

East Pass Bridge Committee

WEDNESDAY, FEBRUARY 4, 2026

5:30 PM

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. December 3, 2025 BOA Minutes**
- 4. CURRENT BUSINESS**
 - A. PZ-2026-3 - 751 Harbor Boulevard Variance Request**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: March 4, 2026**

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 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".

**BOARD OF ADJUSTMENT
DESTIN CITY HALL ANNEX CHAMBERS
WEDNESDAY, DECEMBER 5, 2025
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, December 5, 2025, at Destin City Hall Annex Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present:

Tom Weidenhamer
James Moomaw
Lance Johnson
Matthew Sweetser

Absent:

Chatham Morgan

Staff Present:

Kim Montgomery, Deputy City Clerk
Jesse Hernandez Senior Planner
David Prichard, Com. Development Director
Kim Kopp City Attorney

3. AGENDA APPROVAL:

Chairman Weidenhamer asked if there are any additions or changes needed to the agenda. With no changes or additions necessary, Chairman Weidenhamer announced that the agenda is approved.

5. NEW BUSINESS:

A. PZ-2025-10 – 616 Harbor Boulevard Variance Request

City Attorney Kim Kopp announced for the record that the item being heard is a quasi-judicial hearing LGM Landscape and Irrigation, LLC, on behalf of KIKIKERCRO, LTD, is seeking relief from Land Development Code (LDC) Section 8.04.03.D.1.b, which requires a minimum of 40 feet of total vehicular stacking distance to be required from the edge of the right-of-way to the closest point of the gate. The Applicant is requesting 20 feet of total vehicular stacking distance from the edge of the right-of-way to the gate. The subject property is located at 616 Harbor Boulevard, Destin FL, 32541 (00-2S-22-0700-000D-0010).

❖ Senior Planner Jesse Hernandez explained the following:

- Renovations of a single-family home that was originally built in the 1980's.
- Final renovation the applicant is seeking to install an 8-foot privacy fence with an automated front gate for the purpose of privacy, noise reduction, and security, given the home is located between two commercial properties.

- Code requires 40 feet minimum vehicular stacking distance from the edge of right-of-way to the closest point at the gate.
- Applicant requested 20 feet stacking/clearance distance.
- Applicant rationale:
 - Moving the gate to meet the 40 feet requirements would reduce/impact the usable parking area.

❖ **Staff Findings / Criteria Reminder**

- Staff stated:
 - The BOA must find all six variance criteria satisfied per LDC 2.25.03(C).
 - Staff found the applicant did not meet all six of the criteria, however, the Board must make the final determination.
- Staff noted the applicant's representative, Victoria McCraw, LGM Landscape, is present for any questions by the Board.

Chairman Weidenhamer opened the public portion of the hearing for comment.

Ms. McCraw requested clarification about which of the six criteria staff believed were not met.

According to Mr. Hernandez the following criteria were not met:

- **Criteria 1 (Special Condition/Circumstance Unique to Property):**
 - Staff stated the lot/structure placement did not appear unique compared to nearby residential parcels.
 - Staff cited surrounding residential structures are closer to the right-of-way than the subject property.
- **Applicant response:**
 - Property drops steeply down to the harbor; dwelling placement was constrained historically.
 - 40-foot requirement would place the gate swing/operation into the parking area, making it functionally problematic.
 - Sliding gate is not feasible due to required length and site constraints due to the existing live oaks.
 - ❖ Applicant emphasized compliance with vision triangle requirements and overall code compliance where possible.
- **Criteria 2 (Condition Not Created by Applicant):**
 - Staff stated they were unable to identify a qualifying special condition not resulting from applicant action.

- Ms. McCraw reiterated constraints related to existing site conditions and functional access to the property.

- **Criteria 3 (No Special Privilege Granted):**

Staff stated the applicant did not provide sufficient evidence and that granting relief could be deemed a special privilege because the 40-foot standard applies uniformly, except for legal nonconformities.

- **Criteria 4 (Literal Enforcement Causes Undue Hardship / Deprives Enjoyed rights):**

- Staff stated the applicant did not provide sufficient evidence.
- Staff referenced code intent regarding nonconforming conditions: they may continue but are not encouraged to be expanded or used as justification for new similar structures.
- Applicant response:
 - Noted nearby townhomes with fencing close to property line and asserted vision triangle compliance appeared inconsistent.
 - Staff replied that any past oversight does not justify repeating noncompliance; code must be enforced as written.
 - Applicant stated the original concept was fence-only, but adjustments were required, leading to the current gate/stacking issue.
 - Applicant stated they were told there was a reasonable likelihood of variance because the property is single-family and not commercial.

The following questions were asked of the applicant by the Board members:

- Where are the owners located:
 - Owners are two sisters and a brother living in Texas; property is their former family home.
- What are the impacts of the old heritage oak trees:
 - Ms. McCraw stated the live oaks proposed for removal were deemed diseased and the intent is to remove two and retain the others.
 - Applicant noted removals would improve line of sight for safety reasons when exiting the property.
 - Senior Planner Jesse Hernandez explained how the City Engineer conducted a site visit pursuant to LDC Section 8.04.03(D) and is authorized to approve alternative gate/stacking configurations based on public safety, traffic volume, topography, lot shape/dimensions, and constructability and deemed the following:
 - A 27-foot stacking distance from the right-of-way, together with removal of a sabal palm near the utility box on the southwest side of the property would be

the least intrusive configuration that could be approved without creating safety issues for traffic or pedestrians. With no further input from the public, Chairman Weidenhamer closed the public portion of the hearing and turned the discussion over to the board.

❖ **Board member Discussion:**

- Board discussed that most of the variance criteria appeared not met however, gave weight to the City Engineer’s on-site assessment.
- Staff clarified the following:
 - Per the Land Development Code, the engineer has authority to reduce stacking distance to 27 feet without Board of Adjustments (BOA) approval.
 - However, since the applicant had already proceeded to BOA, the Board could grant the variance consistent with 27 feet, as stated.
- Ms. McGraw agreed to accept 27 feet and stated they would make it work, even if it reduced functional parking by several feet, because the owners are more concerned over noise from the street and people trespassing on their property, trying to access the harbor.

Motion by Chairman Weidenhamer to grant the Variance to be in strict conformance with what the City Engineer’s determination, to reduce the stacking distance to 27 feet from the right of way, the removal of the sable palm near the utility box on the southwest side of the property that would be the least intrusive configuration that could be approved without creating safety issues for traffic or pedestrians. Board member Sweetser provided the second, the motion passed 4-0.

6. ADJOURNMENT:

There being no further business the meeting was adjourned at 5:45 p.m.

Adopted and approved this _____ day of _____ 2025.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 4, 2026
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Board of Adjustment

THRU: David Prichard, Community Development Director
 Kimberly Kopp, City Attorney

FROM: Daniel Butler, Principal Planner

DATE: January 28, 2026

SUBJECT: PZ-2026-3 - 751 Harbor Boulevard Variance Request

I. BACKGROUND: Wagner Property Group, LLC is proposing to redevelop the site at 751 Harbor Blvd. by demolishing the existing building and constructing a new 3,333 square-foot bank building with a drive-through facility. The redevelopment includes on-site parking and vehicular circulation to serve both the drive-through and walk-in customers. Based on the proposed site plan, the applicant is requesting approval of 23 parking spaces.

As per *Land Development Code (LDC) Table 8-6 "Sector 52 Finance and Insurance,"* 1 space is required for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles. The applicant proposal of 23 spaces would exceed the maximum of 13 spaces that is allowed. This exceeding of the parking maximum occurs because the applicant desires to have a relatively small bank branch (hence low square footage) but still be able to serve customers' and employees' parking needs. Because the Code parking requirements are based on square footage, this presents a relatively low parking requirement and maximum for the site, and the applicant seeks relief in order to provide when it deems to be sufficient parking.

REQUEST:

Bohler Engineering FL, LLC on behalf of Wagner Property Group, LLC, is seeking relief from *LDC Section 8.06.10.B*, which provides a maximum parking allotment for properties within the Old Destin Multimodal Transportation District. The code requires a maximum of one space per 250 square feet of gross floor area for the use "Finance and Insurance" (Sector 52). The Applicant is requesting 23 parking spaces for 3,333 square feet of gross floor area (approximately 1 space per 145 square feet of gross floor area). There is sufficient area on site

for the parking, and the issue is that the Code currently contains a parking maximum as of the date of this application (City Council is currently considering removal of the parking maximum from the Code and an ordinance is in the works for Council consideration).

The subject property is located at 751 Harbor Boulevard, Destin FL, 32541 (00-2S-22-0701-000H-007A).

Applicant: Wagner Property Group, LLC

Agent: Ryan Hilerman, Bohler Engineering FL, LLC

Location: 751 Harbor Boulevard, Destin FL, 32541

Size of Property: Approximately 0.97 acres (42,253.2 sq. ft.)

Current Zoning: Town Center Mixed Use (TCMU)

Future Land Use Map Classification: Town Center Mixed Use (TCMU)

Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of **January 25, 2026**, and **January 30, 2026**.

Request: The applicant is requesting a variance from **LDC Section 8.06.10.B**, which states that, *‘Within the Old Destin MMTD sub-area, the number of vehicle parking spaces provided on-site shall not exceed the maximums and shall not be less than 80 percent of the minimums indicated in Table 8-6: Number of vehicle and bicycle parking spaces required, for the specific use or uses.’*

II. DISCUSSION: The applicant has submitted a request to exceed the maximum number of parking spaces permitted for a financial institution with a gross floor area of 3,333 square feet. The subject property is zoned Town Center Mixed Use (TCMU) and is located within Old Destin MMTD.

Per **LDC Section 8.06.10.B**, *“MMTD parking standards. Within the Old Destin MMTD sub-area, the number of vehicle parking spaces provided on-site shall not exceed the maximums and shall not be less than 80 percent of the minimums indicated in Table 8-6: Number of vehicle and bicycle parking spaces required, for the specific use or uses. Outside of the Old Destin MMTD sub-area, the number of vehicle parking spaces required shall be equal to at least the minimum requirements as listed in Table 8-6 for the specific use or uses, which may have multiple applications to a particular parcel. Within both the Old Destin and Crystal Beach MMTD sub-areas, bicycle parking spaces are required. The number of required bicycle parking spaces shall be equal to at least the minimum requirements indicated in Table 8-6 for the specific use or uses.”*

Based on the above-mentioned requirements, the maximum number of spaces permitted for the proposed building/use is 13 spaces. The applicant is requesting approval to construct 23 spaces, which represents an increase of 10 spaces above the maximum allowed.

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 in the terms of the conditions, the Board of Adjustment must find:

1. **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:

Bohler Engineering FL, LLC has reviewed the City of Destin Code of Ordinances and determined that the development would be required to follow the parking space regulation for the use “Sector 52 Finance and Insurance” per Table 8-6 in section 8.06-10 of the LDC. The site is zoned TCMU (Town Center Mixed Use) and is within Old Destin MMTD.

Ratio: 1 space / 250 sf

Building Area: 3,333 sf

Parking Required: $1/250 \times 3,333 = 13$ spaces

Maximum Parking: 13 spaces (the ratio above is the maximum parking within Old Destin MMTD)

We are requesting an increase in parking spaces. We are proposing a total of 23 spaces to accommodate the employees and customers, and to ensure that our site can adequately accommodate demand, including potential overflow generated by patrons of the adjacent Goodwill and Restaurant who may potentially utilize our parking area. Please see attached map of surrounding area reflecting zoning and existing uses surrounding the site.

Staff Findings:

The desire to provide additional parking for employees and customers is a common consideration for commercial development within the TCMU and is not necessarily unique to this site, however, the BOA may find that the circumstances are unique to the structure/building and its use as a small bank branch serving a significant amount of customers in an area of the City where parking is often limited.

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

Applicant response:

We are requesting an increase in parking spaces. We are proposing a total of 23 spaces to accommodate the employees and customers, and to ensure that our site can adequately accommodate demand, including potential overflow generated by patrons of the adjacent Goodwill and Restaurant who may potentially utilize our parking area.

Staff Findings:

The desire to provide additional parking for employees and customers is a common consideration for commercial development within the TCMU and is not necessarily unique to this site, however, the BOA may find that the circumstances are unique to the structure/building and its use as a small bank branch serving a significant amount of customers in an area of the City where parking is often limited.

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 variance requested will not confer on us (applicant) any special privilege denied that is denied by any Zoning Ordinance to other lands, buildings, or structures in the same Zoning District.

Staff Findings:

There are nonconforming properties that were permitted to exceed the maximum parking spaces prior to the adoption of the current code. Council is currently considering amending the Code to remove the parking maximum, but that is not approved as of the date of this application.

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:

The literal interpretation of the provisions of any Zoning Ordinance would deprive us (applicant) of rights commonly enjoyed by other properties in the same Zoning District under the terms of any Zoning Ordinance, and would work unnecessary and undue hardship on us (applicant).

Staff Findings:

There are nonconforming properties that were permitted to exceed the maximum parking spaces prior to the adoption of the current code. Council is currently considering amending the Code to remove the parking maximum, but that is not approved as of the date of this application.

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

Applicant Response:

The variance granted is the minimum Variance that will make possible the reasonable use of the land, building, or structure.

Staff Findings:

The applicant has stated that removal of the parking maximum and allowing the applicant to provide extra parking spaces will allow the applicant to make a reasonable use of the land, building, or structure by allowing a smaller bank branch on site and providing sufficient parking for both employees and customers.

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:

The variance will be in harmony with the general intent and the purpose of any Zoning Ordinance and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. *

Staff Findings:

The variance will allow for a smaller commercial use with increased parking for guests and employees which does not appear to be detrimental to the public welfare.

PUBLIC COMMENTS:

To date, Staff has not received any public comment regarding this variance request.

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

III. CONCLUSION: Wagner Property Group, LLC is proposing to redevelop the site at 751 Harbor Blvd. by demolishing the existing building and constructing a new 3,333 square-foot bank building with a drive-through facility. The redevelopment includes on-site parking and vehicular circulation to serve both the drive-through and walk-in customers. Based on the proposed site plan, the applicant is requesting approval of 23 parking spaces.

*As per **Land Development Code (LDC) Section 8.06.10.B**, parking shall not exceed the not exceed the maximums and shall not be less than 80 percent of the minimums indicated in Table 8-6. Per **Table 8-6**, for the use of "Sector 52 Finance and Insurance," 1 space is required for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles. The applicant proposal of 23 spaces would exceed the maximum of 13 spaces that is allowed.*

Per **Land Development Code (LDC), Section 2.25.03(C)**, to authorize a variance request, the Board of Adjustment must 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 to approve or deny the variance request.

IV. RECOMMENDED MOTION: I move that the Board of Adjustment approve/deny/approve with conditions the proposed variance request, PZ-2026-3, which would allow the applicant to provide 23 parking spaces instead of 13 on site for a 3,333 SF structure.

Attachments:

1. 1. Proof of Ownership

ITEM # 2026-316

2. 2. Agent Affidavit
3. 3. Letter of Request
4. 4. Proposed Site Plan
5. 5. Photograph of
Property
6. 6. Adjacent property
Notification Letter
7. 7. BOA
Advertisement
8. 8. Property Posting
Affidavit
9. 9. Property Posting
Photo
10. 10. Public Comment1

WARRANTY DEED TO TRUSTEES UNDER LAND TRUST AGREEMENT

THIS INDENTURE, executed this 6TH day of NOVEMBER 1987,

W I T N E S S E T H:

That the Grantor, B. M. HENDERSON, a/k/a BURNEY M. HENDERSON, a/k/a BURNEY HENDERSON, individually and as TRUSTEE, joined by his wife, ELIZABETH F. HENDERSON, of the County of Escambia and State of Florida, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, grants, conveys and warrants unto KATHERINE H. DICKERSON and JANE H. MERRILL, AS TRUSTEES under the provisions of a certain Land Trust Agreement dated NOVEMBER 16TH, 1987, and known as HENDERSON BEACH LAND TRUST, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, the following described real estate in the county of Okaloosa in the State of Florida:

All of that certain real property and interests in real property described on the attached Exhibit "A";

This conveyance is made subject to those restrictive covenants, easements, leases and other encumbrances of record which have been executed by the Grantor, and taxes for the year 1987 and subsequent years;

This instrument prepared by:
R.L. Henderson Jr.
Dell, Graham, Willcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

THIS IS NOT HOMESTEAD PROPERTY

hereinafter called "The Property".

The address of the Grantee Trustees is Post Office Box 710, Pensacola, Florida 32578.

Together with all and singular the tenements, hereditments and appurtenances belonging or in any wise appertaining to The Property,

TO HAVE AND TO HOLD The Property unto the Grantees, and to their successors and assigns, with the appurtenances upon the Trust and for the purposes set forth in this Deed and in the Trust Agreement, in fee simple forever,

FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IN THE AMOUNT OF \$ 1.55 HAS BEEN PAID. NEWMAN C. BRACKIN, CLERK OKALOOSA COUNTY.
BY Charles Williams

WITH INTENTION TO COMPLY with Section 689.071, Florida Statutes (1985), full power and authority is granted by this Deed to the Trustees, or their successors, to deal in and with The Property or interests therein or any part thereof, and full power and authority is hereby granted to the Trustees, or their successors, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of The Property or any part of it.

The Trustees shall have no individual liability or obligation whatsoever arising from their ownership, as Trustees, of the legal title to The Property, or with respect to any act done or contract entered into or indebtedness incurred by them in dealing with The Property or in otherwise acting hereunder, except only so far as The Property and trust funds in the actual possession of the Trustees shall be applicable to the payment and discharge thereof. Any and all liability, if any, arising with respect to ownership of The Property shall be solely the responsibility of the Beneficiaries of the Land Trust, no personal liability or responsibility is assumed by or shall be enforced against the Trustees either express or implied.

The interest of each and every beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or through any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of The Property, and that interest is hereby defined and declared to be personal property only, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to The Property as such, but only an interest in the earnings, avails and proceeds from The Property as aforesaid.

In the event of the death, resignation, removal or incompetency of KATHERINE H. DICKERSON, one of the above-named Trustees, F. O. DICKERSON, her husband, shall, only thereupon, succeed KATHERINE H. DICKERSON as a Trustee under

this Deed and shall, together with the other Trustee, have all of the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said successor Trustee as fully as they were entitled to deal with the predecessor Trustee under the terms of this Deed. In the event of the death, resignation, removal or incompetency of JANE H. MERRILL, one of the above-named Trustees, WILLIS C. MERRILL, JR., her husband, shall, only thereupon, succeed JANE H. MERRILL as a Trustee under this Deed and shall, together with the other Trustee, have all of the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said successor Trustee as fully as they were entitled to deal with the predecessor Trustee under the terms of this Deed. In the event of the death, resignation, removal or incompetency of one of the above-named successor Trustees while serving as Trustee under this Deed, or inability to serve when said Trusteeship would otherwise vest, the other Trustee or successor Trustee then serving as a co-Trustee under this Deed shall, only thereupon, become the sole Trustee under this Deed and shall be empowered to thereafter exercise all of the the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said remaining Trustee as fully as they were previously entitled to deal with the two co-Trustees under the terms of this Deed.

The death of a Trustee shall be conclusively proved under this Deed when a certified copy of the Death Certificate of the Trustee is recorded on the public records of Okaloosa County, Florida. The resignation of a Trustee shall be conclusively proved under this Deed when a Notice of Resignation stating that the Trustee is resigning as a Trustee under this Trust Deed signed by the resigning Trustee and witnessed by two (2) subscribing witnesses and acknowledged by a Notary Public is recorded on the public records of Okaloosa County, Florida. The removal of a

Trustee shall be conclusively proved under this Deed when an Order from a Court of competent jurisdiction or a copy thereof, stating that the Trustee is removed or ordering the Trustee to execute a resignation is recorded on the public records of Okaloosa County, Florida. The incompetency of a Trustee shall be conclusively proved under this Deed when a duly entered Order of Adjudication of Incompetency concerning the Trustee issued by a Court of competent jurisdiction, or a certified copy thereof, is recorded on the public records of Okaloosa County, Florida.

And Grantor by this Deed fully warrants the title to the above-described property and will defend the title against the lawful claims of all persons whomsoever.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires. Where the terms "Trustee" or "Trustees" are used herein, they shall in each case be considered to include any successor Trustee after such successor Trustee is duly constituted as a Trustee in accordance with the provisions hereof.

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

Signed, sealed and delivered
in our presence as witnesses:

B. M. HENDERSON, a/k/a
BURNEY M. HENDERSON, a/k/a
BURNEY HENDERSON,
individually and as Trustee

Jane S. Kelly
Burney M. Henderson
As to B.M.H. by E.F.H.

BY: Elizabeth F. Henderson
Elizabeth F. Henderson,
as his Attorney in Fact

Jane S. Kelly
Burney M. Henderson
As to E.F.H.

Elizabeth F. Henderson (Seal)
ELIZABETH F. HENDERSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME personally appeared ELIZABETH F. HENDERSON,
as Attorney in Fact for B. M. HENDERSON, a/k/a BURNEY M.
HENDERSON, a/k/a BURNEY HENDERSON, individually and as
TRUSTEE, to me well known and known to be the person
described in and who executed the foregoing Deed, and
acknowledged before me that she executed the same as
Attorney in Fact for B. M. HENDERSON, a/k/a BURNEY M.
HENDERSON, a/k/a BURNEY HENDERSON, individually and as
Trustee, for the purposes therein stated.

WITNESS my hand and official seal this 16th day of
November, 1987.

Jane S. Kelly
NOTARY PUBLIC, State of Florida
at large

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 23, 1989
BONDED THRU GENERAL INS. UNO.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME personally appeared ELIZABETH F. HENDERSON,
to me well known and known to be the person described in and
who executed the foregoing Deed, and acknowledged before me
that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 16th day of
November, 1987.

Jane S. Kelly
NOTARY PUBLIC, State of Florida
at large

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 23, 1989
BONDED THRU GENERAL INS. UNO.



EXHIBIT "A"

Real property descriptions in deed by B.M. Henderson, Trustee, et ux, to Henderson Beach Land Trust, all being located in the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida. (Group Numbers and Parcel Numbers shown below are not a part of the legal descriptions and are inserted only for convenience to the grantor and grantees).

GROUP 1 - Property located West of the East 5 miles (lying in the Revised Second East Pass Addition to Destin, Florida):

PARCELS 1.1 and 1.2 -

A Parcel of land lying in Township 2 South, Range 22 West, City of Destin, Okaloosa County, Florida being more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block "G", Revised Second East Pass Addition to Destin, as recorded in Plat Book 1, at Page 19A of the public records of Okaloosa County, Florida, thence go North 76°11'00" West along the North line of said Revised Second East Pass to Destin, a distance of 292.51 feet to a point on the Easterly right-of-way line of Beach Drive (66' R/W); thence go North 04°47'38" West along said Easterly right-of-way line, a distance of 529.57 feet to a point on a line which is 600 feet South of (as measured at right angles) of the Henderson - Kelly Boundary Line; thence go South 76°11'53" East and parallel to said Henderson - Kelly Boundary Line, a distance of 711.51 feet; thence go South 13°49'00" West, a distance of 252.06 feet; thence go North 76°11'00" West, a distance of 250.00 feet; thence go South 13°49'00" West, a distance of 250.00 feet to the Point of Beginning (said Parcel containing 5.790 acres, more or less).

PARCEL 1.3(a) -

A Portion of Lots 12, 13, 14, and 15, Block H, and Fourth Street (vacated), and Lot 1, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, at page 19A, public records of Okaloosa County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A, public records of Okaloosa County, Florida; Thence go North 76°11'00" West along the North line of Block I, and Block H of the aforesaid subdivision, a distance of 467.00 feet; Thence go South 13°49'00" West, a distance of 10.00 feet to the point of beginning; Thence continue South 13°49'00" West (this line called Line 1 in the next description) a distance of 190.00 feet to the North right-of-way line of State Road No. 30 (U.S. 98, 100' R/W); Thence go South 76°11'00" East, along the right-of-way, a distance of 30.50 feet; Thence go North 13°49'00" East, a distance of 3.81 feet; Thence go South 76°11'00" East, a distance of 158.16 feet to a point of curvature; Thence go along a curve to the left, having a radius of 33.50 feet, an arc distance of 52.65 feet (CH.=47.40', CH.BRG.= N58°47'22"E); Thence go South 76°14'16" East, a distance of 0.50 feet; Thence go North 13°51'58" East along a line referred to in 1.3(b) as Line 2, a distance of 152.66 feet; Thence go North 76°11'00" West, a distance of 222.80 feet (this line called Line 3) to the point of beginning. The above described parcel contains 0.9488 acres more or less, and is subject to a landscape and utility easement, which easement is over the following described property: A Portion of Fourth Street (vacated), and Lot 1, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A, public records of Okaloosa County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A, public records of Okaloosa County, Florida; Thence go

North 76°11'00" West along the North Line of Block I and Block H of the aforesaid subdivision, a distance of 244.20 feet; Thence go South 13°51'58" West, a distance of 10.00 feet to the point of beginning; Thence go North 76°11'00" West, a distance of 15.00 feet; Thence go South 13°51'58" West, a distance of 152.67 feet to a point of curvature; Thence go along a curve to the right having a radius of 19.00 feet, an arc distance of 29.86 feet (CH.=26.88', CH.BRG.=S58°47'22"W); Thence go South 13°49'00" West, a distance of 14.50 feet; Thence go along a curve being concave Northwesterly and having a radius of 33.50 feet, an arc distance of 52.65 feet (CH.=47.40', CH.BRG.=N58°47'22"E); Thence go South 76°14'16" East, a distance of 0.50 feet; Thence go North 13°51'58" East, a distance of 152.66 feet to the point of beginning. The above described easement parcel contains 0.0663 acres, more or less. [Parcel 1.3(a) is subject to a lease to Burger King Corporation.]

PARCEL 1.3(b) -

A 50 foot strip of property, the South line of which is Line 3 in the description of Parcel 1.3(a), the West line of which is a 50 foot Northerly extension of Line 1 in the description of Parcel 1.3(a), the East line of which is a 50 foot Northerly extension of Line 2 of the description in Parcel 1.3(a), and the North line of which is a line running parallel to and 50 feet North of the South line of this description.

PARCEL 1.4(a) -

Begin at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, Page 19A, Public Records of Okaloosa County, Florida; Thence go South 13°49'00" West along the East line of Lot 5, a distance of 200.00 feet to the North right-of-way of State Road No. 30 (U.S. 98, 100' R/W); Thence go North 76°11'00" West along the right-of-way, a distance of 41.50 feet; Thence go North 13°49'00" East, a distance of 3.95 feet; Thence go North 76°11'00" West, a distance of 94.30 feet to a point of curvature; Thence go along a curve to the right, having a radius of 33.50 feet, an arc distance of 52.59 feet (CH.=47.35', CH.BRG.= N 31°12'38"W); Thence go North 76°14'16" West, a distance of 0.50 feet; Thence go North 13°48'25" East, a distance of 167.59 feet (hereafter called Line 1); Thence go South 76°11'00" East, a distance of 169.83 feet (hereafter called Line 2); Thence go South 13°49'00" West (hereafter called Line 3), a distance of 5.00 feet to the point of beginning. The above described parcel contains 0.7816 acres, more or less, and is subject to a landscape and utility easement, which landscape and utility easement is described as: Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, Page 19A, Public Records of Okaloosa County, Florida; Thence go South 13°49'00" West along the East line of Lot 5, a distance of 200.00 feet to the North right-of-way line of State Road No. 30 (U.S. 98, 100' R/W); Thence go North 76°11'00" West along the right-of-way line a distance of 41.50 feet; Thence go North 13°49'00" East, a distance of 3.95 feet; Thence go North 76°11'00" West, a distance of 94.30 feet to the point of beginning; Thence go along a curve to the right, having a radius of 33.50 feet, an arc distance of 52.29 feet (CH.=47.35', CH.BRG.=N31°12'38"W); Thence go North 76°14'16" West, a distance of 0.50 feet; Thence go North 13°48'25" East, a distance of 167.59 feet; Thence go South 76°11'00" East, a distance of 15.00 feet; Thence go South 13°48'25" West, a distance of 167.57 feet to a point of curvature; Thence go along a curve to the left, having a radius of 19.00 feet, an arc distance of 29.83 feet (CH.=26.86', CH.BRG.=S31°12'38"E); Thence go South 13°49'00" West, a distance of 14.50 feet to the point of beginning; This Easement contains 3.111 square feet, 0.0714 acres, more or less. [Parcel 1.4(a) is subject to a lease to Panhandle Foods of Pensacola, Inc., an Ohio corporation, d/b/a Panhandle Foods of Ohio, Inc.]

PARCEL 1.4(b) -

A 35 foot strip of property, the West line of which is the Northerly extension for 35 feet of Line 1 of the description in Parcel 1.4(a); the South line of which is Line 2 of the description of Parcel 1.4(a); the Easterly line of which is a Northerly extension for 35 feet of Line 3; and the Northerly line of which is a line parallel to Line 2 and lying 35 feet distant therefrom.

PARCEL 1.5 -

Lots 6 and 7, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A of the public records of said County, plus a strip of property the South line of which is the North line of Lots 6 and 7, Block I, the Westerly line of which is a 100 foot extension of the Westerly line of said Lot 6, Block I; the Easterly line of which is a 100 foot extension of the East line of Lot 7 of said Block I; and the North line of which is a line parallel to and 100 feet distant from the North line of Lots 6 and 7 of said Block I.

PARCEL 1.6 -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125' R/W), a distance of 12.37 feet; thence go North 13°49'00" East, a distance of 678.35 feet to the Point of Beginning; thence go North 11°54'14" East, a distance of 449.50 feet; thence go North 76°11'53" West a distance of 200.00 feet; thence North 13°49'00" East a distance of 150.00 feet; thence North 76°11'53" West a distance of 1004.57 feet to the East right-of-way line of Main Street; thence South 00°21'52" East along the Easterly right-of-way line of Main Street a distance of 617.76 feet; thence go South 76°11'00" East a distance of 958.23 feet to the Point of Beginning. Subject to a 25 foot wide easement to Destin Water Users, Inc. over the South boundary of the parcel.

GROUP 2 - Property located in the West mile of the East 5 miles:

PARCEL 2.1(a) -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125.00' R/W), a distance of 12.37 feet to the point of beginning; thence go North 13°49'00" East, a distance of 678.35 feet; thence go North 11°54'14" East, a distance of 449.50 feet; thence go North 13°49'00" East along the East line of the Destin Water Users property (water tank site), a distance of 150.00 feet to a point on the South line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South line of said Gulf Power easement, a distance of

1910.43 feet; thence go South 13°49'00" West, a distance of 1278.83 feet to a point on the North right-of-way line of the State Road 30 (U.S. 98 125' R/W); thence go North 76°11'00" West along said North right-of-way line, a distance of 1895.90 feet to the point of beginning; said parcel contains 55.798 acres, more or less.

PARCEL 2.1(b) -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125.00' R/W), a distance of 1908.27 feet to the point of beginning; thence go North 13°49'00" East, a distance of 1278.83 feet to a point on the South line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South line of said Gulf Power easement, a distance of 300.00 feet; thence go South 13°49'00" West, a distance of 1278.91 feet to a point on the North right-of-way line of the State Road 30 (U.S. 98, 125' R/W); thence go North 76°11'00" West along the North right-of-way line of said State Road 30, a distance of 300.00 feet to the point of beginning. Said parcel containing 8.808 acres, more or less.

PARCEL 2.1(c) -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125.00' R/W), a distance of 2208.27 feet to the point of beginning; thence go North 13°49'00" East, a distance of 1278.91 feet to a point on the South line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South line of said Gulf Power easement, a distance of 300.00 feet; thence go South 13°49'00" West, a distance of 1278.98 feet to a point on the North right-of-way line of the State Road 30 (U.S. 98, 125' R/W); thence go North 76°11'00" West along the North right-of-way line of said State Road 30, a distance of 300.00 feet to the point of beginning. Said parcel containing 8.808 acres, more or less.

