DESTIN CITY COUNCIL MEETING
AUGUST 17, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

*****Core Value of the Month - Stewardship*****

CALL TO ORDER

*** INVOCATION (Pastor David Butler - Faith Assembly Christian Church)**

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

1. **PROCLAMATIONS / RECOGNITIONS / SPECIAL / **PUBLIC PRESENTATIONS / ANNOUNCEMENTS**
   A. Captain Fulghum - OCSO Liaison Role
2. **PUBLIC COMMENTS (Section 5 - Public Hearings has separate public comments time for these items)** (Note: Individual speakers will be limited to 3 minutes. At the discretion of the mayor, this 3 minute allowance may be adjusted depending on the level of business coming before the City Council)
3. ***** CONSENT AGENDA**
   A. Destin Rodeo Run
   B. Letter of Support - Resilient Florida Grant Program - Four Prong Lake Emergency Outfall Application
   C. Approval of Minutes of August 3, 2026 Regular City Council Meeting
4. **CITY MANAGER REPORTS**
   A. RFB 26-03-PW Miscellaneous Continuing Services Electrical Contract
   B. FDOT Joint Participation Agreement, US98/SR30 Median Improvements Concrete Curbing
   C. Updating of Ordinance 359, Post-Disaster Redevelopment Plan, seeking direction and a legislative sponsor
   D. FEMA Preliminary Flood Insurance Study, Flood Insurance Rate Maps, and Summary of Map Actions - information only
   E. R&R Library 10 ton A/C Replacement
   F. Update on State-Acquired Land in Holiday Isle Adjacent to City's Norriego Point Park
   G. Choctawhatchee Basin Alliance Estuary Program (CBAEP) Approval and Appointment
   H. Intersection of Benning Dr. & Maltezos St.
   I. Mobility Plan Update
   J. Pending Ordinance Regarding Mobility Fees
   K. Mobility Fee Reduction Request: The Red Onion – 535 Harbor Boulevard
   L. Capital Project Status - **Informational Only**
   M. Operations Financial Report - **Informational Only**
   N. TDC Monthly Report - **Informational Only**

O. Minutes of Standing Boards & Committees - **Informational Only**

P. Announcements

5. PUBLIC HEARINGS

A. A public hearing regarding the application for a Major Deviation (PZ-2026-66) to a Major Development Order (Development Orders: DO-21-12, DO-23-16, and DO-25-16) for the Indian Bayou West Subdivision. The requested deviation seeks approval to remove the proposed connector road identified as Old Creek Trail on the approved plan set. Old Creek Trail is planned to connect Indian Bayou Trail to Commons Drive West, just east of Airport Road. The portion of land designated for the connector road is located within the Indian Bayou Country Club property located at 1 Country Club Drive East (Parcel ID: 00-2S-22-0000-0046-0000). The application requests the removal of Old Creek Trail as a required element of the approved site plan.

B. First Reading of ORDINANCE NO. 26-08-LC, AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 14 "CAPITAL IMPROVEMENTS" AND ARTICLE 8, SECTION 8.07.00 "APPROVED TRANSPORTATION PLANS" OF THE LAND DEVELOPMENT CODE, AND ADOPTING, BY REFERENCE, THE CITY OF DESTIN MOBILITY PLAN, BY CREATING A NEW ARTICLE 9 - TRANSPORTATION CORRIDOR MANAGEMENT, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, AND CITY ATTORNEY

A. Councilmember Braden

B. Councilmember Stephens

C. Councilmember Destin

D. Councilmember Trammell

E. Councilmember Hebert

F. Councilmember Morgan

G. Councilmember Schmidt

H. Mayor Wagner

I. City Attorney

7. PUBLIC COMMENTS

8. ADJOURN

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

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

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

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

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

ITEM # 2026-1001

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Presentation
AGENDA OUTLINE NUMBER: 1.A.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Captain Fulghum - OCSO Liaison Role

I. BACKGROUND:

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

None

ITEM # 2026-1100

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Consent Agenda
AGENDA OUTLINE NUMBER: 3.A.

TO: City Council

THRU: Lisa Wallace, City Clerk

FROM: Kimberly Montgomery, Deputy City Clerk

DATE: 7/30/2026

SUBJECT: Destin Rodeo Run

I. BACKGROUND: The Northwest Florida Track Club, Inc. is requesting use of city streets to hold the Annual Destin 5k Rodeo Run on Sunday, October 4, 2026. The Okaloosa County Sheriff's Office, Okaloosa County EMS, and the Destin Fire Control District have all been notified and have pledged their support for this request.

II. DISCUSSION:

A. Link to Strategic Goals / Objectives: Enhance Quality of Life. Enhance the City's Recreational Services.

B. Effect on Budget (EOB): This request will not incur any expense or revenue to the city.

C. Level of Service (LOS): There is no staff requirement for this request.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: All related and required documentation has been submitted and approved for legal sufficiency by both the City Attorney and the Risk Manager. Staff recommends approval of this request.

IV. RECOMMENDED MOTION: I move for the approval of the Northwest Florida Track Club, Inc. request for use of city streets to hold their Annual Destin 5k Rodeo Run on Sunday, October 4, 2026.

Attachments:

ITEM # 2026-1100

1. 2026 Rodeo Run Request

CHECKLIST FOR USE OF PUBLIC FACILITIES OR PROPERTY:

Name of Organization: Northwest Florida Track Club

Type of Event: Rodeo Run 5K (run/walk)

Date(s) of Event: Oct 4, 2026

Location of Event: Clement Taylor Park, Calhoun Ave, Cross St.

1.* Certificate of Insurance **(Endorsement to the Policy & Acord is required.)** provided: Yes: _X__ ***This is required.*** Date on which provided: _____

2.* Hold Harmless **(Signed Original)** provided: Yes: _X__ ***This is required.*** Date on which provided: _____

3.** Permission granted from FDOT for use of State roadway (applicable only if using and closing any portion of State Highway 98) Yes _____ No ____ Date written permission granted: N/A

4.** Local law enforcement services requested: Yes X ***This is required.*** Law enforcement officer contacted: Captain Fulghum

5.** Destin Fire Control District contacted: Yes X ***This is required.*** Person contacted: Matt Taylor

6.** Okaloosa County Emergency Medical Services contacted: Person contacted: Patrick Maddox Yes X ***This is required***

7. Please provide map of race route(s).

8. Describe steps being taken to ensure removal of all directional arrows, signage, as well as trash left on City streets upon conclusion of the event: The course will be marked with a non-permanent flour type material that will wash off the pavement. The volunteers at the water stop will pick up all cups. Signage will be picked up after the run to reuse at other events.

9. Please provide location & pertinent information regarding sufficient and approved event participant parking for the event: We will park at Clement Taylor Park.
Any unauthorized event participant parking is subject to being towed from private property at vehicle owner's expense

10. City Park Permit needed: Yes_X_ No___ If yes, please contact Lisa Firth at Destin Community Center @ 850-654-5184 to make arrangements to reserve the park.

11. Will the event be in a residential neighborhood and will there be excessive noise or light glare from the event? There will not be any excessive noise.

_____
(Requester's or Acting Agent's Signature)

* **Original Certificate of Insurance and signed Hold Harmless must be provided to the City of Destin to be presented to City Council prior to their approval of the event, as well as a map of the race route.**

** **Provide the City a written acknowledgement/concurrence from the agency.**

HOLD HARMLESS AGREEMENT

The Northwest Florida Track Club agrees to indemnify and hold harmless the City of Destin from any and all liability, defense costs, including attorney fees and all other fees incidental to defense, loss or damage the City of Destin may suffer as a result of claims, demands, costs or judgments against it arising from the Rodeo Run 5K to be held on Oct 4, 2026.

In addition, the Northwest Florida Track Club agrees to provide the City of Destin a Certificate of Insurance naming the City as an Additional Insured reflecting general liability coverage of not less than $2,000,000.00.

Northwest Florida Track Club
(Corporate Name)

Signature of President

Andrew M. Crete, President
Print name and print President next to name

STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on this 22 day of Oct 2026
by Drivers License Andrew Crete who is personally known by me _____ or has produced identification X Type of Identification: FL DL # C217-093-74-900-0.

Cynthia Y. Clark
Signature of Notary Taking Acknowledgement

Cynthia Y. Clark
Printed name of Notary Taking Acknowledgement

(Seal)

CYNTHIA Y. CLARK
MY COMMISSION # HH 342475
EXPIRES: April 13, 2027

From: Patrick Maddox [mailto:pmaddox@myokaloosa.com]
Sent: Monday, May 18, 2026 4:00 PM
To: 'Brian M.'
Cc: Joseph J. Fulghum; Darrel Welborn; Tamara Young Destin PIO; Angela Overly
Subject: RE: Upcoming Run in Destin

Brian,
No objection from Public Safety pending OCSO Safety Plan approval and Destin PIO processing (copied here, as well as EMS)
Stay safe,
Patrick Maddox, LE CDR(R)
Director of Public Safety
Okaloosa County Board of County Commissioners
90 College Blvd E.
Niceville, Fl. 32578
(850) 651-7150
pmaddox@myokaloosa.com

From: Brian M. <btexpress@cox.net>
Sent: Monday, May 18, 2026 3:47 PM
To: Patrick Maddox <pmaddox@myokaloosa.com>
Subject: Upcoming Run in Destin

Mr. Maddox,
The Northwest Florida Track Club (NWFTC) is planning its annual Rodeo Run 5K to be held Sunday Oct 4, 2026 at 0800 hours.
The run will last approximately 1 hour.
As part of the permitting process, we need your approval.
The run will start and finish at Clement Taylor Park on Calhoun Ave, run along Calhoun and Cross streets.
The map is attached.
The roads will not be closed and all participants will be briefed to yield to emergency vehicles.
If we have an emergency, we will call 911.
Please reply to this email with your approval or call me if you have any questions.

Brian McMahon
Race Coordinator, NWFTC
850-582-5273
****
From: Joseph J. Fulghum [mailto:jfulghum@sheriff-okaloosa.org]
Sent: Wednesday, June 10, 2026 3:29 PM
To: Brian M.
Cc: Tamra L. Cokonougher
Subject: Re: Upcoming Run in Destin

Your event has been approved by OCSO

Joseph Jason Fulghum
Captain, East District
Okaloosa County Sheriff's Office
4300 E. Legendary Dr. Suite 250
Destin, FL 32541
(850)613-2208

On Apr 21, 2025, at 10:17 AM, Brian M. <btexpress@cox.net> wrote:

Captain Fulghum,
Once again, we are starting to plan for our annual Rodeo Run 5K.
As you know, part of Destin's permitting process is to get approval from the Sheriff's Office.
I worked with you the last few years.
I can't find our agreement from last year, I know we supplied 3-4 road guards and it seemed to work out well.
Please refresh my memory as to the intersections where we need volunteers.
This year, the race date is Sunday, Oct 5, 2025, 8:00 start on Calhoun Ave and finishing at Clement Taylor Park.
We will use the same route as every other year; Calhoun to Cross to Calhoun to a turnaround, then back to the park.
Please reply to this email as your concurrence and I will include it with my permit application.
Thank you in advance,
Brian McMahon
850-582-5273
****

From: Matt Taylor [mailto:MTaylor@destinfire.com]
Sent: Monday, June 8, 2026 11:15 AM
To: btexpress@cox.net
Cc: Mike Landis; Jeff Anderson; Justin Blixt; Robert Anderson; Daniel Mills
Subject: Annual Rodeo 5K

Brian,

Thank you for notifying the Destin Fire Control District of the Annual Rodeo 5 K on October 4, 2026 at 8am. The appropriate shift has been copied on this e-mail.
Please advise all participants to maintain an awareness for any responding emergency vehicle during all stages of the event and to immediately cede the right-of-way.
Have a great run and if you need any other assistance, please contact me.
This e-mail will serve as the Destin Fire Control District's acknowledgement of this event. Please forward it to the appropriate agencies.

Matt Taylor, Fire Marshal
Destin Fire Control District

From: Brian M. <btexpress@cox.net>
Sent: Monday, May 18, 2026 3:57 PM
To: Matt Taylor <MTaylor@destinfire.com>
Subject: Upcoming Run in Destin

The Northwest Florida Track Club (NWFTC) is planning its annual Rodeo Run 5K to be held Sunday Oct 4, 2026 at 0800 hours.
The run will last approximately 1 hour.
As part of the permitting process, we need approval from Destin Fire Control.
In years past, I contacted Matt Taylor, but he hasn't answered my email this year, so I am reaching out to you.
The run will start and finish at Clement Taylor Park on Calhoun Ave, run along Calhoun and Cross streets.
The map is attached.
The roads will not be closed and all participants will be briefed to yield to emergency vehicles.
If we have an emergency, we will call 911.
Please reply to this email with your approval or call me if you have any questions.

Brian McMahon
Race Coordinator, NWFTC
850-582-5273

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lindsi Williams	
Insurance Management Group 9610 Lima Road, Suite 102 Fort Wayne IN 46818	PHONE (A/C, No, Ext): (765) 517-5736	FAX (A/C, No): (765) 517-5736
	E-MAIL ADDRESS: lwilliams@insmgt.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Granite State Insurance Company	23809
INSURER B : National Union Fire Insurance Company of Pittsburgh, PA	19445
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Road Runners Club of America/2026 and Its Members
100 W Jefferson St. Ste. 202
Falls Church VA 22046

COVERAGES **CERTIFICATE NUMBER:** 2M AI Liability 2026 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Legal Liability to [ ] Participant $2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [X] OTHER: Per Event Basis			AIL0003450335202	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Abuse and Molestation	$ 2,000,000 $ 500,000 $ 5,000 $ 2,000,000 $ 5,000,000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			AIL0003450335202	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Medical Professional Liability ($250 Deductible/Claim)			AID0003450335802	12/31/2025	12/31/2026	Medical Expense AD & Specific Loss	$10,000 $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Destin, FL NAMED AS AN ADDITIONAL INSURED AS RESPECTS TO THEIR INTEREST IN THE OPERATIONS OF THE NAMED INSURED.
DATE OF EVENT(S):10/04/26 Rodea Run 5K
INSURED RRCA CLUB/EVENT MEMBER: Northwest Florida Track Club, Attn: Brian McMahon, PO Box 911,Shalimar, FL, 32579
Attached: blanket KRGL56

CERTIFICATE HOLDER

10/04/26 City of Destin
4200 Indian Bayou Trail
Destin FL 32541

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Terry R. Dilley

© 1988-2015 ACORD CORPORATION. All rights reserved.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Insurance Management Group
9610 Lima Road, Suite 102
Fort Wayne IN 46818

CONTACT NAME: Tabitha Messersmith
PHONE (A/C, No, Ext): (260) 338-2434 **FAX (A/C, No):** (765) 664-0761
E-MAIL ADDRESS: tmessersmith@insmgt.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Granite State Insurance Company	23809
INSURER B : National Union Fire Insurance Company of Pittsburgh, PA	19445
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Road Runners Club of America/2026 and Its Members
100 W Jefferson Street
Suite 202
Falls Church VA 22046

COVERAGES **CERTIFICATE NUMBER:** 2M Club Liability 2026 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Legal Liability to [ ] Participant $2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [X] OTHER: Per Event Basis			AIL0003450335202	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Abuse and Molestation	$ 2,000,000 $ 500,000 $ 5,000 $ 2,000,000 $ 5,000,000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			AIL0003450335202	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Medical Professional Liability ($250 Deductible/Claim)			AID0003450335802	12/31/2025	12/31/2026	Medical Expense AD & Specific Loss	$10,000 $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

2026 RRCA Club Member

Effective date: 12/18/25

CERTIFICATE HOLDER

Northwest Florida Track Club
PO Box 911
Shalimar FL 32579-0911

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Terry R. Dilley

© 1988-2015 ACORD CORPORATION. All rights reserved.

MAPMYRUN
POWERED BY Outside

CALHOUN AVE 5K

3.07 mi	36 ft	Run
Distance	Elevation Gain	Activity Type

Notes



From: Kimberly Kopp
To: Kim Montgomery
Cc: Lisa Wallace; Sharon Gardner
Subject: RE: Annual Rodeo Run ROW request
Date: Thursday, July 30, 2026 10:15:16 AM

I have no issues as long as Jamie is good re: insurance.

ROMANO KOPP LAW, P.A.

Kimberly Romano Kopp, Esq., LEED AP
Board Certified in City, County, & Local Government Law
Romano Kopp Law, P.A.
P.O. Box 5524
Destin, Florida 32541
Phone: (407) 430-7070 (no text messages)
Email: kkopp@romanokopplaw.com

Happy 250th birthday, America!

From: Kim Montgomery <kmontgomery@cityofdestin.com>
Sent: Thursday, July 30, 2026 9:34 AM
To: Kimberly Kopp <kkopp@romanokopplaw.com>
Cc: Lisa Wallace <lwallace@cityofdestin.com>; Sharon Gardner <sgardner@cityofdestin.com>
Subject: FW: Annual Rodeo Run ROW request
Importance: High

Good morning KK,

I don't find where you responded to this request for legal sufficiency. Please review so I can get this on the next Council agenda. Thanks! -KM

-Kim

Kimberly I. Montgomery | Deputy City Clerk
City of Destin |4200 Indian Bayou Trail
Destin, FL 32541 | (P) 850.837.4242

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. **Please be aware, the associated cost for public records is $.15 per page for one-sided copies, $.20 for two-sided copies, and $28.00 per hour, after the first 15-minutes; for time spent on research.**

From: Jamie Haynes <jhaynes@cityofdestin.com>
Sent: Tuesday, June 23, 2026 5:20 PM
To: Kim Montgomery <kmontgomery@cityofdestin.com>; Kimberly Kopp <kkopp@romanokopplaw.com>
Cc: Lisa Wallace <lwallace@cityofdestin.com>; Sharon Gardner <sgardner@cityofdestin.com>
Subject: Re: Annual Rodeo Run ROW request

Good to go!

Get Outlook for iOS

From: Kim Montgomery <kmontgomery@cityofdestin.com>
Sent: Tuesday, 23 June 2026 16:15:42
To: Jamie Haynes <jhaynes@cityofdestin.com>; Kimberly Kopp <kkopp@romanokopplaw.com>
Cc: Lisa Wallace <lwallace@cityofdestin.com>; Sharon Gardner <sgardner@cityofdestin.com>
Subject: Annual Rodeo Run ROW request

Jamie/KK~

Please find for your review for Risk & Legal Sufficiency the request for use of city ROW for the annual Rodeo Run on Sunday, October 4, 2026. We have plenty of time, just don't forget, please.

-Kim

Kimberly I. Montgomery | Deputy City Clerk
City of Destin |4200 Indian Bayou Trail
Destin, FL 32541 | (P) 850.837.4242

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. **Please be aware, the associated cost for public records is $.15 per page for one-sided copies, $.20 for two-sided copies, and $28.00 per hour, after the first 15-minutes; for time spent on research.**

"Please Note: Florida has a very broad public records law. Most written communications to or from the City of Destin officials are public records available to the public and media upon request. Your e-mail address and communications may therefore be subject to public disclosure."

ITEM # 2026-1112

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 3.B.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Jeffrey Cozadd, Projects, Grants and Contracts Manager

DATE: 8/3/2026

SUBJECT: Letter of Support - Resilient Florida Grant Program - Four Prong Lake Emergency Outfall Application

I. BACKGROUND: In an effort to utilize all available funding opportunities, the city plans to seek implementation funding through the Florida Department of Environmental Protection's Resilient Florida Grant Program.

The city applied for this funding last year, and in order to keep that application active, they have requested that we reapply during this year's grant application window. The only new information that we will provide is the updated Letter of Support attached to this agenda item.

II. DISCUSSION: This Letter of Support will document the City Council's support for the Resilient Florida Grant Program Application that is due September 1, 2026. The grant application seeks funding to support the design of a construction plan set and to cover implementation costs for construction activities.

A. Link to Strategic Goals / Objectives:
B. Effect on Budget (EOB): No effect on budget at this time.
C. Level of Service (LOS): LOS will be increased
D. Legislative Sponsor:
E. Business Impact Statement:

III. CONCLUSION: The Resilient Florida Grant Application will be more competitive if a letter of support from the city council is included. Staff recommend approving the letter of support for that reason.

IV. RECOMMENDED MOTION: I move that the City Council approve this Letter of

Support and include it with the Resilient Florida Grant Application for Four Prong Lake.

Attachments:

1. Letter of Support - 4 Prong_revised 8.11.26

Office of the Mayor

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-837-3267 | www.cityofdestin.com

August 17 , 2026

RE: Four Prong Lake and Scenic Hwy 98: Flood Resilience Project
City of Destin City Council - Letter of Support
Okaloosa County, FL

To Whom It May Concern:

On behalf of the City Council, I would like to express our support for the above-referenced flood resilience project; the city is currently facing flooding challenges with heavy rain, within the Scenic 98 Right-of-Way (ROW) and in nearby neighborhoods surrounding Four Prong Lake.

An increased number of king tides and extreme rainfall events have all contributed to this flooding concern; we have received letters of support and numerous stakeholders and public comment that promotes this project. In working with residents, a permitted set of 60% design plans is completed, and the State Environmental Resource Permit (ERP) has been issued by the Florida Department of Environmental Protection (FDEP). The US Army Corps of Engineers (USACE) Standard Permit is also issued since our last application for construction funding.

The project has already received the State Appropriation funding from Florida Legislature, and the City is committed to working with the County, to fund any match requirements needed should this grant be awarded. Furthermore, since the last submission of the project's application last year, the County has furthermore committed to supporting final design work to prepare construction plans.

This project is needed to ensure our roadway and public right-of-way areas have flood relief during major flood events, but it cannot be constructed without grant funding.

Sincerely,

Bobby Wagner
Mayor, City of Destin

REGULAR MEETING
DESTIN CITY COUNCIL
AUGUST 3, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

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

Destin City Council

Mayor Pro-Tem Terésa Hebert
Councilmember Rodney Braden
Councilmember Dewey Destin
Councilmember Chatham Morgan
Councilmember John Stephens

Destin City Staff

City Manager Larry Jones
Parks and Recreation Director Lisa Firth
Public Information Director Tamara Young
Public Works Director Michael Burgess
Principal Planner Daniel Butler
Projects and Grants Manager Jeff Cozadd
City Attorney Kimberly Kopp
City Clerk Lisa Wallace
Community Development Director Tina Deater
City Engineer Robert Tomesek
Finance Director Krystal Strickland
Andy Peters, IT Director

CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Terésa Hebert called the meeting to order at 6:00 PM. Pastor Steve Farris of First Baptist Church of Destin gave the invocation which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Councilmember Hebert stated that she would like to withdraw Item 5.D, Ordinance 26-07-LC – Signs, from the agenda.

Councilmember Hebert made a motion, seconded by Councilmember Stephens, to remove item 5.D and to approve the agenda as amended. The motion passed 5-0.

1. PROCLAMATIONS/RECOGNITIONS/SPECIAL/**PUBLIC PRESENTATIONS/ANNOUNCEMENTS

There were no proclamations, recognitions, special presentations, or announcements.

2. PUBLIC COMMENTS

Ricky Lynn Grant stated that he is experiencing homelessness and requested additional public beach accesses, particularly between high-rise developments, to improve pedestrian access. He also commented on sign regulations, tax and business-related difficulties, and his interest in using the Community Center's basketball facilities.

Steve Farris suggested adding signs at existing pedestrian crossings directing bicyclists and e-cyclists to dismount and walk them across. Pastor Farris cited safety concerns involving bikes and e-bikes traveling at high speeds and a previous collision near the church, noting that signage could be a low-cost safety improvement.

Ben White expressed opposition to expanding Pine Street or converting it into a through street. He stated that the area provides a safe place for children to play and that the proposed change would negatively affect nearby families' quality of life.

There being no further comments, the public comment period was closed.

3. CONSENT AGENDA

A. Approval of Minutes of July 13, 2026 City Council Budget Workshop #2

B. Approval of Minutes of July 15, 2026 Special City Council Meeting

C. Approval of Minutes of July 20, 2026 Regular City Council Meeting

Councilmember Stephens made a motion, seconded by Councilmember Destin, to approve the consent agenda. The motion passed 5-0.

4. CITY MANAGER REPORTS

A. Undergrounding Update - Substantial Completion

Councilmember Destin made a motion, seconded by Councilmember Hebert, to remove the $100,000 hold and impose $31,500 in liquidated damages to ADS. The motion passed 5-0.

B. Resolution 26-20, City Council Procedures

Councilmember Stephens made a motion to adopt Resolution 26-20. There being no second, the motion failed.

C. Appointment to Emerald Coast Regional Council (ECRC)

Councilmember Destin made a motion, seconded by Councilmember Stephens, to appoint Terésa Hebert to serve as the primary Board member to the ECRC. The motion passed 5-0.

D. Mobility Plan Update

Councilmember Hebert made a motion, seconded by Councilmember Destin, to remove Pine Street from the Mobility Plan and to have further discussions at a later meeting or next meeting to consider any other changes or additional removals. The motion passed 5-0.

E. Budget Workshop Date - Reschedule

Councilmember Hebert made a motion, seconded by Councilmember Destin, to move the 3rd budget workshop from August 10 to Monday, August 17, 2026 at 5:30 p.m. The motion passed 5-0.

F. Update on State-Acquired Land in Holiday Isle Adjacent to City's Norriego Point Park

City Attorney Kopp reported that the City notified the State of its dispute with Okaloosa County and formally initiated a collaborative conflict-resolution process with the County. The Florida Department of Environmental Protection declined direct participation but requested updates. The City and County are coordinating an initial public conflict-assessment meeting, tentatively scheduled for August 19. If unresolved, a subsequent joint meeting of both governing bodies will be held.

City Manager Jones reported that he met with the County Administrator for a cordial and productive preliminary discussion regarding the park. They identified four primary issues: control and management, development and amenities, jurisdiction, and the process for reaching a resolution. The City expressed its interest in leasing or managing the property and coordinating its development with the adjacent 14-acre parcel. The County Administrator agreed to seek direction from the Board of County Commissioners regarding a potential negotiated settlement. Dr. Jones emphasized that the process is intended to be cooperative and establish a clear path toward resolution.

Councilmember Braden asked whether the attorney submitting the public records request was required to identify the client represented. The City Attorney explained that requesters are not required to disclose their identity but agreed to inquire, while confirming the City would comply with public records law. Councilmember Braden also questioned the need to negotiate with the County. Staff clarified that no litigation exists; the conflict-resolution process is intended to address the State's proposed lease to the County, advance the Council's direction to preserve the property for conservation, and obtain a response to the City's prior request to lease and manage the park.

G. Draft Minutes of Standing Boards & Committees - **Informational only**

H. Announcements

Public Information Director Young announced that 12 of Destin's 13 sea turtle nests were lost during Tropical Storm Bertha. She encouraged residents, visitors, and beachfront property owners to reduce white lighting, use red, amber, or orange lights, direct exterior fixtures downward, and close curtains after dark. Free red-light flashlights are available at City Hall. She also announced that the Planters Nutmobile will visit Destin in August, with details to be posted on the City's social media pages.

5. PUBLIC HEARINGS

A. Second reading of Ordinance 26-16-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 3 "DEFINITIONS" AND ARTICLE 11 "COASTAL MANAGEMENT AND CONSERVATION" OF THE LAND DEVELOPMENT CODE TO AMEND THE DEFINITION OF "BEACH" FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Second reading of Ordinance 26-17-CC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES TO AMEND THE DEFINITION OF "BEACH" FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C. Second reading of Ordinance 26-18-PC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING CHAPTER 13 "GLOSSARY" OF THE CITY'S COMPREHENSIVE PLAN TO AMEND THE DEFINITION OF "BEACH" FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read Ordinances 26-16-LC, 26-17-CC, 26-18-PC by title and then presented them to the city council on second reading.

Mayor Pro Tem Hebert opened a public hearing to receive comments for or against the proposed ordinances. Hearing none, she closed the public hearing and turned the matter over to the city council for their discussion and consideration.

Councilmember Stephens made a motion, seconded by Councilmember Destin, to approve Ordinance 26-16-LC on second and final reading. The motion passed 5-0.

Councilmember Stephens made a motion, seconded by Councilmember Destin, to approve Ordinance 26-17-CC on second and final reading. The motion passed 5-0.

Councilmember Stephens made a motion, seconded by Councilmember Destin, to approve Ordinance 26-18-PC on second and final reading. The motion passed 5-0.

D. First reading of Ordinance 26-07-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERING AND RENAMING ARTICLE 16 "SIGNS," OF THE LAND DEVELOPMENT CODE TO A NEW ARTICLE 8 "SIGN REGULATIONS"; MODIFYING,

AMENDING AND UPDATING CITY SIGN REGULATIONS AS PROVIDED HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This item was withdrawn from the agenda under agenda approval.

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, AND CITY ATTORNEY

A. Councilmember Braden

Councilmember Braden asked if it would be worthwhile to send something to the state with regard to E-bikes and potential legislation. City Attorney Kopp reported that the LPA has a proposed ordinance that would need to come before council but they were asked to hold it until the LDC rewrite was complete; however, it could possibly be brought before council within the next meeting or two.

B. Councilmember Stephens

C. Councilmember Destin

D. Councilmember Trammell

E. Councilmember Hebert

F. Councilmember Morgan

G. Councilmember Schmidt

H. Mayor Wagner

I. City Attorney

City Attorney Kopp asked if Council would be amenable to extending the LDC rewrite and effective date until 2027.

Councilmember Destin made a motion, seconded by Councilmember Hebert, to extend the rewrite and effective date until 2027 with Councilmember Hebert as the legislative sponsor. The motion passed 5-0.

Ms. Kopp indicated an ordinance would be forthcoming.

7. PUBLIC COMMENTS

Mayor Pro-Tem Hebert called for any comments from the public. There being none offered, the public comments period was closed.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6:38 p.m.

Bobby Wagner, Mayor

ATTEST:

Lisa Wallace, City Clerk

ITEM # 2026-1012

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.A.

TO: City Council

THRU: Michael Burgess, Public Works Director
Larry Jones , City Manager
Krystal Strickland, Finance Director
Kimberly Kopp, City Attorney

FROM: Joe Bodi, Deputy Director, Public Works

DATE: July 24,2026

SUBJECT: RFB 26-03-PW Miscellaneous Continuing Services Electrical Contract

I. BACKGROUND: The Public Works Department has limited staff and limited electrical expertise and is not equipped to perform major electrical projects. For these more comprehensive projects, it is necessary to outsource the work to vendors who have the equipment and personnel.

