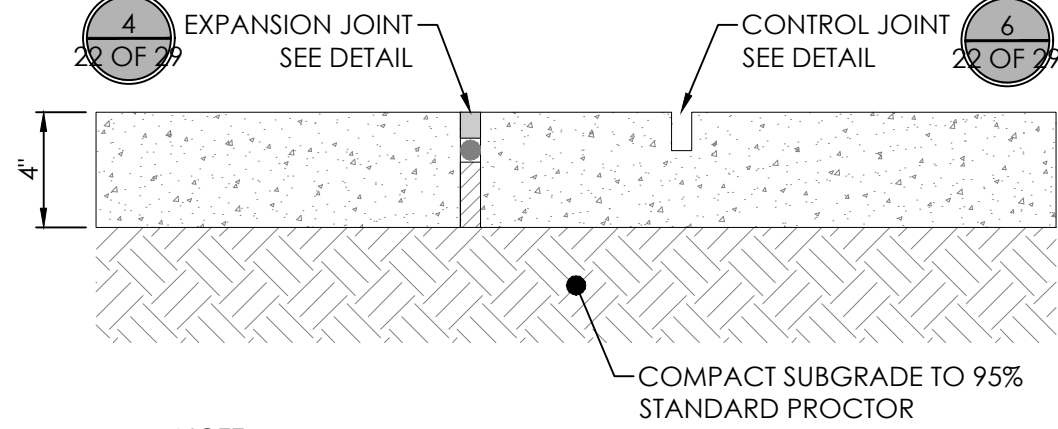
C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3. ENGINEERING\1. CDS\2. SHEETS\C900-CONSTRUCTION & DRAINAGE DETAILS.DWG, Calico, 4/13/2024 9:49:04 AM



1 TYPICAL ROADWAY PAVEMENT SECTION
NTS



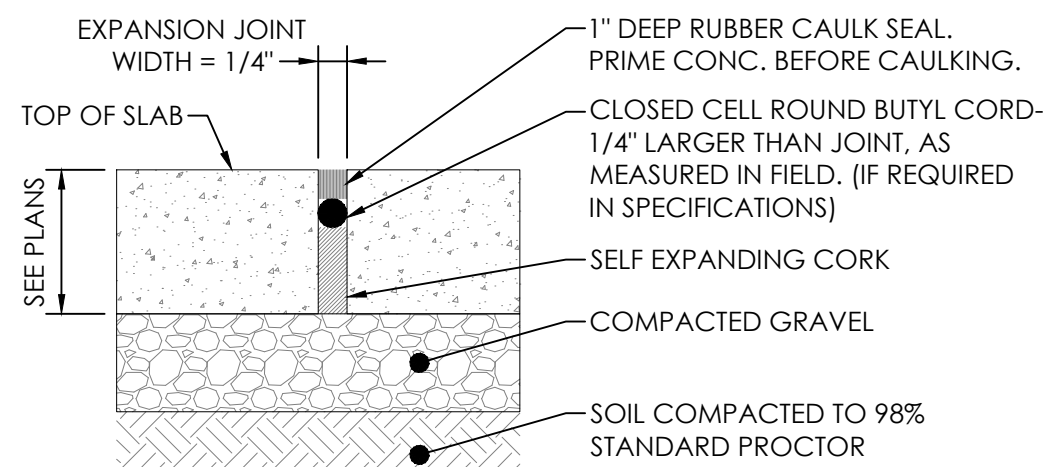
2 TYPICAL ENTRANCE PAVEMENT SECTION
NTS



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.

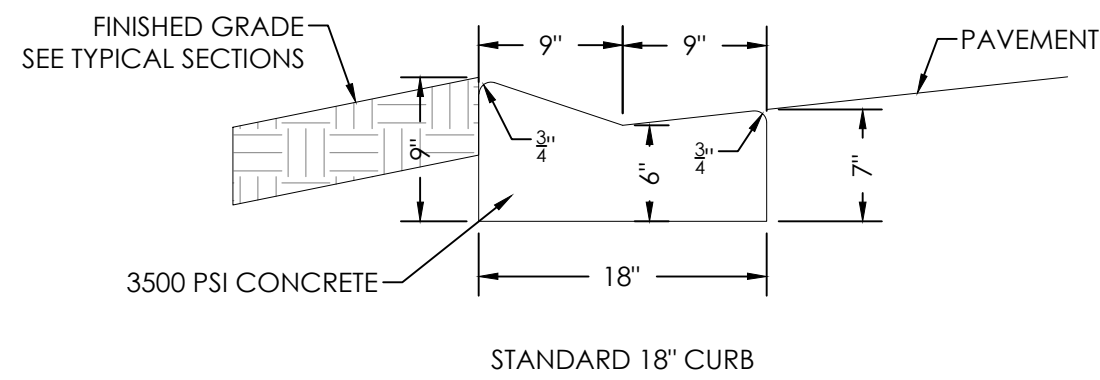
SIDEWALKS THAT ARE GREATER THAN 6 FT. WIDE, LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ON CALHOUN AND SIBERT AVENUE ARE REQUIRED TO BE CONSTRUCTED WITH 4000 P.S.I. CONCRETE WITH A FIBER AND LIGHT BROOM FINISH.

3 CONCRETE SIDEWALK DETAIL
NTS



INSTALL WHERE PAVEMENT MEETS DOCK, WALLS, & MANHOLES. TO BE INSTALLED AT MAXIMUM 40 FT SPACING

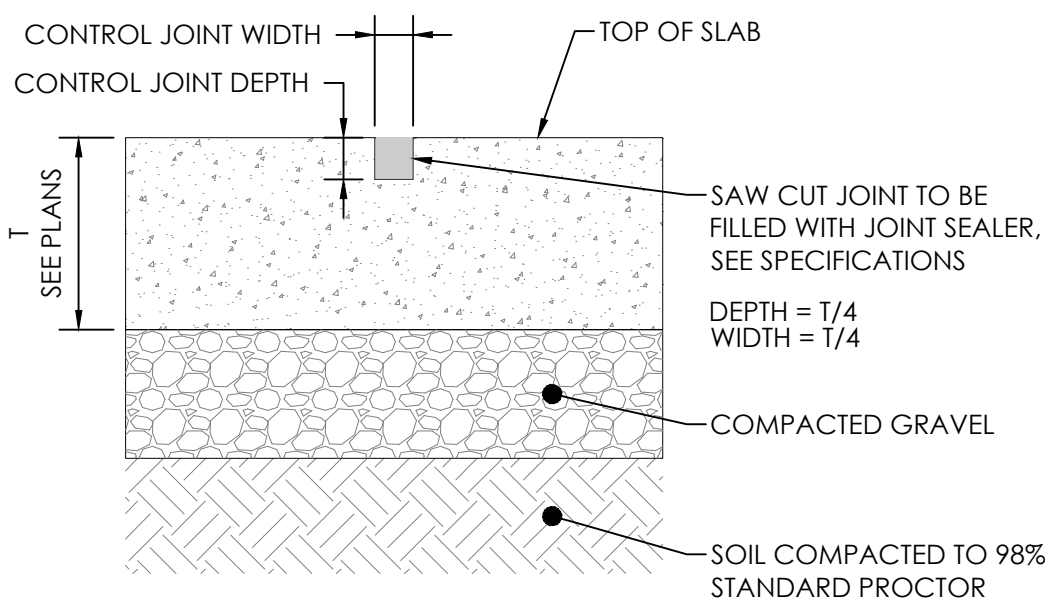
4 EXPANSION JOINT DETAIL
NTS



NOTES:

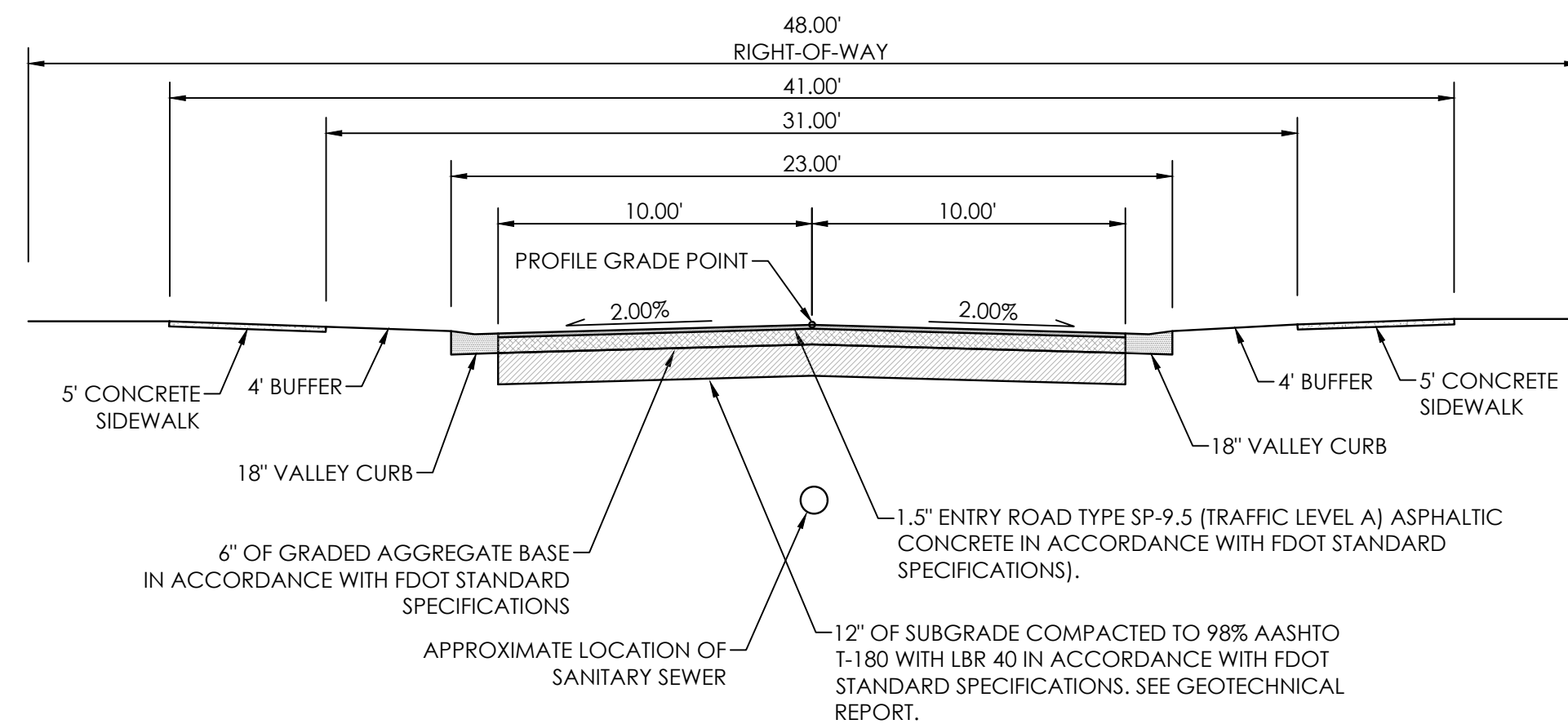
- STANDARD CURB TO BE TYPICALLY USED UNLESS NOTED OTHERWISE. DROP CURB TO BE USED AT LOCATIONS OF RAMPS AND WHERE SHOWN ON DETAILS.
- WHEN ADJACENT TO RIGID PAVEMENT, PROVIDE JOINT FILLER AND SEALANT IN ACCORDANCE WITH DETAILS CONTAINED HEREIN.
- PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' O.C. (MAX). 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