PARCEL 2.2 -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at Page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid

Northerly right-of-way line (Now a 125.00' R/W), a distance of 2508.27 feet; thence departing said right-of-way line go North 13°49'00" East, a distance of 1278.98 feet to a point on the South right-of-way line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South right-of-way line, a distance of 205.90 feet to the Point of Beginning; thence continue South 76°11'53" East along the South right-of-way line of said Gulf Power Easement, a distance of 644.55 feet; thence go South 13°49'00" West, a distance of 954.20 feet; thence go North 76°11'00" West, a distance of 200.00 feet; thence go South 13°49'00" West, a distance of 325.00 feet to a point on the North right-of-way line of U.S. Highway 98 (S.R. #30, 125' R/W); thence go North 76°11'00" West along said North right-of-way line, a distance of 244.55 feet to a point on the East property line of an existing Chevron Gas Station; thence go North 13°49'00" East along said East property line, a distance of 275.00 feet to the Northeast corner of said Chevron Gas Station; thence go North 76°11'00" West along the North line of said Chevron Gas Station Parcel a distance of 200.00 feet; thence go North 13°49'00" East, a distance of 1004.03 feet to the Point of Beginning. Said Parcel containing 16.171 acres.

PARCEL 2.3 -

Commence at the intersection of the Northerly right-of-way line of U.S. Highway 98 (R/W varies) and the Easterly right-of-way line of Airport Road (State Road S-30-F, 100' R/W); thence go North 13°56'12" East along the aforesaid Easterly right-of-way of Airport Road a distance of 1203.59 feet to the Point of Beginning of this description; thence continue North 13°56'12" East along the aforesaid Easterly right-of-way a distance of 35.35 feet to a point of curvature; thence continue along the aforesaid Easterly right-of-way line along a curve to the left having a radius of 237.42 feet, an arc distance of 13.94 feet (CH=13.94 feet, CH BRG = North 12°25'18" East) to a point of intersection with the Southerly line of a 100 foot Gulf Power Company easement; thence go South 76°17'00" East along the aforesaid Southerly line of a Gulf Power Company easement a distance of 200.37 feet to the West line of the Destin Water Users Percolation Pond; thence go South 13°56'12" West along that West line to the Northeasterly corner of that certain property conveyed by Burney M. Henderson, Trustee, to Force V Corporation and recorded in Official Record Book 1224 at page 1413 of the public records of Okaloosa County, Florida; thence Westerly along the North line of that Parcel a distance of 200 feet to the East right-of-way line of said Airport Boulevard; thence North 13°56'12" East along the aforesaid Easterly right-of-way line a distance of 403.59 feet to the Point of Beginning of this description, said property lying in Township 2 South, Range 22 West, Okaloosa County, Florida. SUBJECT, however, to that certain easement across the Northerly 50 feet thereof conveyed by Burney M. Henderson, Trustee, et al, to Destin Water Users, Inc., by deed dated March 5, 1982 and recorded in Official Record Book 1143 at page 1701 of the public records of Okaloosa County, Florida.

PARCEL 2.4 -

Commence at the intersection of the State Road #30 (U.S. Highway 98) and the Easterly right-of-way line of Airport Road (100' R/W); then go Northerly along the East right-of-way line of said Airport Boulevard a distance of 300.00 feet to the Point of Beginning of this description; said point being the Northwesterly corner of that certain property conveyed by Burney M. Henderson, Trustee, to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed dated January 17, 1985, and recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida; thence Northerly along said Airport Road a distance of 200 feet, more or less, to the Southerly line of that certain property conveyed by Burney M. Henderson, Trustee, to Force V Corporation, and recorded in Official Record Book 1224 at page 1413 of the public records of Okaloosa County, Florida; thence Easterly along

the Southerly line of said Parcel a distance of 200.00 feet to the West boundary of the Destin Water Users Percolation Pond; thence Southerly along that West line a distance of 225.00 feet, more or less, to the Northeasterly corner of that certain Parcel conveyed to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida; thence Westerly along the Northerly line of the aforesaid Parcel described in Official Record Book 1276 at page 1860 a distance of 200 feet to the Point of Beginning of this description.

PARCEL 2.5 -

Commence at the intersection of the Northerly right-of-way line of State Road #30 (U.S. Highway 98) and the Easterly right-of-way line of Airport Road; thence Northerly along the Easterly right-of-way line of that road a distance of 150.0 feet to the Northwesterly corner of that certain property conveyed by Burney M. Henderson to First Mutual Savings Association of Florida by deed recorded in Official Record Book 1233 at page 1042 of the public records of Okaloosa County, Florida; thence Easterly along the Northerly line of said Parcel a distance of 120 feet to the Northeasterly corner of said property conveyed to First Mutual Savings Association of Florida and the Point of Beginning of this description; thence continue along the line last run and along the Southerly line and its extension of the property conveyed by Burney M. Henderson, Trustee, to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida, for a distance of 100 feet, more or less, to the West line of Block 16, of Silver Beach according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida; thence run South along the Westerly line of said Block 16 to the Northerly right-of-way line of said U.S. Highway 98; thence Westerly along said U.S. Highway 98 a distance of 146 feet, more or less, to the Southeasterly corner of that certain Parcel conveyed to First Mutual Savings Association of Florida by deed recorded in Official Record Book 1233 at page 1042 of the public records of Okaloosa County, Florida; thence Northerly along the Easterly line of said First Mutual Parcel a distance of 150 feet to the Point of Beginning of this description.

PARCEL 2.6 -

A rectangular parcel of property, the Northerly and Southerly lines being 70 feet in length, and the Easterly and Westerly lines being 150 feet in length, with the Northerly line being the Southerly right-of-way line of the Gulf Power Company 100' transmission easement and the Easterly line being a line parallel to and 100 feet West of Airport Road, which property lies in the West mile of the East five miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, and which mile is also referred to the land between Revised Second East Pass Addition and Silver Beach.

GROUP 3 - Property located within the West mile of the East 4 miles of the Destin Peninsula, Township 2 South, Range 22 West, in Okaloosa County, Florida, also referred to as Silver Beach:

PARCEL 3.1(a) -

All of Blocks 12, 13, 14, and 15 (and the vacated streets abutting those Blocks), of Silver Beach, according to the plat of that subdivision recorded in Plat Book 1, at page 16 of the public records of Okaloosa County, Florida, and also the land lying North of the numbered blocks in Silver Beach subdivision and

South of the Gulf Power 100' right-of-way, lying between the Northerly right-of-way of New U.S. 98 and the Southerly line of the Destin Water Users Sewerage Percolation Pond conveyed by deed recorded in Official Record Book 1143 at page 1442 of the public records of Okaloosa County, Florida.

PARCEL 3.1(b) -

That portion of Block 16 of Silver Beach according to the plat recorded in Plat Book 1, at page 16 of the public records of Okaloosa County, Florida, lying North of the North lines Lots 1 through 4, inclusive of said Block 16, and lying South of the Destin Water Users Percolation Pond, together with a Westerly extension of that strip to the East line of that certain property conveyed by Burney M. Henderson, Trustee, to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed dated January 17, 1985, and recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida.

PARCEL 3.2(a) -

All of that portion of Block F lying North of Silver Beach, according to the plat thereof recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida, lying West of a Northerly extension of the West lines of Lots 16 through 24 of Block 9 of said Silver Beach to the South right-of-way line of New U.S. 98, and lying Southeasterly of the Southeasterly right-of-way line of New U.S. 98.

PARCEL 3.2(b) -

Lots 7, 8, and 9 of Block 6; Lots 7 and 24 of Block 7; Lots 7 through 15, inclusive, of Block 9, Lots 7 through 24, inclusive, of Block 10, Lots 5 through 22, inclusive, of Block 11 (less any portion in New U.S. 98); and all Blocks 12, 13, and 14 lying South of New U.S. 98; and all of those vacated streets and alleyways abutting the above lots; said lots described according to the plat of Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida.

PARCEL 3.3(a) -

All of that portion of Block F of Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida, bounded on the North by the Southerly right-of-way line of New U.S. 98, on the West by a Northerly extension of the West lines of Lots 16 through 24, Block 9, of Silver Beach; and on the East by Henderson Beach State Park, but to include any portion of the closed road or alleyway running along the South line of Block F.

PARCEL 3.3(b) -

Lots 4, 5, and 6, and 10 through 15, inclusive, of Block 6; Lots 1 through 6, inclusive, and 8 through 23, inclusive, of Block 7; lots 1 through 5, inclusive, and 7 through 23, inclusive, of Block 8; Lots 1, 2, 3, and 16 through 24, inclusive of Block 9; together with vacated portion of all roadways and alleyways abutting those lots, all those lots being in Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida.

PARCEL 3.3(c) -

All of that portion of Block C, Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida, lying Westerly of a Southerly extension of the East line of Lot 4, Block 6, of

Silver Beach subdivision, and lying Easterly of a Southerly extension of a Southerly extension of the West line of Lot 3, Block 9, of said Silver Beach subdivision.

GROUP 4 - Property located in the West 1 mile of the East 2 miles of the Destin Peninsula, Township 2 South, Range 22 West, in Okaloosa County, Florida, and also known as Crystal Beach, a subdivision recorded in Plat Book 1 at Page 17 of the public records of Okaloosa County Florida:

PARCEL 4.1 -

Lots 5 through 10, inclusive, Block 1; Lots 8 through 13, Block 2; all Blocks 6, 7, 8, 13, 14, and 17; Lot 6, 8, and 10 through 16, inclusive, of Block 18; Lots 1 through 10, inclusive, 12, 14, 16, 18, and 20, Block 19; Block 21, Lots 1, 2, 4, and 8 through 20, inclusive, of Block 22; Lots 12, 14, 15, 16, 18, and 20, Block 23; Lots 1 through 10, Block 27; Block 28; Lot 2, Block 33; Lots 1 through 5, inclusive, Block 35; Blocks 38 and 39; and Lots 2 through 6, inclusive, of Block 37; all in Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.2 -

Lots 1 through 7, inclusive, and 20 of Block 4; Lots 1 through 9, inclusive, and 18 through 20, inclusive, of Block 5; Lot 18 of Block 24; Lot 1 of Block 26; Lots 4 through 6, inclusive, of Block 29; all in Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.3 -

Blocks 9, 20, and 36, and the vacated streets lying between Blocks 9 and 20, of Crystal Beach, a subdivision of a portion of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat of that subdivision recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.4(A) -

That portion of Block C of Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida, lying Easterly of a Southerly extension of a line 5 feet East of the West line of Lot 5, Block 13, and parallel thereto, and Westerly of a Southerly extension of the West line of Block 12 of said Crystal Beach, and all riparian rights thereto.

PARCEL 4.4(B) -

That portion of Block C of Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida, lying Southerly of a Southerly extension of the East line of Block 11 and Westerly of a Southerly extension of the East line of Lot 3, Block 10, of said Crystal Beach, and all riparian rights thereto.

PARCEL 4.4(C) -

That portion of Block B lying between a Southerly extension of the East line of Block 10, and a line 200 feet Westerly and parallel to a Southerly extension of the West line of Block 8, Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.4(D) -

That portion of Block A, lying East of a Southerly extension of the East line of Block 7, and Westerly of a Southerly extension of the West line of Block 6, in Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat thereof recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.4(E) -

That portion of Block A, lying between the Southerly extension of the East line of Block 6 and the West line of Block 3 of Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat thereof recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida. But subject to any easements granted of record for ingress and egress to the Gulf over a Southerly extension of 4th Street according to the plat of said Crystal Beach.

GROUP 5 - Property lying within the "East mile" of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, also known as the land lying between Crystal Beach and the Walton County line:

PARCEL 5.1 -

That portion of the "East mile" of Township 2 South, Range 22 West, Okaloosa County, Florida, lying North of the Gulf of Mexico and South of the North line of the property described in that certain deed from Francis B. Wilkinson and Brouton, her husband, to Burney M. Henderson, Trustee, according to deed recorded in Deed Book 31 at page 272 of the public records of Okaloosa County, Florida, LESS AND EXCEPTING therefrom the lands conveyed by Burney M. Henderson, Trustee, to others, those exceptions being:

1. That portion thereof lying East of the West line and its Southerly extension of the property conveyed by Burney M. Henderson, Trustee, to Wallace G. Hallmark and Margie B. Hallmark, dated May 26, 1951, recorded in Deed Book 74 at page 31 of the public records of Okaloosa County, Florida.

2. That portion thereof lying East of the West line and South of the North line of the parcel conveyed by Burney M. Henderson, individually and as Trustee, and Elizabeth F. Henderson, his wife, to Wallace Van Houten by deed dated June 3, 1957 and recorded in Deed Book 54 at page 76 of the public records of Okaloosa County, Florida.

3. That portion thereof conveyed by Burney M. Henderson, individually and as Trustee, et ux, to Jack D. Daniel and wife, Sannie S. Daniel, filed April 30, 1962, and recorded in Official Record Book 232 at page 271 of the public records of Okaloosa County, Florida.

4. That portion thereof conveyed by Burney M. Henderson, individually and as Trustee, et ux, to The State of Florida, for use and benefit of State Road Department for park purposes, by deed recorded in Official Record Book 401 at page 537 of the public records of Okaloosa County, Florida.

5. That portion thereof conveyed by Burney M. Henderson, individually and as Trustee, et ux, to Holton Hudson by deed dated September 8, 1959, and recorded in Official Record Book 254 at page 18 of the public records of Okaloosa County, Florida.

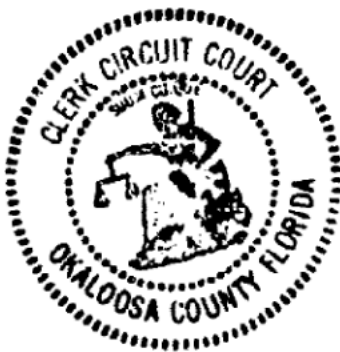
6. Any portion thereof lying within the right-of-way of U.S. Highway 98, State Road 30.

GROUP 6 - (No parcels in this Group to be conveyed to Henderson Beach Land Trust):

GROUP 7 - Lots in Moreno Acres Subdivision:

PARCEL 7.3 (Parcels 7.1 and 7.2 not included in this deed) -

Lots 23, 25, and 26, Block J, Moreno Acres Subdivision, a subdivision in Destin, Florida, described according to the plat recorded in Plat Book 2 at page 165 of the public records of Okaloosa County, Florida.



FILE# 955766
OKALOOSA COUNTY, FLORIDA

RCD: NOV 17 1987 @ 11:47 AM
HELMAN C BRACKIN, CLERK

LETTER OF AUTHORIZATION

Re: Chase Destin
00-2S-22-0701-000H-007A
751 W HARBOR BLVD, DESTIN, FL 32541

To Whom It May Concern:

By copy of this letter, I, Michael T Wagner, Manager of WPG-Destin, LLC, hereby authorize Bohler Engineering FL, LLC, and JP Morgan Chase, N.A., to act on my behalf with regard to obtaining agency approvals, including, but not limited to:

1. City and County Plat, Site Plan, Rezoning, Utility and PD Submittals (if applicable)
2. FDEP Water and Wastewater Permit Applications (if applicable)
3. Water Management District Permit Applications (if applicable)
4. FDOT Driveway, Drainage, and Utility Permit Applications (if applicable)
5. County Use Permit Applications (if applicable)

If you have any questions, please contact me at sliakos@wagspg.com

Yours truly,



Michael T Wagner, Manager

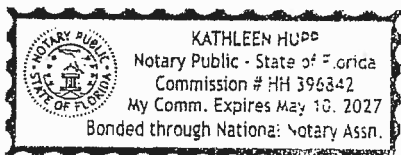
12/23/25

Date

WPG-Destin, LLC
4211 W Boy Scout Blvd, Ste 620, Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of DECEMBER, 2025 by Michael T. Wagner, as Manager of Wagner Property Group, LLC, a Florida limited liability company, said company is the Manager of WPG-Destin, LLC, a Florida limited liability company, on behalf of the company, who is either personally known to me, or has produced a valid Florida driver's license as identification.



Kathleen Hupp
Signature of Notary Public

KATHLEEN HUPP
Print Name

Commission No. # HH 396842

Expiration Date: MAY 10, 2027

November 24, 2025
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

**RE: Parking Narrative
Chase – Destin
751 Harbor Blvd
Destin, FL 32541**

To Agency Reviewer,

Bohler Engineering FL, LLC has reviewed the City of Destin Code of Ordinances and determined that the development would be required to follow the parking space regulation for the use “Sector 52 Finance and Insurance” per Table 8-6 in section 8.06-10 of the LDC. The site is zoned TCMU (Town Center Mixed Use) and is within Old Destin MMTD.

Ratio:	1 space / 250 sf
Building Area:	3,333 sf
Parking Required:	$1/250 \times 3,333 = 13$ spaces
Maximum Parking:	13 spaces (the ratio above is the maximum parking within Old Destin MMTD)

We are requesting an increase in parking spaces. We are proposing a total of 23 spaces to accommodate the employees and customers, and to ensure that our site can adequately accommodate demand, including potential overflow generated by patrons of the adjacent Goodwill and Restaurant who may potentially utilize our parking area.

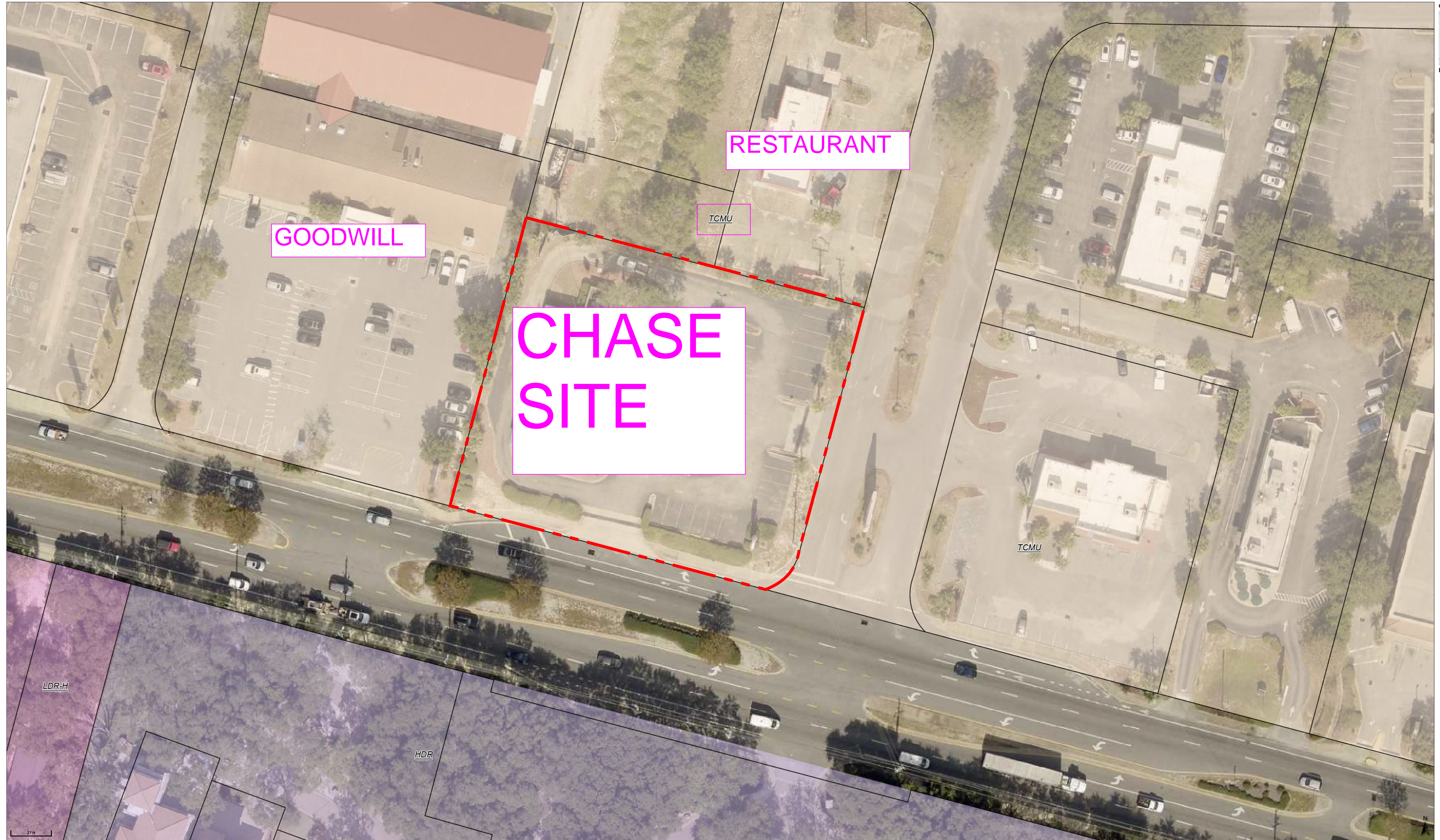
Please see attached map of surrounding area reflecting zoning and existing uses surrounding the site.

Should there be any questions or should additional information required, please feel free to contact us at (321) 234-2880 or via email: rhileman@bohlereng.com

Sincerely,
BOHLER ENGINEERING



Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development



Overview

Legend

- Parcels
- Destin
 - A
 - BE
 - BRMU
 - CBN
 - CBR
 - CG
 - CL
 - CMU
 - CMUV
 - CON
 - CTS
 - GRMU
 - HDR
 - HIMU
 - IN
 - INST
 - LDR-H
 - LDR-HI
 - LDR-V
 - MDR-HI
 - MDR-V
 - NHMU
 - REC
 - ROI-CBR
 - ROI-TD
 - ROI-VR
 - SHMU
 - TCMU

PROP. SITE PLAN DOCUMENTS



PROPOSED CHASE - DESTIN

LOCATION OF SITE
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

PIN #: 00-2S-22-0701-000H-007A
SECTION 00, TOWNSHIP 2 SOUTH, RANGE 22

REFERENCES AND CONTACTS

<p>REFERENCES</p> <p>• BOUNDARY & TOPOGRAPHIC SURVEY: BOHLER ENGINEERING 1900 NW CORPORATE BLVD, SUITE 101E BOCA RATON, FLORIDA 33431 DATED: 08/18/2025 ELEVATIONS: NAVD 1988</p> <p>• GEOTECHNICAL INVESTIGATION REPORT: ECS FLORIDA LLC 2334 CAPITAL CIRCLE NE TALLAHASSEE, FL 32308 DATED: 07/18/2025</p> <p>• ARCHITECTURAL PLAN: IA INTERIOR ARCHITECTS 150 ALHAMBRA CIRCLE, SUITE 800 CORAL GABLES, FL 33134 DATED: 09/30/2025</p> <p>• PHOTOMETRIC PLAN: BOHLER ENGINEERING FL LLC 135 W CENTRAL BLVD STE 600 ORLANDO, FL 32801 PHONE: (321) 234-2880</p> <p>• LANDSCAPE: BOHLER ENGINEERING FL LLC 135 W CENTRAL BLVD STE 600 ORLANDO, FL 32801 PHONE: (321) 234-2880</p> <p>GOVERNING AGENCIES</p> <p>• PLANNING DEPARTMENT CITY OF DESTIN PLANNING DEPARTMENT 4100 INDIAN BAYOU TRAIL DESTIN, FL 32541 PHONE: (850) 842-4669</p> <p>• BUILDING DEPARTMENT CITY OF DESTIN BUILDING DIVISION 4100 INDIAN BAYOU TRAIL DESTIN, FL 32541 PHONE: (850) 654-1119 OPTION 2</p> <p>• ENGINEERING DEPARTMENT CITY OF DESTIN ENGINEERING DIVISION 4100 INDIAN BAYOU TRAIL DESTIN, FL 32541 PHONE: (850) 654-1119 OPTION 2</p> <p>• WATER MANAGEMENT DISTRICT NWFWMD 81 WATER MANAGEMENT DRIVE HAVANA, FL 32333 PHONE: (850) 538-9999</p> <p>• ROW JURISDICTION FDOT 605 SUWANNEE ST TALLAHASSEE, FL 32399 PHONE: (850) 414-4545</p>	<p>UTILITIES</p> <p>• ELECTRIC FLORIDA POWER & LIGHT - OKALOOSA 3454 EMERALD COAST PKWY, DESTIN, FL 32541 PHONE: (850) 244-4773</p> <p>• TELEPHONE AT&T</p> <p>• WATER DESTIN WATER USERS, INC. 218 MAIN STREET DESTIN, FL 32541 PHONE: (850) 337-3945</p> <p>• SANITARY SEWER DESTIN WATER USERS, INC. 218 MAIN STREET DESTIN, FL 32541 PHONE: (850) 337-3945</p> <p>• CABLE CENTURY LINK 734 LEGION DR DESTIN, FL 32541 PHONE: (850) 213-8116</p> <p>• FIBER OPTIC CENTURY LINK 734 LEGION DR DESTIN, FL 32541 PHONE: (850) 213-8116</p> <p>• GAS OKALOOSA GAS DISTRICT 20 NE HUGHES STREET FORT WALTON BEACH, FL 32548 PHONE: (800) 728-4700</p>
--	---

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

AS-SURVEYED DESCRIPTION

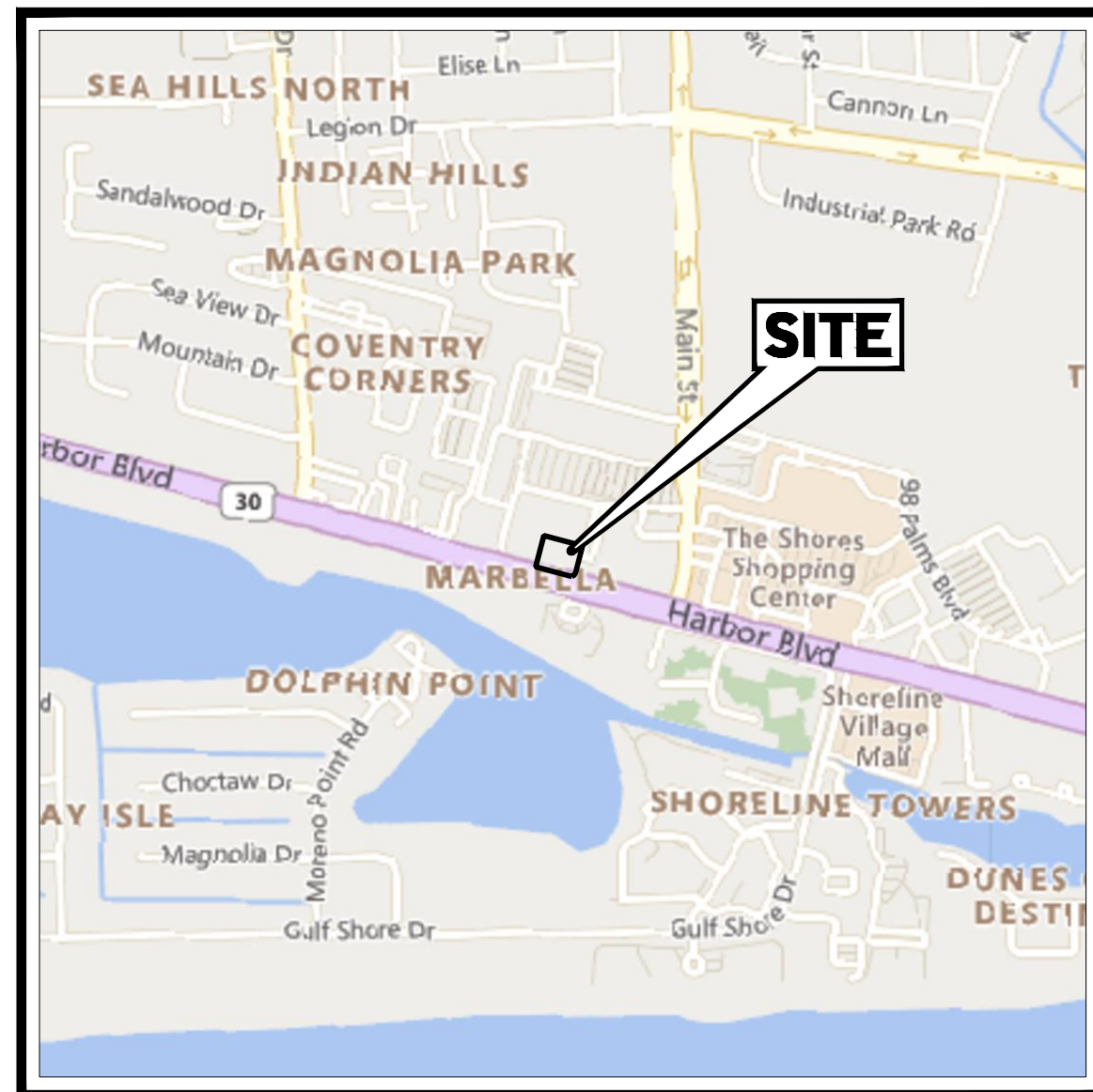
A PORTION OF LOTS 12, 13, 14 AND 15, BLOCK H, FOURTH STREET (VACATED), AND LOT 1, BLOCK I, REVISED SECOND EAST PASS ADDITION TO DESTIN, FLORIDA, AS REFERENCED IN PLAT NOOK 1, PAGE 19A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK I, REVISED SECOND EAST PASS ADDITION TO DESTIN, FLORIDA; THENCE RUNNING ALONG THE PROLONGATION OF THE NORTH LINE OF SAID BLOCK I AND BLOCK H, NORTH 75° 13'53" WEST, FOR A DISTANCE OF 467.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 14° 46'07" WEST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 14° 46'07" WEST, FOR A DISTANCE OF 180.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HARBOR BOULEVARD; THENCE RUNNING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 75° 13'53" EAST, FOR A DISTANCE OF 208.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VILLAGE CENTRE PARKWAY; THENCE RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) 31.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF 054° 39'36", AND A CHORD BEARING AND DISTANCE OF NORTH 42° 02'53" EAST, 30.76 FEET; (2) SOUTH 75° 17'09" EAST, FOR A DISTANCE OF 0.50 FEET; (3) NORTH 14° 40'05" EAST, FOR A DISTANCE OF 152.66 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 75° 13'53" WEST, FOR A DISTANCE OF 222.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 39,980 SQUARE FEET OR 0.918 ACRES (MORE OR LESS).

BEING THE SAME PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12275458, WITH A COMMITMENT DATE OF MAY 1, 2025 AND A REVISION DATE OF JULY 3, 2025, AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS WRITTEN OR IMPLIED.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL PERFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.



LOCATION MAP
SCALE: 1" = 1000'
SOURCE: MICROSOFT BING

DEVELOPER
JILL WITH JPMORGAN CHASE
111 POLARIS PKWY
COLUMBUS, OH 43240
CONTACT: THIAGO FERREIRA
PHONE: (611) 490-3388

OWNER
HENDERSON BEACH LAND TRUST
1901 SEVILLE DR
PENSACOLA, FL 32503

PREPARED BY

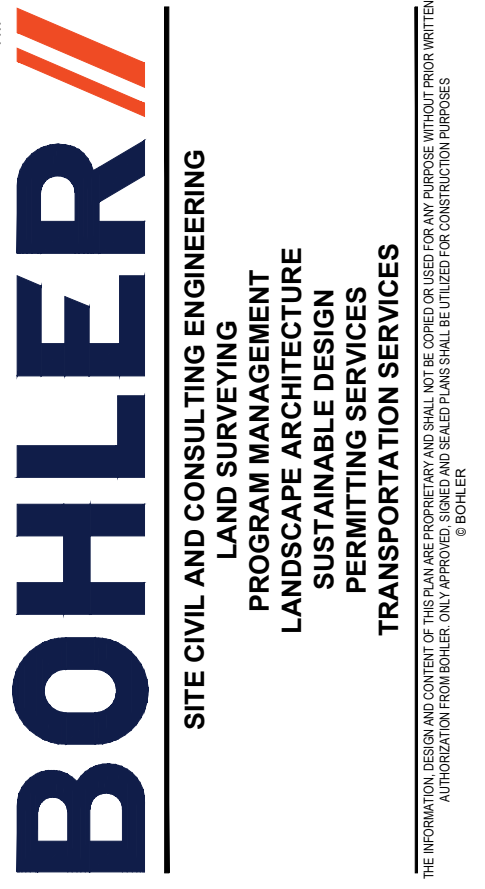


CONTACT: FL-PERMITS@BOHLERENG.COM;

RHILEMAN@BOHLERENG.COM

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS PLAN	C-201
DEMOLITION PLAN	C-202
SITE PLAN	C-301
PAVING/GRADING/DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
PHOTOMETRIC PLAN	C-701
EROSION AND SEDIMENT CONTROL PLAN PHASE 1	C-801
EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-802
CONSTRUCTION DETAILS	C-901
FDOT DETAILS	C-902 - C-906
DESTIN WATER USERS UTILITY DETAILS	C-907 - C-909

PERMIT INFORMATION	
CITY OF DESTIN SITE PLAN REVIEW	X
FDOT REVIEW	X
WMD STORMWATER REVIEW	X



REVISIONS			
REV	DATE	COMMENT	DRAWN BY



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLD250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIVL-CND5

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

CHASE

PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

S 00 - T 02 S - R 22

BOHLER

135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE - 2025-11-14

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OR RECORD OR BOLLER PREPARED THESE PLANS. THE CONTRACTOR MUST FULLY VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY...