II. DISCUSSION: The City issued RFB 26-03-PW to solicit bids for miscellaneous electrical services this spring. Two submissions were received, that by Emerald Coast Electrical and D&D Air Conditioning, Heating & Electrical Services, our current continuing services provider. The Bid Committee reviewed the submissions, which were found to be both responsive and responsible, and voted to recommend the selection of D&D Air Conditioning, Heating & Electrical Services for the contract award. The execution of this contract by the City in no way guarantees the City will, nor obligates the City to, expend its funds. It merely authorizes the City to utilize the contractor if funds are allocated by City Council. As per our policy, any project totaling more than $35,000 will come before City Council for approval.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
II. Enhanced Quality of Life and Safety for Families
IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB): Any budgeted work in excess of $35,000 will be brought first to City Council for approval before preparing a Purchase Order.

C. Level of Service (LOS): The LOS will be enhanced by improved service and response times for electrical services.

D. **Legislative Sponsor:** N/A
E. **Business Impact Statement:** N/A

III. CONCLUSION: This action allows for the execution of a three-year contract (with two possible one-year extensions) with D&D Air Conditioning, Heating & Electrical Services for miscellaneous electrical services.

IV. RECOMMENDED MOTION: I move that the City Manager be authorized to execute a three-year contract with D&D Air Conditioning, Heating & Electrical Services for electrical services through December 2029.

Attachments:

1. RFP 26-03-PW Scoresheet Summary Electrical Services
2. Gulf Coast Electric RFB 26-03-PW Misc Elect.
3. DnD Services RFB 26-03-PW, Misc. Electrical Submitted
4. Bid Opening Results for RFB 26-06-PW, Misc Elect.
5. RFB 26-03-PW, Misc. Cont. Svcs. Electrical
6. Destin Misc Elec Contract 2026
7. DnD Services Exhibit A
8. DnD Services Exhibit D

City of Destin

PROJECT: RFP 26-03-PW Electrical Services Scoring Summary

SCORE TABLULATION SUMMARY SHEET

	D&D	Gulf Coast				
Joe Bodi	**21**	**19**				
Lisa Firth	**23**	**20**				
Robert Tomesek	**23**	**20**				
Jeff Cozadd	**24**	**21**				
Noell Bell	**18**	**21**				
Total Score (Max Pts)	**109**	**101**	**0**	**0**	**0**	**0**

GULF COAST ELECTRIC

Serving the Surrounding Communities Since 1980

www.gcedestin.com

8 Commerce Drive • Destin, Florida 32541 • (850) 837-8474 • Lic. #EC13009649

COVER LETTER

June 29, 2026

From:
The Emerald Group of Florida, Inc DBA/Gulf Coast Electric
8 Commerce Drive
Destin, FL 32541

To:
City of Destin
ATTN: City Clerk
4200 Indian Bayou Trail
Destin, FL 32541

RE: RFB No. 26-03-PW Miscellaneous Electrical Continuing Services Contract

For 46 years, Gulf Coast Electric has been in Destin assisting our community. We always take pride in this fact, and we look forward to assisting our customers in the future.

Thank you for considering Gulf Coast Electric to fulfill our City's electrical services. Please feel free to reach out if you need anything further.

Sincerely,

Darrell Taylor, owner & CEO
The Emerald Group of Florida, Inc DBA/ Gulf Coast Electric

Finest Electricians On The Emerald Coast Award for 12 Years
Torch Award for Marketplace ETHICS, Better Business Bureau
Angie's List Super Service Award for 7 Years

Established - 1980

GULF COAST ELECTRIC
Serving the Surrounding Communities Since 1980
www.gcedestin.com

8 Commerce Drive • Destin, Florida 32541 • (850) 837-8474 • Lic. #EC13009649

LETTER OF INTREST

June 29, 2026

The Emerald Group of Florida, Inc DBA/Gulf Coast Electric
8 Commerce Drive
Destin, FL 32541

The City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

RE: RFB No. 26-03-PW Miscellaneous Electrical Continuing Services Contract

This Letter of Interest (the "Letter") sets forth the proposed intention to formalize an agreement to provide electrical services for the City of Destin. The terms and conditions of the transaction shall be replaced by a definitive, formal agreement addressing the same transaction and subject matter. The Transaction considered in this Letter and in the Definitive Agreement is subject in all respects to the following:

1. **THE BUYER**. The City of Destin (the "Buyer") with a mailing address of 4200 Indian Bayou Trail, Destin, FL 32541.

2. **THE SELLER**. The Emerald Group of Florida, Inc DBA/Gulf Coast Electric (the "Seller") with a mailing address of 8 Commerce Drive, Destin, FL 32541.

3. **THE TRANSACTION**. If selected for the contract, the Seller agrees to provide miscellaneous electrical continuing services to the Buyer on an as-requested basis.

4. **INTENTION OF THE PARTIES**. This Letter sets forth the intentions of the Parties to use reasonable efforts to negotiate, in good faith, a Definitive Agreement with respect to all matters herein.

EXHIBIT A
CITY OF DESTIN, FL
REQUEST FOR BIDS (RFB) 26-03-PW
MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT

All work shall comply with the current National Electrical Code (NEC), Florida Building Code, and OSHA requirements.

Part I - Bid Submitted by:

Company Name	THE ENERGY GROUP OF FLORIDA, INC DBA / GULF COAST ELECTRIC
Address	8 COMMERCE DRIVE
City & State	DESTIN FL
Telephone	850 837 8474
Email	OFFICE@GCEDESTIN.COM
Numbers of Years in Business	46
Contact Name	DARRELL TAYLOR

Part II Bidding - RFB 26-03-PW, Miscellaneous Electrical Continuing Services Contract

	ITEM	UNIT PRICE
A	Electrical Service Work per Hour	$ 139, 1 HR MIN
Additional Charges, if any associated with service calls such as:		
B	Electrician per Hour	$ 139, 1 HR MIN
C	Electrician's Helper per Hour	$ 59,
D	Laborer per Hour	$ 59
E	Bucket Truck per Hour	$ COST + 10%
F	Mobilization or travel time cost (if applicable)	$ Ø
G	Material and Supplies will be billed at contractor's wholesale price or contractor's wholesale price plus a percentage. Preference may be given to contractors providing materials at cost. The contractor shall supply itemized material invoices upon request.	20 %
Please list any additional services with unit pricing below.		
H	EMERGENCY 24/7 SERVICE WORK	$ 200/HR, 1 HR MIN
I	EMERGENCY SERVICE CALL (TRAVEL)	$ 139

J		$
K		$

PART III - Certifications:

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

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

Signature and Certification:

Name and Title of Authorized Representative	DARRELL TAYLOR, CEO
Signature	
Date	6.29.2026

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

END OF BID FORM

EXHIBIT B - PUBLIC ENTITIES CRIME STATEMENT

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

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

1. This sworn statement is submitted with Bid, Proposal or Contract for **RFB 26-03-PW, MISCELLANEOUS ELECTRICAL CONTINUING SERVICES.**

2. This sworn statement is submitted by THE EMERALD GROUP OF FLORIDA, INC DBA / GULF COAST ELECTRIC whose business address is: 8 COMMERCE DR, DESTIN FL 32541 and (if applicable) Federal Employer Identification Number (FEIN) is 46-5034044 If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: —

3. My name is DARRELL TAYLOR and my relationship to the entity named above is: CEO + OWNER.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of

guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's-length agreement, shall be deemed a prima facie case that one person controls another. A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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

✓ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____ The entity submitting this sworn statement ,or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an

affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (Please attach a copy of the final order)

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

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

CEO

Authorized Signature

6 / 29 / 2024

Date

STATE OF FLORIDA, COUNTY OF OKALOOSA

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 29 day of June, 2024, and is personally known to me, or has provided _____ as identification.

Judith Marcia Rothberg

Notary Public

JUDITH MARCIA ROTHBERG
Notary Public - State of Florida
Commission # HH 597273
My Comm. Expires Nov 18, 2028
Bonded through National Notary Assn.

My Commission expires:

EXHIBIT C - DRUG-FREE WORKPLACE CERTIFICATION

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

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

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

SIGNATURE: Donald Jr CEO

DATE: 6.29.2026

COMPANY: The Emerald Group of Florida, Inc DBA/Gulf Coast Electric

STREET ADDRESS: 8 Commerce Dr

CITY, STATE: Destin, FL

EXHIBIT D - ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I DARRELL TAYLOR (insert name) as CEO (insert title) on behalf of THE EMERALD GROUP OF FLORIDA, INC DBA/GULF COAST ELECTRIC (insert entity name) under penalty of perjury hereby attest as follows:

I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.

THE EMERALD GROUP OF FLORIDA, INC DBA/GULF COAST ELECTRIC (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.

More particularly, THE EMERALD GROUP OF FLORIDA, INC DBA/GULF COAST ELECTRIC (insert entity name) does not participate in any of the following actions:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Signature:

DARRELL TAYLOR

Printed Name:

CEO

Title:

THE EMERGENCY GENERATOR FL, INC DBA/GULF COAST ELECTRIC

Nongovernmental entity:

6.29.2026

Date:

STATE OF Florida

COUNTY OF Okaloosa

SWORN TO AND SUBSCRIBED before me X in person or _____ remote notarization by

_____ as _____ on behalf of

_____, who is personally known to me or who produced

_____ as identification this 29 day of June,

2026

Notary Public

(Notary Seal)

JUDITH MARCIA ROTHBERG
Notary Public - State of Florida
Commission # HH 597273
My Comm. Expires Nov 18, 2028
Bonded through National Notary Assn.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acentria, Inc - Destin Office
4634 Gulfstarr Drive
Destin FL 32541

CONTACT NAME: Certificate Team
PHONE (A/C, No, Ext): 850-650-1950 **FAX (A/C, No):** 850-650-9288
E-MAIL ADDRESS: mail@acentria.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Normandy Insurance Company, Inc.	13012
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED PYRADIV-01
HR, Inc. dba Simple HR
Alternate Employer: The Emerald Group of FL Inc.
dba Gulf Coast Electric #EC13009649
36474 Emerald Coast Pkwy., Bldg. B
Destin FL 32541

COVERAGES **CERTIFICATE NUMBER:** 298803832 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A	Y	NHFL00135022026	1/1/2026	1/1/2027	X PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Worker's Compensation coverage is provided by contract to all employees of HR, Inc. dba Simple HR assigned to The Emerald Group of Florida, Inc. dba Gulf Coast Electric. Coverage does not apply to any employees not approved and assigned by HR, Inc dba Simple HR to The Emerald Group of Florida, Inc. dba Gulf Coast Electric 01/01/2026. *Cancellation Addendum: 30 Day Notice of Cancellation; 10 Days Notice of Cancellation For Non Payment of Premium. Blanket Waiver of Subrogation applies to Workers Compensation when required by written contract.

CERTIFICATE HOLDER
City of Destin
4200 Indian Bayou Trail
Destin FL 32541

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Charles H. Lydick

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acentria Insurance - Destin
4634 Gulfstarr Drive
Destin FL 32541

License#: L100460

CONTACT NAME: Acentria Certificates
PHONE (A/C, No, Ext): 850-424-1526 **FAX (A/C, No):**
E-MAIL ADDRESS: acentriacerts@acentria.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Southern-Owners Insurance Company	10190
INSURER B : Progressive Express Insurance Company	10193
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
The Emerald Group of Florida, Inc
DBA Gulf Coast Electric
8 Commerce Drive
Destin FL 32541

EMERGRP-01

COVERAGES **CERTIFICATE NUMBER:** 1686601948 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			78283625	1/1/2026	1/1/2027	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			867511253	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY [X] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							PIP	$ 10,000
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Equipment Floater			78283625	1/1/2026	1/1/2027	Building Materials	$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
License: EC13009649
CERTIFICATE HOLDER IS AFFORDED ADDITIONAL INSURED ON A PRIMARY AND NON-CONTRIBUTORY BASIS FOR BOTH GENERAL LIABILITY AND AUTOMOBILE LIBAILITY AS REQUIRED BY WRITTEN CONTRACT, SUBJECT TO THE TERMS, CONDITIONS AND EXCLUSIONS OF THE POLICY. A WAIVER OF SUBROGATION APPLIES IN FAVOR OF CERTIFICATE HOLDER FOR BOTH GENERAL LIABILITY AND AUTOMOBILE LIBAILITY AS REQUIRED BY WRITTEN CONTRACT, SUBJECT TO THE TERMS, CONDITIONS AND EXCLUSIONS OF THE POLICY.

CERTIFICATE HOLDER

City of Destin
4200 Indian Bayou Trail
Destin FL 32541
United States

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Charles H. Fydrich

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

55373 (5-17)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Under **SECTION II - WHO IS AN INSURED** is amended. The following provision is added.
A person or organization is an Additional Insured, only with respect to liability caused, in whole or in part, by "your work" for that Additional Insured by or for you:
1. If required in a written contract or agreement; or
2. If required by an oral contract or agreement only if a Certificate of Insurance was issued prior to the loss indicating that the person or organization was an Additional Insured.

B. **SECTION III - LIMITS OF INSURANCE** is amended. The following provision is added.
The limits of liability for the Additional Insured are those specified in the written contract or agreement between the insured and the owner, lessee or contractor or those specified in the Certificate of Insurance, if an oral contract or agreement, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the limits of insurance shown in the Declarations.

C. **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended.
1. The following condition is added to **4. Other Insurance.**
This insurance is primary for the Additional Insured, but only with respect to liability caused, in whole or in part, by "your work" for that Additional Insured by or for you. Other insurance available to the Additional Insured will apply as excess insurance and not contribute as primary insurance to the insurance provided by this endorsement.
2. The following condition is added.
Other Additional Insured Coverage Issued By Us
If this policy provides coverage for the same loss to any Additional Insured specifically shown as an Additional Insured in another endorsement to this policy, our maximum limit of insurance under this endorsement and any other endorsement shall not exceed the limit of insurance in the written contract or agreement between the insured and the owner, lessee or contractor, or the limits provided in this policy, whichever is less. Our maximum limit of insurance arising out of an "occurrence", shall not exceed the limit of insurance shown in the Declarations, regardless of the number of insureds or Additional Insureds.

All other policy terms and conditions apply.

 Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Form 2366 (02/11) M_CL

Blanket Additional Insured Endorsement

This endorsement modifies insurance provided by the Commercial Auto Policy, Motor Truck Cargo Legal Liability Coverage Endorsement, and/or Commercial General Liability Coverage Endorsement, as appears on the **declarations page**. All terms and conditions of the policy apply unless modified by this endorsement.

If **you** pay the fee for this Blanket Additional Insured Endorsement, **we** agree with **you** that any person or organization with whom **you** have executed a written agreement prior to any **loss** is added as an additional **insured** with respect to such liability coverage as is afforded by the policy, but this insurance applies to such additional **insured** only as a person or organization liable for **your** operations and then only to the extent of that liability. This endorsement does not apply to acts, omissions, products, work, or operations of the additional **insured**.

Regardless of the provisions of paragraph a. and b. of the "Other Insurance" clause of this policy, if the person or organization with whom **you** have executed a written agreement has other insurance under which it is the first named **insured** and that insurance also applies, then this insurance is primary to and non-contributory with that other insurance when the written contract or agreement between **you** and that person or organization, signed and executed by **you** before the **bodily injury** or **property damage** occurs and in effect during the policy period, requires this insurance to be primary and non-contributory.

In no way does this endorsement waive the "Other Insurance" clause of the policy, nor make this policy primary to third parties hired by the **insured** to perform work for the **insured** or on the **insured's** behalf.

ALL OTHER TERMS, LIMITS, AND PROVISIONS OF THE POLICY REMAIN UNCHANGED.

Form 2367 (06/10)M_CL

Blanket Waiver of Subrogation Endorsement

This endorsement modifies insurance provided by the Commercial Auto Policy, Motor Truck Cargo Legal Liability Coverage Endorsement, and/or Commercial General Liability Coverage Endorsement, as appears on the **declarations page**. All terms and conditions of the policy apply unless modified by this endorsement.

If **you** pay the fee for this Blanket Waiver of Subrogation Endorsement, **we** agree to waive any and all subrogation claims against any person or organization with whom a written waiver agreement has been executed by the named insured, as required by written contract, prior to the occurrence of any **loss**.

ALL OTHER TERMS, LIMITS AND PROVISIONS OF THE POLICY REMAIN UNCHANGED.

COMMERCIAL GENERAL LIABILITY
CG 20 01 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

© Insurance Services Office, Inc., 2012

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

The Emerald Group of Florida, Incorporated DBA/Gulf Coast Electric

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

8 Commerce Drive

Requester's name and address (optional)

6 City, state, and ZIP code

Destin, FL 32541

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

4	6	-	5	0	3	4	0	4	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** CEO **Date** 1·1·2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

TAYLOR, DARRELL KEITH

GULF COAST ELECTRIC
8 COMMERCE DRIVE
DESTIN FL 32541

LICENSE NUMBER: EC13009649

EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/09/2026

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

2025 / 2026 OKALOOSA COUNTY LOCAL BUSINESS TAX RECEIPT

BEN ANDERSON
TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

The issuance of this receipt does not ensure competency.

TRANSFER:	0.00
ORIGINAL TAX:	35.00
EXEMPTION TYPE:	
EXEMPTION AMOUNT:	0.00
PENALTY:	0.00
COLLECTION COST:	0.00
TOTAL	35.00

BUSINESS NAME: THE EMERALD GROUP OF FLORIDA INC

ACCOUNT NUMBER: 130480
EXPIRES: SEPTEMBER 30, 2026

RECEIPT NUMBER: 3600100754387
TYPE OF BUSINESS: Regulated
BUSINESS ADDRESS: 8 COMMERCE DR
DESTIN, FL 32541

Paid
07/07/2025

RENEW ANNUALLY AT
OkaloosaTax.com
E-check is ***FREE***

THE EMERALD GROUP OF FLORIDA INC
PO BOX 1785
DESTIN, FL 32540

SCAN WITH PHONE TO RENEW

THIS BECOMES A TAX RECEIPT WHEN VALIDATED BELOW

Paid 0-25010370 35.00 07/07/2025

City of Destin
4200 Indian Bayou Trail, Destin FL 32541
(850) 654-1119

2026

BUSINESS TAX RECEIPT CERTIFICATE

Business Name:	Gulf Coast Electric	**Mailing Address:**	8 Commerce Dr
Business Location:	8 Commerce Drive #		Destin, FL 32541
	Destin, FL 32541	**Issued Date:**	8/4/2025
License Type:	Electrical Contractor	**Expiration Date:**	9/30/2026
Classification:	Electrical Contractor		

A BTR is a tax for the privilege of engaging in or managing a business, profession, or occupation within the City limits. However, making a BTR tax payment does not relieve you from your responsibility to adhere to the requirements of all other applicable City Codes, and any other local, state or federal laws.

- The City's acceptance of your BTR payment does not mean that you are in compliance with any other City Codes.
- Development, zoning, building and other staff reviews of applicable City Codes are not part of your BTR tax payment process, and entail separate City staff review(s).
- You may not conduct business in the City of Destin unless and until you meet all applicable City Codes in addition to making your BTR payment.

TO BE POSTED IN A CONSPICUOUS PLACE

GULF COAST ELECTRIC

Serving the Surrounding Communities Since 1980

www.gcedestin.com

8 Commerce Drive • Destin, Florida 32541 • (850) 837-8474 • Lic. #EC13009649

June 29, 2026

CITY OF DESTIN, FLORIDA
Request for Bids (RFB) No. 26-03-PW
MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT

Statement of Qualifications, Experience, and Availability

Gulf Coast Electric is licensed in the State of Florida with license EC13009649, Master Unlimited Electrical Contractor. We have a management team composed of experienced, educated, and highly trained professionals with a combined experience of over 300 years in the electrical trade who bring a level of professionalism and reliability that sets us apart from our competitors. Our owner is a licensed electrician and licensed Professional Engineer with over 40 years of electrical experience. Our General Manager has over 45 years of electrical experience. Our leadership team is driven by skilled individuals with decades of experience in the electrical industry. Their focus on management excellence and customer service ensures that the company operates with efficiency and integrity. Their ability to blend technical expertise with effective business practices helps guide Gulf Coast Electric toward continuous growth and success.

Gulf Coast Electric was established in Destin, Florida in 1980. In the past 46 years, Gulf Coast Electric has been a very versatile electrical contracting firm having done extensive electrical work in both the commercial and residential sectors, both new construction and renovations. We place the majority of its emphasis on electrical service work both residential and commercial. The company provides electrical work for homeowners, property management firms, governmental agencies, real estate companies, grocery stores, facility management companies, maintenance companies, hotels, municipalities, etc.

Gulf Coast Electric is available 24 hours a day, 7 days a week, 365 days a year. The company maintains a fully staffed 24 hour emergency service department. At any time day or night when you call Gulf Coast Electric, you will speak to an individual who will coordinate your electrical needs immediately.

Finest Electricians On The Emerald Coast Award for 12 Years
Torch Award for Marketplace ETHICS, Better Business Bureau
Angie's List Super Service Award for 7 Years

Established - 1980

TIDES
OF DESTIN
ESTABLISHED 1978

Christine Waild, Association Manager
Tides of Destin
830 Gulf Shore Dr
Destin, FL 32541

City of Destin
Destin, FL 32541

To the City of Destin,

I am writing to formally recommend Gulf Coast Electric and Darrel Taylor for any upcoming projects or municipal contracts with the City of Destin. Having collaborated closely with their team for over 10 years, I have consistently witnessed their exceptional technical skill, professional dedication, and reliable performance.

Most recently, I engaged Gulf Coast Electric to repair and install new electrical wiring for the fire emergency exits at the Tides of Destin. As a 13-story residential condominium located on the gulf, maintaining a fully operational fire safety system is a critical priority for our facility. Gulf Coast Electric executed this project with the same level of precision they bring to all tasks, regardless of scale.

From minor electrical repairs to complex, high-stakes fire safety installations, Gulf Coast Electric remains the primary contractor I utilize and recommend to our property owners. Darrel Taylor and the entire Gulf Coast Electric team possess the specialized knowledge and professionalism that would make them an invaluable asset to any municipal project.

I recommend Gulf Coast Electric without reservation for your electrical service needs. Please feel free to contact me if you require any further information or specific details regarding their work history with our association.

Sincerely,

Christine G. Waild, CAM
Tides of Destin

Tides of Destin, 830 Gulf Shore Dr., Destin FL 32541 Office (850) 837-2819
PO BOX 275, Destin FL 32540 Cell (850) 305-6886

Jeff R Linn
608 Beach Drive
Destin, Florida 32541

City of Destin
Attn: Procurement Committee
4100 Indian Bayou Trail
Destin, Florida 32541

July 6, 2026

Subject: City of Destin Electrical Maintenance Contract

Dear Procurement Committee,

I am writing to you today to enthusiastically recommend Gulf Coast Electric for the municipality's upcoming electrical maintenance contract. As the original founder of the company in 1980, I have a unique, firsthand perspective on its foundational values, operational capabilities, and deep commitment to quality craftsmanship when it comes to electrical work.

Several years ago, I made the deliberate decision to sell the company to its current owner, Darrell Taylor. My primary goal in the transition was to ensure that the high standards of integrity, safety, and reliability we built over three decades would continue uninterrupted. I am proud to say that under Mr. Taylor's leadership the company has maintained those core principals.

Importantly Gulf Coast Electric has successfully held and executed this exact municipal electrical maintenance contract on more than one occasion. Because of this direct history, their team possesses an unmatched knowledge of the city's specific facilities and operational preferences. There would be very little learning curve, ensuring a seamless transition and immediate continuity of service for the city.

Throughout my many years of operating the business, and while watching its continued growth since my departure, I have seen this team consistently deliver time and time again. They possess the specialized equipment, qualified personnel and most important rapid-response protocols necessary to manage the complex, high-stakes demands of Destin's infrastructure.

Gulf Coast Electric combines the deep-rooted local dedication of a business established in Destin Florida 46 years ago. I have full confidence that they will provide Destin with the seamless service, fiscal responsibility, and absolute reliability that the city demands.

Please feel free to contact me directly if you require further insights regarding the company's history, capabilities, or past performance.

Sincerely,

Jeff R. Linn

Jeff R Linn
Founder(Retired) GULF COAST ELECTRIC

LETTER OF RECOMMENDATION

Date: July 7, 2026

To Whom It May Concern:

It is my pleasure to write this letter of recommendation for Gulf Coast Electric.

LazorScape LLC has had the privilege of working with Gulf Coast Electric for nearly 10 years, and throughout that time they have consistently demonstrated professionalism, integrity, and exceptional customer service. They have become one of our most trusted trade partners, and we confidently recommend them to our customers, friends, and business associates.

As a landscape and irrigation contractor, we regularly rely on Gulf Coast Electric to install irrigation controllers, troubleshoot electrical issues, and assist with a wide variety of electrical projects related to our work. Their technicians are knowledgeable, dependable, and committed to completing every job safely, efficiently, and with the highest level of workmanship.

In addition to the work they perform for our company, Gulf Coast Electric has been an outstanding resource for our referrals. Many of our customers are out-of-town homeowners who depend on responsive, trustworthy contractors when unexpected electrical issues arise. Time and time again, Gulf Coast Electric has answered those calls promptly, providing the level of service that gives our clients peace of mind.

One example that truly reflects their commitment occurred during a major holiday weekend, when a local business experienced an emergency electrical issue that threatened to interrupt operations during one of the busiest times of the year. Gulf Coast Electric responded immediately, coordinated with City of Fort Walton Beach officials as needed, and worked diligently to restore power so the business could remain open and continue serving the community. Their willingness to go above and beyond for both their customers and the local community speaks volumes about their character, responsiveness, and dedication.

After nearly a decade of working together, we can confidently say that Gulf Coast Electric is a company built on honesty, reliability, technical expertise, and outstanding customer service. We look forward to continuing our professional relationship for many years to come.

Without hesitation, I give Gulf Coast Electric my highest recommendation.

Respectfully,

Lee Lazor
Owner
LazorScape LLC
Landscape • Irrigation • Bobcat Services

7-07-26

ADDENDUM NO. 1

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFP NO. 26-03-PW
MISCELLANEOUS ELECTRICAL
CONTINUING SERVICES CONTRACT
JUNE 22, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFP and is hereby made a part of the proposal documents. Per the RFQ, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

Due to City offices being closed on July 2, 2026, in observance of the 4th of July holiday, the bid opening date/time is hereby revised to July 9, 2026, at 2:00 p.m. (CT)

END OF ADDENDUM NO. 1

A copy of Addendum No. 1 signed and acknowledged shall precede the mandatory information required in the subject RFQ.

Receipt of Addendum No. 1 is hereby acknowledged:

DARRELL TAYLOR CEO
Print Name

CEO
Signature

6.29.2026
Date

D&D Air Conditioning, Heating & Electrical Services

(850) 650-3995

A/C Contractor • Electrical Contractor • Commercial & Residential Service

Licensed • CAC057538 • EC13001418 • Insured

P.O. Box 5239 Destin, FL 32540 • 130 Benning Drive Destin, FL 32541

(850) 650-3995

City of Destin
ATTN: City Clerk
4200 Indian Bayou Trail
Destin, FL 32541

Request for Bid (RFB) No. 26-03-PW

MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT

Bid Opening: July 9, 2026 2:00pm CST

Table of Contents

Addendum No. 1 3

Exhibit A - Bid Form Page 1 4

Exhibit A - Bid Form Page 2 5

Statement of Qualifications, Experience, Availability / Letter of Interest 6

General Liability Insurance 7

Workers Compensation Insurance 8

State of Florida Electrical License 9

Okaloosa County Business Tax Receipt 10

City of Destin Business Tax Receipt 11

Exhibit B - Public Entities Crime Statement Page 1 12

Exhibit B - Public Entities Crime Statement Page 2 13

Exhibit B - Public Entities Crime Statement Page 3 14

Exhibit C – Drug-Free Workplace Certification 15

Exhibit D – Anti-human Trafficking Affidavit Page 1 16

Exhibit D – Anti-human Trafficking Affidavit Page 2 17

References 18

W9 19

Addendum No. 1

ADDENDUM NO. 1

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFP NO. 26-03-PW
MISCELLANEOUS ELECTRICAL
CONTINUING SERVICES CONTRACT
JUNE 22, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFP and is hereby made a part of the proposal documents. Per the RFQ. proposer shall acknowledge receipt of any and all addenda: and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

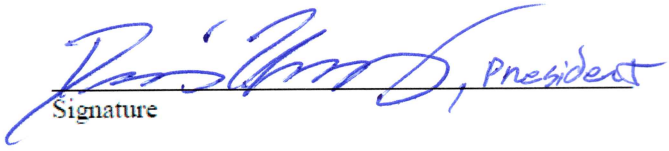
Due to City offices being closed on July 2, 2026, in observance of the 4th of July holiday, the bid opening date/time is hereby revised to July 9, 2026, at 2:00 p.m. (CT)

END OF ADDENDUM NO. 1

A copy of Addendum No. 1 signed and acknowledged shall precede the mandatory information required in the subject RFQ.

Receipt of Addendum No. 1 is hereby acknowledged:

Dennis Thomas, President
Print Name


Signature

June 22, 2026
Date

Exhibit A - Bid Form Page 1

EXHIBIT A
CITY OF DESTIN, FL
REQUEST FOR BIDS (RFB) 26-03-PW
MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT

All work shall comply with the current National Electrical Code (NEC), Florida Building Code, and OSHA requirements.