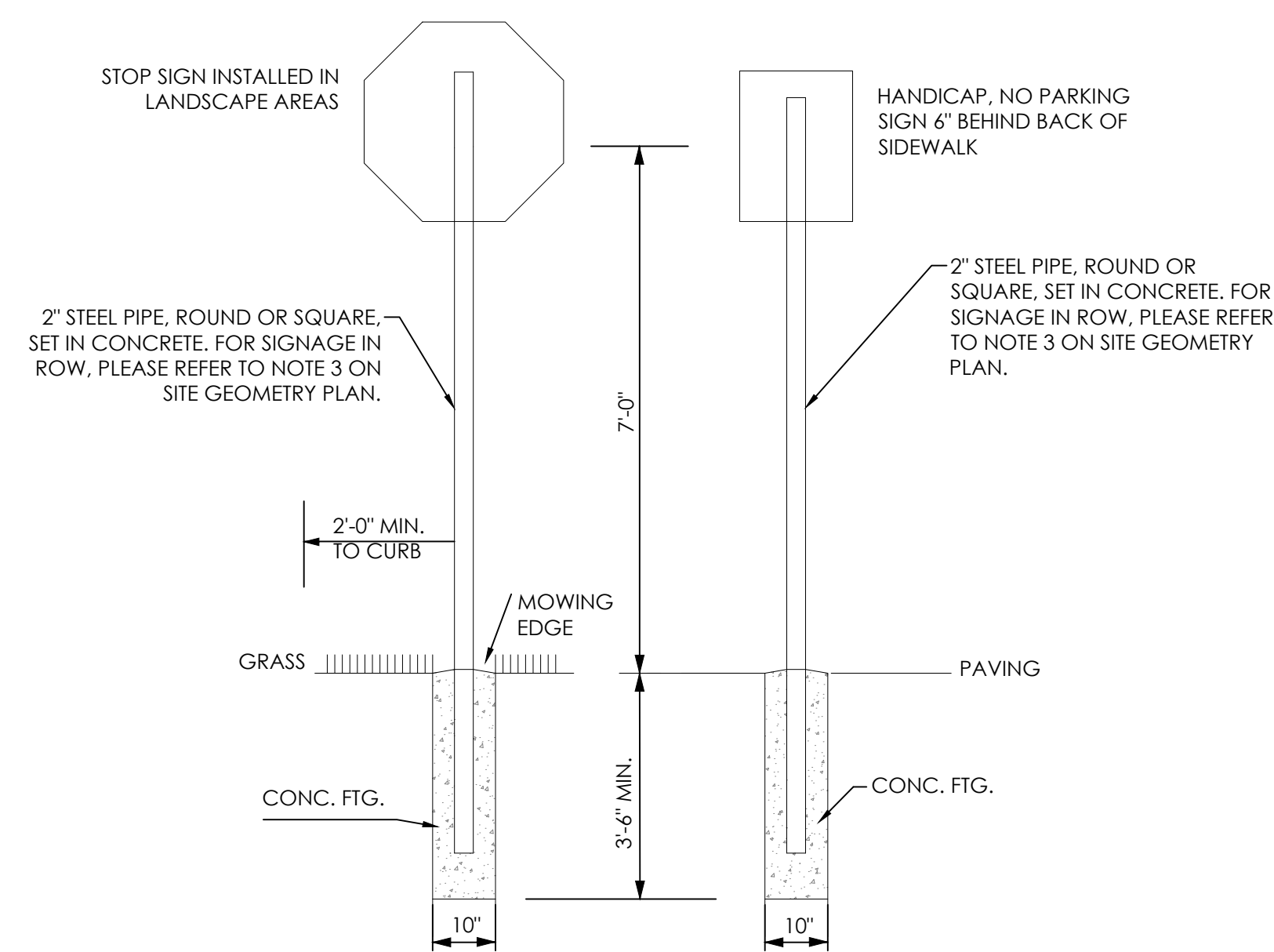


TO BE INSTALLED AT MAXIMUM 15 FT SPACING

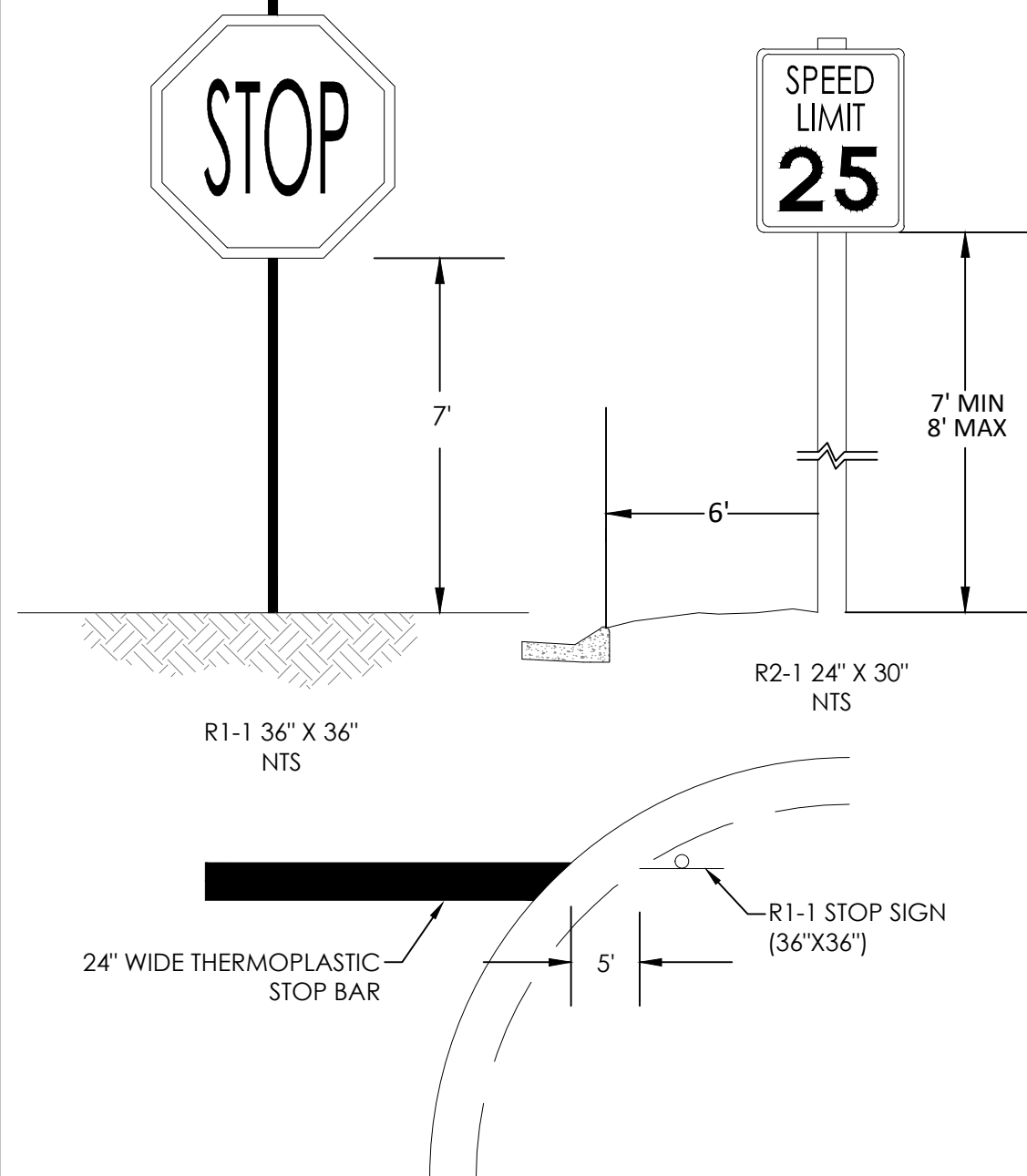
6 CONTROL JOINT DETAIL
NTS



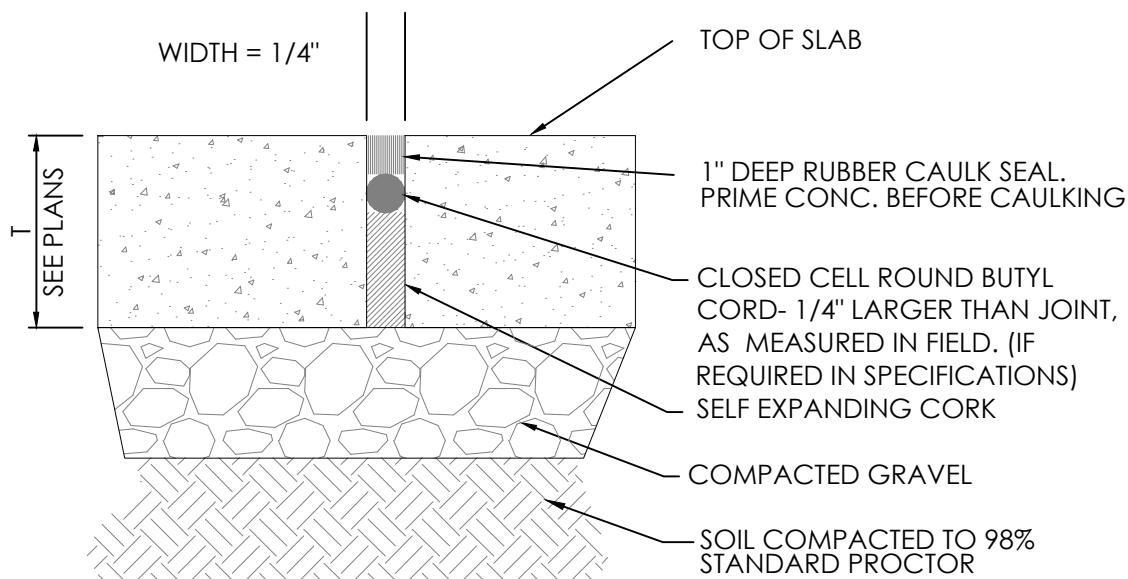
7 ROADWAY SECTION
NTS



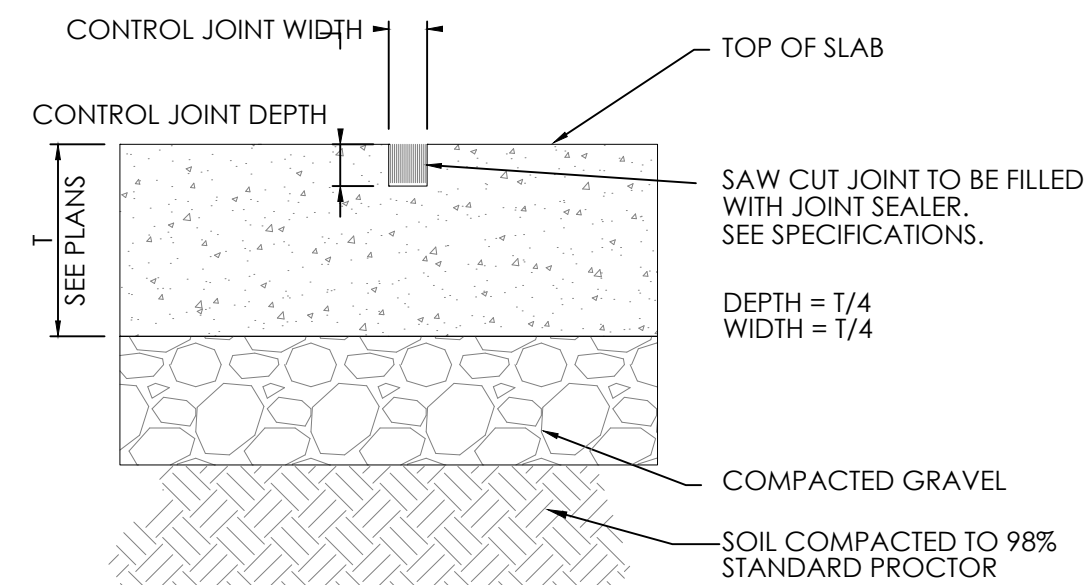
8 TRAFFIC SIGNAGE DETAIL
NTS



9 SIGN PLACEMENT DETAIL
NTS



INSTALL WHERE PAVEMENT MEETS DOCK, WALLS, & MANHOLES. TO BE INSTALLED AT MAXIMUM 40 FT SPACING



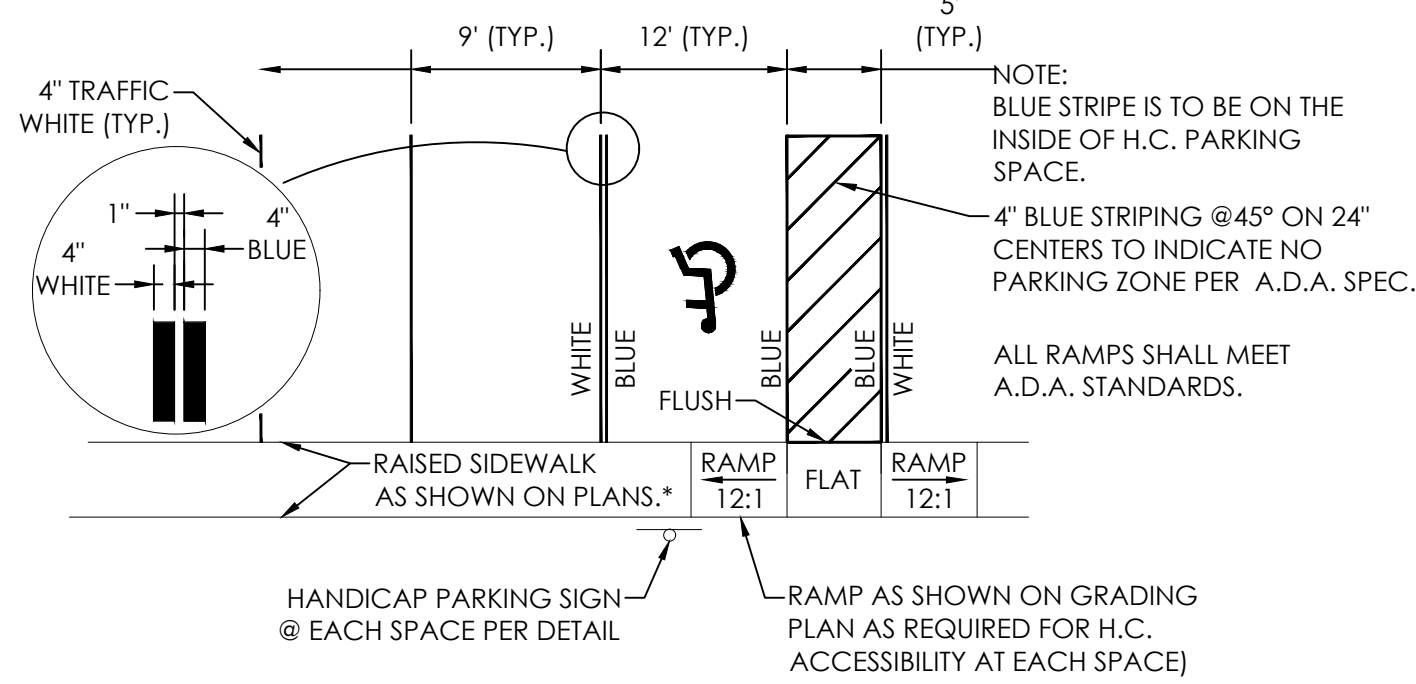
TO BE INSTALLED AT MAXIMUM 15 FT SPACING

10 EXPANSION CONTROL JOINT FOR CONCRETE VALLEY CURB DETAIL
NTS

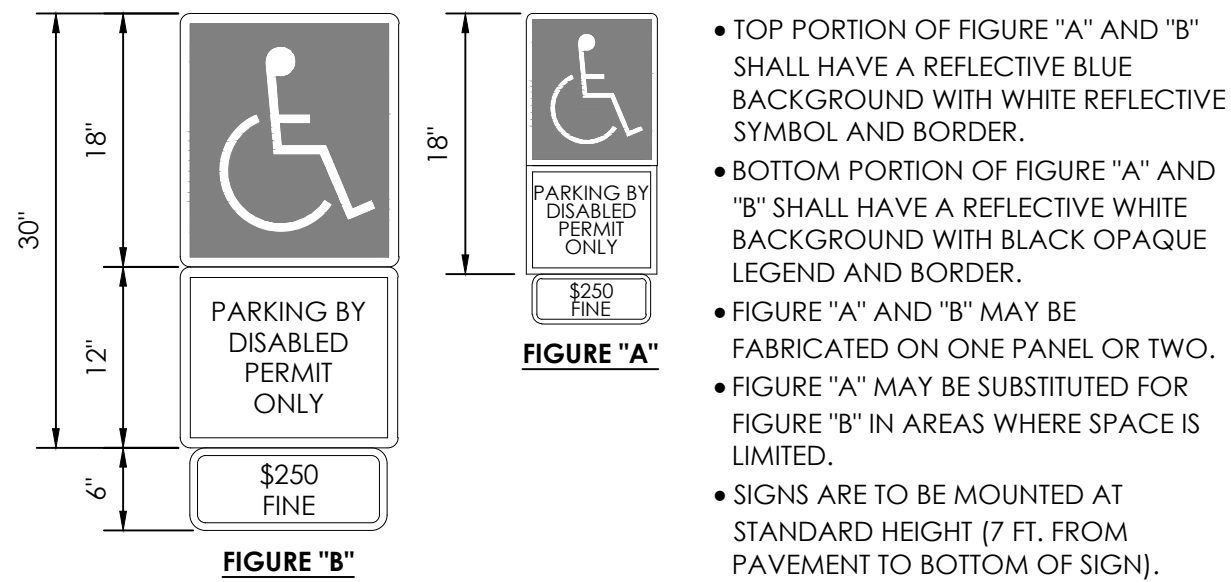
- EXPANSION JOINT NOTES:
- PLACE AGAINST EXISTING CONCRETE PAVEMENT AND STRUCTURES (BUILDINGS, CANOPY COLUMNS, CATCH BASINS, ETC.).
 - CONSTRUCT 1/2" EXPANSION JOINT IN CURB OR COMBINATION CURB AND GUTTER ON 30' CENTERS.
 - CONSTRUCT 1/2" EXPANSION JOINT IN CURB OR COMBINATION CURB AND GUTTER AT POINTS 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.