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY...

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY...

GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY...

ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.A.A.) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ.) AND 42 U.S.C. § 12112 ET SEQ. AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES...

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY...

OUTSIDE SOURCE NOTES

- 1. ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED BY OTHERS (HEREIN, "BY OTHERS" REPORTS, DOCUMENTS AND DETAILS) HAS BEEN OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY...

STANDARD ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes categories like LANDSCAPE, MECHANICAL/ELECTRICAL/PLUMBING, and UTILITIES.

STANDARD DRAWING LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for LIMIT OF WORK, LIMIT OF DISTURBANCE, SAWCUT LINE, and various utility lines.

REVISIONS

Table with 4 columns: REV, DATE, COMMENT, DRAWN BY. Includes a revision for 'KNOW WHATS BELOW'.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. THE CONTRACTOR MUST VERIFY ALL INFORMATION AND DOCUMENTS INDICATED OTHERWISE.

PROJECT No.: FLD250023-00-0A DRAWN BY: GJK CHECKED BY: RH DATE: 2025-11-11 CAD ID: PC25-11-11

PROPOSED DEVELOPMENT

751 HARBOR BLVD DESTIN, FL 32541 CITY OF DESTIN

CHASE SITE PLANS

FOR

135 WEST CENTRAL BOULEVARD, SUITE 600 ORLANDO, FLORIDA 32801

Phone: (321) 234-2880

BOHLER

FLORIDA BUSINESS CERT. OF AUTH. NO. 36786

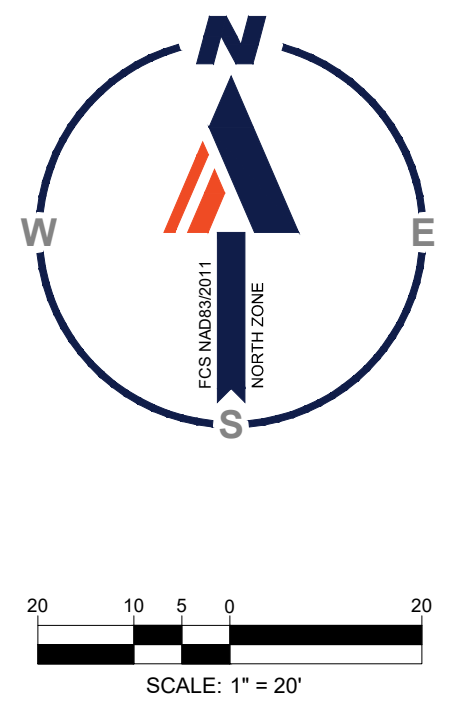
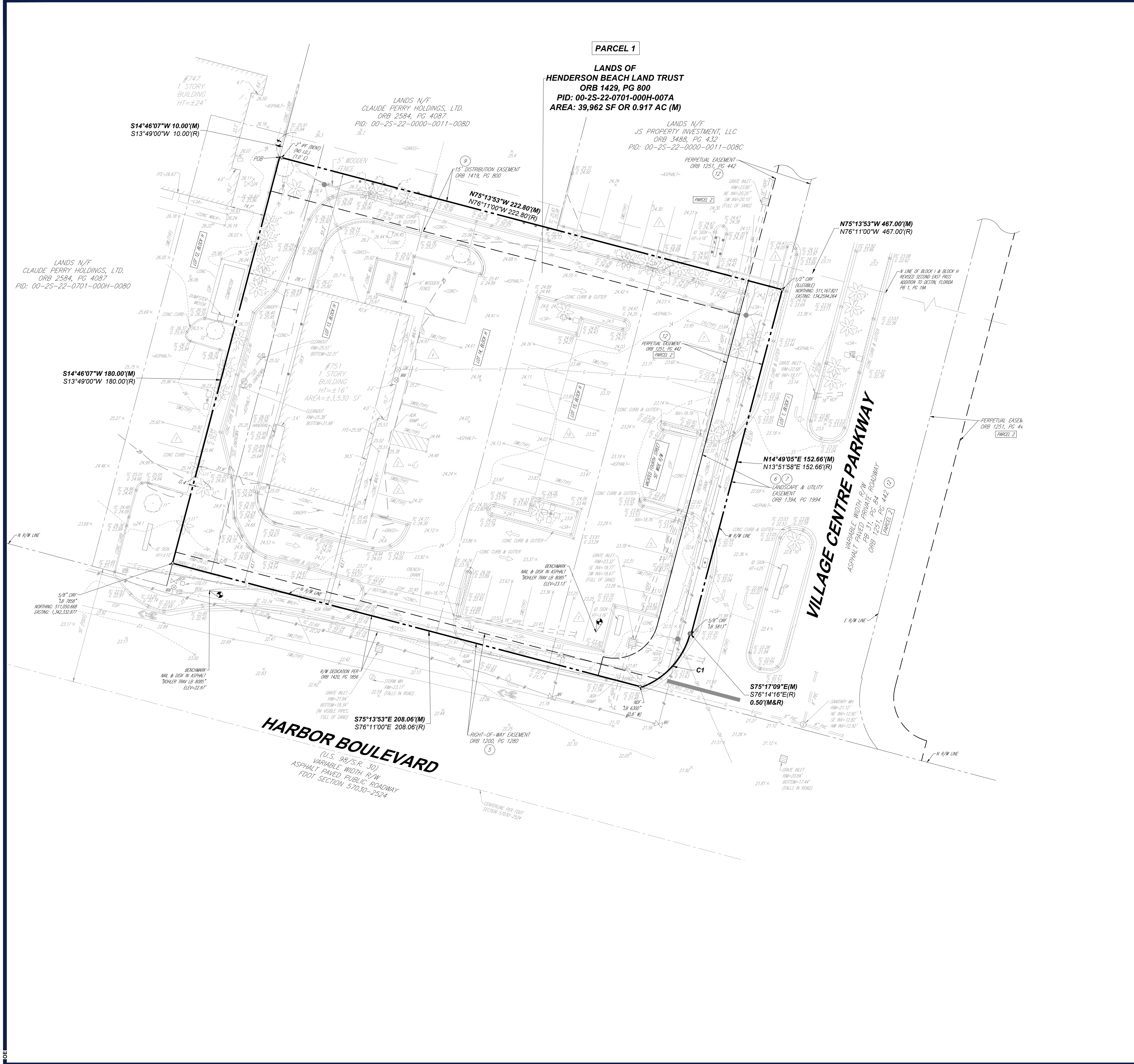
This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to this signature. The signature must be verified on any electronic copies.

GENERAL NOTES AND LEGEND

SHEET NUMBER C-102

ORG. DATE - 2025-11-14

Vertical text on the right edge of the page, including 'SITE CIVIL AND CONSULTING ENGINEERING' and 'PROGRAM MANAGER'.



LEGEND	
EXISTING CONDITIONS/DEMOLITION PLAN	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY C/L	---
EX. OVERHEAD ELECTRIC	---
EX. STORM SEWER	---
EX. SANITARY LINE	---
EX. FENCE	---
EX. SPOT ELEVATION	---
EX. TREE	---
EX. CONCRETE	---
TO BE REMOVED/ TO BE RELOCATED	(TBR)/(TBR/L)
ASPHALT TO BE REMOVED	---
CONCRETE TO BE REMOVED	---

DEMOLITION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. CONTRACTOR TO ESTABLISH NEW BENCHMARKS IF EXISTING BENCHMARK WILL BE DISTURBED OR REMOVED.
5. CONTRACTOR TO REMOVE EXISTING TREES OR PLANTS AS SHOWN ON THE TREE DISPOSITION PLAN WITHIN THE LIMITS OF DISTURBANCE. CONTRACTOR TO OBTAIN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD PRIOR TO REMOVING EXISTING TREES NOT SHOWN ON THE TREE DISPOSITION PLAN. TREES TO BE PRESERVED SHALL BE ADEQUATELY FENCED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE TREE DISPOSITION AND THE CIVIL PLANS SHALL BE SENT IN WRITING BY THE CONTRACTOR TO THE EOR AND LA PRIOR TO THE START OF ANY CONSTRUCTION FOR RESOLUTION.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. OR LOCAL AUTHORITY HAVING JURISDICTION (A.H.) RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
8. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
9. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUIT, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
10. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.
11. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AND AQUIFER RECHARGE AREAS LOCATED WITHIN PROJECT LIMITS.

DATUM NOTE

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. BG3654 WITH A PUBLISHED ELEVATION OF 23.02 FEET.

FEMA NOTE

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494", MAP NUMBER 12091C0488J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
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PROJECT NO.: FLD250023-00-0A
 DRAWN BY: OE / GK
 CHECKED BY: RH
 DATE: 2025-11-14
 CAD ID: P-CIVL-EXDM

PROP. SITE PLAN DOCUMENTS
 FOR
CHASE
 PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN
 S 00 - T 02 S - R 22

BOHLER
 135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

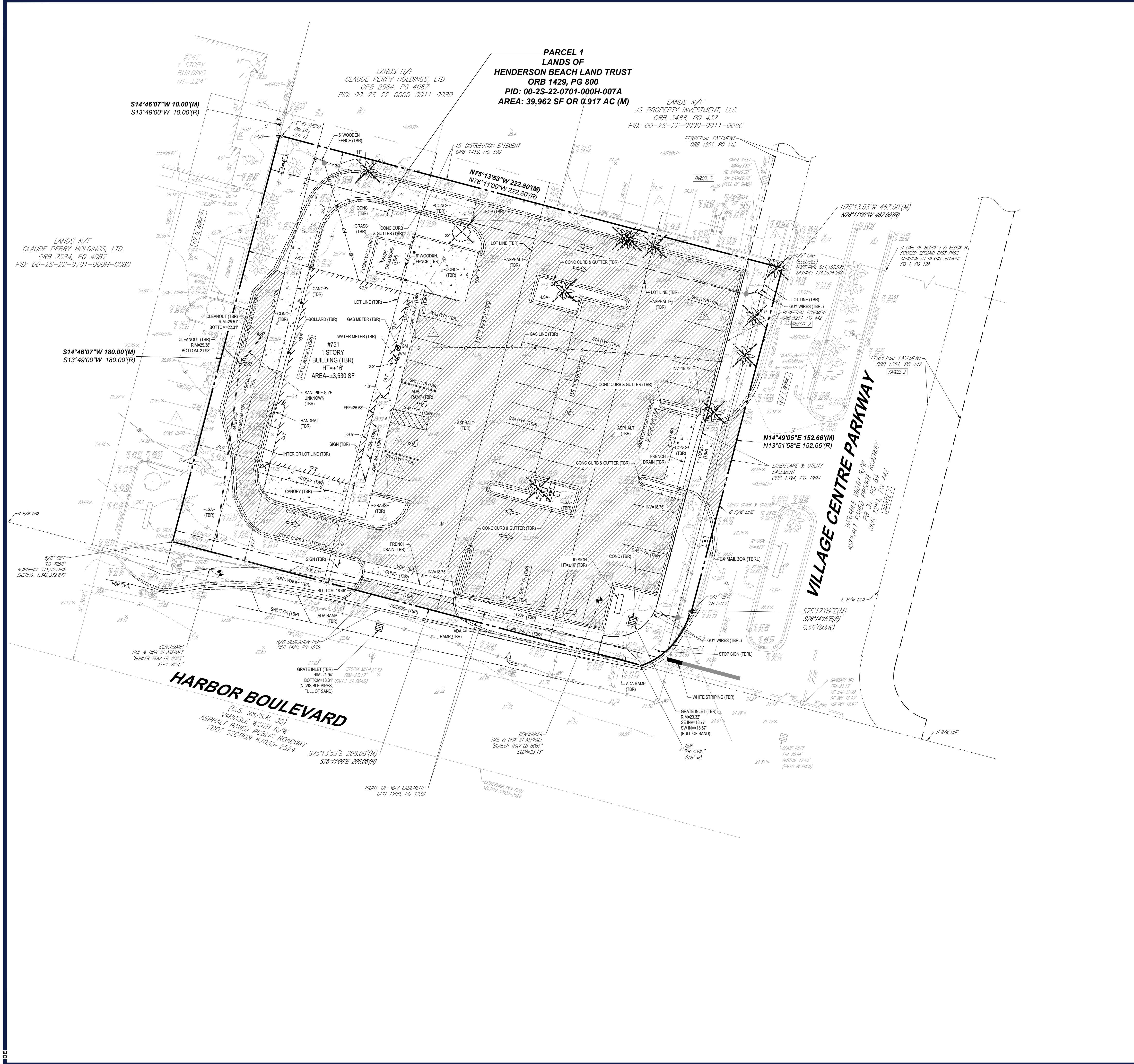
This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-201

ORG. DATE - 2025-11-14

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



LEGEND	
EXISTING CONDITIONS/DEMOLITION PLAN	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY C/L	---
EX. OVERHEAD ELECTRIC	—O—O—O—
EX. STORM SEWER	---
EX. SANITARY LINE	---
EX. FENCE	—X—X—X—
EX. SPOT ELEVATION	12.56' OR 58.4'
EX. TREE	Tree symbol
EX. CONCRETE	Stippled pattern
TO BE REMOVED TO BE RELOCATED	(TBR)(TBRL)
ASPHALT TO BE REMOVED	Diagonal hatching
CONCRETE TO BE REMOVED	Stippled pattern

DEMOLITION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. CONTRACTOR TO ESTABLISH NEW BENCHMARKS IF EXISTING BENCHMARK WILL BE DISTURBED OR REMOVED.
5. CONTRACTOR TO REMOVE EXISTING TREES OR PLANTS AS SHOWN ON THE TREE DISPOSITION PLAN WITHIN THE LIMITS OF DISTURBANCE. CONTRACTOR TO OBTAIN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD PRIOR TO REMOVING EXISTING TREES NOT SHOWN ON THE TREE DISPOSITION PLAN. TREES TO BE PRESERVED SHALL BE ADEQUATELY FENCED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE TREE DISPOSITION AND THE CIVIL PLANS SHALL BE SENT IN WRITING BY THE CONTRACTOR TO THE EOR AND LA PRIOR TO THE START OF ANY CONSTRUCTION FOR RESOLUTION.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. OR LOCAL AUTHORITY HAVING JURISDICTION (AHJ) RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
8. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
9. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
10. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.
11. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AND AQUIFER RECHARGE AREAS LOCATED WITHIN PROJECT LIMITS.

DATUM NOTE

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. 863654 WITH A PUBLISHED ELEVATION OF 23.02 FEET.

FEMA NOTE

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494", MAP NUMBER 12091C0488J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

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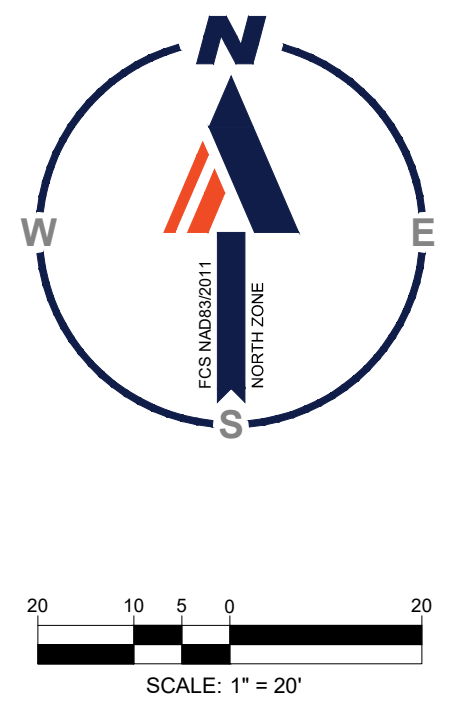
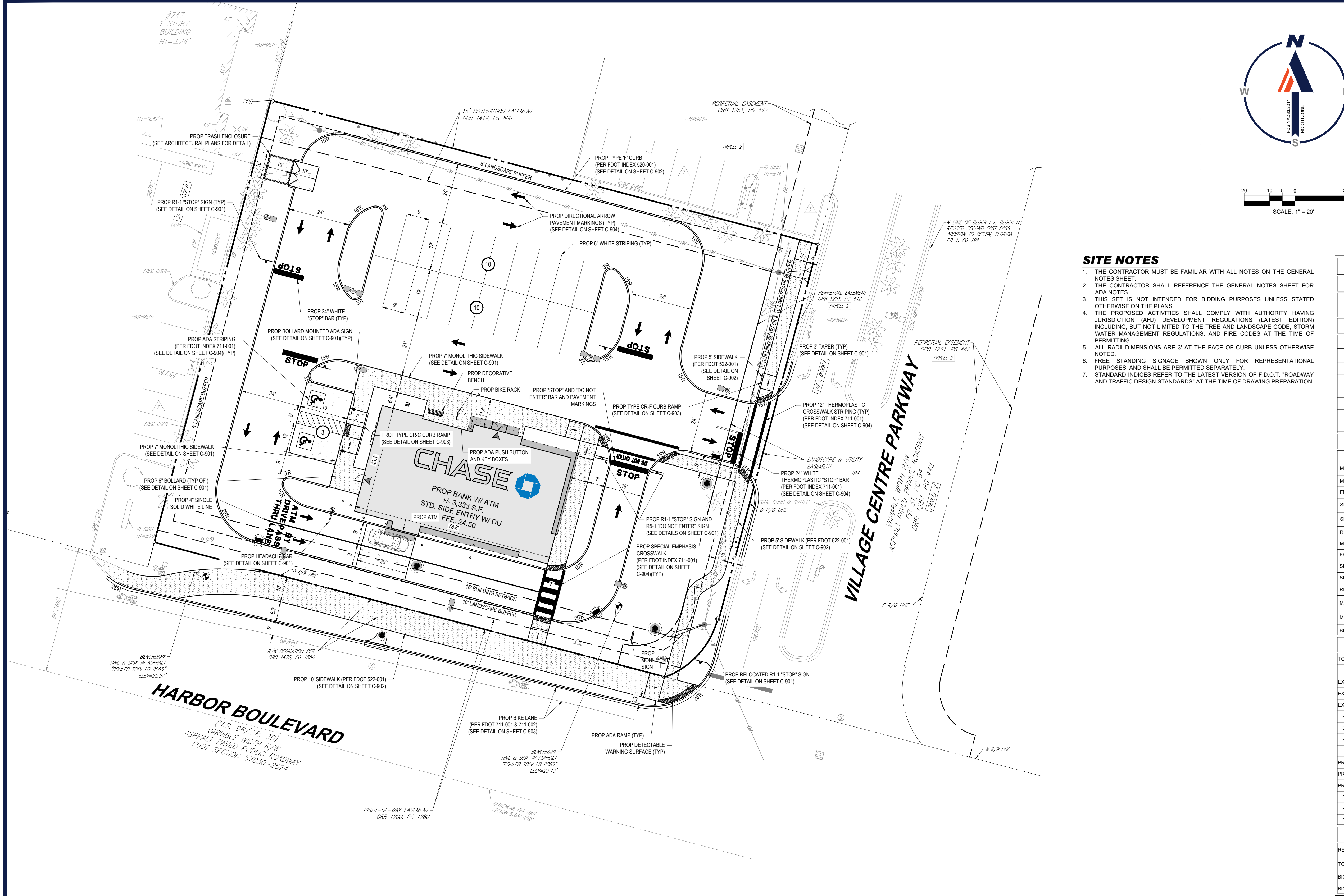
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 DESTIN, FL 32541
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BOHLER
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 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
 FLORIDA BUSINESS CERT. OF AUTH. No. 30760

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
DEMOLITION PLAN
 SHEET NUMBER:
C-202
 ORG. DATE - 2025-11-14

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



LEGEND	
SITE PLAN	
EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP SETBACK	---
PROP PARKING COUNT	(X)
PROP SIGN	---
PROP BUILDING ENTRANCE	---
PROP STANDARD DUTY CONCRETE PAVEMENT	---
PROP HEAVY DUTY CONCRETE PAVEMENT	---
PROP CONCRETE SIDEWALK	---

- SITE NOTES**
1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
 3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
 4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (A/H) DEVELOPMENT REGULATIONS, (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
 5. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

ZONING TABLE
APPLICANT / OWNER INFORMATION

APPLICANT:	JLL WITH JPMORGAN CHASE 111 POLARIS PKWY COLUMBUS, OH 43260
PARCEL INFORMATION	
PARCEL NUMBER:	00-25-22-0701-000H-007A
SITE ADDRESS:	751 HARBOR BLVD, DESTIN, FL 32541
JURISDICTION:	CITY OF DESTIN
ZONE:	TCMU (TOWN CENTER MIXED USE)
FUTURE LAND USE:	TCMU (TOWN CENTER MIXED USE)
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	FINANCIAL INSTITUTION (BANK)
FEMA ZONE:	ZONE X

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	NONE	0.92 AC
MIN. STRUCTURE SETBACKS		
FRONT (ROW)	16' - 20'	16'
SIDE (INTERIOR)	0'	0'
SIDE (ROW)	10' - 20'	10'
REAR	0'	0'
MIN. LANDSCAPE SETBACKS		
FRONT(ROW)	10'	10'
SIDE (INTERIOR)	10'	10'
SIDE (ROW)	0'	0'
REAR	5'	5'
MAX FLOOR AREA RATIO	0.6	0.08
MIN OPEN SPACE	30%	34.7%
BUILDING HEIGHT	35'	21'-6"

AREA CALCULATIONS

TOTAL PROJECT AREA	39,962 SF (0.92 AC)
EXISTING GREEN SPACE	10,198 SF (0.23 AC, 25.5%)
EXISTING POND AREA	0 SF (0 AC, 0.0%)
EXISTING TOTAL IMPERVIOUS AREA	29,764 SF (0.68 AC, 74.5%)
EXISTING BUILDING AREA	3,530 SF (0.08 AC, 9%)
EXISTING VUA AREA	24,550 SF (0.56 AC, 61.5%)
EXISTING OTHER IMPERVIOUS AREA	1,684 SF (0.03 AC, 4%)
PROPOSED GREEN SPACE	13,799 SF (0.32 AC, 34.5%)
PROPOSED POND AREA	0 SF (0 AC, 0.0%)
PROPOSED TOTAL IMPERVIOUS AREA	26,163 SF (0.66 AC, 65.5%)
PROPOSED BUILDING AREA	3,333 SF (0.08 AC, 8.4%)
PROPOSED VUA AREA	19,983 SF (0.46 AC, 50%)
PROPOSED OTHER IMPERVIOUS AREA	2,847 SF (0.07 AC, 7.1%)

PARKING CALCULATIONS

REQUIRED PARKING SPACES	13 SPACES (1 SPACE PER 250 SF GFA X 3,333 SF)
TOTAL SPACES PROVIDED	23 SPACES (2 ADA)
BICYCLE SPACES REQUIRED	N/A
BICYCLE SPACES PROVIDED	1 SPACES

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DRAWN BY:	OE / GK
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DATE:	2025-11-14
CAD ID:	P-CIVL-SITE

PROJECT:
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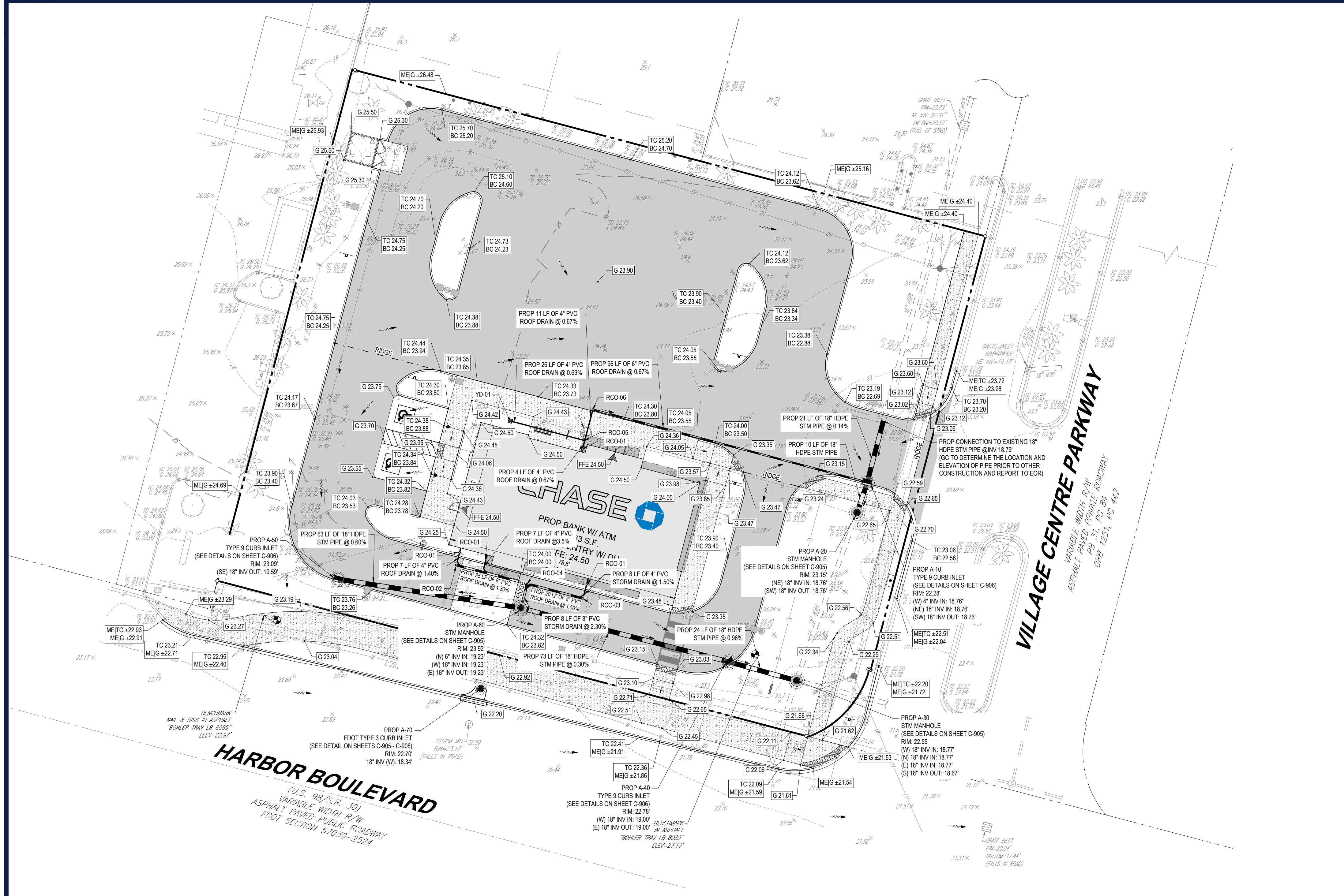
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SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 2025-11-14

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



LEGEND	
PAVING/GRADING/DRAINAGE PLAN	
PROPERTY LINE	---
PROP ASPHALT PAVEMENT	[Pattern]
PROP CONCRETE SIDEWALK	[Pattern]
PROP STANDARD DUTY CONCRETE PAVEMENT	[Pattern]
PROP HEAVY DUTY CONCRETE PAVEMENT	[Pattern]
PROP SPOT ELEVATION	[Symbol]
EX STORM SEWER	[Symbol]
PROP STORM SEWER	[Symbol]
PROP TYPE 9 CURB INLET	[Symbol]
PROP TYPE 3 CURB INLET	[Symbol]
PROP STORM CLEANOUT	[Symbol]
PROP STORM MANHOLE	[Symbol]
RIDGE LINE	---

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REV	DATE	COMMENT	DRAWN BY

GENERAL NOTES

- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN WRITING OF ANY NECESSARY RELOCATIONS OR CROSSING CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
- ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

PAVING AND GRADING NOTES

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND-BREAK.
- THE PROJECT SURVEY REFERENCED ON THE COVER SHALL BE CONSIDERED A PART OF THESE PLANS.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE PAVING BASE.
- WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
- MATERIALS AND INSTALLATION SHALL MATCH THE PAVEMENT DETAILS PROVIDED AND BE INSTALLED ACCORDING TO FDOT OR OTHER PROJECT SPECIFICATIONS.
- RETAINING WALLS (IF APPLICABLE) SHOWN ARE FOR GRADING AND LAYOUT PURPOSES ONLY. WALL DESIGN PLANS ARE TO BE PROVIDED BY OTHERS. SEE WALL DESIGN PREPARED BY OTHERS FOR TRUE TOP AND BOTTOM OF WALL ELEVATIONS. RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT AT THE END OF WALL. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

DATUM NOTE

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FEMA NOTE

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494", MAP NUMBER: 1209100483J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

DEWATERING NOTE

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS PRIOR TO CONSTRUCTION. OBTAINING DEWATERING PERMITS IS OUTSIDE OF BOHLER'S SCOPE OF WORK.

STORM DRAINAGE NOTES

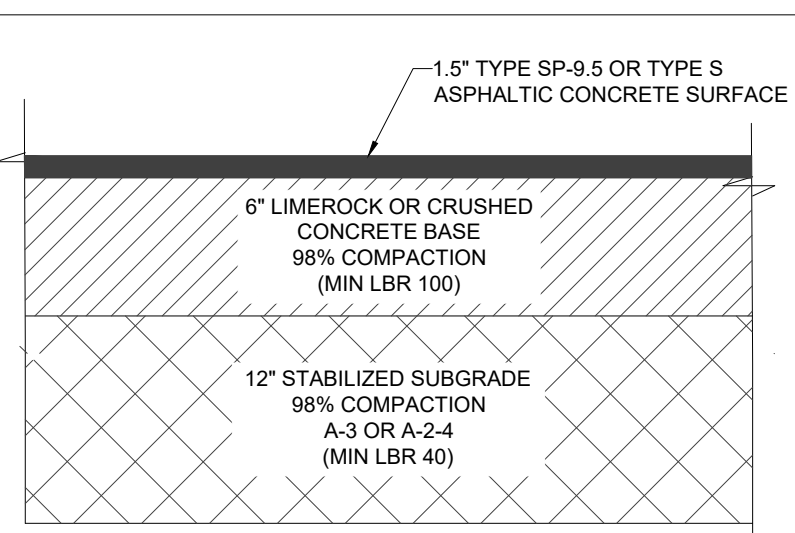
- GENERAL
 - THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 - DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- MATERIALS:
 - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 - ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE, POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM F2648 AND AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- INSTALLATION:
 - PIPE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - BEDDING AND INITIAL BACKFILL OVER STORM DRAINAGE PIPES SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AHI SPECIFICATIONS IF A PUBLIC PIPE.
- CONNECTIONS TO EXISTING STORM STRUCTURES:
 - THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED AND MEET THE AUTHORITY HAVING JURISDICTIONS (AHJ) DETAIL IF CONNECTING TO A PUBLIC STRUCTURE.
 - USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
 - AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
 - REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

ROOF DRAIN CLEANOUT & PIPE SCHEDULE

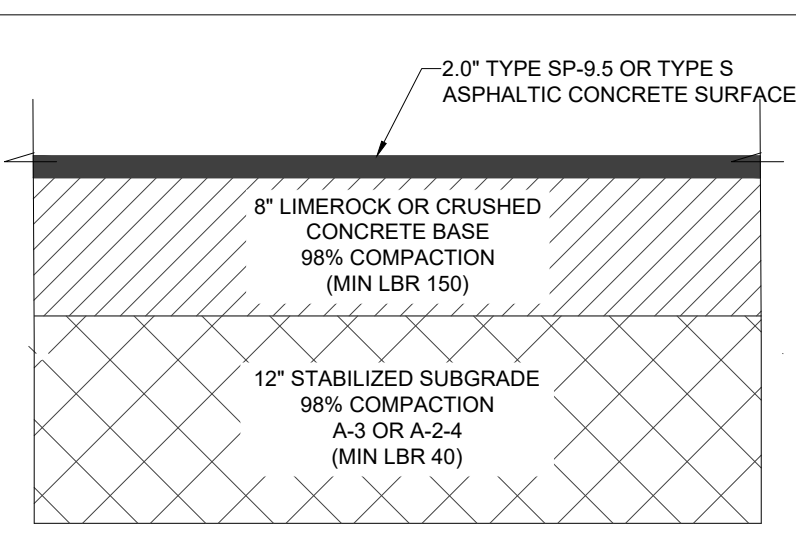
NOTE: ALL RIMS ARE TO BE AT GRADE. CO RIMS IN UNPAVED AREAS ARE TO BE PROVIDED WITH A CONCRETE COLLAR.

