

# September 4, 2024 Board of Adjustment Hearing

WEDNESDAY, SEPTEMBER 4, 2024

5:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **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)
4. **APPROVAL OF MINUTES**
5. **SPECIAL PRESENTATIONS**
6. **PUBLIC COMMENTS**
7. **NEW BUSINESS**
  - A. **BOA-001420-2024 – Industrial Park Road Signs Variance Request**
8. **OLD BUSINESS**
9. **NEXT MEETING DATE: TBD**
10. **PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based. "Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's Office 850.837.4242 at least 48 hours in advance".

CITY OF DESTIN – COMMUNITY DEVELOPMENT



# AGENDA ITEM

**MEETING DATE:** September 4, 2024  
**BOARD/COMMITTEE:** Board of Adjustment  
**TYPE OF AGENDA ITEM:** Action Item  
**OUTLINE NUMBER:** 7.A.

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**TO:** Board of Adjustment

**THRU:** Tina Deater, Community Development Director  
Kimberly Kopp, City Attorney

**FROM:** Daniel Butler, Senior Planner

**DATE:** August 26, 2024

**SUBJECT:** BOA-001420-2024 – Industrial Park Road Signs Variance Request

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**I. BACKGROUND: REQUEST:**

Michael Rutledge of Signs Galore, Inc., on behalf of DH Investments, Inc., is seeking relief from ***Land Development Code (LDC) Section 16.04.00.A.3***, which requires that all ground signs be setback at least 10' from the property line.

The subject projects are located at 250 Industrial Park Road and 150 Industrial Park Lane (00-2S-22-3575-0000-0020 & 00-2S-22-3575-0000-0010).

**Applicant:** Michael Rutledge of Signs Galore, Inc.

**Location:** 250 Industrial Park Road and 150 Industrial Park Lane

**Size of Property:** Approximately four (4) acres between both parcels

**Current Zoning:** Industrial (IN)

**Future Land Use Map Classification:** Industrial (IN)

**Legal Notice:** The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of August 25, 2024, and August 30, 2024.

**Request:** The request is for two variances from Land Development Code Section 16.04.00.A.3: a 2' variance to allow the required 10' ground sign setback from the property line to be reduced to 8' at 250 Industrial Park Road and a request for a 5' variance to allow the required 10' ground sign setback from the property line to be reduced to 5' at 150 Industrial Park Lane.

***LDC Section 16.04.00A.3, Ground signs –***

*The permissible number, area, spacing and height of ground signs for each premises shall be determined according to the following:*

*Sign setback. Signs shall be set back ten feet from all property lines.*

**II. DISCUSSION:** The Development Order (DO-22-18) for the Destin Industrial Park redevelopment located at 250 Industrial Park Road was issued on September 27, 2022. The approved site plans do not illustrate any proposed signs, nor are they typically reviewed as part of the Technical Review Committee (TRC) review. Rather, within the DO, it states that, "All signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted."

A Sign Building Permit was submitted on April 30, 2024 proposing three (3) different ground signs on three (3) different properties. The properties were 2 Industrial Park Lane, 250 Industrial Park Road, and 150 Industrial Park Lane. The site plan submitted with this building permit illustrated the proposed signs to be installed in compliance with the required ten-foot (10') setback; however, Staff required resubmit for the requirement of a scaled and dimensioned site plan (not an aerial). City Staff never received a resubmittal and the signs were constructed without a permit and not in compliance with the City's Land Development Code (LDC).

**FINDINGS:**

According to *LDC Section 2.25.03(C)*, to authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. To authorize any variance from the terms of the conditions, the Board of Adjustment must find:

- A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

**Applicant response:**

There is no other viable area for the signs to be placed due to buildings in relationship to the property lines.

**Staff Findings:**

The originally submitted site plan (Attachment 8) illustrated the signs to be constructed set back ten feet (10') from the property line. Additionally, there are locations within the property where a sign could be constructed while meeting the required setback.

- B. That special conditions and circumstances do not result from the actions of the Applicant.**

**Applicant response:**

Conditions are not a result of the applicant.

**Staff Findings:**

The signs have already been constructed without a permit, and therefore, are a direct result of the applicant's actions. There are no special conditions or circumstances unique to the property identified by the applicant or staff that exist on this property that would prohibit

the required ten-foot (10') setback from being met. As stated above, there are locations on the property that would accommodate a ground sign compliant with setbacks based on the site plan submitted for the sign permit.

**C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.**

**Applicant Response:**

*The applicant provided no response for this criterion.*

**Staff Findings:**

If granted, the applicant would be exempt from providing the required ground sign setback. Therefore, a variance would provide the applicant special privileges that would not be given to other properties applying for ground sign building permits in any zoning district.

**D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would it result in unnecessary and undue hardship on the Applicant.**

**Applicant Response:**

10 foot setbacks.

**Staff Findings:**

The literal interpretation of this ordinance would not deprive the applicant of any rights commonly enjoyed by other properties within the same zoning district, nor would it result in any undue hardship on the applicant, as there are not only multiple locations on the property that could accommodate a compliant ground sign, but the building locations are oriented in such away that building signs could be used to achieve the same result. The applicant has placed hardship on themselves by constructing the ground sign without an approved building permit.

**E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

**Applicant Response:**

Yes, it meets the minimum variance required to make reasonable use of the land.

**Staff Findings:**

The property was redeveloped as an industrial park. The unpermitted and noncompliant ground sign illustrates the name of the complex (Destin Industrial Park), but no tenants. Also, as identified in the sign permit site plan, there are locations that provide the required setbacks. Therefore, there is no minimum variance that will make reasonable use of the property as any variance will confer special privileges. Further, as discussed earlier, building signs may be able to meet the intent of the ground signs as a "development" identifier. Therefore, the approval or denial of this Variance Request would have no effect on the reasonable use of the land or structures.

**F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

**Applicant Response:**

Yes, it is not detrimental to the public welfare

**Staff Findings:**

The granting of this variance request would not be injurious to the area involved or otherwise detrimental to the public welfare.

**PUBLIC COMMENTS:**

To date, Staff has not received any public comment regarding this Variance Request.

**III. RECOMMENDATIONS:** The applicant is requesting relief from *Land Development Code (LDC) Section 16.04.00A.3*, which requires all ground signs to be setback a minimum of ten feet (10'). The Purpose of the City's Sign Codes are :

*The purpose of this Code is to provide the minimum control of signs necessary to promote the health, safety, and general welfare by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental development that would detract from the tourist resort appeal of the community and lead to economic decline and blight, by preventing signs from reaching such excessive size or numbers that they obscure one another to the detriment of all concerned, by securing certain fundamentals of design that would strengthen the community's economic base, and by preserving the right of free speech.*

If the Board determines the request is in line with the purpose of Article 16-Signs, then, per *Land Development Code (LDC), Section 2.25.03(C)*, the Board of Adjustment must also find that all six (6) of the aforementioned criteria must be satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether the applicant has satisfied all six criteria in order to approve or deny the variance request.

**IV. RECOMMENDED MOTION:**

**Motion for Denial:**

I move to recommend that the Board of Adjustment deny the proposed Variance Request, BOA-001420-2024, with the applicant removing the unpermitted signs and completing the building permit process to construct signs compliant with the LDC within two (2) months.

**Motions for Approval:**

I move to recommend that the Board of Adjustment approve/approve with conditions the proposed Variance Request, BOA-001420-2024.

Attachments:

1. 1. Letter of Request - 150 Industrial Lane
2. 2. Letter of Request - 250 Industrial Park Road
3. 3. Proof of Ownership
4. 4. Property Posting Affidavit
5. 5. Picture of Existing Unpermitted 150 Industrial Lane Sign
6. 6. Picture of Existing Unpermitted 250 Industrial Park Rd Sign
7. 7. Abutter Notice
8. 8. Initial Industrial Park Road Sign Site Plan
9. 9. DO-22-18 Destn Industrial Park
10. 10. 150 and 250 Industrial Zoning
11. 11. Location Map
12. 12. Site Map



111 Hammock St.  
Crestview Fl. 32536

July 17, 2024

City of Destin  
Board of Adjustment  
4200 Indian Bayou Trail  
Destin Fl 32541

Re: Request for Variance 150 Industrial Park Lane

To whom it may concern,

The purpose of this letter is to request a variance related to the set back of permitted signs. Specifically section 16.04.00 A.3. Permitted Signs in the City of Destin Land Development Code.

16.04.00 A.3. States: Signs Shall be set back 10 feet from all property lines. Signs shall be set back ten feet from all property lines. However, if the property is located along U.S. Highway 98 between East Pass Bridge to Gulf Shores Drive, in which case the sign support structure shall be set back ten feet from the front property line and the sign face area may extend into the setback area by four feet.

For 150 Industrial Park Lane the orientation of the right of way in relation to the development of the property does not allow for the full 10 foot setback to be met on the front property line. There are no other viable locations for the monument to be set.

We request the Board please consider allowing a deviation from 10 feet to 5 feet for 150 Industrial Park Lane from the front right of way. The sign is still in the bounds of the property lines and does not infringe on public right of way.

The sign is crucial to way-finding within the Industrial Park Complex, and poses no public safety issues in its current position.

SIGNS GALORE, INC.

Michael J. Rutledge  
President



111 Hammock St.  
Crestview Fl. 32536

July 17, 2024

City of Destin  
Board of Adjustment  
4200 Indian Bayou Trail  
Destin Fl 32541

Re: Request for Variance 250 Industrial Park Road

To whom it may concern,

The purpose of this letter is to request a variance related to the set back of permitted signs. Specifically section 16.04.00 A.3. Permitted Signs in the City of Destin Land Development Code.

16.04.00 A.3. States: Signs Shall be set back 10 feet from all property lines. Signs shall be set back ten feet from all property lines. However, if the property is located along U.S. Highway 98 between East Pass Bridge to Gulf Shores Drive, in which case the sign support structure shall be set back ten feet from the front property line and the sign face area may extend into the setback area by four feet.

For 250 Industrial Park Road the orientation of the right of way in relation to the development of the property does not allow for the full 10 foot setback to be met on the front property line. There are no other viable locations for the monument to be set.

We request the Board please consider allowing a deviation from 10 feet to 8 feet for 250 Industrial Park Road from the front right of way. The sign is still in the bounds of the property lines and does not infringe on public right of way.

The sign is crucial to way-finding within the Industrial Park Complex, and poses no public safety issues in its current position.

SIGNS GALORE, INC.

Michael J. Rutledge  
President

MWM/AF  
Rec 10.5000  
DOC. 6580  
6590.50

PREPARED BY:  
MICHAEL Wm MEAD  
Attorney at Law  
Post Office Drawer 1329  
Fort Walton Beach, Florida 32549

\*\* OFFICIAL RECORDS \*\*  
BK 1896 PG 1272

00-2S-22-0000-0051-0000  
00-2S-22-0000-0001-0020

Property Appraiser's Parcel I.D # 00-2S-22-0000-0050-0000

**This WARRANTY DEED** Made the 15th day of February A.D. 1995, by  
NORTHWEST FLORIDA PROPERTIES, INC.  
whose post office address is: Post Office Box 1985, Fort Walton Beach, Florida 32549  
hereinafter called the grantor to  
DH INVESTMENTS, INC.  
whose post office address is: 1234 Airport Road, Suite 124, Destin, Florida 32541  
hereinafter called the grantee  
whose social security number is

(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable  
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releas-  
es, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

SEE THE ATTACHED EXHIBIT "A" FOR LEGAL

Subject to an Easement to Gulf Power recorded in O.R. Book 1324, Page 248 and O.R. Book 1498, Page 993, of the  
Public Records of Okaloosa County, Florida.

Subject to Oil, Gas, and Mineral rights as set forth in Deed recorded in O.R. Book 1127, Page 213, of the Public  
Records of Okaloosa County, Florida.

Subject to Oils, Gas and Mineral rights as set forth in Deed Recorded in O.R. Book 1163, Page 540, of the Public  
Records of Okaloosa County, Florida.

Subject to an Access Easement recorded in O.R. Book 1730, Page 340, of the Public Records of Okaloosa County,  
Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in  
fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor  
hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons  
whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,  
1994.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first  
above written.

Signed, sealed and delivered in  
presence of:

Witness Michael Wm Mead

*Laura Shattles*  
Witness Laura Shattles

By: *Bruce C. Williams*  
Bruce C. Williams, Vice-President

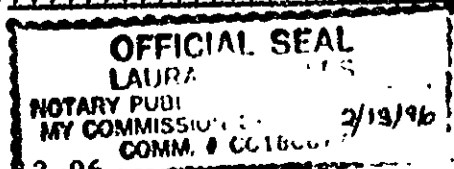


FLORIDA DOCUMENTARY STAMP TAX REQUIRED  
BY LAW IN THE AMOUNT OF \$ 6580.00 HAS  
BEEN PAID. NEWMAN C. BRACKEN, CLERK  
OKALOOSA COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF OKALOOSA

By: *Pat Jeller* D.C.

The foregoing instrument was acknowledged before me this 15th day of February, 1995, by Bruce C.  
Williams, Vice-President of Northwest Florida Properties, Inc., on behalf of said Corporation, who is personally known  
to me or ~~had had produced~~ ~~by identification~~ and who did not take an  
oath.



*Laura Shattles*  
Notary Public Laura Shattles

DESCRIPTION: PARCEL I (AS FURNISHED)

\*\* OFFICIAL RECORDS \*\*  
BK 1896 PG 1273

A PARCEL OF LAND LYING IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1-A, KELLY HOMES SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 86°32'30" EAST, A DISTANCE OF 49.89 FEET TO THE POINT ON THE CENTERLINE OF MAIN STREET; THENCE GO SOUTH 03°32'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 31.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AIRPORT ROAD (100' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG THE CENTERLINE OF SAID AIRPORT ROAD A DISTANCE OF 439.54 FEET; THENCE GO SOUTH 03°32'00" EAST, A DISTANCE OF 50.82 FEET TO SOUTH RIGHT-OF-WAY OF SAID AIRPORT ROAD; THENCE CONTINUE SOUTH 03°32'00" EAST, A DISTANCE OF 215.58 FEET AND A P.C. OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 76°22'31"; THENCE GO SOUTHEASTERLY ALONG CURVE AN ARC DISTANCE OF 133.30 FEET TO THE P.T. OF SAID CURVE; THENCE GO SOUTH 79°54'31" EAST, A DISTANCE OF 111.10 FEET; THENCE GO NORTH 06°45'30" EAST, A DISTANCE OF 300.53 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID AIRPORT ROAD; THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 858.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 231.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 326.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO NORTH 83°14'30" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 194.88 FEET; THENCE GO NORTH 06°45'30" WEST, A DISTANCE OF 324.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.59 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL II ~ (AS FURNISHED)

A PARCEL OF LAND LYING IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1-A, KELLY HOMES SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 32, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 86°32'30" EAST, A DISTANCE OF 49.89 FEET TO A POINT ON THE CENTERLINE OF MAIN STREET; THENCE GO SOUTH 03°32'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 31.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AIRPORT ROAD (100' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG THE CENTERLINE OF SAID AIRPORT ROAD, A DISTANCE OF 439.54 FEET; THENCE GO SOUTH 03°32'00" EAST, A DISTANCE OF 50.82 FEET TO SOUTH RIGHT-OF-WAY OF SAID AIRPORT ROAD; THENCE CONTINUE SOUTH 03°32'00" EAST, A DISTANCE OF 215.58 FEET TO THE P.C. OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 76°22'31"; THENCE GO SOUTHEASTERLY ALONG CURVE AN ARC DISTANCE OF 133.30 FEET TO THE P.T. OF SAID CURVE; THENCE GO SOUTH 79°54'31" EAST, A DISTANCE OF 111.10 FEET; THENCE NORTH 06°45'30" EAST, A DISTANCE OF 300.53 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID AIRPORT ROAD; THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1089.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A ROAD (86' R/W); THENCE GO SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 393.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ROAD (86' R/W), AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 337.83 FEET; THENCE GO NORTH 76°47'00" WEST, A DISTANCE OF 348.47 FEET; THENCE GO NORTH 13°13'00" EAST, A DISTANCE OF 298.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ROAD (86' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 350.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.54 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL III (AS FURNISHED)

A PARCEL OF LAND LYING IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1-A, KELLY HOMES SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 32, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 86°32'30" EAST, A DISTANCE OF 49.89 FEET TO A POINT ON THE CENTERLINE OF MAIN STREET; THENCE GO SOUTH 03°32'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 31.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AIRPORT ROAD (100' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG THE CENTERLINE OF SAID AIRPORT ROAD, A DISTANCE OF 439.54 FEET; THENCE GO SOUTH 03°32'00" EAST, A DISTANCE OF 50.82 FEET TO SOUTH RIGHT-OF-WAY OF SAID AIRPORT ROAD; THENCE CONTINUE SOUTH 03°32'00" EAST, A DISTANCE OF 215.58 FEET TO THE P.C. OF A CURVE BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 76°22'31"; THENCE GO SOUTHEASTERLY ALONG CURVE AN ARC DISTANCE OF 133.30 FEET TO THE P.T. OF SAID CURVE; THENCE GO SOUTH 79°54'31" EAST, A DISTANCE OF 111.10 FEET; THENCE NORTH 06°45'30" EAST, A DISTANCE OF 300.53 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID AIRPORT ROAD; THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1089.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A ROAD (86' R/W); THENCE GO SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 393.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ROAD (86' R/W); THENCE NORTH 83°14'30" WEST, A DISTANCE OF 350.70 FEET TO POINT OF BEGINNING;

THENCE CONTINUE NORTH 83°14'30" WEST, A DISTANCE OF 160.76 FEET; THENCE GO SOUTH 06°45'30" WEST, A DISTANCE OF 443.57 FEET; THENCE GO SOUTH 78°48'10" EAST, A DISTANCE OF 109.85 FEET; THENCE GO NORTH 13°13'00" EAST, A DISTANCE OF 458.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.40 ACRES.



FILE# 1392131  
OKALOOSA COUNTY, FLORIDA  
RCD: FEB 17 1995 @ 2:14 PM  
NEWMAN C BRACKIN, CLERK

**AFFIDAVIT  
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: MICHAEL J. RUTLEDGE,

the owner and/or authorized agent of the following described property: 150 Industrial Park Lane  
250 Industrial Park Road -who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the development activity, city project number, and authorized agent and phone number.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days from the date of the City's Completeness Letter.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the City's Planning Division no later than seven (7) working days from the posting of the sign.

I have completed the said requirements as described in the City of Destin Land Development Code.

*Michael J. Rutledge*  
Signed Name of Owner/Agent

MICHAEL J. RUTLEDGE  
Printed Name of Owner/Agent

STATE OF Florida

COUNTY OF Okaloosa

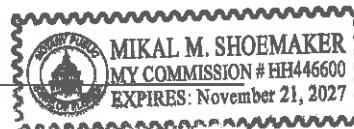
The foregoing instrument was acknowledged before me this 9th day of August, 2024, by Michael Rutledge  
(name of person acknowledging)

*Mikal M. Shoemaker*  
Signature of Notary - State of Florida

Mikal M. Shoemaker  
Printed Name of Notary or Notary Seal

Personally known X OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120VOLT UNLESS OTHERWISE STATED.**
  
 ELECTRICAL TO USE
   
 MET U.S. ELECTRICAL TO USE
   
 AND SHALL MEET ALL N.E.C. STANDARDS
   
 2017
   
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 800 OF THE NATIONAL ELECTRIC CODE

## 150 Industrial Park Lane



SIGNS GALLORE INC., hereby expressly reserves the common law copyright and other property right in these drawings. These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without first obtaining the written permission and consent of SIGNS GALLORE INC., nor are they to be assigned to any party without first obtaining said written permission and consent.

\_\_\_\_\_ read and understood this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

DRAWN BY:	APPROVED BY:
DATE:	CLIENT:
WO # or EST #	DATE:

## 250 Industrial Park Road



**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120VOLT UNLESS OTHERWISE STATED.**

ELECTRICAL TO USE  
 MET 100 U.S. STANDARDS  
 AND SHALL MEET ALL  
 N.E.C. STANDARDS  
 2017  
 SIGN MUST BE GROUNDED IN COMPLIANCE WITH  
 ARTICLE 800 OF THE NATIONAL ELECTRIC CODE

SIGNS GALORE INC., hereby expressly reserves the common law copyright and other property right in these drawings. These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without first obtaining the written permission and consent of SIGNS GALORE INC., nor are they to be assigned to any party without first obtaining said written permission and consent.

\_\_\_\_\_ read and understood this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

DRAWN BY:	APPROVED BY:
DATE:	CLIENT:
WO# or EST#	DATE:



# Community Development Planning and Zoning Division

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

July 26, 2024

**Subject: Notification of Development Project: 250 Industrial Park Rd. and 150 Industrial Park Ln. – Variance Request**

**City of Destin Project Number: BOA-001420-2024**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for Setback Variances. As an owner of property located within 300 feet of this project, **Section 2.17.00 of the Destin Land Development Code (LDC)** requires a written notice providing you the following information.