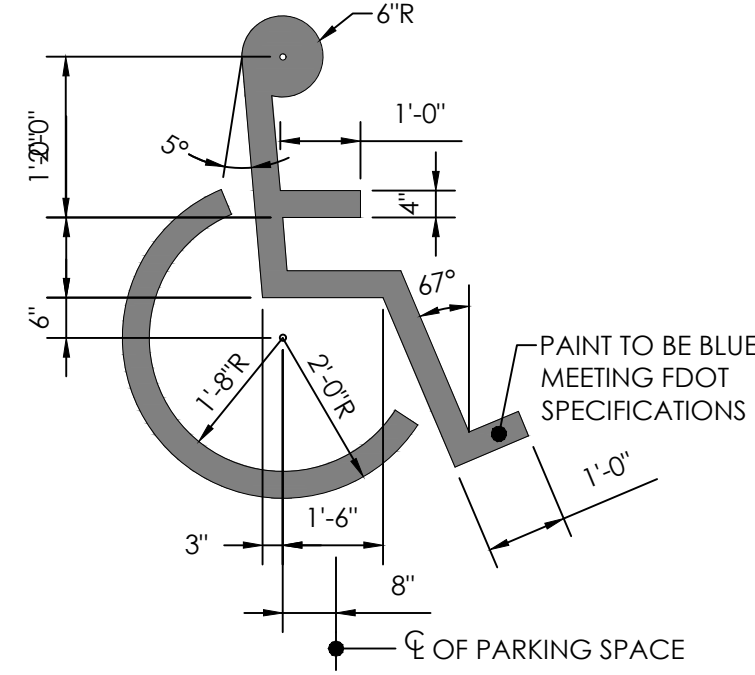
11 CROSSWALK STRIPING DETAIL
NTS



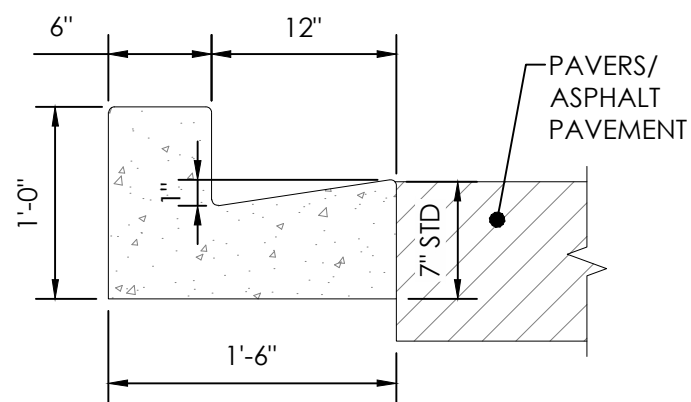
12 HANDICAPPED PARKING LAYOUT DETAIL
NTS



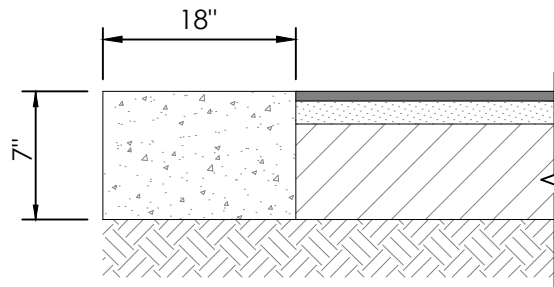
13 HANDICAPPED PARKING SIGNAGE DETAIL
NTS