Part I - Bid Submitted by:

Company Name	D&D Air Conditioning, Heating & Electrical Services
Address	PO Box 5239
City & State	Destin, FL 32540
Telephone	(850) 650-3995
Email	admin@dndservices.com
Numbers of Years in Business	29
Contact Name	Dennis Thomas

Part II Bidding - RFB 26-03-PW, Miscellaneous Electrical Continuing Services Contract

	ITEM	UNIT PRICE July 9, 2026
A	Electrical Service Work per Hour	$ 125.00
Additional Charges, if any associated with service calls such as:		
B	Electrician per Hour	$ 125.00
C	Electrician's Helper per Hour	$ 65.00
D	Laborer per Hour	$ 65.00
E	Bucket Truck per Hour 4 hour minimum per call	$ 175.00
F	Mobilization or travel time cost (if applicable)	$ na
G	Material and Supplies will be billed at contractor's wholesale price or contractor's wholesale price plus a percentage. Preference may be given to contractors providing materials at cost. The contractor shall supply itemized material invoices upon request.	25 %
Please list any additional services with unit pricing below.		
H	Trip Fee (price per job)	$ 59.00
I		$

Exhibit A - Bid Form Page 2

J		$
K		$

PART III - Certifications:

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

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

Signature and Certification:

Name and Title of Authorized Representative	Dennis Thomas, President
Signature	Dennis Thomas, President
Date	7/8/26

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

END OF BID FORM

Statement of Qualifications, Experience, Availability / Letter of Interest

D&D Air Conditioning, Heating & Electrical Services was established in October 1997 and has been providing commercial and residential electrical services in Destin for 29 years. We are locally owned and operate at 130 Benning Drive in Destin, Florida. We employ a full staff of service technicians and installation specialists with a fully equipped service fleet of vehicles. Our normal hours of operation are from 8am to 5pm, Monday through Friday. We also offer emergency services for preferred customers. For the past several years, we have successfully demonstrated our ability to complete interior and exterior electrical repairs, replace lighting fixtures including parking lot lights, sports field lighting, and indoor sports centers, as well as maintenance and revamping of electrical systems at parks and public facilities for the City of Destin. Please see below for a list of our previous work experience not including City of Destin.

Previous work experience:

- Repair/Replace/Retrofit Parking Lot Lights – 98 Palms Shopping Center, Cordova Mall, Gulf Breeze Plaza
- Repair/Replace/Retrofit Parking Lot Lights – Plantation Plaza, Bellview Plaza, Cordova Commons
- Repair/Replace/Retrofit Parking Lot Lights – Santa Rosa Commons
- Repair/Replace/Retrofit Parking Lot Lights – Emporium Plaza, Miramar Plaza
- Repair/Replace/Retrofit Parking Lot Lights – Paradise Key
- Repair/Replace/Retrofit Stadium Lighting – Morgan's Sports Center, City of Destin Community Center
- Install/Retrofit/Repair Electrical & Datacom Circuits – JG Plaza, Uptown Station, Uptown Corners
- Install/Retrofit/Repair Electrical & Datacom Circuits – Shoppes of Paradise Isle
- Install/Retrofit/Repair Electrical & Datacom Circuits – The Boeing Company
- Install/Retrofit/Repair Electrical & Datacom Circuits – Aerial Dunes Condominium
- Install/Retrofit/Repair Electrical & Datacom Circuits – Breakers East Condominium
- Install/Retrofit/Repair Electrical & Datacom Circuits – Club Destin
- Install/Retrofit/Repair Electrical & Datacom Circuits – Destin Gulfgate
- Install/Retrofit/Repair Electrical & Datacom Circuits – Silver Dunes
- Install/Retrofit/Repair Electrical & Datacom Circuits – Holiday Beach Resort
- Install/Retrofit/Repair Electrical & Datacom Circuits – Holiday Inn Sunspree
- Install/Retrofit/Repair Electrical & Datacom Circuits – Shoreline Village
- Install/Retrofit/Repair Electrical & Datacom Circuits – Sandpiper Cove
- Install/Retrofit/Repair Electrical & Datacom Circuits – Destin Jet
- Install/Retrofit/Repair Electrical & Datacom Circuits – Destin United Methodist Church
- Install/Retrofit/Repair Electrical & Datacom Circuits – Hampton Inn Destin, Sandestin
- Install/Retrofit/Repair Electrical & Datacom Circuits – Marriot Residence Inn, Marriot Courtyard
- Install/Retrofit/Repair Electrical & Datacom Circuits – Emily Odom Institute
- Install/Retrofit/Repair Electrical & Datacom Circuits – Hammock Bay
- Install/Retrofit/Repair Electrical & Datacom Circuits – Mag Aerospace
- Install/Retrofit/Repair Electrical & Datacom Circuits – Rave Motion Pictures
- Install/Retrofit/Repair Electrical & Datacom Circuits – New Life Church
- Further References Available Upon Request

General Liability Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Waldorff Insurance	
M.E. Wilson Company, LLC dba Waldorff Insurance & Bonding; dba Underwood Anderson, 300 West Platt Street Tampa, FL 33606	PHONE (A/C, No, Ext): 850-581-4925	FAX (A/C, No): 850-581-4930
	E-MAIL ADDRESS: certificates@waldorffinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Southern Owners Insurance Company	10190
INSURED	INSURER B: Auto-Owners Insurance Company	18988
DWD Ventures Inc. DBA D&D Air Conditioning Heating & El P O Box 5239 Destin, FL 32540-5239	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 264362 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER: HIRED AUTO NON ONW			78376048	08-28-2025	08-28-2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			5136891300	08-28-2025	08-28-2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			5136891302	08-28-2025	08-28-2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	Leased/Rented Equip			78376048	08-28-2025	08-28-2026	Leased/Rented Equipme	100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
City of Destin 4100 Indian Bayou Trail Destin, FL 32541	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Workers Compensation Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acentria, Inc - Destin Office 4634 Gulfstarr Drive Destin FL 32541	CONTACT NAME: Donna Nichols PHONE (A/C, No, Ext): 850-650-1950 FAX (A/C, No): 850-650-9288 E-MAIL ADDRESS: donna.nichols@acentria.om
	INSURER(S) AFFORDING COVERAGE — NAIC #
INSURED PYRADIV-01 HR, Inc. dba Simple HR Alternate Employer: DWD Ventures, Inc. dba D&D Air Conditioning, Heating & Electrical Svcs 36474 Emerald Coast Pkwy., Bldg. B Destin FL 32541	INSURER A: Normandy Insurance Company, Inc. — 13012 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: 533932334 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (N) (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		NHFL00135022026	1/1/2026	1/1/2027	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers' Compensation coverage is provided by contract to all employees of HR, Inc., dba Simple HR assigned to the Alternate Employer, shown above. Coverage does not apply to any employees not approved and assigned to HR, Inc., dba Simple HR to the Alternate Employer effective 1/1/2026. *10 days notice of cancellation applies in the event of nonpayment of premium.

CERTIFICATE HOLDER	CANCELLATION
City of Destin 4200 Indian Bayou Trail Destin FL 32541	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Charles H. Fyfield

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

State of Florida Electrical License

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

THOMAS, DENNIS W

D & D AIR CONDITIONING HEATING & ELECTRICAL SERVICES
130 BENNING DR
DESTIN FL 32541

LICENSE NUMBER: EC13001418

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/08/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Okaloosa County Business Tax Receipt

BEN ANDERSON
TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

2025 / 2026
OKALOOSA COUNTY LOCAL BUSINESS TAX RECEIPT
The issuance of this receipt does not ensure competency.

TRANSFER	0.00
ORIGINAL TAX	35.00
EXEMPTION TYPE:	
EXEMPTION AMOUNT	0.00
PENALTY	0.00
COLLECTION COST	0.00
TOTAL Paid	35.00

BUSINESS NAME: D AND D AIR CONDITIONING HEATING AND ELECTRICAL SERVICES

ACCOUNT NUMBER:4848
EXPIRES: SEPTEMBER 30, 2026

RECEIPT NUMBER: 110030705386
TYPE OF BUSINESS: Regulated
BUSINESS ADDRESS: 130 BENNING DRIVE
DESTIN, FL 32541

Paid
07/17/2025

DWD VENTURES INC
PO BOX 5239
DESTIN, FL 32540-5239

RENEW ANNUALLY AT
OkaloosaTax.com
E-check is ***FREE***

SCAN WITH PHONE TO RENEW

THIS BECOMES A TAX RECEIPT WHEN VALIDATED BELOW
Paid 0-25013866 35.00 07/17/2025

City of Destin Business Tax Receipt

City of Destin
4200 Indian Bayou Trail, Destin FL 32541
(850) 654-1119

2026

BUSINESS TAX RECEIPT CERTIFICATE

Business Name:	D&D Air Conditioning, Heating & Electrical Services	**Mailing Address:**	PO Box 5239
Business Location:	130 BENNING DR #		Destin, FL 32540
	DESTIN, FL 32541	**Issued Date:**	8/6/2025
License Type:	Electrical Contractor	**Expiration Date:**	9/30/2026
Classification:	Electrical Contractor		

A BTR is a tax for the privilege of engaging in or managing a business, profession, or occupation within the City limits. However, making a BTR tax payment does not relieve you from your responsibility to adhere to the requirements of all other applicable City Codes, and any other local, state or federal laws.

- The City's acceptance of your BTR payment does not mean that you are in compliance with any other City Codes.
- Development, zoning, building and other staff reviews of applicable City Codes are not part of your BTR tax payment process, and entail separate City staff review(s).
- You may not conduct business in the City of Destin unless and until you meet all applicable City Codes in addition to making your BTR payment.

TO BE POSTED IN A CONSPICUOUS PLACE

Exhibit B - Public Entities Crime Statement Page 1

EXHIBIT B - PUBLIC ENTITIES CRIME STATEMENT

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

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

1. This sworn statement is submitted with Bid, Proposal or Contract for **RFB 26-03-PW, MISCELLANEOUS ELECTRICAL CONTINUING SERVICES**.

2. This sworn statement is submitted by Dennis Thomas whose business address is: PO Box 5239 Destin, FL 32540 and (if applicable) Federal Employer Identification Number (FEIN) is 59-346-4019 . If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____

3. My name is Dennis Thomas and my relationship to the entity named above is: President .

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of

Exhibit B - Public Entities Crime Statement Page 2

guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's-length agreement, shall be deemed a prima facie case that one person controls another. A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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

✓ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____ The entity submitting this sworn statement ,or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an

Exhibit B - Public Entities Crime Statement Page 3

affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (Please attach a copy of the final order)

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

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

Dennis Thomas, President
Authorized Signature

7 / 8 / 26
Date

STATE OF FLORIDA, COUNTY OF Okaloosa - Dennis Thomas
PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 8 day of July, 2026, and is personally known to me, or has provided _____ as identification.

Notary Public Julie Pletz

My Commission expires: 6-11-2029

JULIE PLETZ
Notary Public - State of Florida
Commission # HH 658460
My Comm. Expires Jun 11, 2029
Bonded through National Notary Assn.

Exhibit C – Drug-Free Workplace Certification

EXHIBIT C - DRUG-FREE WORKPLACE CERTIFICATION

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

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

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

SIGNATURE: 

DATE 7/8/26

COMPANY: D&D Air Conditioning, Heating & Electrical Services

STREET ADDRESS: 130 Benning Drive

CITY, STATE: Destin, FL 32541

Exhibit D – Anti-human Trafficking Affidavit Page 1

EXHIBIT D - ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I Dennis Thomas (insert name) as President (insert title) on behalf of D&D Air Conditioning, Heating & Electrical Services (insert entity name) under penalty of perjury hereby attest as follows:

I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit. D&D Air Conditioning, Heating & Electrical Services (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.

More particularly, D&D Air Conditioning, Heating & Electrical Services (insert entity name) does not participate in any of the following actions:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Exhibit D – Anti-human Trafficking Affidavit Page 2

Signature:

Dennis Thomas

Printed Name:

President

Title:

D&D Air Conditioning, Heating & Electrical Services

Nongovernmental entity:

07/08/2026

Date:

STATE OF Florida

COUNTY OF Okaloosa

SWORN TO AND SUBSCRIBED before me ✓ in person or ____ remote notarization by Dennis Thomas as President on behalf of D&D Air Conditioning, Heating & Electrical Services, who is personally known to me or who produced _____ as identification this 8 day of July, 2026.

Notary Public

(Notary Seal)

JULIE PLETZ
Notary Public - State of Florida
Commission # HH 658460
My Comm. Expires Jun 11, 2029
Bonded through National Notary Assn.

References

Name: City of Destin	**Name:** The Jay Odom Group
Contact: Lisa Firth	Contact: Emily Gregory
Address: 4200 Indian Bayou Trail	Address: 4652 Gulfstarr Drive
Destin, FL 32541	Destin, FL 32541
Telephone: (850) 654-5184	Telephone: (850) 654-4126
Email: Lfirth@cityofdestin.com	Email: egregory@thejayodomgroup.com
Name: Destin United Methodist Church	**Name:** Royster Contracting, LLC
Contact: Rob Morgan	Contact: Skip Royster
Address: 200 Beach Drive	Address: 904 Skipper Avenue
Destin, FL 32541	Fort Walton, Beach, FL 32547
Telephone: (850) 225-4276	Telephone: (850) 863-2731
Email:	Email: skip@roysterllc.com

W9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

DWD Ventures, Inc.

2 Business name/disregarded entity name, if different from above.

D&D Air Conditioning, Heating & Electrical Services

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

PO Box 5239

Requester's name and address (optional)

6 City, state, and ZIP code

Destin, FL 32540

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

5	9	–	3	4	6	4	0	1	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 6/30/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X

Form **W-9** (Rev. 3-2024)

7/9/2026
2:05 pm

BID OPENING SUMMARY

DESTIN CITY HALL BOARDROOM

RFB 26-03-PW MISC. CONT. SVCS.ELECTRICAL

BIDDERS:

TOTAL BASE BID

1. D+D A/C Heating + Electrical $125/hr. + $65/hr.
2. Gulf Coast Electric (no flash drive) $139/hr. + $59/hr.
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS (RFB) NO. 26-03-PW
MISCELLANEOUS ELECTRICAL
CONTINUING SERVICES CONTRACT

June 11, 2026

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

BID CHECKLIST

Note: All required documentation must be submitted for your bid to be considered responsive. If any required documentation is missing, the submittal may be deemed incomplete/non-responsive and may not be considered.

Provide documentation in the order listed below.

ITEM	CHECK IF INCLUDED
Cover Sheet	[ ]
Letter of Interest	[ ]
Completed Bid Form (Exhibit A)	[ ]
Completed Public Entity Crimes Form (Exhibit B)	[ ]
Completed Drug-Free Workplace Form (Exhibit C)	[ ]
Completed Anti-Human Trafficking Form (Exhibit D)	[ ]
Proof of Worker's Compensation Insurance	[ ]
Proof of Required Liability Insurance	[ ]
Completed W-9	[ ]
Copies of State Licenses	[ ]
Copy of City License (if applicable)	[ ]
Qualification and Experience Narrative	[ ]
Three References (minimum)	[ ]
Addenda (if applicable)	[ ]
Any other documents requested	[ ]

NOTICE TO BIDDERS

The City of Destin, Florida, is currently receiving sealed competitive Bids for a Miscellaneous Electrical Continuing Services Contract for City owned and maintained properties for three years with the option for two additional one-year renewals not to exceed five years. The Scope of Work will include, but not be limited to, miscellaneous electrical repair, installation, maintenance, troubleshooting, inspection, and associated services for City projects and facilities, including providing all tools, machines, equipment, labor, materials and incidentals necessary to complete the work.

The successful Bidder shall be required to supply the City with copies of current Liability Insurance and Worker's Compensation coverage. Bids must be received by the City Clerk's Office at the City of Destin, 4200 Indian Bayou Trail, Destin, Florida 32541, in a sealed envelope clearly marked:

"RFB No. 26-03-PW, MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT"

along with the name, return address and telephone number of the bidder, no later than 2:00 p.m. CT, on Thursday, July 2, 2026, at which time they will be opened and read aloud. The City reserves the right to reject all Bids or portions thereof, to waive minor defects and informalities in the process, to accept the Bid(s), or take any other actions deemed by the City to be in the City's best interest.

GENERAL BID INFORMATION

I. PURPOSE

The purpose of RFB No. 26-03-PW is to secure sealed Bids for providing miscellaneous electrical services for City owned and maintained facilities, parks, rights-of-way, and infrastructure.

II. SCOPE OF WORK

The Scope of Work shall include electrical maintenance, repair, replacement, troubleshooting, installation, emergency response, and associated electrical services for City facilities and infrastructure. Work may include, but is not limited to:

1) Interior and exterior electrical repairs
2) Electrical troubleshooting and diagnostics
3) Installation and replacement of lighting fixtures
4) Parking lot and sports field lighting maintenance
5) Electrical panel repair and replacement
6) Breaker replacement and circuit modifications
7) Conduit and wiring installation
8) Generator electrical connections and troubleshooting
9) Electrical service upgrades
10) Emergency electrical repairs
11) Underground electrical repairs
12) Installation and repair of receptacles, switches, disconnects, and controls
13) Maintenance of electrical systems at parks and public facilities
14) Traffic and pedestrian lighting support
15) Temporary power installation
16) Any other miscellaneous electrical services requested by the City

III. BID REQUIREMENTS

Each Bid shall indicate, in the following order, the mandatory information outlined below:

1) Completed Bid Form (Exhibit A)
2) Statement of Qualifications, Experience and Availability
3) Copies of required Insurance Documents
4) Evidence of proper licensing to perform required services in the State, County and City
5) Completed Public Entity Crimes Form (Exhibit B)
6) Completed Drug-Free Workplace Certification (Exhibit C)
7) Completed Anti-Human Trafficking Affidavit (Exhibit D)
8) Three references from past projects/clients
9) Any additional documents requested by this solicitation

Failure to provide any of the above listed mandatory information may result in rejection of the Bid from consideration.

IV. INSTRUCTIONS TO RESPONSIVE BIDDERS

All RFBs will be publicly opened and recorded for acknowledgement of receipt in the City Hall Boardroom on July 2, 2026, no later than 2:00 P.M. (CT). All responsive bidders or their representatives are invited to be present. The City Hall Boardroom is located at Destin City Hall, 4200 Indian Bayou Trail, Destin, FL 32541.

Any responses received after the stated time and date will not be considered. It shall be the sole responsibility of the responsive bidder to have their RFB submittal delivered to the City Clerk's Office for receipt on or before the above stated time and date.

Responsive Bidders may request information regarding the RFB in writing from the City Clerk. Such request shall be received in writing at least seven (7) calendar days prior to the submittal deadline.

If any addenda are issued to this Request for Bid, the City will attempt to notify all prospective responsive bidders. It shall be the responsibility of each responsive bidder to determine if any addenda were issued and to complete any addenda acknowledgements as part of their RFB response.

Provide one (1) original and one (1) electronic version (exactly the same as the original) of the bid response on a USB drive.

All expenses for making RFB submittals to the City are to be borne by the responsive bidder.

The Bid Committee shall consist of City of Destin staff members.

The Bid, as submitted, will be considered the last and final offer and shall remain binding for ninety (90) calendar days after the closing date.

No Contact Clause

All prospective Bidders are hereby instructed **NOT** to contact any member of the City of Destin City Council, City Manager, department directors, evaluation committee members, or any City staff member other than the designated point of contact identified in this solicitation regarding this Request for Bids (RFB), the Bid submittal, the evaluation process, the City's intent to award, or the City's intent to reject, from the date of advertisement of this RFB until the formal award by the City Council.

All communications concerning this solicitation shall be directed in writing to:

Lisa Wallace, City Clerk
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541
(850) 837-4242
lwallace@cityofdestin.com

Any unauthorized contact or communication may be grounds for disqualification of the Bidder from this procurement process at the sole discretion of the City of Destin.

Procurement Schedule

Task	Date
RFB Advertised	May 25, 2026
Last Day for Questions	June 25, 2026
Due Date/Bid Opening	July 2, 2026
Bid Committee Evaluation	July 16, 2026
Tentative City Council Award	Aug 3, 2026
Notice of Award	Week of Aug 3, 2026
Execution of Contract	Week of Aug 3, 2026
Notice to Proceed/Day 1 of Contract	August 4, 2026

V. PROJECT CONTRACTOR REQUIREMENTS

License Requirements

The responsive bidder shall provide all applicable contractor and business licenses. Contractor must possess a valid Florida State Electrical Contractor License or appropriate County licensing recognized by the State of Florida. Destin-based businesses must also possess a current City of Destin Business Tax Receipt.

Insurance Requirements

Responsive bidders shall provide proof of General Liability Insurance with a minimum liability limit of $1,000,000 combined single limit and Worker's Compensation Insurance in accordance with the laws of the State of Florida.

The City shall be named as an additional insured on all policies. All insurance carriers shall be authorized to do business in the State of Florida.

VI. SUBMITTAL REQUIREMENTS

A. Bid Form

The Bid Form contained within this RFB (Exhibit A) shall precede all mandatory information.

B. Public Entity Crimes Form

Each Bid package shall contain a completed Public Entity Crimes Form (Exhibit B) pursuant to Florida Statutes Section 287.133.

C. Disclosure

Each Bid is subject to Florida Statutes Chapter 112 regarding disclosure of public officers or employees who have an interest in the bidding firm.

D. Drug-Free Workplace Program

Preference may be given to companies with a Drug-Free Workplace Program.

E. Anti-Human Trafficking Affidavit
Bidders shall submit a completed Anti-Human Trafficking Affidavit pursuant to Florida Statutes Section 787.06(13).

F. Mailing and Hand Delivery Address (NOTE: emailed bid packages are not accepted and will be deemed non-responsive)
City of Destin
ATTN: City Clerk
4200 Indian Bayou Trail
Destin, Florida 32541

G. Notification
Questions regarding this RFB may be directed to:
Lisa Wallace, City Clerk
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541
(850) 837-4242
lwallace@cityofdestin.com

H. Responsive Bids
Only those bids fulfilling all requirements outlined in this RFB will be considered.

I. Bid Evaluation
The Bid Committee shall evaluate each responsive bid and recommend award(s) to the City Council. The City reserves the right to negotiate terms and award to the bidder deemed to be in the best interest of the City.

J. Reservation of Rights
The City reserves the right to reject any and all bids or portions thereof, waive minor defects and informalities, re-advertise bids, award multiple contracts, or take any action deemed to be in the best interest of the City.

K. Public Records
IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY

CLERK AT (850) 837-4242, CITY OF DESTIN, 4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541.

EXHIBIT A
CITY OF DESTIN, FL
REQUEST FOR BIDS (RFB) 26-03-PW
MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT

All work shall comply with the current National Electrical Code (NEC), Florida Building Code, and OSHA requirements.

Part I - Bid Submitted by:

Company Name	
Address	
City & State	
Telephone	
Email	
Numbers of Years in Business	
Contact Name	

Part II Bidding - RFB 26-03-PW, Miscellaneous Electrical Continuing Services Contract

	ITEM	UNIT PRICE
A	Electrical Service Work per Hour	$
Additional Charges, if any associated with service calls such as:		
B	Electrician per Hour	$
C	Electrician's Helper per Hour	$
D	Laborer per Hour	$
E	Bucket Truck per Hour	$
F	Mobilization or travel time cost (if applicable)	$
G	Material and Supplies will be billed at contractor's wholesale price or contractor's wholesale price plus a percentage. Preference may be given to contractors providing materials at cost. The contractor shall supply itemized material invoices upon request.	_____%
Please list any additional services with unit pricing below.		
H		$
I		$

J		$
K		$

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

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

Signature and Certification:

Name and Title of Authorized Representative	
Signature	
Date	

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

END OF BID FORM

EXHIBIT B - PUBLIC ENTITIES CRIME STATEMENT

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

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

1. This sworn statement is submitted with Bid, Proposal or Contract for **RFB 26-03-PW, MISCELLANEOUS ELECTRICAL CONTINUING SERVICES**.

2. This sworn statement is submitted by _____ whose business address is: _____ and (if applicable) Federal Employer Identification Number (FEIN) is _____. If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____

3. My name is _____ and my relationship to the entity named above is: _____.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of

guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's-length agreement, shall be deemed a prima facie case that one person controls another. A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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

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

____The entity submitting this sworn statement ,or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an

affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (Please attach a copy of the final order)

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

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

_____

Authorized Signature

_____/_____/_____

Date

STATE OF FLORIDA, COUNTY OF _____

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

Notary Public

My Commission expires:

EXHIBIT C - DRUG-FREE WORKPLACE CERTIFICATION

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

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

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

SIGNATURE: _____

DATE: _____

COMPANY: _____

STREET ADDRESS: _____

CITY, STATE: _____

EXHIBIT D - ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert entity name) under penalty of perjury hereby attest as follows:

I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit. _____ (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.

More particularly, _____ (insert entity name) does not participate in any of the following actions:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

_____

Signature:

_____

Printed Name:

_____

Title:

_____

Nongovernmental entity:

_____

Date:

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or _____ remote notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____

Notary Public

(Notary Seal)

FCITY OF DESTIN, FLORIDA

CONTRACT FOR
MISCELLANEOUS ELECTRICAL SERVICES

This Contract for Miscellaneous Electrical Services (the "Contract") is entered into by and between the City of Destin, Florida (the "City") and D & D Air Conditioning, Heating & Electrical Services (the "Contractor") and the parties agree as follows: The Contractor's Cost Schedule for the terms of their engagement is included in its entirety by reference at Exhibit "A" as completely as if incorporated herein.

TERMS AND CONDITIONS OF CONTRACT FOR THE MISCELLANEOUS ELECTRICAL CONTRACT:

1. Entire Contract:
With the exception of Exhibit "A", this Contract represents the entire and integrated Contract between the City and Contractor and supersedes all prior negotiations, representations, or contracts, either written or oral. Provisions of this Contract may be amended only by a written instrument approved by the Destin City Council and executed by the City Manager and Contractor.

The Contractor's Cost Schedule for the terms of their engagement is included in its entirety by reference at Exhibit "A" as completely as if incorporated herein.

2. Intent of Contract:
This Contract is for supplying the City with all applicable miscellaneous electrical services for specific City properties. The Scope of Work, herein referred to as the Work, encompasses all descriptive work components described within Exhibit "A."

3. Term of Contract and Time Extensions:
This Contract will be in effect from **September 1, 2026,** through **December 31, 2029.** Upon mutual agreement of the parties, this Contract may be renewed two (2) times. Each renewal shall only be for one (1) additional year for a total of two (2) possible additional years if both renewals are exercised.

4. Time for Performance:
The Contractor agrees to provide electrical services to the satisfactory approval and acceptance by the City.

5. Compensation:
All payments upon Contract are contingent upon the Contractor's Work being acceptable to the City. For satisfactory completion and acceptance of the Work, the City agrees to pay the Contractor in accordance with the terms of this Contract and the Contractor's Cost Schedule as identified in Exhibit "A" submitted by the Contractor.

a. Requests for Compensation (Invoices) shall be accompanied by the following:
    1. A description of the Work performed and a copy of email (or similar) that initiated said Work was completed per the terms of this agreement;
    2. An itemized list of goods or services to include materials, flat fees, billable man-hours with rates, and any other payable items identified in Exhibit "A"; and
    3. Dates when these services were performed and the names of Contractor's staff who performed billable Work.
    4. Invoices from the Contractor shall be submitted electronically by uploading the invoice to the

City's financial management software platform, Aclarian. If the Contractor has not already established a company/account profile in Aclarian, the Contractor shall create and maintain an active profile as necessary to submit invoices to and receive electronic payments from the City.

6. Insurance:

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

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

7. Indemnification:

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

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

Nothing herein shall be construed as abrogating or otherwise limiting the prohibition of mechanics and other liens on the City's property.

8. Licensing:

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

9. Cancellation:

This Contract is contingent upon the annual appropriation by the City of legally available funds. City's obligation to pay the amount due hereunder in any fiscal year is contingent upon the appropriation by the City Council of legally available funds for the purposes set forth in this contract.

10. Termination for Default:

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

subsequent contract terms, including warranty and guarantee periods. However, the City Manager will have the right to terminate this Contract sooner if the Contractor has failed to perform satisfactorily the Work required or comply with the other requirements of the Contract.

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

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

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

11. Termination for Convenience:

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

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

12. Disclosure:

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

13. Miscellaneous:

13.1 Governing Law

The parties intend that this Contract and the relationship of the parties shall be governed by the laws of the State of Florida. Venue for any action arising out of this Contract shall be in the state courts of Okaloosa County Florida and no-where else.

13.2 Severability

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

13.3 Sovereign Immunity

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

13.4 Construction

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

13.5 Jury Trial Waiver

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

13.6 Anti-Human Trafficking Certification

The Contractor will complete and sign the attached "Anti-Human Trafficking Affidavit" as required of 787.06(13), Florida Statutes as required. This Anti-Human Trafficking Certification is attached hereto as Exhibit "~~B~~D."

13.7 Attorney's Fees

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

13.8 Notices

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

As to the City:

Larry Jones

4200 Indian Bayou Trial
Destin, Florida 32541

As to the Contractor:

D & D Air Conditioning,
Heating & Electrical Services
PO Box 5239
Destin, FL
32540

13.9 Public Records

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

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PBULIC RECORDS AT (850) 837-4242, 4200 Indian Bayou Trail, Destin, FL 32541.

13.10 As a condition precedent to entering into this AGREEMENT, and in compliance with Section 448.095, Fla. Stat., CONTRACTOR and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

a) CONTRACTOR shall require each of its subcontractors to provide CONTRACTOR with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. CONTRACTOR shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this AGREEMENT.

b) The CITY, CONTRACTOR, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

c) The CITY, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but CONTRACTOR otherwise complied, shall promptly notify CONTRACTOR and CONTRACTOR shall immediately terminate the contract with the subcontractor.

d) A contract terminated under the provisions of this section is not a breach of contract and may

not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. CONTRACTOR acknowledges that upon termination of this AGREEMENT by the CITY for a violation of this section by CONTRACTOR, CONTRACTOR may not be awarded a public contract for at least one (1) year. CONTRACTOR further acknowledges that Contractor is liable for any additional costs incurred by the CITY as a result of termination of any contract for a violation of this section.

e) *Subcontracts.* CONTRACTOR or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. CONTRACTOR shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

IN WITNESS WHEREOF, the City hereunto caused these presents to be subscribed and the Contractor has affixed their name and seal, this the _____ day of _____, 2026.

ATTEST:

_____
Lisa Wallace
City Clerk

SEAL

CITY OF DESTIN, FLORIDA

By: _____
Larry Jones
City Manager

As to Legal Form:

_____
Kimberly Kopp
City Attorney

D & D Air Conditioning, Heating & Electrical Services
CONTRACTOR:

_____By: _____
_____ (Signature)

_____
Witness

_____
_____(Printed Name)

_____
Witness

_____Its: _____
(Title)

Exhibit A - Bid Form Page 1

EXHIBIT A
CITY OF DESTIN, FL
REQUEST FOR BIDS (RFB) 26-03-PW
MISCELLANEOUS ELECTRICAL CONTINUING SERVICES CONTRACT

All work shall comply with the current National Electrical Code (NEC), Florida Building Code, and OSHA requirements.