*This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide any comments to the email address provided below.*

1. Name of Owner: DH Investments Inc.
2. Name of Agent: Michael Rutledge
3. Address of Project: 250 Industrial Park Rd. and 150 Industrial Park Ln., Destin, FL 32541
4. Parcel ID Number: 00-2S-22-3575-0000-0020 and 00-2S-22-3575-0000-0010
5. Project Description: This is a request for two variances from Land Development Code Section 16.04.00.A.3: a 2' variance to allow the required 10' ground sign setback from the property line to be reduced to 8' at 250 Industrial Park Rd. and a request for a 5' variance to allow the required 10' ground sign setback from the property line to be reduced to 5' at 150 Industrial Park Ln.
6. Location Map: Please refer to the back of this letter.
7. Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: <http://www.cityofdestin.com/forms.aspx?fid=121>

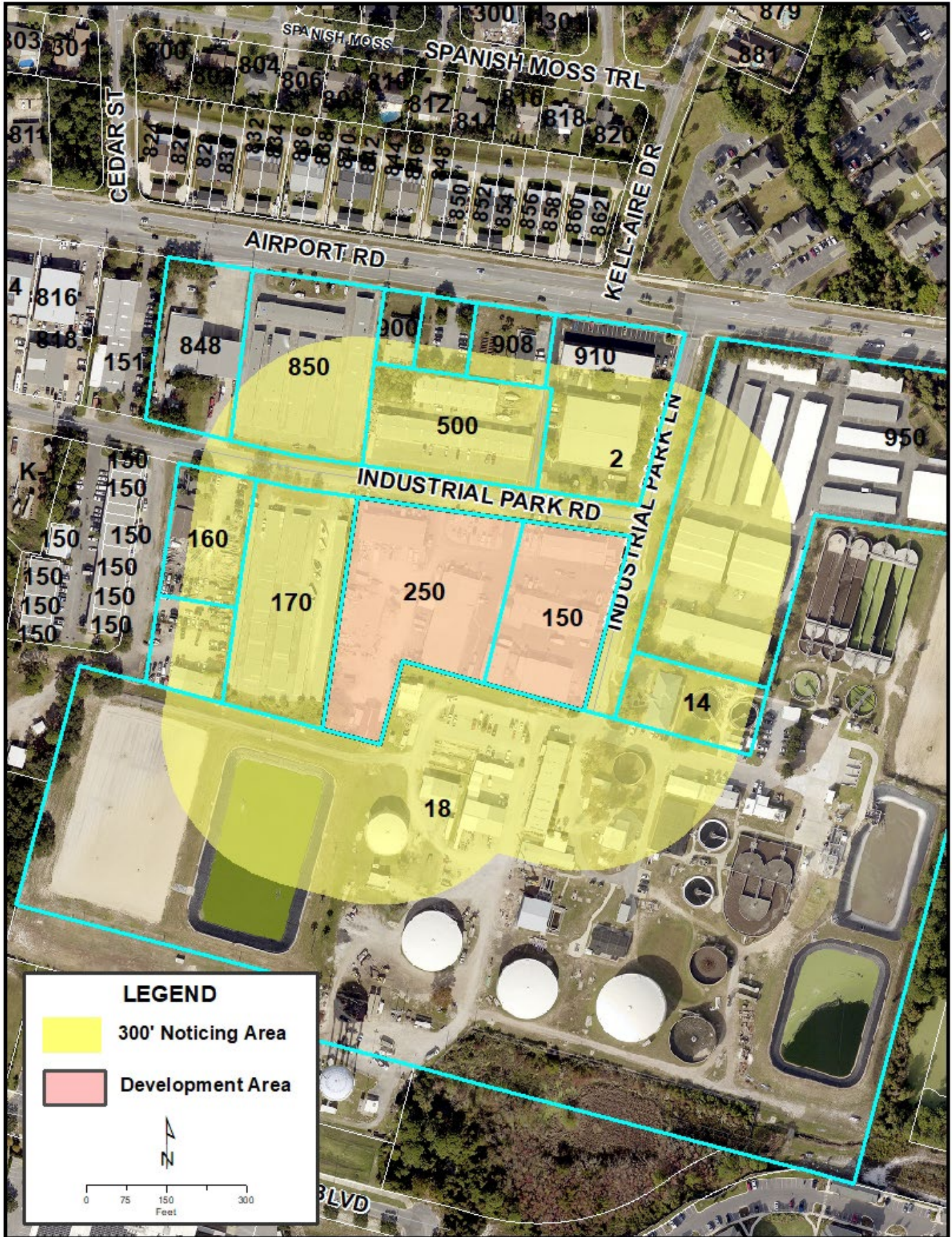
If you have any questions, please do not hesitate to call (850) 654-1119 or email [planning@cityofdestin.com](mailto:planning@cityofdestin.com).

Sincerely,

Tina Deater, AICP  
Community Development Director



cc: Planning Division  
Project File



**LEGEND**



300' Noticing Area



Development Area



0 75 150 300  
Feet

# Destin Industrial Park Project



ARTWORK APPROVAL

**SIGNS GALORE**  
 Signs - Lighting - Service  
 LIC # ES 12001341  
 850.683.8010  
 signsgaloreinc.com

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION)  
 PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.  
 LISTED U.S. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2017  
 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SIGNS GALORE INC., hereby expressly reserves the common lay copyright and other property right in these drawings. These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without first obtaining the written permission and consent of SIGNS GALORE INC., nor are they to be assigned to any party without first obtaining said written permission and consent.  
 \_\_\_\_\_ read and understood this \_\_\_\_ day of \_\_\_\_ 20\_\_

DRAWN BY: <b>mjr</b>	APPROVED BY:
DATE: 10/8/23	CLIENT:
WO# or EST#	DATE:



# Community Development Department

## Office of the Director

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

September 27, 2022

**Development Order No. 22-18**

### Final Development Order:

### DESTIN INDUSTRIAL PARK A MAJOR DEVELOPMENT ORDER (22-23-SP)

**Based upon the City's approval and issuance of this Development Order on September 27, 2022, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.**

Jamie Eubanks of Jenkins Engineering, Inc., on behalf of DH Investments, Inc., is requesting approval for a Major Development Order. The project is located at 500 Industrial Park Road (Parcel IDs: 00-2S-22-0000-0051-0000 & 00-2S-22-0000-0001-0020), with the properties totaling approximately 3.98 acres; however, site construction will only encompass approximately 2.45 acres. The scope of the project is to redevelop the previously constructed parcel to include ±32,400 square feet of warehouse space within five building footprints, along with the associated site infrastructure.

### DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site construction plans (Exhibit A) and lighting plan (Exhibit B) dated approved September 27, 2022.
2. All the findings and requirements of the Technical Review Committee report are incorporated herein.

### CONDITIONS OF APPROVAL:

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

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 **September 27, 2022** (no later than **September 27, 2023**) 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 (*LDC Article 2, Section 2.21.00*).

**NOTE:** Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (*LDC Article 2, Section 2.21.00*).

**NOTE:** An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review *LDC Article 2, Section 2.21.00*, of the Destin Land Development Code for further explanation of the Development Order extension process.

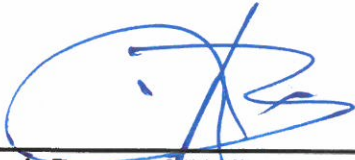
2. If the applicant fully complies with the requirements of Condition No. 1. above, the concurrency capacity allocation status for “Destin Industrial Park” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
  - A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with *Article 2, Section 2.10.00 of the Land Development Code* to maintain concurrency, or
  - B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under *Article 6 of the Destin Land Development Code*.
3. The applicant must obtain City of Destin permits for the following activities on and off site (these may require appropriate bonding):
  - A. Disturbance of the City's Right-Of-Way.
  - 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 Section 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 FDEP NPDES permit and submit a copy to the Public Services Department, if applicable.
- D. Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) approval shall be provided.
- E. 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: **\$10,686.20**

- F. Prior to the issuance of a Certificate of Occupancy**, the site layout, parking, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
- G. Prior to the issuance of a Certificate of Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

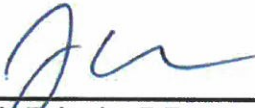


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Louis Zunguze, MURP  
Community Development Director  
City of Destin

9-27-2022

Date



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Jamie Eubanks, P.E.  
Authorized Agent  
Jenkins Engineering, Inc.

9/27/22

Date

**DESTIN INDUSTRIAL PARK  
A MAJOR DEVELOPMENT ORDER  
(22-23-SP)**

**Applicant:** DH Investments, Inc.  
**Agent:** Jamie Eubanks, Jenkins Engineering, Inc.  
**Location:** 500 Industrial Park Road  
**Request:** Redevelop the previously constructed parcel to include ±32,400 square feet of warehouse space within five building footprints, along with the associated site infrastructure.  
**Parcel Size:** ± 3.98 acres / 173,370 square feet  
**Planning Area:** Town Center Commons  
**Future Land Use:** Industrial (IN)  
**Zoning District:** Industrial (IN)  
**Density:** Not applicable  
**Intensity:** 0.30 FAR  
**Application Date:** March 28, 2022  
**Approved Site Plan Date:** September 27, 2022

**DISCUSSION/FINDINGS**

Jamie Eubanks of Jenkins Engineering, Inc., on behalf of DH Investments, Inc., is requesting approval for a Major Development Order. The project is located at 500 Industrial Park Road (Parcel IDs: 00-2S-22-0000-0051-0000 & 00-2S-22-0000-0001-0020), with the properties totaling approximately 3.98 acres; however, site construction will only encompass approximately 2.45 acres. The scope of the project is to redevelop the previously constructed parcel to include ±32,400 square feet of warehouse space within five building footprints, along with the associated site infrastructure.

**COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE**

The property is within the **Town Center Commons Planning Area**. Additionally, this property has a Future Land Use Map Designation of **Industrial (IN)** and a Zoning Designation of **Industrial (IN)**. 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**

General warehousing and storage is an appropriate use within the **Industrial** future land use designation and a permitted use within the **Industrial** zoning district.

**DENSITY**

Maximum allowed: Not applicable  
Provided: Not applicable

**HEIGHT**

Maximum allowed: 35' / 3 stories  
Provided: 18' / 1 story

**FLOOR AREA RATIO**

Maximum allowed: 1.30

Provided: 0.30

**SETBACKS**

Front required: 0' minimum – 10' maximum

Front provided: 10'

Side minimum required: 0'

Side provided: 15'

Rear minimum required: 0'

Rear provided: 34'

**OPEN SPACE**

Minimum required: 25%

Provided: 25.4%

**PLATTING**

A Minor Subdivision application is running concurrently with this Major Development Order (DO) application and has been approved by the Technical Review Committee (TRC). Per *Land Development Code (LDC) Section 2.19.03.D*, final action by City Council is not required. Mylar copies of the proposed subdivision will be submitted to the City for execution, followed by recording by the applicant.

**CONCURRENCY MANAGEMENT**

Concurrency requirements have been met:

**Traffic:** Signed on September 12, 2022.

**Stormwater Management:** Signed on September 9, 2022.

**Potable Water/Sanitary Sewer:** Signed on June 24, 2022.

**Solid Waste:** Signed on March 10, 2022.

**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 submitted traffic analysis, signed and dated March 3, 2022, indicates that the proposed development is estimated to generate approximately five (5) PM peak hour trips. This analysis is consistent with the technical methodology outlined in *LDC 6.05.05*.

**RIGHT-OF-WAY DEDICATION**

Not applicable.

**INGRESS/EGRESS**

Vehicular access to the property is provided by two (2) existing two-way accessways off the Industrial Park Road public right-of-way (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.

**PARKING:**

Minimum parking spaces required: 22

Maximum parking spaces allowed: 27

Parking spaces provided: 23

**UTILITIES:**

All new utilities are required to be underground.

**STORMWATER:**

The City Manager’s Stormwater designee approved the stormwater plan on August 1, 2022.

**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 is not located within any White Sand Zones.

**LANDSCAPING**

Front perimeter/common boundary: Not applicable

Interior parking landscape: Provided

Buffer zone: Not applicable

Preservation and restoration:

Reforestation trees required: 25

Preserved tree credits: 0

Replacement trees: 0

Required parking trees: 12

Required street trees: 6

**Total required trees: 43**

**Total trees provided: 43**

**SIGNS**

All signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

**IMPACT FEES:**

Final impact fee amounts have been developed using the provisions outlined in *LDC 19.03.05.A*. The impact fees for the proposed project are estimated to be:

<b>LAND USE</b>	<b>UNITS</b> (11,900/1,000)	<b>PARK</b>	<b>LIBRARY</b>	<b>POLICE</b>	<b>TRANS.</b>	<b>TOTAL</b>
General Light Industrial* (per 1,000 SF of net gross floor area)	11.90	N/A	N/A	\$10.00	\$888.00	\$898.00
<b><i>Totals</i></b>		<b><i>\$0.00</i></b>	<b><i>\$0.00</i></b>	<b><i>\$119.00</i></b>	<b><i>\$10,567.20</i></b>	<b><i>\$10,686.20</i></b>

*\*The impact fees have been calculated based off the net gross floor area.*

**OTHER FEES: NONE**

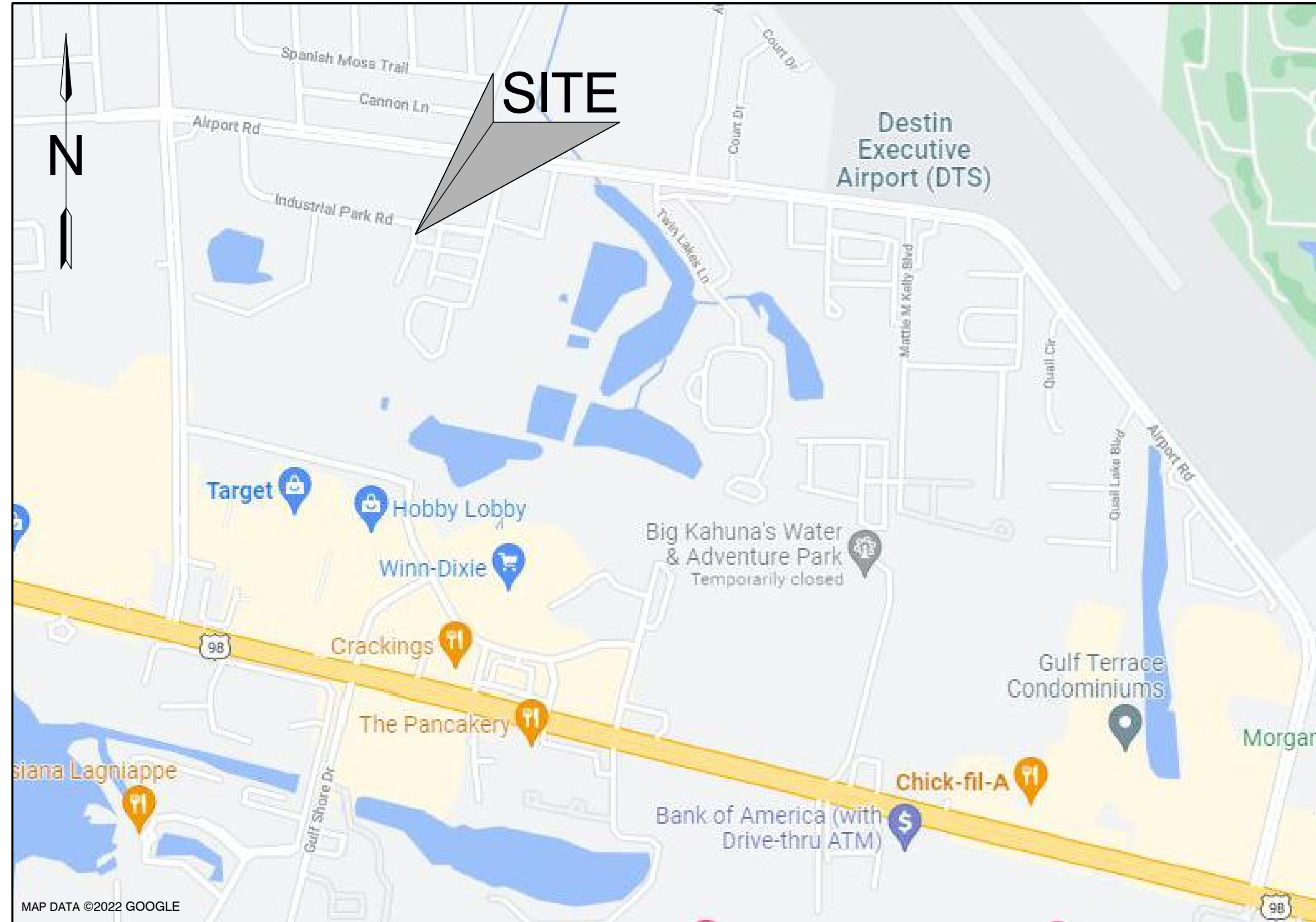
**PUBLIC COMMENTS: NONE**

**APPROVED**  
By Daniel Butler at 4:35 pm, Sep 27, 2022

**EXHIBIT A**

# DESTIN INDUSTRIAL PARK

## CITY OF DESTIN, FLORIDA



**VICINITY MAP**  
NOT TO SCALE

### LEGAL DESCRIPTION

DESCRIPTION: PARCEL I (AS FURNISHED)

A PARCEL OF LAND LYING IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1-A, KELLY HOMES SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 86°32'30" EAST, A DISTANCE OF 49.89 FEET TO POINT ON THE CENTERLINE OF MAIN STREET; THENCE GO SOUTH 03°32'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 31.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AIRPORT ROAD (100' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG THE CENTERLINE OF SAID AIRPORT ROAD A DISTANCE OF 439.54 FEET; THENCE GO SOUTH 03°32'00" EAST, A DISTANCE OF 50.82 FEET TO SOUTH RIGHT-OF-WAY OF SAID AIRPORT ROAD; THENCE CONTINUE SOUTH 03°32'00" EAST, A DISTANCE OF 215.58 FEET TO THE P.C. OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 76°22'31"; THENCE GO SOUTHEASTERLY ALONG CURVE AN ARC DISTANCE OF 133.30 FEET TO THE P.T. OF SAID CURVE; THENCE GO SOUTH 79°54'31" EAST, A DISTANCE OF 111.10 FEET; THENCE GO NORTH 08°45'30" EAST, A DISTANCE OF 300.53 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID AIRPORT ROAD; THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 858.42 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 231.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 328.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO NORTH 83°14'30" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 194.88 FEET; THENCE GO NORTH 08°45'30" WEST, A DISTANCE OF 324.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.59 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL II (AS FURNISHED)

A PARCEL OF LAND LYING IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1-A, KELLY HOMES SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 32, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 86°32'30" EAST, A DISTANCE OF 49.89 FEET TO A POINT ON THE CENTERLINE OF MAIN STREET; THENCE GO SOUTH 03°32'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 31.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AIRPORT ROAD (100' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG THE CENTERLINE OF SAID AIRPORT ROAD, A DISTANCE OF 439.54 FEET; THENCE GO SOUTH 03°32'00" EAST, A DISTANCE OF 50.82 FEET TO SOUTH RIGHT-OF-WAY OF SAID AIRPORT ROAD; THENCE CONTINUE SOUTH 03°32'00" EAST, A DISTANCE OF 215.58 FEET TO THE P.C. OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.0 FEET AND A CENTRAL ANGLE OF 76°22'31"; THENCE GO SOUTHEASTERLY ALONG CURVE AN ARC DISTANCE OF 133.30 FEET TO THE P.T. OF SAID CURVE; THENCE GO SOUTH 79°54'31" EAST, A DISTANCE OF 111.10 FEET; THENCE GO NORTH 08°45'30" EAST, A DISTANCE OF 300.53 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID AIRPORT ROAD; THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1089.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 389.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ROAD (66' R/W); AND THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 13°13'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 337.63 FEET; THENCE GO NORTH 76°47'00" WEST, A DISTANCE OF 348.47 FEET; THENCE GO NORTH 13°13'00" EAST, A DISTANCE OF 298.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 350.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.54 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL III (AS FURNISHED)

A PARCEL OF LAND LYING IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1-A, KELLY HOMES SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 32, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 86°32'30" EAST, A DISTANCE OF 49.89 FEET TO A POINT ON THE CENTERLINE OF MAIN STREET; THENCE GO SOUTH 03°32'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 31.88 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AIRPORT ROAD (100' R/W); THENCE GO SOUTH 83°14'30" EAST ALONG THE CENTERLINE OF SAID AIRPORT ROAD, A DISTANCE OF 439.54 FEET; THENCE GO SOUTH 03°32'00" EAST, A DISTANCE OF 50.82 FEET TO SOUTH RIGHT-OF-WAY OF SAID AIRPORT ROAD; THENCE CONTINUE SOUTH 03°32'00" EAST, A DISTANCE OF 215.58 FEET TO THE P.C. OF A CURVE BEING CONCAVE EASTERLY, AND HAVING A RADIUS 100.0 FEET AND A CENTRAL ANGLE OF 76°22'31"; THENCE GO SOUTHEASTERLY ALONG CURVE AN ARC DISTANCE OF 133.30 FEET TO THE P.T. OF SAID CURVE; THENCE GO SOUTH 79°54'31" EAST, A DISTANCE OF 111.10 FEET; THENCE GO NORTH 08°45'30" EAST, A DISTANCE OF 300.53 FEET TO THE SOUTH RIGHT-OF-WAY OF THE AFORESAID AIRPORT ROAD; THENCE GO SOUTH 83°14'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1089.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE GO SOUTH 13°13'00" WEST, A DISTANCE OF ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 389.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ROAD (66' R/W); THENCE NORTH 83°14'30" WEST, A DISTANCE OF 350.70 FEET TO POINT OF BEGINNING.

THENCE CONTINUE NORTH 83°14'30" WEST, A DISTANCE OF 180.78 FEET; THENCE GO SOUTH 08°45'30" WEST, A DISTANCE OF 443.57 FEET; THENCE GO SOUTH 70°48'10" EAST, A DISTANCE OF 109.85 FEET; THENCE GO NORTH 13°13'00" EAST, A DISTANCE OF 458.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.40 ACRES.