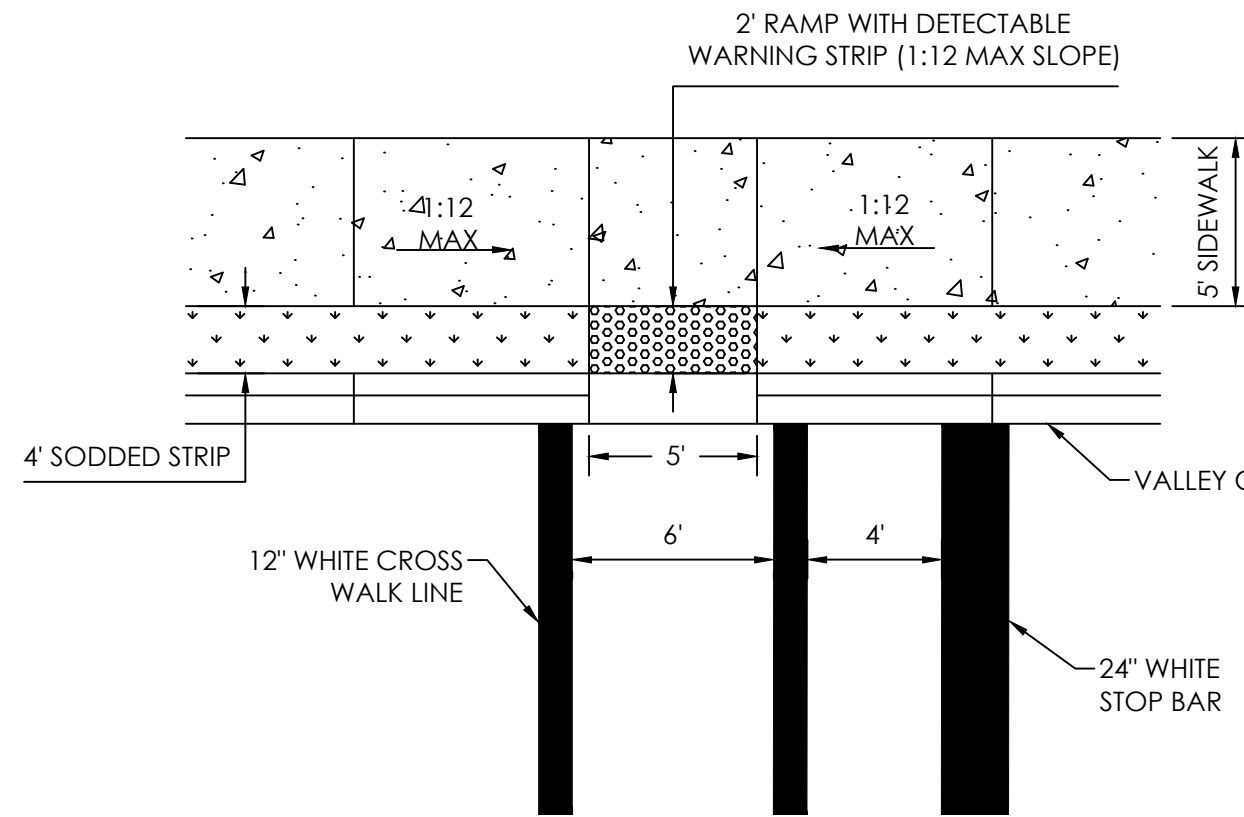
14 HANDICAPPED SYMBOL DETAIL
NTS



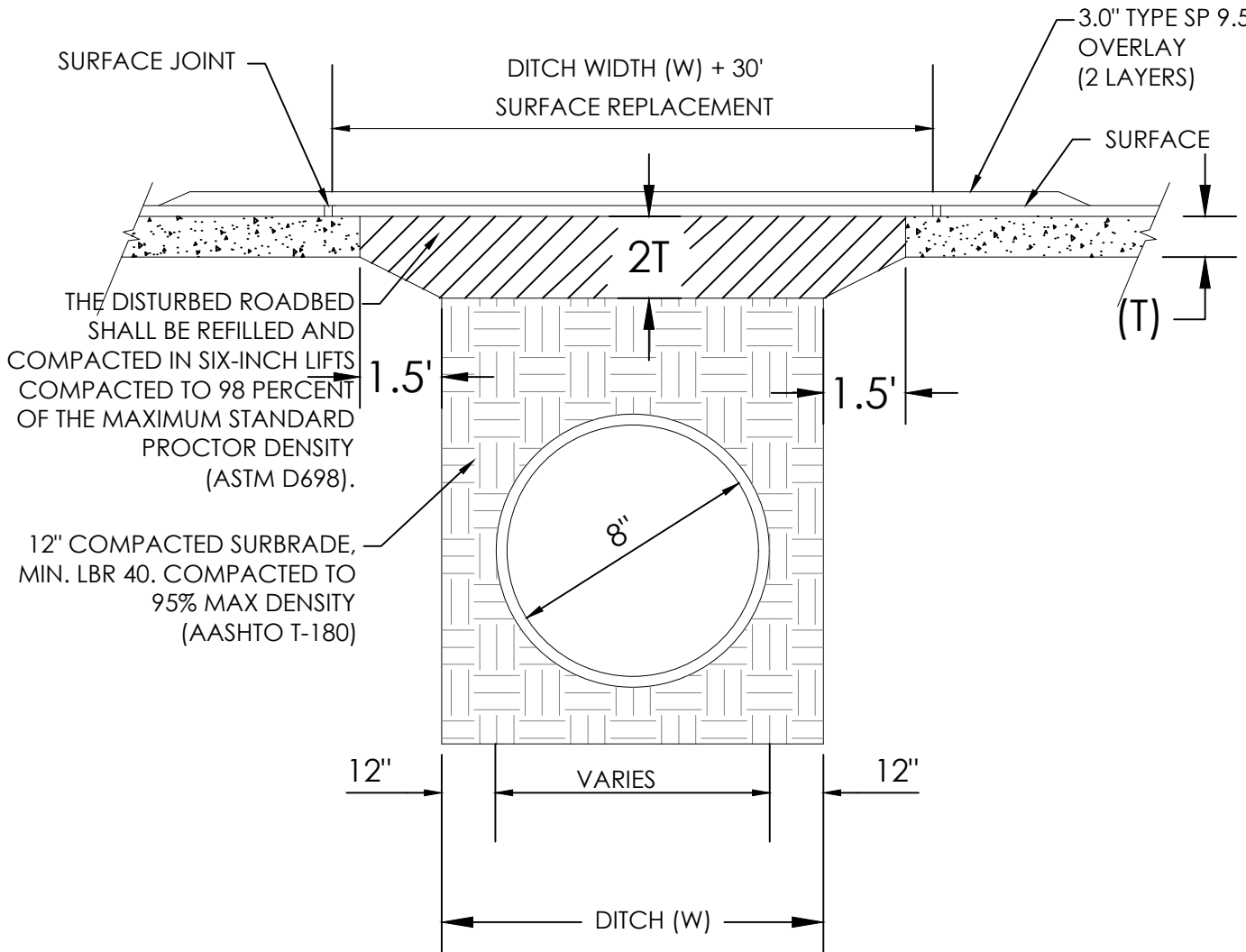
15 6" RAISED CURB DETAIL
NTS



16 18" FLAT CURB DETAIL
NTS

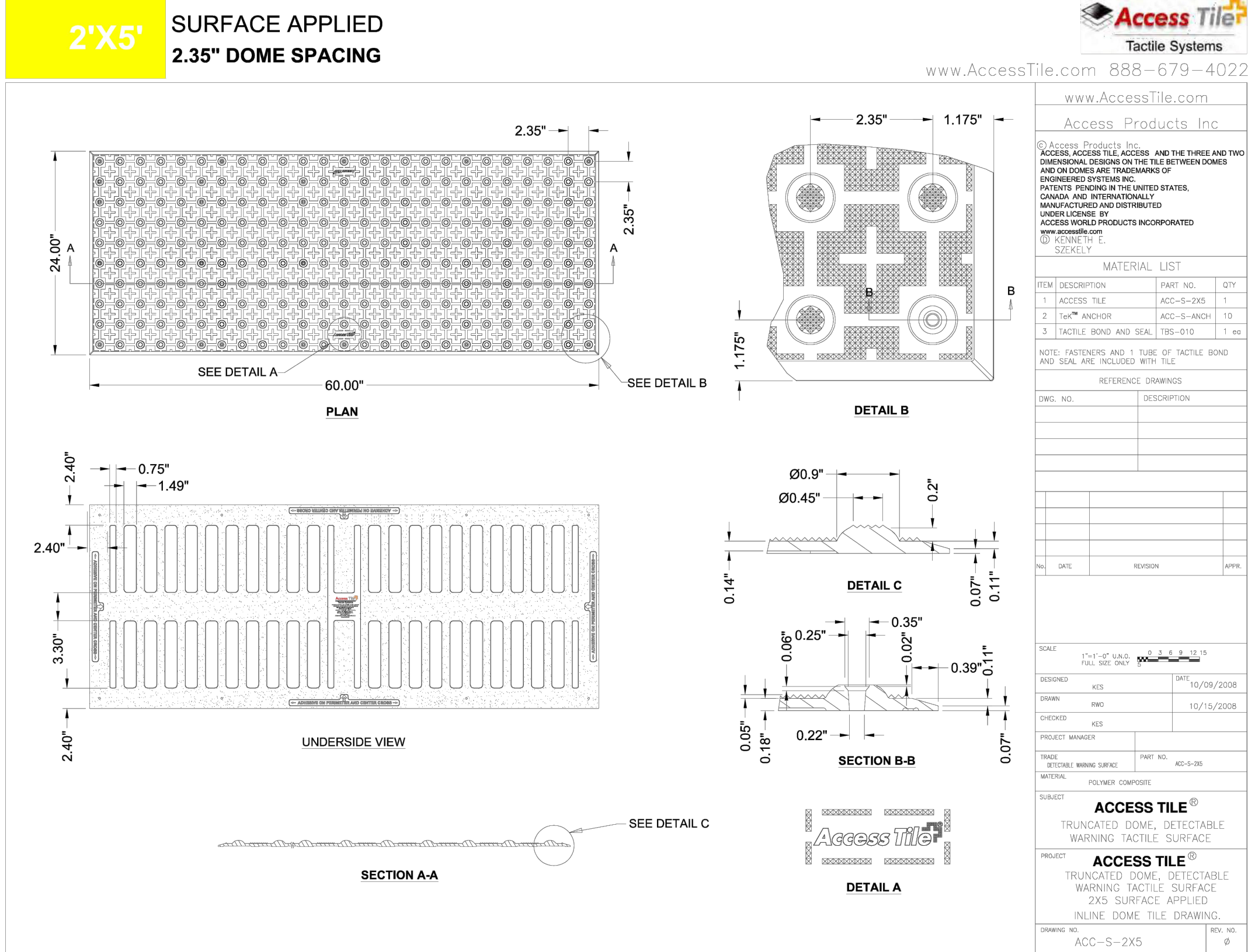


17 SIDEWALK CURB RAMP W/ CROSSWALK
NTS



- GENERAL NOTES:
- THE PERMITTEE MUST APPLY AN ASPHALT MILL AND OVERLAY/INLAY PAVEMENT TREATMENT TO THE FULL WIDTH OF ALL LANES OF AN ARTERIAL, COLLECTOR, OR LOCAL STREET IMPACTED BY THE CUT(S). ALL REPAIRS SHALL COMPLY WITH FDOT SPECIFICATIONS. THE TREATMENT MUST EXTEND A MINIMUM OF 15 FEET IN BOTH DIRECTIONS FROM THE PAVEMENT CUT(S).
 - THE DISTURBED ROADBED SHALL BE REFILLED AND COMPACTED IN SIX-INCH LIFTS COMPACTED TO 98 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698).
 - INSIDE WHITE SAND ZONES, PROVIDE 12-INCH COMPACTED BASE (NO CLAY OR STAINING MATERIAL CAN BE USED IN THE WHITE SAND ZONES) TO 98 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY.
 - PROVIDE THREE-INCH FDOT SP-9.5 ASPHALT IN TWO 1½" LIFTS.
 - ASSOCIATED CERTIFIED COMPACTION AND CORE TESTING RESULTS SHALL BE REQUIRED TO CONFIRM THESE REQUIREMENTS ARE MET.
 - PROVIDE THERMOPLASTIC STRIPING TO MATCH WHAT WAS EXISTING.

18 TYPICAL PAVEMENT DETAIL
NTS



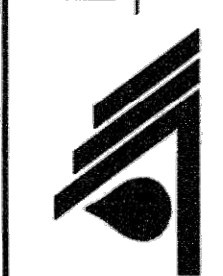
19 ADA DETECTABLE WARNING SURFACE
NTS

C:\VEC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C900-DWU STANDARD DETAILS.DWG, Colla. 4/3/2024 9:49:16 AM

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. WATER MAINS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, AND WHEN APPROVED BY D.E.P., DWJ, AND THE ENGINEER, THE WATER MAIN MAY BE INSTALLED CLOSER TO THE SEWER, PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHERE 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 JOINTS. ALTERNATIVELY, THE SEWER MAIN BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10' SEPARATION. EXCAVATION AND BACKFILLING OF WATER MAIN TRENCHES SHALL CONFORM TO SECTION 2 OF THESE SPECIFICATIONS. PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS.			
1-4.2 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. WATER MAINS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, AND WHEN APPROVED BY D.E.P., DWJ, AND THE ENGINEER, THE WATER MAIN MAY BE INSTALLED CLOSER TO THE SEWER, PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHERE 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 JOINTS. ALTERNATIVELY, THE SEWER MAIN BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE TO OBTAIN THE EQUIVALENT OF THE REQUIRED 10' SEPARATION. EXCAVATION AND BACKFILLING OF WATER MAIN TRENCHES SHALL CONFORM TO SECTION 2 OF THESE SPECIFICATIONS. PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS.			
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".			

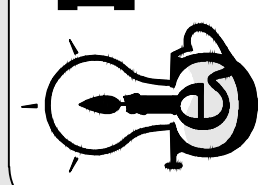
DWU TYPICAL SPECIFICATIONS 1

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32841
(850) 837-8146



NOTES:
.....

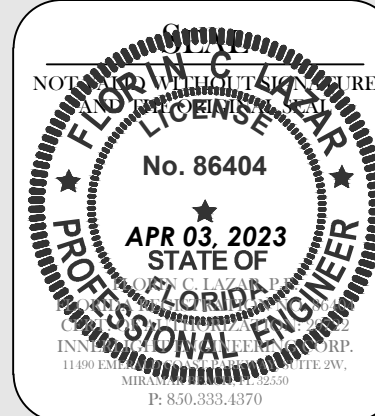
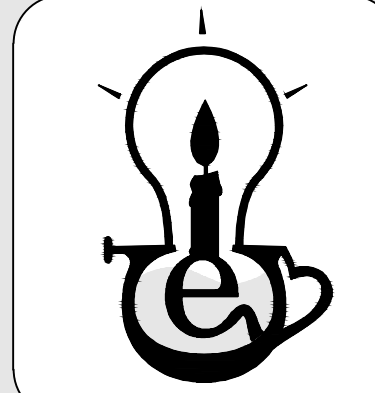
DATE:	July 11, 2023	REVISION DATE:		2023	BY:	DATE:	REASON:
DRAWN BY:	ER	REVIEWED BY:	MASS	X OF X			
SHEET:							



INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

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
DWU TYPICAL SPECIFICATIONS
1

SHEET NUMBER
24 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C900-DWU STANDARD DETAILS.DWG, Colla, 4/3/2024 9:49:19 AM

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 APLETON 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'ØX5'4" 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 32641
(850) 837-6146



NOTES:

DWU TYPICAL SPECIFICATIONS 2

REASON

BY

DATE

REV #

DATE:

REVISION DATE:

DRAWN BY:

REVIEWED BY:

SHEET:

DATE:

REVISION DATE:

DRAWN BY:

REVIEWED BY:

SHEET:



CALHOUN HARBOR
RESIDENTIAL

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C900-DWU STANDARD DETAILS.DWG, Colla, 4/3/2024 9:49:24 AM

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



DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-8146

DWU TYPICAL SPECIFICATIONS 3

DATE:	July 11, 2023	REV #	DATE	BY	REASON
REVISION DATE:	 2023	1			
DRAWN BY:	ER	2			
REVIEWED BY:	MA/BS	3			
SHEET:	X OF X				

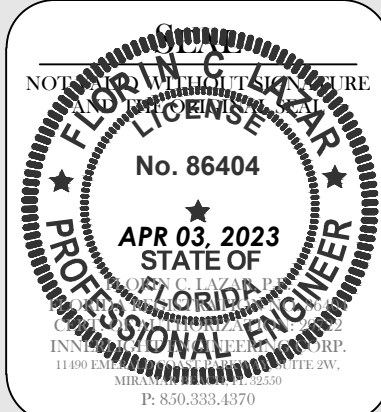
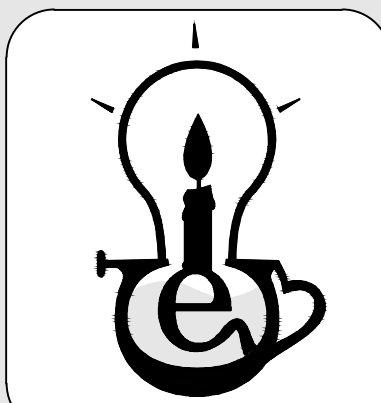


INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

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

DWU TYPICAL SPECIFICATIONS 3

SHEET NUMBER

26 OF 29

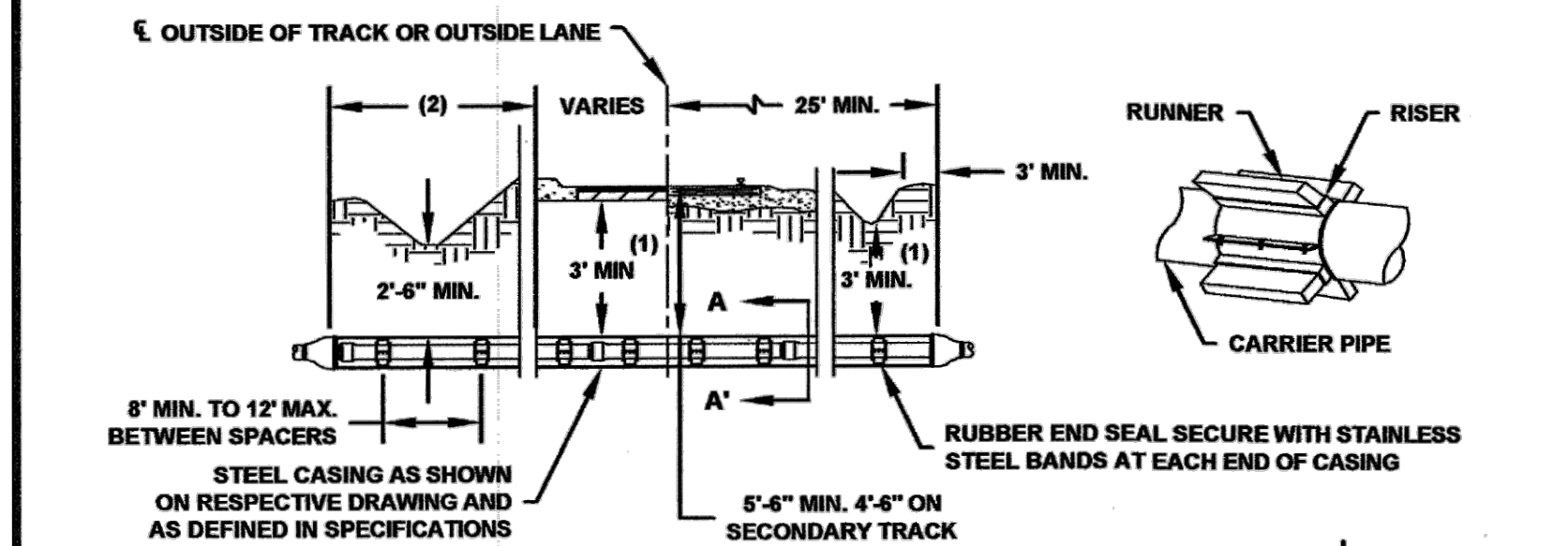
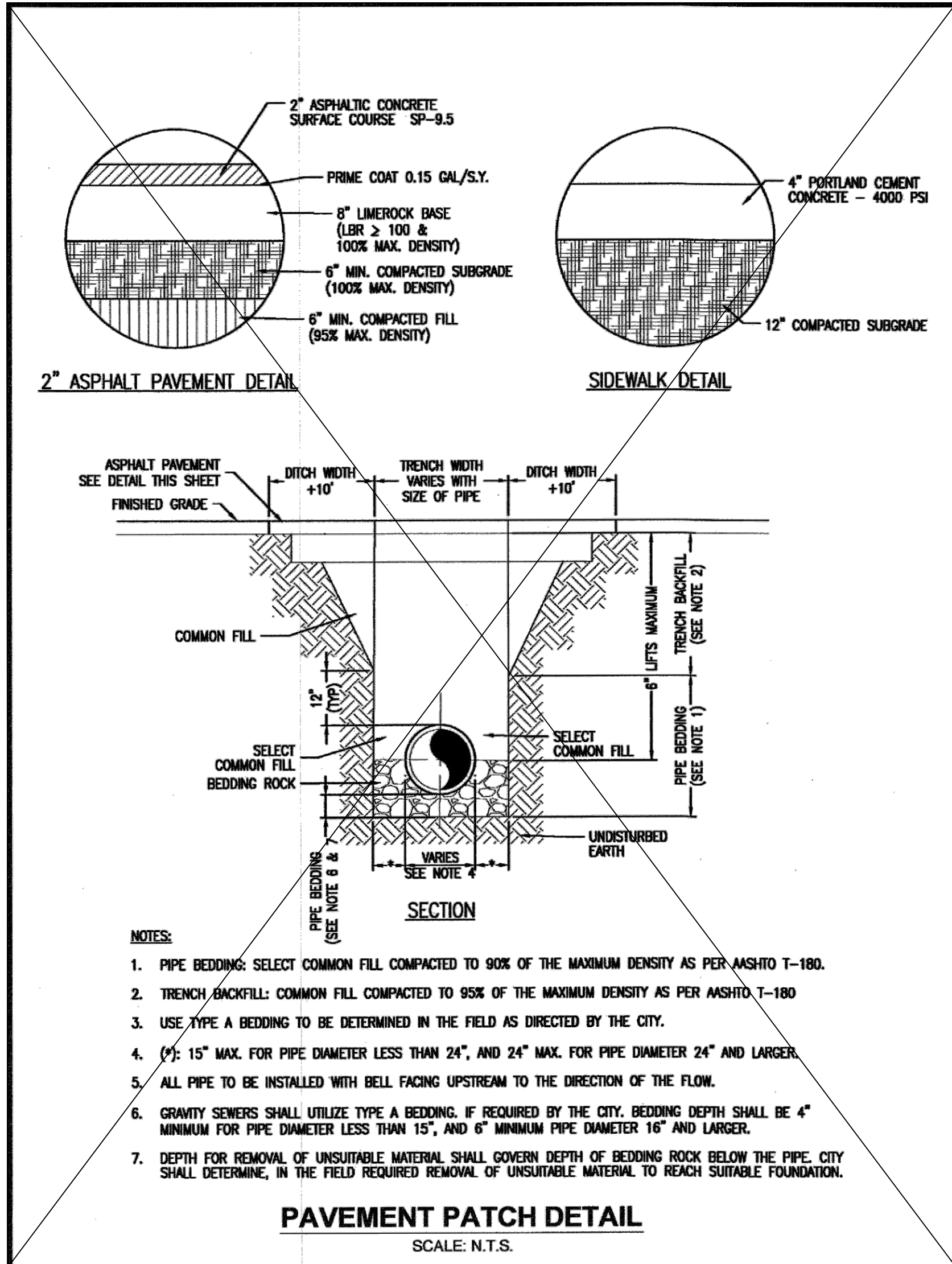
SHEET NUMBER

28 OF 29

SHEET NUMBER

28 OF 29

C:\EC DROPBOX\PROJECTS\CALHOUN AVE\3.ENGINEERING\1.CDS\2.SHEETS\C500-DWU STANDARD DETAILS.DWG. Colla. 4/3/2024 9:49:39 AM



GENERAL NOTES:

(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6" STATE & 2" CITY ROADS MINIMUM WITHOUT CURB: 8" STATE & 4" CITY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTM-A-139, GRADE B.