Part I - Bid Submitted by:

Company Name	D&D Air Conditioning, Heating & Electrical Services
Address	PO Box 5239
City & State	Destin, FL 32540
Telephone	(850) 650-3995
Email	admin@dndservices.com
Numbers of Years in Business	29
Contact Name	Dennis Thomas

Part II Bidding - RFB 26-03-PW, Miscellaneous Electrical Continuing Services Contract

	ITEM	UNIT PRICE July 9, 2026
A	Electrical Service Work per Hour	$ 125.00
Additional Charges, if any associated with service calls such as:		
B	Electrician per Hour	$ 125.00
C	Electrician's Helper per Hour	$ 65.00
D	Laborer per Hour	$ 65.00
E	Bucket Truck per Hour 4 hour minimum per call	$ 175.00
F	Mobilization or travel time cost (if applicable)	$ na
G	Material and Supplies will be billed at contractor's wholesale price or contractor's wholesale price plus a percentage. Preference may be given to contractors providing materials at cost. The contractor shall supply itemized material invoices upon request.	25 %
Please list any additional services with unit pricing below.		
H	Trip Fee (price per job)	$ 59.00
I		$

Exhibit A - Bid Form Page 2

J		$
K		$

PART III - Certifications:

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

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

Signature and Certification:

Name and Title of Authorized Representative	Dennis Thomas, President
Signature	Dennis Thomas, President
Date	7/8/26

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

END OF BID FORM

Exhibit D – Anti-human Trafficking Affidavit Page 1

EXHIBIT D - ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I Dennis Thomas (insert name) as President (insert title) on behalf of D&D Air Conditioning, Heating & Electrical Services (insert entity name) under penalty of perjury hereby attest as follows:

I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit. D&D Air Conditioning, Heating & Electrical Services (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.

More particularly, D&D Air Conditioning, Heating & Electrical Services (insert entity name) does not participate in any of the following actions:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Exhibit D – Anti-human Trafficking Affidavit Page 2

Signature:

Dennis Thomas

Printed Name:

President

Title:

D&D Air Conditioning, Heating & Electrical Services

Nongovernmental entity:

07/08/2026

Date:

STATE OF Florida

COUNTY OF Okaloosa

SWORN TO AND SUBSCRIBED before me ✓ in person or ____ remote notarization by Dennis Thomas as President on behalf of D&D Air Conditioning, Heating & Electrical Services, who is personally known to me or who produced _____ as identification this 8 day of July, 2026.

Notary Public

(Notary Seal)

JULIE PLETZ
Notary Public - State of Florida
Commission # HH 658460
My Comm. Expires Jun 11, 2029
Bonded through National Notary Assn.

ITEM # 2026-1108

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.B.

TO: City Council

THRU: Michael Burgess, Public Works Director
Larry Jones , City Manager
Kimberly Kopp, City Attorney
Krystal Strickland, Finance Director

FROM: Joe Bodi, Deputy Director, Public Works

DATE: August 3, 2026

SUBJECT: FDOT Joint Participation Agreement, US98/SR30 Median Improvements Concrete Curbing

I. BACKGROUND: The Florida Department of Transportation (FDOT) has entered into a Joint Participation Agreement (JPA) with the City of Destin for landscape and median improvements along US 98/State Road 30 (Harbor Boulevard) from the East Pass Bridge to the Walton County line. As part of the ongoing corridor beautification efforts, the City intends to utilize the agreement funding to address supplemental median improvements, including the installation of concrete ribbon curbing around existing planted islands within the medians. In FDOT's original bidding of this project, the ribbon curbing was reflected in the original project design intent but was not included in the original contractor bid item schedule. The agreement provides reimbursement funding for eligible project-related installation of the ribbon curbing and irrigation line, and landscape restoration expenses in an amount not to exceed $600,000.

II. DISCUSSION: The City has received a quote from its concrete continuing services provider to construct the landscaping bed curbing (approximately 10,700 LF) as designed in the original construction documents. Staff is requesting approval for Hayes Construction Company to construct the curbing in accordance with the FDOT previously approved plans for the estimated amount of $321,375.00.

The JPA provides an opportunity for the City to continue enhancing and preserving the landscaped medians along the US 98 corridor through additional beautification and restoration efforts. The proposed installation of concrete ribbon curbing around existing planted median islands will improve delineation and protection of landscaped areas, assist with erosion and mulch retention, and improve the long-term maintainability and appearance of the corridor

medians. The City will continue coordinating with FDOT regarding reimbursement eligibility for certain irrigation-related restoration and temporary maintenance expenses associated with the project corridor.

Upon completion of the installation phase, the City will continue its maintenance responsibilities for the project improvements in accordance with FDOT standards and the terms of the agreement.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
II. Enhanced Quality of Life and Safety for Families
IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB): The Joint Participation Agreement (JPA) provides reimbursement funding from FDOT for eligible project costs associated with landscape and median improvements in an amount not to exceed $600,000. Based on preliminary estimates, this amount should adequately cover the cost of the project and includes an adequate contingency for any unexpected expenses. The agreement is anticipated to offset a substantial portion of eligible costs associated with median improvements, landscape restoration, irrigation-related enhancements, and related installation activities within the project corridor. Any costs determined to be ineligible for reimbursement under the agreement shall remain the responsibility of the City.

Budget Impact	001.5411.546001 GRANT 500063 Median Maintenance FDOT JPA	
FY 26 Adopted Budget	$ -	
Amendments + Transfers	600,000	
Revised Budget	600,000	
Previous Expenses/Encumbrances	(51,000)	
Available Program Budget	549,000	
This Agreement +(-)	(321,375)	
FY 26 Remaining Program Budget	$ 227,625	*

** move $217,625 to FY 2027 (leave $10k in FY 2026)*

FY 2026 Budget Amendment: $600,000 Increase Rev 001.3411.334490

State-FDOT Median Maintenance GRANT# 500063

$600,000 Increase Exp 001.5411.546001 Median Maintenance GRANT# 500063

C. Level of Service (LOS): The execution of the JPA will enhance the appearance, sustainability, and long-term maintainability of the landscaped medians along the US 98 corridor. The proposed improvements will support continued corridor beautification efforts, improve protection of landscaped areas, and assist in preserving the visual quality of one of the City's primary transportation corridors.

D. **Legislative Sponsor:** N/A
E. **Business Impact Statement:** N/A

III. CONCLUSION: Staff is requesting approval for Hayes Construction Company to construct the curbing in accordance with the FDOT previously approved plans for the estimated amount of $321,375.00.

The JPA between FDOT and the City of Destin provides reimbursement funding assistance for landscape and median improvements along US 98/State Road 30. The City to continue corridor beautification and restoration efforts, address supplemental median improvements, and enhance the long-term appearance and maintainability of the corridor in partnership with FDOT.

IV. RECOMMENDED MOTION: I move to approve the request for Hayes Construction Company to construct the curbing in accordance with the FDOT previously approved plans and authorize the City Manager to execute a purchase order for the estimated amount of $321,375.00 to construct the curbing and request reimbursement from FDOT upon completion of the work.

Attachments:

1. FDOT JPA signed by Destin 061626
2. Quote-Hayes
3. Hayes 2026 signed 4of4 ext
4. Hayes Concrete Unit Pricing
5. FY20 Concrete Contract Ext & Original Contract

JOINT PARTICIPATION AGREEMENT
BETWEEN
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
CITY of DESTIN, OKALOOSA COUNTY

Financial Project No.: **458329-1-58-01**
Contract No.: **AT784**
Vendor No.: **F592480854007**

This Joint Participation Agreement ("Agreement") is between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, "**DEPARTMENT,**" and the CITY of DESTIN, "**CITY**." The **DEPARTMENT** and the **CITY** are desirous of having the **CITY** make certain improvements in connection with **Financial Project Identification Number (FP ID) 458329-1-58-01** for landscape improvements along SR 30 (US 98) Harbor Boulevard from East Pass Bridge to Walton County Line, Destin, Florida, hereinafter referred to as the **"PROJECT." The PROJECT will have an Installation Phase and a Maintenance Phase, which is further described herein.** The **DEPARTMENT** and the **CITY** may sometimes be referred to in this Agreement as a "Party", and collectively as the "Parties."

1. The **DEPARTMENT** and the **CITY** have the authority under Section 339.12, Florida Statutes, to enter into this Agreement; and

2. A Roadside Beautification Assistance Program has been created by Section 334.044(26), Florida Statutes, to "provide for the conservation of natural roadside growth and scenery and for the implementation and maintenance of roadside beautification programs"; and

3. The **CITY** has certified the **DEPARTMENT** that it has met the eligibility requirements of said Section 334.044(26), Florida Statutes; and

4. The **DEPARTMENT** shall reimburse the **CITY** for services as further described in this Agreement and in Exhibit "A" Scope of Services, attached hereto; and

5. The **CITY**, by resolution No. 26-14, a copy of which is attached hereto as Exhibit "D", has authorized the Mayor or CITY Official to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the Parties agree as follows:

6. The recitals in paragraphs 1-5 above are true and correct and are made a part of this Agreement.

7. **SERVICES AND PERFORMANCE**

A. The **CITY** shall be responsible for the preparation of all design plans for the **PROJECT** at the **CITY's** sole expense. Said design plans shall include the design for the installation and maintenance of any and all plants, planting material, and irrigation systems, to be maintained by the **CITY** under this Agreement (the "Plans"). The Plans shall be deemed to be incorporated by this reference into this Agreement upon completion by the **CITY.**

B. The **CITY** shall have the sole responsibility for resolving claims and requests for the additional work for the **PROJECT**. The **CITY** will make best efforts to obtain the **DEPARTMENT'S** input in its decisions.

C. The **CITY** shall furnish the services with which to undertake and complete the **PROJECT**, which shall consist of both an i) Installation Phase and ii) Maintenance Phase, said services being further described in Exhibit "A" to this Agreement.

D. The **CITY** agrees to undertake and complete the **PROJECT** in accordance with all applicable statutes, rules and regulations, including **DEPARTMENT** standards and specifications and in accordance with District Three Landscape Care Guide – Landscape and Irrigation Care along the State Highway System, dated February 4, 2016, as may be amended or revised from time to time ("Landscape Care Guide"), which is hereby incorporated by reference into this Agreement. The **CITY** shall take the necessary steps to ensure the **PROJECT** is completed within state or **CITY** right-of-way, or an appropriate easement has been acquired for off right-of-way actions. The **CITY** shall be responsible for obtaining clearances/permits required for the **PROJECT** from the appropriate permitting authorities.

i). The **CITY** is responsible for obtaining a landscape permit and any bore permits required from the **DEPARTMENT** prior to performing the work.

ii). The **CITY** shall notify the **DEPARTMENT** field office responsible for overseeing the **PROJECT** at least 48 hours prior to beginning work on the **PROJECT**.

E. Upon completion of the Installation Phase of the **PROJECT**, the appropriate **CITY** representative shall certify to the **DEPARTMENT** that the Installation Phase of **PROJECT** has been completed in accordance with the Plans and specifications, and all the terms and conditions of this Agreement. Said certification shall be done by forwarding a completed Certification of Completion form, attached hereto as Exhibit "C," in accordance with Section 11.L. of this Agreement. Completion of the Installation Phase of the **PROJECT** shall be subject to final acceptance and certification by the **DEPARTMENT**.

F. The **DEPARTMENT** will be entitled at all times to be advised as to the status of work being done by the **CITY** and of the details thereof. Therefore, the **CITY** shall provide a monthly report on the first business day of the month to the **DEPARTMENT** project manager during the Installation Phase.

G. If the **CITY** hires a consultant, it must certify that its consultant has been selected in accordance with the Consultants Competitive Negotiation Act (Section 287.055, Florida Statutes).

H. The **CITY** shall not sublet, assign or transfer this Agreement without prior written consent of the **DEPARTMENT**.

I. The **CITY** shall have sole responsibility for maintaining the subject landscaping according to **DEPARTMENT** standards and specifications, as well as stipulations outlined in the Landscape Care Guide. Upon the execution of this Agreement, The **CITY** certifies that is has received a copy of the Landscape Care Guide and agrees to be bound by the terms and conditions contained therein.

J. Upon completion of the Installation Phase of the **PROJECT** by the **CITY**, the **CITY** will assume responsibility for the Maintenance Phase of the **PROJECT,** which includes, irrigation and other related materials identified in the Plans, and will conduct such maintenance as specified in accordance with any maintenance plan identified in the notes of the **PROJECT** Plans, as well as the requirements set forth in the Landscape Care Guide. The **CITY** shall coordinate with the **DEPARTMENT's** District Landscape Project Manager or their designee to inspect the **PROJECT** on a quarterly basis and subsequently make corrections based on each quarterly inspection. In the event the **CITY** fails to maintain the **PROJECT** in accordance with a maintenance schedule and plan, the **DEPARTMENT**, at its option, may perform the required maintenance and the **CITY** shall reimburse the **DEPARTMENT** for the costs.

K. The **CITY**:

i). Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the **CITY** during the term of the contract; and

ii). Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

8. TERM

A. The **CITY** shall commence the project activities subsequent to the execution of this Agreement and said activities shall be performed in accordance with the following schedule:

i). Installation Phase

The term of the Installation Phase of the **PROJECT** shall commence subsequent to execution of this Agreement and shall end on the date the **DEPARTMENT** receives from the **CITY** notification and certification of completion of the Installation Phase in accordance with Section 7.E. of this Agreement, or **December 31, 2028**, whichever occurs first. The Installation Phase shall include a 365-day establishment period. If the **CITY** does not complete the Installation Phase of the **PROJECT** by **December 31, 2028**, or by means of written extension(s) of time by the Department's District Secretary or Designee grants a written extension prior to expiration of the Agreement, the Agreement will expire on the last day of the scheduled completion of the Installation Phase as provided in this paragraph.

ii). Maintenance Phase

The term of the Maintenance Phase of the **PROJECT** shall commence on the date the **CITY** provides certification of completion of the Installation Phase in accordance with Section 7.E. of this Agreement.

9. REIMBURSEMENT AND PAYMENT

A. i) The total cost of the **PROJECT** is estimated at **$600,000.00.** The **DEPARTMENT** shall reimburse the **CITY** for **one hundred percent (100%)** of the total actual costs directly related to the Installation Phase of the **PROJECT,** in an amount not to exceed **SIX HUNDRED THOUSAND and 00/100 DOLLARS ($600,000.00),** for actual costs incurred. It is understood and agreed to by the Parties that the total reimbursement amount under this Agreement shall not exceed **$600,000.00**, unless otherwise provided herein or as may be subsequently agreed to by the Parties through the execution of an amendment. The method of compensation is further described in Exhibit "B", which is attached hereto. Any additional costs, such as design costs of the **PROJECT**, costs relating to the Maintenance Phase of the **PROJECT**, or other items not covered by this Agreement, shall be the **CITY's** sole responsibility.

ii) The **CITY** shall submit one invoice (3 copies) plus supporting documentation required by the **DEPARTMENT** to the Department's Landscape Project Manager, 1074 Highway 90, Chipley, FL, 32428, for

approval and processing.

iii) The **DEPARTMENT** shall reimburse the **CITY** upon receipt of a properly submitted invoice and all supporting documentation. Supporting documentation shall include a copy of the cancelled check tendered by the **CITY** to the consultant/contractor who performed the work under the **PROJECT**. Supporting documentation shall also include dates of services and items of work performed on the **PROJECT**.

iv) Invoices shall be submitted by the **CITY** in detail sufficient for a proper pre-audit and post-audit thereof, based on quantifiable, measurable and verifiable deliverables as established in Exhibit "A," Scope of Services Plans when approved by the **DEPARTMENT**. Deliverables must be received and accepted in writing by the **DEPARTMENT's** Project Manager or designee prior to reimbursements.

v) Supporting documentation must establish that the deliverables were received and accepted in writing by the **DEPARTMENT** and must also establish that the required minimum level of service to be performed was met, and that the criteria for evaluating successful completion was met, as specified in Section 7 and Exhibit "A" of this Agreement.

vi) The **CITY** may receive progress payments for deliverables based on a percentage of services that have been completed, approved and accepted to the satisfaction of the **DEPARTMENT** when properly supported by detailed invoices and acceptable evidence of payment. The final balance due under this Agreement will be reimbursed upon completion of all **PROJECT** services, receipt of final construction cost documentation and proper submission of a detailed invoice and when the **PROJECT** has been inspected, approved and accepted to the satisfaction of the **DEPARTMENT** in writing.

vii) If the schedule for performance exceeds 30 days the **CITY** shall submit invoices to the **DEPARTMENT** at the end of each calendar month. The **CITY** shall prepare and submit monthly invoices to the **DEPARTMENT** in a format acceptable to the **DEPARTMENT**. Optionally, in an extended performance as referred to in this item, the **CITY** may submit one complete invoice in the form and in accordance with the method required in items i), ii), iii), iv), v) and vi) above.

viii) If this Agreement involves units of deliverables, then such units must be received and accepted in writing by the Contract Manager prior to payments.

ix) Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper preaudit and post-audit thereof.

x) Travel costs will not be reimbursed.

B. Records of costs incurred under terms of this Agreement shall be maintained and made available upon request to the **DEPARTMENT** at all times during the period of this Agreement and for five (5) years after final payment is made. Copies of these documents and records shall be furnished to the **DEPARTMENT** upon request. Records of costs incurred include the **CITY's** general accounting records and the project records, together with supporting documents and records of the **CITY** and all subcontractors performing work on the **PROJECT**, and all other records of the **CITY** and subcontractors considered necessary by the **DEPARTMENT** for a proper audit of costs.

C. The **DEPARTMENT** during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The **DEPARTMENT** shall require a statement from the Comptroller of the **DEPARTMENT** that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years. Accordingly, the State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature.

10. TERMINATION AND DEFAULT

A. If the **DEPARTMENT** determines the performance of the **CITY** is not satisfactory, the **DEPARTMENT** shall have the option of (a) immediately terminating the Agreement, or (b) notifying the **CITY** of the deficiency with a requirement that the deficiency be corrected within a specified time, otherwise the Agreement will be terminated at the end of such time, or the **DEPARTMENT** will take whatever action is deemed appropriate by the **DEPARTMENT**.

B. The **DEPARTMENT** may cancel this Agreement in whole or in part at any time the interest of the **DEPARTMENT** requires such termination. The **DEPARTMENT** also reserves the right to terminate or cancel this Agreement in the event the **CITY** shall be placed in either voluntary or involuntary bankruptcy. The **DEPARTMENT** further reserves the right to terminate or cancel this Agreement in the event of an assignment being made for the benefit of creditors. This Agreement may be canceled by the **CITY** upon (60) sixty days written notice to the **DEPARTMENT**.

C. If the **DEPARTMENT** requires termination of the Agreement for reasons other

than the unsatisfactory performance of the **CITY**, the **DEPARTMENT** shall notify the **CITY** of such termination, with instructions to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

D. If the Agreement is terminated before performance is completed, the **CITY** shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed an amount which is the same percentage of the contract price as the amount of work satisfactorily completed is a percentage of the total work called for by this Agreement. All work in progress will become the property of the **DEPARTMENT** and will be turned over promptly by the **CITY**.

11. MISCELLANEOUS

A. Participants (in this document identified as **CITY**) providing goods and services to the **DEPARTMENT** should be aware of the following time frames. Upon receipt, the **DEPARTMENT** has ten (10) working days to inspect and approve the goods and services unless the bid specifications, purchase order or contract specify otherwise. The **DEPARTMENT** has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received, or the goods or services are received, inspected, and approved.

B. If a warrant in payment of an invoice is not issued within forty (40) days after receipt of the invoice and receipt, inspection, and approval of the goods and services, a separate interest penalty at a rate as established pursuant to Section 55.03(1), F.S., will be due and payable, in addition to the invoice amount to the **CITY**. Interest penalties of less than one (1) dollar will not be enforced unless the **CITY** requests payment. Invoices which have to be returned to a **CITY** because of **CITY** preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the **DEPARTMENT**.

C. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Participants who may be experiencing problems in obtaining timely payment(s) from the **DEPARTMENT**. The Vendor Ombudsman may be contacted at (850) 413-5509.

D. The **CITY** shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **CITY** in conjunction with this Agreement. Failure by the **CITY** to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the **DEPARTMENT**.

E. The **CITY** shall comply with all federal, state and local laws and ordinances applicable to the work or payment for work thereof. The **CITY** shall not discriminate on the grounds of race, color, religion, sex or national origin in the performance of work under this Agreement.

F. No funds received pursuant to this Agreement may be expended for lobbying the Legislature, the judicial branch, or a state agency.

G. The **CITY** and the **DEPARTMENT** agree that the **CITY**, its employees, and subcontractors are not agents of the **DEPARTMENT** as a result of this Agreement.

H. It is understood between the Parties hereto that any part of or the entire **PROJECT** may be removed, relocated or adjusted at any time in the future as determined to be necessary by the **DEPARTMENT** in order that the associated state road be widened, altered or otherwise changed to meet with the future criteria or planning of the **DEPARTMENT**. The **DEPARTMENT** shall give the **CITY** notice regarding such removal, relocation or adjustment and the **CITY** shall be allowed sixty (60) calendar days to remove all or part of the **PROJECT** at its own cost. The **CITY** shall own that part of the **PROJECT** it removes. After the sixty (60) calendar day's removal period, the **DEPARTMENT** may remove, relocate or adjust the **PROJECT** as it deems best. Wherever the **CITY** removes a **PROJECT** pursuant to this Agreement, the **CITY** shall restore the surface of the affected portion of the **PROJECT'S** premises to the same safe and trafficable condition as existed prior to installation of such **PROJECT**.

I. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any provision herein determined by a court of competent jurisdiction, or any other legally constituted body having jurisdiction, to be invalid or unenforceable shall be severable and the remainder of this Agreement shall remain in full force and effect, provided that the invalidated or unenforceable provision is not material to the intended operation of this Agreement. Venue of any judicial proceedings arising out of this Agreement shall be in Leon County, Florida.

J. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment, or alteration in the terms and conditions herein, nor any extension of time for completion of any phase of the PROJECT, shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

K. PUBLIC ENTITY CRIME INFORMATION AND ANTI-DISCRIMINATION STATEMENT: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

L. Any and all notices, reports, invoices, and certifications required pursuant to the terms of this Agreement shall be sent by First Class United States Mail to the addresses listed below; provided, however, that the **DEPARTMENT** may, by written authorization to the **CITY**, allow for a separate means of notification:

DEPARTMENT
Kristi Patterson, District Landscape
Florida Department of Transportation
1074 Highway 90
Chipley, FL 32428

CITY
Larry Jones, City Manager
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

M. The **DEPARTMENT** and the **CITY** agree to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

N. The **CITY** agrees to comply with requirements set forth in Section 334.044(26), Florida Statutes.

O. This Agreement shall become effective on the last date of a signature by a Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below.

CITY OF DESTIN, FLORIDA

ATTEST: _____ (SEAL)
CLERK

BY: _____
TITLE: _____
DATE: _____

_____
CITY ATTORNEY

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST: _____ (SEAL)
EXECUTIVE SECRETARY

BY: _____
DIRECTOR OF
TRANSPORTATION
OPERATIONS

DATE: _____

LEGAL REVIEW:

_____
OFFICE OF GENERAL COUNSEL

Exhibit "A"
SCOPE OF SERVICES

Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line Destin, Florida

FP ID: 458329-1-58-01

Project: Landscape along SR 30 (US 98) Harbor Boulevard from East Pass Bridge to Walton County Line, Destin

Project Summary: The City of Destin is advancing a landscape beautification project focused on the medians along Harbor Boulevard, between East Pass Bridge and the Walton County line. This effort seeks to enhance the existing medians into attractive, low-maintenance landscape features that enhance the visual identity of the corridor and reflect the City's commitment to sustainability and native planting.

The proposed design will incorporate Florida-friendly, drought-tolerant, and low-maintenance plant materials, emphasizing native species that provide year-round interest with minimal upkeep. The improved medians will not only elevate the aesthetic experience for residents and visitors but also contribute to a more unified and environmentally conscious public realm. The project will be maintained by the City of Destin.

The City will install a reclaimed water line to service the project. At minimum one underground bore will be required. We anticipate using drip irrigation for trees and spray irrigation for bushes and where appropriate.

Select sections of this roadway are proposed where the city believes will be most aesthetically appealing and ecologically sustainable, and with consideration of driver safety in mind (i.e. clear zone, sight distance, etc.).

Project will require a one-year establishment by the contractor.

Estimated Cost: $600,000.00

The project design, set-backs, tree heights, etc. are subject to change pending field condition. Proposed plantings are also subject to change during construction based on availability.

EXHIBIT "B"
Method of Compensation

Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida

FP ID: 458329-1-58-01

For satisfactory completion of all services related to the purchase of the plant materials, fertilizer, and the cost for labor associated with the installation of the planting detailed in Exhibit "A" Scope of Services of this Agreement, the **DEPARTMENT** shall reimburse the **CITY** in an amount not to exceed **SIX HUNDRED THOUSAND and 00/100 DOLLARS ($600,000.00),** for actual costs incurred.

The **CITY** may receive progress payments for actual costs incurred for deliverables based on the percentage of services that have been completed, approved and accepted to the satisfaction of the **DEPARTMENT** when properly supported by detailed invoices and acceptable evidence of payment. The final balance due under this Agreement will be reimbursed upon completion of all **PROJECT** services, receipt of final construction cost documentation and proper submission of a detailed invoice and when the **PROJECT** has been inspected, approved and accepted to the satisfaction of the **DEPARTMENT** in writing.

EXHIBIT "C"
Certification of Completion

Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida

FP ID: 458329-1-58-01

CERTIFICATION OF COMPLETION

JOINT PARTICIPATION AGREEMENT
Between
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
and the CITY of DESTIN, FLORIDA

PROJECT DESCRIPTION:
SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida

FINANCIAL MANAGEMENT ID# 458329-1-58-01

In accordance with the terms and conditions of the JOINT PARTICIPATION AGREEMENT, the undersigned hereby provides notification that the Installation Phase of Project under this Agreement is complete as of _____, 20___.

By: _____

Name: _____

Title: _____

Exhibit "D"
RESOLUTION

Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida

FP ID: 458329-1-58-01

RESOLUTION 26-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, APPROVING A JOINT PARTICIPATION AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF DESTIN FOR LANDSCAPE AND MEDIAN IMPROVEMENTS ALONG SR 30 (US 98) HARBOR BOULEVARD FROM EAST PASS BRIDGE TO THE WALTON COUNTY LINE; AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE THE AGREEMENT AND ALL RELATED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation ("FDOT") and the City of Destin desire to enter into a Joint Participation Agreement ("Agreement") for landscape and median improvements along SR 30 (US 98) Harbor Boulevard from the East Pass Bridge to the Walton County line, identified as Financial Project Identification Number 458329-1-58-01; and

WHEREAS, the Agreement is intended to support landscape beautification and median enhancement efforts along the US 98 corridor through eligible installation-related improvements and associated landscaping enhancements; and

WHEREAS, the City intends to utilize the funding provided through the Agreement for supplemental median improvements, including installation of concrete ribbon curbing around existing planted islands, landscape restoration activities, irrigation-related enhancements, and related incidental work within the project corridor; and

WHEREAS, the City is currently addressing irrigation and groundwater well deficiencies affecting portions of the landscaped medians near Big Kahuna's Water & Adventure Park and desires to continue preserving and enhancing the visual quality of the US 98 corridor; and

WHEREAS, pursuant to the Agreement, FDOT will reimburse the City for eligible project costs associated with the Installation Phase of the project in an amount not to exceed Six Hundred Thousand Dollars ($600,000.00); and

WHEREAS, the City acknowledges that, upon completion of the Installation Phase, the City will assume ongoing maintenance responsibilities for the project improvements in accordance with FDOT standards and the terms of the Agreement; and

WHEREAS, the City Council finds that entering into the Agreement is in the best interest of the City of Destin and serves a valid public purpose by enhancing and preserving the appearance, sustainability, and maintainability of one of the City's primary transportation corridors.

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

SECTION 1. RECITALS

The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated herein by reference.

SECTION 2. APPROVAL OF AGREEMENT

The City Council hereby approves the Joint Participation Agreement between the Florida Department of Transportation and the City of Destin for landscape and median improvements along SR 30 (US 98) Harbor Boulevard from the East Pass Bridge to the Walton County line, attached hereto and incorporated herein as Exhibit "A."

SECTION 3. AUTHORIZATION

The City Manager and City Clerk are hereby authorized to execute the Joint Participation Agreement and any additional documents necessary to effectuate the intent of this Resolution, subject to review and approval by the City Attorney.

SECTION 4. CONFLICTS

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Resolution.

SECTION 6. EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, THIS 15TH DAY OF JUNE, 2026.