### UTILITY PROVIDERS

(WATER/SEWER) DESTIN WATER USERS 218 MAIN STREET DESTIN, FL 32541 (850) 837-4930	(TELEPHONE) CENTURYLINK 411 MARY ESTHER CUTOFF FT. WALTON BEACH, FL 32548 (850) 244-1150	(ELECTRIC) GULF POWER CO 140 HOLLYWOOD BLVD SW FT. WALTON BEACH, FL 32548 (800) 225-5797	(GAS) OKALOOSA GAS DISTRICT 20 HUGHES STREET NE FT. WALTON BEACH, FL 32548 (850) 729-4700
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### NOTE

USE LATEST CITY OF DESTIN AND/OR F.D.O.T. TECHNICAL SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

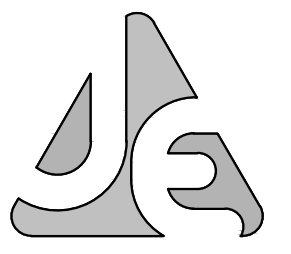
### CLIENT INFORMATION

DH INVESTMENTS, INC.  
JERRY DUNKLE  
850-582-5592  
JERRYDUNKLE@ICLOUD.COM

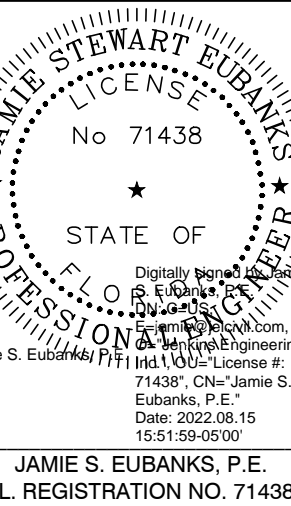
SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	EX. CONDITIONS & DEMOLITION PLAN
04	SITE & LANDSCAPE PLAN
05	UTILITY PLAN
06	GRADING PLAN
07	MISCELLANEOUS DETAILS
08	UTILITY DETAILS I
09	UTILITY DETAILS II
10	SPECIFICATION SHEET I
11	SPECIFICATION SHEET II

### DUTY TO INDEMNIFY

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



**JENKINS ENGINEERING, INC.**  
78 EGLIN PARKWAY NE, SUITE 203  
FORT WALTON BEACH, FLORIDA 32548  
PHONE 850.837.2448  
PHONE 850.837.2448  
FAX 850.729.2480



JAMIE S. EUBANKS, P.E.  
FL REGISTRATION NO. 71438

BY: [Signature]

JW  
JSE

DESCRIPTION

REVISIONS PER CITY COMMENTS

REVISIONS PER CITY COMMENTS

DATE

REV

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2 08/15/22

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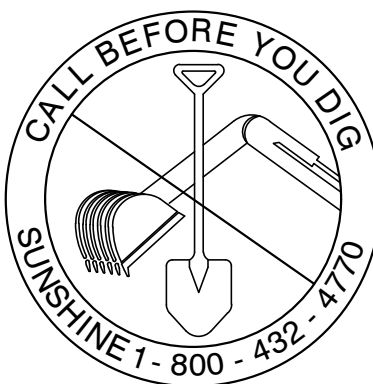
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**BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY:**  
 PLS GROUP, INC.  
 PROJECT NO: 21-211

CONTRACTOR RESPONSIBLE TO OBTAIN SIGNED AND SEALED SURVEY FROM OWNER AND VERIFY BENCHMARKS, CONTROL, AND CONSTRUCTION FIELD STAKES PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

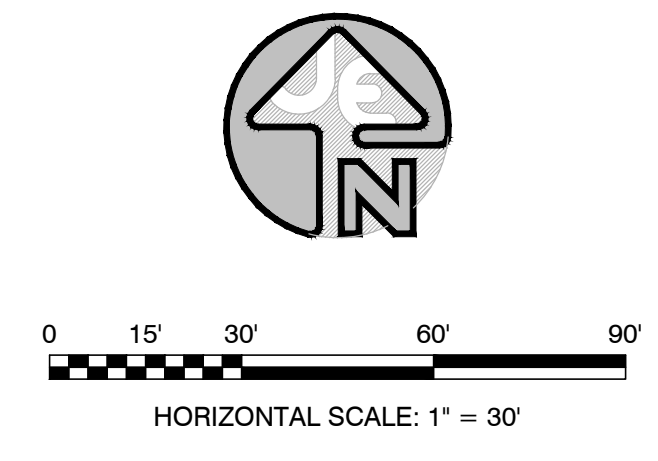
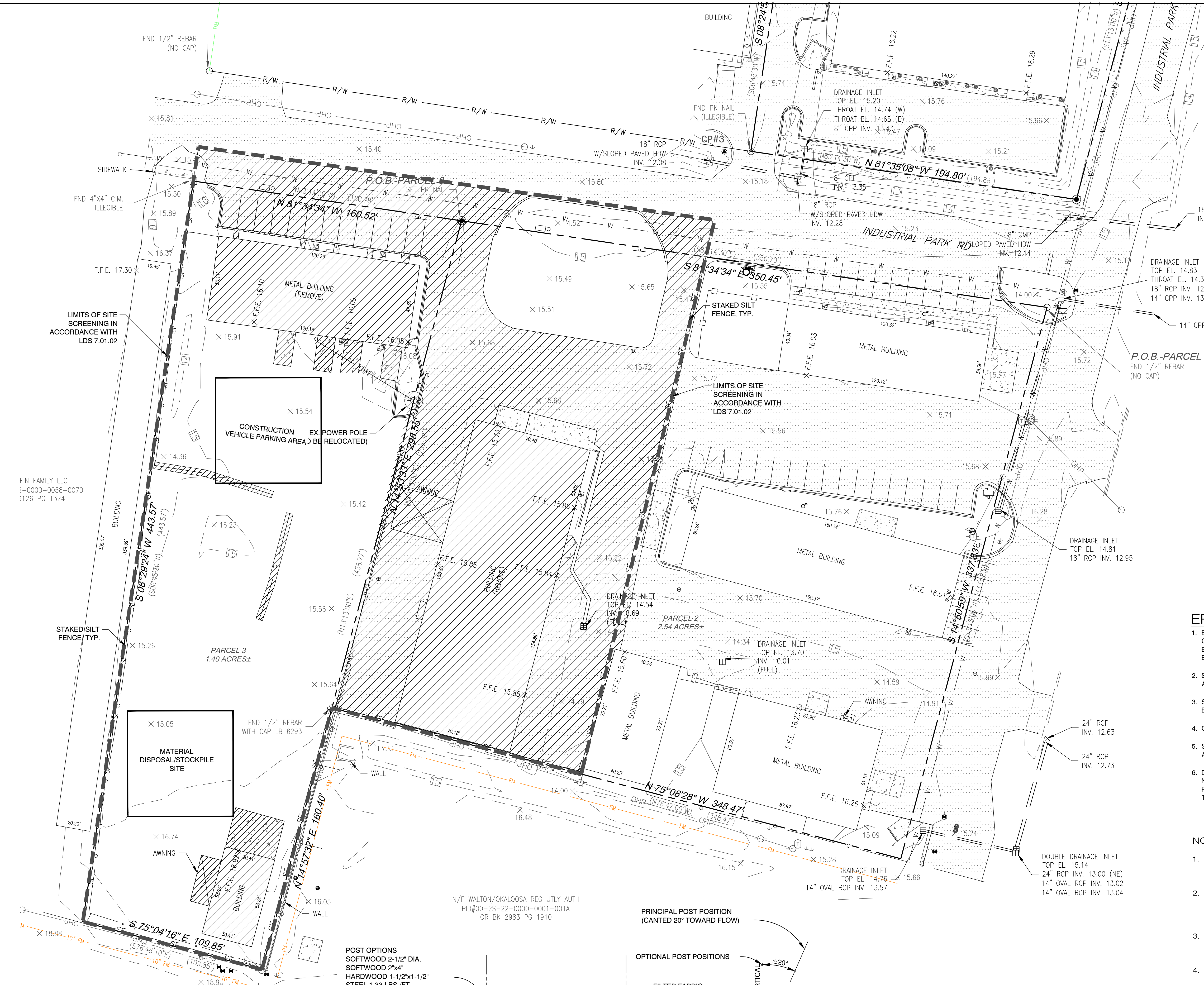
PLS GROUP, INC  
 326 TWIN LAKES DR.  
 PANAMA CITY BEACH, FLORIDA 32407  
 PHONE: (850) 588-5354

**CONTROL POINTS**

CP#1  
 N:513234.57  
 E:1344758.90  
 EL:16.78

CP#2  
 N:513145.76  
 E:1344934.14  
 EL:14.86

CP#3  
 N:512925.86  
 E:1344804.70  
 EL:15.30



**LEGEND**

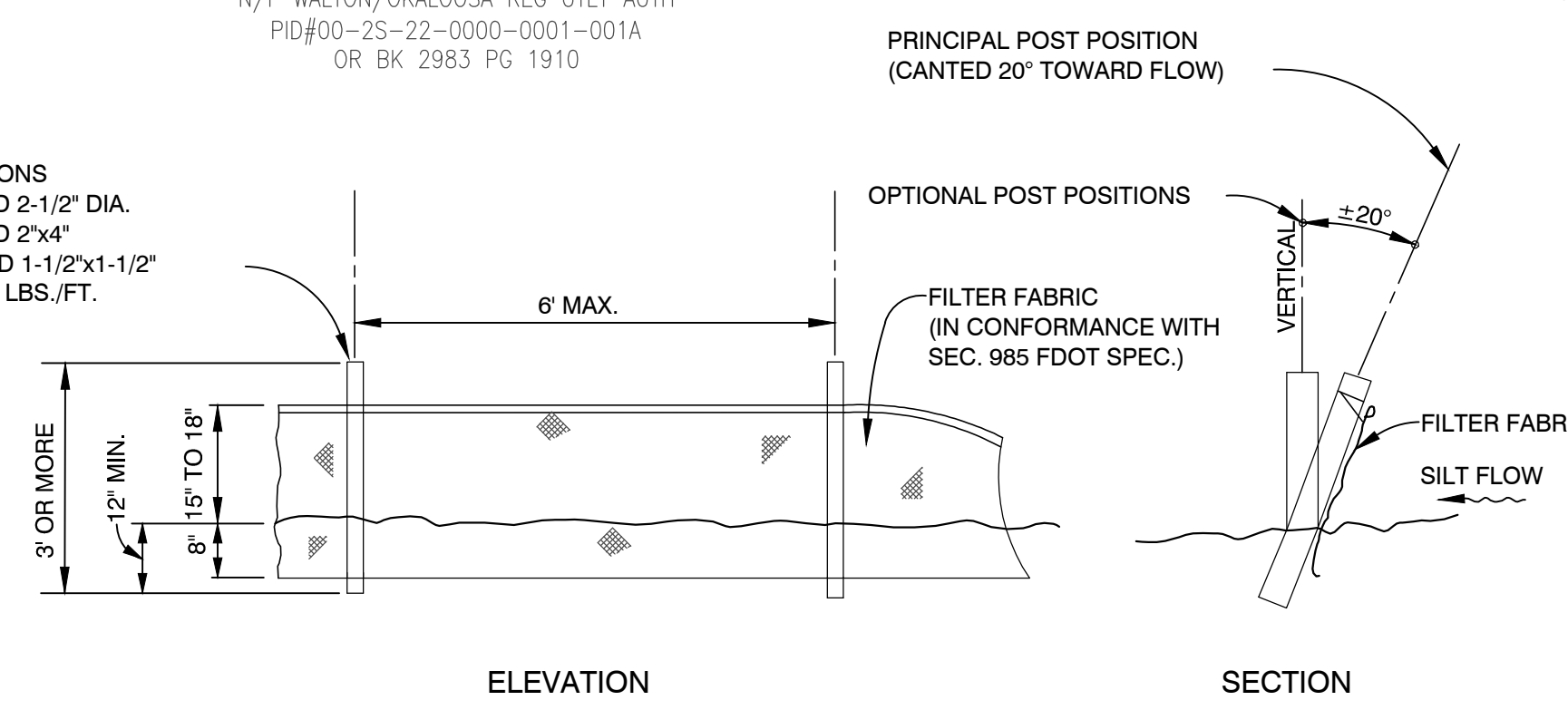
---	PROPERTY LINE
- - -	EX. CONTOUR
---	STAKED SILT FENCE
▨	TO BE REMOVED
▩	EX. PAVEMENT

**EROSION NOTES**

- EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
- SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
- STORMWATER DETENTION BANKS TO THE NORMAL POOL ELEVATION SHALL BE SODDED.
- GRADES AT CURBS ARE AT FLOWLINE.
- SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS ALL COURSE AT EDGE OF SITE AND AT 150' INTERVALS.
- DEVELOPER OR THEIR DESIGNATED CONTRACTOR SHALL PROVIDE COPIES OF NPDES NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO CITY OF DESTIN DESIGNATION ORDER INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**NOTES:**

- IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN, UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
- THIS SURVEY, PLAN OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OR BOOK 1896, PAGE 1273.
- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
- LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
- THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
- THIS DRAWING IS INTENDED TO BE PRINTED ON 34X22. IF PRINTED IN A DIFFERENT SIZE THE SCALE WILL BE INACCURATE. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0488J, EFFECTIVE DATE 3/9/2021, THIS SITE LIES WITHIN ZONE X DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



**TYPE III SILT FENCE**  
N.T.S.

**STOCKPILE NOTES:**

- SOIL STOCKPILES SHOULD BE PROTECTED OR ADEQUATELY COVERED FROM STORMWATER DURING CONSTRUCTION.
- ACCEPTABLE COVER MEASURES INCLUDING:
  - A. SILT FENCING
  - B. TRENCH AROUND THE BASE OF THE STOCKPILE
  - C. TARP
  - D. TEMPORARY SEEDING.
- STOCK PILES SHALL NOT BE PLACED NEAR THE PERIMETER OF THE SITE, NEAR A WATERBODY OR STORM DRAIN INLET, OR WITHIN 10 FEET OF AN INFILTRATION/EXFILTRATION SYSTEM.

**JENKINS ENGINEERING, INC.**  
 101 HART STREET  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.876.5141  
 PHONE 850.837.2448  
 FAX 850.729.2480

**JAMIE S. STEWART**  
 LICENSED SURVEYOR  
 No. 71438  
 STATE OF FLORIDA  
 Digitally signed by Jamie S. Stewart  
 DN: cn=Jamie S. Stewart, o=Jenkins Engineering, ou=Professional Surveyors, email=jamie@jenkseng.com, c=US  
 Date: 2022.01.15 15:51:59-0500

**JAMIE S. EUBANKS** P.E.  
 FL. REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
1	07/19/22	REVISIONS PER CITY COMMENTS
2	08/15/22	REVISIONS PER CITY COMMENTS

**BY:** JAW/JSE

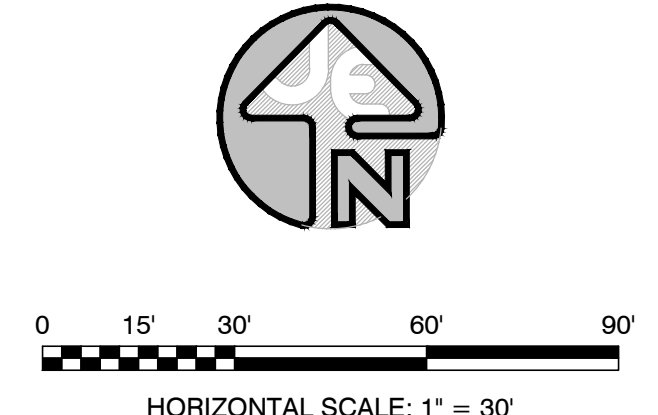
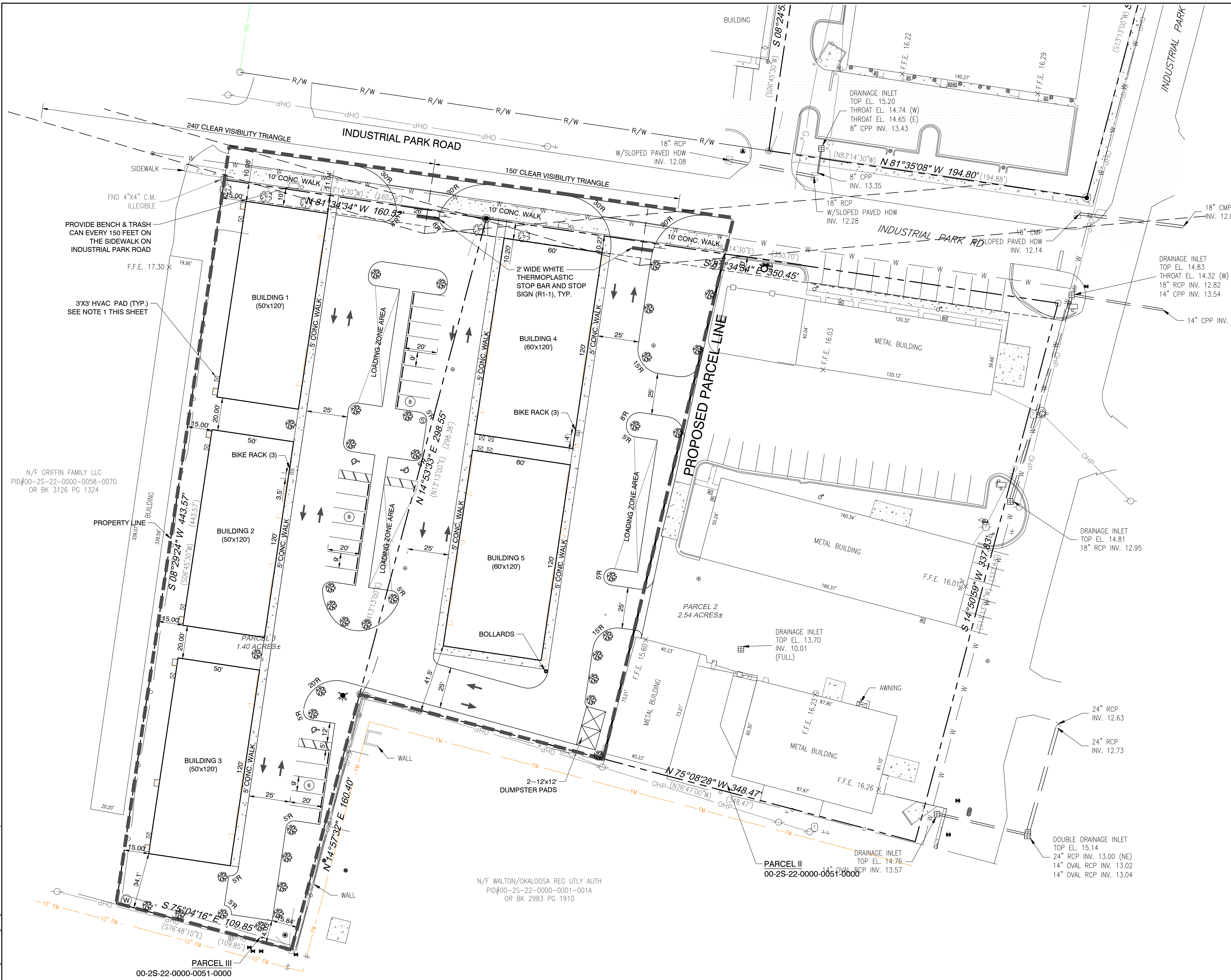
**JOB:** 22-01  
**DATE:** 03/22/22  
**DESIGNED:** JSE  
**DRAWN:** JAW/CEJ

**DH INVESTMENTS, INC.**  
**DESTIN INDUSTRIAL PARK**  
 CITY OF DESTIN, FLORIDA  
**EX. CONDITIONS & DEMOLITION PLAN**

BAR IS ONE INCH ON ORIGINAL  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

**DRAWING NUMBER**  
3 OF 11  
**SHEET NUMBER**  
C03

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**SITE DATA TABLE**

PARCEL ID: 00-25-22-0000-0001-0020; 00-25-22-0000-0051-0000  
 CURRENT LAND USE: IN  
 FUTURE LAND USE: IN  
 ZONING: IN  
 FLOOD ZONE: X\*

**BUILDING SETBACKS:**  
 REQUIRED: FRONT = 10 FEET MAX PROVIDED: FRONT = 10.2 FEET  
 SIDE = 0 FEET SIDE = 15.0 FEET  
 REAR = 0 FEET REAR = 34.1 FEET

**BUILDING HEIGHT:** THREE STORY (35' HEIGHT MAX.)  
 PROVIDED: ONE STORY (LESS THAN 25')

GROSS FLOOR AREA: 32,400 SQ.FT.  
 TOTAL SITE AREA: 106,806.7 SQ.FT. OR 2.45 AC.  
 FAR ALLOWED: 1.30  
 FAR PROPOSED: 0.30

IMPERVIOUS AREA ALLOWED: 79,955.0 SQ.FT. OR 75%  
 IMPERVIOUS AREA PROPOSED: 79,519.2 SQ.FT. OR 74.6%  
 OPEN SPACE REQUIRED: 26,651.7 SQ.FT. OR 25% MIN.  
 OPEN SPACE PROVIDED: 27,087.5 SQ.FT. OR 25.4%  
 MAX. PARKING SPACES REQUIRED: 27 SPACES

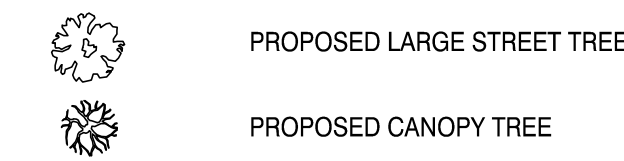
1 SPACE FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET DEVOTED TO WAREHOUSING; 1 SPACE FOR EVERY 2,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE SECOND 20,000 SQUARE FEET

PARKING SPACES PROVIDED: 23 SPACES  
 BICYCLE SPACES REQUIRED: 0.10 SPACES PER PARKING SPACE = 5 SPACES  
 BICYCLE SPACES PROVIDED: 6 SPACES

\* ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0488A, EFFECTIVE DATE 3/9/2021, THIS SITE LIES WITHIN ZONE X DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

**MECHANICAL EQUIPMENT NOTES:**

- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF DESTIN LDC 7.09.02.B.1.
- IF FINAL LOCATION OF MECHANICAL EQUIPMENT VARIES FROM LOCATION SHOWN, DEVELOPER SHALL PROVIDE UPDATED LOCATION FOR ADDITIONAL REVIEW TO THE CITY OF DESTIN.



**TREE REQUIREMENT:**

- REQUIRED FRONTAGE:  
 1 LARGE TREE PER 50': 252 LF / 50 FT = 5.04 TREES  
 PROVIDED FRONTAGE: 6 TREES  
 1 TREE PER LANDSCAPE ISLAND (10' MIN.): 12 TREES  
 REQUIRED REFORESTATION:  
 10 REFORESTATION TREES PER 1/8 ACRE: 2.45 AC x 10 = 24.5 = 25 TREES  
 PROVIDED REFORESTATION: 25 TREE  
 TOTAL TREES: 43
- TREE LOCATIONS MAY SHIFT TO AVOID CONFLICTS WITH DRIVEWAYS, UTILITIES, AND OTHER SUCH ITEMS.

\* IN ACCORDANCE WITH SECTION 8.09.03.A.6.D THE EXACT QUANTITY OF STREET TREES SHALL BE BASED ON THE DEFINED SIZE OF SPECIES FOUND IN LDC SECTION 12.04.04, TABLE 12-1. THE MAXIMUM NUMBER STREET TREES IS SHOWN AS SMALL TREES.

- 1 TREE PER 30' FRONTAGE FOR SMALL TREES
- 1 TREE PER 40' FRONTAGE FOR MEDIUM TREES
- 1 TREE PER 50' FRONTAGE FOR LARGE TREES

**JENKINS ENGINEERING, INC.**  
 101 HART STREET  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.876.5141  
 FAX 850.729.2480

Professional Engineer Seal for Jamie S. Eubanks, P.E., License No. 71438, State of Florida.