CO No.	INVERT
RCO-01	21.50'
RCO-02	21.40'
RCO-03	21.38'
RCO-04	21.08'
RCO-05	19.48'
RCO-06	19.40'

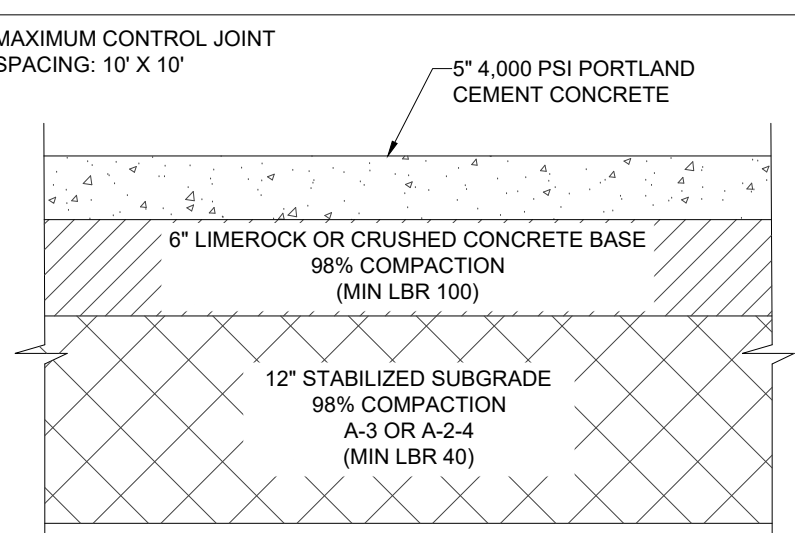
YD-01:
YARD DRAIN
RIM: 24.39'
INV: 19.66'



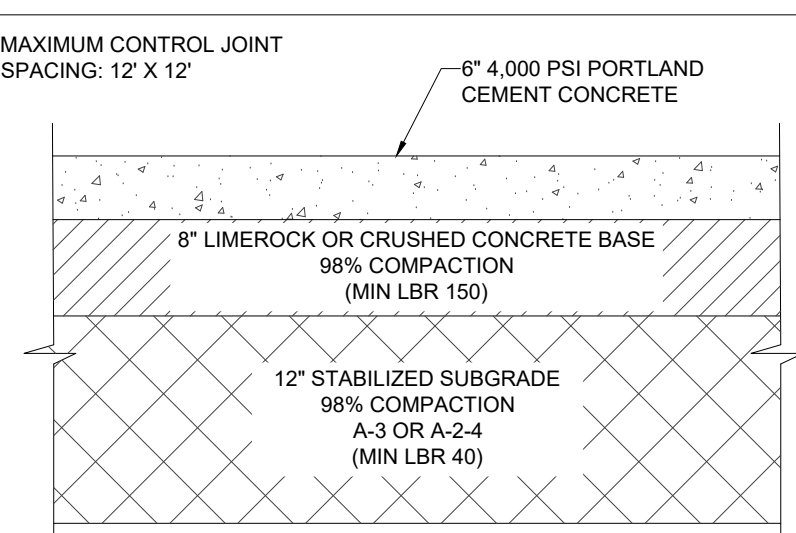
NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, DATED 07/18/2025.
LIGHT DUTY ASPHALT PAVEMENT DETAIL
 NOT TO SCALE



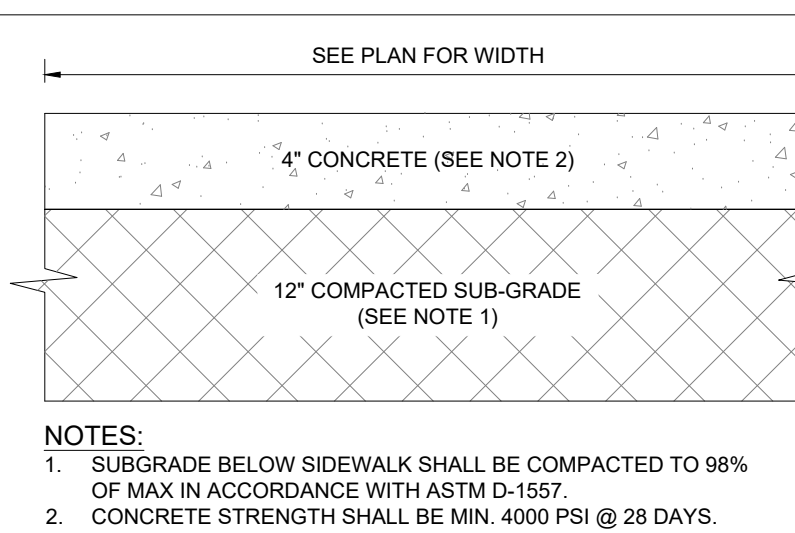
NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, DATED 07/18/2025.
HEAVY DUTY ASPHALT PAVEMENT DETAIL
 NOT TO SCALE



NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, DATED 07/18/2025.
STANDARD DUTY CONCRETE PAVEMENT DETAIL
 NOT TO SCALE



NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL RECOMMENDATION PREPARED BY ECS FLORIDA, LLC, DATED 07/18/2025.
HEAVY DUTY CONCRETE PAVEMENT DETAIL
 NOT TO SCALE



NOTE: SEE PLAN FOR WIDTH
CONCRETE SIDEWALK DETAIL
 NOT TO SCALE

- NOTES:
- SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX IN ACCORDANCE WITH ASTM D-1557.
 - CONCRETE STRENGTH SHALL BE MIN. 4000 PSI @ 28 DAYS.
 - PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
 - PROVIDE FIBROUS JOINTS 20' O.C.

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

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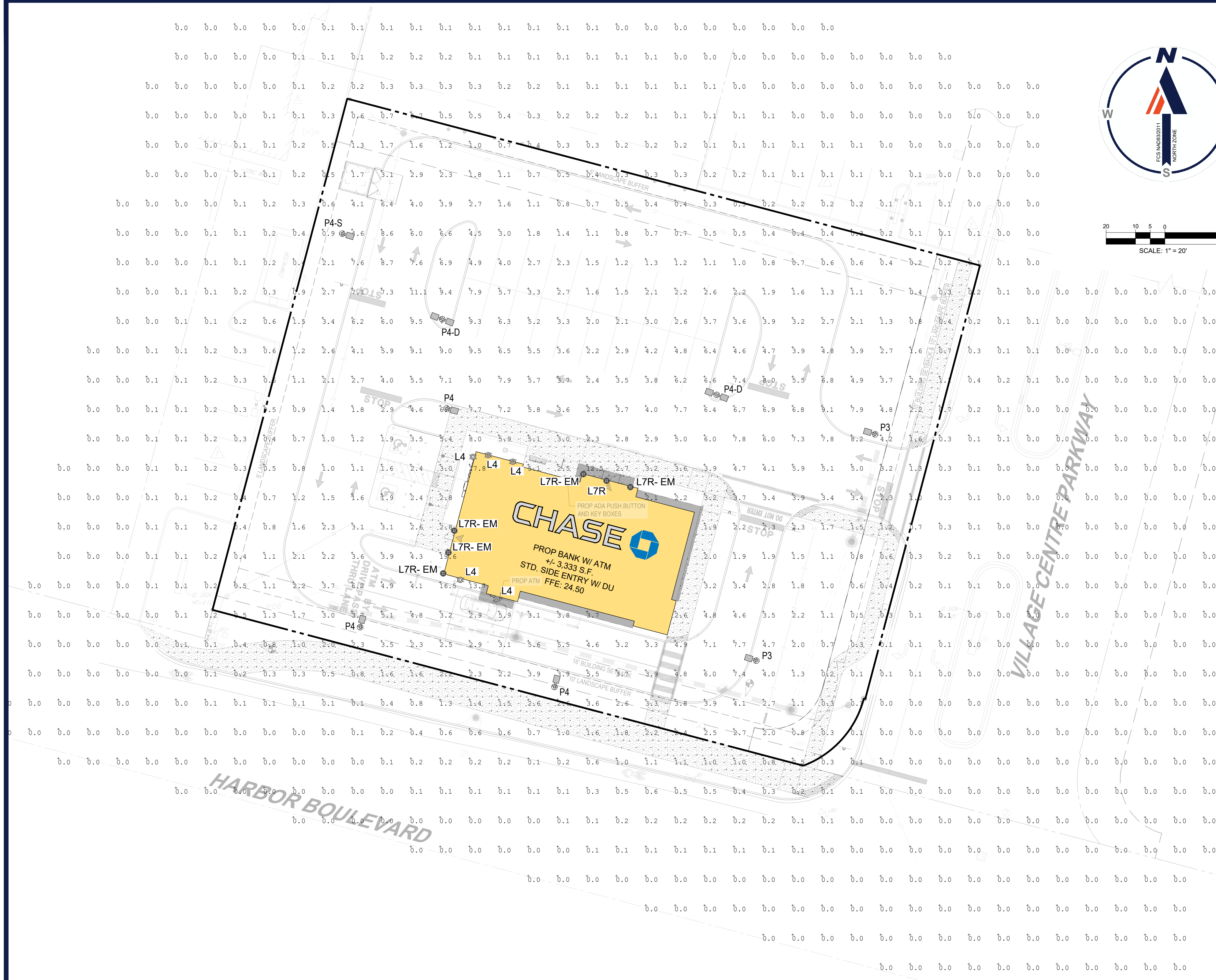
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SHEET TITLE:
PAVING/ GRADING/ DRAINAGE PLAN

SHEET NUMBER:
C-401

ORG. DATE - 2025-11-14



GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

LIGHT POLE FOUNDATION NOTE:

1. THE LIGHT POLE FOUNDATION DETAIL WILL BE FOUND ON THE STRUCTURAL PLANS.

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	Fc	1.05	21.2	0.0	N.A.	N.A.
ATM 50' RADIUS - DRIVE UP	ILLUMINANCE	Fc	4.78	21.2	2.0	2.39	10.60
ATM 50' RADIUS - DRIVE UP (3' AFG)	ILLUMINANCE	Fc	4.98	19.6	2.2	2.26	8.91
ATM 50' RADIUS - VESTIBULE	ILLUMINANCE	Fc	4.25	14.0	2.3	1.85	6.09
ATM 50' RADIUS - VESTIBULE (3' AFG)	ILLUMINANCE	Fc	4.12	12.5	1.9	2.17	6.58
PARKING AREAS	ILLUMINANCE	Fc	3.91	11.1	0.4	9.78	27.75
PARKING WITHIN 60'	ILLUMINANCE	Fc	3.46	6.6	1.5	2.31	4.40

LUMINAIRE SCHEDULE

LABEL	QTY	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION
P4-S	1	SINGLE	13590	0.900	CURRENT EVOLVE EAEL, TYPE 4, ZERO UP-LIGHT W/ HOUSE-SIDE-SHIELD (EAEL01-x-F4-AF-7-40 / ELS-EAEL-RBL-BLCK)
P4-D	2	BACK-BACK	15000	0.900	CURRENT EVOLVE EAEL, TYPE 4, ZERO UP-LIGHT (EAEL01-X-F4-AF-7-40)
P4	3	SINGLE	15000	0.900	CURRENT EVOLVE EAEL, TYPE 4, ZERO UP-LIGHT (EAEL01-X-F4-AF-7-40)
P3	2	SINGLE	15300	0.900	CURRENT EVOLVE EAEL, TYPE 3, ZERO UP-LIGHT (EAEL01-X-F3-AW-7-40)
L7-R-EM	5	SINGLE	1653	0.900	LF ILLUMINATION RECESSED CAN (5811-1SA-T-20L-8040-W-1-BB-EM)
L7-R	1	SINGLE	1653	0.900	LF ILLUMINATION RECESSED CAN (5811-1SA-T-20L-8040-W-1-BB)
L4	5	SINGLE	998	0.900	LUMIERE LANTERRA (9004-W1-RW-LED4080-W-W-L1-UNV-WIS)

* REFER TO LANDSCAPE SITE PLANS FOR FINAL SPECIFICATION AND LOCATIONS
 ** REFER TO ARCHITECTURAL PLANS FOR FINAL SPECIFICATION AND MOUNTING HEIGHT

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLD250023-00-0A
 DRAWN BY: OE / GK
 CHECKED BY: RH
 DATE: 2025-11-14
 CAD ID: P-CIVIL-LGHT

PROP. SITE PLAN DOCUMENTS FOR

PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN
 S 00 - T 02 S - R 22

BOHLER

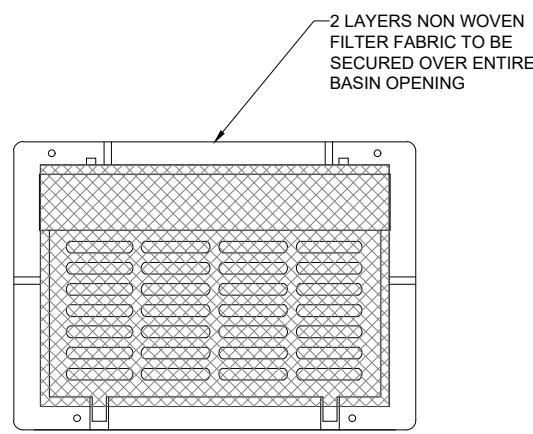
135 WEST CENTRAL BOULEVARD, SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
LIGHTING PLAN

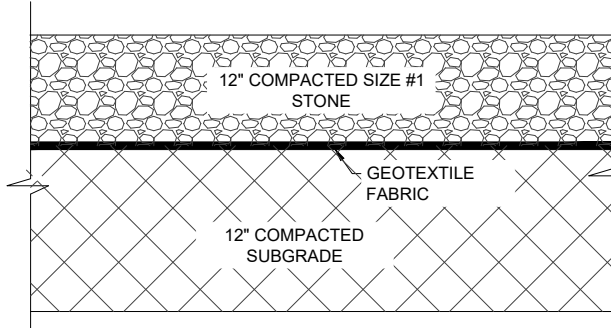
SHEET NUMBER:
C-700

ORG. DATE - 2025-11-14



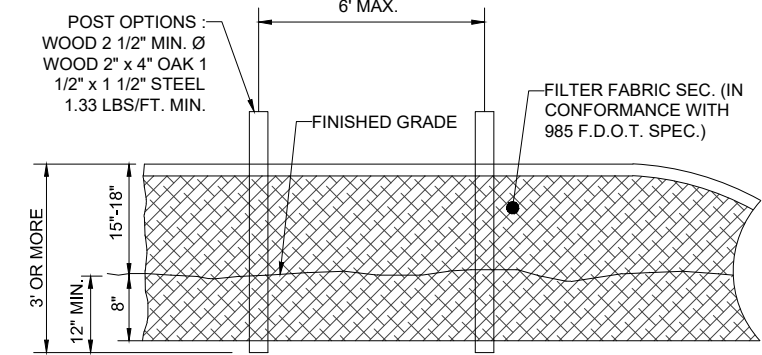
INLET PROTECTION

NOT TO SCALE



SOIL TRACKING PAD DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



LEGEND	
SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE 1	
ON-SITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY CL	---
EX. OVERHEAD ELECTRIC	OH
EX. STORM SEWER	---
EX. SANITARY LINE	---
EX. FENCE	---
EX. SPOT ELEVATION	0.00' OR 0.04'
EX. TREE	COOP PINE
EX. CONCRETE	---
SOIL TRACKING PREVENTION MAT	---
PROP. SILT FENCE	SF
PROP. INLET PROTECTION	---

KEYNOTES:

- IP INLET PROTECTION (SEE DETAIL ON THIS SHEET)
- SCE CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
- SF SILT FENCE (SEE DETAIL ON THIS SHEET)

POLLUTION PREVENTION NOTES

- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
- EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
- OFF SITE SURFACE WATER DISCHARGES TO ON-SITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C. BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON-SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - NEPDES CONSTRUCTION GENERAL PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.C.2, F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.D.1, F.A.C.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V.D.6, F.A.C.
 - A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

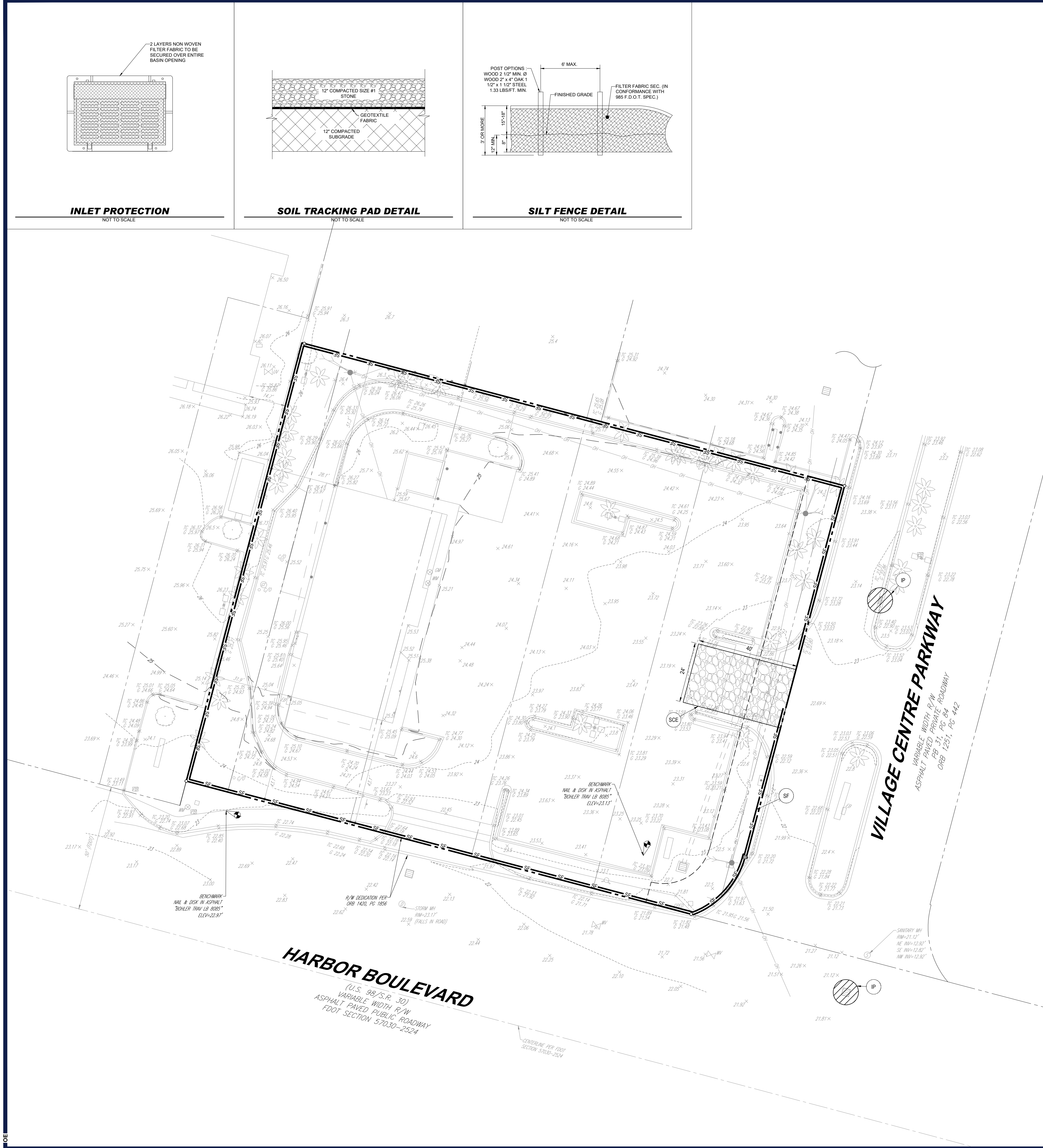
MAINTENANCE NOTES

- N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.
- INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
 - THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
 - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
 - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
 - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAKED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCINGS WAS DAMAGED BY CONSTRUCTION MACHINERY.
 - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
 - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION

- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER/PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTERS(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.
- PHASE 1
- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMITS AND A HARD COPY OF THE PLAN MUST BE KEPT ON-SITE, PREFERABLY IN A PERMIT BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
 - STAKEFLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL). THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY. LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
 - INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS, DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN.
 - INSTALL SF OUTLETS AT LOWPOINTS
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
 - INSTALL CONCRETE WASHOUT
 - CONTACT AHJ SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - BEGIN STRIPPING AND PAVEMENT REMOVAL WITHIN THE PROJECT AREA. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME). STRIP AREAS THAT WILL BE USED AS A SOIL STOCKPILE.
 - BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEO MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- PHASE 2
- CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
 - TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY. ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
 - IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - START CONSTRUCTION OF BUILDING PAD, FOUNDATIONS, AND STRUCTURES.
 - INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS. AS STORM DRAINS ARE BROUGHT TO GRADE, INLET PROTECTION IS TO BE INSTALLED.
 - ONCE THE AUTHORITY HAVING JURISDICTION (AHJ) INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION PAVE SITE.
 - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 - OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED. SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED. THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
 - STABILIZE SOIL STOCKPILE.
 - DEMOLIBRIZE FROM SITE- CONTRACTOR SHALL NOT DEMOLIBRIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEO MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: FLD250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD LID: P-CIVL-EROS

PROP. SITE PLAN DOCUMENTS FOR

CHASE

PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

S 00 - T 02 S - R 22

BOHLER

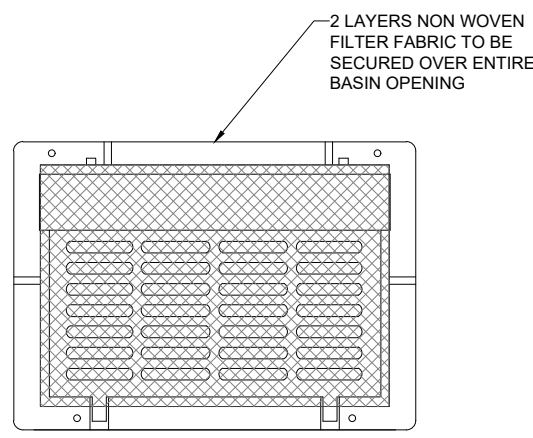
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

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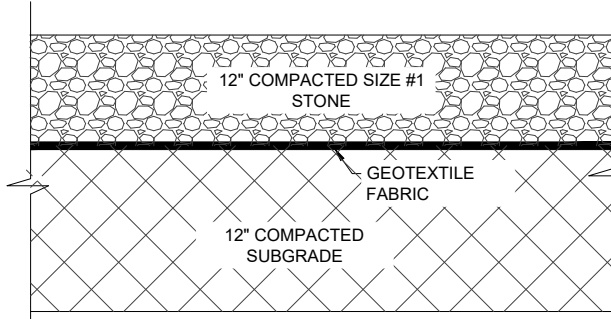
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EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:
C-801

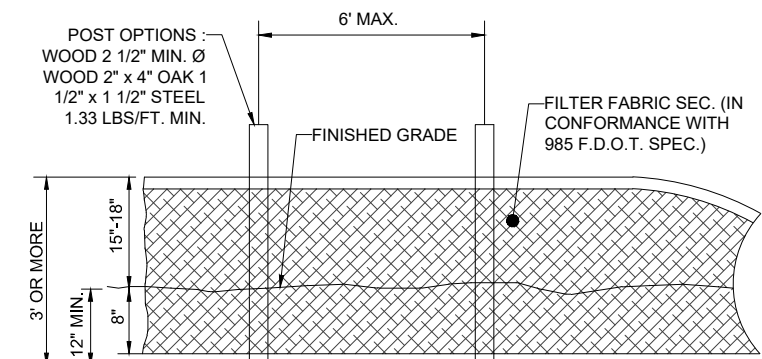
ORG. DATE - 2025-11-14



INLET PROTECTION
NOT TO SCALE



SOIL TRACKING PAD DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



LEGEND	
SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE 2	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY CL	---
EX. OVERHEAD ELECTRIC	OH
EX. STORM SEWER	SS
EX. SANITARY LINE	S
EX. FENCE	---X---
EX. SPOT ELEVATION	SPOT
EX. TREE	TREE
EX. CONCRETE	CONC
SOIL TRACKING PREVENTION MAT	STPM
PROP. SILT FENCE	SF
PROP. INLET PROTECTION	IP

KEYNOTES:

- IP INLET PROTECTION (SEE DETAIL ON THIS SHEET)
- SCE CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
- SF SILT FENCE (SEE DETAIL ON THIS SHEET)

POLLUTION PREVENTION NOTES

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- OFF SITE SURFACE WATER DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-299.320(4)(C)1, F.A.C. BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - NEPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-21.300(4)(a), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-21.300(4)(a) PART III.C.2, F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-21.300(4)(a) PART III.D.1, F.A.C.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-21.300(4)(a) PART V.D.6, F.A.C.
 - A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

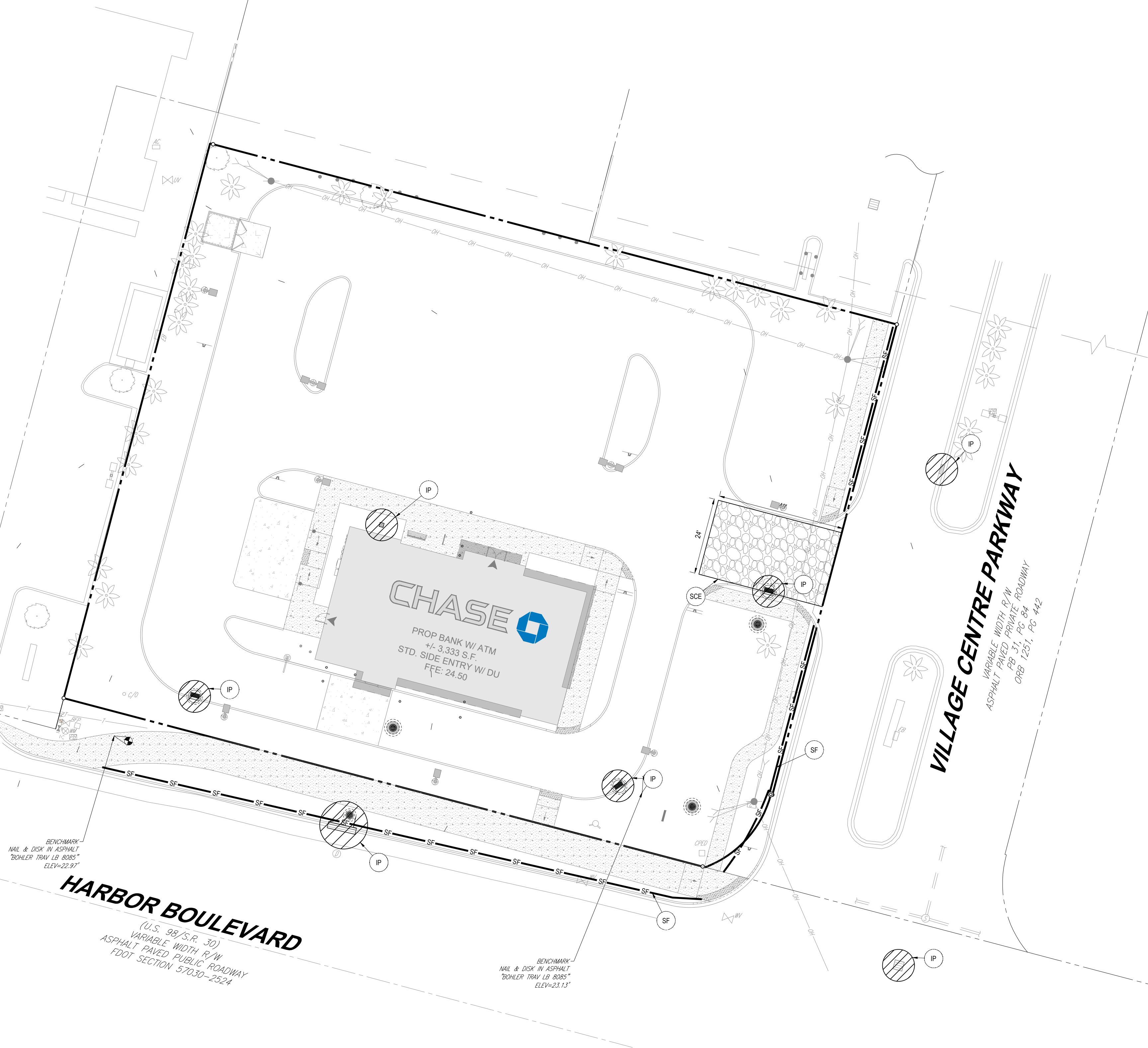
MAINTENANCE NOTES

- N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.
- INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
 - THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
 - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
 - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
 - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTATE IF ANY PORTION OF THE FENCINGS WAS DAMAGED BY CONSTRUCTION MACHINERY.
 - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
 - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION

- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER/PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTERS(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.
- PHASE 1
- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMITS AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
 - STAKEFLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL). THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY. LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
 - INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS, DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN.
 - INSTALL SF OUTLETS AT LOWPOINTS
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
 - INSTALL CONCRETE WASHOUT
 - CONTACT AHJ SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - BEGIN STRIPPING AND PAVEMENT REMOVAL WITHIN THE PROJECT AREA. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME). STRIP AREAS THAT WILL BE USED AS A SOIL STOCKPILE.
 - BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEO MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- PHASE 2
- CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
 - TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
 - IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - START CONSTRUCTION OF BUILDING PAD, FOUNDATIONS, AND STRUCTURES.
 - INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS. AS STORM DRAINS ARE BROUGHT TO GRADE, INLET PROTECTION IS TO BE INSTALLED.
 - ONCE THE AUTHORITY HAVING JURISDICTION (AHJ) INSPECTS THE SITE FOR STABILIZATION AND APPROVES CONSTRUCTION PAVE SITE.
 - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 - OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED. SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED. THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
 - STABILIZE SOIL STOCKPILE.
 - DEMOLIBLIZE FROM SITE- CONTRACTOR SHALL NOT DEMOLIBLIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEO MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