CITY OF DESTIN, FLORIDA

Bobby Wagner, Mayor

ATTEST:

Lisa Wallace, City Clerk

APPROVED AS TO FORM FOR THE CITY OF DESTIN:

Kimberly Romano Kopp, City Attorney

PROPOSAL

#49-26

HAYES CONSTRUCTION COMPANY
3354 Union Hill Road
Bonifay, Fl. 32425
850-326-5471
hccllc26hayes@gmail.com

CITY OF DESTIN
pwadmin@cityofdestin.com

RE: Financial project ID #414132-9-52-01
(8" Ribbon curb - 8" x 12")

DESCRIPTION	QTY	UNIT	PRICE
1. 1488-	118	LF	
2. 1489-	114	LF	
3. 1490-	114	LF	
4. 1490-	119	LF	
5. 498-	114	LF	
6. 500-	127	LF	
7. 500-	85	LF	
8. 501-	242	LF	
9. 502-	87	LF	
10. 503-	91	LF	
11. 503-	35	LF	
12. 504-	113	LF	
13. 508-	102	LF	
14. 517-	234	LF	
15. 528-	113	LF	
16. 529-	176	LF	
17. 530-	186	LF	
18. 532-	78	LF	
19. 532-	107	LF	
20. 533-	176	LF	
21. 534-	98	LF	
22. 548-	102	LF	
23. 555-	113	LF	
24. 556-	137	LF	
25. 557-	130	LF	
26. 559-	186	LF	
27. 560-	137	LF	
28. 561-	86	LF	
29. 561-	27	LF	
30. 567-	55	LF	
31. 567-	83	LF	

32. 569-	249 LF
33. 571-	120 LF
34. 573-	167 LF
35. 573-	70 LF
36. 575-	113 LF
37. 582-	114 LF
38. 583-	133 LF
39. 584-	265 LF
40. 586-	45 LF
41. 586-	46 LF
42. 588-	265 LF
43. 589-	133 LF
44. 591-	186 LF
45. 593-	137 LF
46. 594-	113 LF
47. 600-	214 LF
48. 601-	272 LF
49. 604-	214 LF
50. 607-	355 LF
51. 611-	205 LF
52. 613-	123 LF
53. 619-	222 LF
54. 624-	182 LF
55. 628-	186 LF
56. 631-	260 LF
57. 635-	260 LF
58. 638-	123 LF
59. 639-	173 LF
60. 641-	173 LF
61. 642-	120 LF
62. 654-	244 LF
63. 665-	110 LF
64. 666-	190 LF
65. 666-	110 LF
66. 679-	110 LF
67. 680-	171 LF
68. 680-	90 LF
69. 681-	96 LF
70. 689-	114 LF
71. 690-	186 LF
72. 693-	186 LF
73. 694-	114 LF
Total curb	10,736 LF

PROPOSAL

H49-26

HAYES CONSTRUCTION COMPANY
3354 Union Hill Road
Bonifay, Fl. 32425 850-326-5471
hccllc26hayes@gmail.com **CITY OF**
DESTIN pwadmin@cityofdestin.com RE:
Financial project ID #414132-9-52-01
(8" Ribbon curb - 8" x 12")

DESRIPTION OF WORK	QTY	UNIT	PRICE	TOTAL
74. Total curb	10,736	LF	$24.12	$258,952.32
75. Hand excavate for 8" x 12" Deep curb (67' x 10,736)	7193.12	SF	$2.50	$17,982.80
76. Haul away excavated soil to approved site (.67' x 1' x 10,736= 7193.12 cf / 27 = 266.41)	266.41	CY	$52.40	$13,959.88
77. MOT - Signs, flaggers, cones, arrow board & MOT certified personnel	60	DAYS	$250.00	$15,000.00
78. Short truck Fee	40	TRIPS	$285.00	$11,400.00
79. Fuel surcharge	60	TRIPS	$68.00	$4,080.00
			TOTAL:	$321,375.00

* This reflects a unit rate of $30.47 per linear foot.
* Curb will be saw cut every 10'
* 3000 psi concrete w/ fiber

Any landscaping disturbed as a result of construction activities associated with the ribbon curb installation shall be restored to its original condition upon completion of the job, by others.

CONTRACT EXTENSION AGREEMENT

This contract extension agreement ("Extension") dated the 1st day of January, 2026, is between the City of Destin, Florida ("City"), a Florida municipal corporation, of 4200 Indian Bayou Trail, Destin, Florida, 32541 and S.H. Hayes Enterprises LLC. The purpose of this agreement is to extend for an additional one-year term that certain contract for services dated September 20, 2021 (as amended) between the City of Destin and S.H. Hayes Enterprises LLC "Contract" to provide miscellaneous concrete services for the City. This agreement will begin on January 1, 2026 and will extend through December 31, 2026.

This is the **4th of 4** possible extensions.

Additionally, the Human Trafficking Affidavit is attached to this Contract as Exhibit "A" and is fully incorporated herein.

It is expressly agreed by the parties that this Extension is made a part of the Contract as though expressly rewritten, incorporated, and included herein. To the extent of any conflict between this Extension and the Contract, this extension prevails, but all other terms and conditions of the Contract remain in full force and effect.

It is understood that final authorization for this Extension must be made by the Destin City Council, and that either party may cancel this Extension with 30 days written notice, without penalty.

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

Witnesses:

(Signature)

(Signature)

City of Destin

By: _____
Larry Jones
City Manager

ATTEST: _____
Rey Bailey
City Clerk

Witnesses:

(Signature)

S.H. Hayes Enterprises LLC

By: _____
(Signature)

(Signature)

Leslie Hayes, Owner
(Name &Title)

ATTEST: Edmund J. Hayes
(Signature)

Edmund H Hayes - Member
(Name &Title)

City of Destin, FL
Department of Public Works & Emergency Management
Continuing Services Concrete Contract Pricing

Item (*all concrete items are 4000psi w/ reinforcement fiber)	Unit	Current Unit Prices
Concrete Driveway 6” thick*	Square Foot	$11.99
Concrete Sidewalk, 4” thick*	Square Foot	$8.37
Concrete Flat/Ribbon Curb (12”W x 8”D)*	Linear Foot	$24.12
Concrete Curb Type “D”*	Linear Foot	$24.12
Concrete Type “E” Curb & Gutter*	Linear Foot	$32.16
Concrete Type “F” Curb & Gutter*	Linear Foot	$40.20
Concrete Mod. Type “F” Curb & Gutter*	Linear Foot	$40.20
Fill Dirt Provided, Delivered, Spread, and Compacted	Cubic Yard	$31.44
FDOT Qualified Traffic Control (MOT)	Per day	$250.00
Bermuda Sod Installed	Square Foot	$0.97
St. Augustine Sod Installed	Square Foot	$0.87
Centipede Sod Installed	Square Foot	$0.86
Removal of concrete 4” thick	Square Foot	$2.62
Removal of concrete 6” thick	Square Foot	$3.93
Removal of Asphalt (up to 4” thick)	Square Foot	$2.62
Clear & Grub	Square Foot	$3.27
Debris Hauling	Cubic Yard	$52.40
Silt Fence	Linear Foot	$4.25
Asphalt Cut w/ Abrasive Blade	Linear Foot	$5.89
Concrete Cut w/ Abrasive Blade	Linear Foot	$7.20
Tree Trimming	Per Hour	$131.00
Aluminum Pipe Guardrail (FDOT Index 870)	Linear Foot	$183.40
Irrigation Repair	Per Hour	$60.00
Manhole Adjustments	One Ring & Lid	$475.00
Asphalt Patching (Hot Mix)	Square Foot (2” thick)	$34.50
Excavation	Square Foot	$2.50
Curb Removal	Square Foot	$6.50

CONTRACT EXTENSION AGREEMENT

This agreement dated the Second day of December 2019 is between the City of Destin, Florida, a Florida municipal corporation, of 4200 Indian Bayou Trail, Destin, Florida, 32541 and S. H. Hayes Enterprises, LLC. The purpose of this agreement is to extend for one year a contract for services dated June 7, 2016 between the City of Destin and S. H. Hayes Enterprises, LLC. to provide miscellaneous concrete services for the City.

The following provision amends the contract of the parties and is binding upon them:
Contractor must comply with the public records law, Chapter 119, Florida Statutes, specifically, Contractor must:

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

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

It is expressly agreed by the parties that this contract is an extension to the Contract dated June 7, 2016 and the original is made a part hereof as though expressly rewritten, incorporated, and included herein. **This is the 3rd of 4 possible extensions.**

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

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

Witnesses:

Lorraine Bench
(Signature)

Kimberly J. Montgomery
(Signature)

CITY OF DESTIN

By: L. Johnson
Lance Johnson
City Manager

ATTEST:
REY BAILEY
City Clerk

Witnesses:

Lorraine Bench
(Signature)

S. H. Hayes Enterprises, LLC

By: Samuel H. Hayes
(Signature)

Samuel H. Hayes
Registered Agent
(Name &Title)

Angela Fears
(Signature)

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 2nd of December 2019 by Samuel H. Hayes.

Kimberly J. Montgomery
Signature of Person Taking Acknowledgement

Kimberly I. Montgomery
Printed name of Person Taking Acknowledgement

Personally known ____ or has produced identification FL Drivers License.

Distribution: 1 Original to – City Clerk, Ven
1 Copy to – PS, Fin, Attorney

NOTARY PUBLIC STATE OF FLORIDA
KIMBERLY I. MONTGOMERY
Commission # GG 174770
Expires March 5, 2022
Bonded Thru Budget Notary Services

AMENDMENT NO. 1 TO
MISCELLANEOUS CONCRETE CONTINUING SERVICES CONTRACT
BETWEEN
CITY OF DESTIN
AND
S.H. HAYES ENTERPRISES LLC.

THIS AMENDMENT is made and entered into this Second day of December 2019, by and between the **CITY OF DESTIN** (hereinafter referred to as "CITY") and **S.H. HAYES ENTERPRISES, LLC.** (hereinafter referred to as "CONTRACTOR"), to extend and amend the Miscellaneous Concrete Continuing Services Contract dated June 7, 2016; and

NOW, THEREFORE, the CITY and the CONTRACTOR further amend the agreement as follows:

1. **Compensation**: Shall be amended to reflect additional concrete services as requested by the City. For satisfactory completion and acceptance of the work, the City agrees to pay the Contractor in accordance with the terms of the revisions below.
2. **Use of 4000psi Concrete with Fiber Mesh**: All sidewalk repairs for sidewalks over 6 feet in width shall use a minimum 4" depth of 4000psi concrete with fiber mesh.
3. **ADA Truncated Domes**: Contractor will install only ADA truncated dome paver systems at crosswalks and other areas where truncated domes mats are normally installed. The CITY will provide the pavers.
4. **Revised Costs (Concrete)**: 4" thick 4000 psi with fiber sidewalk - $5.75/sf, 6" thick 4000 psi with fiber sidewalk - $8.75/sf
5. **Revised Costs (ADA Pavers)**: ADA brick pavers @ crosswalks - $36.00/sf. This cost includes sawing to remove existing concrete, removal and hauling away of existing concrete, and providing a sand-cement mix under the pavers to reduce sinking.

IN WITNESS WHEREOF, the City and Contractor, through their duly authorized representatives, execute this Amendment.

CITY OF DESTIN

Lance Johnson
City Manager

S.H. HAYES ENTERPRISES, LLC.

Samuel Hayes
Owner

Attest:

SEAL
City Clerk

EXHIBIT
None

EXHIBIT A

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB No. 16-07-PS.
MISCELLANEOUS CONCRETE CONTINUING SERVICES

BID FORM

PART I Bid submitted by:

Company: S.H. Hayes Enterprises LLC

Address: P.O. Box 206

City & State: Chipley, Fla Zip Code 32428

Telephone: ( ) 850-326-5471 Fax: ( ) N/A

Number of Years in Business: 36 yrs experience by owner

PART II Bidding RFB No 16-07-PS. MISCELLANEOUS CONCRETE CONTINUING SERVICES, as follows:

Contractor shall provide proper signs and traffic control measures as per Florida Department of Transportation's Manual on Traffic Control and Safe Practices for Streets and Highway Constructions, Maintenance and Utility Operations, current edition. All construction, methods of measurement, and basis of paymem shall be in accordance with Division II and III of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, current edition, copies of which are available from the Florida Departmeat of Transportation.

1 Contractor must be FDOT MOT certified

ITEM		UNIT	UNIT PRICE
Concrete Driveway 6 inches thick-fiber reinforced		sq ft	$ ~~4.50~~ 5.16
Concrete Sidewalk – 4 inches thick installed		sq ft	$ 4.50
Concrete Flat/Ribbon Curb (12" wide by 8" deep)		lf	$ 14.00
Concrete Type "D" Curb		lf	$ 15.00
Concrete Type "E" Curb & Gutter		lf	$ 19.00
Concrete Type "F" Curb & Gutter		lf	$ 20.00
Concrete Modified (18") Type "F" Curb & Gutter		lf	$ 22.00
Fill Dirt provided, delivered, spread and compacted on grade		cu yd	$ ~~30.00~~ 20.00
FDOT qualified Traffic Control (MOT) cost		per day	$ ~~Cost plus 20%~~ 250.00
Bermuda Sod installed		sq yd	$ 5.50
St Augustine Sod installed		sq yd	$ 6.50
Centipede Sod installed		sq yd	$ 5.50
Removal of Concrete 4 inches thick		sq yd	$ 12.00
Removal of Concrete 6 inches thick		sq yd	$ 16.00
Removal of Asphalt up to 4 inches thick		sq yd	$ 12.00
Clear & Grub		sq yd	$ 20.00
Debris Hauling		cu yd	$ 30.00
Silt Fence		lf	$ 2.50
Asphalt Cut with Abrasive Blade		lf	$ 3.50
Concrete Cut with Abrasive Blade		lf	$ 4.50
Tree trimming		per hr	$ 100.00
Aluminum Pipe Guiderail (FDOT index 870)		lf	$ 90.00
Irrigation Repair		per hr	$ ~~Cost Plus 20%~~ 60.00
Irrigation materials at cost plus 20 %			
American Disabilities Act (ADA) truncated dome paver installation	24" x 24"	each	$ 125.00 Labor only
Materials provided by City	24" x 48"	each	$ 250.00
	24" x 60"	each	$ 350.00
	24" x 72"	each	$ 275.00
	24" x 96"	each	$ 410.00
	24" x 120"	each	$ 450.00
Swale Installation (grading)		cu ft	$ 1.25

Additional costs associated with the above services and materials not listed

Pumping water	$ Cost plus	20%
Pumping Concrete	$ Cost plus	20%
Irregular testing (certified)	$ Cost plus	21%
	$	
	$	
	$	

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

PART III Certifications:

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

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

Signature and Certification:

Name and Title of Authorized Representative: Samuel Hugh Hayes
(Print or Type)

Signature: Samuel Hugh Hayes

Date of Bid: 5/10/16

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

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

END OF BID FORM

CITY OF DESTIN, FLORIDA

CONTRACT

MISCELLANEOUS CONCRETE MAINTENANCE CONTINUING SERVICES CONTRACT

On June 6, 2016 THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, herein referred to as the **City**, accepted the bid of S. H. Hayes Enterprises, LLC herein referred to as the **Contractor**, to supply miscellaneous concrete maintenance services for City properties. The Contractor's Cost Schedule for the terms of their engagement is included in their entirety by reference at Exhibit "A" and as completely as if incorporated herein.

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

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

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

3. Term of Contract and Time Extensions:
This contract will be in effect from June 7, 2016 through September 30, 2017 and is for supplying the City with concrete maintenance services.

4. Time for Performance:
The Contractor agrees to provide concrete maintenance services for the satisfactory approval and acceptance by the City.

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

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

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

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

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

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

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

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

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

12. Termination for Default:

The Contract will remain in force for the full period specified and until the City Manager or his designee determines that all requirements and conditions have been satisfactorily met and the City Manager or his designee has accepted the work under the Contract Documents following the initial contract terms and all subsequent contract terms, including warranty and guarantee periods. However, the City Manager will have the right to terminate this Contract sooner if the Contractor has failed to perform satisfactorily the work required or comply with the other requirements of the Contract.

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

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

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

13. Termination for Convenience:

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

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

14. Disclosure:

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

15. Miscellaneous:

15.1 Governing Law

The parties intend that this Contract and the relationship of the parties shall be governed by the laws of the State of Florida. Venue for any action arising out of this contract shall be in Okaloosa County Florida and no where else.

15.2 Severability

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

15.3 Sovereign Immunity

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

15.4 Construction

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

15.5 Attorney's Fees

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

15.6 Notices

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

15.7 Public Records

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

(a) Keep and maintain public records that ordinarily and necessarily would be required by the City of Destin in order to perform the service.

(b) Provide the public with access to public records on the same terms and conditions that the City of Destin would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(d) Meet all requirements for retaining public records and transfer, at no cost, to the City of Destin all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City of Destin in a format that is compatible with the information technology systems of the City of Destin.

As to the City:
CARISSE LE JEUNE
~~Greg Kisela~~
4200 Indian Bayou Trail
Destin, Florida 32541

As to the Contractor:

S. H. Hayes Enterprises, LLC
PO Box 206
Chipley, FL 32428

IN WITNESS WHEREOF, the City hereunto caused these presents to be subscribed and the Contractor has affixed their name and seal, this the 14th day of June, 2016.

ATTEST:

~~Rey Bailey~~
City Clerk

CITY OF DESTIN

By: Carisse LeJeune
Carisse LeJeune
Interim City Manager

SEAL

APPROVED AS TO LEGAL FORM:

J. Jerome Miller
City Attorney

S. H. Hayes Enterprises, LLC
CONTRACTOR:

By: Samuel H. Hayes
(Signature)

Samuel H. Hayes
(Printed Name)

Its: Owner
(Title)

Gregory C. Hayes
Witness

Charlotte A Sheffield
Witness

EXHIBIT A

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB No. 16-07-PS
MISCELLANEOUS CONCRETE CONTINUING SERVICES

BID FORM

PART I Bid submitted by

Company: S.H. Hayes Enterprises LLC

Address: P.O. Box 206

City & State: Chipley, Fla Zip Code: 32428

Telephone: ( ) 850-326-5471 Fax: ( ) N/A

Number of Years in Business: 36 yrs experience by owner

PART II Bidding RFB No 16-07-PS, MISCELLANEOUS CONCRETE CONTINUING SERVICES, as follows:

Contractor shall provide proper signs and traffic control measures as per Florida Department of Transportation's Manual on Traffic Control and Safe Practices for Streets and Highway Constructions, Maintenance and Utility Operations, current edition. All construction, methods of measurement, and basis of payment shall be in accordance with Division II and III of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, current edition, copies of which are available from the Florida Department of Transportation.

1 Contractor must be FDOT MOT certified

ITEM		UNIT	UNIT PRICE
Concrete Driveway 6 inches thick-fiber reinforced		sq ft	$ ~~4.50~~ 5.16
Concrete Sidewalk – 4 inches thick installed		sq ft	$ 4.50
Concrete Flat/Ribbon Curb (12" wide by 8" deep)		lf	$ 14.00
Concrete Type "D" Curb		lf	$ 15.00
Concrete Type "E" Curb & Gutter		lf	$ 19.00
Concrete Type "F" Curb & Gutter		lf	$ 20.00
Concrete Modified (18") Type "F" Curb & Gutter		lf	$ 22.00
Fill Dirt provided, delivered, spread and compacted on grade		cu yd	$ ~~30.00~~ 20.00
FDOT qualified Traffic Control (MOT) cost		per day	$ ~~Cost plus 20%~~ 250.00
Bermuda Sod installed		sq yd	$ 5.50
St Augustine Sod installed		sq yd	$ 5.50
Centipede Sod installed		sq yd	$ 5.50
Removal of Concrete 4 inches thick		sq yd	$ 12.00
Removal of Concrete 6 inches thick		sq yd	$ 16.00
Removal of Asphalt up to 4 inches thick		sq yd	$ 12.00
Clear & Grub		sq yd	$ 20.00
Debris Hauling		cu yd	$ 30.00
Silt Fence		lf	$ 2.50
Asphalt Cut with Abrasive Blade		lf	$ 5.50
Concrete Cut with Abrasive Blade		lf	$ 4.50
Tree trimming		per hr	$ 100.00
Aluminum Pipe Guiderail (FDOT index 870		lf	$ 90.00
Irrigation Repair		per hr	$ ~~Cost Plus 20%~~ 60.00
Irrigation materials at cost plus 20 %			
American Disabilities Act (ADA) truncated dome paver installation	24" x 24"	each	$ 125.00 Labor only
Materials provided by City	24" x 48"	each	$ 250.00
	24" x 60"	each	$ 250.00
	24" x 72"	each	$ 275.00
	24" x 96"	each	$ 410.00
	24" x 120"	each	$ 450.00
Swale Installation (grading		cu ft	$ 12.50

Additional costs associated with the above services and materials not listed

Pumping water	$ Cost plus 20%
Pumping concrete	$ Cost plus 20%
Required testing (certified)	$ Cost plus 20%
	$
	$
	$

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

PART III Certifications:

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

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

Signature and Certification:

Name and Title of Authorized Representative: Samuel Hugh Hayes
(Print or Type)

Signature: Samuel Hugh Hayes

Date of Bid: 5/10/16

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

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

END OF BID FORM

ITEM # 2026-1122

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.C.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Michael Burgess, Public Works Director
Tina Deater, Community Development Director

DATE: 08/05/2026

SUBJECT: Updating of Ordinance 359, Post-Disaster Redevelopment Plan, seeking direction and a legislative sponsor

I. BACKGROUND: Ordinance No. 359 (attached), adopted in November 2000, established the City's original Post-Disaster Redevelopment Plan in accordance with the City's Comprehensive Plan and applicable Florida law. Since its adoption, numerous changes have occurred in State Statutes, Emergency Management practices, the Florida Building Code, National Flood Insurance Program (NFIP) requirements, FEMA guidance, the City's Comprehensive Plan and Land Development Code.

II. DISCUSSION: At this time, staff is requesting a legislative sponsor and authorization to proceed with an Ordinance to update the Post-Disaster Redevelopment Plan. If authorized, staff will initiate the formal ordinance promulgation and adoption process, including presentation of the draft Ordinance language to the Local Planning Agency, review by the City Attorney, scheduling of required public hearings, and other procedural steps necessary for ultimate adoption. Staff also requests that the Council identify a legislative sponsor for the Ordinance.

Following Council adoption, any revised ordinance will be incorporated into the City's Local Mitigation Strategy (LMS) to ensure consistency with the City's hazard mitigation and resilience planning efforts.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
II. Quality of Life and Safety for Families
III. Economic Development and Revialization (post-disaster)

B. Effect on Budget (EOB): There is no direct fiscal impact associated with authorizing staff to begin the Ordinance update process. Staff

anticipates completing the update using existing personnel and budgeted departmental resources.

C. Level of Service (LOS): Approval will allow staff to begin updating the City's Post-Disaster Redevelopment Plan through the formal legislative process, ensuring the City's disaster recovery policies remain current, legally defensible, and consistent with State and Federal requirements while supporting efficient post-disaster recovery planning.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: Authorization to proceed will allow staff to begin the formal legislative process for updating Ordinance No. 359 a.k.a. the City's Post-Disaster Redevelopment Plan, with review by the City Attorney for compliance with current law. Staff also respectfully requests a legislative sponsor.

IV. RECOMMENDED MOTION: I move to authorize staff to proceed with the formal legislative process for updating Ordinance No. 359.

Attachments:

1. Ordinance 359 Post-Disaster Redevelopment Plan

ORDINANCE NO. 359

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR THE ADOPTION OF THE POST-DISASTER REDEVELOPMENT PLAN; PROVIDING FOR THE REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Destin is vulnerable to a variety of natural hazards which result or may result in emergencies causing substantial injury or harm to the population, or substantial damage to or loss of property;

WHEREAS, the City of Destin shall cooperate with Okaloosa County to manage and implement the "Peace Time Emergency Plan, Okaloosa County, Florida," and utilize the recommendations and guidance provided in the Northwest Florida Hurricane Evacuation Study, Transportation Analysis, currently being updated by the U.S. Army Corps of Engineers, Mobile District; and

WHEREAS, Chapter 252, F.S., provides the City Council with the authority to declare a state of local emergency and take actions necessary to ensure the safety and well-being of its residents, visitors, and property during emergencies caused by these hazards; and

WHEREAS, the City of Destin has prepared a Comprehensive Plan in compliance with Chapter 163, F.S., and Rule 9J-5, F.A.C.; and

WHEREAS, the City of Destin has adopted its Comprehensive Plan and Objective 11.A.8 requires the City to develop and adopt a Post-Disaster Redevelopment Plan which will reduce or eliminate the exposure of human life and public and private property to natural hazards; and

WHEREAS, The City Council of the City of Destin has considered the recommendation of the "City of Destin's Post-Disaster Redevelopment Plan" by the Local Planning Agency; and

WHEREAS, The City of Destin has concluded that the Post-Disaster Redevelopment Plan furthers the health, safety, and welfare of the Citizens and guests of the City of Destin.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 1: AUTHORITY. The authority for the enactment of this Ordinance is Section 1.01(c) of the City Charter; Chapter 163, Part II, *Florida Statutes*; and Section 166.021(1), *Florida Statutes.*

SECTION 2. ADOPTION: The City Council of the City of Destin adopts the "City of Destin's Post-Disaster Redevelopment Plan," a copy being attached hereto and a part hereof by reference, in conformance with Chapter 163, F.S., Rule 9J-5, F.A.C., and the City's

Comprehensive Plan, as a guide for redevelopment within all incorporated areas of the City of Destin.

SECTION 3. TITLE: This Ordinance shall be known as "The City of Destin's Post-Disaster Redevelopment Plan."

SECTION 4. JURISDICTION: The lands subject to this Plan shall be the entire City limits of the City of Destin.

SECTION 5. SEVERABILITY: If any section, phrase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. REPEAL OF ANY CONFLICTING ORDINANCES: This Ordinance hereby repeals all provisions of Ordinances or Resolutions in conflict.

SECTION 7. EFFECTIVE DATE: This Ordinance shall take effect immediately upon its adoption by the City Council and the signature of the Mayor.

ADOPTED THIS 6th DAY OF November 2000.

BY: _____
Kenneth B. Beaird, Mayor

ATTEST:

_____
Larry Rubenstein, City Manager

_____
Dana Williams, City Clerk

The form and legal sufficiency of the foregoing has been reviewed by the City Attorney

_____
J. Jerome Miller, City Attorney

First Reading: 10/2/00
Second Reading: 11/6/00

September 7, 2000

City of Destin Post-Disaster Redevelopment Plan

ORDINANCE 359

TABLE OF CONTENTS

ARTICLE ONE

Forward 1

ARTICLE TWO

Introduction and Purpose 3

ARTICLE THREE

Definitions 4

3.1 Minor Damaged Structures
3.2 Major Damaged Structures
3.3 Destroyed Structures
3.4 Damage Assessment Teams
3.5 Post-Disaster Reconstruction Task Force
3.6 Coastal High Hazard Area (or Zone)
3.7 Flood Inundation Areas
3.8 Mitigation (Long-Term)

ARTICLE FOUR

Planning Phases 7

4.1 Comprehensive Planning
4.2 Redevelopment Planning Policies

ARTICLE FIVE

Potential Mitigation Policies 9

5.1 Mitigation Policies
5.2 Future Development or Redevelopment
5.3 Capital Facilities and Public Infrastructure Policy
5.4 Information Dissemination

ARTICLE SIX

Damage Assessment Process 13

6.1 Damage Assessment
6.2 Damage Assessment Teams
6.3 Sequence of Events Leading to a Presidential Disaster
6.4 Public and Private Damage Assessment

ARTICLE SEVEN

Disaster Reconstruction and Redevelopment..... 18
7.1 Intent
7.2 Disaster Reconstruction Development
7.3 Reconstruction Task Force
7.4 Conditions for Issuance of Building Permits
7.5 Policy on Reconstruction of Roads, Easements, and Infrastructure

ARTICLE EIGHT

Federal Assistance Programs and Process..... 25
8.1 Federal and State Disaster Aid Programs
8.2 Policy
8.3 Federal Assistance Process
8.4 Method of Funding
8.5 Funding Options
8.6 Public Assistance Process
8.7 Individual Assistance
8.8 Disaster Unemployment Assistance
8.9 Conclusion
8.10 Additional References

APPENDICES

A Windshield Survey Form, Sides A & B

B Situation Report, Summary of Initial Damage Assessment

C Public Property Preliminary Damage Assessment Forms, A & B

D Habitability Assessment Form for Homes and Businesses

E Map of Coastal High Hazard Area (Zone A of Tri-State Hurricane Evacuation Study)

ARTICLE ONE

FORWARD

In 1987, the United Nations General Assembly passed a resolution calling for a decade dedicated to reducing "loss of life, property damage, and social and economic disruptions caused by natural disasters." To assist in preparing for the International Decade for Natural Disaster Reduction, the Secretary-General appointed an international ad-hoc group of experts. In January, 1990, the group's 25 findings and recommendations for immediate and long-term emergency management priorities for the Decade were completed. The following illustrate the direction and intent of the recommendations for the Decade:

- Most of the world views natural disasters with fatalism. This attitude is wrong and must be changed. Societies, communities, and individuals, prepared through education, training, policy and legislation, and investment can be both disaster resistant and disaster resilient.

- Re-orient government thinking to integrate pre-disaster planning into the mainstream of the government policy and decision-making process, including medical preparedness for disasters, improved building codes, and land use planning.

From the United Nations General Assembly comes a mandate to conduct pre-disaster planning for the events during and following a natural disaster. Of all natural disasters, Destin is most vulnerable to hurricanes due to its coastline and its geographic location. The Florida State Land Development Plan (1989) has an objective that all coastal cities will have developed post-disaster redevelopment plans by 1993. Chapter 163, Part II, Florida Statutes; Rule 9J-5, Florida Administrative Code; and Objective 11.A.8 of Destin's Comprehensive Plan each require the City to prepare a Post-Disaster Redevelopment Plan by 1992. This Plan is a continuation of the City's comprehensive planning efforts and is designed to accommodate and complement the requirements of that Plan. The Post-Disaster Redevelopment Plan is not intended to require a revision of the work already documented by emergency management officials and their planning for the immediate recovery phase after a major disaster.

In the aftermath of a hurricane or other major disaster, the ability of local governments to take effective advantage of opportunities to guide redevelopment in a way that reduces exposure to the effects of future disasters will be strongly influenced by the regulatory environment established prior to the event. In the absence of regulations designed for redevelopment following a major disaster, or clear policies relating to reducing development in high hazard areas, the redevelopment patterns post-disaster will be consistent with those pre-disaster. Attempts to mitigate development in high hazard areas are often constrained by the possibility of litigation resulting from restrictions imposed on the development potential of individual properties.

A local government's pursuit of the general health, safety, and welfare constitutes a legitimate legal basis for measures designed to reduce the impact of hurricanes/disasters. The actual application of this principle, however, may still subject that government to legal challenges due to alleged interference with private property rights.

By the same token, the failure of a local government to take appropriate mitigative measures may expose it to judicial findings of negligence, subjecting it to substantial liability for damages actually sustained. This is an important reason for local governments to formulate pre-hazard mitigation strategies together with post-hazard redevelopment plans.

ARTICLE TWO

INTRODUCTION AND PURPOSE

The City of Destin is periodically threatened by severe weather phenomena: tornadoes, hail storms, flooding, high winds, tropical storms, and hurricanes. A major highway running through the heart of the City and the proximity to major military installations and large bodies of water could cause it to be subject to the effects of man-made disasters (e.g., aircraft or vehicular accidents, radioactive fallout, oil/chemical spills, etc.). Other emergency situations, such as accidents involving hazardous/dangerous materials may also occur. The need for pre-disaster planning is quite clear.