REV	DATE	DESCRIPTION
1	07/15/22	REVISIONS PER CITY COMMENTS
2	08/15/22	REVISIONS PER CITY COMMENTS

DH INVESTMENTS, INC.  
**DESTIN INDUSTRIAL PARK**  
 CITY OF DESTIN, FLORIDA  
**SITE & LANDSCAPE PLAN**

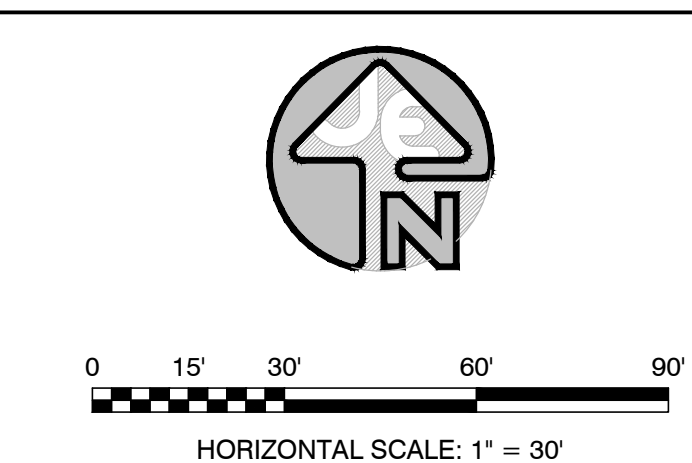
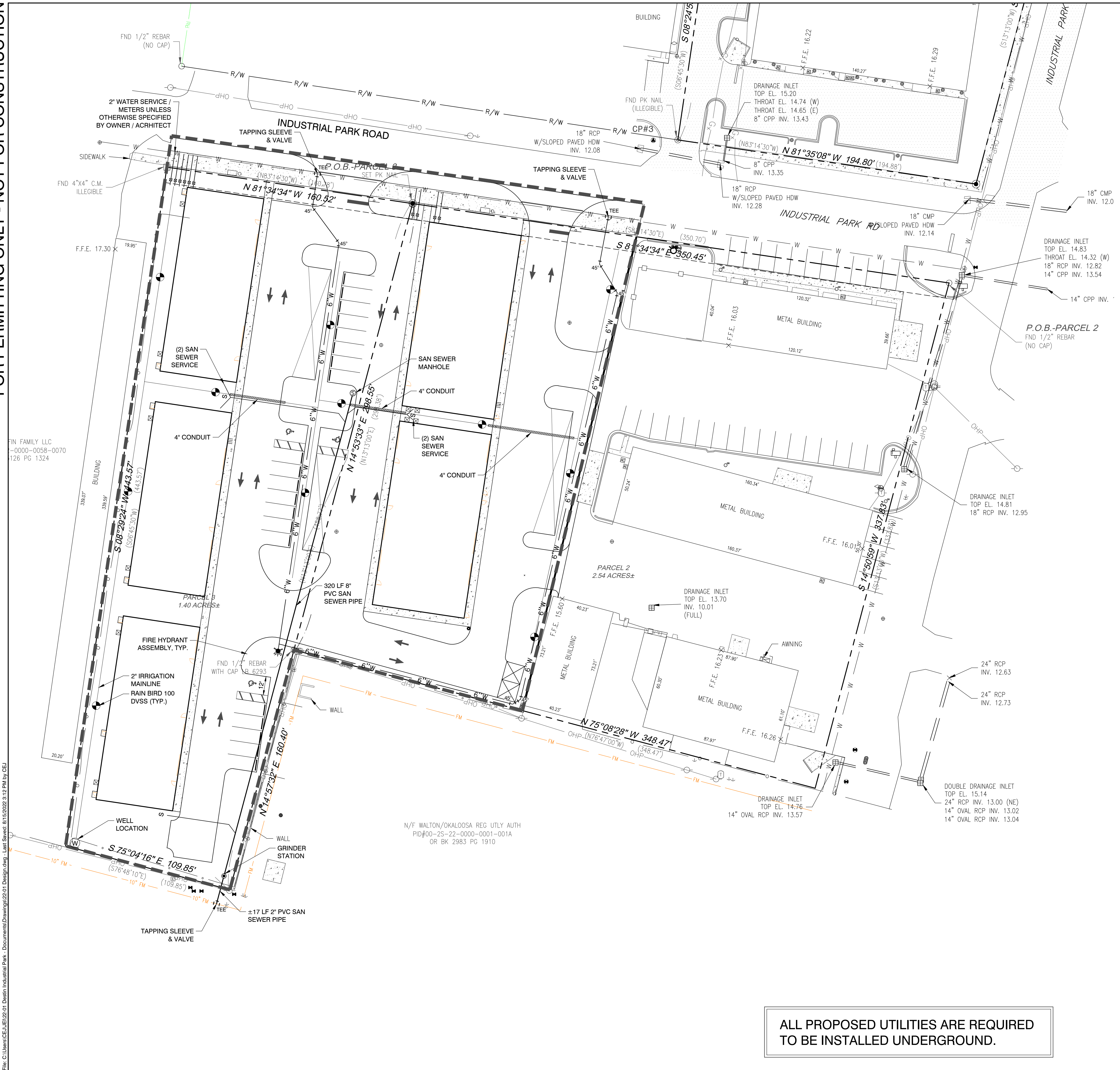
JOB: 22-01  
 DATE: 03/22/22  
 DESIGNED: JSE  
 DRAWN: JAW/CEJ

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**C04**

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**JENKINS ENGINEERING, INC.**  
 101 HART STREET  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.837.2448  
 FAX 850.837.2450

**JAMIE STEWART EUBANKS**  
 LICENSE  
 No. 71438  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER

JAMIE S. EUBANKS, P.E.  
 FL. REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
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**DH INVESTMENTS, INC.**  
**DESTIN INDUSTRIAL PARK**  
 CITY OF DESTIN, FLORIDA  
**UTILITY & IRRIGATION PLAN**

JOB: 22-01  
 DATE: 03/22/22  
 DESIGNED: JSE  
 DRAWN: JAW/CEJ

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 ADJUST SCALES ACCORDINGLY

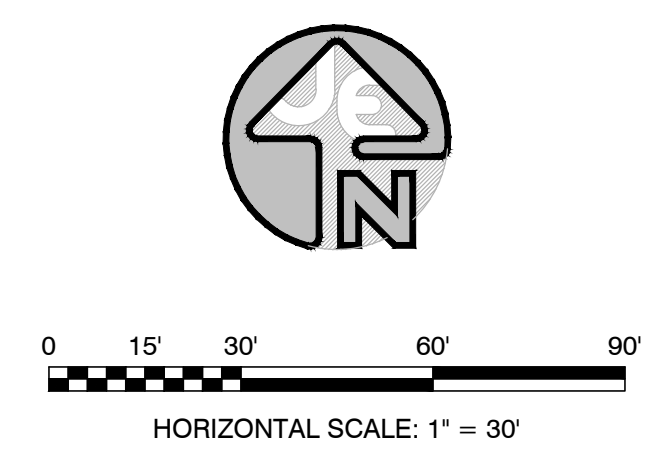
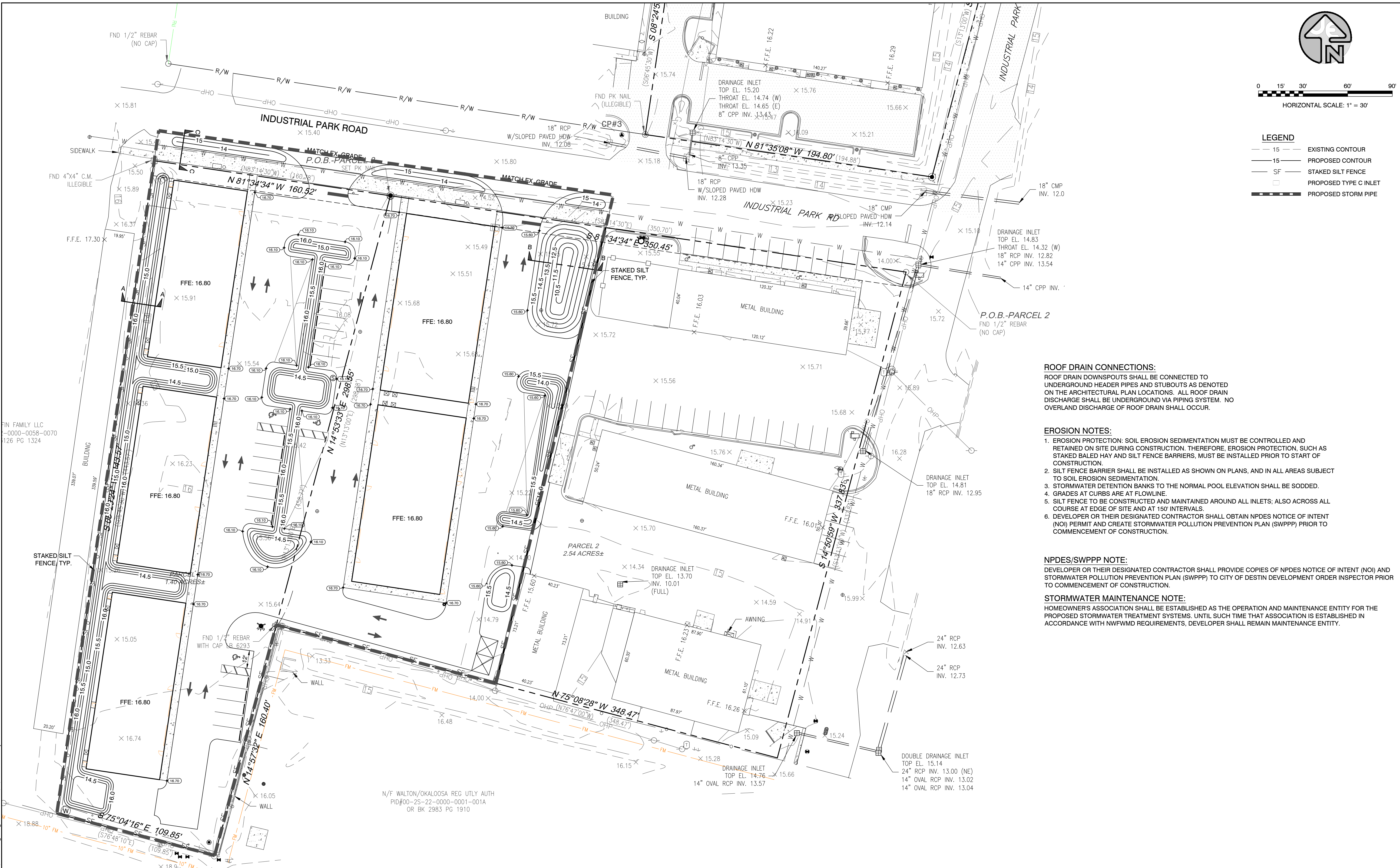
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 5 OF 11  
 SHEET NUMBER  
**C05**

- UTILITY NOTES:**
- ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
  - FIELD VERIFIED AND SCALED "AS BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
  - ALL SANITARY GRAVITY MAINS AND MANHOLES ARE TO BE VIDEOED AND COPY GIVEN TO DESTIN WATER USERS, INC. FOR REVIEW AND APPROVAL.
  - ALL WATER MAIN TAPS AND CONNECTIONS ARE TO BE WITNESSED BY DESTIN WATER USERS, INC. WITH A 24HRS NOTICE GIVEN.
  - DESTIN WATER USERS WILL TAKE OVER THE UTILITIES TO OWN AND OPERATE, IF OWNER IS IN AGREEMENT WITH A DEDICATED EASEMENT FOR WATER MAINS AND SEWER MAINS AND POSSIBLE A LIFT STATION IN OCCURRENCE WITH DESTIN WATER USERS, INC. INSTALLATION SPECIFICATIONS.
  - ALL PROPOSED METERS WILL BE IN THE RIGHT OF WAY OF INDUSTRIAL PARK ROAD.
  - FIRE HYDRANT WILL BE AMERICAN DARLING 5 1/4" B-84-B WITH TAMPER PROOF BONNET.
  - RP BACKFLOWS WILL BE REQUIRED AT METER CONNECTIONS AND WILL BE TESTED, A COPY OF THE TEST RESULTS GIVEN TO DESTIN WATER USERS BEFORE WATER IS TURN ON TO THE BUILDINGS.
  - FINAL IRRIGATION AND WELL DESIGN SHALL BE PROVIDED BY OTHERS.

**ALL PROPOSED UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND.**

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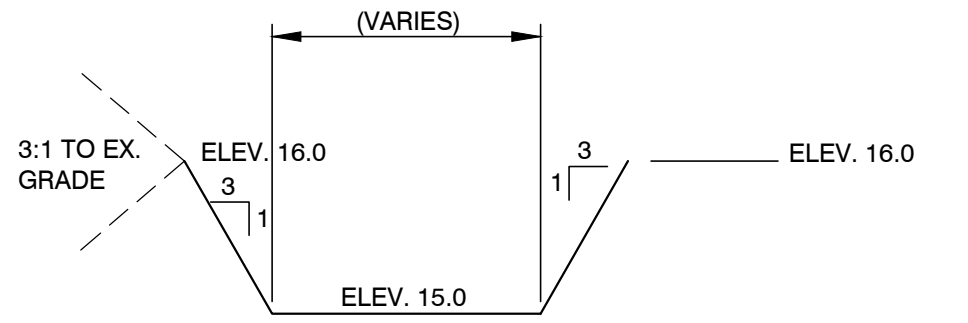
- 15 — EXISTING CONTOUR
- 15 — PROPOSED CONTOUR
- SF — STAKED SILT FENCE
- PROPOSED TYPE C INLET
- — PROPOSED STORM PIPE

**ROOF DRAIN CONNECTIONS:**  
 ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND HEADER PIPES AND STUBOUTS AS DENOTED ON THE ARCHITECTURAL PLAN LOCATIONS. ALL ROOF DRAIN DISCHARGE SHALL BE UNDERGROUND VIA PIPING SYSTEM. NO OVERLAND DISCHARGE OF ROOF DRAIN SHALL OCCUR.

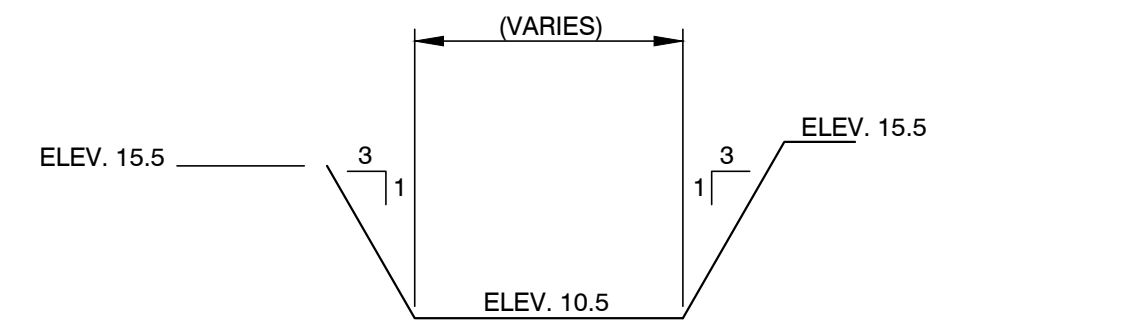
- EROSION NOTES:**
1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
  2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
  3. STORMWATER DETENTION BANKS TO THE NORMAL POOL ELEVATION SHALL BE SODDED.
  4. GRADES AT CURBS ARE AT FLOWLINE.
  5. SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS ALL COURSE AT EDGE OF SITE AND AT 150' INTERVALS.
  6. DEVELOPER OR THEIR DESIGNATED CONTRACTOR SHALL OBTAIN NPDES NOTICE OF INTENT (NOI) PERMIT AND CREATE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**NPDES/SWPPP NOTE:**  
 DEVELOPER OR THEIR DESIGNATED CONTRACTOR SHALL PROVIDE COPIES OF NPDES NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO CITY OF DESTIN DEVELOPMENT ORDER INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

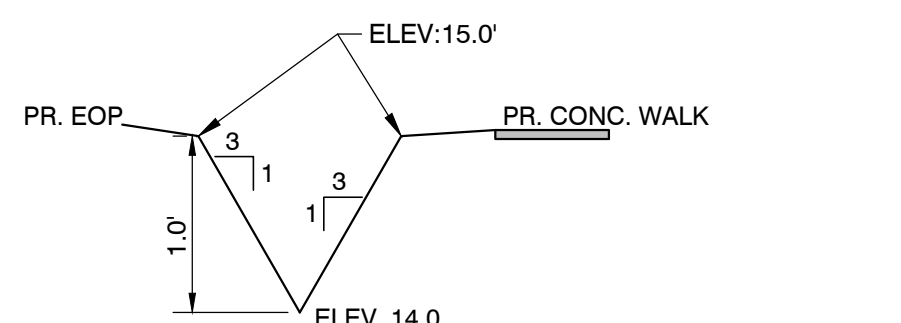
**STORMWATER MAINTENANCE NOTE:**  
 HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED AS THE OPERATION AND MAINTENANCE ENTITY FOR THE PROPOSED STORMWATER TREATMENT SYSTEMS. UNTIL SUCH TIME THAT ASSOCIATION IS ESTABLISHED IN ACCORDANCE WITH NWFVMD REQUIREMENTS, DEVELOPER SHALL REMAIN MAINTENANCE ENTITY.



**SECTION A-A**  
N.T.S.



**STORMWATER POND SECTION B-B**  
N.T.S.



**SWALE SECTION C-C**  
N.T.S.

NOTE: ALL SLOPES AND BOTTOM OF POND TO BE SODDED

NOTE: ALL SLOPES AND BOTTOM OF POND TO BE SODDED

NOTE: ALL SLOPES AND BOTTOM OF POND TO BE SODDED

JN FAMILY LLC  
 0000-0058-0070  
 126 PG 1324

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N/F WALTON/OKALOOSA REG UTLY AUTH  
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 OR BK 2983 PG 1910

**JENKINS ENGINEERING, INC.**  
 101 HART STREET  
 NICEVILLE, FLORIDA 32578  
 PHONE 850.876.5141  
 FAX 850.729.2480

**JENKINS ENGINEERING, INC.**  
 75 EGLIN PARKWAY NE SUITE 203  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.837.2448  
 FAX 850.837.2450

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JENKINS ENGINEERING, INC.

REV	DATE	DESCRIPTION
1	07/19/22	REVISIONS PER CITY COMMENTS
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DH INVESTMENTS, INC.

DESTIN INDUSTRIAL PARK  
CITY OF DESTIN, FLORIDA

GRADING PLAN

JOB: 22-01

DATE: 03/22/22

DESIGNED: JSE

DRAWN: JAW/CEJ

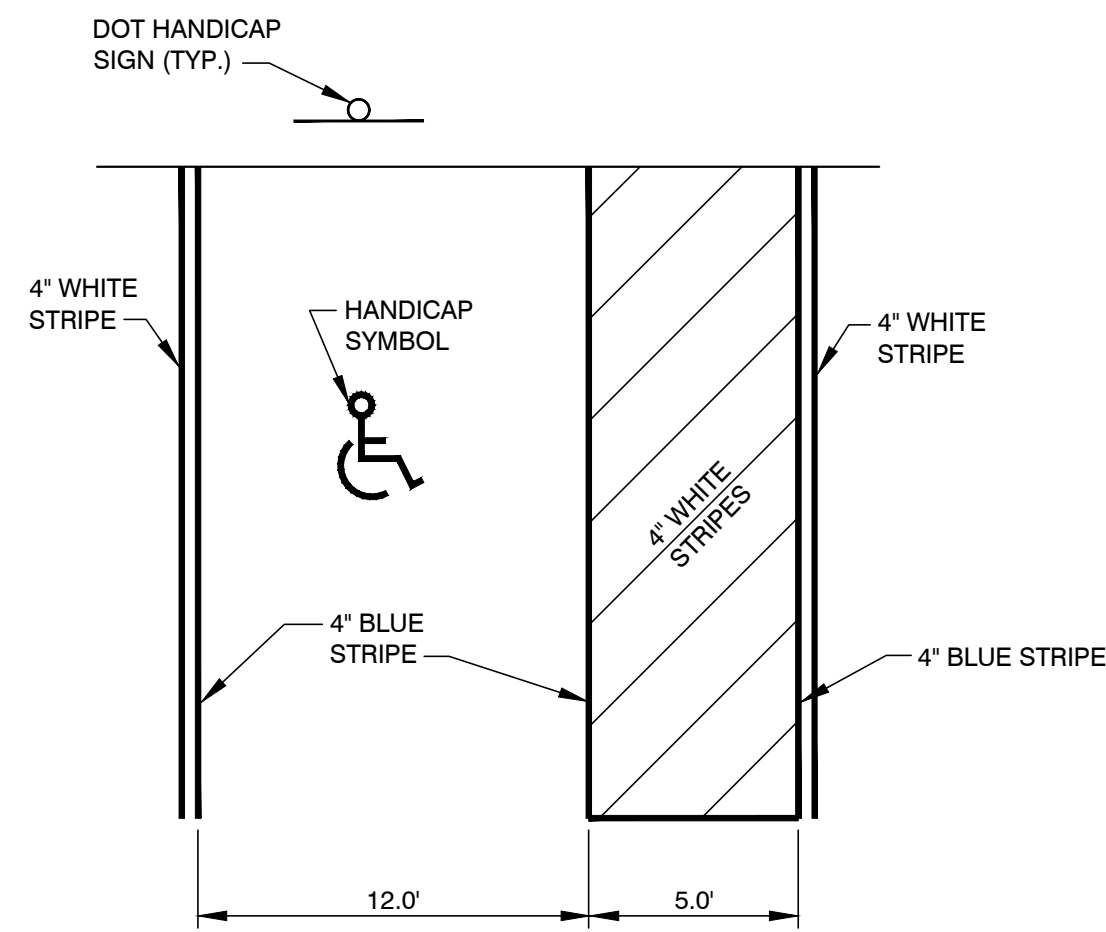
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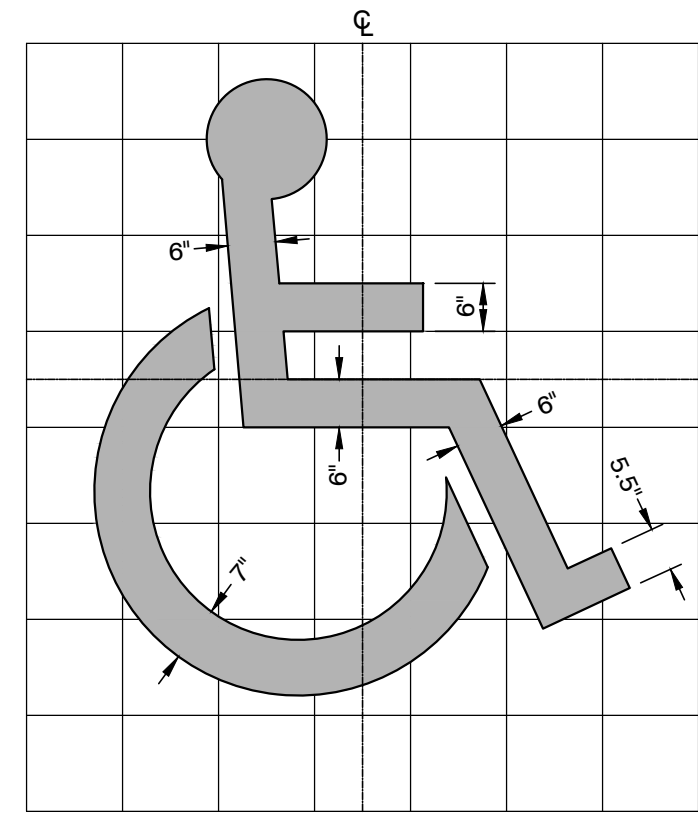
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SHEET NUMBER  
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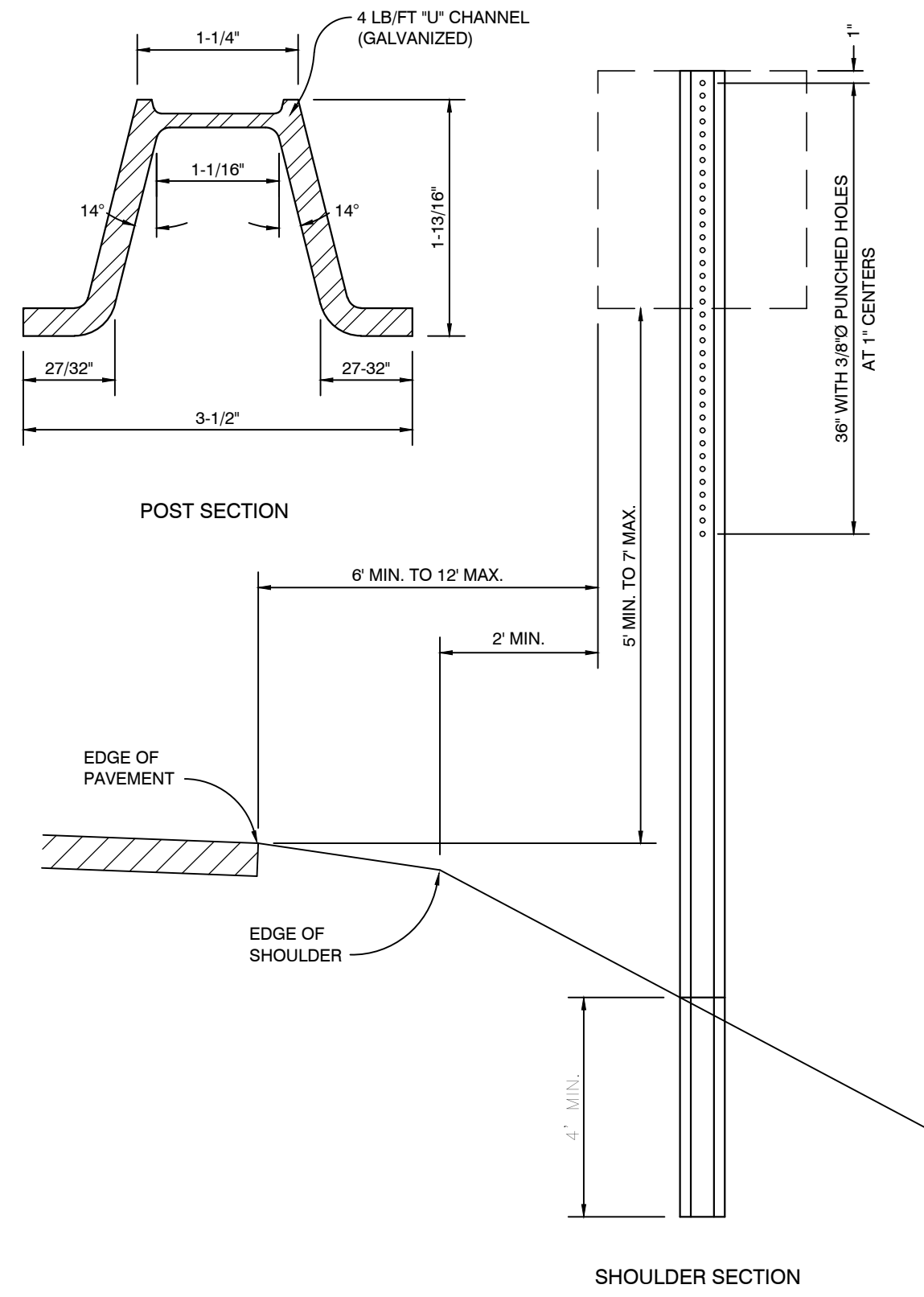


NOTE:  
HANDICAP PARKING SPACES SHALL BE A MINIMUM OF TWELVE (12) FEET WIDE, MEASURED FROM CENTER TO CENTER OF THE BLUE DEMARCATION LINES.