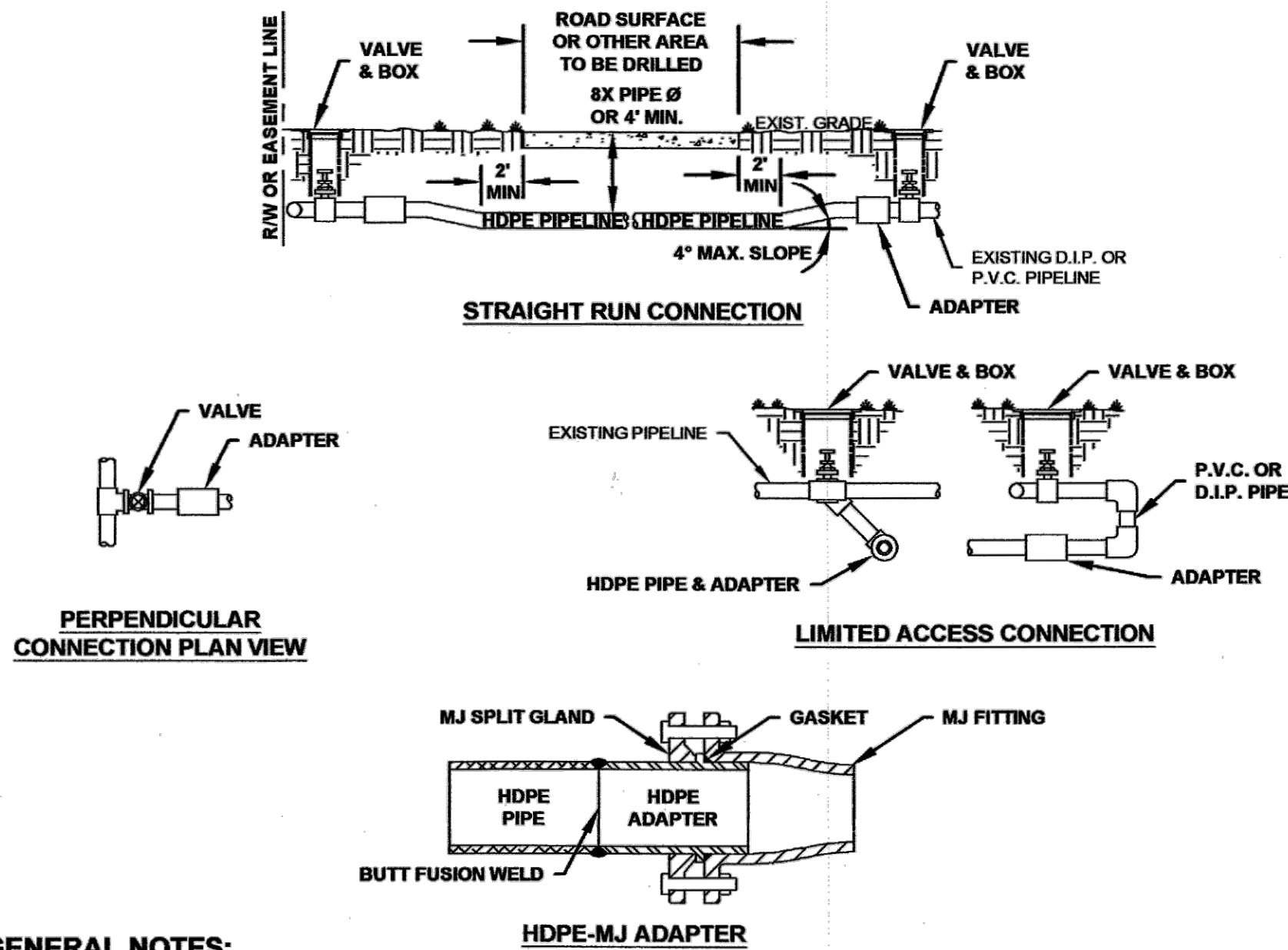
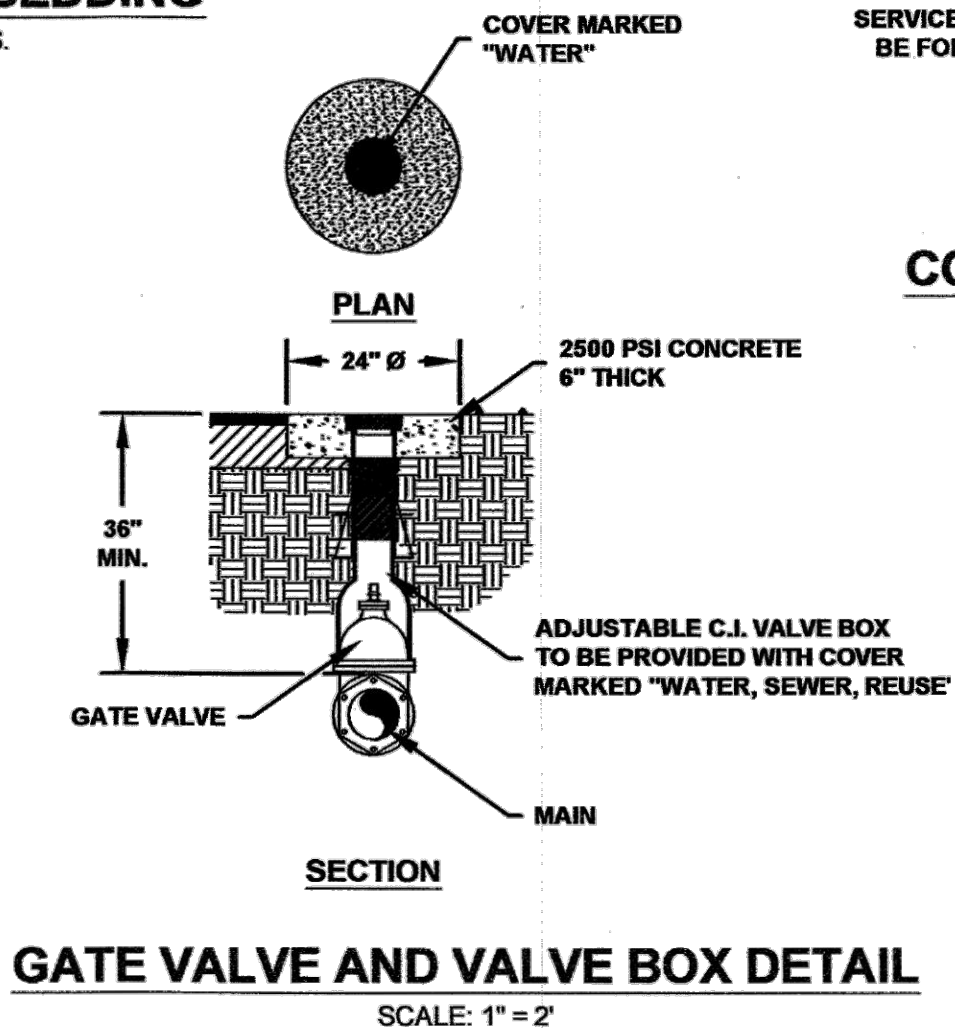
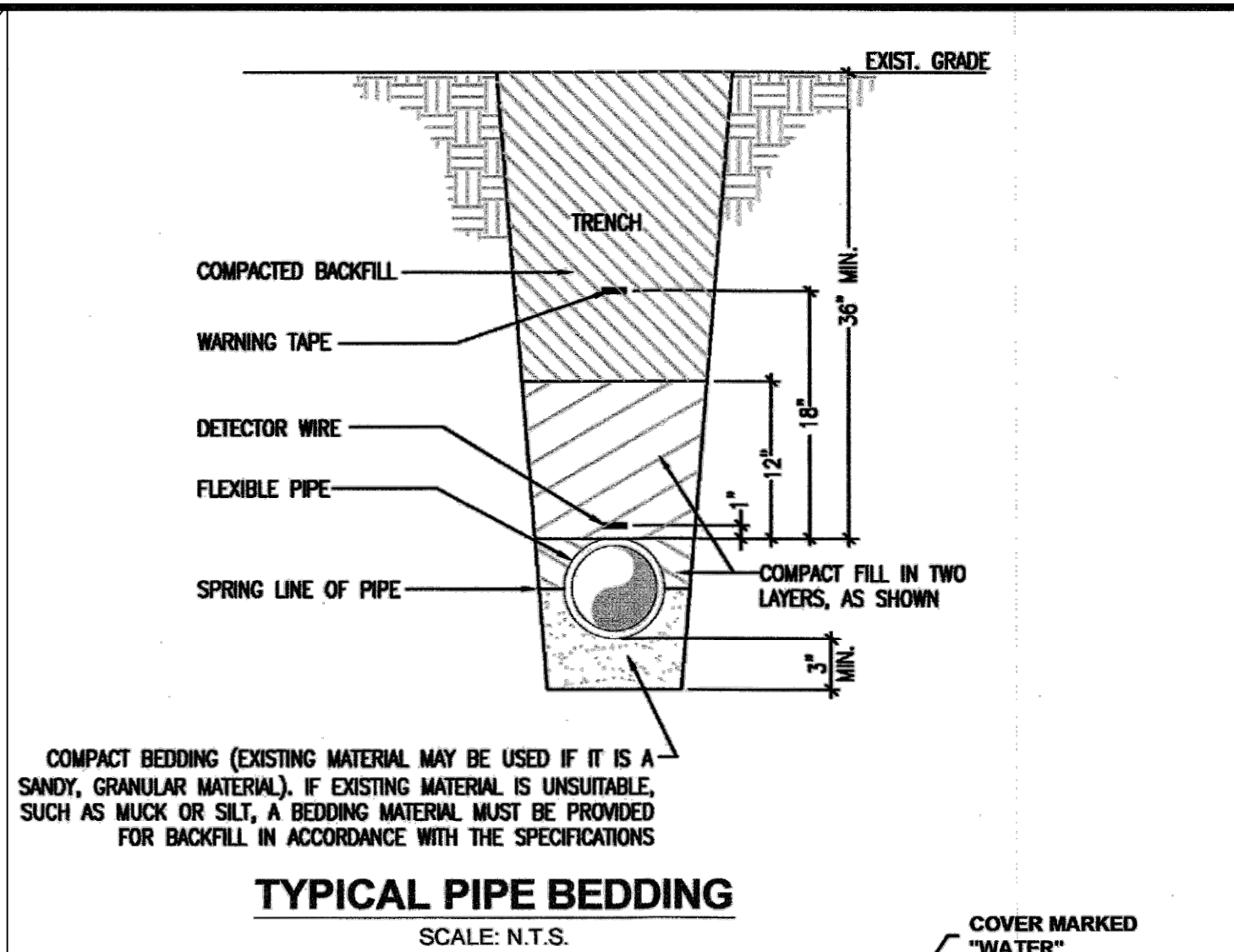
(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

(5) FOR REFERENCE ONLY.

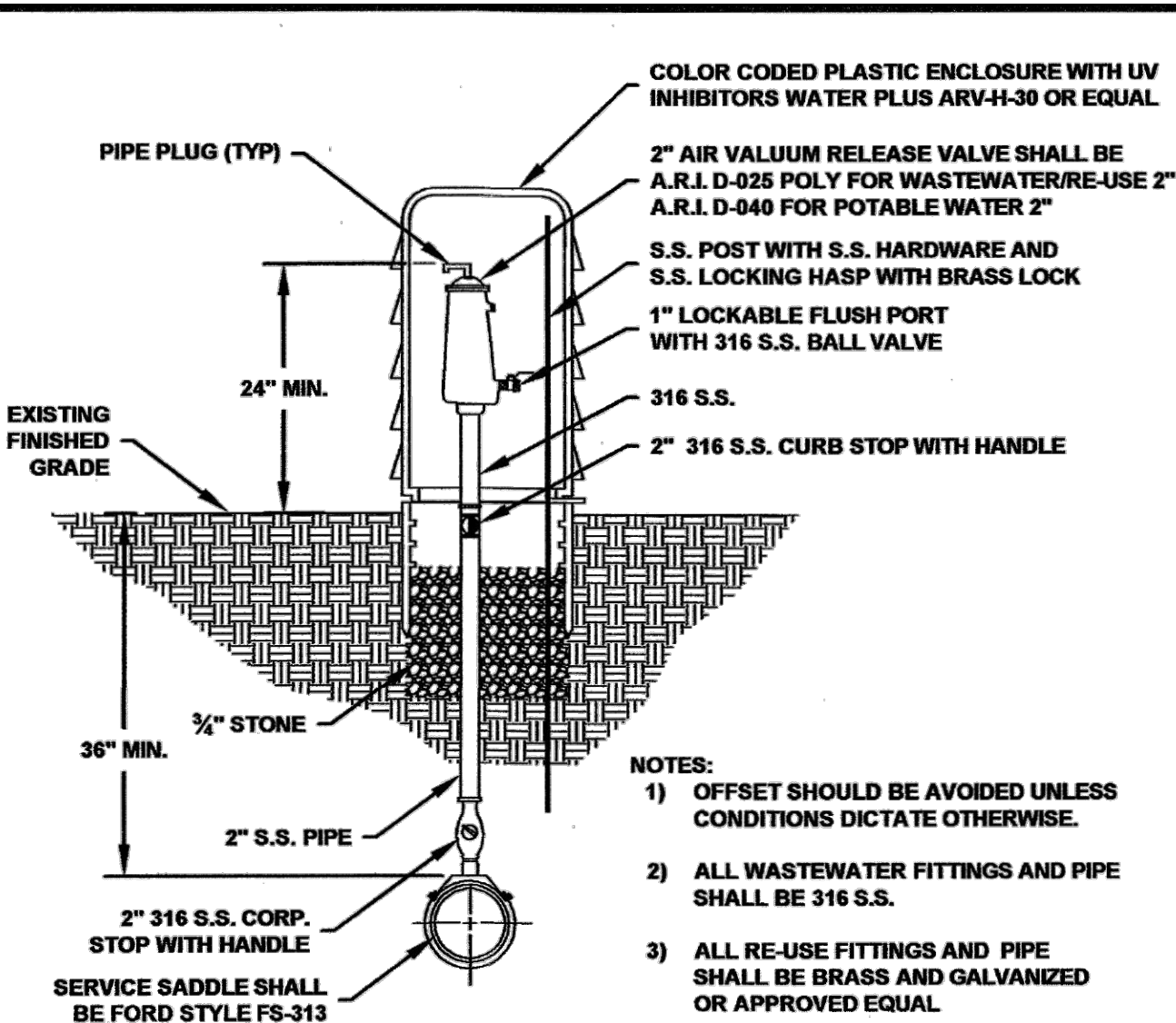
PRESSURE MAIN TO BE RESTRAINED WITH MANUFACTURERS RESTRAINED JOINTS THROUGH CASING. USE (3) SS CASING SPACER SKEDS ON EACH PIPE LENGTH. TIMBER SKIDS ARE OPTIONAL.