During a major disaster event, many structures will be either damaged or destroyed. The residents of homes will need temporary housing as they pursue financial assistance for repairs or relocation. The City's building division will be besieged with building permit requests. At this point, many questions will arise. Without a process in place, inefficient and inconsistent decision- making may result in poor land use decisions in the turmoil of post-disaster efforts. Coordinated, centralized, informed decision-making, frequent and accurate media communiques, accurate recordkeeping, and prioritization of recovery activities which are flexible, but never broken, are key points necessary to deal effectively with any catastrophic disaster.

It is recognized that a plan such as this cannot anticipate all of the redevelopment scenarios and problems the City will face. Nor can any local government be expected to anticipate all of the redevelopment scenarios it will face after a major disaster. Recognizing this, it is the goal of this Plan to establish the background of data, requirements, precedence, and sources of information necessary to support and adopt a Post-Disaster Redevelopment Plan and to suggest policies which will guide reconstruction and redevelopment. Thus, this Plan is designed to assist the City when considering alternate policies to guide redevelopment.

Further, it is designed to provide, in cooperation with Federal, State, and County governments, a plan for the purpose of minimizing exposure of human life and public and private property to any type of disaster, whether natural or man-made. Common measures taken to reduce destruction include increasing open space, reducing density and intensity, and limiting public infrastructure and facilities in high hazard areas. Special assessments levied in high hazard areas to cover recovery costs is another possible measure. Pre- and post-disaster planning allows a community to capitalize more fully on mitigation opportunities after a disaster, and when developed and adopted with public involvement prior to a disaster, identifies and alleviates controversial issues that often arise after disasters.

ARTICLE THREE

DEFINITIONS

3.1 Minor Damaged Structure. A structure that can be made habitable in a short period of time with minimal repairs. Damage may include doors, windows, floors, furnaces, water heaters, and other minor structural damages. The indicator for this category is whether the cost of repair is 25% or less of the replacement cost of the structure at the time of damage.

3.2 Major Damaged Structure. A structure that can be made habitable with extensive repairs. Damage may include foundation, roof structure, and major structural components. The indicator for this category is whether cost of repair is greater than 25% and less than 50% of the replacement cost of the structure at the time of damages.

3.3 Destroyed Structures. A structure that is a total loss or damaged to such an extent that repairs are not technically or economically feasible, i.e., 50% or more of the replacement cost of the structure at the time of damage or destruction.

Such a structure experiencing total destruction shall be visibly labeled 'condemned' by a local official. Generally, the Federal Emergency Management Agency (F.E.M.A) requires all private structure damaged greater than 50.5% of their pre-disaster replacement value to be rebuilt to existing codes and regulations, including the non-conforming provisions.

3.4 Damage Assessment Team. The following shall constitute the City's damage assessment team:

CORE GROUP:

a) City Engineer/Public Works Department
- will oversee public damages assessment

b) Building Inspections Division
- will oversee private property damage assessment

c) Utility companies personnel
- Natural Gas, Electric, Water/Sewer, Communications

d) Local Officials
- Fire District officials/Okaloosa County Emergency Management personnel/ Okaloosa County Sheriff's Dept.

A damage assessment team's function is to assess losses to property immediately after a disaster. These teams should be identified and trained in advance of a disaster so they will be ready when needed. The Building Official shall, within the limits of access, time, and staffing, visibly placard structures that are unsafe for occupancy or use. (See examples in Appendix D.)

FOR HURRICANE LEVELS 3 AND ABOVE, ADD:

a) Health officials

b) Red Cross officials

c) Okaloosa County property appraisers' office

d) Real estate appraisers

e) Insurance agency representatives

3.5 **Post-Disaster Reconstruction Task Force.** A committee composed of the following individuals or their respective designees, reflecting a broad-based representation of community interests:

a) Building Official
- Enlists representatives from Okaloosa County property and tax appraisers, insurance agents, utilities inspections

b) City Engineer
- Enlists representatives from Gulf Power, Destin Water Users, Okaloosa Gas, communication and solid waste franchisees, and Department of Environmental Protection

c) City Manager
- Enlists representatives from City attorneys, City Council, and Chamber of Commerce

d) Community Development Director
- Enlists representatives from Okaloosa County Planning Dept., and Northwest Florida Regional Planning Council and enlists representatives as needed

e) Emergency Manager
- coordinates with Okaloosa County Emergency Management, Fire District, Sheriff's Department, Public Health Department, Department of Community Affairs, Federal Emergency Management Agency, and all other response agencies; enlists representatives as needed

f) Finance Director
- coordinates with city manager, local banks and vendors, and department heads concerning emergency purchasing needs, requirements, and procedures

The Reconstruction Task Force shall be responsible for advising and making recommendations to the City Council on a wide range of post-storm redevelopment and reconstruction issues.

3.6 Coastal High Hazard Area. A coastal high hazard area (or zone) shall be defined, in accordance with Chapter 163 of the Florida Statutes and Rule 9.J-5.003 of the Florida Administrative Code, as "the evacuation zone for a category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government." (See Appendix E, Zone A.)

3.7 Flood Inundation Areas. Areas designated by the regional hurricane evacuation plan as prone to temporary flooding due to storm surge, and requiring evacuation in the event of a 100-year storm or a Category 3 storm event. Rule 9J-5.003 (60) of the Florida Administrative Code.

3.8 Mitigation (Long-Term). Any activities which actually eliminate or reduce the probability of occurrence or the effects of a disaster. It also includes long-term activities which reduce the effects of unavoidable accidents. These activities can occur before, during, and after a disaster and overlap all phases of emergency management. In addition to reducing hazard impacts through mitigative actions and improving preparedness, response and recovery capabilities can also reduce loss of life and property.

ARTICLE FOUR

PLANNING PHASES

4.1 Comprehensive Planning: Since the Second World War, emergency management has focused primarily on preparedness. But being prepared is only one phase of comprehensive emergency management. The City has the opportunity to plan for emergencies before they strike and to be prepared to aid recovery after a disaster. As a result, the current philosophy in emergency management defines four phases of comprehensive emergency management. They are mitigation, preparedness, response, and recovery. Each phase results from the previous one and establishes the requirements of the next one. Preparedness moves swiftly into response when disaster strikes, and response yields to recovery. Similarly, recovery should trigger mitigation, motivating attempts to prevent or reduce the potential of a future disaster. Finally, the emergency management phases have no beginning or end. The recognition of a threat can motivate mitigation as well as an actual emergency can.

4.1.1 Existing Mitigative Building Construction Requirements: The City has adopted the following codes designed to ensure that construction will withstand high wind conditions, reduce risk of flooding, reduce exposure of infrastructure, and provide barrier protection from storm surges:

- Standard Building Codes;
- Coastal Code (Destin Ordinance 181) implements SSTD 10-93 (Deem to Comply Manual of the Southern Building Code Congress International), requiring structures City-wide to be built to withstand 110-mph winds;
- Flood Damage Prevention (Destin Ordinance 111) adopts FEMA standards; establishes minimum ground floor elevation enhanced standards for coastal construction;
- Destin Ordinance 152, Land Development Regulations, requires:
  a) underground utilities in new subdivisions
  b) 25' setback from water's edge on bays, bayous;
- Shoreline Protection Zone (Destin Ordinance 047) prohibits major structures forward of protection zone, prohibits destruction of primary dune, and requires restoration.
- Competency standards for contractors (Destin Ordinance 207) requires contractors to pass Okaloosa County BLOCK exam or be state certified (unless grandfathered).

4.1.2 Preparedness (To Respond): Preparedness activities are necessary to the extent that mitigation measures have not or cannot prevent disasters. Preparedness activities include the development of response procedures, design and installation of warning systems, exercising emergency operational procedures, and training of emergency personnel.

Training also includes education of public officials, including administrative officials, the Mayor and members of the City Council. In preparedness, governments, organizations, and individuals develop plans to save lives (includes evacuation and re-entry) and minimize disaster damage.

4.1.3 **4.1.3 Response (To Emergency):** Response activities follow an emergency or disaster. These include, rescue operations, emergency medical/care, shelter programming, and other emergency assistance for casualties. They also seek to reduce the probability of secondary damage and to speed recovery operations.

4.1.4 Recovery (Short and Long Term): Recovery activities begin after the disaster and continue until all systems return to a normal or improved level. These include repairs to roads, bridges, electrical power, water/sewer and other public facilities and activities that stabilize and restore normal service to a community. Short-term recovery may include necessary restrictions to heavily damaged areas in order to protect and safeguard public health *and* emergency response personnel while responders return vital life-support systems to minimum operating standards. Long-term may continue for a number of years and may include the complete redevelopment of damaged areas.

4.2 Redevelopment Planning Policies: Rule 9J-5 of the Florida Administrative Code requires the City to develop goals and policies and a concurrency management system that will ensure mitigation of impacts concurrent with development. It is likely that the City's Capital Improvements Element (CIE), and the level of service documented within, will be rendered ineffective immediately after a hurricane.

Rule 9J-11.006(1)(a)3.c of the Florida Administrative Code provides for emergency amendments to the local comprehensive plan outside of the twice a year amendment procedures. However, it is unlikely that a planning body will be able to assemble the necessary details to submit and adopt an amendment to the comprehensive plan immediately after a hurricane.

Therefore, a procedure which contemplates this must be considered. An emergency ordinance, an enforced re-entry procedure, or a short-term moratorium on building may be implemented. Incorporating the policies of the local government to be exercised in an emergency can legally reinforce planning activities in an emergency situation.

ARTICLE FIVE

POTENTIAL MITIGATION POLICIES

5.1 Mitigation Policies: This Article presents a list of potential policies for hazard mitigation. The City acknowledges that often the strongest of mitigative measures is to designate land for conservation, recreation, or open space; however, due to political, legal, and financial repercussions, this may not be feasible.

5.2 Future Development or Redevelopment: The following policies should be instituted for future development or redevelopment in the aftermath of a hurricane or any other type of disaster:

- Changes from residential to commercial uses in order to reduce evacuation needs;
- Reduction in residential density (i.e. from multi-family to single-family);
- Residential redevelopment densities not to exceed pre-disaster development without providing enhanced evacuation methods and routes in order to reduce evacuation times;
- Clustering of development away from the Coastal High Hazard Area (CHHA) to the most protected portions of the lots, including developing new street patterns in an attempt to remove structural and physical patterns which increase the susceptibility of development to the hazards of hurricanes, floods, or other natural disasters;
- Building and rebuilding strictly to current code (including flood insurance standards);
- Relocation of public infrastructure away from the hazard zones;
- Reduction of the pre-disaster density of residential development in the CHHA or flood inundation areas through relocation assistance, zoning incentives, or acquisition of open space as defined by the National Flood Insurance Program;
- Assessment of impact fees for public infrastructure and services in hazard zones;
- Transfer of development rights to reduce density; or
- Land use amendments reducing the densities in the high hazard areas.

5.2.1 Development Regulation: Several different regulations may be developed to assist local governments in the implementation of hazard mitigation policies and plans:

- If applicable, sand-fencing will be required at time of permitting;
- Waived or reduced permitting fees for structural upgrades that mitigate future hazards/damages.

5.2.1.1 Land Use: A pragmatic approach is one which seeks to reduce the overall quantity of development at risk (such as reducing development density through land-use amendments).

5.2.1.1.1 Conventional Zoning: Reduce the quantity of development exposed.

- Local zoning ordinances must be in accordance with the Comprehensive Plan.
- An increase in the minimum lot size or a reduction in the number of dwelling units permitted per acre would decrease the overall density of development.
- Certain high density uses in high hazard areas can be zoned out and declared non-conforming uses through changes in zoning districts, and, in time, a slow process of land use change might be expected. Land development code language should specify that non-conforming buildings may be rebuilt, but only to current standards.

5.2.1.1.2 Bonus or Incentive Zoning: Developers may be granted additional development density if projects incorporate hazard-reduction features. These features may include the purchasing and deeding of high hazard lands to the public, or the provision of design features which may increase the ability of structures to withstand hurricane forces. However, it may counteract other hazard mitigation strategies to encourage or permit additional densities in coastal hazard areas, even if public amenities and hazard-reduction features are provided as compensation.

5.2.1.1.3 Performance Zoning: This approach sets standards for each zone based on the permissible effects of a development rather than specifically enumerating the types of uses, dimensions, or densities permitted.

5.2.2. Land and Property Acquisition: Public acquisition of land can serve to influence the direction and timing of growth and development in a locality. Outright purchase of land in coastal areas experiencing moderate or high levels of market demand will tend to be prohibitively expensive for most local governments. The locality must be prepared, however, to take advantage of below-market sales after a hurricane when some property owners may wish to vacate the hazard area due to the increase in cost of rebuilding.

5.2.3 Transfer of Development Rights (TDR): The basic concept underlying Transfer of Development Rights is that ownership of land includes the right to develop the land, a right which may be separated from other ownership rights and transferred to someone else. Under a mandatory program, a locality would simply zone the hurricane hazard area so that fewer units of development are allowed (or prohibit new development entirely), and the owner of the land within this zone would then be permitted to transfer all or some of this unused development density to parcels outside of the hazard-prone areas or to sell the TRDs on the open market to others who own land in areas designated for development. The local government would then permit increased levels of development in the non-hazard prone zone as a result of transferring extra development rights.

5.2.4 Taxation and Fiscal Incentives: In contrast to the public acquisition of hurricane-prone lands, a taxation policy might seek to reduce development by decreasing the holding costs of open space and vacant lands, in turn reducing the opportunity cost of not developing such lands for more intensive uses.

5.2.5 Special Assessments and Impact Fees: Since storm surge is the most destructive force of any hurricane and causes the most damage, Federal Emergency Management Agency statistics establish that people who build in and inhabit coastal hazard areas impose substantially more costs on the public than those who reside elsewhere. An impact fee could be designed to recoup and mitigate the overall impacts of a project or development on the community at large.

5.3 Capital Facilities and Public Infrastructure Policy: Coastal development-its type, location, density, and timing-is highly influenced by capital facilities, such as roads, sewer and water services, electricity. Such public investments have been aptly termed "growth shapers."

5.3.1 Policies to Prevent Location of Public Facilities in High Risk Areas: A locality can develop a specific set of capital facilities extension policies designed to avoid high hazard areas, thus reducing the amount of development and property which will be attracted to the area and reducing the potential threats to lives and property. This approach can only become an effective deterrent, however, if development in high hazard areas is dependent upon the existence of public facilities.

5.3.2. Relocation or Strengthening of Capital Investments After a Hurricane: It may be possible, if the facilities are sufficiently damaged, that roads and sewers can be rebuilt in areas which are less susceptible to damage from future hurricanes. Even if the facilities are not relocated, they may be repaired and reconstructed in ways that make them stronger or less susceptible to hazards from hurricanes or other disasters. Roads and sewers can be elevated, for instance, and sewer and water lines can be flood-proofed. Also, placing power and telephone lines underground after the hurricane may help ensure safer evacuation when the next hurricane threatens.

5.4 Information Dissemination: More informed consumers make more rational and allocable efficient market decisions. This implies the need for an additional set of mitigation strategies which aims primarily at supplementing and enlightening individual market decisions regarding hurricane preparedness, recovery, and redevelopment. Attempts to educate the housing consumer about hurricanes might include brochures and other materials distributed to new and prospective residents of the community, informing them about what to look for in a new home or business (such as elevation and flood-proofing). The dissemination of information on the supply side might take the form of construction practice seminars for coastal builders and developers, introducing both conventional and innovative approaches to building and designing structures, and to siting and planning the orientation of buildings in vulnerable locations.

ARTICLE SIX

DAMAGE ASSESSMENT PROCESS

(Cross-Reference: Destin Disaster Preparedness Plan)

6.1 Damage Assessment. One of the most important parts of Destin's response to an emergency or disaster situation is damage assessment. It is a key step in caring for the long-term needs of the people in the community. The process determines what has happened, what the effects are, which areas are hardest hit, what situations must be given priority, and what types of assistance are needed (e.g. local, state, or federal).

6.2 Damage Assessment Teams. Trained observers will be used to assess damage. This will be accomplished by the local Damage Assessment Team (DAT), reference Article 3, Section 3.4. To conduct an accurate damage survey, local governments must have capable DATs. These teams should be identified and trained in advance of the disaster. The composition will vary depending on the severity, type of damage, and the availability of personnel. Each team should have a team leader who makes sure the team has the proper forms, maps with identified areas marked, and transportation. During joint damage assessment activities involving the State/FEMA, the City should have a team member to match up with State and Federal DAT members at all times.

6.3 Sequence of Events Leading to a Presidential Declaration. Public Law 100-707, the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, which is the authorization for Federal assistance to local or state governments through a Presidential Declaration of an emergency or major disaster, requires "as a condition of any disaster loan or grant made under the provisions of this Act, the state or local government shall agree that the natural hazards in the areas in which the proceeds of the grants and loans are to be used shall be evaluated and appropriate action shall be taken to mitigate such hazards, including safe land use and construction practices, in accordance with standards prescribed or approved by the President after adequate consultation with appropriate elected officials of general purpose local governments, and the state shall furnish such evidence of compliance with this section as may be required by regulation"(FEMA, 1989). The following sections explain how a Declaration is secured and how local governments get involved.

6.3.1 Local Declaration of Emergency. Local jurisdictions have the authority to declare a local "state of emergency" pursuant to Section 252.38(3)(a)5 of the Florida Statutes. A local state of emergency must be declared prior to requesting response or recovery assistance from the county/state. Doing so informs decision-makers that the emergency situation is beyond the response or recovery capabilities of the local jurisdiction. The State will not initiate the damage assessment process, nor seek a Presidential Declaration for a city that has not declared a local state of emergency.

The enactment of such a declaration would enable municipalities/counties to:

- Enforce re-entry procedures into heavily damaged areas and restrict habitation in those areas until the infrastructure necessary for public health and safety is restored;
- request State assistance, if needed;
- invoke emergency related mutual-aid assistance; and
- waive the procedures and formalities otherwise required of the political subdivision, by law, to respond to the emergency.

These measures pertain to:

- the performance of public works;
- entering into contracts;
- incurring obligations;
- hiring permanent/temporary workers;
- using volunteers;
- securing rental equipment;
- the acquisition and distribution of supplies; and
- the appropriation and expenditure of public funds.

6.3.2 Initial Damage Assessment. Immediately following a disaster, an initial damage assessment must be performed by the City to assess the impact of the disaster. The Public Works Director will be designated to conduct this generalized, preliminary post-disaster damage assessment and provide it to the City administration within 24 hours. (Appendix A, "Windshield Survey" Form.) This assessment should provide a rough estimate of the type and extent of the damage. Often this will require the coordination of the various municipal and county governments, who will also perform their own damage assessments. Once the information has been generated, it should be transmitted to the city administration by telephone or facsimile and followed up with a submittal of a State of Florida Situation Report Form (Appendix B). Often in the aftermath of a major disaster that has generated obvious, extensive damages, the State and FEMA, upon request, will join the local government in completing the initial damage assessment.

6.3.3 Preliminary State/Local Assessment. In situations where it is not an obvious conclusion that a disaster has had a major impact on the City, the State will initiate a local

damage assessment. The action is taken to document the severity of the impact and justify the need to pursue a request for Presidential Declaration. When the damage is of such a magnitude that it would appear a Declaration is imminent, this assessment would be combined with FEMA, thereby eliminating this step and the assessment process.
If this step is initiated, local jurisdictions can expedite the process by having the appropriate maps of the damaged areas, personnel, and transportation available to take State damage assessors to affected sites. The more expeditiously the data can be collected, the quicker a potential disaster Declaration can be obtained.

6.3.4 State of Emergency by the Governor. If the City determines the emergency or disaster is beyond its ability to effectively respond, a state of emergency can be declared by the Governor through an executive order or proclamation. The action of the governor will be in support of the local jurisdiction's expressed needs. The Declaration of a state of emergency does the following:

- activates the emergency response, recovery, mitigation phases of the State and local emergency management plans; and

- provides authority for mobilization and deployment of all resources to which the plans refer, pursuant to Section 252.31-60, Florida Statutes, or any other provisions of law relating to emergencies.

6.3.5 Preliminary Federal/State Damage Assessment. Prior to recommending a disaster declaration for the City, FEMA will perform a damage assessment to determine if there are sufficient damages to justify a request for a Presidential Declaration. If it is obvious that there is sufficient damage for such a request, FEMA will be asked to participate in a joint local/State preliminary damage assessment to further substantiate the request. This approach will eliminate the need to conduct separate local, State, and Federal assessments. The data collected during the preliminary damage assessment will be used by the State when preparing the formal request for Federal disaster aid.

6.3.6 Request for Presidential Disaster Declaration. When State and local resources are inadequate to effectively respond to an emergency or major disaster, Public Law 100-707 allows for Federal assistance through a Presidential Disaster Declaration. This assistance is requested through the Governor if the situation meets the criteria for a Declaration. The Governor submits a written request to the President through the Federal Emergency Management Agency, Region IV, in Atlanta, Georgia. If FEMA concurs with the request, it is sent to the President, who determines whether the request will be approved or rejected. The response is transmitted through FEMA, Region IV, back to the Governor.

6.4 Public and Private Damage Assessment. In the aftermath of a disaster, both public and private damage assessments must be performed because of the corresponding types of Federal/State assistance available. Each type of assessment is designed to quantify the eligible amount of damage a community incurred. Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the Hazard Mitigation Grant Program, creates a new program to fund additional hazard mitigation measures "which substantially

reduce the risk of future damage, hardship, loss, or suffering in any area affected by a major disaster." Specifically, this program can be used to relocate susceptible property that was not damaged by a hurricane and prevent it from future damage. Hence, this section provides an opportunity for the disaster area to fund large scale mitigation land use scenarios that previously were not funded by the Federal Emergency Management Agency (FEMA). Section 406 provides an assistance program for public relocation projects such as roadways. Section 406 authorizes "Large In-Lieu Contributions" for public and certain private non-profit facilities. If the local government or landowner determines that the public welfare would not best be served by repairing, restoring, or replacing the damaged facility, it may elect to receive a contribution not to exceed 65% of the federal contribution of eligible work of repair.

6.4.1 Public Damages. With the expansion of FEMA regulations addressing hazard mitigation assistance for public facilities (Hazard Mitigation Grant Program, section 404), it is more important than ever for local governments to have identified mitigation measures prior to a declaration. This includes any damage incurred by a publicly owned structure or facility. This could include roads, bridges, buildings, utilities, etc. To be eligible, the damages must fall in one of the seven basic categories of eligibility. They include:

Category A Debris Clearance - This includes all storm-induced debris on public roads, including the rights of way; other public property; and private property when undertaken by local government forces. It can also cover the cost of public structure demolition when a structure was made unsafe by the disaster.

Category B Emergency Protective Measures - This addresses a need to provide emergency measures designed to protect life, safety, property, and health. For example, evacuation, traffic control, barricades, etc.

Category C Road Systems - This includes roads, streets, bridges, culverts, and traffic control devices. The categories of damage might range from some minor damage requiring repairs to complete wash-out or destruction.

Category D Water Control Facilities - This includes dikes, levees, dams, drainage channels, irrigation works, and harbor flushing device.

Category E Public Buildings and Equipment - This includes the damage or destruction to buildings, supplies and/or inventory, vehicles or equipment.

Category F Public Utility Systems - This includes the water system, sanitary sewers, storm drains, light, power, and other utilities.

Category G Other - This includes park and recreational facilities, public facilities under construction, and other public facility damages that do not reasonably fit in one of the six other categories.

6.4.1.1 Public Damage Assessment Reporting. Public damage assessment is performed in the field using Form A (Appendix C). It is used to report the damage done on each individual site. Three individual site entries can be made on each form. Once the public damage information has been collected on Form A, Form B is used to summarize, by category, information gathered at all sites that received damage to public property (Appendix C). Documentation of damages by photograph and video camera should also be compiled at this time.

6.4.2 Private or Business Categories. The purpose of individual damage assessment is to determine the extent to which individuals and private businesses have been impacted by the disaster. There are two basic categories of eligible damage that can be reported and assessed for damages. They include:

Damage to Private or Individual Dwelling- a person whose residence has been damaged by a disaster may qualify for various forms of disaster assistance. Water damage on the interior or wind damage to shingles, windows, or siding are examples. Mobile homes should be included in this category as a separate entry.

Damage to Businesses- privately owned businesses that were damaged or destroyed by the disaster can qualify for individual assistance programs. Businesses include buildings, inventory, and equipment.

6.4.2.1 Individual Assessment Forms. Performing damage assessments to quantify individual loss and suffering is much different from performing public damage assessments. By using the Habitability Assessment Form (Appendix D), the building official and his team are able to document the extent of individual damages to homes and businesses.

ARTICLE SEVEN

DISASTER RECONSTRUCTION AND REDEVELOPMENT

7.1 Intent: Following a disaster and enactment of a building moratorium, it is the intent of the City to allow rebuilding and redevelopment in an orderly manner. The City will control the issuance of building permits to manage the location, timing, and sequence of reconstruction and repair. It is further the intent of this Article that the City establish, prior to a disaster, a special Reconstruction Task Force as defined in Article 3, Section 3.5 of this Plan. The Task Force will oversee the recovery and reconstruction process and serve as an advisory body to the City Council on reconstruction/redevelopment issues. The main responsibility of this body will be to identify opportunities to mitigate future storm damage through the management of redevelopment standards. To further the intent of this Article, the City will identify and orchestrate various post-disaster reconstruction resources, while at the same time ensuring maximum local controls over the reconstruction and redevelopment process.

7.2 Disaster Reconstruction/Redevelopment: Reconstruction and redevelopment following a disaster address the removal, relocation, or structural modification of damaged structures for both short and long-term repair or replacement. As a condition of any Federal disaster loan or grant, the City shall agree that the natural hazards in the areas in which the proceeds of the grants and loans are to be used shall be evaluated, and appropriate action shall be taken, to mitigate such hazards, including responsible land use and construction practices; thus indicating a long-term, comprehensive approach to mitigation.

7.2.1 Determination of Damage: A primary task of the local Damage Assessment Team is to identify structures which, as a result of the disaster event, have been damaged. The local Damage Assessment Team will recommend to the City administration those structures which have: 1) been destroyed; 2) received major damage; and 3) received minor damage. The Building Official will then place each structure in one of the above categories.

7.2.2 Declaration of a Building Moratorium: An initial post-storm reconstruction moratorium shall be declared in effect upon the occurrence of both of the following:

7.2.2.1 The City is declared a disaster area by either the Governor of the State of Florida or the President of the United States.

7.2.2.2 The Mayor declares a local "state of emergency" and begins the initial building moratorium when the City Council finds that a moratorium is necessary for the protection of lives, safety, and property; or due to the inability of the City to maintain acceptable levels of public order and service. The City Council, based upon the above finding, may extend the initial moratorium until such time as a state of emergency no longer exists.

7.2.3 Initial Building Moratorium: Upon the declaration of a building moratorium, the initial post-moratorium shall be in effect for a minimum period of 72 hours. No building

permits shall be issued during this time period. After expiration of this initial moratorium, the following moratoria shall apply:

7.2.3.1 Destroyed Structure Moratorium: No building permit shall be issued within thirty (30) days following the expiration of the initial moratorium for the replacement of any structure which has been destroyed, as defined in Section 3.3 of this Plan. All the replacement buildings shall meet the requirements of the current land development codes, Comprehensive Plan, land use map, zoning maps, FEMA Flood Insurance Rate Maps, and all applicable sections of City Ordinances and applicable building codes prior to the issuance of a building permit. Non-conforming land uses destroyed shall be designed and constructed consistent with the current adopted Future Land Use Plan Map, Land Development Code, and building regulations.

7.2.3.2 Major Damaged Structures Moratorium: No building permit for repairs of a major damaged structure shall, as defined in Section 4.2 of this Plan, be issued for at least seven (7) days following the expiration of the initial moratorium. All repairs to a major damaged structure shall meet the requirements of the current land development codes, Comprehensive Plan, land use map, zoning maps, FEMA Flood Insurance Rate Maps, and all applicable sections of City Ordinances and applicable building codes prior to the issuance of a building permit; and will be inspected prior to issuance of Certificate of Occupancy.

7.2.3.3 Minor Damaged Structures Moratorium: Permits for the repair of minor damaged structures, as defined in Section 4.1 of this Plan, may be issued 48 hours following the expiration of the initial moratorium. All repairs to minor damaged structures shall meet the requirements of the current land development codes, Comprehensive Plan, land use map, zoning maps, FEMA Flood Insurance Rate Maps, and all applicable sections of City Ordinances and applicable building codes prior to the issuance of a building permit.

7.2.3.4 Outstanding Building Permits Moratorium: All inspections shall be suspended for a minimum period of thirty (30) days following the expiration of the initial moratorium, unless upon finding by the City Building Official, on a case-by-case basis, with sufficient inspection staff available to adequately inspect the structures, that construction may again resume. All permits issued prior to the disaster event must meet any additional requirements of the current land development codes, Comprehensive Plan, land use map, zoning maps, FEMA Flood Insurance Rate Maps, and all applicable sections of City Ordinances and applicable building codes before building can resume.

7.2.3.5 Site Plan Review: Site plans which have been submitted to the City prior to the disaster shall not be reviewed by the staff, Planning Commission, Technical Review Committee, or City Council for a period of thirty (30) days following the expiration of the initial moratorium. All submitted dates and review periods shall be adjusted accordingly to reflect a time period covered by this thirty (30) day moratorium.

7.2.3.6 Review Procedures Moratorium: No new site plans, zoning requests, or subdivision plats shall be accepted by the City for a period of thirty (30) days following the

expiration of the initial moratorium. All submittal dates and review periods shall be adjusted accordingly to reflect the time period covered by this thirty (30) day moratorium.

7.2.3.7 Duration of Moratorium: All moratoria other than the initial moratorium as in Section 8.2.3 shall be in effect for the length of time described above and may be cancelled or extended by the City Council.

7.2.4 Emergency Repairs: While a moratorium is in effect, no construction or reconstruction activities may be undertaken, except in only minor interior repairs and emergency repairs necessary to prevent injury or loss of life or imminent collapse or other substantial additional damage to the structure. For illustrative purposes only, items that constitute minor repair may include temporary roof repairs to avoid further water damage, minor repairs to steps and a temporary shoring up of a structure to avoid imminent collapse.