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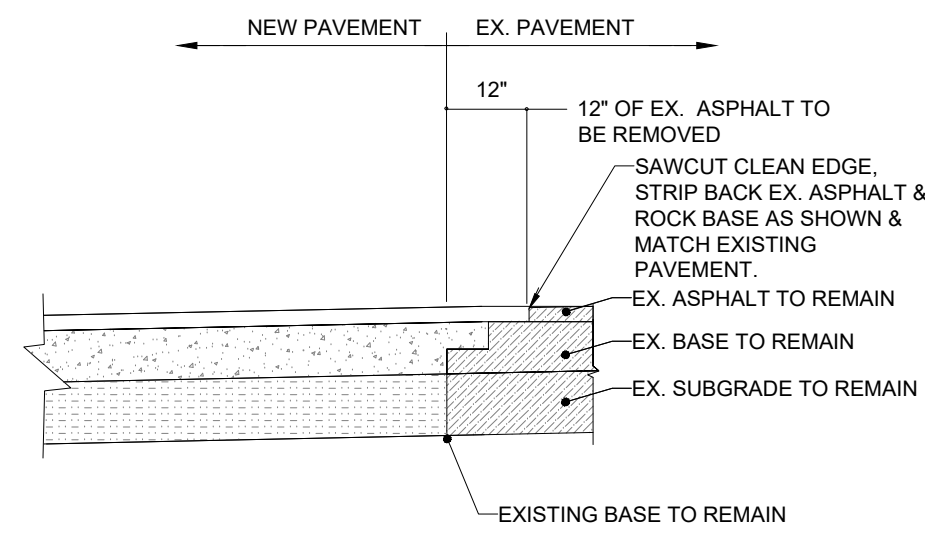
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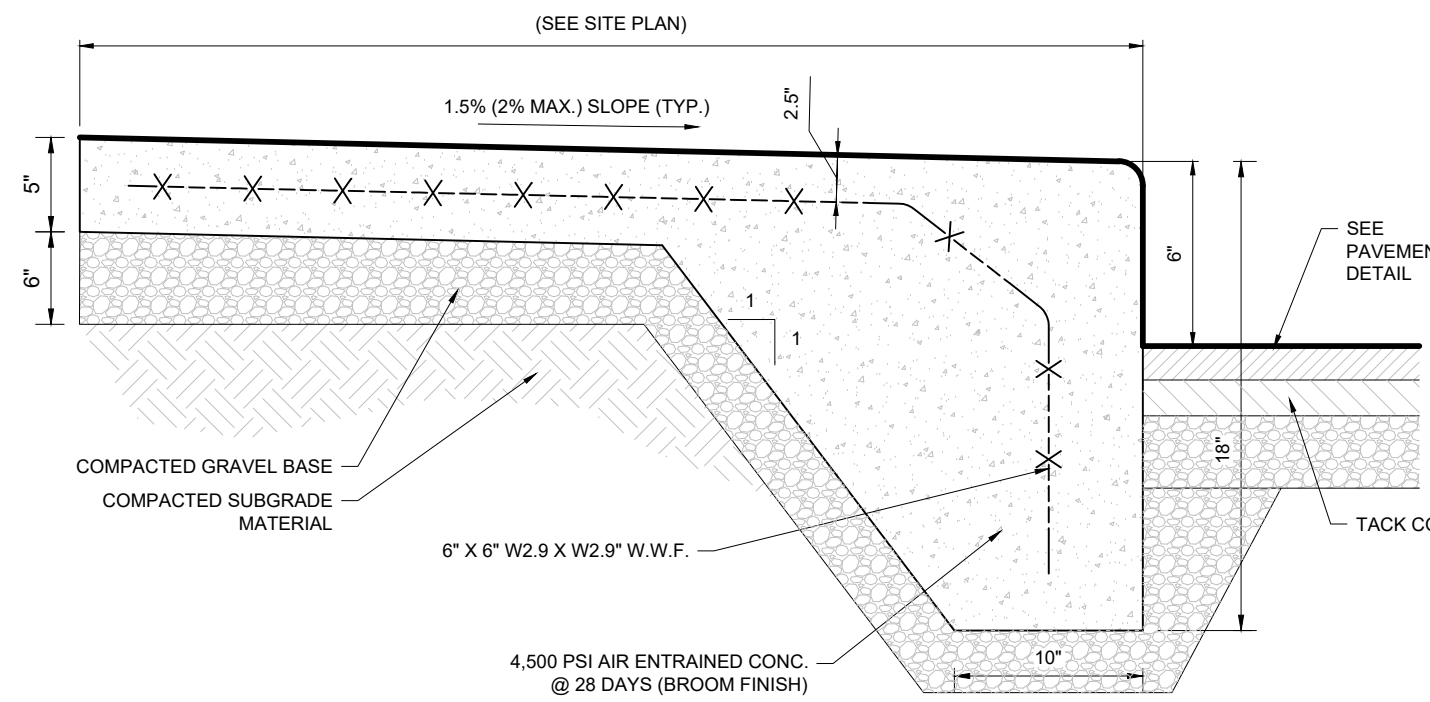
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SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE 2
SHEET NUMBER:
C-802
ORG. DATE - 2025-11-14

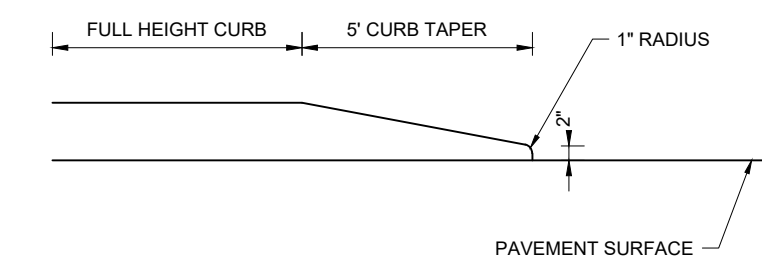


SAWCUT DETAIL
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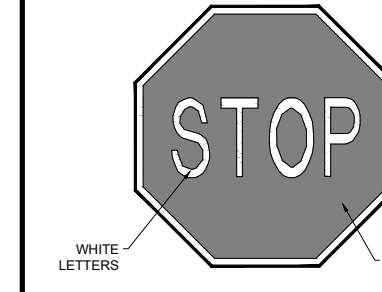


MONOLITHIC CURB AND SIDEWALK
NOT TO SCALE

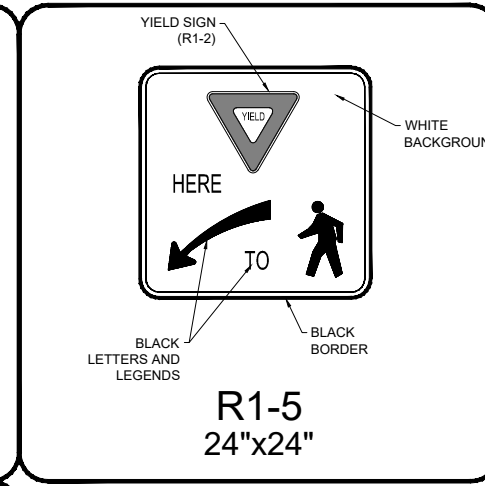
- NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ADDITIONAL GRAVEL BASE.
 2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 3. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.
 4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS SHALL BE RECESSED 1" FROM THE FRONT FACE AND TOP OF THE CURB. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
 5. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
 6. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
 7. PROVIDE 1/2" PREMOULDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.



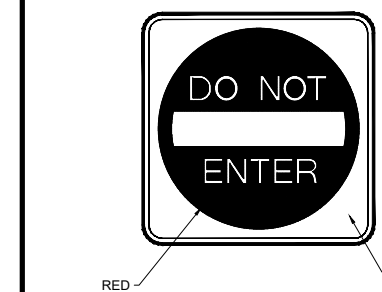
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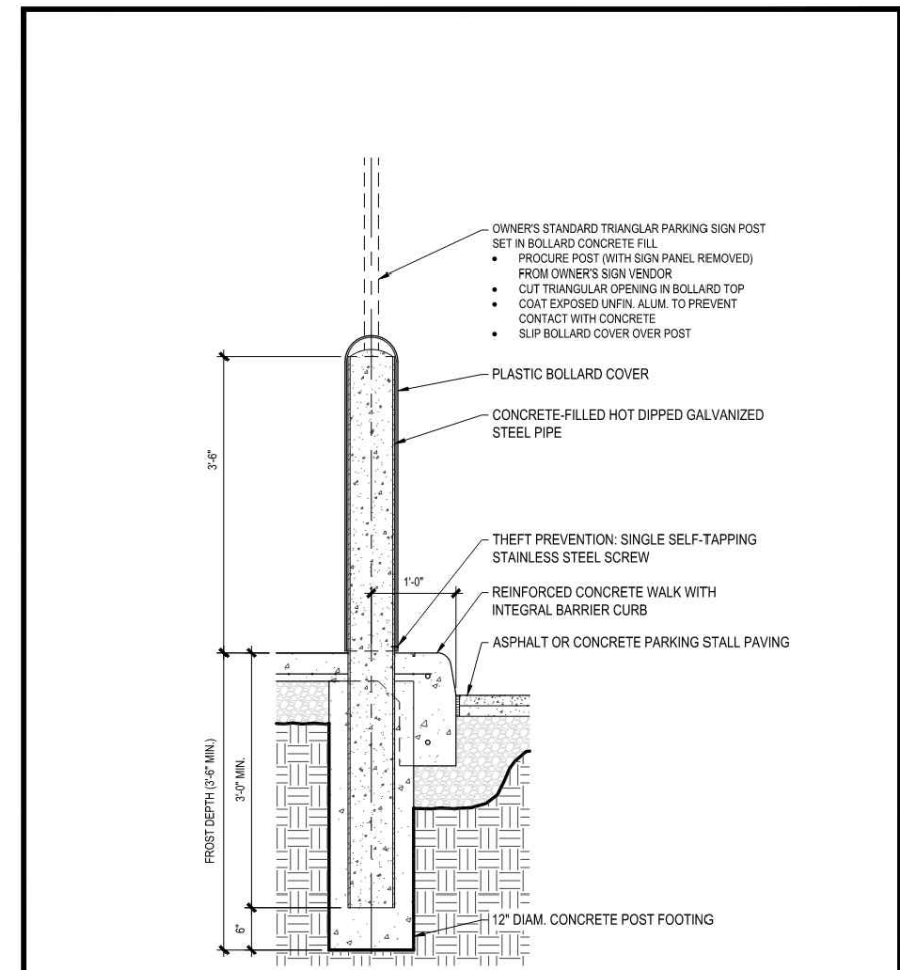
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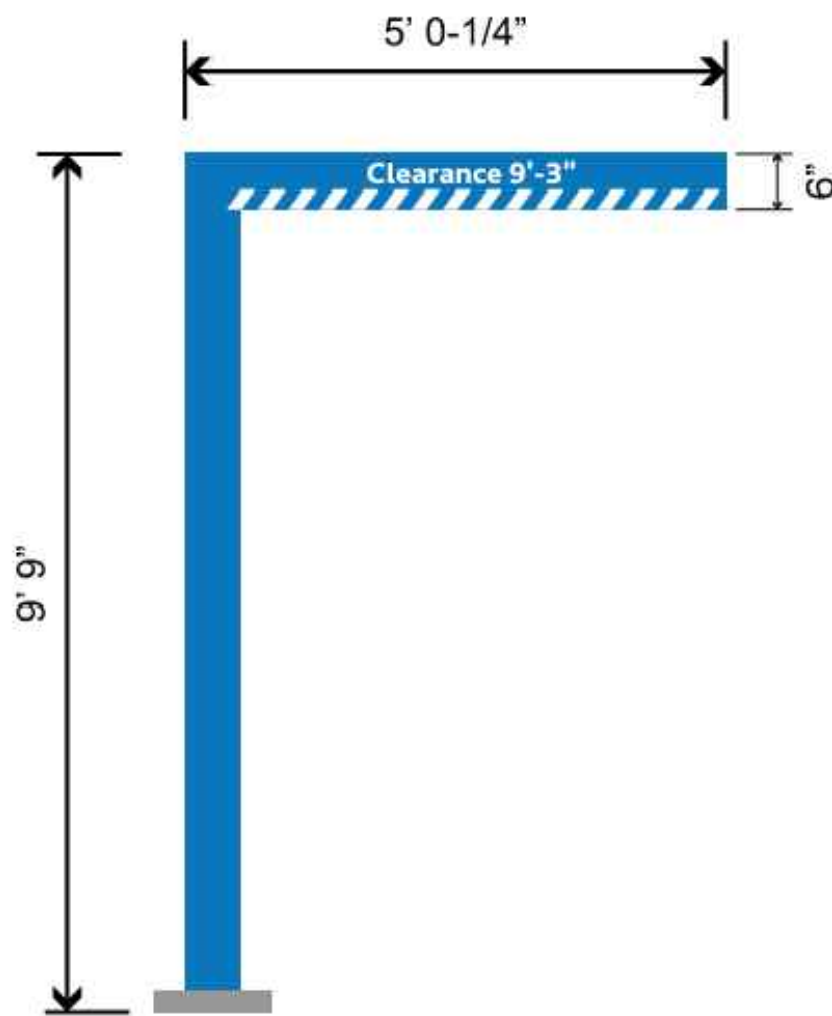
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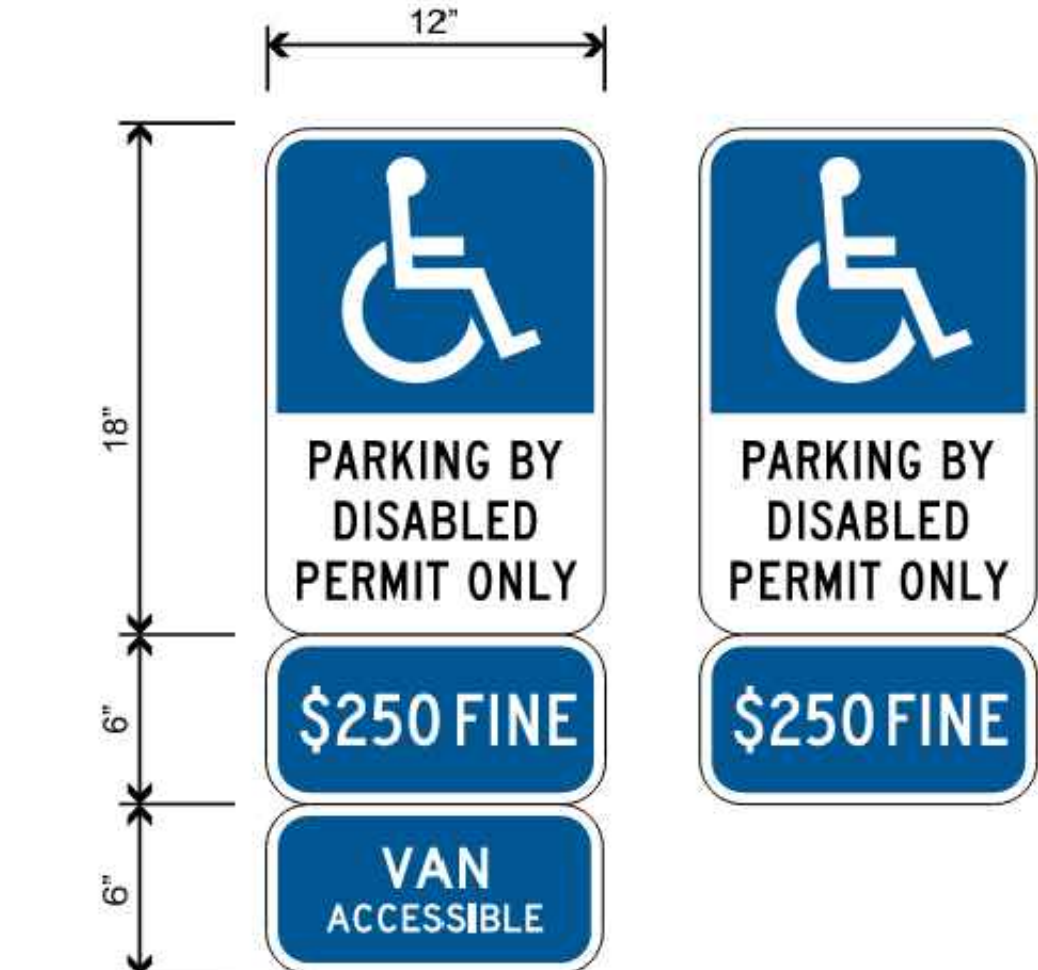
R5-1
30"x30"



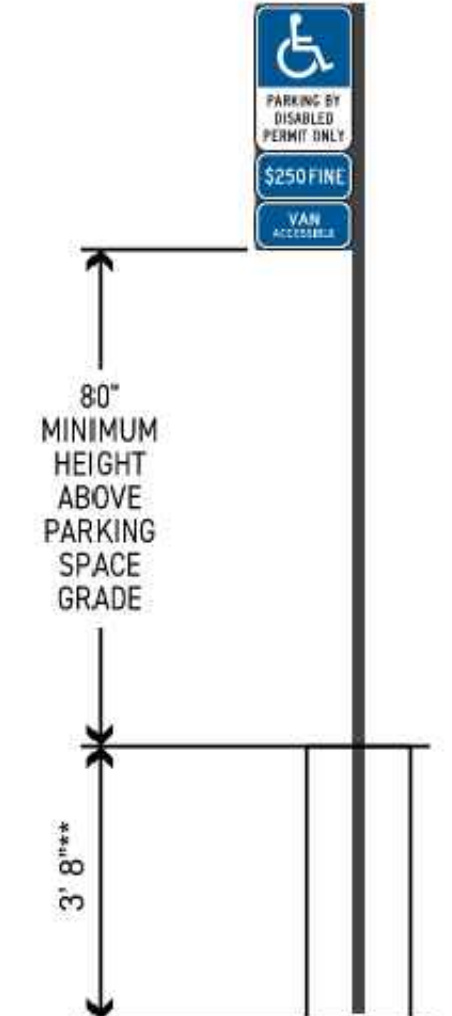
CHASE PERIMETER BOLLARD
HB-U Headache Bar



A02
HB-U Headache Bar



S01 TC-P-ADA-V-RE-FL Pole Mtd ADA Parking w/ Van
S02 TC-P-ADA-RE-FL Pole Mtd ADA Parking



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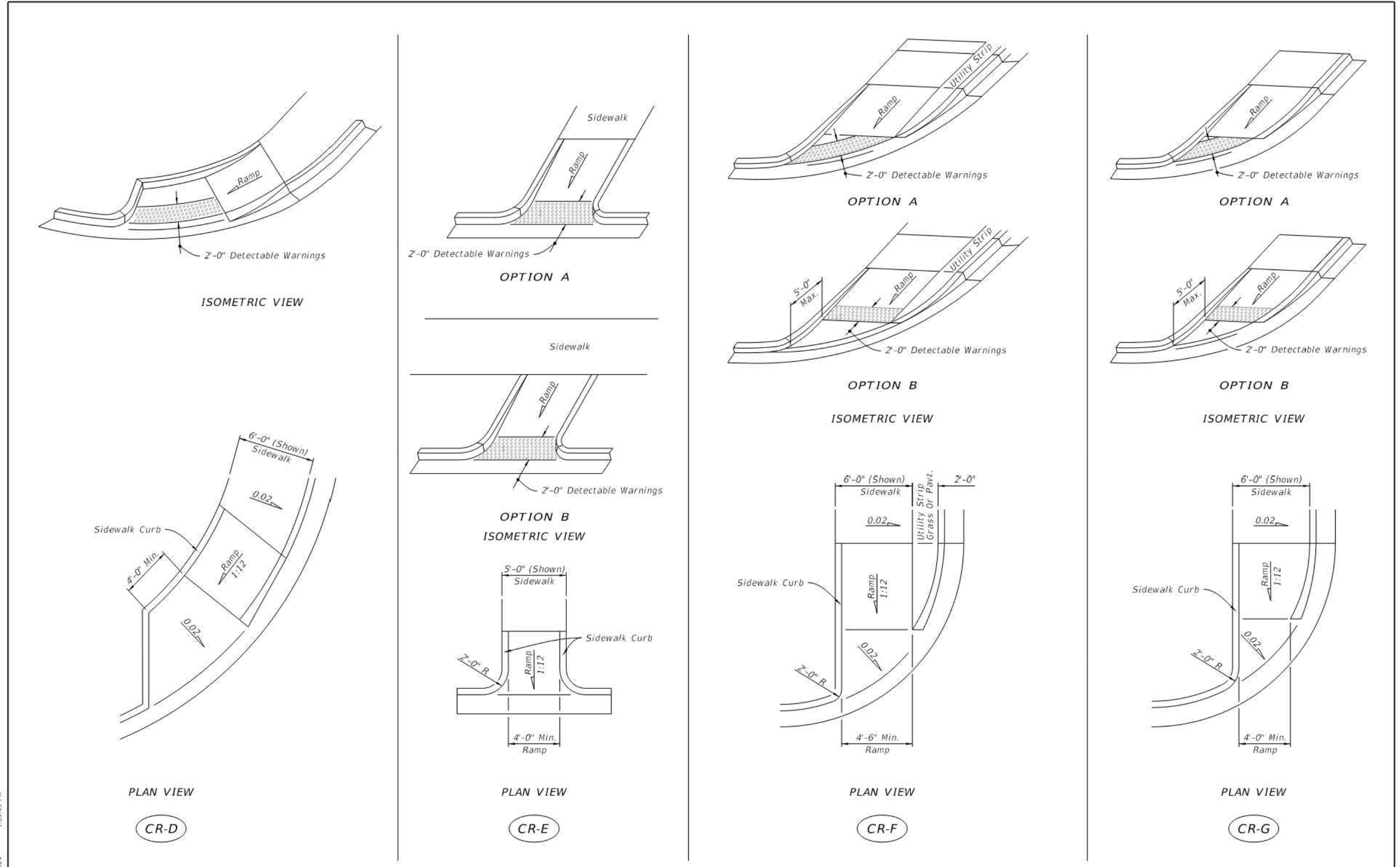
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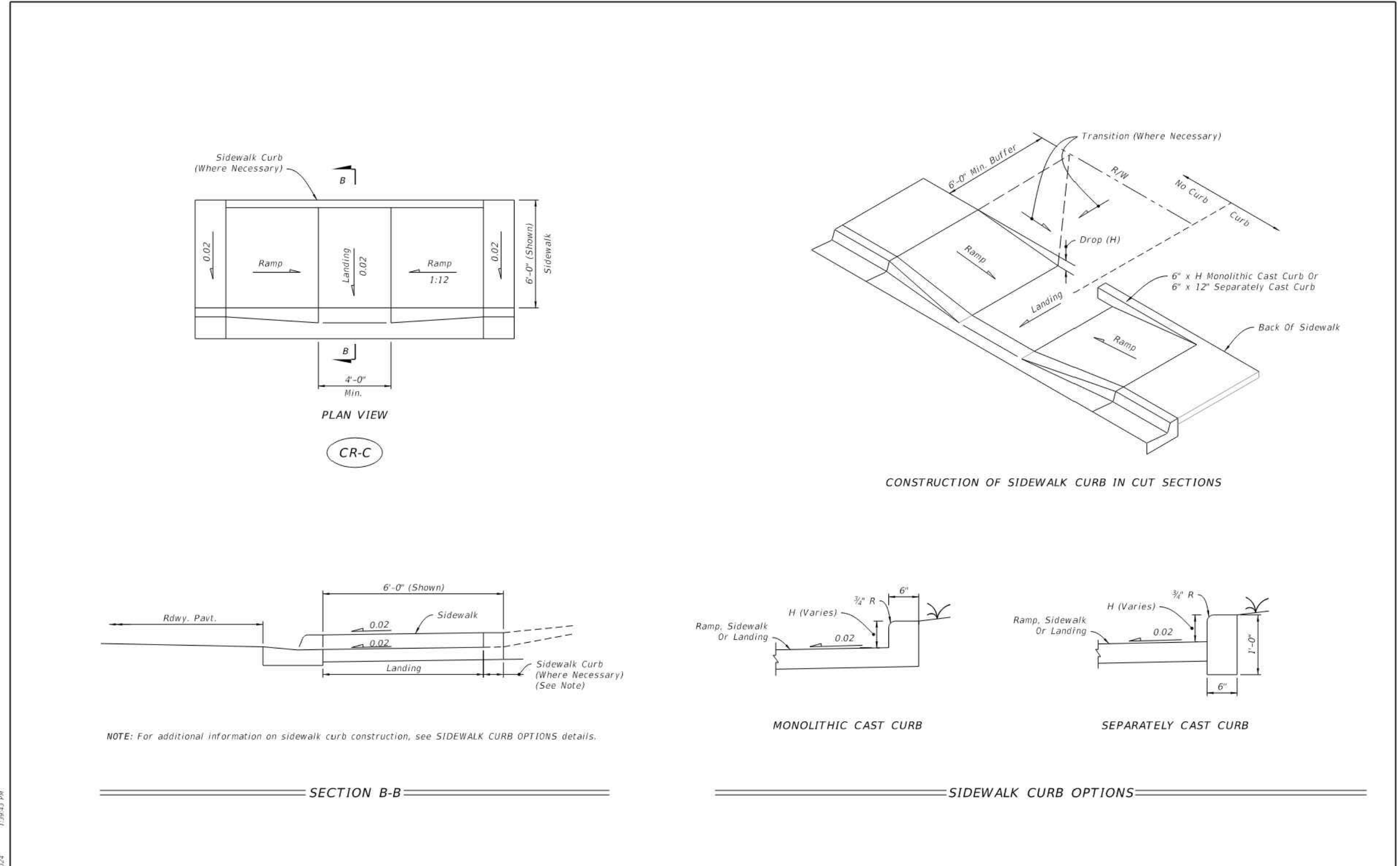
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CONSTRUCTION DETAILS
SHEET NUMBER:
C-901
ORG. DATE - 2025-11-14



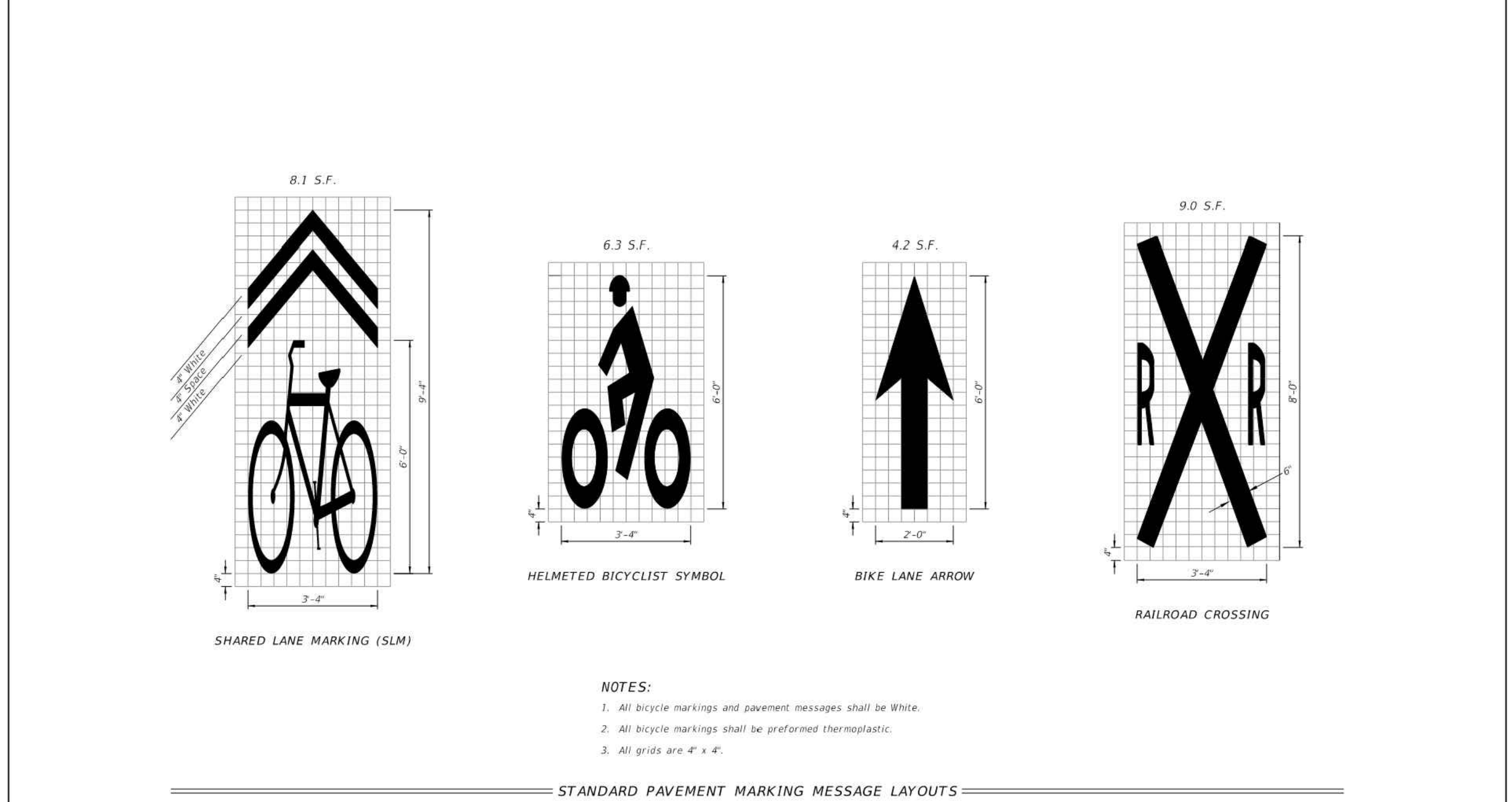
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7
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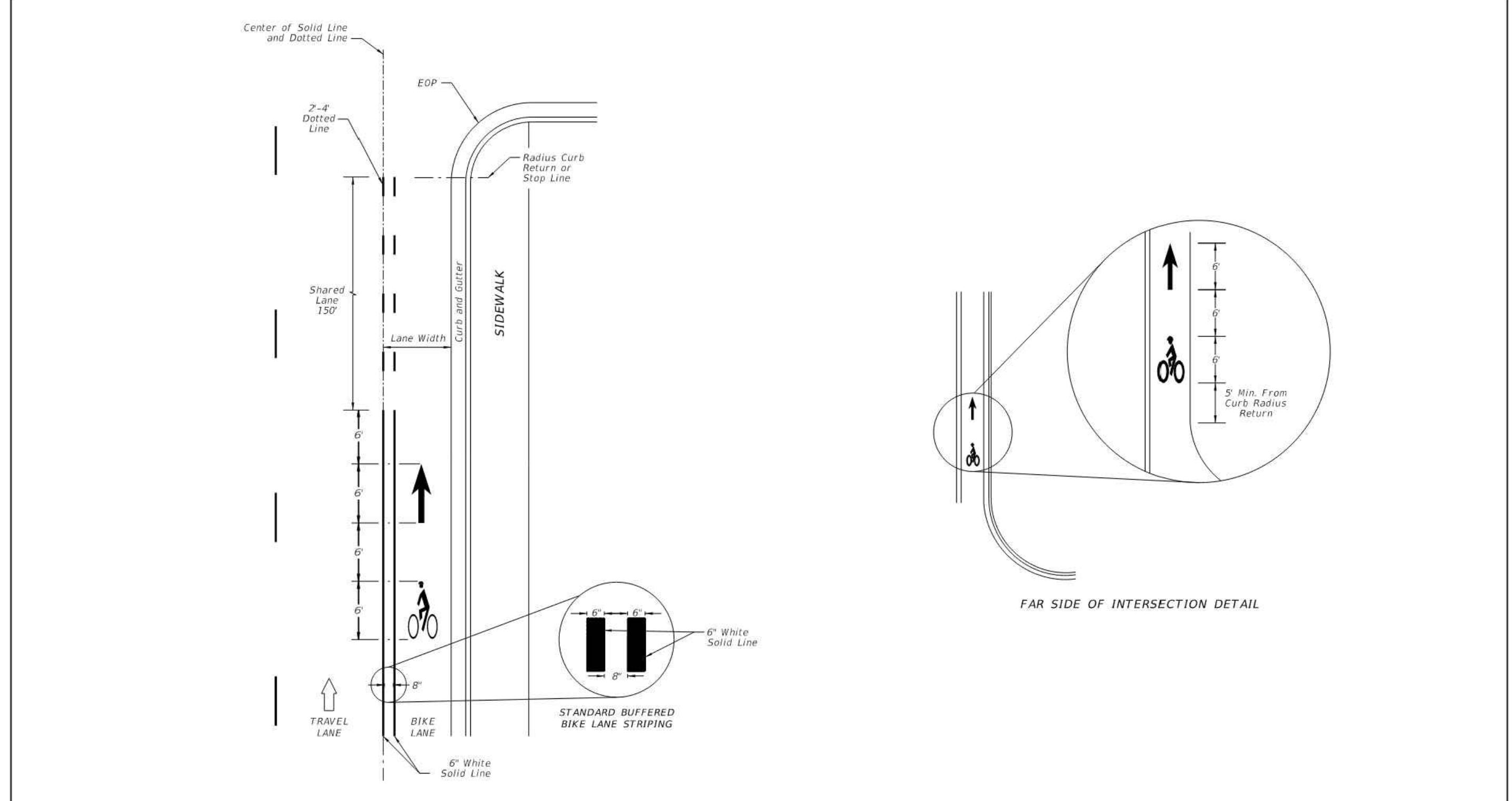


SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7
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LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	BICYCLE MARKINGS	INDEX 711-002	SHEET 1 of 2
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LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	BICYCLE MARKINGS	INDEX 711-002	SHEET 2 of 2
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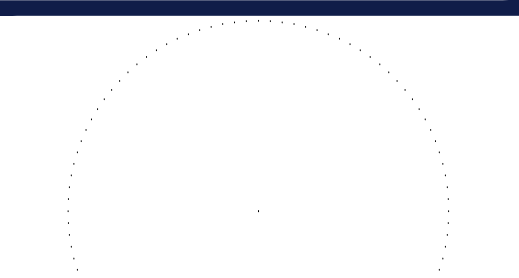
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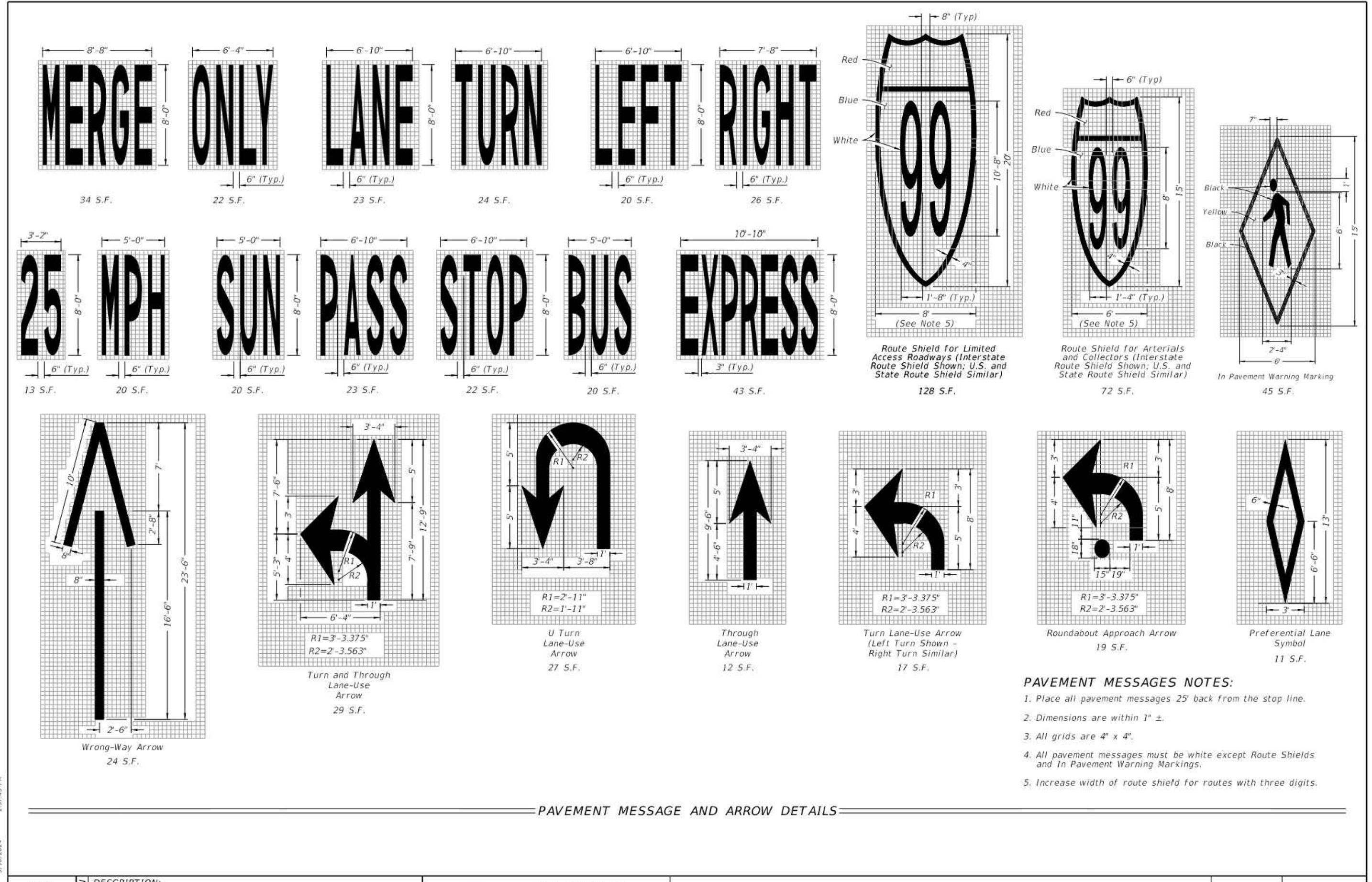


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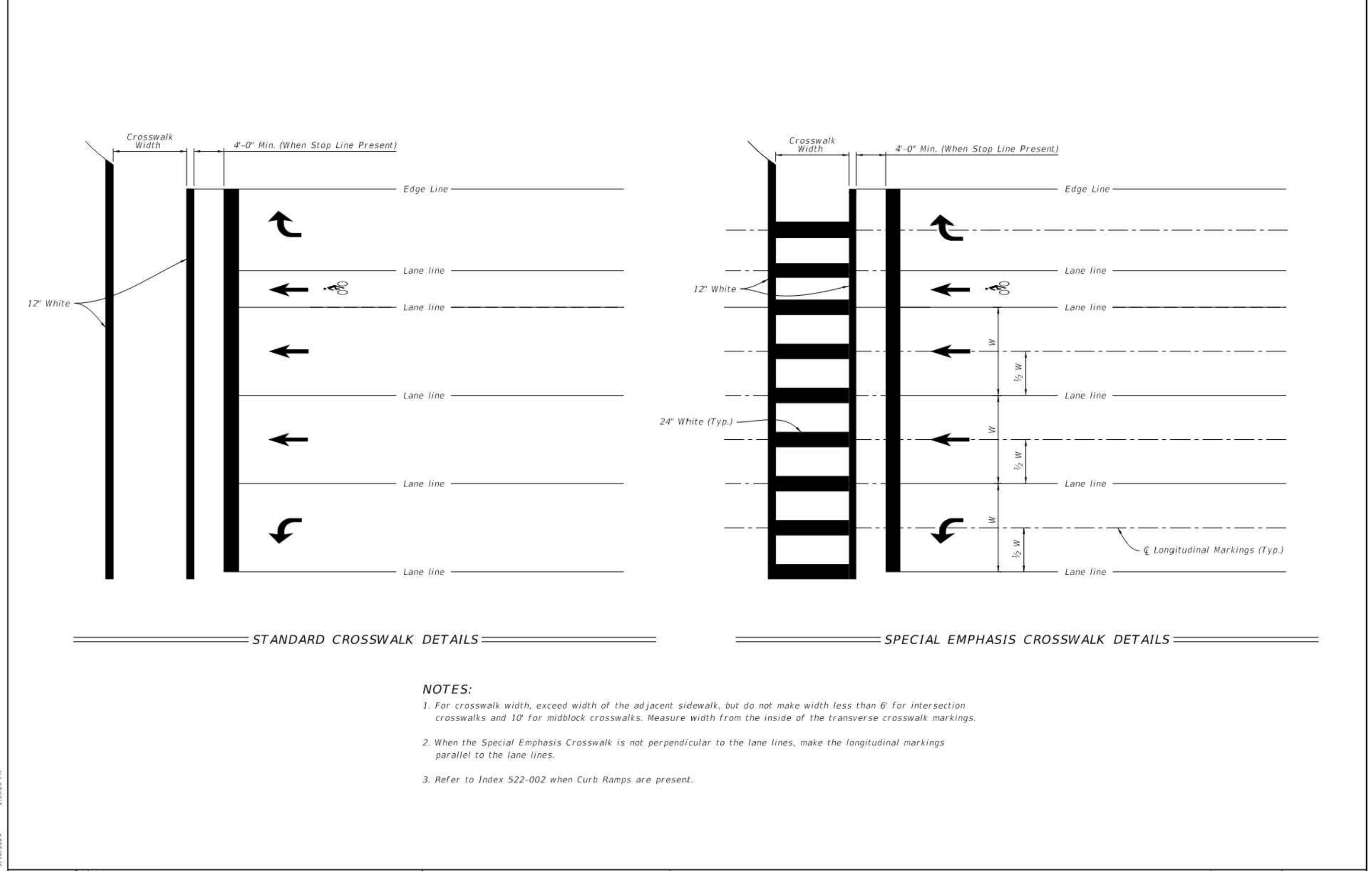
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C-903

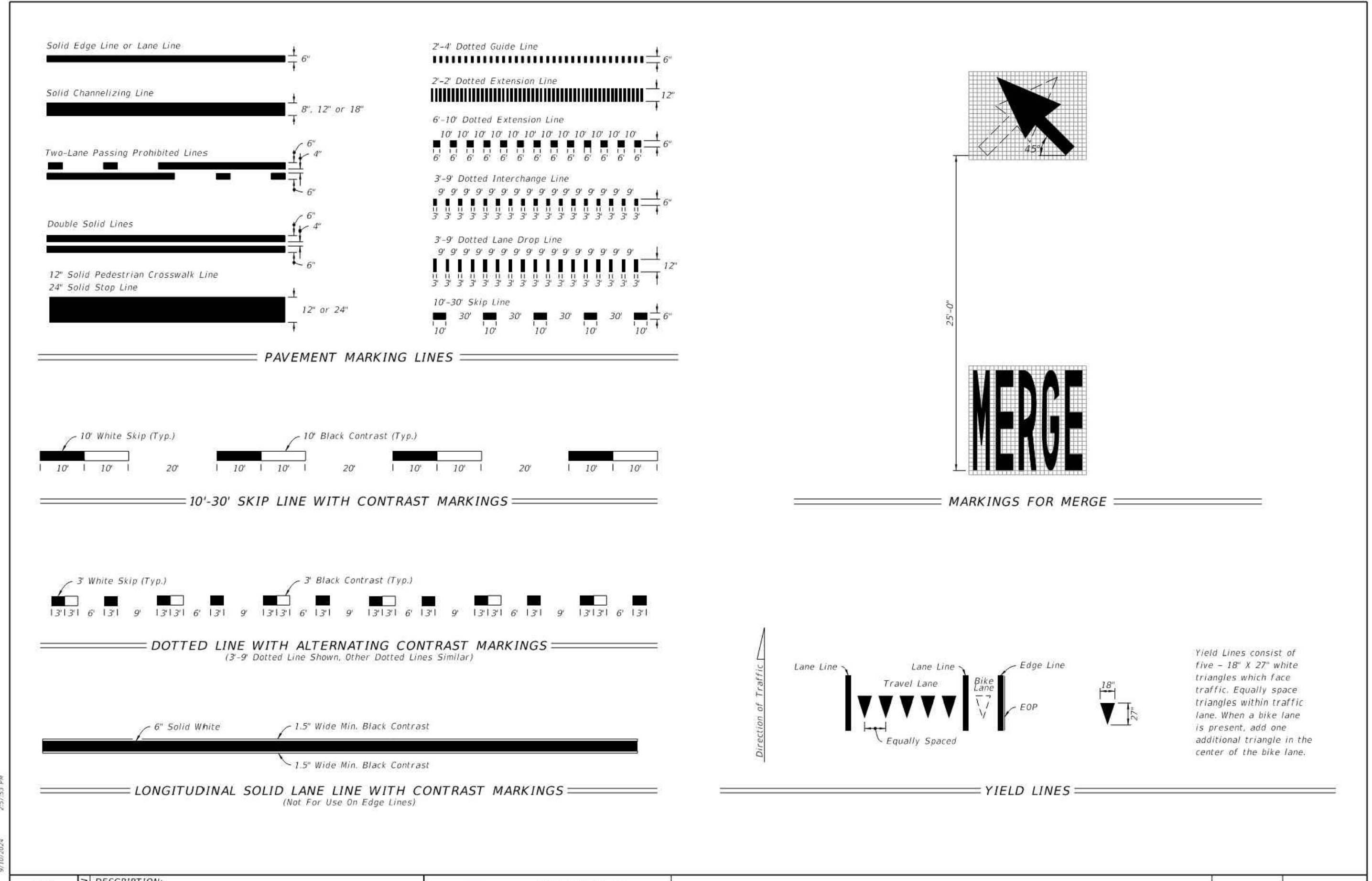
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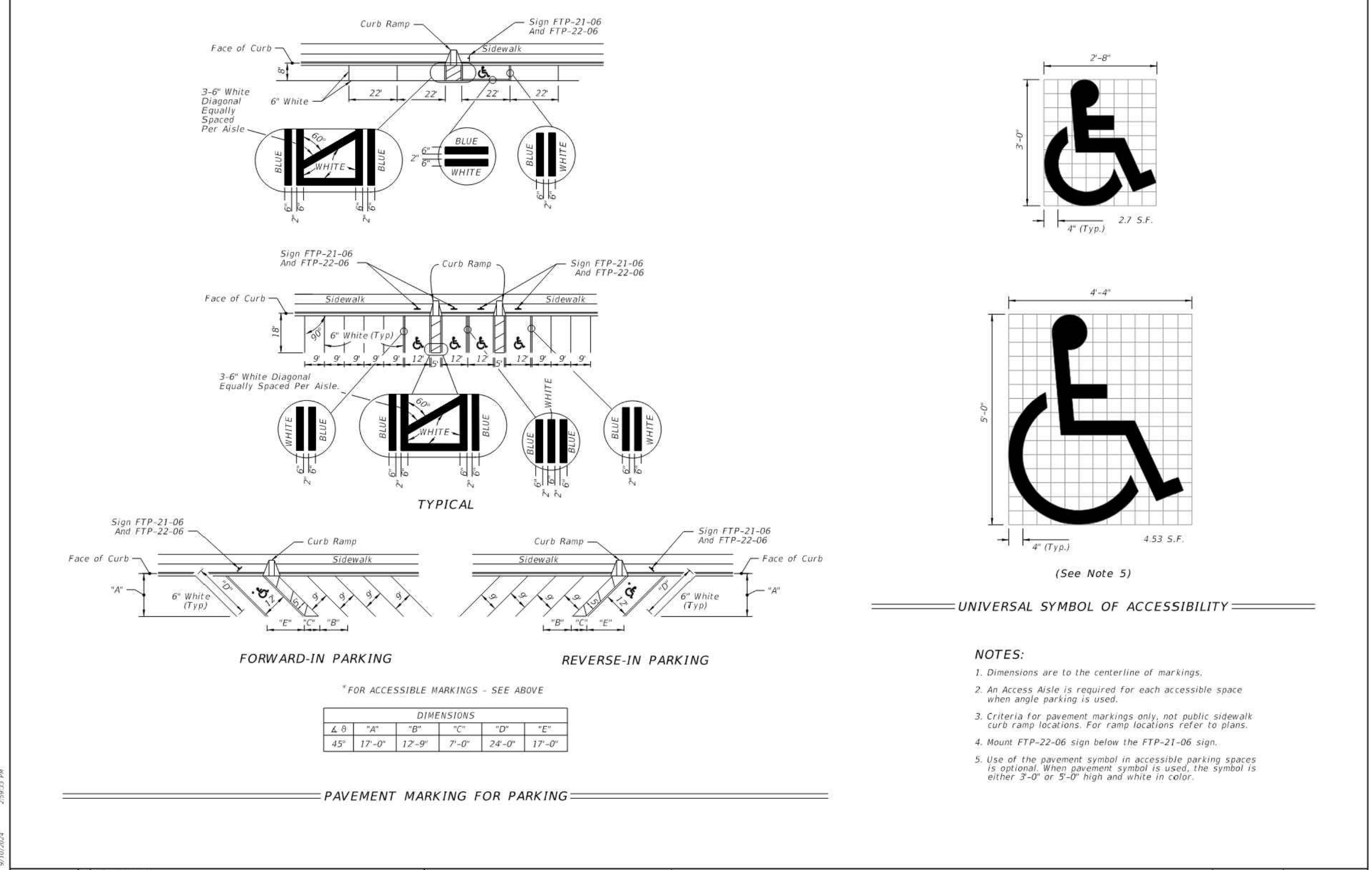
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LAST REVISION 11/01/21	DESCRIPTION: STANDARD CROSSWALK DETAILS	FDOT FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 9 of 13
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LAST REVISION 11/01/22	DESCRIPTION: PAVEMENT MARKING LINES	FDOT FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 2 of 13
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LAST REVISION 11/01/21	DESCRIPTION: PAVEMENT MARKING FOR PARKING	FDOT FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 11 of 13
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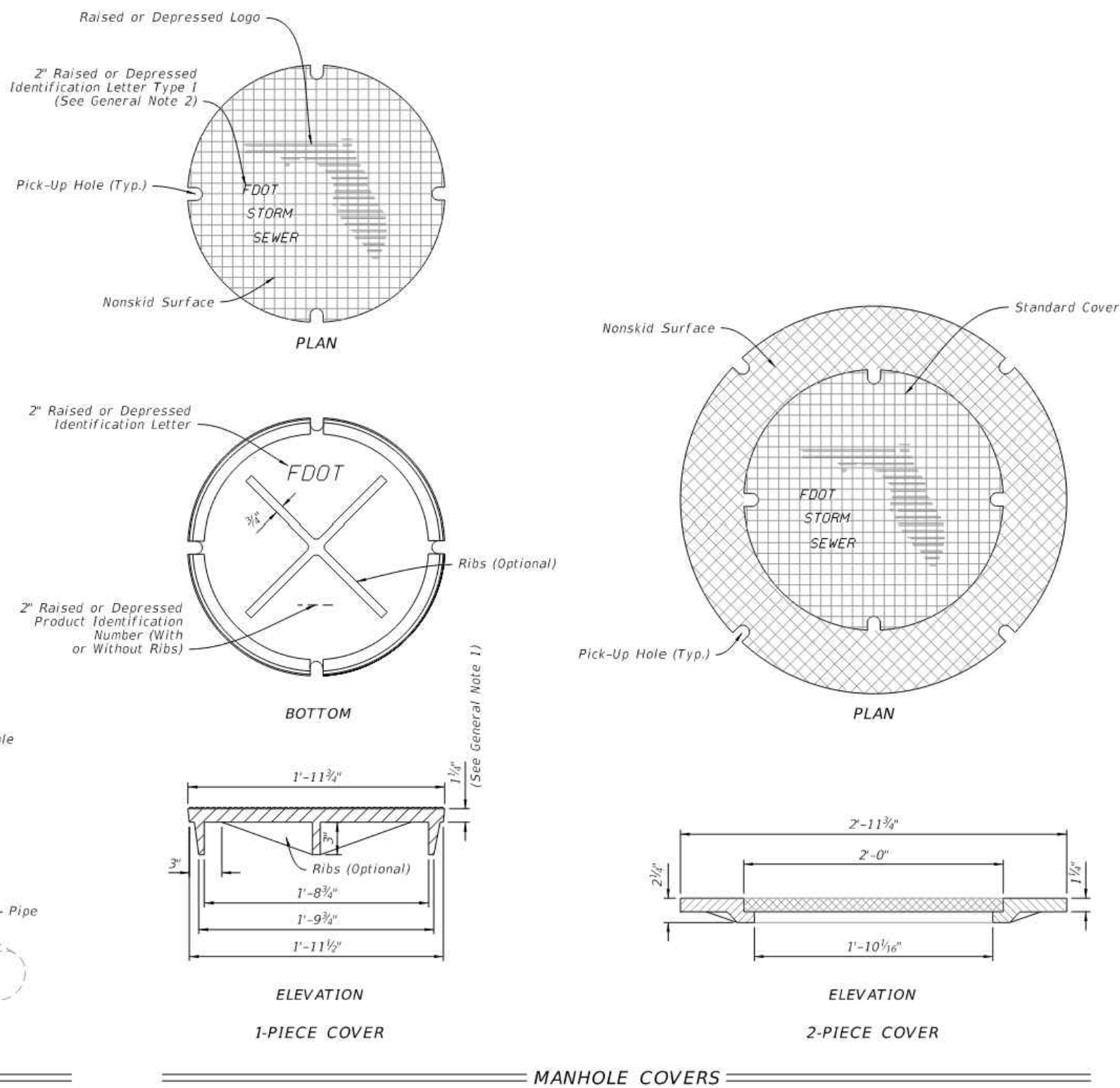
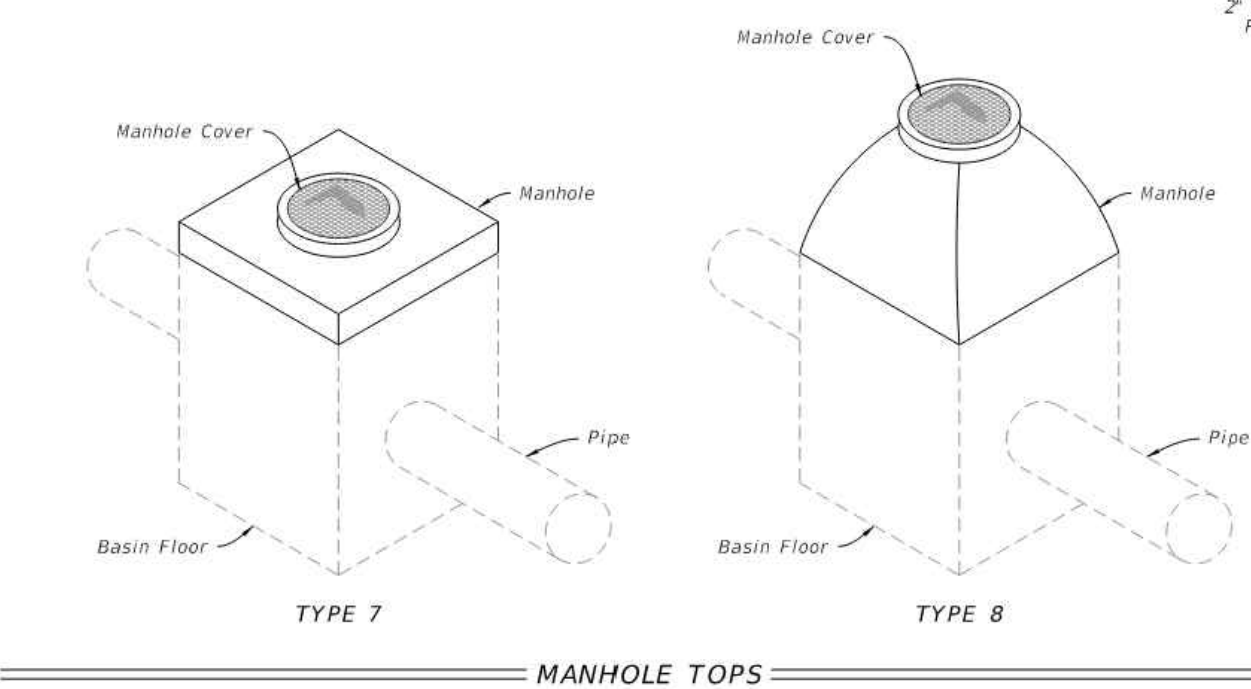
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FDOT DETAILS

SHEET NUMBER:
C-904

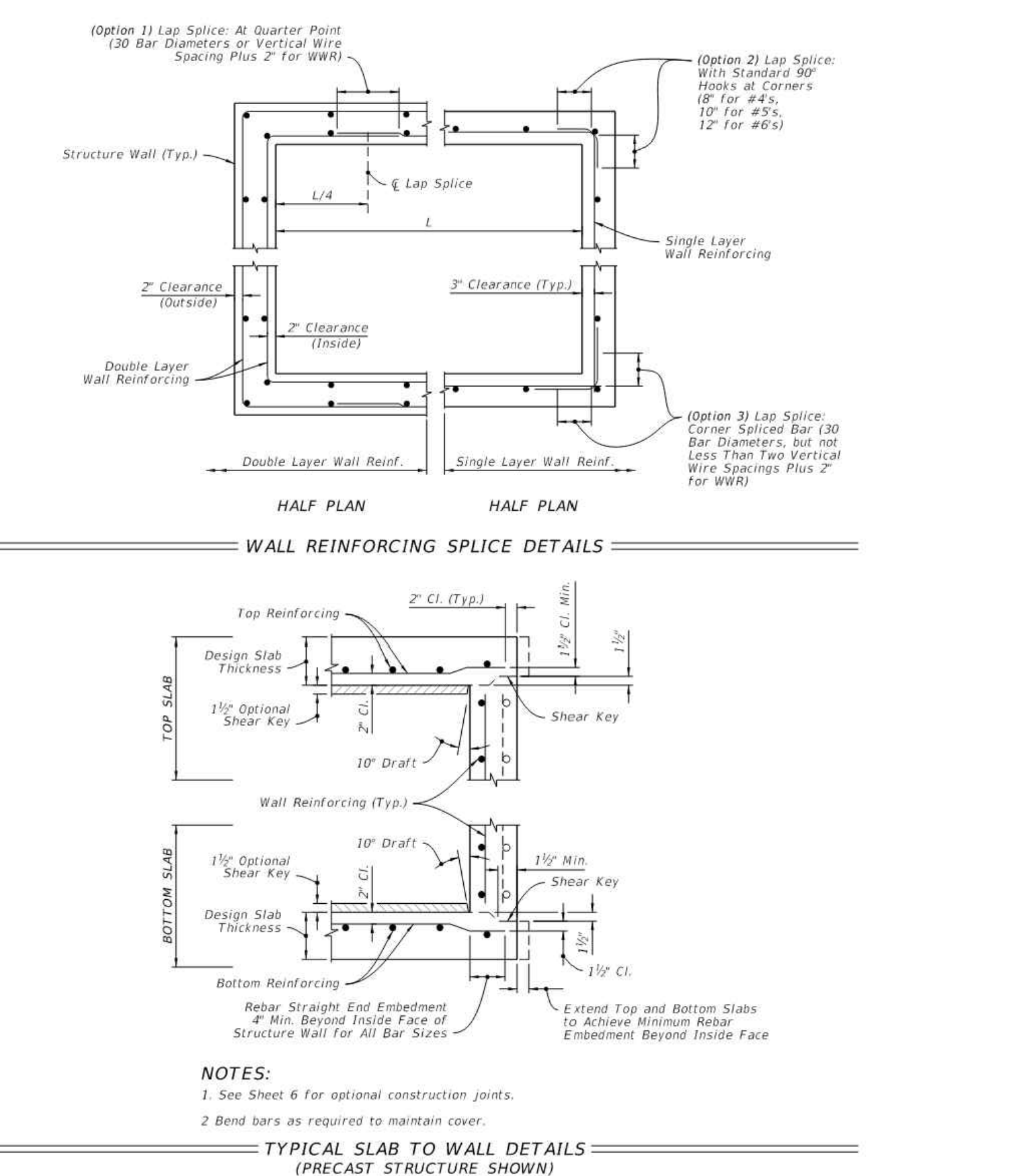
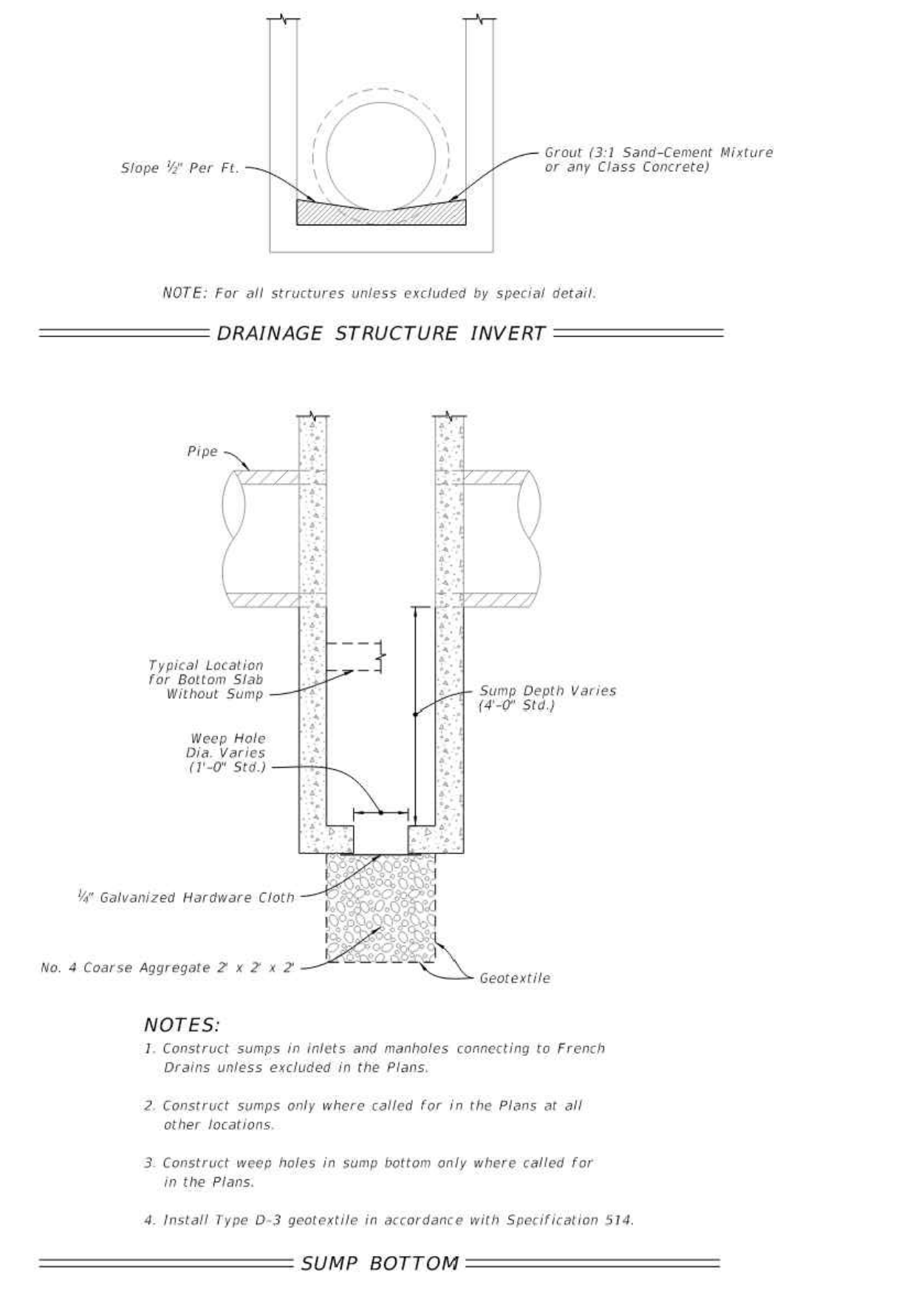
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- GENERAL NOTES:**
- Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
 - Include "Adjustable" on the cover for Type I manhole adjustable frames.
 - For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
 - Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
 - Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
 - Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
 - Precast opening for pipe must be the pipe OD plus 6" (+2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2 1/2" wide.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



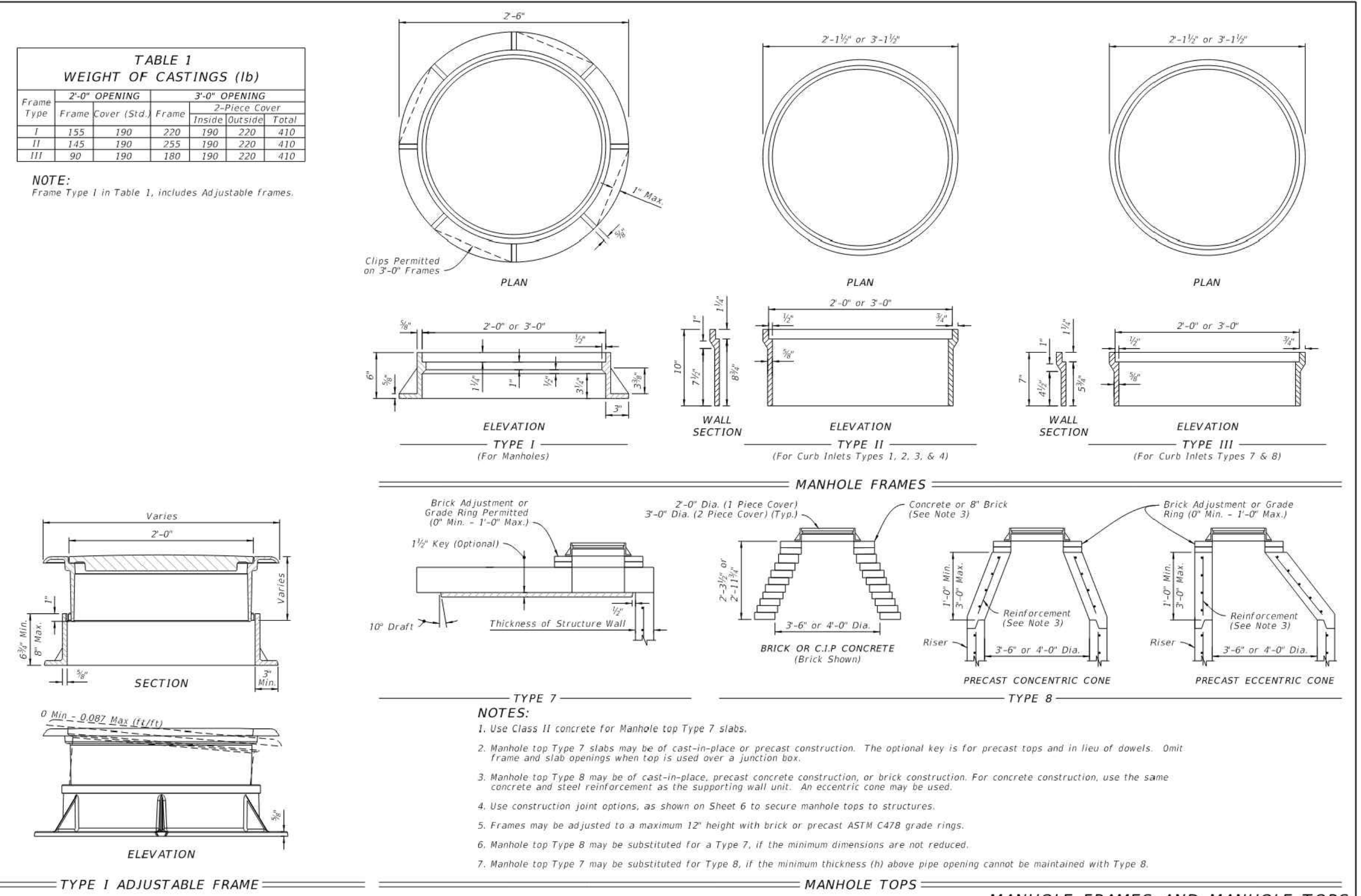
LAST REVISION	DESCRIPTION:	FY 2025-26	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/23		STANDARD PLANS		425-001	1 of 8



LAST REVISION	DESCRIPTION:	FY 2025-26	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/23		STANDARD PLANS		425-001	4 of 8

Frame Type	2'-0\"		3'-0\"		Total
	Frame	Cover (Std)	Frame	Cover	
I	155	190	270	190	410
II	145	190	255	190	410
III	90	190	180	190	410

NOTE:
Frame Type I in Table 1, includes Adjustable Frames.