		MINIMUM CASING SIZE AND THICKNESS															
		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"		
D.I.P.-M.J.		-	-	-	-	-	-	-	-	-	-	-	-	-	-		
D.I.P.-P.O.		-	-	-	-	-	-	-	-	-	-	-	-	-	-		
P.V.C.		-	-	-	-	-	-	-	-	-	-	-	-	-	-		
(3) STEEL CASING PIPE (D2)		6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"	60"		
WALL THICKNESS (T) ROADS		1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"		
WALL THICKNESS (T) R.R.		1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"	1.60"		

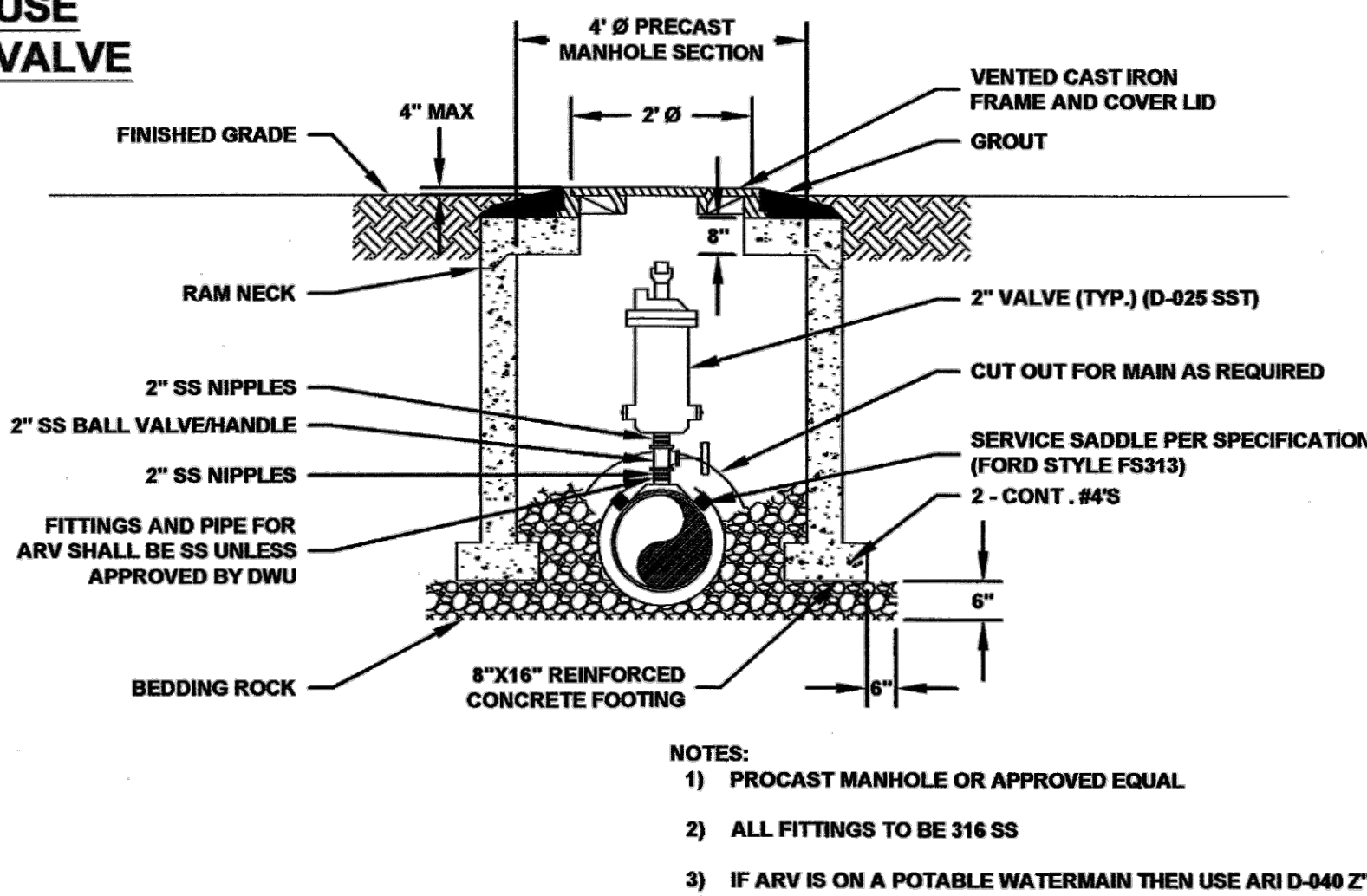
JACK AND BORE DETAIL
SCALE: N.T.S.



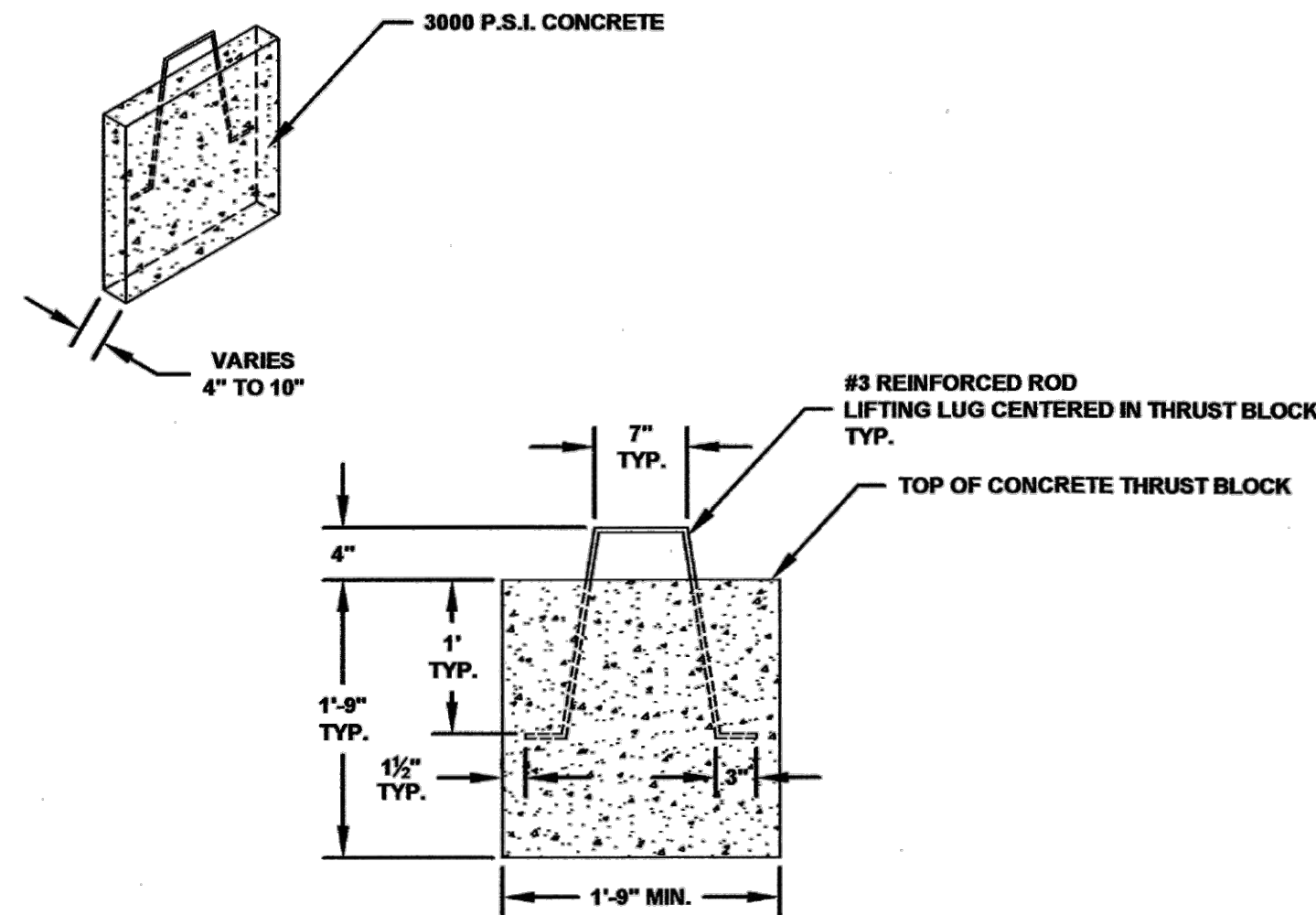
DIRECTIONAL DRILLING DETAIL
SCALE: N.T.S.



ABOVE GROUND WASTEWATER/RE-USE COMBINATION AIR/VACUUM RELEASE VALVE
SCALE: 1" = 2"



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



THRUST BLOCK DETAIL
SCALE: N.T.S.

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32641
(850) 837-8146

INNERLIGHT ENGINEERING CORPORATION
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH, FLORIDA | 32550

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

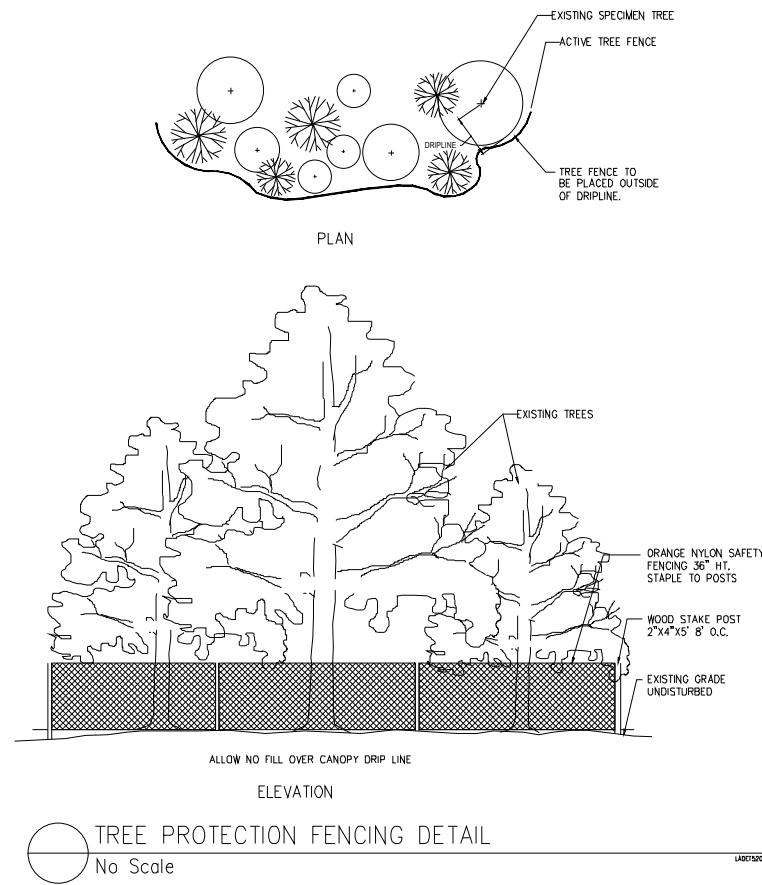
DWU TYPICAL DETAILS

DATE: July 11, 2023
REVISION DATE: 2023
DRAWN BY: ER
REVIEWED BY: MARS
SHEET: X OF X

REASON
BY
DATE
REV #

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:

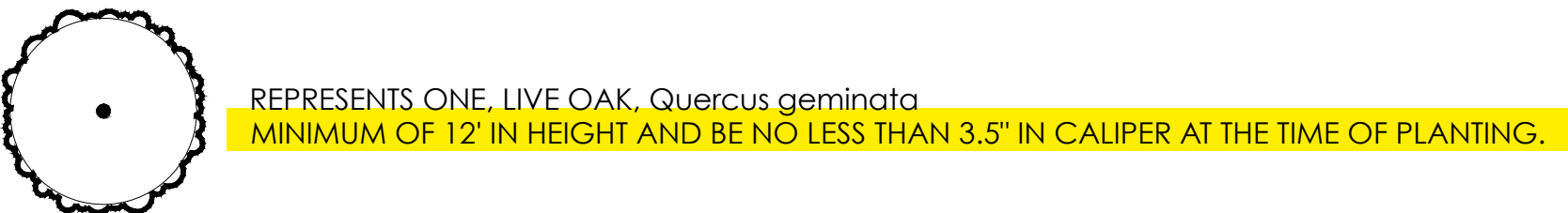
ALL 3:1 SWALE SIDESLOPES ARE TO BE STABILIZED WITH EROSION CONTROL FABRIC TO PREVENT EROSION.
ALL PLANT MATERIAL TO BE WATERED WITH AN AN AUTOMATIC IRRIGATION SYSTEM.
IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID WATER COVERAGE ON SIDEWALKS AND PARKING AREAS.
ALL LANDSCAPING WITHIN THE VISION TRIANGLE 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