7.3 Reconstruction Task Force: The Reconstruction Task Force, created as defined in Section 3.5 of the Plan, shall be activated and mobilized upon the declaration of the initial building moratorium. The Task Force shall advise and make recommendations to the City administration on a wide range of post-storm reconstruction issues; including evaluating the projected workload for managing the recovery and reconstruction process and recommending the hiring of temporary workers or contracting portions of the workload to specialists. The City Manager shall approve or disapprove such recommendations.

7.3.1 Responsibilities of the Reconstruction Task Force: The Reconstruction Task Force's primary function is to receive and review damage reports and other analyses of post-storm circumstances and to compare these circumstances with mitigation opportunities identified prior to the storm to discern appropriate areas for post-storm change and innovation. When needed, the Reconstruction Task Force can review in a more specific fashion alternative mechanisms for bringing these changes about and recommend the coordination of internal and external resources for achieving these ends. The Reconstruction Task Force will use Okaloosa County's adopted Local Mitigation Strategy (LMS) to guide its mitigation proposals. (The LMS is updated yearly by the City of Destin.)

7.3.2 Review and Mitigative Recommendations: In addition to the responsibilities above, the Reconstruction Task Force shall review the nature of damages, identify and evaluate alternative program approaches for repairs and reconstruction, and formulate recommendations for handling community recovery. The Task Force shall also have the following responsibilities:

- Recommend land use and rezoning changes in areas of damage;
- Recommend reduction in residential density (i.e. from multi-family to single family)
- Change from residential to commercial or mixed use in order to reduce evacuation needs;

- Set a calendar of milestones for reconstruction tasks in conjunction with the City administration;
- Ensure that building and rebuilding is strictly to current code;
- Maintain schedule for repairs to critical water, sewer, and other facilities;
- Recommend the expiration or extension of a moratorium for "major" and "minor" repairs;
- Recommend the expiration or extension of a moratorium for new development;
- Evaluate hazards and the effectiveness of mitigation policy and recommend the amendment of policies if necessary;
- Recommend clustering of development on the most protected portions of lots;
- Initiate recommendations for negotiations for relocation and acquisition of property;
- Recommend relocation of public infrastructure and services in hazard zones; and
- Participate in Federal hazard mitigation planning.

The Task Force shall recommend any changes in subdivision regulations and the land development code; i.e., setback, density, height, elevation requirements, building codes, or any other ordinances or land uses which it deems necessary or advisable to prevent a recurrence of a disaster of this nature. Within the coastal high hazard area, the City shall allow no new permanent residential structures that do not meet the construction standards in the current Land Development and Building Codes.

7.3.3 Non-Mitigative Recommendations: The Reconstruction Task Force may also undertake a similar process for non-mitigative local objectives and opportunities. The Task Force may recommend the City Council's consideration for the following specific opportunities:

- enhancement of local recreational and open space opportunities;
- enhancement of public access to the shoreline;
- enhancement and restoration of local natural ecosystems;
- reduction of traffic congestion, noise, and other traffic-related problems;
- enhancement of the long-term economic vitality of the local commercial and industrial base; and

- other objectives which further the stated goals and policies of the City's Comprehensive Plan and Land Development Code.

7.4 Conditions for Issuance of Building Permits: Upon expiration or cancellation of an applicable building moratorium enacted in Section 7.2.2 of this Plan, the following additional requirements, in addition to all applicable land development codes, shall be met prior to issuance of a building permit. Permitting of new development and redevelopment in the coastal high hazard area shall also be in consideration of impacts on hurricane evacuation times.

7.4.1 Destroyed Structures: The following additional requirements must be met prior to the issuance of any building permit for construction of a replacement structure:

- Septic system capped/closed and sewer provided to street frontage of lot, if possible.
- A post-storm survey and site plan, as applicable, of the lot and proposed structure.
- Site plan approval as provided by current applicable Land Development Code, including the location of all property lines.
- On-site inspection of lot by City Building Official or his representative.

  *The Building Official shall, after consultation with the Community Development Director, City Engineer, and County Emergency Manager, identify land parcels or lots that are destroyed and replaced by tidal waters and determine if they meet minimum dimensional requirements.

- Water and sewer will be restorable at street frontage of lot.
- Direct, uninterrupted, approved vehicular access to lot.
- Electrical service restorable to building site.
- All debris removed from lot.

7.4.2 Major Damaged Structures: The following additional requirements must be met prior to issuance of a building permit for a major damaged structure:

- A post-storm survey and/or site plan, as applicable, of the lot and structure if there is a proposed increase of footprint of a structure over the pre-storm structure. In addition, the following information shall be provided on a survey/site plan:

  - the location of all property boundary lines

  - require the upgrading of non-conforming structures

- site plan approval

- on-site inspection of lot by City Building Official or his representative

- water and sewer will be restorable on street frontage of lot

- direct, uninterrupted, approved vehicular access to lot

- electrical service restorable to building site

- septic system capped/closed and sewer provided to frontage of lot, if possible

7.4.3 Minor Damaged Structures: The following additional requirements must be met prior to issuance of a building permit to repair a minor damaged structure:

- A post-storm survey and/or site plan, as applicable, of the lot and structure if there is a proposed increase in the footprint of the structure over the pre-storm structure. In addition, the following information shall be provided on the survey/site plan:

  - the location of all property boundary lines

  - site plan approval

  - on-site inspection of lot by the City Building Official or his representative

  - vehicular access to lot

  - all debris removed from lot

  - septic system capped/closed and sewer provided to frontage of lot, if possible.

7.5 Policy on Reconstruction of Roads, Easements, and Infrastructure: Provide public roads, public facilities and services which guarantee to the greatest extent possible the health, safety, and welfare of the community and which do not require future expenditures for the public infrastructure in the Coastal High Hazard Area.

7.5.1 Public Facilities: Repair in place facilities which are essential to the immediate health, safety, or welfare of citizens, or work to provide the impaired service to residents through alternative means. The City shall coordinate the planning and provision of emergency water and sewer services with Destin Water Users and Okaloosa County. This shall include, but not be limited to, executing and entering into local agreements, locating and inventorying existing lines, installing meters, and conducting engineering studies to determine the amount of pressure/capability available as compared to required. In case of an emergency disaster affecting water and sewer facilities, contact the Okaloosa County

Emergency Management Director. Also, for emergency water supply to critical areas, contact Destin Water Users and South Walton Utilities.

7.5.2 Public Roads and Easements: Prior to the consideration of an expenditure of public funds for the repair or construction of City roads which are destroyed or damaged by a disaster, the City shall conduct adequate studies and explore alternative solutions, including, but not limited to, abandonment procedures, special assessment, and condemnation.

7.5.3 Infrastructure: No public infrastructure shall be allowed in the coastal high hazard area except for that needed to provide public access to the shoreline, to serve public parks that have been approved by the City, state and federal agencies, and to protect or enhance natural resources. Public expenditures in the CHHA shall be limited to maintaining the existing service capacity, except for recreation facilities. Provision of water and sewer service at private expense to existing lots of record will be permitted, as long as such provision does not result in conflict with policies for: criteria adopted for determining when structures can be rebuilt; the land development regulations; and the state policy to limit public expenditures that subsidize development permitted in coastal high hazard areas, except for enhancement of natural resources. New sanitary sewer facilities in the coastal high hazard area shall be flood-proofed.

7.5.4 Private Roads and Easements: It shall be the policy of the City not to expend public funds for the repair or reconstruction of any private road or vehicular easement where it is damaged or destroyed as a result of a disaster, except as emergency access for the public health and safety (an emergency protective measure).

7.6 Acquisition of Property: The aftermath of a disaster can present an opportunity to achieve substantial progress in hazard mitigation by the rapid acquisition of land. The City will take advantage of opportunities which may arise to acquire or purchase land following a disaster. To this extent, the City will identify priority areas and will develop decision-making and funding mechanisms to ensure their rapid acquisition. The selection of parcels to be purchased based on a criterion of hazard reduction per dollar spent could maximize the use of public money for such a program. The City shall identify acquisition areas which would satisfy multiple community objectives, including, but not limited to, beach access, open space, parks and recreation sites, historic or scenic areas, or areas for location of City facilities and any other use allowed by law.

ARTICLE EIGHT

FEDERAL ASSISTANCE PROGRAMS AND PROCESS

8.1 Federal and State Disaster Aid Programs. There are a large number of Federal and State programs available to aid in disaster relief and reconstruction. The programs can provide assistance or funds to local government units as well as provide information about assistance that is available to individuals, businesses, families, and non-profit associations. Some programs can only be implemented upon declaration of a major disaster by the President of the United States. Other programs can be made available independently of a Presidential Declaration or a major disaster or emergency.

8.2 Policy. It should be the policy of the City to appoint the Emergency Management/Grants Coordinator to be responsible for:

- determining the types of assistance available to the City and the type of assistance most needed
- assisting in the coordination of Federal disaster recovery efforts
- coordinating Federal and State programs of assistance
- informing the community of types of assistance programs available
- recommending to the Recovery Task Force and the City administration programs which are available to the City and then act as facilitator in securing these programs

8.3 Federal Assistance Process. When all of the eligible public and individual damages have been assessed, and the request for a Presidential Disaster Declaration has been prepared and approved by the President, a variety of Federal programs can be made available to public entities and individuals. These programs are designed to bring a community and its residents back to a pre-disaster condition. It is important to note that there are no longer separate public and individual disaster declarations. When a Presidential Disaster Declaration is approved, both individuals and public assistance are automatically offered. The following is a brief explanation of both types of assistance.

8.3.1 Public Assistance. Public assistance is that part of disaster relief through which the Federal government supplements the efforts of State and local governments to return the disaster area to pre-disaster conditions. These efforts primarily address the repair and restoration of public facilities, infrastructure, or services that have been damaged or destroyed. There are two types of public assistance authorized: "emergency" and "permanent" work. Emergency work includes efforts to save lives, protect property, and maintain operation of essential facilities on a short-term basis until permanent restoration can be made. Permanent work involves action necessary to repair, restore, reconstruct, or replace public, and certain private non-profit, facilities damaged or destroyed.

Project application for public assistance may be approved to fund a variety of projects that fall within the eligibility categories identified in Section 7.4.1 of this Plan.

8.3.2 Flood Insurance Requirements. One very important element in receiving public assistance are the requirements concerning flood insurance. Public Law 100-707 makes it very clear that all applicants for public assistance must have flood insurance. If they do not have flood insurance at the time of the disaster, eligible cost will be reduced by the maximum amount of flood insurance proceeds that applicant could have received had the facility been fully covered by flood insurance. Also, applicants will be required to commit to maintaining insurance coverage for the total eligible amount of the damages as a condition to receive public assistance. No assistance for any facility will be available in future disasters unless the required insurance has been obtained and maintained.

8.4 Method of Funding. Recent changes have streamlined the funding methods for public assistance programs. Currently, there are two types of grants (funding methods) available that are based on the cost of the project, and two funding options available, either of which can be used under each of the grants. Each grant is explained below.

8.4.1 Large Project Grant. When the total cost to repair or replace eligible public damage is $48,000 (adjusted annually according to the Consumer Price Index) or more, a large public grant can be secured. Such grants are used to restore public or private non-profit facilities to their pre-disaster condition.

8.4.2 Small Project Grant. When the total cost to repair or replace eligible damage is less than $48,000, a small project grant can be secured. Once approved, these funds are made totally available at the beginning of the project. At its completion, the applicant certifies that the work is completed. The State will perform a final inspection.

8.5 Funding Options. The following funding options can be used by the applicant if they feel it will benefit their situation. They are designed to give the applicant a greater degree of flexibility. Both options can be used under large or small project grants, and are voluntary.

8.5.1 Alternate Projects. Often, when a community applies for a large or small grant, they will determine that the public welfare would not best be served by repairing, restoring, reconstructing, or replacing a damaged facility. Under the "alternate project" option, the community could receive 67.5% of the original damage estimate for use on: other public facilities, constructing new facilities, or funding hazard mitigation activities. Funds necessary for completing the alternate project would come from local sources.

8.5.2 Improved Projects. When the applicant decides to exceed the original design and value of a damaged facility instead of simply restoring it to its pre-disaster condition, the "improved project" option can be approved. The applicant could receive 87.5% (Federal/State contribution) of the original damage estimate and provide the remaining funds necessary to complete the project.

8.6 Public Assistance Process. The process for securing public assistance for a community site, once a Presidential Declaration has been declared, is described below. The process involves all levels of government at various stages.

8.6.1 Applicants' Briefing (Step 1). As soon as possible following the President's Declaration of an emergency of major disaster, the State Coordinating Officer and the State Public Assistance Officer will coordinate the applicants' briefing at the local level. This meeting acquaints the applicants with the public assistance process and project administration. Appropriate City personnel should attend the applicant's briefing (namely, the Finance Officer and the Emergency Management/Grants Manager), who will:

- know the general location of all disaster damages;
- have the authority to sign for Federal assistance for the City, including the "Notice of Interest" form (Appendix F); and
- be responsible for recording data and maintaining documentation of time, repairs, and costs.

8.6.2 Inspector's Briefing (Step 2). Once Notice of Interest (NOI) forms are collected, they are reviewed to determine the types of public damages applicants have identified. At this point, Damage Assessment Teams (DAT) are formed based on the need expressed in the NOI's. Each DAT should have Federal/State and local membership. These assessors are briefed on their appropriate procedures to do a site-by-site detail damage assessment, and how to prepare a damage survey report.

8.6.3 Damage Survey Report Preparation (Step 3). The DATs are then sent into the field. Each damage site is surveyed and a Project Worksheet is prepared. The FEMA DAT member will prepare the Project Worksheet. The State and local DAT members sign it upon completion, certifying that they concur or do not concur with the scope of work and the estimated repair costs.

8.6.4 FEMA and State Review (Step 4). As the Project Worksheets are prepared, they are reviewed by FEMA and the State Public Assistance Officer for completeness. Problems are discussed in an effort to resolve them prior to FEMA's formal review.

8.6.5 Application Preparation (Step 5). Once the State has approved the Project Worksheets, a State Project Application is prepared that includes all of these worksheets, and is submitted to the Disaster Recovery Manager (FEMA) for approval.

8.6.6 Advance Funds (Step 6). Once the Project Application has been approved, funds are advanced to the State through a letter of credit. For large project grants, the State then forwards the Federal share of the money (75%) to the approved applicants on a cost reimbursement basis. For small project grants, the entire amount of the proposed project (75% Federal share) is forwarded to the applicant.

8.6.7 Completion of Work (Step 7). When the "large project" is completed, the applicant will submit a Project Summary of Documentation Form to the Department of Emergency Management, along with a request for final inspection. Once the State has reviewed the Documentation Form, a final inspection will be scheduled. When a "small project" is completed, the applicant must submit to the DEM a certification that the work has been completed in accordance with the Project Application. If the total amount of the grant was not used, the applicant can use the remaining funds for other appropriate purposes, subject to State approval.

8.6.8 Final Inspection and Certification (Step 8). The State will perform the final inspection to ensure the project was completed per the scope of work, and certify that the work and cost are in compliance with the provisions of the FEMA/State Agreement.

8.6.9 Final Payment (Step 9). For large projects, once the final inspections are completed and any discrepancies are resolved, the applicant will submit a request for final payment.

8.6.10 Single Audit Act (Step 10). All recipients of public assistance will be audited per the requirements of the Single Audit Act of 1984, Circular OMB A-128.

8.6.11 State Approval of Audit (Step 11). Once the audits are performed, the State must approve the audit report. All audit exceptions and discrepancies will be resolved prior to closing out the project.

8.7 Individual Assistance. After the President signs the disaster Declaration, it is important to inform affected individuals of the programs available to them, and to assist them in obtaining any aid to which they may be entitled. To make it convenient for affected individuals to obtain information and assistance, disaster application centers may be established in each of the declared counties. Representatives of Federal, State, local, and volunteer organizations are then made available at these centers to assist disaster victims applying for assistance. There is a wide range of programs providing disaster assistance to individuals including the following:

8.7.1 Small Business Administration (SBA). Once implemented, the SBA Program can offer low interest loans to individuals, businesses, and farmers for refinancing, repair, rehabilitation or replacement of damaged property (real and personal). A SBA declaration can be independent or in concert with a Presidential Declaration. There must be a minimum of 25 homes or businesses with 40% or more insured losses and/or 5 businesses with economic or physical losses.

8.7.2 Temporary Housing. In the event of a presidentially declared disaster, a Temporary Housing Program may be authorized in order to meet the housing needs of disaster victims. The program has several components, including:

8.7.2.1 Mortgage and Rental Assistance Program. Applicable for individuals or families who have received written notice of eviction or foreclosure due to financial hardship caused by a disaster.

8.7.2.2 Rental Assistance. Provided to homeowners or renters whose dwelling is determined uninhabitable as a direct result of the disaster.

8.7.2.3 Minimal Repairs Program. Provides money for owner-occupied, primary residences which have sustained minor damage, and are unlivable as a direct result of the disaster.

8.7.2.4 Mobile Homes or Other Readily Fabricated Dwellings. When all other avenues are exhausted, FEMA may initiate the mobile home program. Such homes are moved to, or near, the disaster site and set up. The State of Florida does not have a temporary housing program. Therefore, FEMA will manage the temporary housing program, should it be needed in Florida.

8.7.3 Individual and Family Grant Programs. The Individual and Family Grant Program provides grants up to $10,000 to help families meet serious needs and necessary expenses that are not covered by other governmental assistance programs, insurance, or other conventional forms of assistance. Financial aid can be provided under the following categories:

- medical expenses
- transportation costs
- home repair
- replacement of essential property
- protective measures
- funeral expenses

75% of the costs are funded by FEMA and 25% by the State and/or the local government. (In 1997, the state of Florida announced that it would match only 12.5% of the costs of a disaster, leaving the local entity to pay 12.5% of the costs in all future disasters.)

8.8 Disaster Unemployment Assistance. Individuals unemployed as a result of a major disaster and not covered by regular State or private unemployment insurance programs, will be eligible for unemployment benefits. The weekly compensation received will not exceed the maximum amount of payment under the Unemployment Compensation Program of Florida, and may be provided until an individual is re-employed, or up to 26 weeks after the major disaster is declared, whichever is the shortest period.

Other individual assistance programs that could be activated, if appropriate, are:

- food coupons (U.S. Department of Agriculture)
- food commodities
- legal services
- crisis counseling
- economic injury loans
- tax information
- emergency conservation measures program
- agriculture assistance
- Veterans assistance
- waiver of penalty for early withdrawal of funds or certain time deposits

8.9 Conclusion. This Section is designed to briefly describe the sequence of events necessary to secure assistance following an emergency or disaster. More detailed information is available by consulting the "Public Assistance" manual prepared by the Florida Department of Community Affairs, Division of Emergency Management, and the State of Florida Peace Time Emergency Plan.

8.10 Additional References. Other sources of reference for emergency management and post-disaster redevelopment include:

- Okaloosa County Comprehensive Emergency Plan
- City of Destin Disaster Preparedness Plan
- State of Florida Mutual Aid documents
- Okaloosa County Long-term Mitigation Strategy ~~(in development)~~
- Code of Federal Regulations 44 (Emergency Management and Assistance)
- 1999 Tri-State Hurricane Evacuation Study

WINDSHIELD SURVEY FORM

PRELIMINARY DAMAGE ASSESSMENT WORKSHEET

American Red Cross

PRELIMINARY DAMAGE ASSESSMENT WORKSHEET

Side A

City: _____ County: _____ State: _____

Chapter: _____ Date: _____ Time: _____

Description of Disaster (Type and status):

_____

Geographic Area Affected:

_____

_____

_____

Characteristics of Affected Area (Rural, urban, special populations, etc.):

_____

_____

_____

_____

Estimated Number of Dwelling Units Affected:

	Destroyed	Major	Minor
Single Family Dwellings	_____	_____	_____
Mobile Homes	_____	_____	_____
Apartments	_____	_____	_____
Total	_____	_____	_____

Current Conditions (Utility status, weather projections, etc.):

_____

_____

_____

Access to Area and Roads Closed:

_____

_____

_____

Comments (Unique conditions, community needs, etc.):

_____

_____

_____

_____

_____

_____

_____

_____

Side A is to be completed by supervisors. Side B is to be completed by damage assessment teams.

Supervisor: Complete one form for each community surveyed. Consolidate all damage figures in the Initial Incident Report and the *Damage Assessment Summary Sheet* (Form 5233).

SITUATION REPORT
SUMMARY OF INITIAL DAMAGE

County SITUATION REPORT State of Florida	County	EM Area Office
	Report #	Type Incident
	Date	Completed By

GENERAL INFORMATION

Municipalities/Corresponding Populations Affected:

Deaths:_____ Injured:_____

Shelter Status: N/A ____ # Open ____ # on Standby ____ # Evacue

GENERAL DESCRIPTION OF IMPACTED AREA

STATUS OF IMPACT TO HOMES AND BUSINESSES

Homes and Businesses	Destroyed	Major Damages (>50%)	Minor Damages (<50%)
Single-Family Dwellings			
Multi-Family Dwellings			
Industry and Other Businesses			
TOTAL HOMES AND BUSINESSES			

STATUS OF IMPACT TO THE INFRASTRUCTURE

Facility or Service	Description of Impact
Roadways and Bridges *(include traffic control and signing, etc.)*	
Communications *(telephone, radio, satellite, etc.)*	
Health Care *(hospitals, urgent care centers, clinics, etc.)*	
Water Treatment *(include water distribution systems)*	
Waste Water Treatment	
Electric Utilities *(include estimated days before power restored)*	
Other *(specify)*	

STATUS OF LOCAL RESPONSE

Points of Contact	
Local Emergency Declaration(s)	
Level of EOC Activation	
State Agencies on Scene	
Mutual-Aid on Scene	
Media Releases	
Shelter Locations	
Possible Resources Requested	

PUBLIC PROPERTY PRELIMINARY DAMAGE ASSESSMENT SUMMARY FORMS A & B

PUBLIC PROPERTY
PRELIMINARY DAMAGE ASSESSMENT ESTIMATE

DATE COUNTY

APPLICANT INFORMATION

NAME OF APPLICANT	NAME OF LOCAL CONTACT	PHONE NUMBER

DAMAGE CATEGORIES

A.	DEBRIS CLEARANCE	D.	WATER CONTROL FACILITIES	G.	OTHER
B.	PROTECTIVE MEASURES	E.	BUILDING AND EQUIPMENT		
C.	ROADS SYSTEM	F.	PUBLIC UTILITY SYSTEM		

SITE NO.	CATEGORY	LOCATION (Use map, location, address, etc.)

DESCRIPTION OF DAMAGE

IMPACT	% COMPLETE	COST ESTIMATE

SITE NO.	CATEGORY	LOCATION (Use map, location, address, etc.)

DESCRIPTION OF DAMAGE

IMPACT	% COMPLETE	COST ESTIMATE

SITE NO.	CATEGORY	LOCATION (Use map, location, address, etc.)

DESCRIPTION OF DAMAGE

IMPACT	% COMPLETE	COST ESTIMATE

NAME OF INSPECTOR	AGENCY	PHONE NUMBER(S)

PUBLIC PROPERTY
PRELIMINARY DAMAGE ASSESSMENT ESTIMATE

DATE

NAME OF APPLICANT		NAME OF LOCAL CONTACT	PHONE NUMBER
COUNTY	POPULATION	TOTAL BUDGET	DATE FY BEGINS
DEPARTMENT BUDGET			YTD EXPENDITURES

CATEGORY	NO. OF SITES	TYPES OF DAMAGE	COST ESTIMATE	LOCAL FUND RECOVERY ACCOUNT BALANCE	

A. GENERAL IMPACT

1. Identify and describe damages which contitute a health and/or safety hazard to the general public.

2. Population adversely affected directly or indirectly by the loss of public facilities or damages.

3. What economic activities are affected by the loss of public facility or damages?

B. RESPONSE CAPABILITY

Can the applicant respond and recover from the damages quickly and without degredation of public services? Describe.

C. IMPACT ON PUBLIC SERVICES IF DECLARATION IS NOT MADE
(e.g. referral of permanent repairs, impact on ongoing services and capital improvements, etc.) Describe.

NAME OF INSPECTOR	AGENCY	PHONE NUMBER(S)

HABITABILITY ASSESSMENT FORMS

FOR INDIVIDUAL HOMES AND BUSINESSES

INSPECTED

HABITABLE, NO RESTRICTIONS____

HABITABLE, REPAIRS NEEDED_____

This structure has been inspected(as indicated below), and no apparent structural or safety hazard has been found. Final safety determination is the owner's responsibility. Report any unsafe conditions to the local authority. Reinspection may be required.

_____Exterior Only

_____Exterior and Interior

Comments:

_____

_____

_____

Facility Name and Address

_____

_____

_____

Date_____ Time_____

Inspector's Name: _____

_____ _____

This structure was inspected under emergency conditions for the:

_____

_____

_____

(Jurisdiction)

APPROVED TO CONNECT:

WATER	**Yes**	**No**	**Unknown**
ELECTRIC	**Yes**	**No**	**Unknown**
GAS	**Yes**	**No**	**Unknown**

Do Not Remove This Placard Until Authorized By The Building Official.

UNSAFE

DO NOT OCCUPY. ENTER AT YOUR OWN RISK.

This structure has been seriously damaged and is unsafe. Do not occupy. Enter at your own risk, as entry may result in injury or death.

Comments:

_____

_____

_____

Facility Name and Address:

_____

_____

_____

Date_____ **Time**_____

Inspector's Name: _____

_____

This structure was inspected under emergency conditions for the:

_____

_____

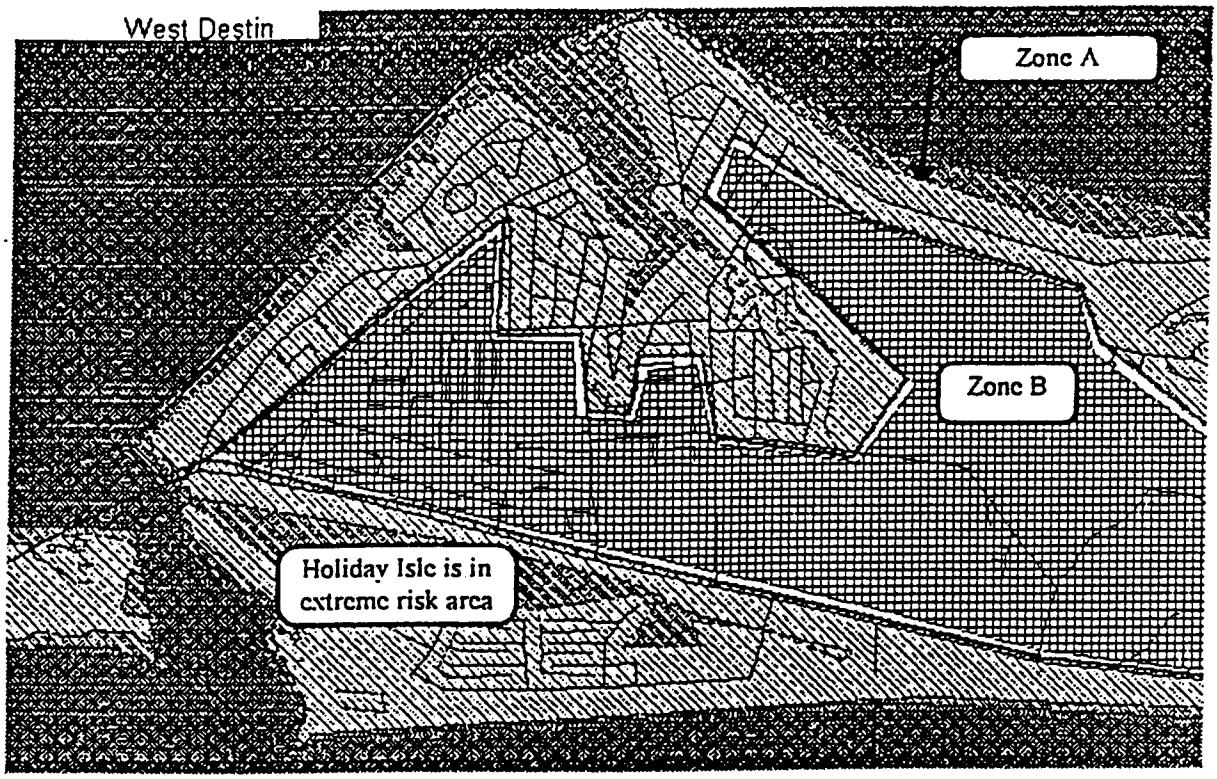
_____

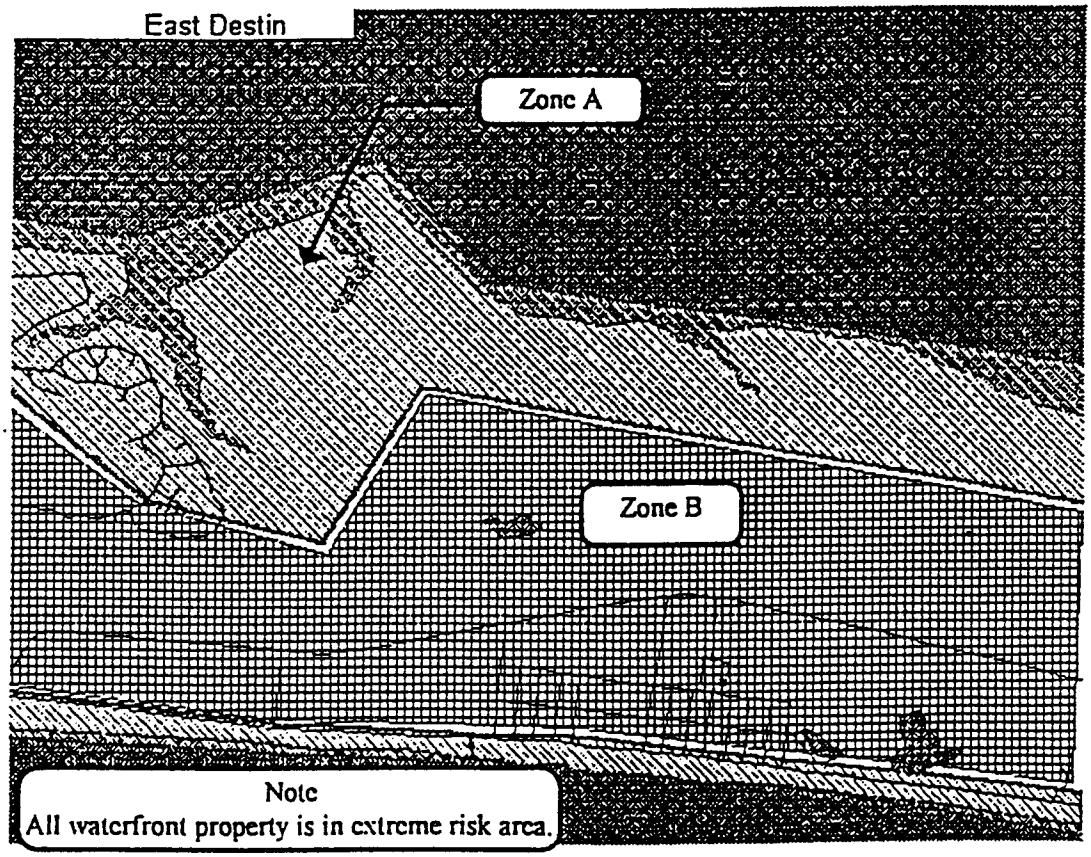
(Jurisdiction)

DO NOT RECONNECT ANY UTILITIES SUCH AS WATER, GAS OR ELECTRIC!