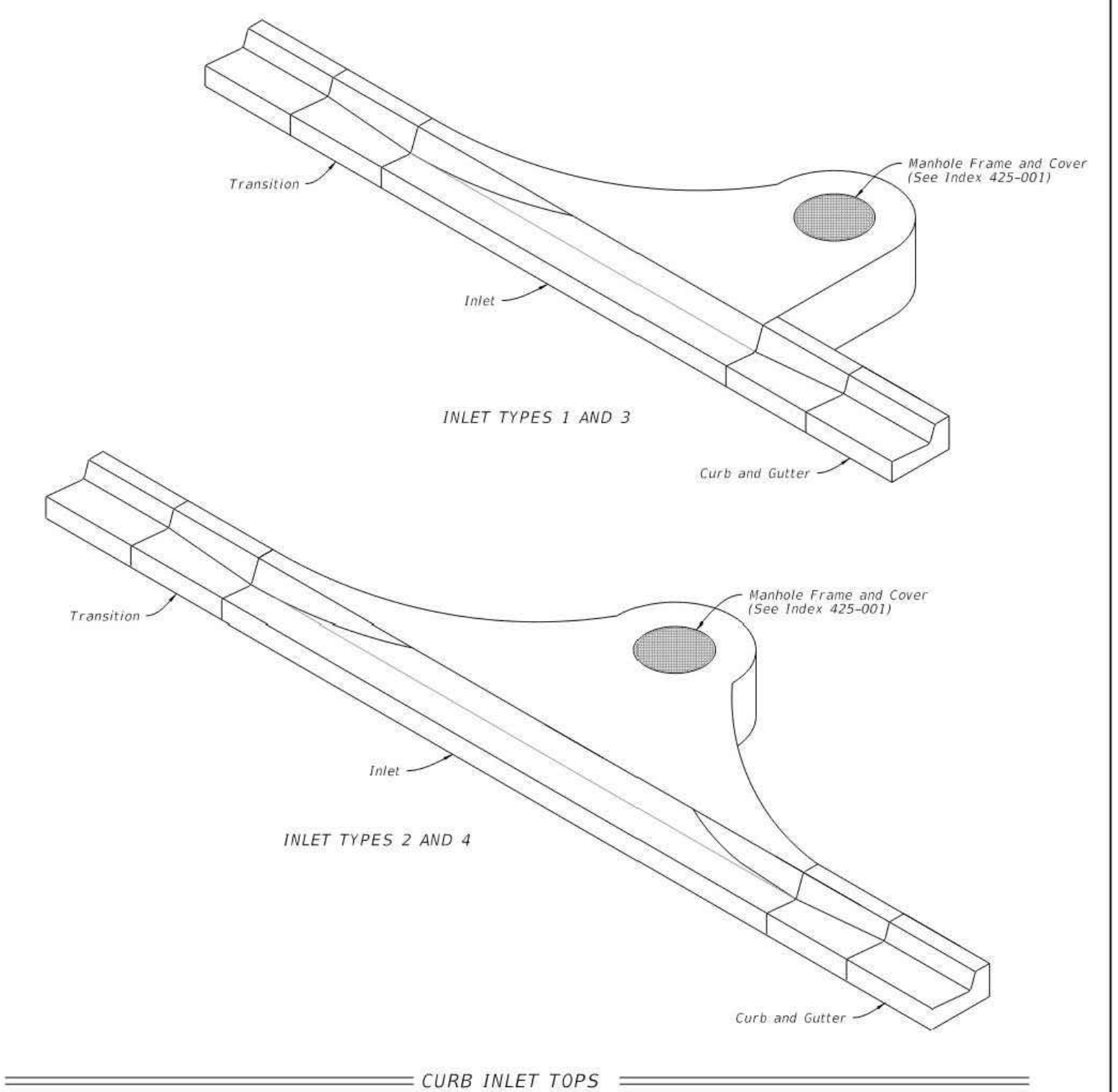


LAST REVISION	DESCRIPTION:	FY 2025-26	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/20		STANDARD PLANS		425-001	2 of 8

- GENERAL NOTES:**
- Work this Index with Index 425-001 and Index 425-010.
 - Confirm finished grade and slope of the Inlet Tops to the finished cross slope and grade of the adjacent sidewalk and/or border.
 - Provide 1 1/2" minimum cover for steel in the Inlet Top.
 - Construction of Inlet Tops are either precast or cast-in-place.
 - For precast units, the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 - #4 dowels, otherwise install in accordance with Index 425-001 "OPTIONAL CONSTRUCTION JOINTS".
 - These inlets are designed for use with standard curb and gutter Type E and Type F.
 - Use only round concrete support posts.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Top Dimensional and Reinforcing Details
3	Transverse Dimensional and Reinforcing Details

LAST REVISION	DESCRIPTION:	FY 2025-26	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX	SHEET
11/01/20		STANDARD PLANS		425-020	1 of 3



REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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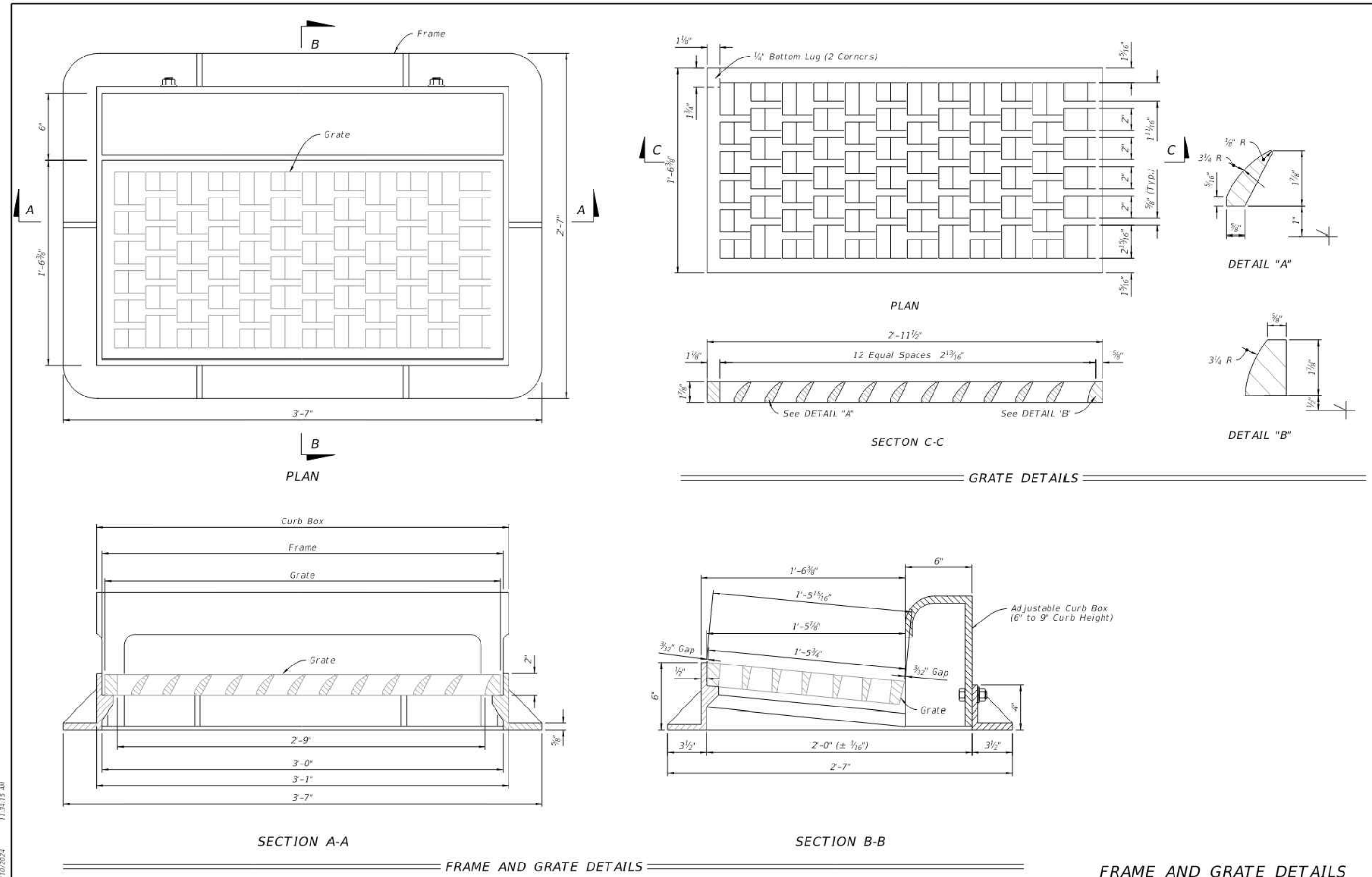
PROJECT No.: FLD250023-00-0A
 DRAWN BY: OE / GK
 CHECKED BY: RH
 DATE: 2025-11-14
 CAD ID: P-CIVL-OCDS

PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN
 S 00 - T 02 S - R 22

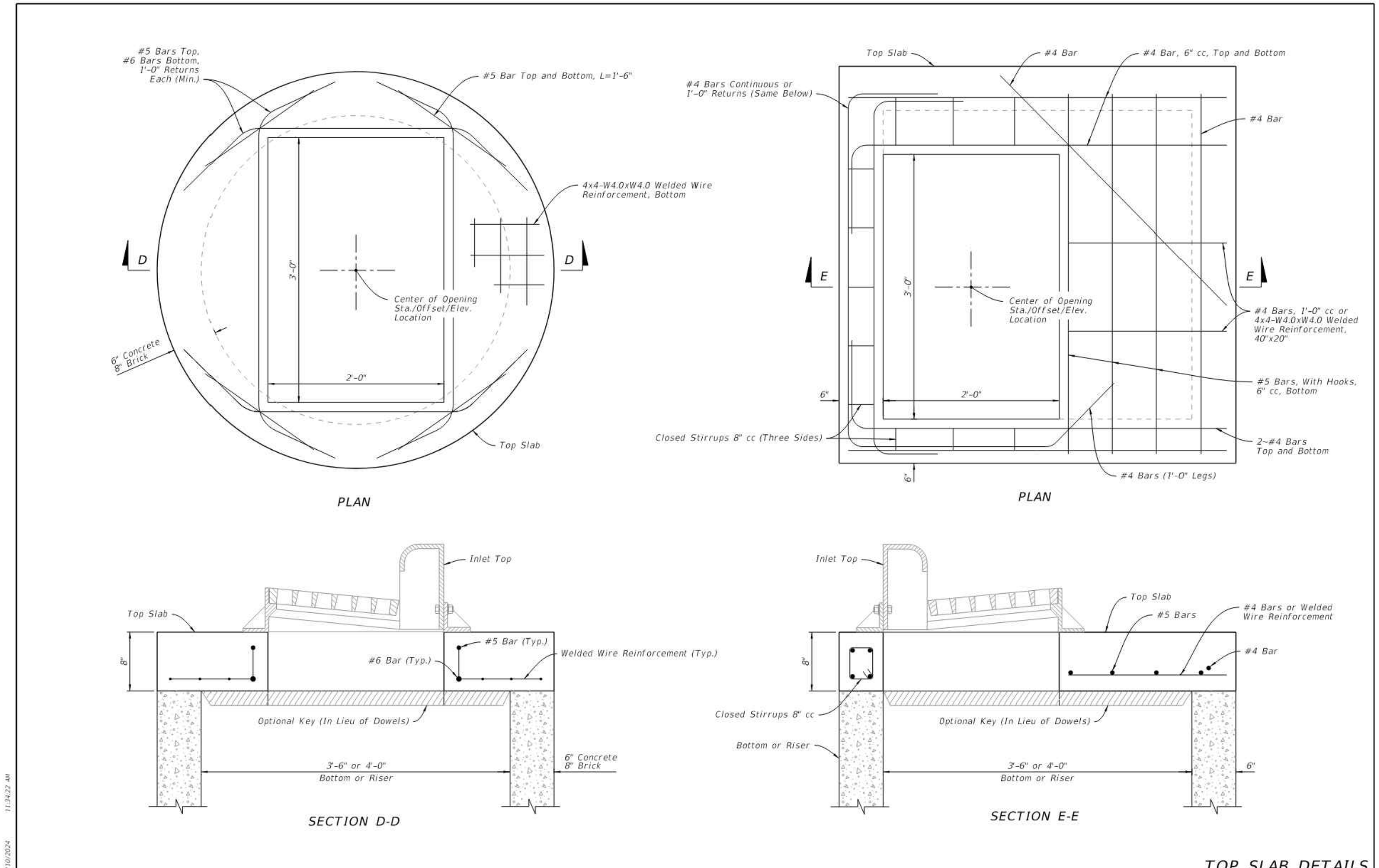
BOHLER
 135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

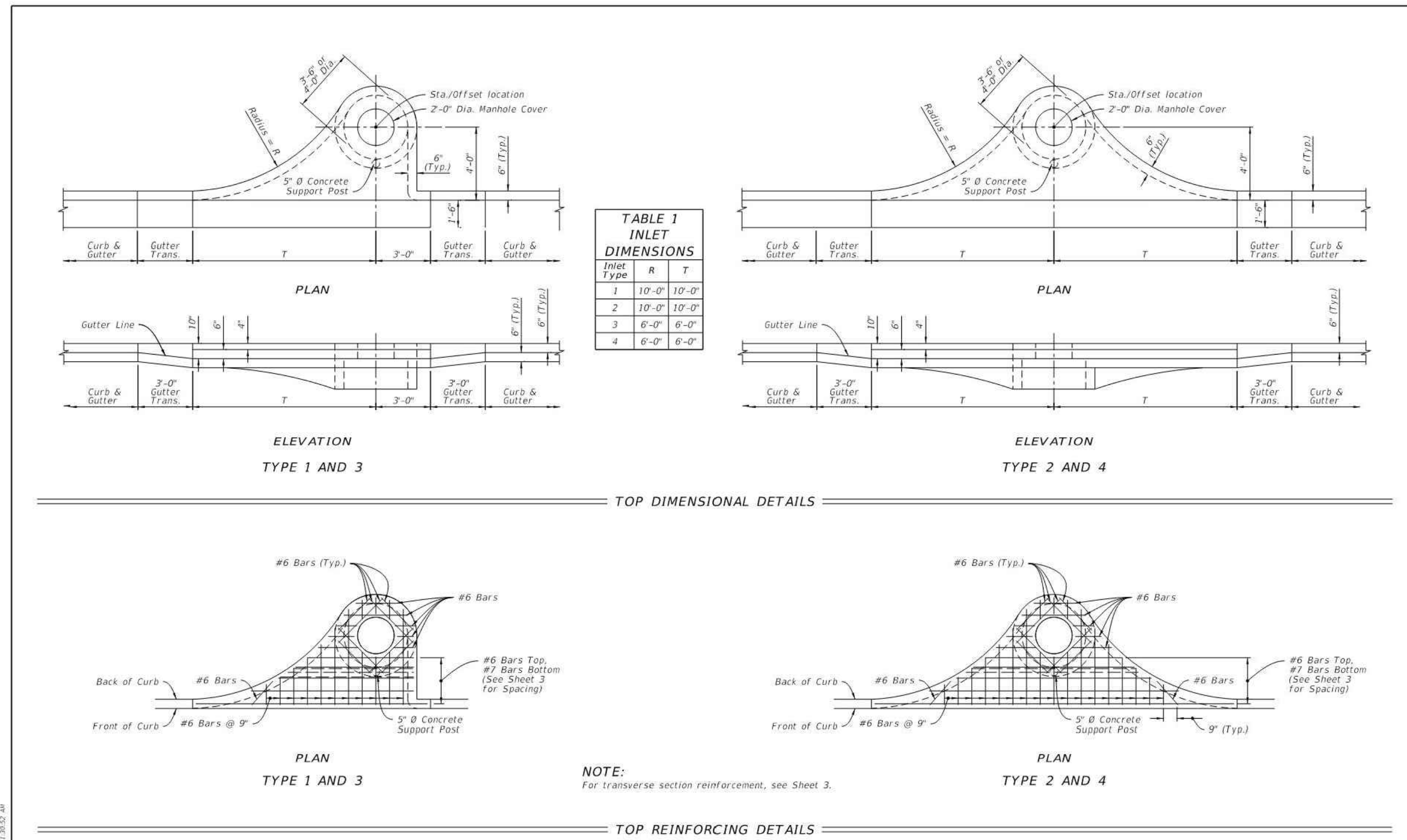
FDOT DETAILS
 SHEET NUMBER:
C-905
 ORG. DATE - 2025-11-14



LAST REVISION 11/01/20	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 425-024	SHEET 2 of 3
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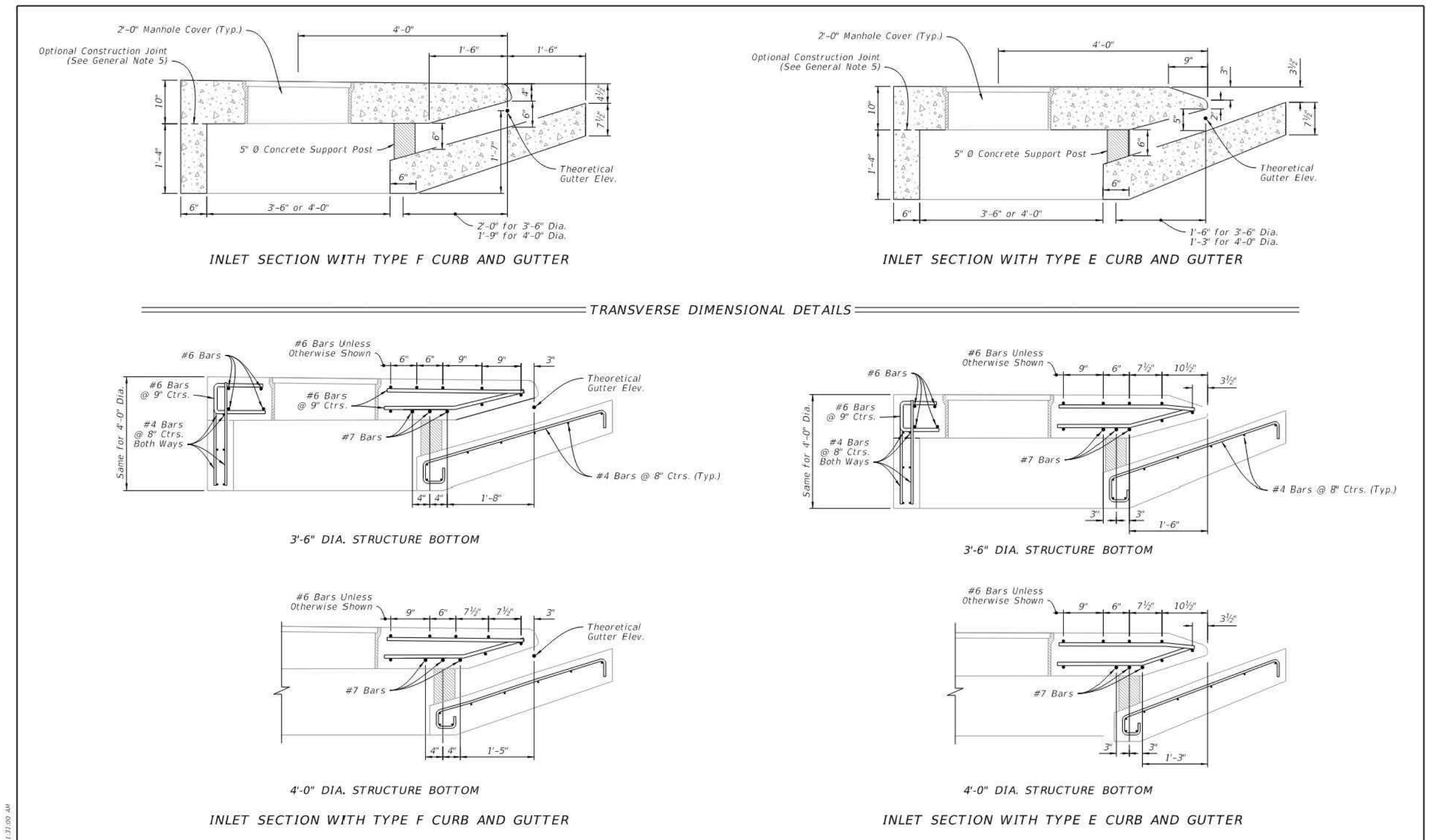
LAST REVISION 11/01/20	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 425-024	SHEET 3 of 3
---------------------------	--	------------------	-----------------



Inlet Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"

NOTE:
For transverse section reinforcement, see Sheet 3.

LAST REVISION 11/01/20	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 425-020	SHEET 2 of 3
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LAST REVISION 11/01/20	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 425-020	SHEET 3 of 3
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY



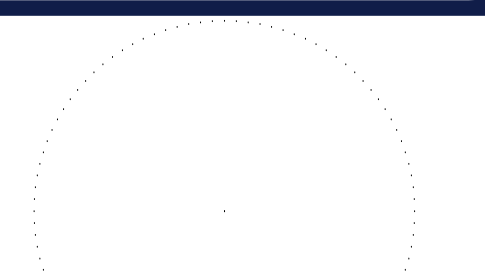
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PROJECT No.: FLD250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIV-OCDS

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
CHASE
PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN
S 00 - T 02 S - R 22

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

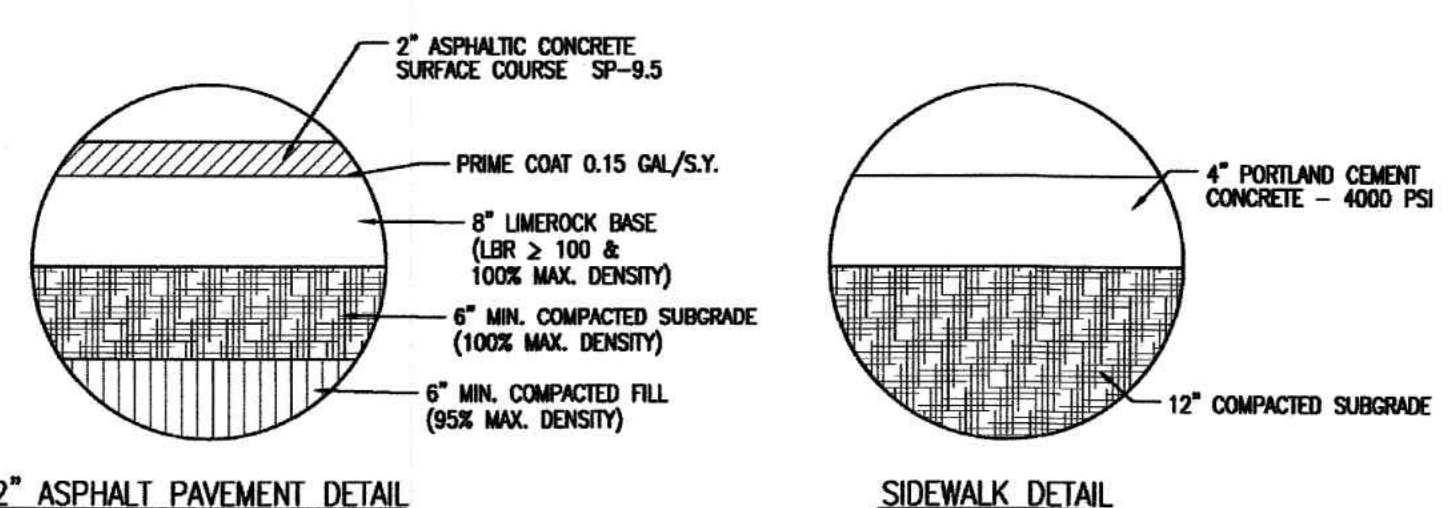


This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
FDOT DETAILS
SHEET NUMBER:
C-906

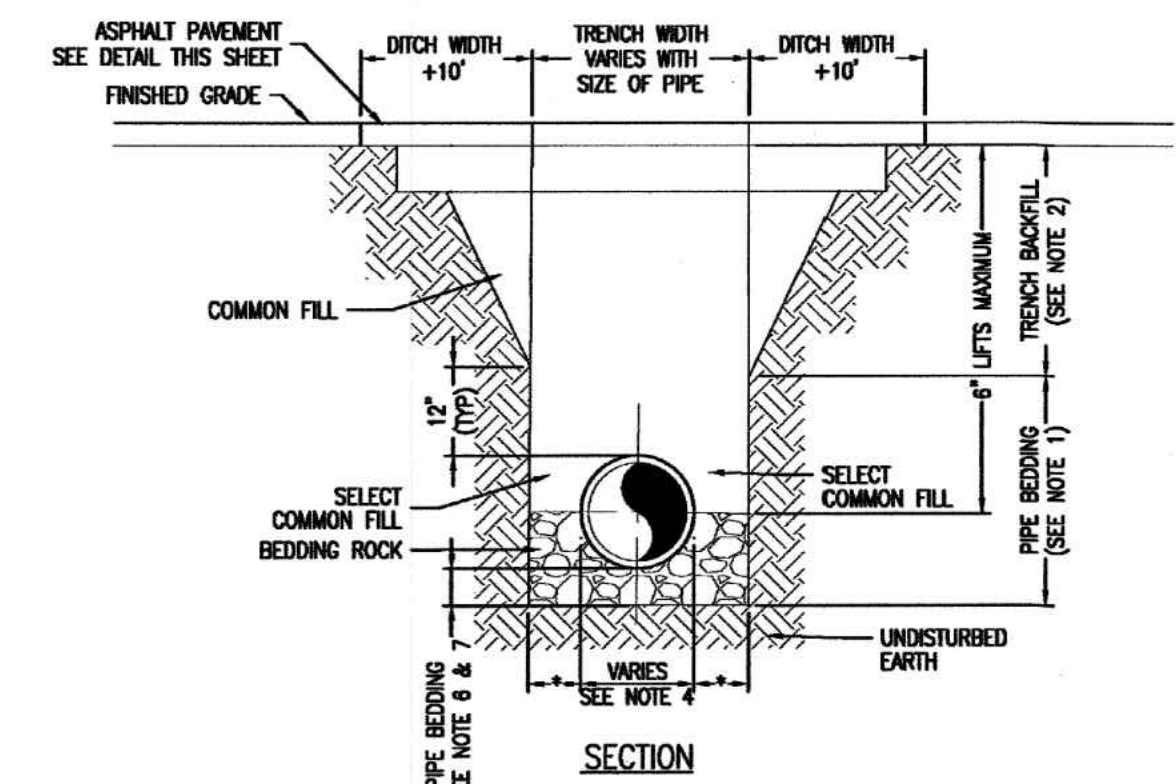
ORG. DATE - 2025-11-14

NOV 26, 2025 11:28:52 AM H:\2025\FLD250023-00\CAD\DRAWINGS\PLAN SET\SP-CIV-OCDS-FLD250023-00-A...-LAYOUT: C-906 FDOT DETL.