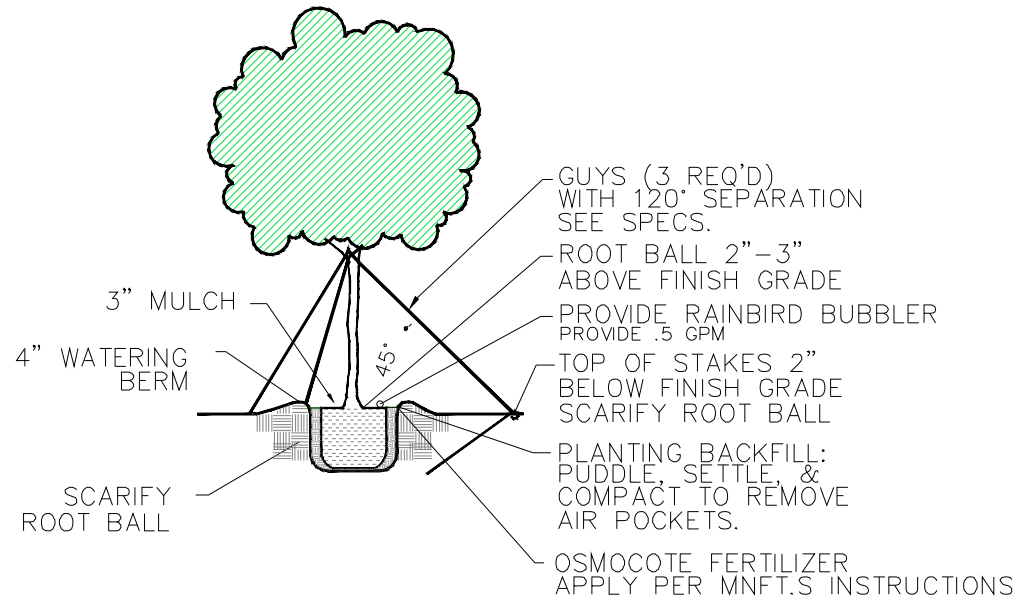


IRRIGATION

**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.

5' LANDSCAPE BUFFER

TREE PLANTING DETAIL



5' LANDSCAPE BUFFER

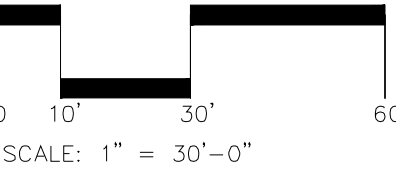
5' LANDSCAPE BUFFER

Digitally signed by
bradford davis
Date:
2023.10.10
08:03:34
-05'00'