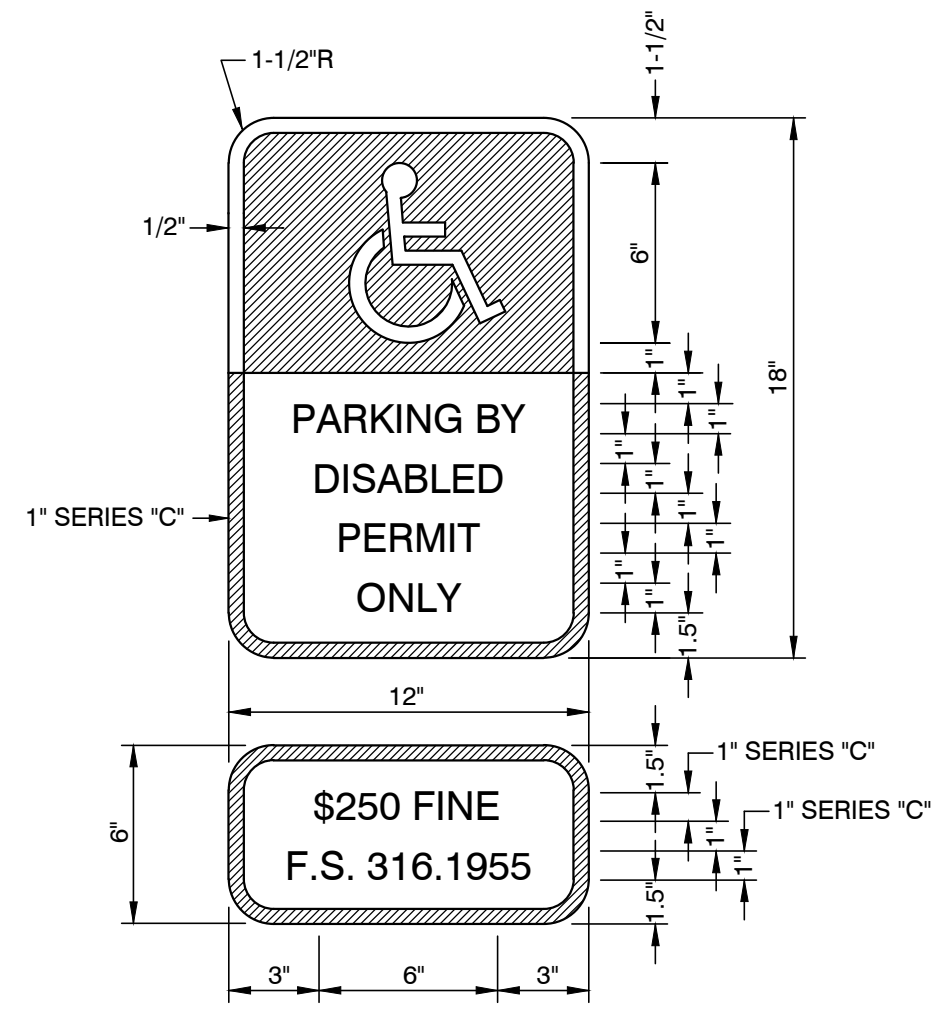


**COLOR CONTRAST**  
CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

NOTE:  
SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.

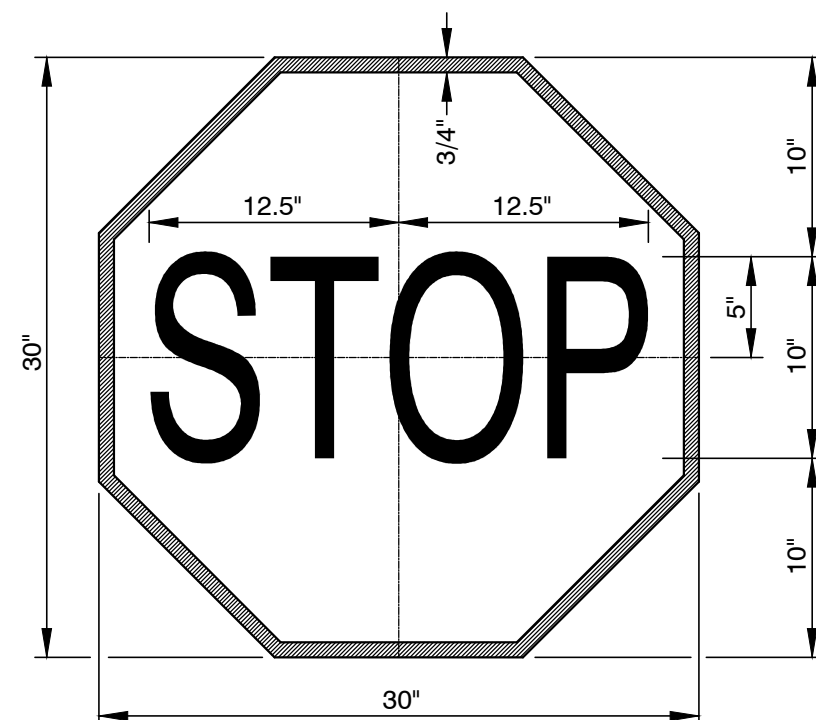


NOTE:  
SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.



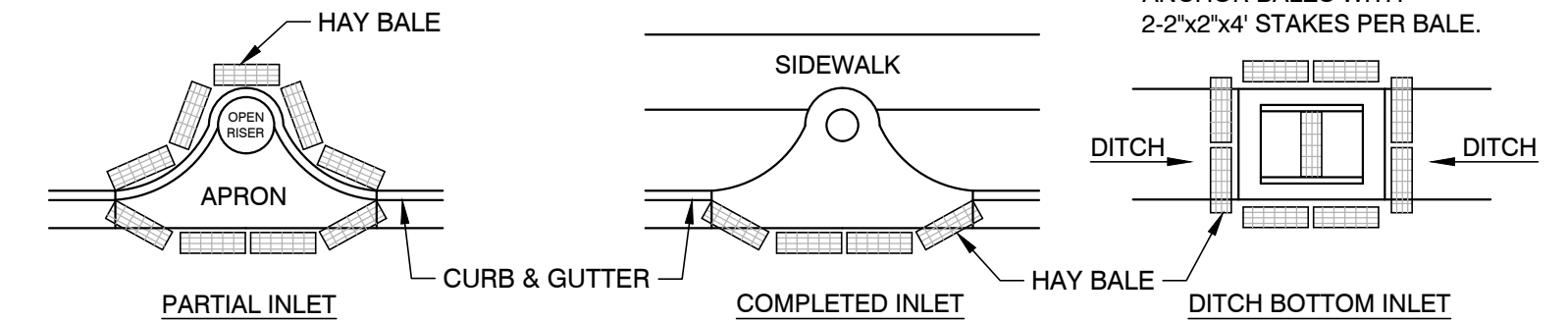
THIS PANEL SHALL BE INSTALLED UNDER THE FTP-25 OR FTP-26 HANDICAP PARKING SIGN.

NOTE:  
SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.

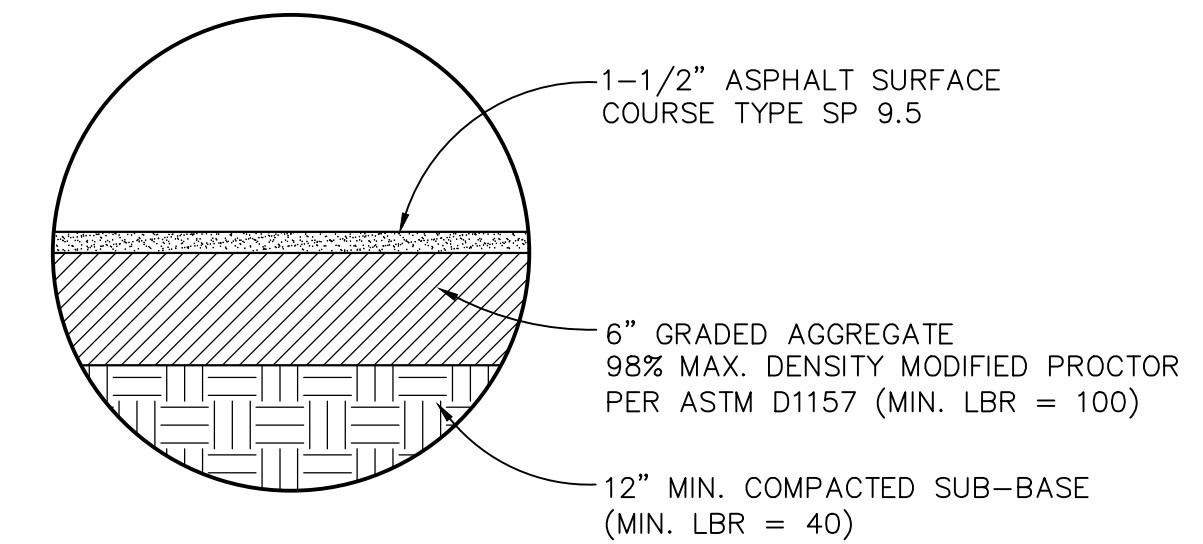


**SIGN DESIGNATION:** R1-1 LEGEND, BORDER (REFL.)  
**RELECTORIZATION:** BORDER (REFL.)  
**SIGN COLORS:** LEGEND, BORDER (WHITE); BACKGROUND (RED)

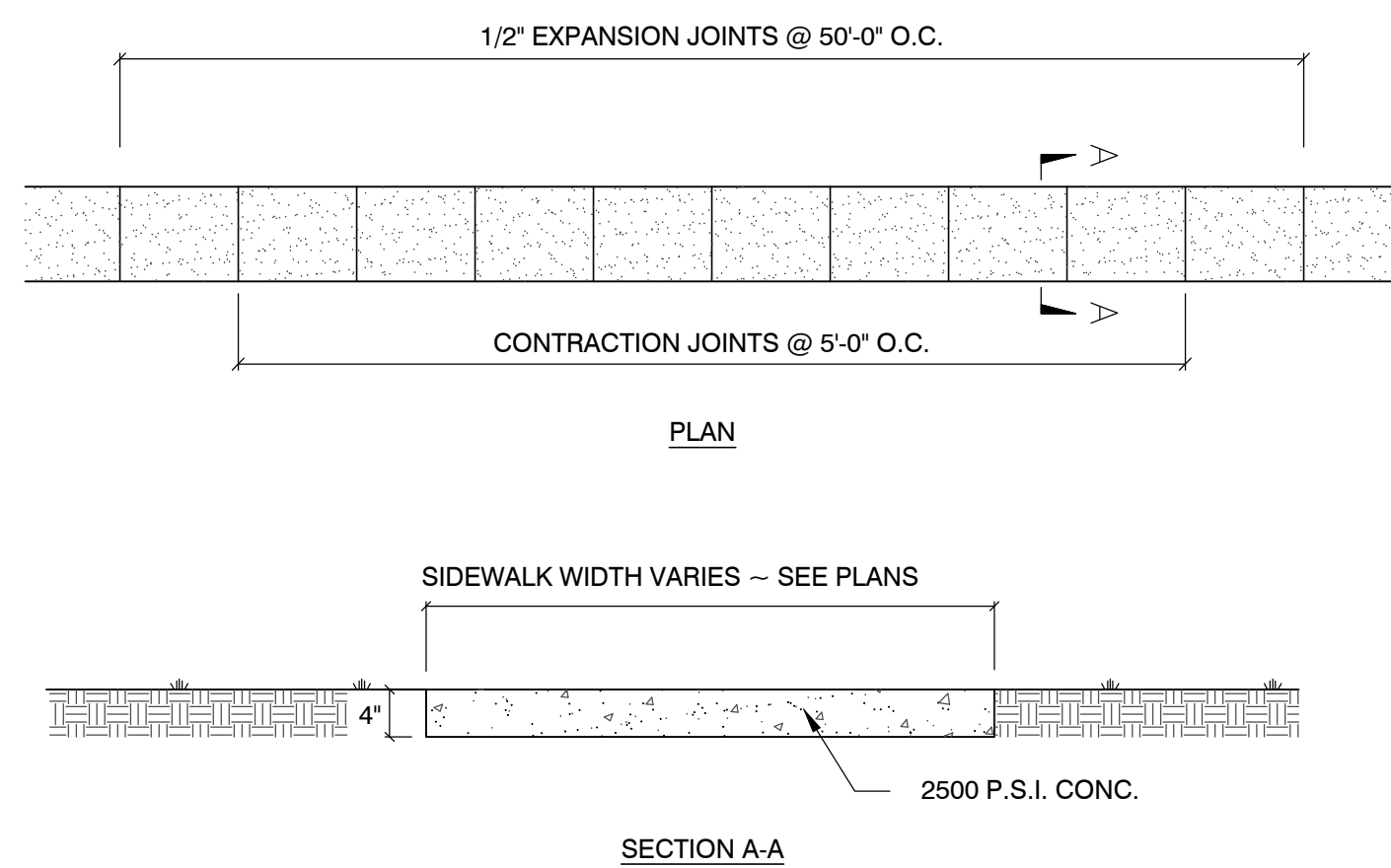
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SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.



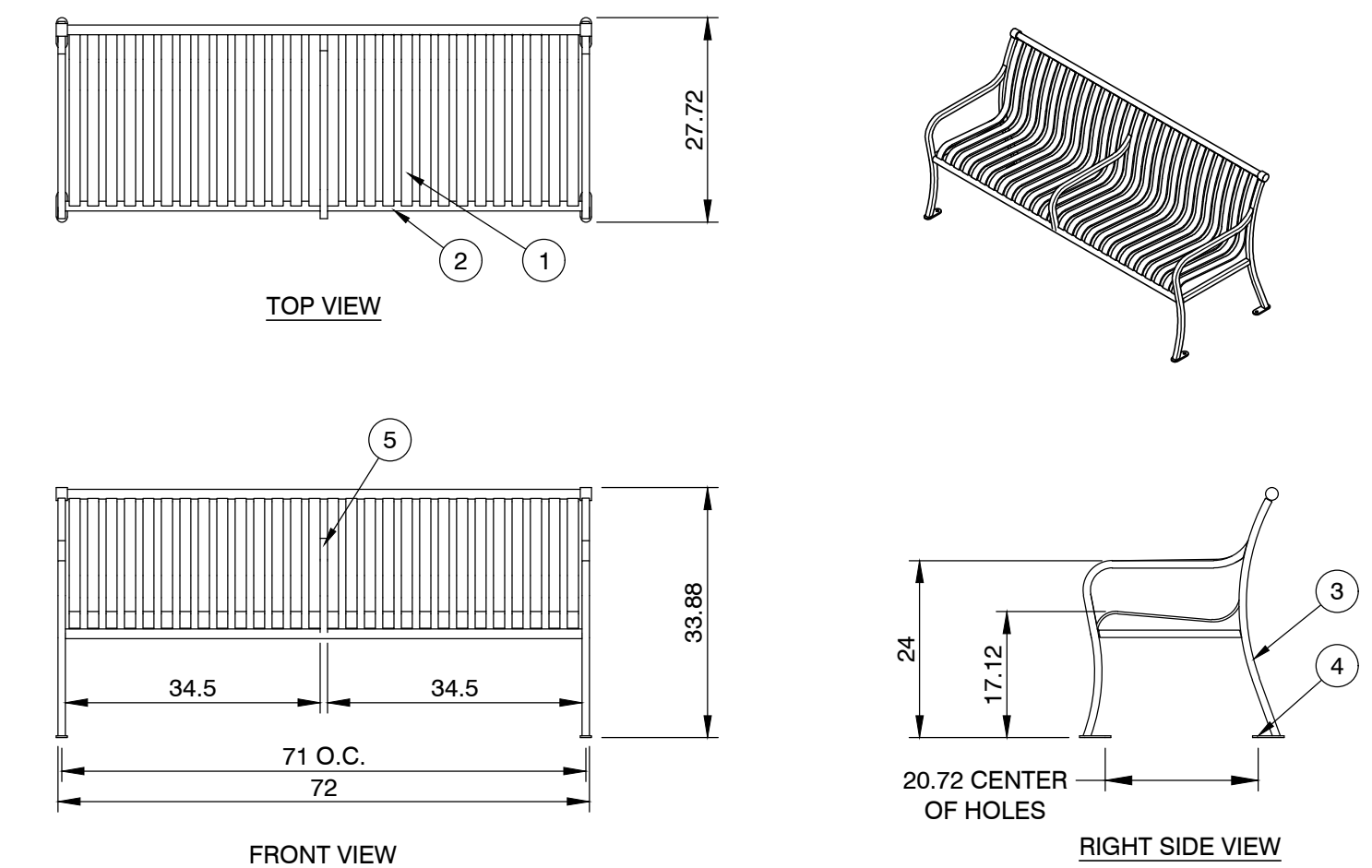
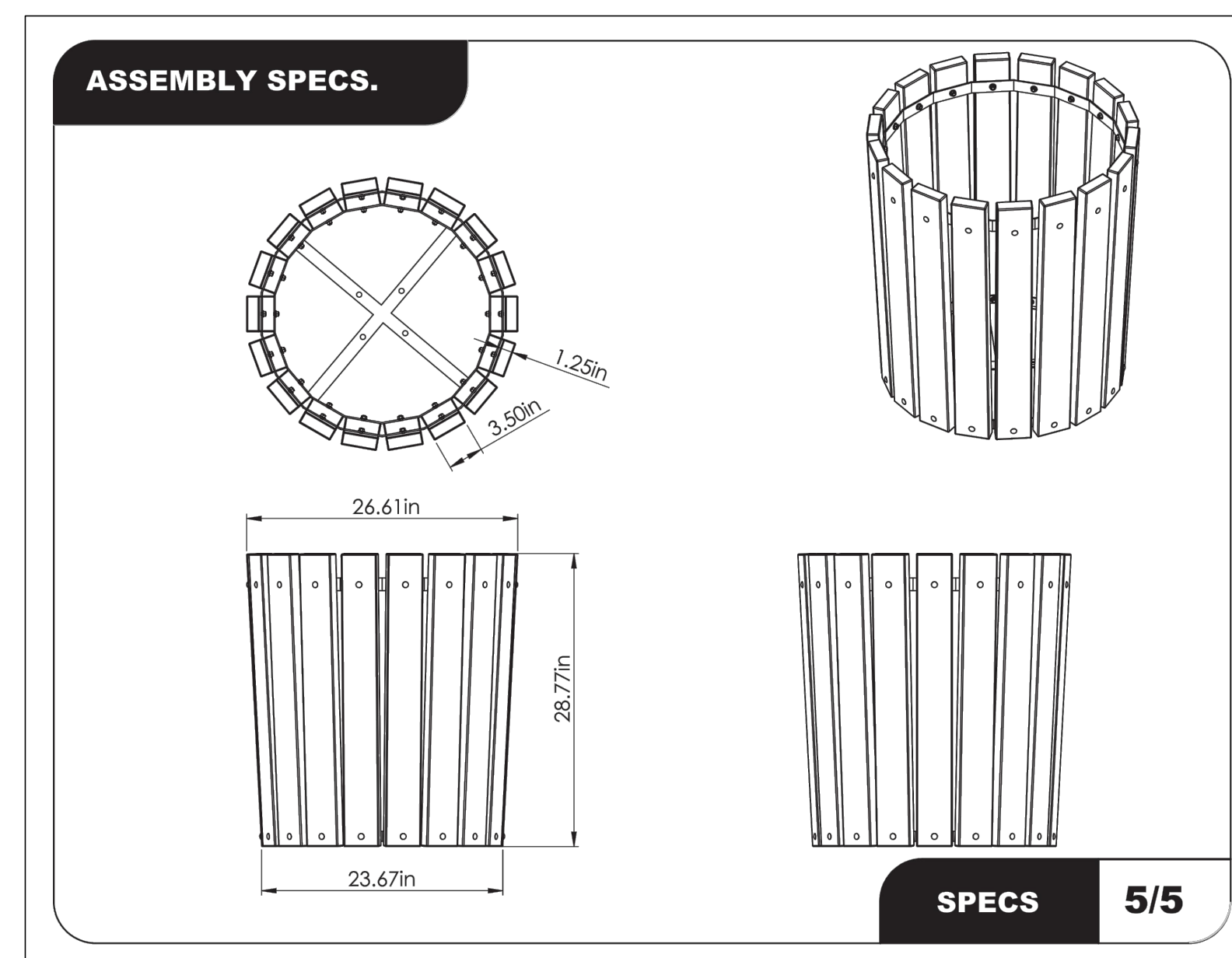
NOTE:  
ANCHOR BALES WITH 2-2"x2"x4" STAKES PER BALE.