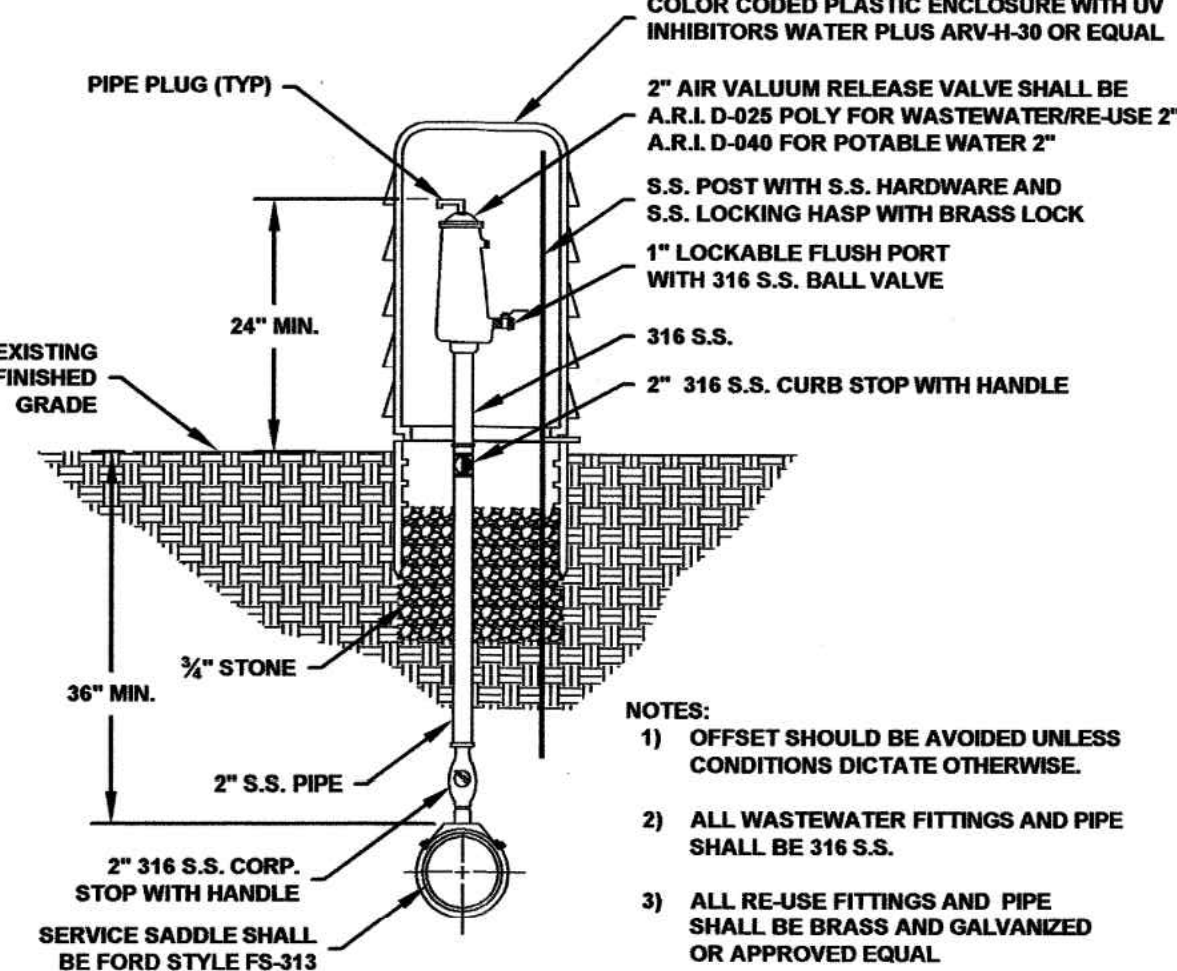
2" ASPHALT PAVEMENT DETAIL

SIDEWALK DETAIL



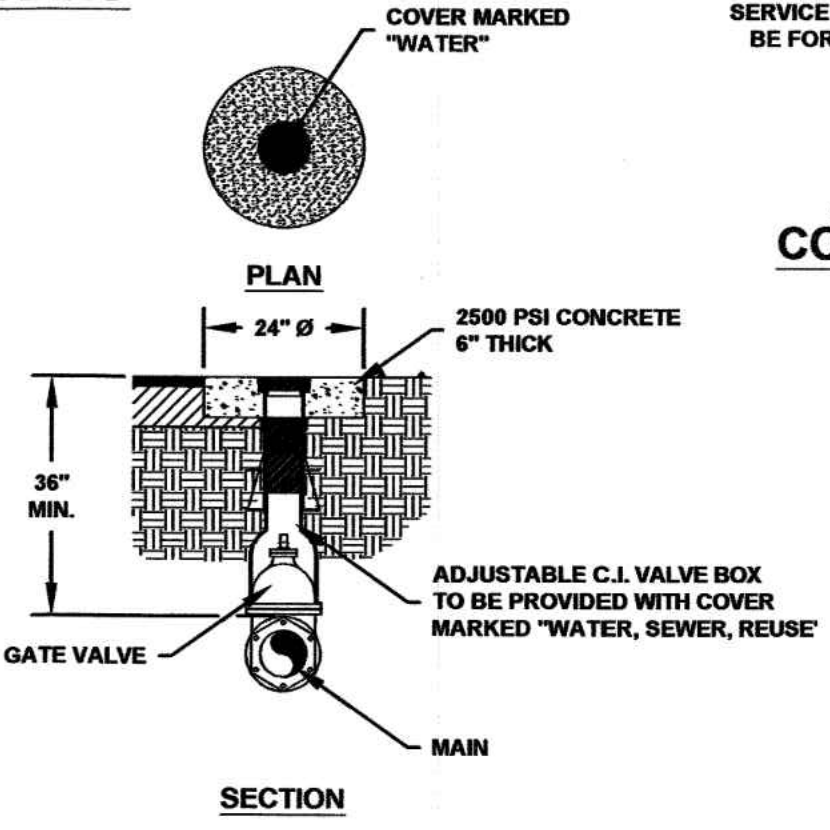
TYPICAL PIPE BEDDING

SCALE: N.T.S.



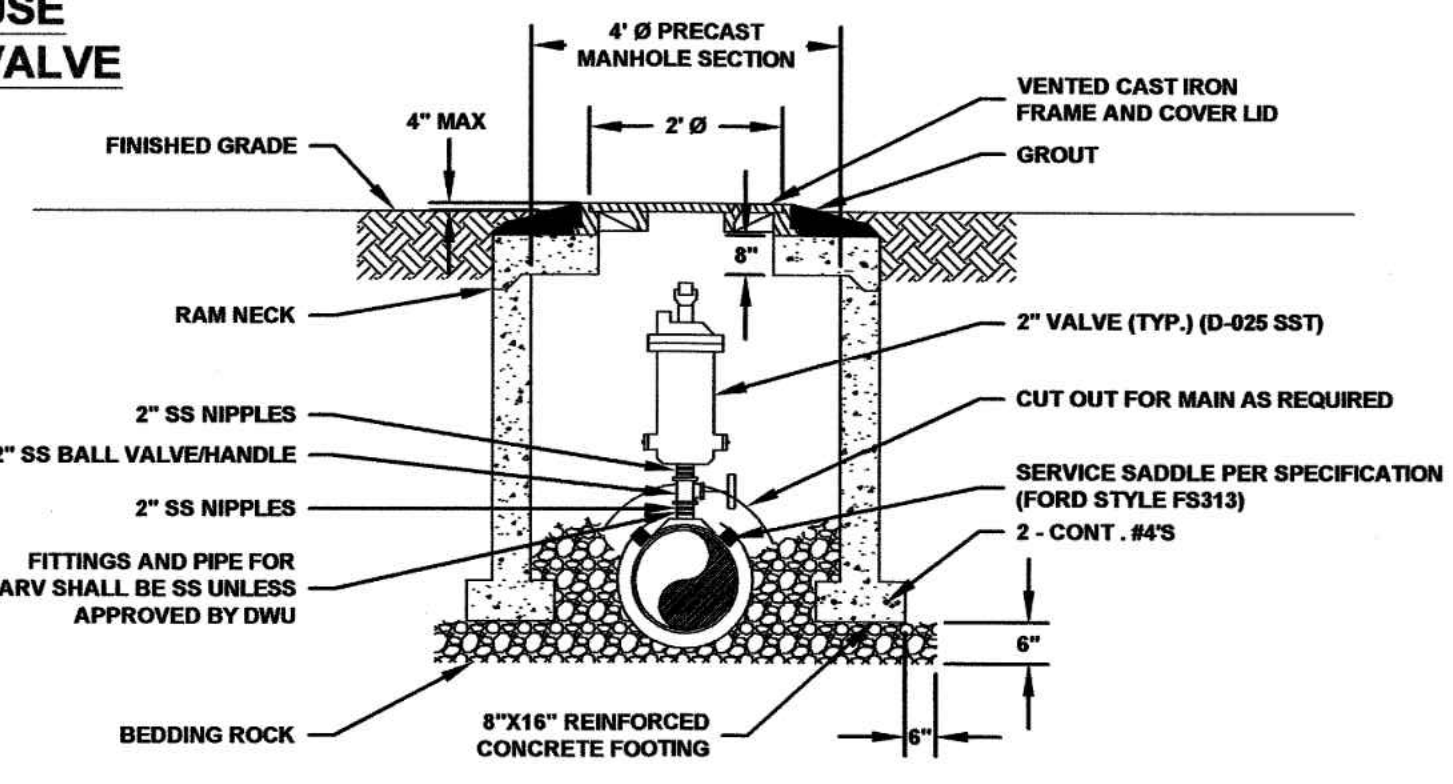
ABOVE GROUND WASTEWATER/RE-USE COMBINATION AIR/VACUUM RELEASE VALVE

SCALE: 1" = 2'



GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'



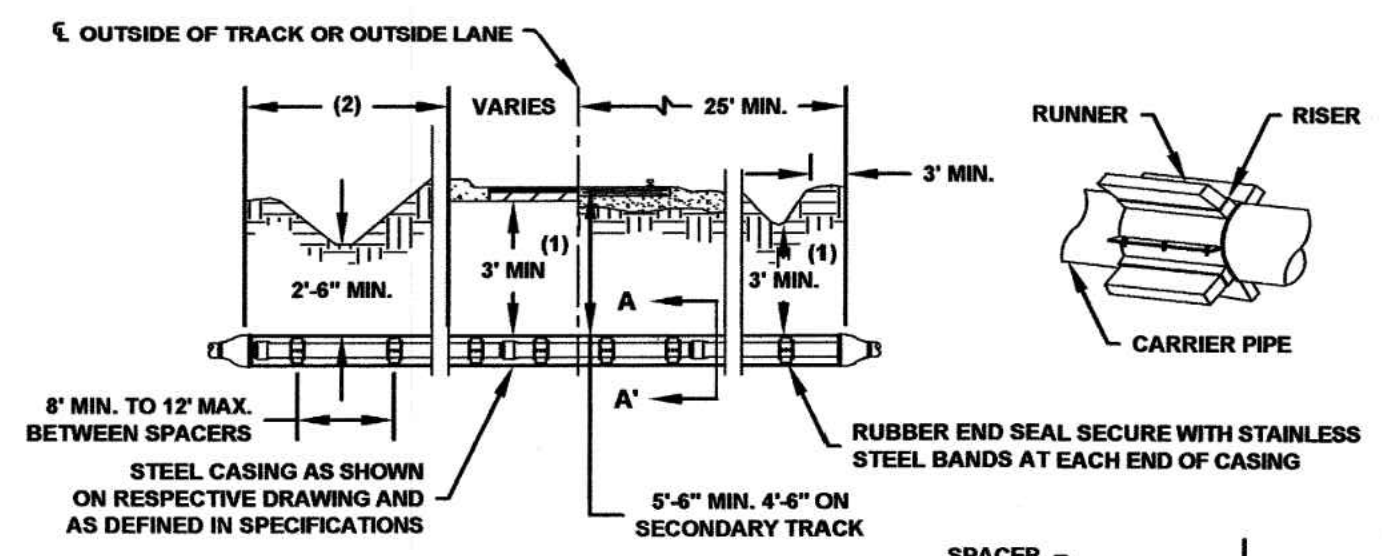
GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'

- NOTES:
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 - (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. IF REQUIRED BY THE CITY, BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM PIPE DIAMETER 16" AND LARGER.
 - DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY SHALL DETERMINE, IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

PAVEMENT PATCH DETAIL

SCALE: N.T.S.



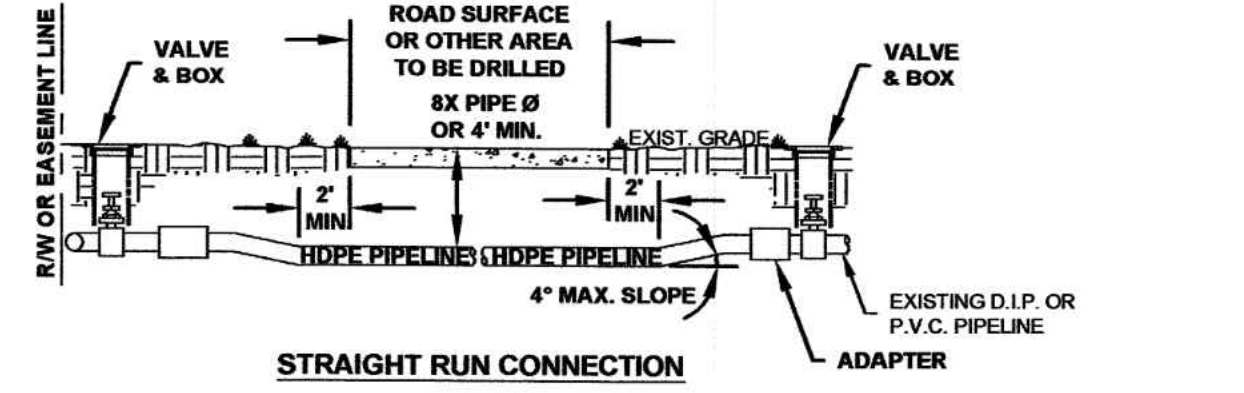
GENERAL NOTES:

- VERTICAL DIMENSIONS TYPICAL FOR CASINGS
- WITH CURB: 6" STATE & 2" CITY ROADS MINIMUM WITHOUT CURB; 8" STATE & 4" CITY ROADS MINIMUM
- STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTM-A-139, GRADE B.
- 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".
- FOR REFERENCE ONLY.

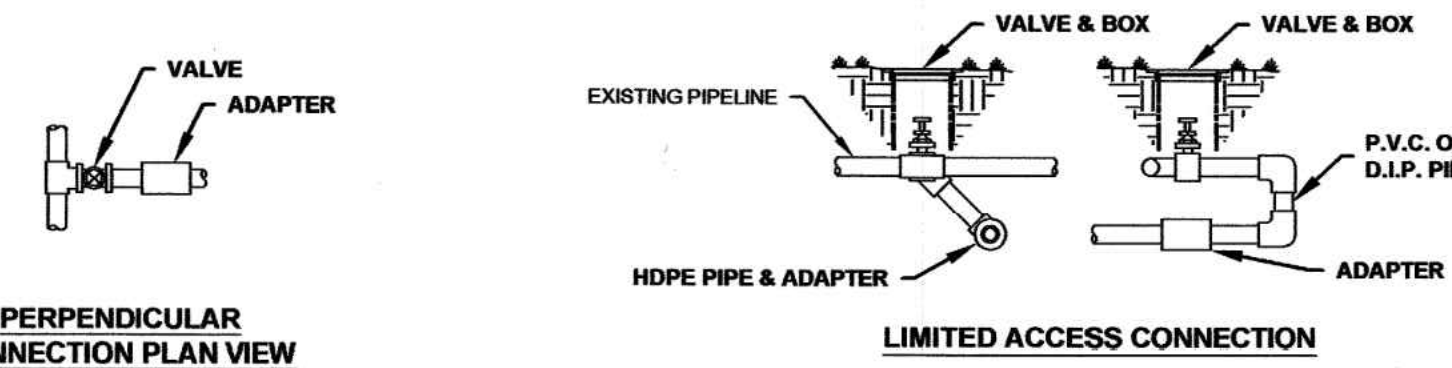
	MINIMUM CASING SIZE AND THICKNESS											
D.I.P.-M.J.	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
D.I.P.-P.O.	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
P.V.C.	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
(3) STEEL CASING PIPE (D2)	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
WALL THICKNESS (T) TO R.O.S.	1.88"	1.88"	1.88"	2.00"	2.00"	2.00"	2.00"	2.00"	2.12"	2.12"	2.12"	2.12"
(4) WALL THICKNESS (T) R.R.	1.88"	1.88"	1.88"	2.10"	2.10"	2.10"	2.10"	2.10"	2.25"	2.25"	2.25"	2.25"

JACK AND BORE DETAIL

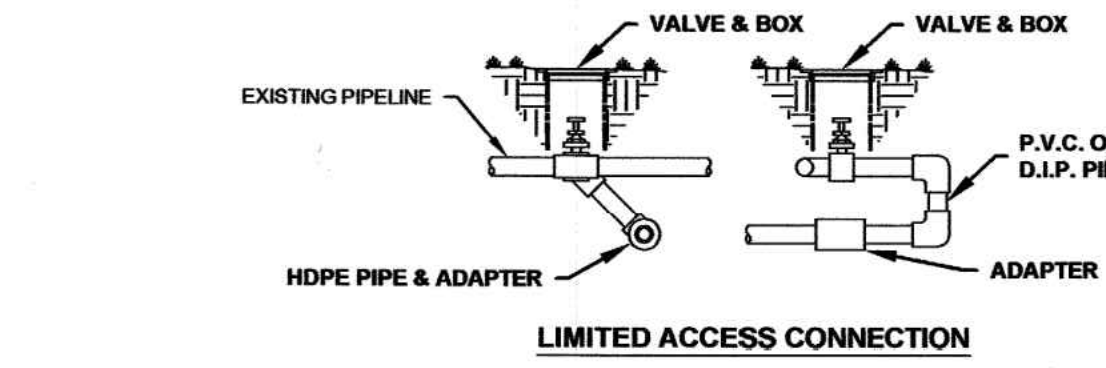
SCALE: N.T.S.



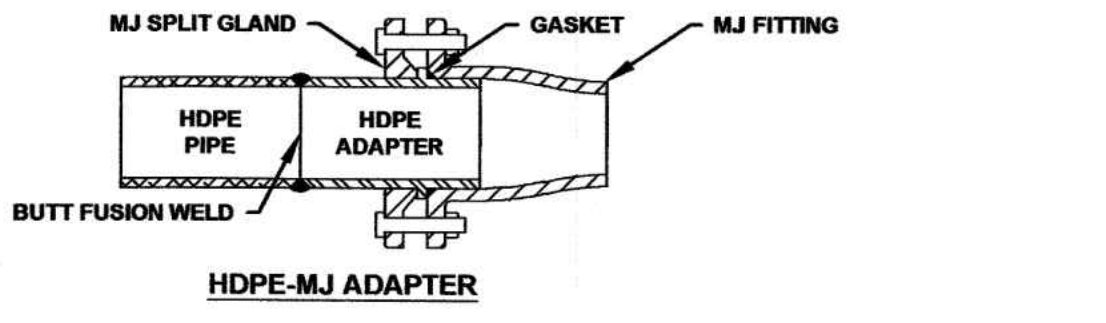
STRAIGHT RUN CONNECTION



PERPENDICULAR CONNECTION PLAN VIEW



LIMITED ACCESS CONNECTION



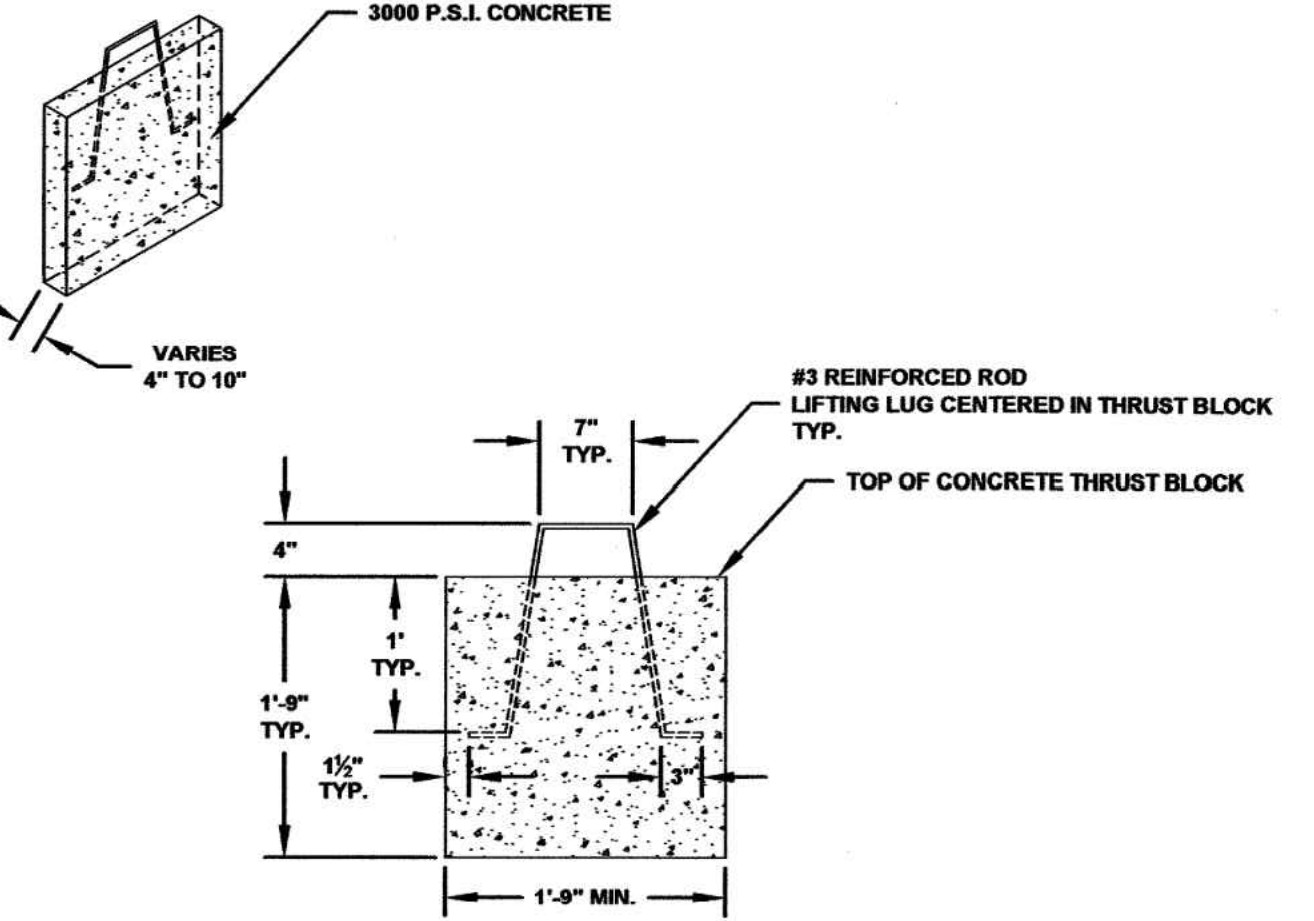
HDPE-MJ ADAPTER

GENERAL NOTES:

- DIRECTIONAL DRILLS SHALL BE COMPLETED USING FPVC PIPE, DUCTILE IRON SIZE OR APPROVED EQUIVALENT.
- ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4" WHICHEVER IS GREATER.
- ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILLING DETAIL

SCALE: N.T.S.



THRUST BLOCK DETAIL

SCALE: N.T.S.

GENERAL NOTES:

- ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST DESTIN WATER USERS APPROVED MATERIAL SPECIFICATION MANUAL.

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE
DESTIN, FL 32541
(850) 857-5146



NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

DATE:	REVISION DATE:	BY:	REASON:
July 11, 2023	2023	ER	
		MA/SB	
		X of X	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ALWAYS CALL 811 BEFORE YOU DIG
www.call811shrine.com

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PROJECT No.: FL0250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD LID: P-CIVIL-COCS

PROP. SITE PLAN DOCUMENTS



PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN
S 00 - T 02 S - R 22

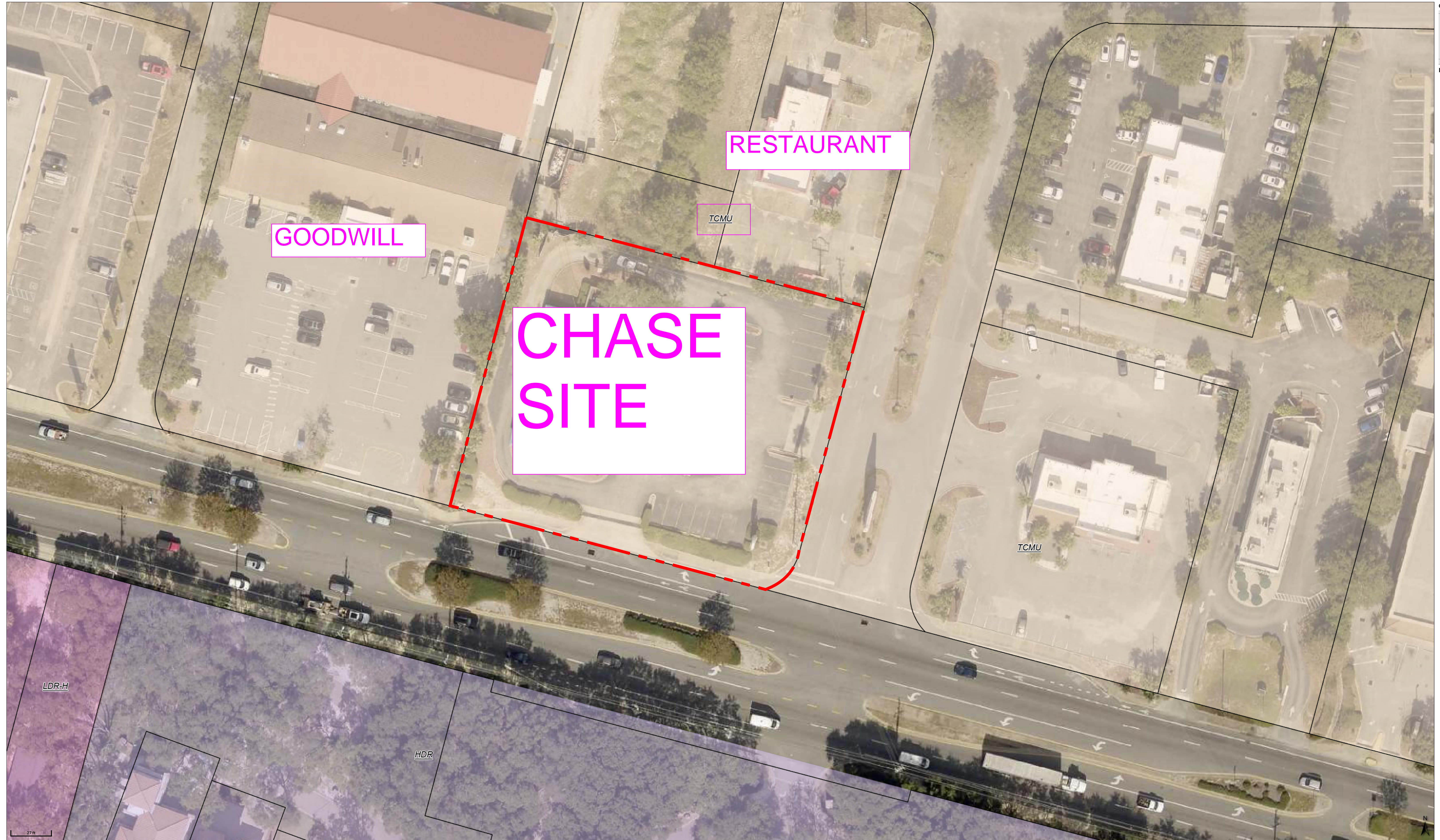
BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

DESTIN WATER USERS UTILITY DETAILS

SHEET NUMBER:
C-909

ORG. DATE - 2025-11-14



Overview

Legend

- Parcels
- Destin
 - A
 - BE
 - BRMU
 - CBN
 - CBR
 - CG
 - CL
 - CMU
 - CMUV
 - CON
 - CTS
 - GRMU
 - HDR
 - HIMU
 - IN
 - INST
 - LDR-H
 - LDR-HI
 - LDR-V
 - MDR-HI
 - MDR-V
 - NHMU
 - REC
 - ROI-CBR
 - ROI-TD
 - ROI-VR
 - SHMU
 - TCMU



Community Development Planning and Zoning Division

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

January 21, 2025

**Subject: Notification of Development Project: 751 Harbor Blvd.;
Variance – Parking Variance
City of Destin Project Number: PZ-2026-3**

Dear Property Owner:

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

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: WPG-Destin, LLC
2. Name of Agent: Bohler Engineering FL, LLC
3. Address of Project: 751 HARBOR BLVD
4. Parcel ID Number: 00-2S-22-0701-000H-007A
5. Project Description: Parking Variance seeking relief from **Land Development Code (LDC) Table 8-6**, which provides a maximum parking allotment for properties within the Old Destin Multimodal Transportation District. The code requires a maximum of one space per 250 square feet of gross floor area for the use “Finance and Insurance” (Sector 52). The Applicant is requesting 23 parking spaces for 3,333 square feet of gross floor area (approximately 1 space per 145 square feet of gross floor area).
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.

Sincerely,

Christopher Rush

Chris Rush
Planner



Cc: David Prichard, Community Development Director
Planning Division
Project File

Account Number:	535981
Customer Name:	City Of Destin
Customer Address:	City Of Destin 4200 Indian Bayou TRL City Clerk Destin FL 32541-4305
Contact Name:	City Of Destin
Contact Phone:	8508374242
Contact Email:	
PO Number:	

Date:	01/21/2026
Order Number:	12018683
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	66.0000
Height in Inches:	5.4700

Print

Product	#Insertions	Start - End	Category
FTW NW Florida Daily News	2	01/25/2026 - 01/30/2026	Govt Public Notices
FTW nwfdailynews.com	2	01/25/2026 - 01/30/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$300.98
Tax Amount	\$0.00
Service Fee 3.99%	\$12.01
Cash/Check/ACH Discount	-\$12.01
Payment Amount by Cash/Check/ACH	\$300.98
Payment Amount by Credit Card	\$312.99

Order Confirmation Amount	\$300.98
----------------------------------	-----------------

Ad Preview

NOTICE

NOTICE IS HEREBY GIVEN that the City of Destin Board of Adjustment will hold a public hearing on Wednesday, February 4, 2026 at 5:30 P.M., at Destin City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida, to consider the following:

1. VARIANCE REQUEST- PZ-2026-3
Bohler Engineering, on behalf of WPG-Destin, LLC, is seeking relief from **Land Development Code (LDC) Table 8-6**, which provides a maximum parking allotment for properties withing the Old Destin Multimodal Transportation District. The code requires a maximum of one space per 250 square feet of gross floor area for the use "Finance and Insurance" (Sector 52). The Applicant is requesting 23 parking spaces for 3,333 square feet of gross floor area (approximately 1 space per 145 square feet of gross floor area). The subject property is located at 751 Harbor Boulevard, Destin FL, 32541 (00-2S-22-0701-000H-007A).

Copies of the above-mentioned subject may be requested by public records request. Please call (850) 837-4242 for the City Clerk. The public is encouraged to provide written and/or verbal comments on the above referenced matters.

All persons are advised that, if any person decides to appeal any decision made at any of these meetings, he/she will need a record of the proceedings and, for such purpose, they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (*Florida Statutes 286.0105*).

Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's office at (850) 837-4242 at least 48 hours in advance.

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.

Pub: 1/25 & 1/30/26; #12018683

**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: Ryan Hileman, P.E.,

the owner and/or authorized agent of the following described property: 751 Harbor Blvd., Destin, FL 32541

_____ -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.



Signed Name of Owner/Agent

Ryan Hileman, P.E.

Printed Name of Owner/Agent

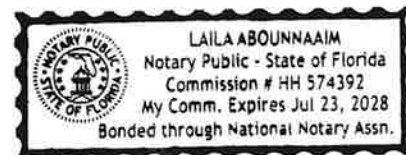
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
__, this 28th day of January, 2026,

By: Laila Abounnaaim
(Print name)

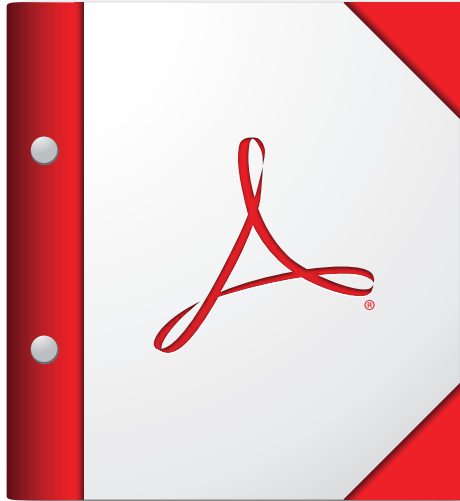
Personally known OR Produced Identification _____

Laila Abounnaaim Seal:
Notary Signature





City of Destin
Public Notice
 For
Proposed Development
Variance Application
PZ-2026-3
 Authorized Agent:
 Ryan Hileman, Bohler Engineering FL, LLC
 Agent Phone #: **352-457-1016**
 Project Plans can be requested
 Via the City Clerk at
 850-837-4242 or at
www.cityofdestin.com



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