5' LANDSCAPE BUFFER

5' LANDSCAPE BUFFER

PROVIDE IRRIGATION TO SOD AND TREES IN CITY ROW



CALHOUN HARBOR
PREPARED FOR INNERLIGHT ENGINEERING
DESTIN, FLORIDA

PERMIT SET
L-1 OF 1
7/14/23

DATE REVISION
9/20/23 UPDATED PLANT SCHEDULE

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



Calhoun Harbor

Lighting Design Layout

Revision 1

Calhoun Harbor

Drawn By: Gerard Mead

Checked By: Gerard Mead

Date: 2/13/2024

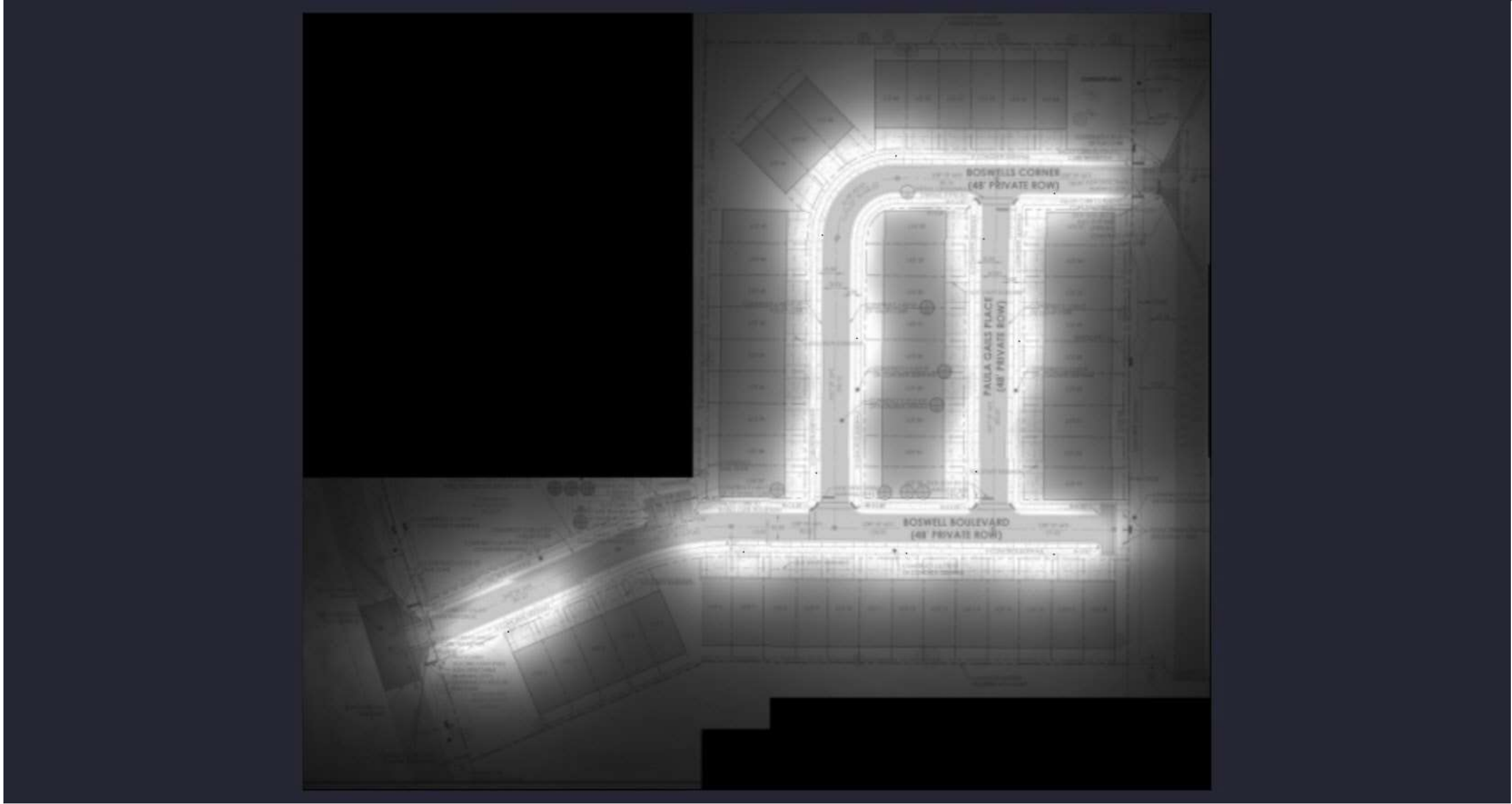
Revision 1

#	Date	Comments

Revisions 1



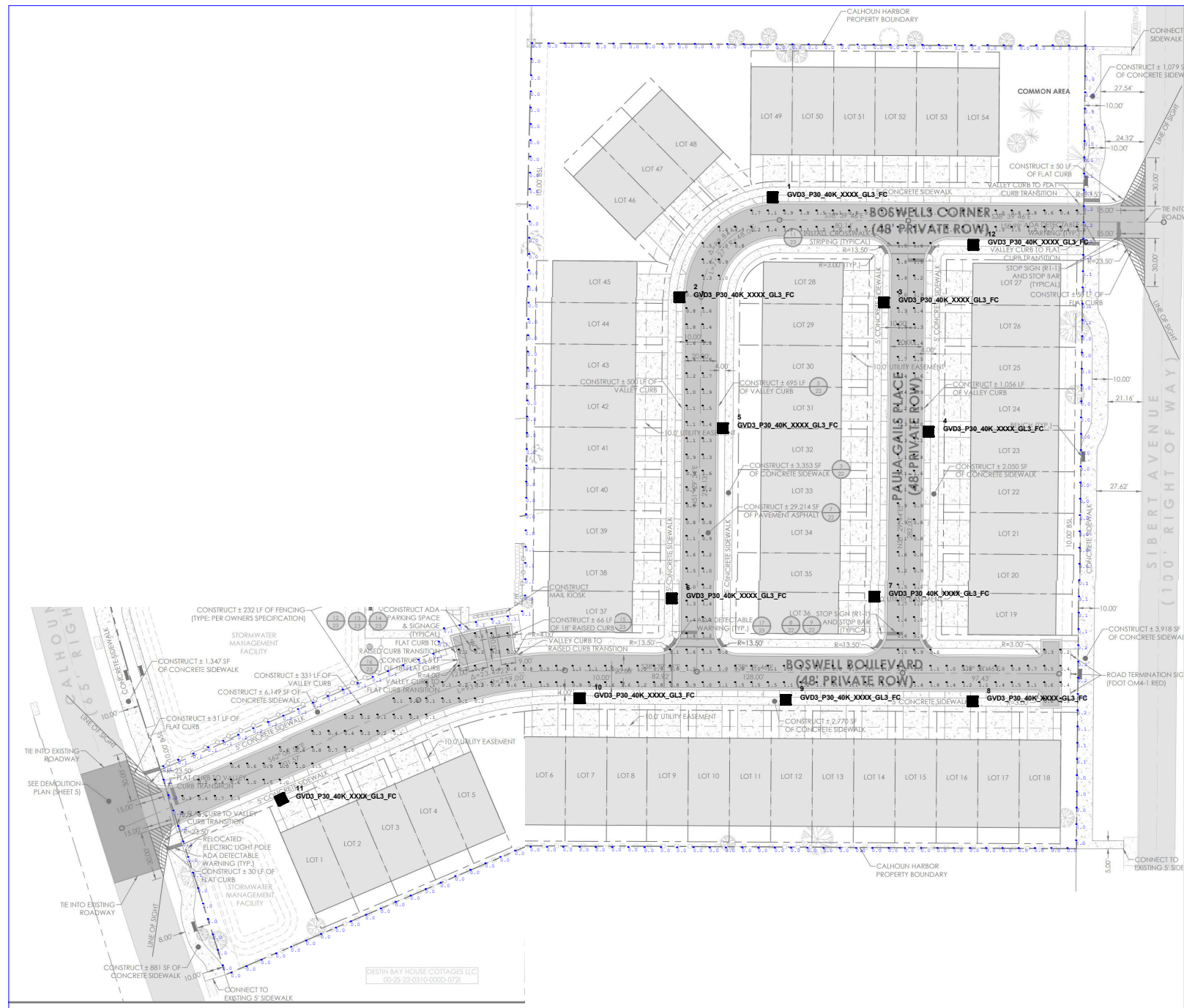
Page 1 of 7

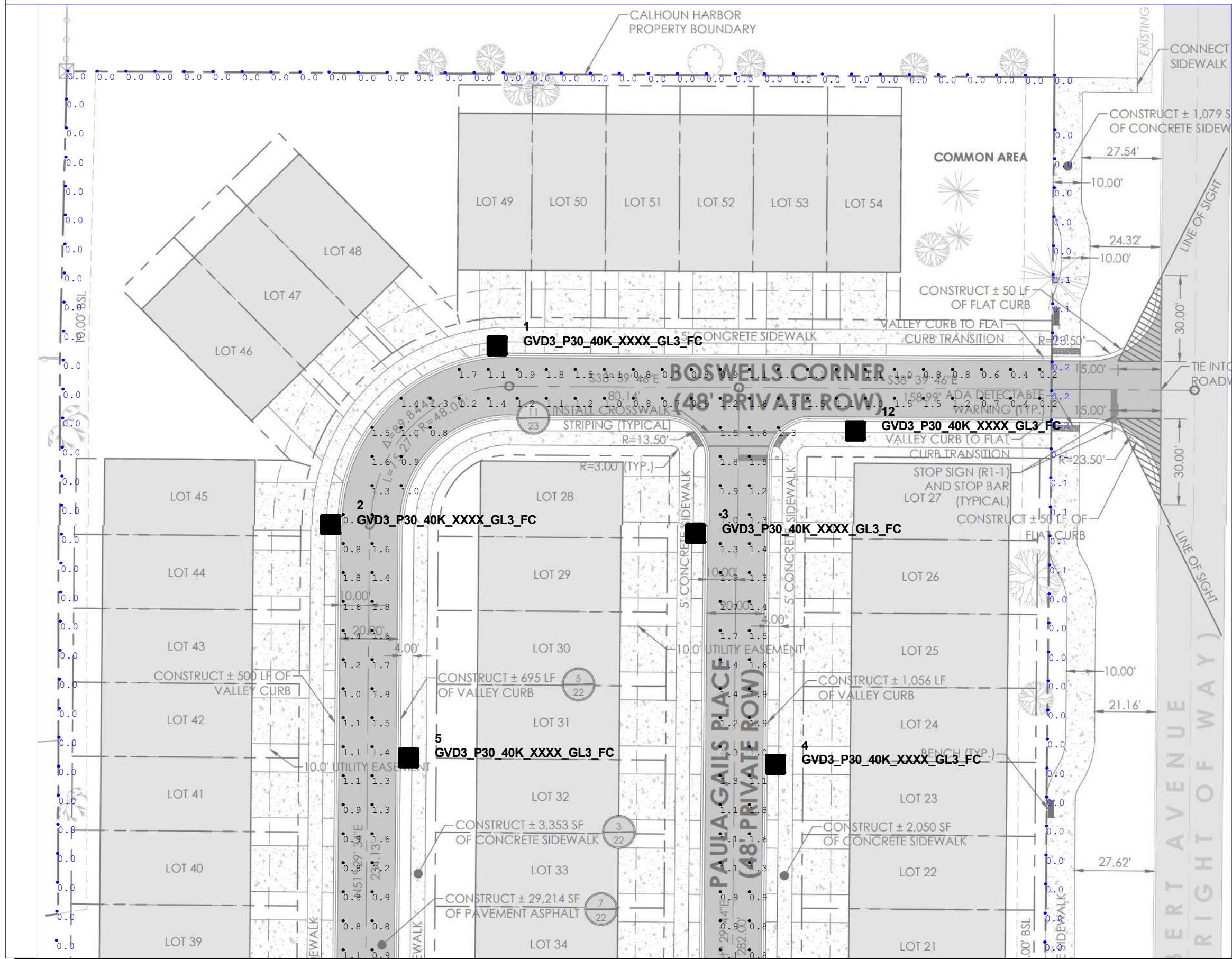


Calhoun Harbor

Drawn By: Gerard Mead
Checked By: Gerard Mead
Date:2/13/2024
Revision 1

Revisions 1			
#	Date	Comments	

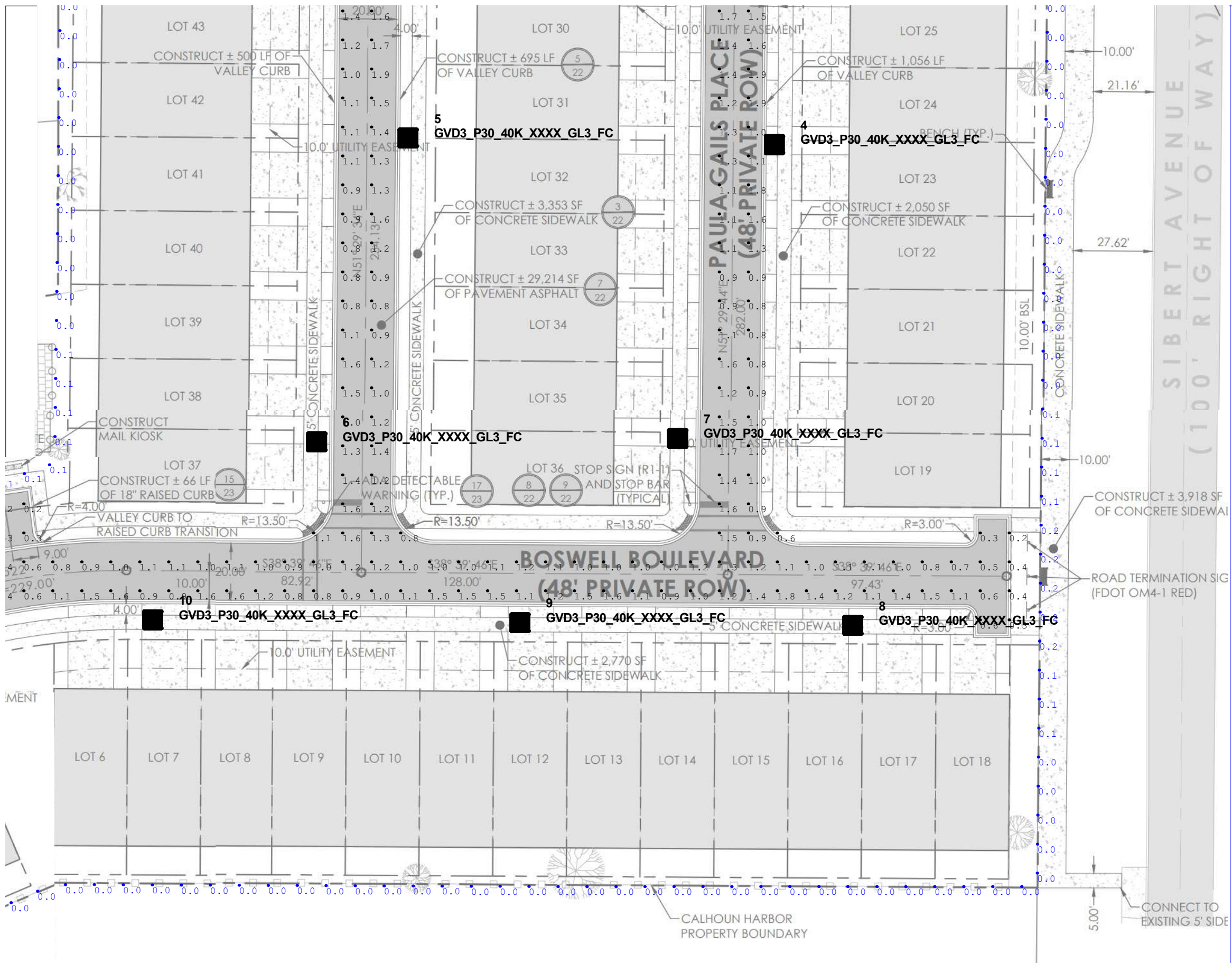




#	Date	Comments
Revisions 1		

Drawn By: Gerard Mead	Checked By: Gerard Mead	Date: 2/13/2024	Revision 1
-----------------------	-------------------------	-----------------	------------

Calhoun Harbor	
----------------	--



#	Date	Comments
Revisions 1		

Drawn By: Gerard Mead
Checked By: Gerard Mead
Date: 2/13/2024
Revision 1

Calhoun Harbor	
----------------	--



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



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

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

- 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.
- 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.
- 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.
- 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.
- 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(1)(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

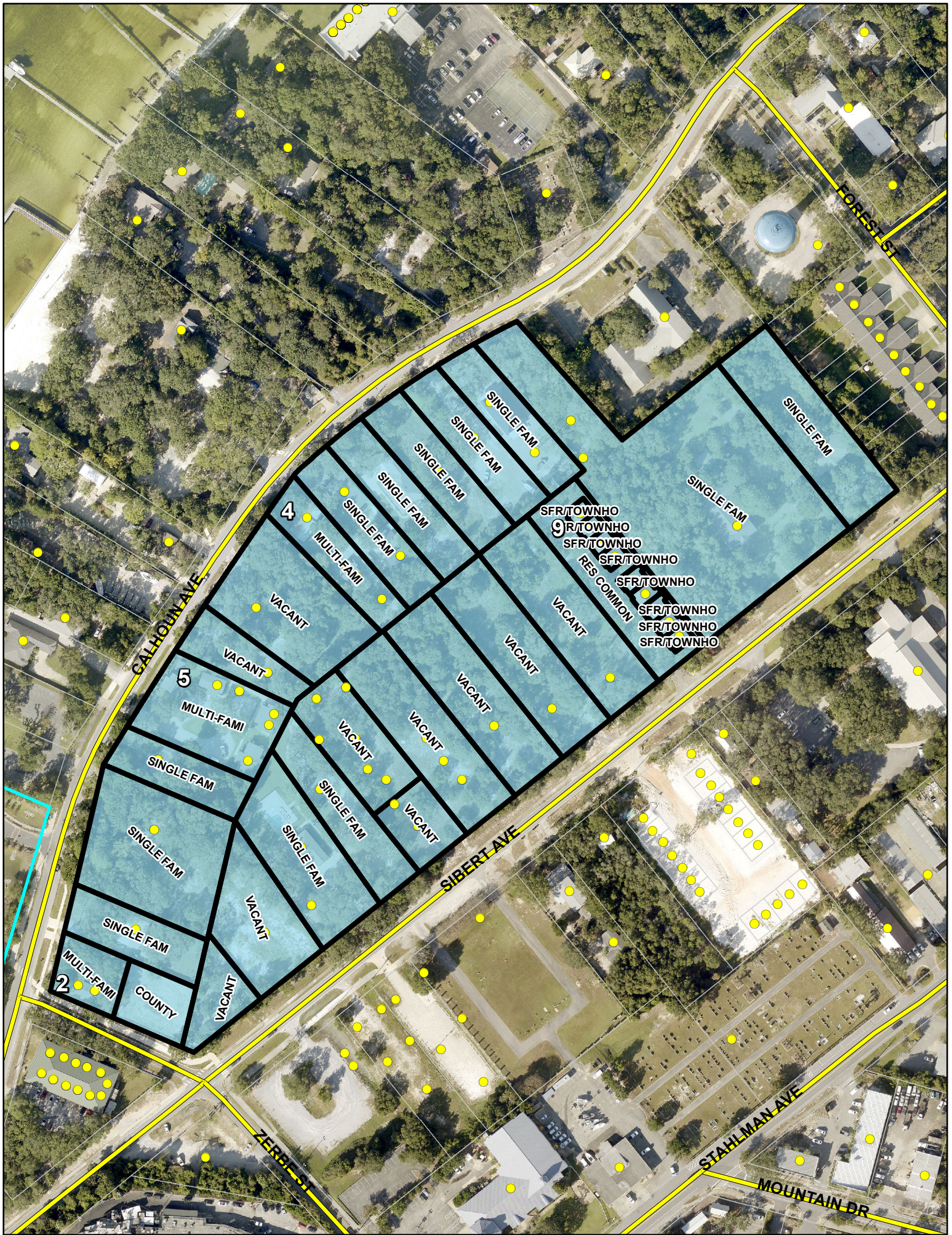
ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON OKALOOSA COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN 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

PLAT BOOK _____, PAGE _____.

SHEET 2 OF 2



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

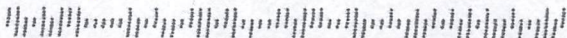
PENSACOLA FL 325

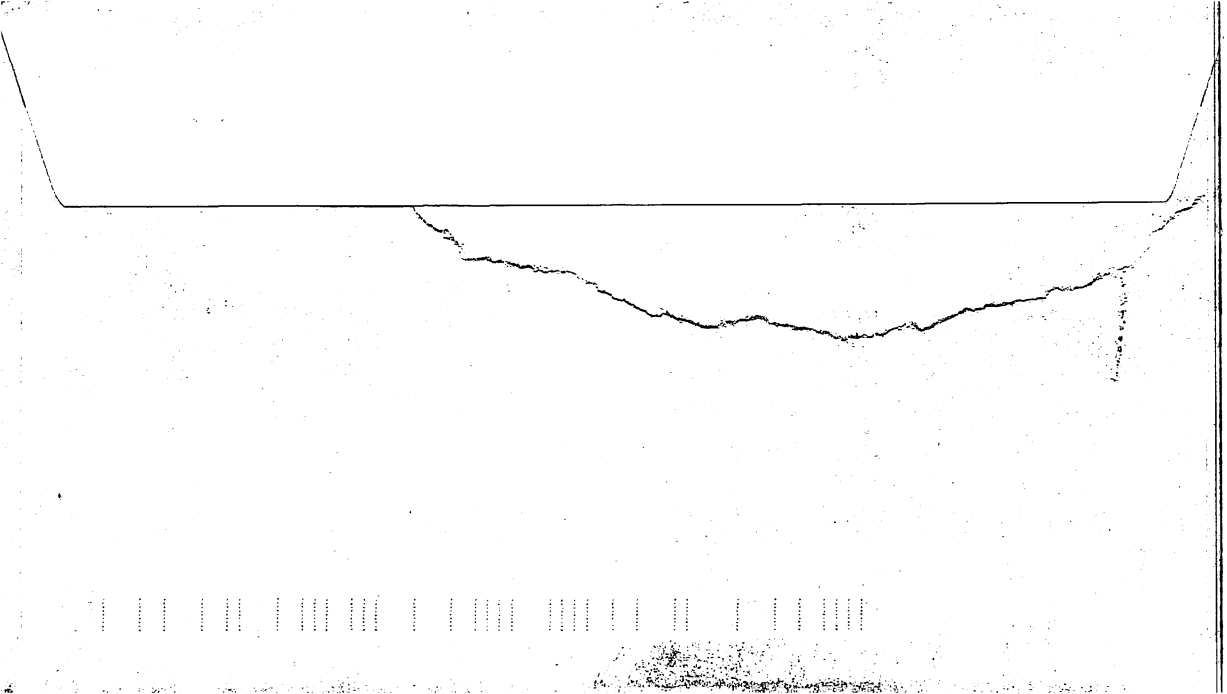
7 AUG 2023 PM 1 L



Ms. Rachel Haag, 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. Authorized Agent Innerlight Engineering Corporation	Date
---	------

**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:

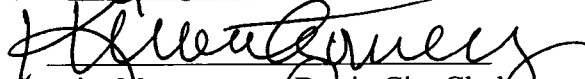
Mr. Zunguze informed the members that staff is still working through the LDC rewrite with Chapters 1-3 now being available. Chapter 4 should be brought before them next month to start reviewing.

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



First Judicial Circuit

Kasey Watson, Trial Court Administrator

Catherine White, Director of Case Management

Court Administration

*M.C. Blanchard Judicial Building, 190 Governmental Center, 5th Floor, Pensacola, Florida 32502
TEL (850) 595-3055 * FAX (850) 595-3059*

MEMORANDUM

TO: All Okaloosa County Mayors

FROM: Catherine A. White, Director of Case Management 

DATE: June 6, 2024

RE: Federal Fiscal Year 2023 Edward Byrne Memorial Justice Assistance Grant Program - JAG Countywide Solicitation

Okaloosa County will participate in the Federal Fiscal Year 2023 Edward Byrne Memorial Justice Assistance Grant Program - JAG Countywide Solicitation administered by the Florida Department of Law Enforcement (FDLE) of Criminal Justice Grants. Okaloosa County has been allocated \$82,621 in grant funding. If your agency is interested in submitting a grant application, you should submit a brief project proposal along with your total funding request and budget to my office, via fax or email (Cathy.White@flcourts1.gov), no later than **Friday, June 14, 2024, at 12:00pm.**

If your agency's proposal is selected for funding, your agency will be provided with additional grant information. Please do not hesitate to call my office if you have any questions concerning this matter.

cc: The Honorable William F. Stone, Administrative Judge
The Honorable Jim Ward
John Hofstad, County Administrator
Sheila Fitzgerald, Deputy County Administrator
Paul Mixon, Chairman, Okaloosa BOCC
Mindy Kovalsky, Okaloosa BOCC Contracts and Grants
Jane Evans, Okaloosa BOCC Contracts and Grants
Ursula Hall, Court Operations Manager
Kasey Watson, Trial Court Administrator



Office of the Mayor

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-837-3267 | www.cityofdestin.com

July 9, 2024

Mr. Cody Menacof
Bureau Chief
Office of Criminal Justice Grants
Department of Law Enforcement
Post Office Box 1489
Tallahassee, Florida 32302-1489

Re: 2023 Edward Byrne Grant Funding

Dear Mr. Menacof,

In compliance with the State of Florida Rule 11D-9, F.A.C., the City of Destin approves distribution of \$82,621 of Federal Fiscal Year 2023 Edward Byrne Memorial JAG Program funds for the following projects within Okaloosa County:

Subgrantee (City/Town/County)	Title of Project	Dollar Amount (Federal Funds)
Okaloosa County	SRO Active Shooter Equipment 1	\$15,670.60
Okaloosa County	Family Violence Prevention Project	\$27,606.60
City of Crestview	Low Light Sights 2024	\$ 9,246.60
City of Fort Walton	Faraday Break	\$13,550.60
City of Valparaiso	VPD Dash Cameras	<u>\$16,546.60</u>
Total Allocation		\$82,621.00

Sincerely,

Bobby Wagner, Mayor
City of Destin