NOTE:  
SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.

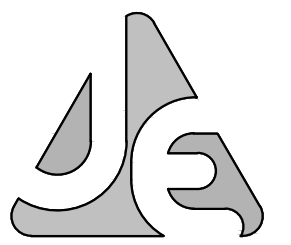


NOTE:  
SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.

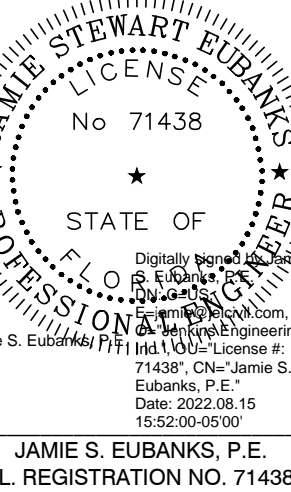


**MATERIALS LIST:**  
(1) SEAT STRAPS - 5/16" x 1 1/2" STEEL FLAT BAR  
(2) SUPPORT PIPES - Ø 1.315" x .133" STEEL PIPE  
(3) END UNITS - 1" SQUARE SOLID STEEL BAR  
(4) SURFACE MOUNT PLATES - 1/4" x 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE  
(5) CENTER ARMREST - 1" SQUARE SOLID STEEL BAR  
(6) MOUNTED WITH FOUR Ø 1/2" x 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)

NOTE:  
SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.



**JENKINS ENGINEERING, INC.**  
79 EGLIN PARKWAY NE, SUITE 203  
FORT WALTON BEACH, FLORIDA 32548  
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FAX (850) 837-2450



JAMIE S. EUBANKS, P.E.  
FL. REGISTRATION NO. 71438

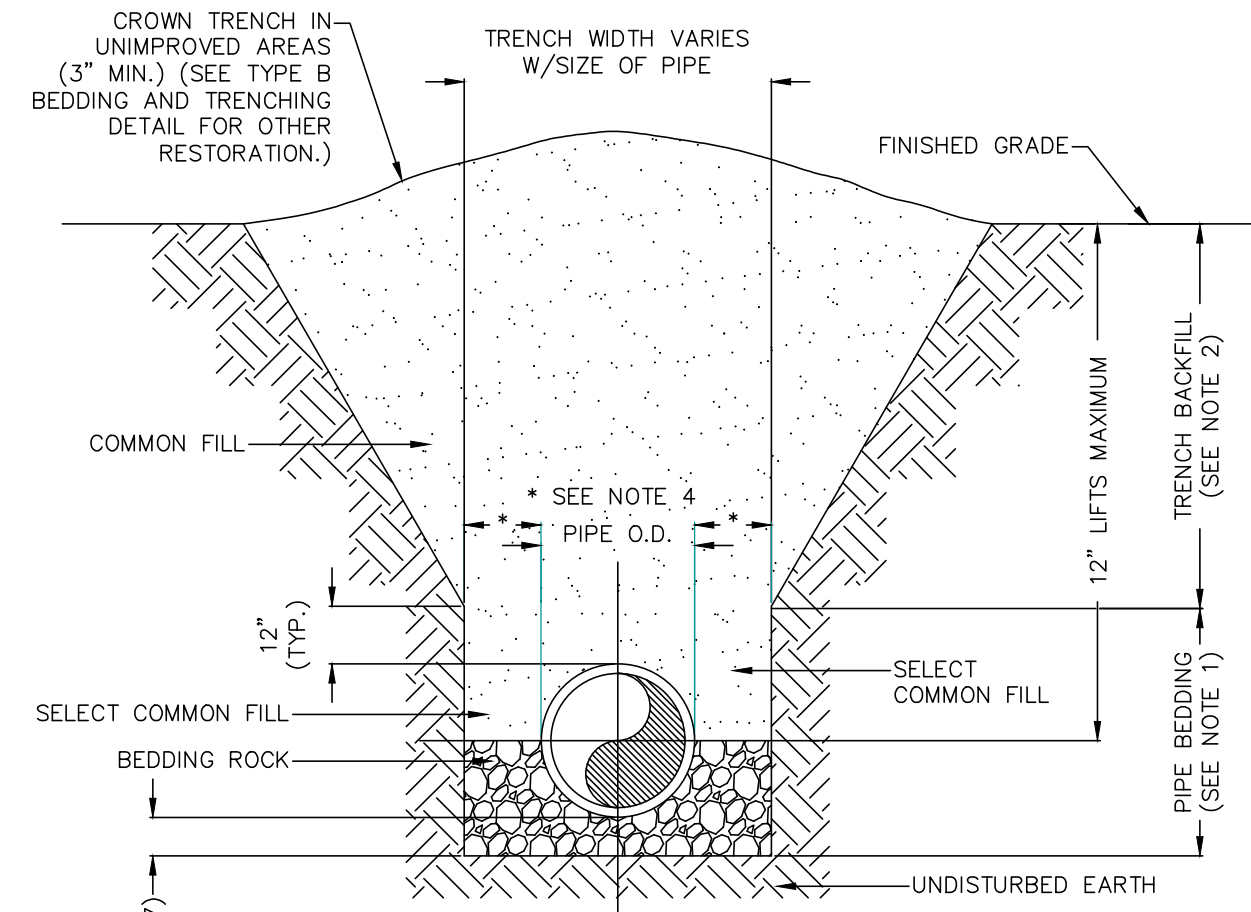
REV	DATE	DESCRIPTION
1	07/15/22	REVISIONS PER CITY COMMENTS
2	08/15/22	REVISIONS PER CITY COMMENTS

**DH INVESTMENTS, INC.**  
**DESTIN INDUSTRIAL PARK**  
CITY OF DESTIN, FLORIDA  
**MISCELLANEOUS DETAILS**

**JOB:** 22-01  
**DATE:** 03/22/22  
**DESIGNED:** JSE  
**DRAWN:** JAW/CEJ

BAR IS ONE INCH ON ORIGINAL  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

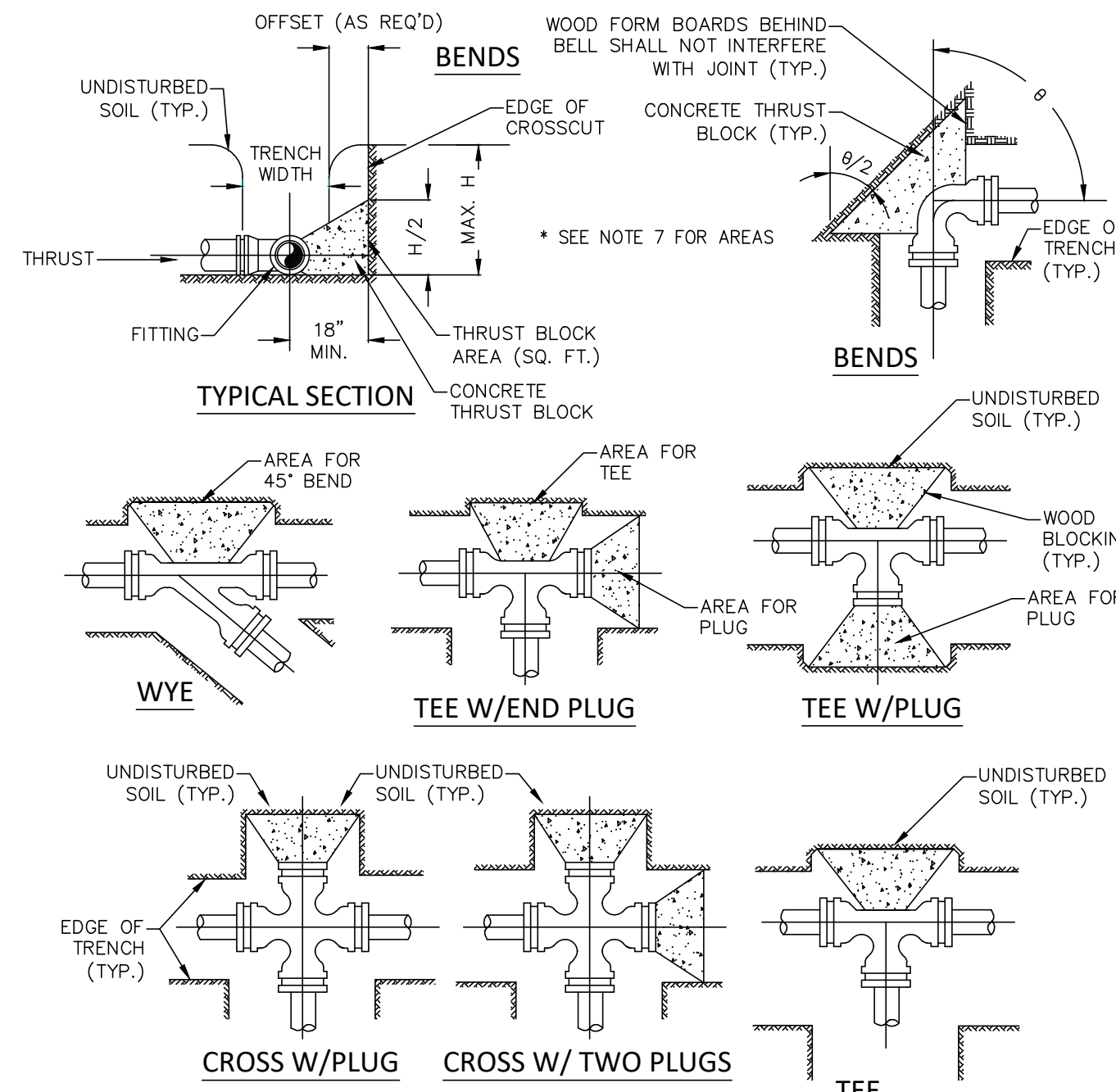
**DRAWING NUMBER**  
7 OF 11  
**SHEET NUMBER**  
C07



**NOTES:**

- 1.) PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- 2.) TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- 3.) USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY DESTIN WATER USERS.
- 4.) (\*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
- 5.) ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- 6.) GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY DESTIN WATER USERS. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM PIPE DIAMETER 16" AND LARGER.
- 7.) DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. DESTIN WATER USERS SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

**TRENCH DETAIL (TYPE A BEDDING) N.T.S.**



**NOTES:**

- 1.) THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
- 2.) EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. JOINTS SHALL NOT BE COVERED BY THRUST BLOCKS. FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (6 MIL) PRIOR TO PLACING CONCRETE THRUST BLOCK.
- 3.) ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS, AS REQUIRED.
- 4.) THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUITE THE SPECIFIC FITTING ARRANGEMENT.
- 5.) ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WERE STANDARD THRUST BLOCKING IS NOT SUITABLE AND/OR SOIL RESISTANCE BEARING IS LESS THAN 1,500 PSF.
- 6.) ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
- 7.) FOR THRUST BLOCK AREAS SEE RESTRAINED PIPE TABLE.

**THRUST BLOCK DETAILS N.T.S.**

SCHEDULE FOR THRUST BLOCK AREAS *								
PIPE SIZE (INCHES)	90 BEND (SQ FT)	45 BEND (SQ FT)	22-1/2 BEND (SQ FT)	11-1/4 BEND (SQ FT)	TEE & PLUG (SQ FT)	CROSS (SQ FT)	WYE (SQ FT)	DESIGN PRESS (PSI)
4	3,840	2,087	1,059	533	2,715	N/A	N/A	150
6	7,932	4,293	2,189	1,100	5,609	N/A	N/A	150
8	13,644	7,385	3,754	1,892	9,648	N/A	N/A	150
10	20,528	11,111	5,663	2,846	14,516	N/A	N/A	150
12	29,030	15,711	8,009	4,025	20,528	N/A	N/A	150
16	50,442	27,300	13,914	6,992	35,669	N/A	N/A	150
18	59,111	31,922	16,305	8,782	41,798	N/A	N/A	150

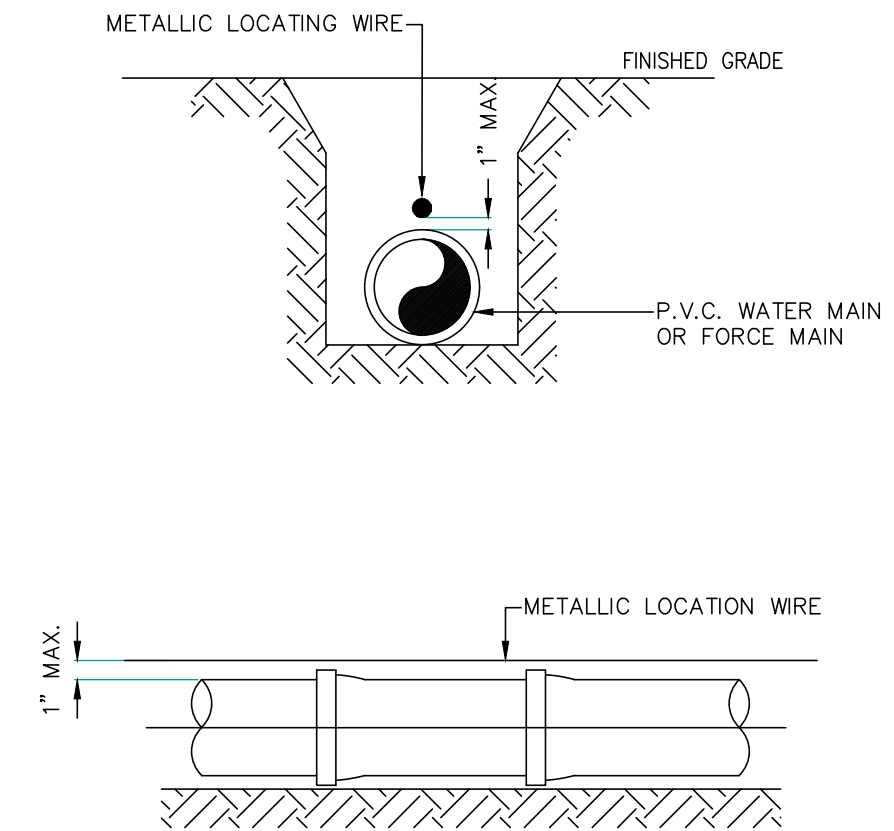
NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF LBS. PER SQ. FT. SOIL RESTRAINT BEARING. SEE NOTE 5

\* TO BE COMPLETED BY ENGINEER.

**NOTES:**

- 1.) FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
- 2.) INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
- 3.) IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE OF RESTRAINED JOINTS FROM OTHER FITTINGS UNLESS OTHERWISE INDICATED.
- 4.) LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA.
- 5.) FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5. \* TO BE COMPLETED BY THE ENGINEER.

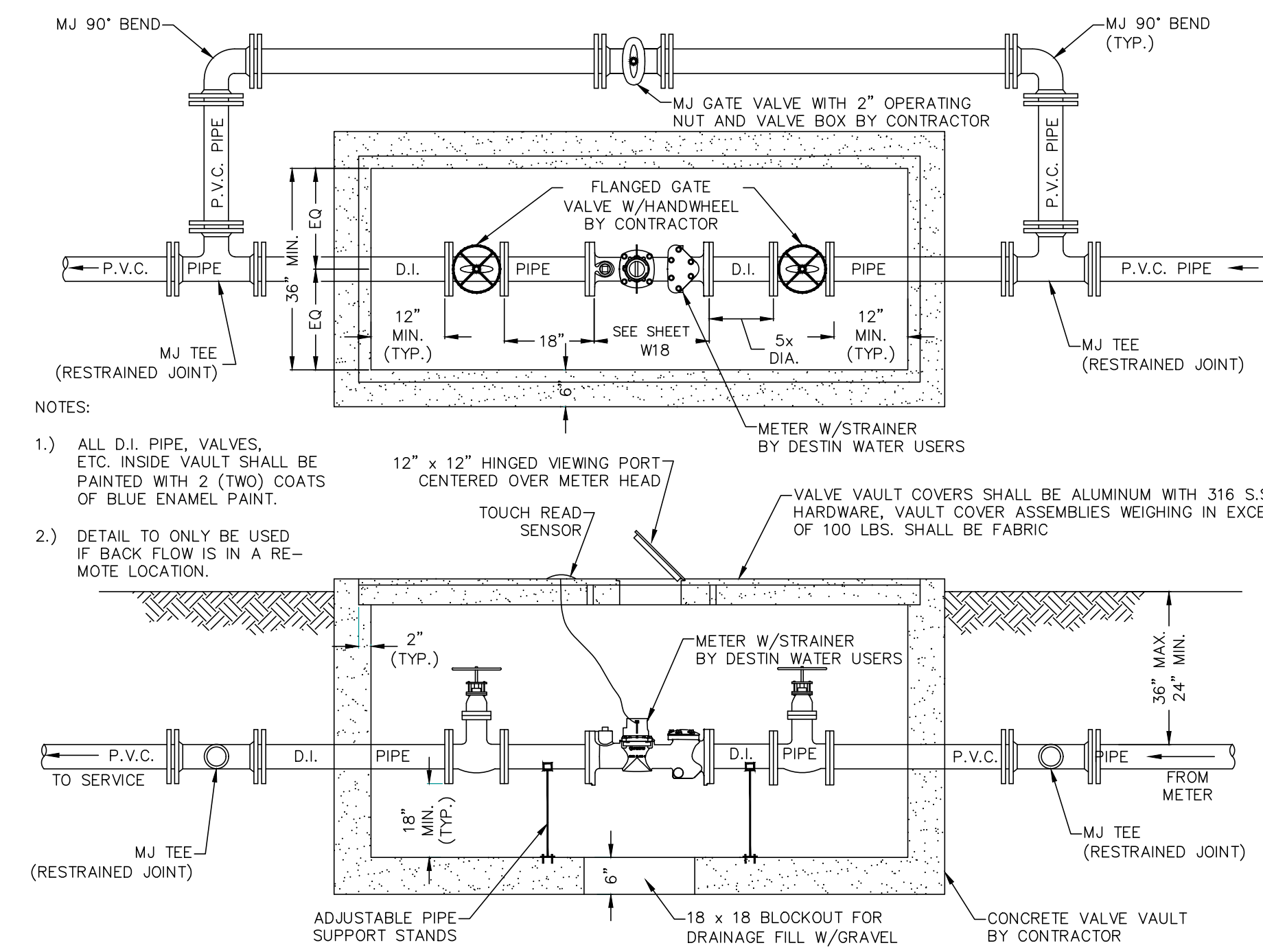
**THRUST BLOCK SCHEDULE N.T.S.**



**NOTES:**

- 1.) PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (12 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
- 2.) LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
- 3.) USE DUCT TAPE AS NECESSARY TO HOLD WIRE ON THE TOP OF THE PIPE.
- 4.) ALL SPLICES SHALL BE MADE USING A WATER-TIGHT SEALING METHOD APPROVED BY DESTIN WATER USERS.

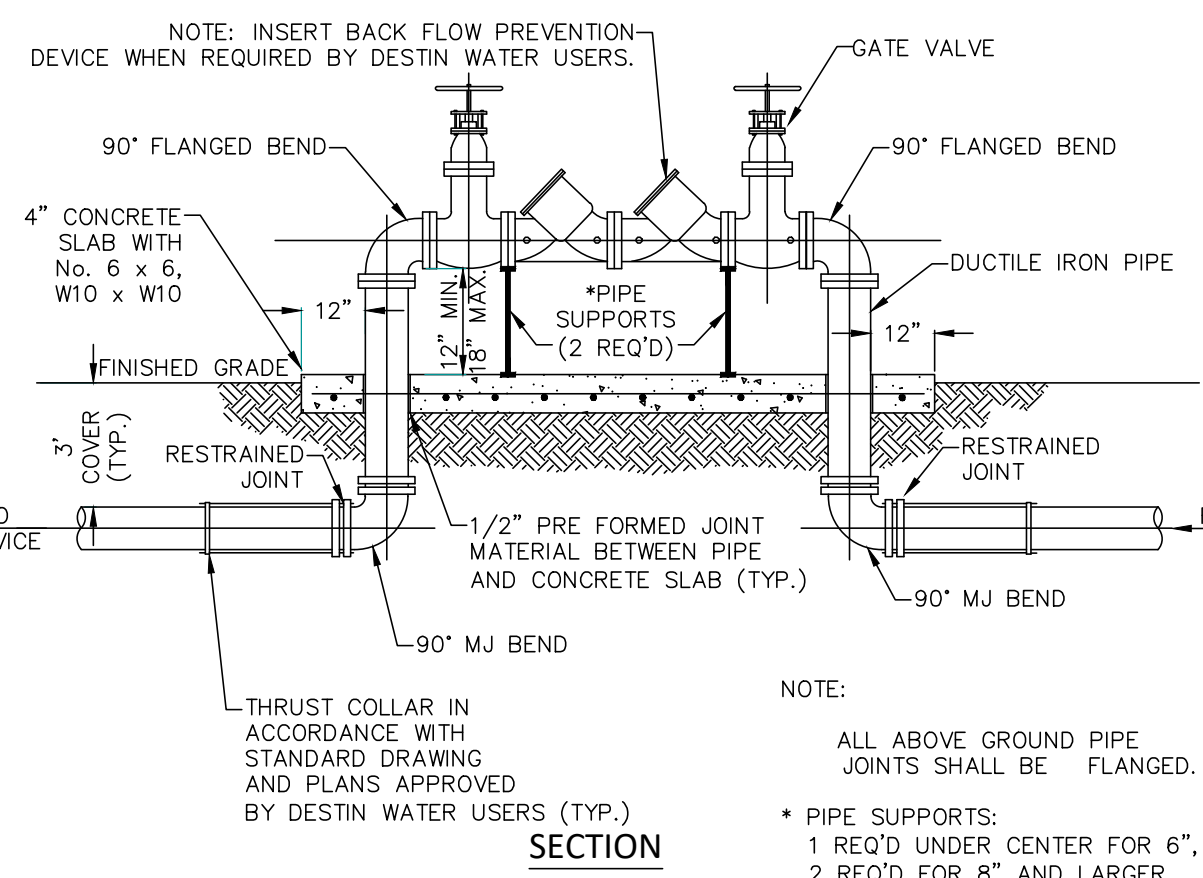
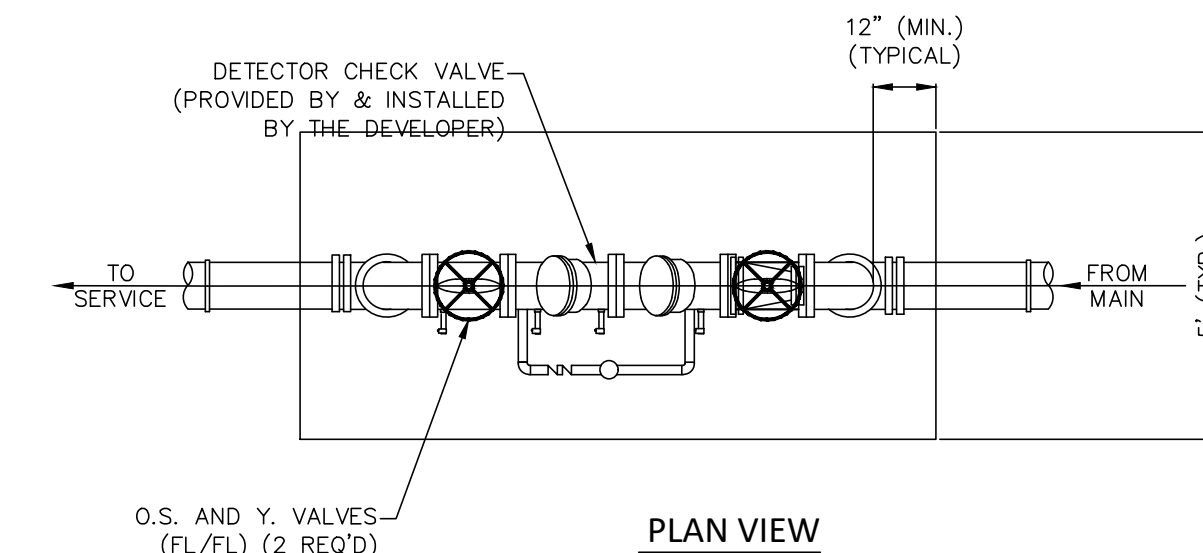
**PVC PIPE LOCATING WIRE DETAIL N.T.S.**



**NOTES:**

- 1.) ALL D.I. PIPE, VALVES, ETC. INSIDE VAULT SHALL BE PAINTED WITH 2 (TWO) COATS OF BLUE ENAMEL PAINT.
- 2.) DETAIL TO ONLY BE USED IF BACK FLOW IS IN A REMOTE LOCATION.

**3", 4" & 6" WATER METER WITH BYPASS DETAIL (BACK FLOW PREVENTER IN REMOTE LOCATION) N.T.S.**



**DOUBLE DETECTOR CHECK VALVE ASSEMBLY DETAIL N.T.S.**

**JENKINS ENGINEERING, INC.**  
 79 EGLIN PARKWAY NE SUITE 203  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.676.5141  
 FAX 850.729.2460

JAMIE STEWART EUBANKS  
 No. 71438  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 License No. 14113  
 Exp. 02/28/15  
 JAMIE S. EUBANKS P.E.  
 FL REGISTRATION NO. 71438

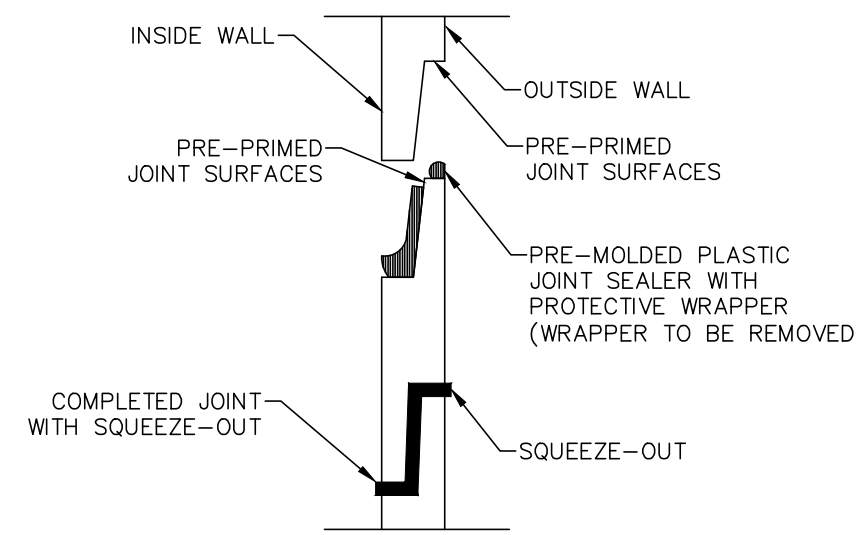
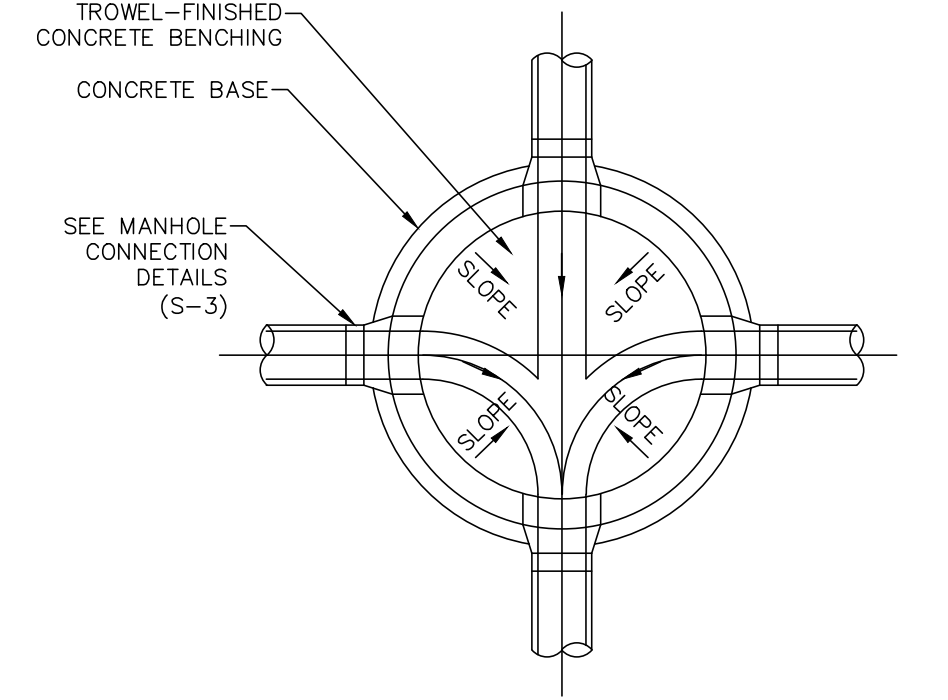
REV	DATE	DESCRIPTION
1	07/19/22	REVISIONS PER CITY COMMENTS
2	08/15/22	REVISIONS PER CITY COMMENTS

**DH INVESTMENTS, INC.**  
**DESTIN INDUSTRIAL PARK**  
 CITY OF DESTIN, FLORIDA  
**UTILITY DETAILS I**

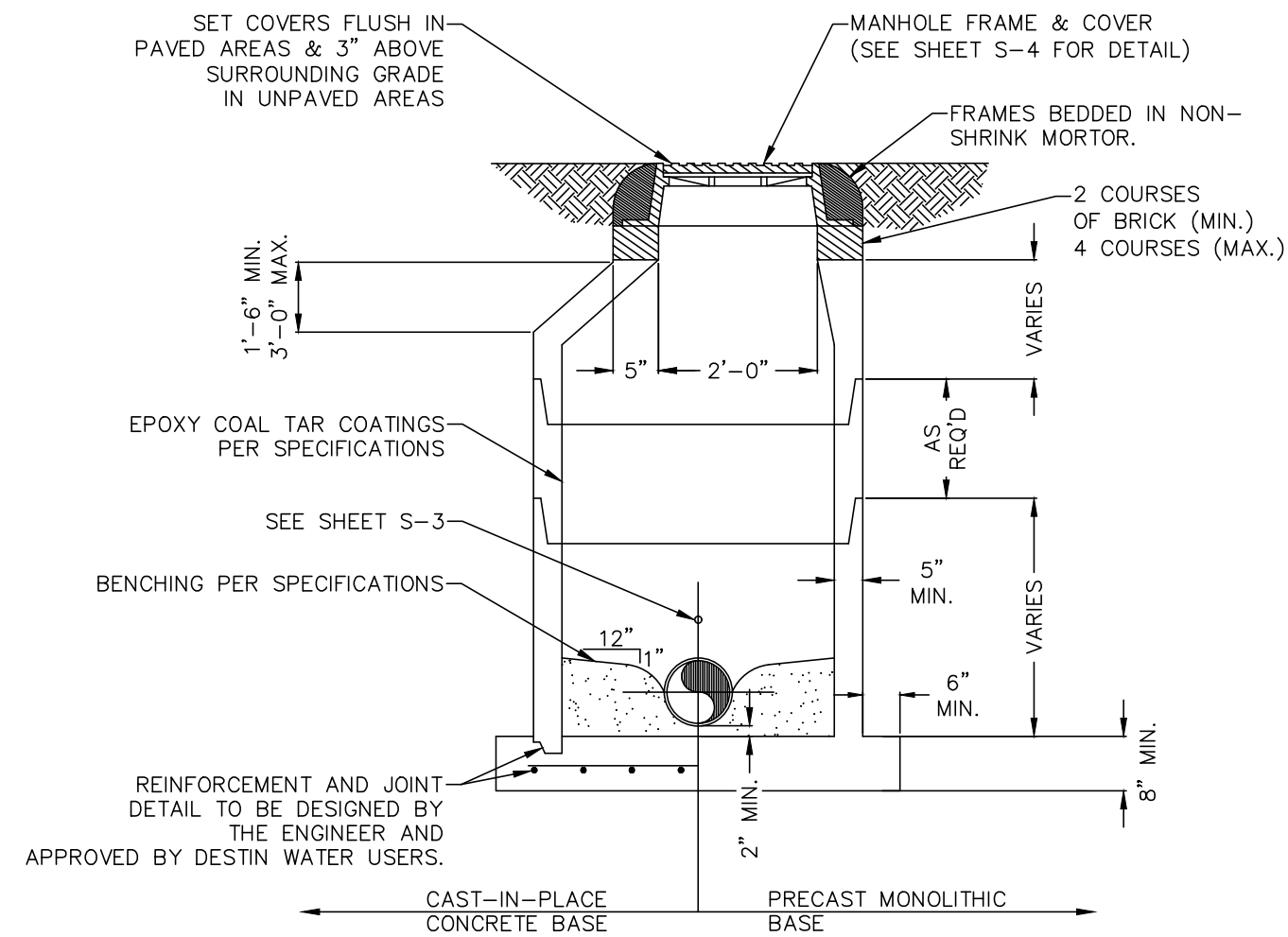
JOB: 22-01  
 DATE: 03/22/22  
 DESIGNED: JSE  
 DRAWN: JAW/CEJ

BAR IS ONE INCH ON ORIGINAL  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

DRAWING NUMBER  
 8 OF 11  
 SHEET NUMBER  
**C08**

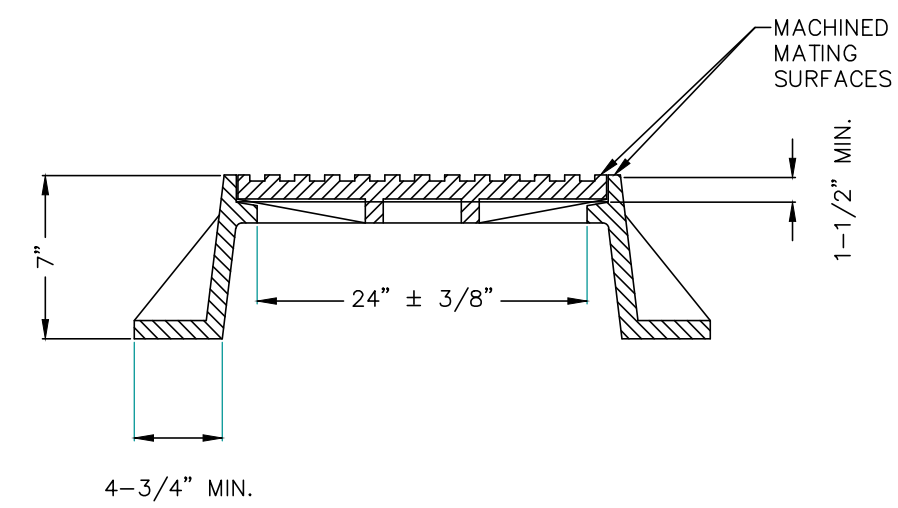
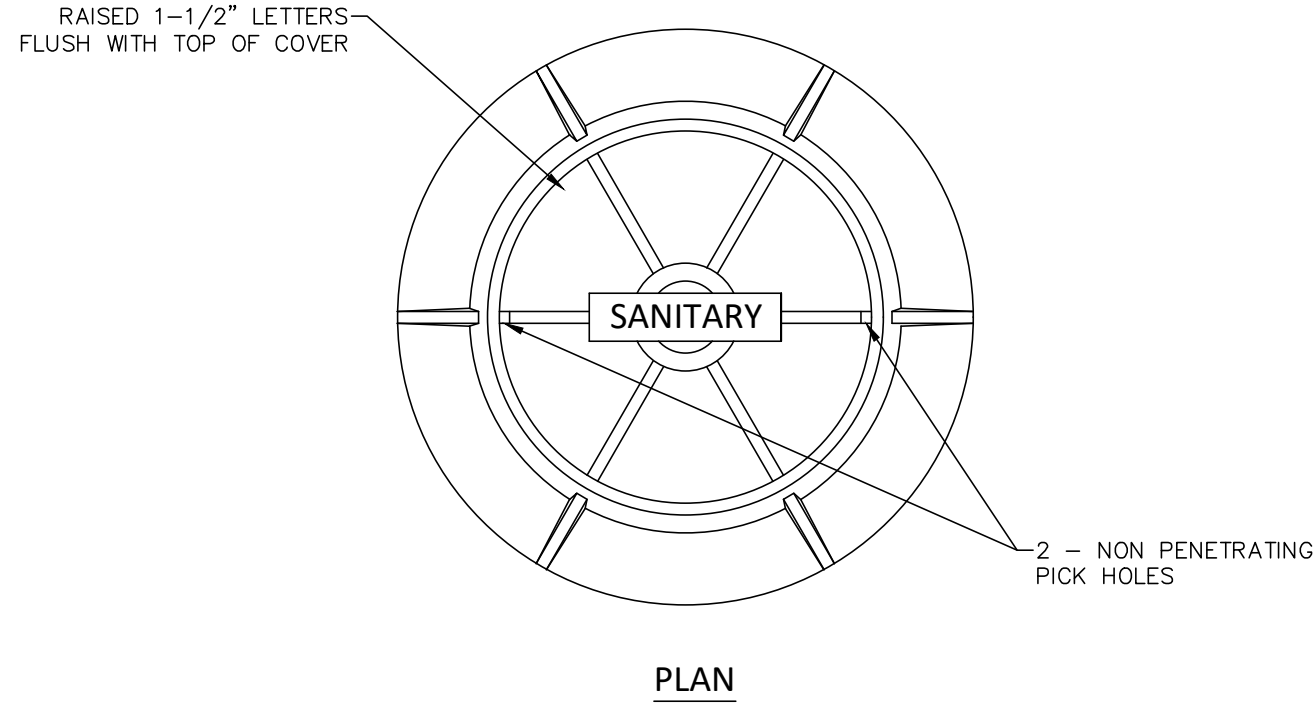


**PRECAST CONCRETE MANHOLE DETAILS (JOINTS & FLOW)**  
N.T.S.

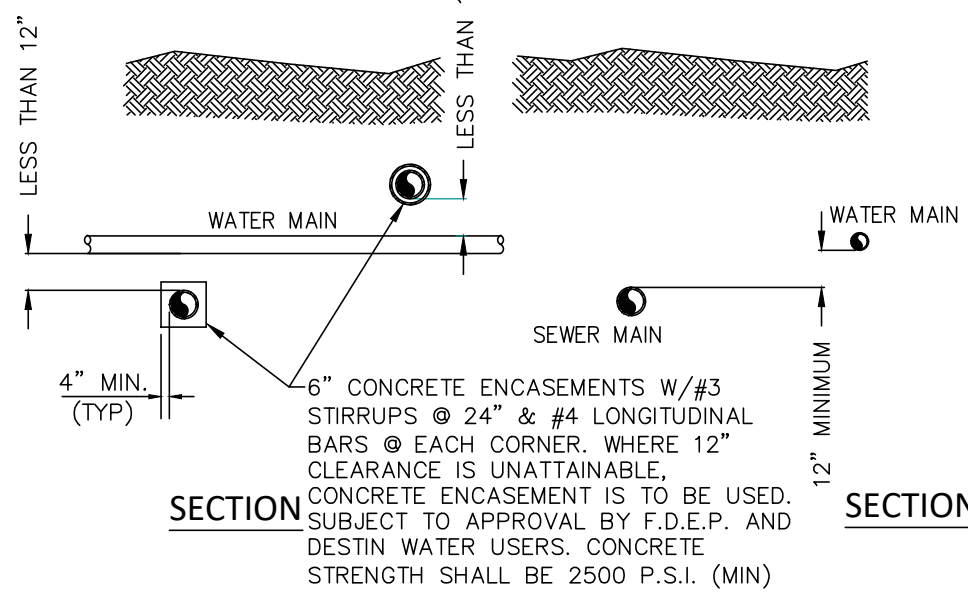
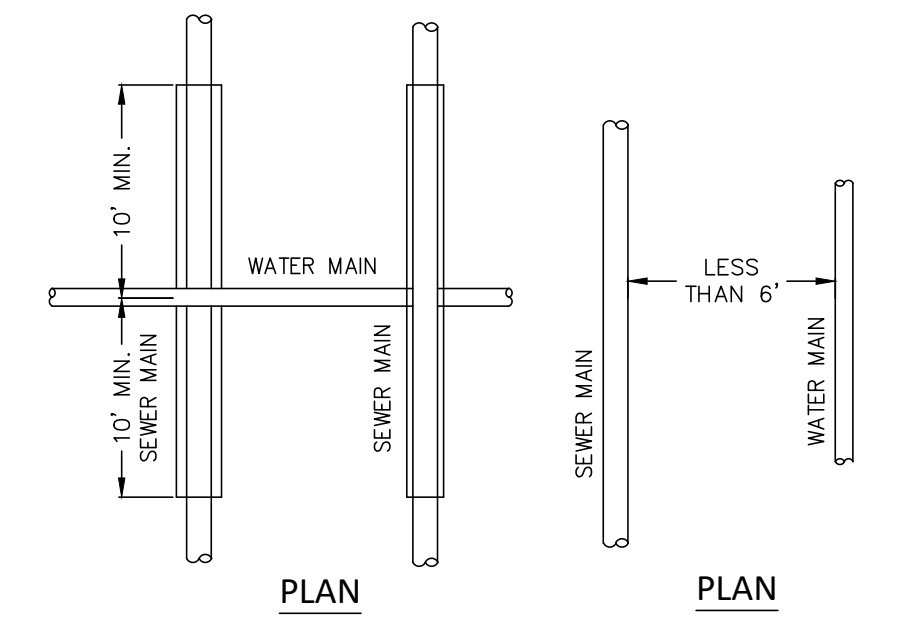


- NOTES:
- 1.) MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 18", MANHOLE DIAMETER FOR SEWERS GREATER THAN 18" SHALL BE AS APPROVED BY DESTIN WATER USERS.
  - 2.) DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
  - 3.) APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
  - 4.) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED W/ NON-SHRINK MORTAR.
  - 5.) MANHOLE COVERS IN SWALES OR DITCHES SHALL BE EXTENDED TO TOP OF BANK ELEVATION.

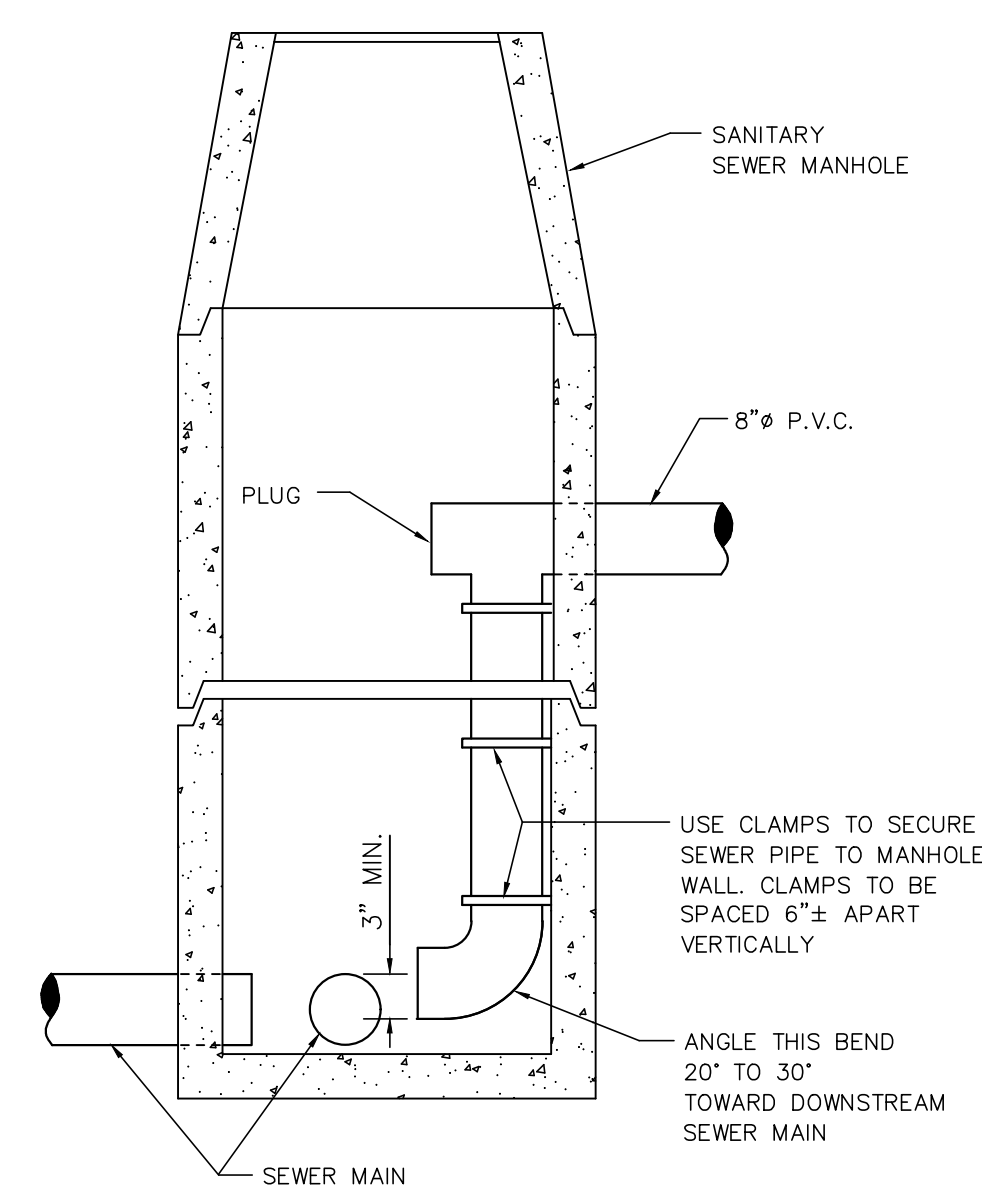
**PRECAST CONCRETE MANHOLE DETAILS (SECTION & NOTES)**  
N.T.S.



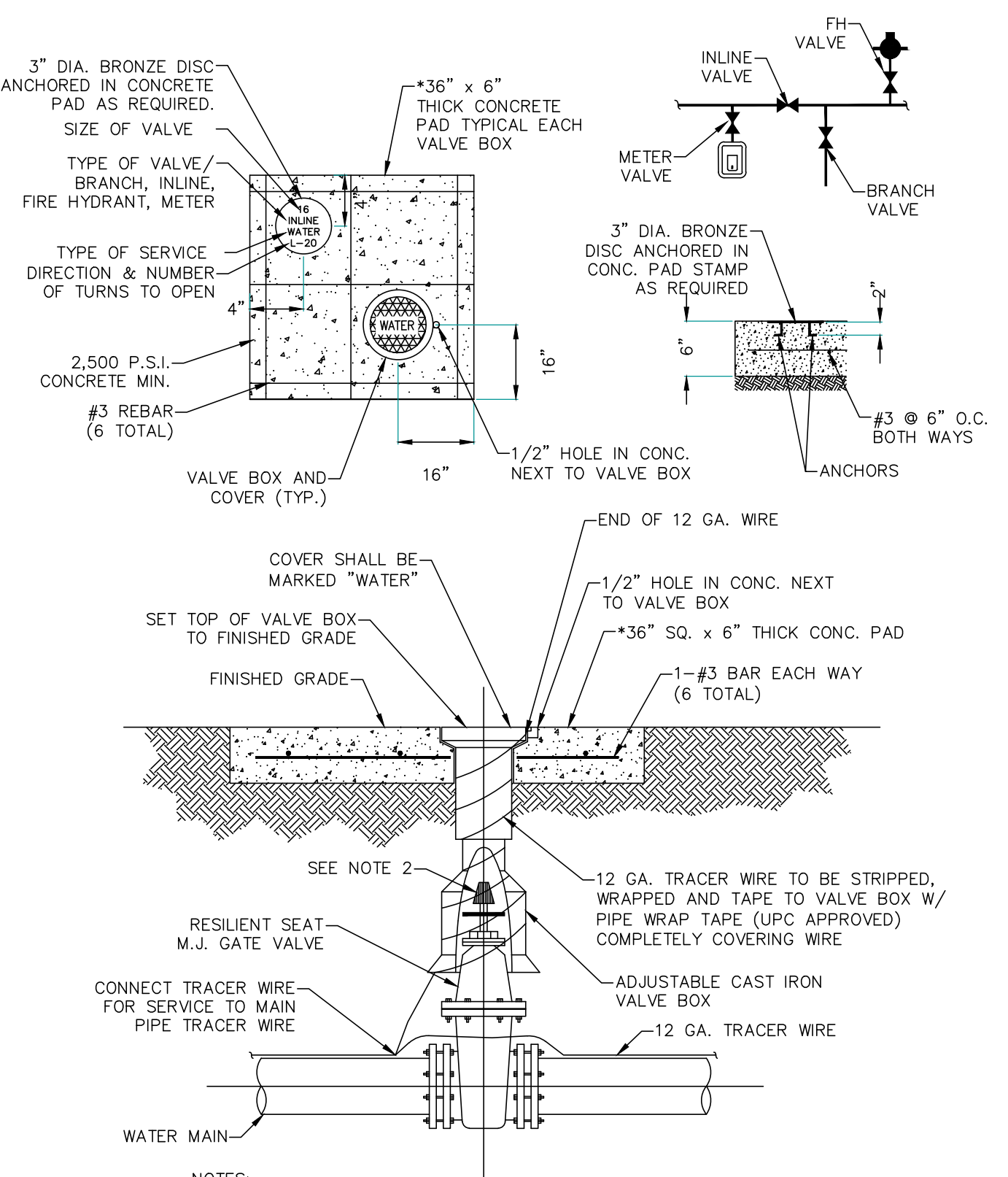
**STANDARD MANHOLE FRAME & COVER**  
N.T.S.



**WATER & SEWER MAIN CROSSING/SEPARATION DETAIL**  
N.T.S.

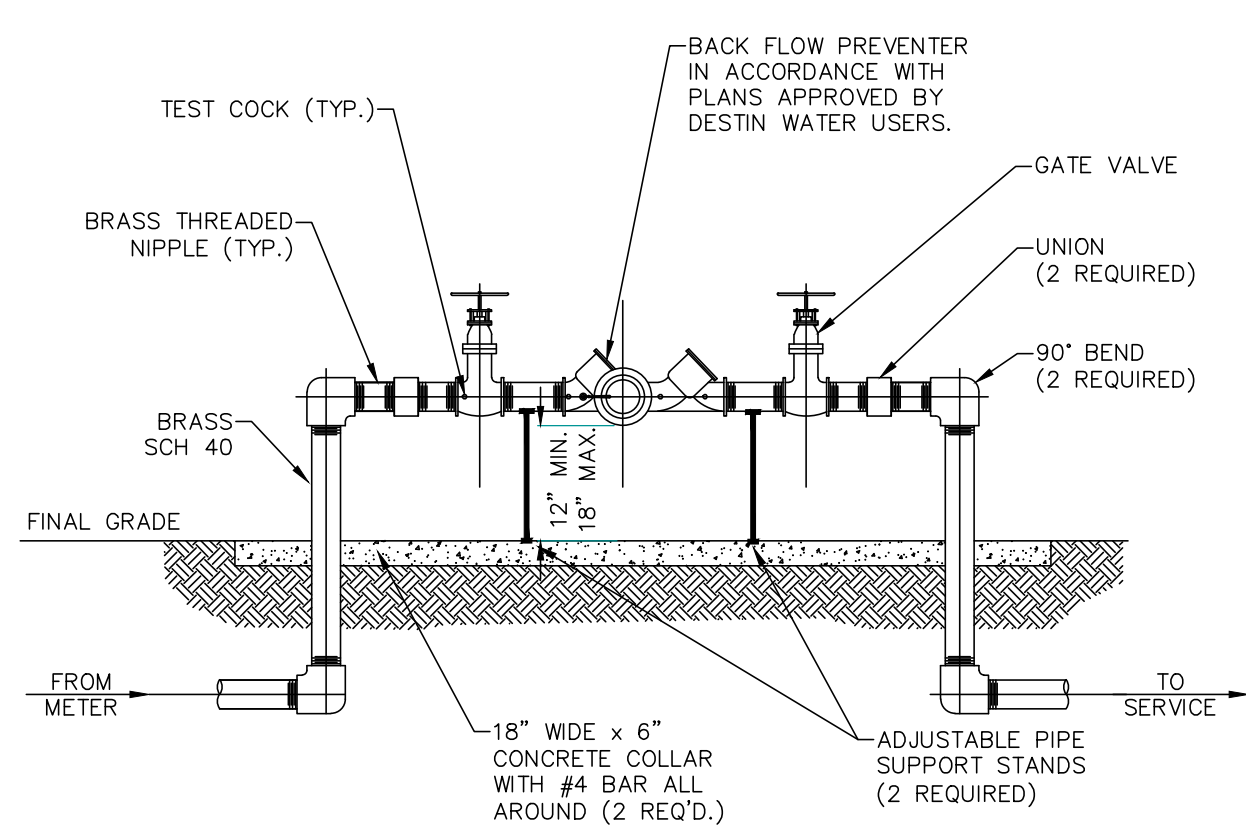


**INSIDE DROP PIPE ASSEMBLY**  
N.T.S.



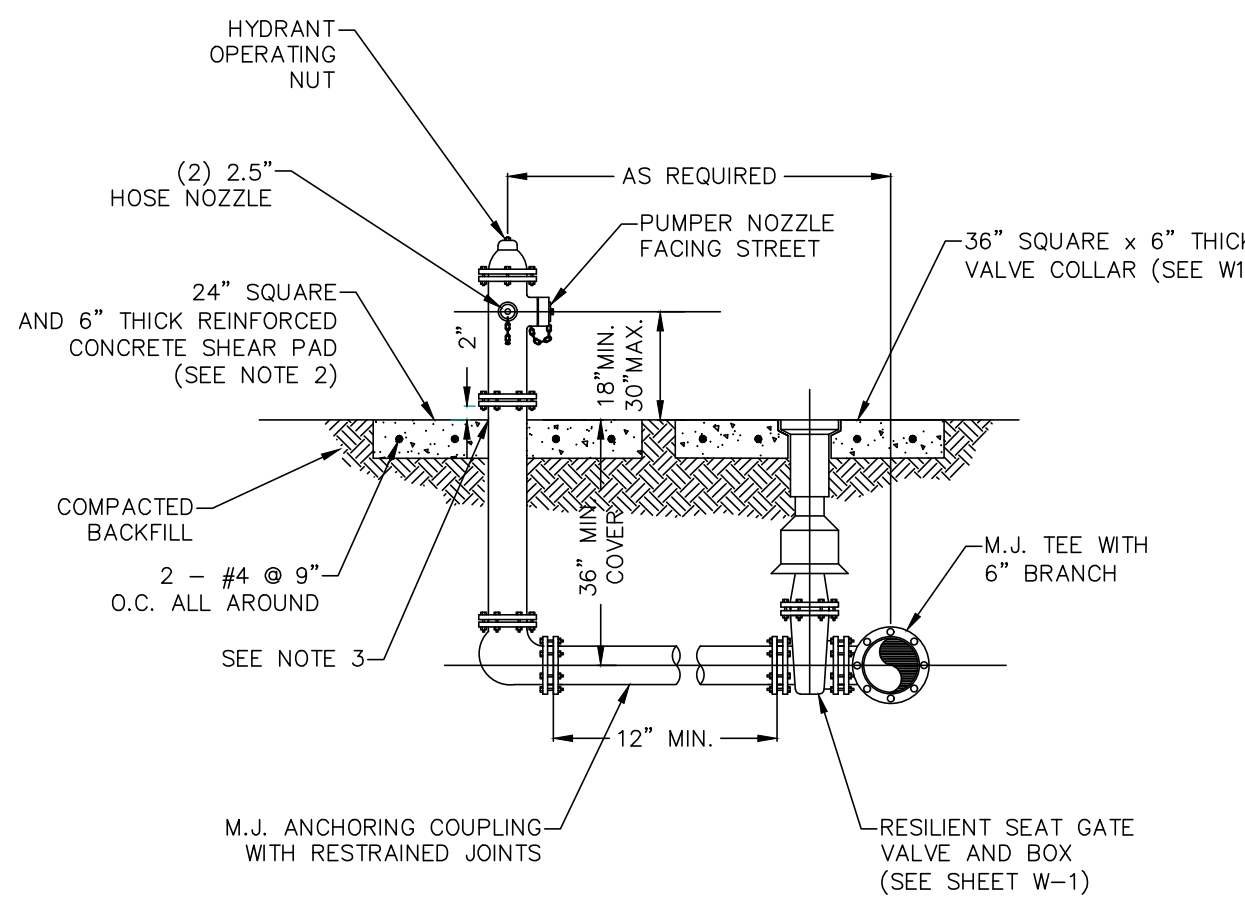
- NOTES:
- 1.) PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
  - 2.) THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
- \*NOTE: 24" SQ. PAD TO BE CONSTRUCTED INSIDE RESIDENTIAL AREAS.

**4" TO 16" GATE VALVE DETAIL**  
N.T.S.



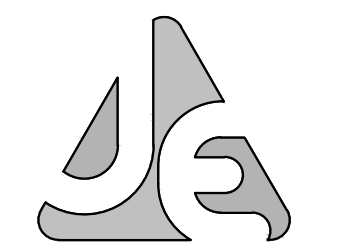
- NOTES:
- 1.) ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.
  - 2.) PROVIDE PROTECTION AGAINST FREEZING, INSULATE OR "HOT BOX".
  - 3.) TWO PIPE SUPPORTS REQUIRED.

**BACK FLOW PREVENTER ASSEMBLY DETAIL**  
N.T.S.

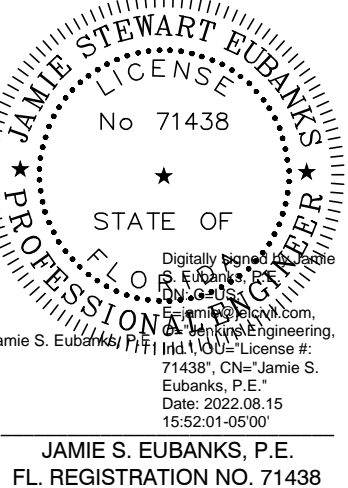


- NOTES:
- 1.) FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
  - 2.) THE SHEAR PAD MAY BE RECESSED UP TO 6 INCHES BELOW FINISHED GRADE.
  - 3.) CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A 6" MINIMUM.
  - 4.) HYDRANT SHALL BE AVK MODEL 2780 NOSTALGIC, AMERICAN DARLING B-84-B, OR US FIRE HYDRANT, MODEL SENTINEL 250 WITH SS VALVE ROD.
  - 5.) A WEATHER SHIELD SHALL BE PROVIDED TO PROTECT OPERATING STEM OR NUT.
  - 6.) THE HYDRANT'S UPPER AND LOWER STEM, BREAK COUPLING, INTERNAL PINS AND CLIPS, AND ALL EXTERNAL BOLTING SHALL BE MANUFACTURED OF STAINLESS STEEL.

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



**JENKINS ENGINEERING, INC.**  
79 EGLIN PARKWAY NE SUITE 209  
FORT WALTON BEACH, FLORIDA 32548  
PHONE 850.837.2448  
FAX 850.837.2450



JAMIE S. EUBANKS, P.E.  
FL. REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
1	07/19/22	REVISIONS PER CITY COMMENTS
2	08/18/22	REVISIONS PER CITY COMMENTS

DH INVESTMENTS, INC.  
**DESTIN INDUSTRIAL PARK**  
CITY OF DESTIN, FLORIDA  
**UTILITY DETAILS II**

JOB: 22-01  
DATE: 03/22/22  
DESIGNED: JSE  
DRAWN: JAW/CEJ

BAR IS ONE INCH ON ORIGINAL  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER  
9 OF 11

SHEET NUMBER  
**C09**





Label	(MANUFACT)	Description	Lamp Type	LLF	Lumens	Wattage
FL2	RADCO	CKF4-32-G3-P (FINISH)-2-740 (VOLTAGE)-3-AMH	4000K CCT LED	0.900	4951	35.2
WB3	GARDCO	121-32L-700-MM-G4-3-UNV-(OPTIONS)-(FINISH)	4000K CCT LED	0.900	8567	70.2
WB4	GARDCO	121-32L-700-MM-G4-4-UNV-(OPTIONS)-(FINISH)	4000K CCT LED	0.900	8591	70.2

Label	CalcType	Date	Area	Max	Min	Avg/Min	Max/Min	Grid X
SIDEWALK	Illuminance	Fc	2.65	6.4	0.4	6.63	16.00	0
SITE LIGHTING	Illuminance	Fc	1.64	5.7	0.1	16.40	57.00	0
SPILL LIGHT	Illuminance	Fc	0.02	1.8	0.0	N.A.	N.A.	0

Notes:

- 1) Readings shown are taken at grade.
- 2) Readings shown are average maintained illuminance.
- 3) Luminaire mounting heights (See fixture locations).
- 4) Poles are mounted on 3" concrete base.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The Contractor and/or Engineer and/or Architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variations in electrical voltage, tolerance in lamps, and other variable field conditions.

The lighting fixtures listed in the lighting fixture schedule are the basis of design for this project. This project must be bid using only the specified fixtures as the base (as specified) bid. All LED product submittals must include LM-79 and LM-80 reports by a lab accredited by NIST. If the contractor would like to propose alternate fixtures to those specified, he is required, at the time of the bid, to furnish all of the following with his bid:

- Total amount of credit to cover if alternate fixtures are used in lieu of specified fixtures.
- Cost to the owner for each alternate fixture type.
- Complete catalog and photometric information for each alternate fixture type.
- Fixture sample on fixture types requested or noted in the fixture schedule.

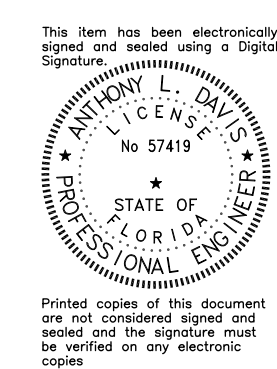
All proposed alternate fixtures must be equivalent to the basis of design (specified fixtures) in all respects as to performance, light output, quality of finish, suitability for the application, and overall appearance and including aesthetic considerations for compatibility with the architecture. The engineer shall have sole discretion in determining acceptable alternatives.

**APPROVED**  
By Daniel Butler at 4:37 pm, Sep 27, 2022

**EXHIBIT B**



**SITE LIGHTING PHOTOMETRIC PLAN**  
SCALE: 1"=30'



Digitally signed by  
Anthony L. Davis  
Date: 2022.08.10  
08:05:07 -05'00'

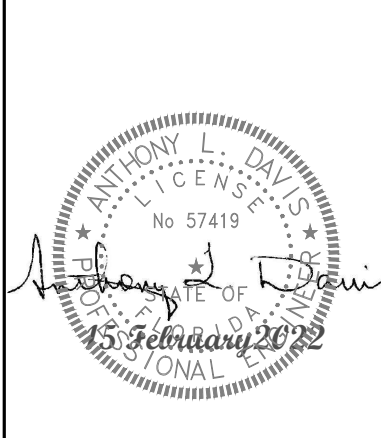
**ANTHONY L. DAVIS, P.E.**  
3035 WHITLEY LN., PACE, FL. 32571  
PACE, FL. 32571  
Email: anthonyldavis@att.net  
PH: (850) 995-2548

FL PE #57419/AL PE #24573/GA PE #35421  
MS PE #19437/VA PE #40206233  
NC PE #040692/IN PE #118662  
TX PE #117871/PA PE #084120

**JENKINS ENGINEERING, INC.**  
121 HART STREET  
SUITE 100  
INDUSTRIAL PARK, FLORIDA 32575  
PHONE: (850) 997-1411  
FAX: (850) 997-2460

1234 AIRPORT ROAD, SUITE 126  
INDUSTRIAL PARK, FLORIDA 32571  
PHONE: (850) 997-2460  
FAX: (850) 997-2460

JECIVIL.COM  
C.O.A. NO. 9927 - L.B. NO. 8081



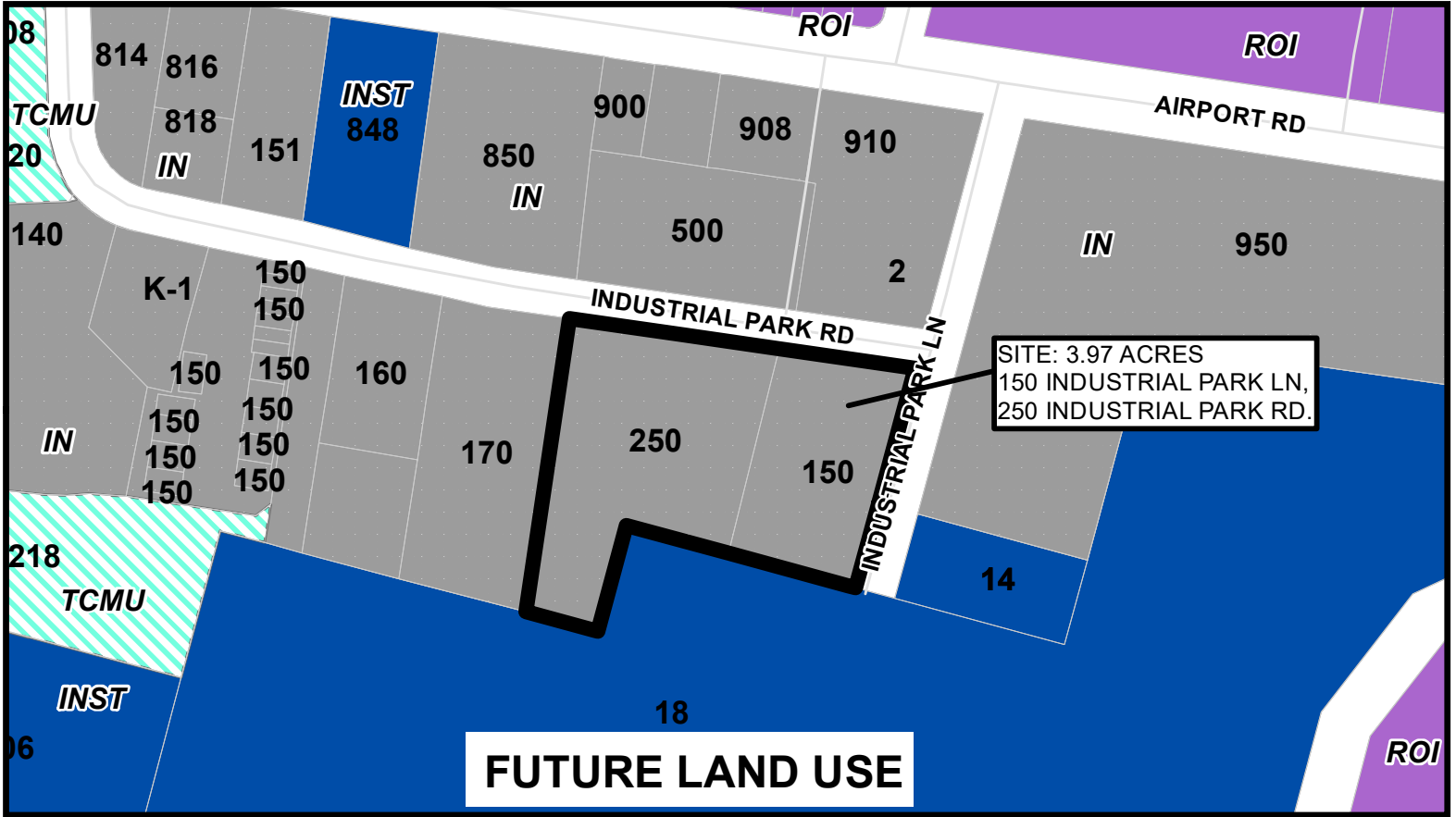
REV	DATE	DESCRIPTION
1	08/10/22	D.G. REVIEW COMMENT REVIEW

DH INVESTMENTS, INC.  
DESTIN INDUSTRIAL PARK  
CITY OF DESTIN, FLORIDA  
SITE LIGHTING PHOTOMETRIC PLAN

JOB: 22-01  
DATE: 02-2022  
DESIGNED: ALD  
DRAWN: ALD

DRAWING NUMBER  
SHEET NUMBER  
**E01**



# BOA-001420-2024





0 75 150 300 Feet

Legend:  SITE  IN  INST  ROI-VR  TCMU



 **Parcels**  
 **Site**

**BOA-001420-2024**  
**150 Industrial Park Ln**  
**250 Industrial Park Rd**

  
  
 0 0.125 0.25 0.5  
 Miles



-  Parcels
-  Site

**BOA-001420-2024**  
**150 Industrial Park Ln**  
**250 Industrial Park Rd**