Do Not Remove This Placard Until Authorized By The Building Official.

MAP OF
COASTAL HIGH HAZARD AREA
ZONE A
OF TRI-STATE HURRICANE EVACUATION STUDY
1998


West Destin
Zone A
Zone B
Holiday Isle is in extreme risk area


East Destin
Zone A
Zone B
Note
All waterfront property is in extreme risk area.

ITEM # 2026-1135

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.D.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Michael Burgess, Public Works Director
Tina Deater, Community Development Director

DATE: 08/07/2026

SUBJECT: FEMA Preliminary Flood Insurance Study, Flood Insurance Rate Maps, and Summary of Map Actions - information only

I. BACKGROUND: On July 31, 2026, the Federal Emergency Management Agency (FEMA), Region 4, provided the City of Destin with preliminary copies of the updated Flood Insurance Study (FIS), Flood Insurance Rate Maps (FIRMs), and Preliminary Summary of Map Actions (SOMA) for Okaloosa County, Florida and Incorporated Areas. FEMA has provided these preliminary materials to allow the City, elected officials, staff, residents, property owners, and other interested parties an opportunity to review and comment on the proposed flood hazard information before the maps and study become effective.

FEMA has requested that comments regarding the preliminary materials be submitted within 30 days of the July 31, 2026 letter. FEMA will review comments and incorporate appropriate changes before the FIRM and FIS become effective.

As part of the preliminary mapping package, FEMA also provided the Preliminary SOMA, which identifies how previously issued Letters of Map Change (LOMCs), including Letters of Map Amendment (LOMAs) and Letters of Map Revision based on Fill (LOMR-Fs), will be treated as part of the revised mapping process.

II. DISCUSSION: The preliminary FIS and FIRMs represent FEMA's proposed updated flood hazard information for the City of Destin. At this stage, the maps are preliminary and are not yet the effective regulatory FIRMs. The City's currently effective FIRMs and floodplain regulations will continue to govern development until FEMA completes the mapping process, establishes an effective date for the revised maps, and the City adopts any necessary amendments to its floodplain management regulations.

One notable change in the preliminary FIRMs is the inclusion of approximate Zone A Special Flood Hazard Areas. Approximate Zone A areas have not appeared on the City's effective FIRMs for many years. Unlike detailed-study flood zones where FEMA establishes Base Flood Elevations (BFEs), these approximate Zone A areas do not provide FEMA-established BFEs on the FIRM. The reintroduction of approximate Zone A areas will therefore require the City to evaluate and amend its floodplain management ordinance to establish appropriate requirements for new construction and substantial improvements within these areas.

The ordinance amendment will need to establish the standards and procedures that will apply when development is proposed within an approximate Zone A, including how the required flood elevation is determined and how applicable flood-resistant construction requirements are administered. The specific ordinance language and development standards will be developed by staff as the FEMA process advances and will be brought before the Local Planning Agency and City Council separately for consideration prior to the effective date of the revised FIRMs.

FEMA has advised that the preliminary review process provides an opportunity for the City and public to review the proposed mapping and identify changes or corrections. FEMA specifically identifies non-technical information such as corporate limits, road names, and stream names as appropriate items for review during the initial 30-day period.

To facilitate public access and make the preliminary flood hazard information easier to understand and review, the City will work with Forerunner, the City's floodplain management platform provider, to publish the preliminary FIRM information through the City's Public Floodplain Management Interactive Portal (**www.https://destinfl.withforerunner.com/properties**). The preliminary mapping will be clearly identified as preliminary, so users can distinguish it from the currently effective regulatory floodplain information.

The Preliminary SOMA also identifies the treatment of previously issued LOMCs. FEMA identifies a number of existing City of Destin LOMAs and LOMR-Fs located on revised FIRM panels. These actions will be revalidated through FEMA's administrative process following the effective date of the revised FIRMs. Importantly, the Preliminary SOMA identifies no recorded cases in the “LOMCs Superseded” category and no recorded cases in the “LOMCs To Be Redetermined” category.

EMA will subsequently schedule a Preliminary DFIRM Community Coordination (PDCC) Meeting with the City to discuss the revised flood hazard information, ordinance adoption, and other questions associated with the preliminary maps. Following that meeting, FEMA may initiate a statutory 90-day appeal period where the preliminary FIRMs add or modify Base Flood Elevations, base flood depths, Special Flood Hazard Areas, flood zone designations, or regulatory floodways.

After the review and applicable appeal periods have concluded and FEMA has addressed comments and appeals, FEMA will prepare the final FIRM and FIS. FEMA indicates that the revised maps and study are expected to become effective approximately seven to ten months later. Prior to the effective date, FEMA will formally notify the City and require the City to adopt or modify its floodplain ordinances as necessary to correspond with the new FIRM and FIS.

Approximate Zone "A"
Approximate Zone A: An area within the Special Flood Hazard Area subject to inundation by the 1-percent-annual-chance flood that has been identified using approximate study methods. Because a detailed hydraulic analysis has not been performed, FEMA does not provide a Base Flood Elevation or flood depth on the FIRM for these areas.

The key distinction is that detailed hydraulic analyses have not been performed, so no Base Flood Elevations (BFEs) or flood depths are shown on the FIRM. FEMA classifies these areas as Special Flood Hazard Areas (SFHAs), meaning NFIP floodplain management standards and mandatory flood insurance purchase requirements apply.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
II. Enhanced Quality of Life and Safety for Families

B. Effect on Budget (EOB): There is no significant immediate effect on the City's budget associated with this informational agenda item. Staff time will be required to review the preliminary FIS, FIRMs, and SOMA; evaluate the newly mapped approximate Zone A areas; coordinate with FEMA and other agencies; respond to public inquiries; prepare necessary amendments to the City's floodplain management ordinance; and coordinate with Forerunner to make the preliminary information available through the City's Public Floodplain Management Interactive Portal.

Any future costs associated with ordinance amendments, technical review, mapping or elevation data, public outreach, or other actions resulting from FEMA's final mapping process will be identified and presented separately as necessary.

C. Level of Service (LOS): Publishing the preliminary FEMA flood hazard information through the City's Public Floodplain Management Interactive Portal will enhance the City's level of service by providing residents, property owners, design professionals, real estate professionals, insurance professionals, and other stakeholders with convenient access to the proposed flood hazard information.

This is particularly important for properties located within the newly identified approximate Zone A areas, as the preliminary maps may indicate a flood hazard designation that is not present on the City's currently effective FIRMs. Making this information available during the preliminary stage will provide affected property owners and development professionals additional time to understand the proposed mapping and the FEMA review process before the revised FIRMs become effective.

The City's review and subsequent ordinance amendment will also ensure that clear and consistent development requirements are established for new construction and substantial improvements within approximate Zone A areas before those areas become subject to the revised regulatory maps.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: FEMA's issuance of the Preliminary Flood Insurance Study, Flood

Insurance Rate Maps, and Summary of Map Actions represents an important step in updating flood hazard information for the City of Destin. The documents are preliminary and do not replace the City's currently effective regulatory FIRMs at this time.

Of particular significance is the reintroduction of approximate Zone A Special Flood Hazard Areas, which have not appeared on the City's FIRMs for many years. These areas will require additional consideration because FEMA-established Base Flood Elevations are not provided on the FIRM. The City will need to amend its floodplain management ordinance to establish appropriate requirements for new construction and substantial improvements within these areas before the revised FIRMs become effective.

City staff will continue reviewing the preliminary materials, coordinate with FEMA through the upcoming PDCC meeting and subsequent review and appeal processes, and work with Forerunner to publish the preliminary flood hazard information on the City's Public Floodplain Management Interactive Portal.

Staff will return to the City Council at the appropriate time with the necessary amendments to the City's floodplain management ordinance and will continue to keep the Council informed as FEMA's map update process progresses.

IV. RECOMMENDED MOTION: No motion is required at this time.

Attachments:

1. 07-31-2026 Letter from Kristen Martinenza-FEMA
2. 07-31-2026 Preliminary Summary of Map Actions

U. S. Department of Homeland Security
Region 4
3005 Chamblee Tucker Road
Atlanta, GA 30341

FEMA

Mayor
council
C-Man
Com Dev
PIO

July 31, 2026

IN REPLY REFER TO: PRELIM 7/31/2026

File
M Burgess

The Honorable Bobby Wagner
Mayor, City of Destin
City Hall
4200 Indian Bayou Trail
Destin, FL 32541

Community: City of Destin
Okaloosa County,
FL
Community No.: 125158

Dear Mayor Wagner,

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Okaloosa County, Florida and Incorporated Areas for your review and comment. The enclosed FIS report for Okaloosa County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the FIRM and FIS report materials to the following website: https://hazards.fema.gov/femaportal/prelimdownload/.

We will contact you shortly to schedule a formal Preliminary DFIRM Community Coordination (PDCC) meeting to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report.

Comments may be sent to

Kristen M. Martinenza, P.E., Chief
Risk Analysis Branch
FEMA Region 4
3005 Chamblee-Tucker Road
Atlanta, GA 30341
770-220-3174

John Crowe, CFM, Chief
Bureau of Hydrologic Assessment, Response & Resilience
Emergency Coordinating Officer (ECO)
Northwest Florida Water Management District
81 Water Management Drive
Havana, Florida 32333
850-539-5999 Ext. 213
John.Crowe@nfwwater.com

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the FIRM becomes effective upon request.

Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of "mappable" LOMRs issued since the last map effective

date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office at 3005 Chamblee-Tucker Road, Atlanta, Georgia 30341 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

After the PDCC Meeting, we will initiate a statutory 90-day appeal period for certain communities within Okaloosa County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the PDCC Meeting.

After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form.

If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact the Mitigation Division of FEMA in Region IV at 202-304-5185 and ask for the Regional Project Officer assigned to your community. If you have general questions about mapping issues, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMA-FMIX@fema.dhs.gov.

Sincerely,

Kristen M. Martinenza

Kristen M. Martinenza, P.E., Chief
Risk Analysis Branch
FEMA Region 4

Enclosures:
Preliminary FIRM
Preliminary FIS Report
Preliminary SOMA

cc: Jillian Kraynak, State NFIP Coordinator
Tina Deater, Community Development Manager, City of Destin
Michael Burgess, Public Works Director/Floodplain Administrator, City of Destin
Larry Jones, City Manager, City of Destin

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: DESTIN, CITY OF Community No: 125158

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effect of the enclosed revised FIRM panel(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below are either not located on revised FIRM panels, or have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: DESTIN, CITY OF Community No: 125158

2A.LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	R4-973-031	05/28/1997	LOT 16, BLOCK 7, KELLY'S ADDITION 522 BEACH DRIVE	1251580001F	12091C0488K
LOMR-F	03-04-2128A	02/26/2003	LOTS 9-16, BLOCK E, EAST PASS ADDITION TO DESTIN - 662 HIGHWAY 98 EAST	12091C0488H	12091C0488K
LOMA	04-04-0374A	11/03/2003	LOT 40, DESTINY BY THE SEA - 4731 OCEAN BOULEVARD	12091C0494H	12091C0494K
LOMA	04-04-6316A	06/24/2004	BARATARIA, A CONDOMINIUM - 212 HIGHWAY 98 EAST	12091C0469H	12091C0469K
LOMA	05-04-5322A	11/01/2005	HOLIDAY ISLE RESIDENTIAL SECTION 2, BLOCK E, LOT 5 -- 18 NORRIEGO DRIVE	12091C0488H	12091C0488K
LOMA	06-04-B742A	03/02/2006	DESTINY BY THE SEA, LOT 27 -- 4763 OCEAN BLVD	12091C0494H	12091C0494K
LOMA	08-04-1029A	01/24/2008	INDIAN BAYOU, UNIT 1, BLOCK G, LOT 16 -- 6 TOMAHAWK COURT	12091C0489H	12091C0489K
LOMA	08-04-4726A	07/31/2008	EAGLES LANDING SUBDIV, LOT 41 -- 4034 LAUREN COURT	12091C0489H	12091C0489K
LOMA	10-04-7689A	08/20/2010	LOT 42, EAGLES LANDING SUBDIVISION - 4030 LAUREN COURT	12091C0489H	12091C0489K
LOMR-F	11-04-1389A	12/02/2010	HARBOR LIGHTS CONDOMINIUM -- 211 DURANGO ROAD	12091C0469H	12091C0469K
LOMA	12-04-1320A	12/14/2011	LOT 33, BLOCK I, INDIAN BAYOU UNIT IV SUBDIVISION - 142 INDIAN BAYOU DRIVE	12091C0489H	12091C0489K
LOMA	12-04-1896A	01/30/2012	LOT 116, COMMODORE POINT SUBDIVISION - 4596 NAUTICAL COURT	12091C0493H	12091C0493K
LOMR-F	13-04-4688A	06/18/2013	FIRST ADDITION TO MORENO ACRES, BLOCK C, LOT 7 -- 4121 INDIAN BAYOU NORTH	12091C0489H	12091C0489K
LOMA	15-04-0948A	11/25/2014	INDIAN BAYOU UNIT V, BLOCK A, LOT 39 -- 36 INDIAN BAYOU DRIVE	12091C0489H	12091C0489K
LOMA	15-04-3940A	02/20/2015	LOT 10, BLOCK J, INDIAN BAYOU UNIT IV SUBDIVISION - 142 COUNTRY CLUB DRIVE W.	12091C0489H	12091C0489K
LOMR-F	15-04-9221A	09/16/2015	JAMES COTTAGES, LOT 2 – 938 BAMBI DRIVE	12091C0486H	12091C0486K

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: DESTIN, CITY OF Community No: 125158

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	16-04-7286A	09/07/2016	NEWMAN PROPERTY SUBDIVISION, LOT 1 -- 4151 INDIAN TRAIL	12091C0489H	12091C0489K
LOMR-F	17-04-6028A	07/26/2017	THE DUNES OF DESTIN, BLOCK D, LOT 3 -- 3892 SANDPRINT DRIVE	12091C0488H	12091C0488K
LOMR-F	17-04-6029A	07/25/2017	THE DUNES OF DESTIN, BLOCK C, LOT 5 -- 108 SANDPRINT CIRCLE	12091C0488H	12091C0488K
LOMR-F	19-04-3497A	05/02/2019	THE DUNES OF DESTIN, BLOCK D, LOT 4 -- 3890 SANDPRINT DRIVE	12091C0488H	12091C0488K
LOMR-F	19-04-0594A	07/11/2019	BAY OAKS, LOT 4 -- 406 BAY OAKS COURT	12091C0469H	12091C0469K
LOMA	19-04-6237A	12/19/2019	INDIAN CREEK SUBDIVISION, LOT 11 -- 4077 INDIAN BAYOU NORTH	12091C0489H	12091C0489K
LOMA	20-04-5803A	10/13/2020	(VERIFIED) EASTWOOD SEVENTH ADDITION, LOT 10 -- 522 PARK COURT	12091C0488H	12091C0488K
LOMA	25-04-3670A	04/18/2025	DESTINY EAST, PHASE 1, LOT 59 -- 62 SIESTA BLUFF	12091C0494J	12091C0494K

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

PRELIMINARY SUMMARY OF MAP ACTIONS

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

ITEM # 2026-1142

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.E.

TO: City Council

THRU: Michael Burgess, Public Works Director
Larry Jones , City Manager
Krystal Strickland, Finance Director

FROM: Joe Bodi, Deputy Director, Public Works

DATE: August 11, 2026

SUBJECT: R&R Library 10 ton A/C Replacement

I. BACKGROUND: The City contracts with continuing services contractors for mechanical (HVAC) services. D&D Air Conditioning, Heating and Electrical Services is the City's mechanical continuing services contractor. The larger 10 ton unit at the Library is at the end of its useful life (on the schedule to replace) and is showing signs of failure, warranting its replacement.

II. DISCUSSION: The 10 ton unit replacement requires a new refrigerant different from the current type used today. It operates at a higher pressure, so the existing hardware is not interchangable. Both the air handler & condenser units will have to be replaced at the same time. The condenser unit is scheduled to be replaced in 2027. Staff is requesting to replace the complete unit at the same time for the reasons above. The cost of the new unit is estimated at $38,952.00. As per our policy, any project totaling more than $35,000 will come before City Council for approval.

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

II. Enhanced Quality of Life and Safety for Families

IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB):

	301.5710.565000 PROJ 100047 Library Renewal & Replacement
FY 26 Adopted Budget	$ 140,316
Amendments + Transfers	-
Revised Budget	140,316
Previous Expenses/Encumbrances	(10,494)
Available Program Budget	129,822
This Agreement +(-)	(38,952)
FY 26 Remaining Program Budget	$ 90,870

Renewal & Replacement funds budgeted in FY 2026 to paint the interior of the Library and to replace the monument sign will be used instead to replace this HVAC unit.

C. Level of Service (LOS): The LOS will not be degraded should the work requested be approved.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The 10 ton unit at the Library needs to be replaced prior to the complete failure of the system. The cost of replacement is $38,952.00. Staff is requesting City Council approval to replace the unit.

IV. RECOMMENDED MOTION: I move that the City Manager be authorized to execute a task order with D&D Air Conditioning, Heating & Electrical Services for replacement of the 10 ton unit for the cost of $38,952.00.

Attachments:

1. Est_2026091_from_DD_AIR_CONDITIONING_HEATING_AND_ELECTRICAL_SERVICES_1288
2. D&D Mechanical CY24-26 Contract Ext(signed)

D&D Air Conditioning, Heating & Electrical Services

P.O. Box 5239 Destin, FL 32540
Voice: (850) 650-3995 Fax: (850) 650-4454

A/C Contractor • Electrical Contractor • Commercial & Residential Service
Licensed • CAC057538 • EC13001418 • Insured

Proposal # 2026-091

(850) 837-6869	**Date:** 8/4/2026

Job Name / Location

City of Destin Library
150 Sibert Ave
Destin, FL 32541
AC # 6

Description	Qty/Hou...	Unit Price	Total:
Proposal per the following scope of work Remove & Replace existing 10 ton split system with new Carrier split system Below Prices Includes: - (1) Carrier model 39LD06BA-8K-AJF2AC 10 ton air handler unit - (1) Carrier model 38AXZM12A0A5-0A0A0 10 Ton condensing units featuring R-454B refrigerant - (1) Electric heat - (1) Torch and Vacuum - (1) Flush & Re-use copper line set - (1) Liquid line drier - (1) Recovery & Disposal - (1) Solenoid kit - (1) Nitrogen - (1) Accumulator - (1) Re- Work existing supply & return duct connections - (1) Fittings / pipe - (1) Charge system to factory specifications with R-454B refrigerant - Labor - Permit Qualifiers: ** 1 year labor warranty ** 1 year limited parts warranty ** 5 year compressor warranty **No electrical if incurred **Air handler unit access required by others **No hole cutting or patching			

Total

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration from above specifications involving extra costs will be executed only upon written orders and will become extra charge over and above estimate.

Authorized Signature_____

Payment to be made as follows: ____ on acceptance ____ on rough in _____ on completion

Acceptance of Proposal - The above prices, specs and conditions are hereby accepted. D&D Services is authorized to do the work specified. Payment to be made as outlined above.

Acceptance Signature_____ Date_____

We look forward to doing business with you!

D&D Air Conditioning, Heating & Electrical Services

P.O. Box 5239 Destin, FL 32540
Voice: (850) 650-3995 Fax: (850) 650-4454

A/C Contractor • Electrical Contractor • Commercial & Residential Service
Licensed • CAC057538 • EC13001418 • Insured

Proposal # 2026-091

(850) 837-6869 | **Date:** 8/4/2026

Job Name / Location

City of Destin Library
150 Sibert Ave
Destin, FL 32541
AC # 6

Description	Qty/Hou...	Unit Price	Total:
Equipment & Materials		32,952.00	32,952.00
Mechanical Service Work Per Hour	40	95.00	3,800.00
City of Destin Additional HVAC Labor Per Hour	40	55.00	2,200.00

Total $38952.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration from above specifications involving extra costs will be executed only upon written orders and will become extra charge over and above estimate.

Authorized Signature JM

Payment to be made as follows: ____ on acceptance ____ on rough in _____ on completion

Acceptance of Proposal - The above prices, specs and conditions are hereby accepted. D&D Services is authorized to do the work specified. Payment to be made as outlined above.

Acceptance Signature_____ Date_____

We look forward to doing business with you!

CITY OF DESTIN, FLORIDA

CONTRACT

MISCELLANEOUS MECHANICAL SERVICES CONTINUING SERVICES CONTRACT

On January 8th, 2024, THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, herein referred to as the **City,** accepted the bid of D & D AIR CONDITIONING, HEATING & ELECTRICAL SERVICES herein referred to as the **Contractor,** to supply miscellaneous mechanical services for City properties. The Contractor's Cost Schedule for the terms of their engagement is included in their entirety by reference at Exhibit "A" and as completely as if incorporated herein.

TERMS AND CONDITIONS OF CONTRACT FOR THE MISCELLANEOUS MECHANICAL SERVICES CONTINUING SERVICES CONTRACT:

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

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

3. Term of Contract and Time Extensions:
This contract will be in effect from January 1, 2024 through December 31, 2026 and is for supplying the City with miscellaneous mechanical services. This contract may be renewed, for one-year increments, up to two times if mutually agreed upon by both parties in writing.

4. Time for Performance:
The Contractor agrees to provide miscellaneous mechanical services for the satisfactory approval and acceptance by the City.

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

6. Changes in the Work:
The City shall have the right at any time during the progress of the Work to increase or decrease the Work. Promptly after having been notified of a change, the Contractor shall

submit an itemized estimate of any costs and/or time increases or savings it foresees as a result of the change. No additions or changes to the Work shall be made except upon written order of the City and the City shall not be liable to Contractor for any increased compensation without such written order.

7. Insurance:

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

7.1 Evidence of Insurance:

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

8. Indemnification:

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

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

9. Licensing:

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

10. Cancellation:

This contract may be canceled by either party with thirty days' written notice and is

contingent upon the annual appropriation by the City of legally available funds. The City's obligation to pay the amount due hereunder in any fiscal year is contingent upon the appropriation by the City Council of legally available funds for the purposes set forth in this contract.

11. Performance of Work/Responsibilities:

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

12. Termination for Default:

The Contract will remain in force for the full period specified and until the City Manager or his designee determines that all requirements and conditions have been satisfactorily met and the City Manager or his designee has accepted the work under the Contract Documents following the initial contract terms and all subsequent contract terms, including warranty and guarantee periods. However, the City Manager will have the right to terminate this Contract sooner if the Contractor has failed to perform satisfactorily the work required or comply with the other requirements of the Contract.

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

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

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

13. Termination for Convenience:

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

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

14. Disclosure:

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

15. Miscellaneous:

15.1 Governing Law

The parties intend that this Contract and the relationship of the parties shall be governed by the laws of the State of Florida. The venue for any action arising out of this contract shall be in Okaloosa County Florida and nowhere else.

15.2 Venue

The venue for any action arising out of this contract shall be in Okaloosa County, Florida, and nowhere else.

15.3 Mechanic's Liens

The Contractor shall indemnify and save harmless the City against all liens and claims of mechanics and materialman furnishing labor and materials in performance of this contract.

15.4 Severability

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

15.9 Jury Trial Waiver

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

15.10 Notices

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

As to the City:

Louis A. Zunguze, Interim City Manager
4200 Indian Bayou Trail
Destin, Florida 32541

As to the Contractor:

D & D Air Conditioning, Heating & Electrical Services
P.O. Box 5239
Destin, Florida 32540

IN WITNESS WHEREOF, the City hereunto caused these presents to be subscribed and the Contractor has affixed their name and seal, this the 14th day of February, 2024.

ATTEST:

Rey Bailey
City Clerk

SEAL

CITY OF DESTIN

Louis A. Zunguze
Interim City Manager

2/14/2024

D & D Air Conditioning, Heating & Electrical Services
CONTRACTOR:

Witness

Witness

BY: _____
(Signature)

Dennis Thomas
(Printed Name)

Its: president
(Title)

15.5 Sovereign Immunity

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

15.6 Construction

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

15.7 Attorney's Fees

In any dispute relating to this contract each party shall be responsible for their own respective attorney's fees and costs, whether such action is brought at law, in equity, or via statute.

15.8 Public Records

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

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

a) Keep and maintain public records that ordinarily and necessarily would be required by the City of Destin in order to perform the service.
b) Shall immediately provide the City Clerk for the City with any documents requested by the Clerk in response to a public records request.
c) Provide the public with access to public records on the same terms and conditions that the City of Destin would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
d) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
e) Meet all requirements for retaining public records and transfer, at no cost, to the City of Destin all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City of Destin in a format that is compatible with the information technology systems of the City of Destin.

destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City of Destin in a format that is compatible with the information technology systems of the City of Destin.

It is expressly agreed by the parties that this contract is an extension to the Contract dated December 2, 2019 and the original is made a part hereof as though expressly rewritten, incorporated, and included herein.

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

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

Witnesses:

(Signature)

(Signature)

City of Destin

By: _____
Louis Zunguze
City Manager
2/14/2024

ATTEST: _____
Rey Bailey
City Clerk

SEAL
FLORIDA

Witnesses:

(Signature)

(Signature)

D&D Air Conditioning, Heating and Electrical Inc.

By: _____
(Signature)

Dennis Thomas president
(Name &Title)

ATTEST: _____
(Signature)

Jonathan Mattair / Manager
(Name &Title)

CONTRACT EXTENSION AGREEMENT

This agreement dated the First day of January 2024 is between the City of Destin, Florida ("City"), a Florida municipal corporation, of 4200 Indian Bayou Trail, Destin, Florida, 32541 and D&D Air Conditioning, Heating and Electrical Inc. The purpose of this agreement is to extend for twelve months a contract for services dated December 2, 2019 between the City of Destin and D&D Air Conditioning, Heating and Electrical Inc. to provide miscellaneous electrical services for the City. This agreement will begin on January 1, 2024 and will extend through December 31, 2024.

This is the 4th of 4 possible extensions.

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

Jury Trial Waiver:

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

Public Records:

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

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

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

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

- Meet all requirements for retaining public records and transfer, at no cost, to the City of Destin all public records in possession of the Contractor upon termination of the contract and

ITEM # 2026-1103

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.F.

TO: City Council

THRU:

FROM: Larry Jones , City Manager
Kimberly Kopp, City Attorney

DATE: August 13, 2026

SUBJECT: Update on State-Acquired Land in Holiday Isle Adjacent to City's Norriego Point Park

I. BACKGROUND: The following are recent updates relating to the state-owned Park Property in Holiday Isle (City of Destin).

1. **County-Wide Survey Results**

On March 26, 2026, the City received results from a COUNTY-WIDE SURVEY that asked randomly-selected County residents what they prefer to see as the public use of the newly acquired land purchased by the State of Florida for a park in Holiday Isle ("Park" or "Park Property"). An outside firm, Cherry Communications (Tallahassee), was utilized by the City for their expertise in conducting phone surveys. This new information will be discussed at tonight's Council meeting of April 7, 2026. In sum, the survey showed that nearly 88% of County residents desire for the Park Property to remain natural or with minimal amenities, that over 75% of County residents oppose commercial marina use, and that only 2% of the County supports a marina rental model. The margin of error for survey results is approximately 4.9%.
Cherry Communications
207 W. Park Ave., Ste. A
Tallahassee, FL 32301
cherrycom.com

2. **Adoption of City Council Resolution 2026-05 on March 16, 2026, Requesting City Management of Park and Committing Up to Five Million Dollars.**
On March 16, 2026, the City Council approved Resolution 2026-05, ***which is attached to this agenda item as additional background***. Resolution 2026-05 respectfully requests that the State of Florida authorize the City of Destin to serve as the Lessee and local managing entity for the Park Property. In the resolution, the City affirms its commitment to managing the Park in a

manner that emphasizes environmental stewardship, conservation, passive recreation, and compatibility with surrounding residential and conservation areas. Further, the Resolution provides that the City of Destin is prepared to invest municipal resources into the stewardship and improvement of the Park Property and is willing to commit funding for the redevelopment, restoration, and enhancement of the Park in an amount not to exceed **Five Million Dollars ($5,000,000.00)** in order to support environmentally sensitive improvements, passive recreational amenities, and long-term conservation management consistent with the character of the surrounding community. The resolution has been forwarded to County and State representatives as directed by the City Council. It is expected that the City Council's resolution will be considered first at the April 7th BCC meeting, and again on April 21st along with any concept plans approved tonight by the Destin City Council, and a Council decision on free park parking for all County residents, as further explained in the Discussion section of this Staff Report.

3. **Zoning/Land Use/Development Order Background Information**
The following background information is provided for public knowledge (and has been previously provided):

As discussed at prior meetings both at the City and County level, the current land use entitlements for the State Park property adjacent to the City's Norriego Point Park prohibit all nonresidential uses. Since it appears a condo will not be built on the property, given that the State's purchase was described as for "conservation," the entitlements of the property should be updated so that the property may be maintained for non-residential purposes. This process would include:

1. Amendment to the City's Comprehensive Plan (Future Land Use Designation on the Property)
2. Rezoning of the Property, and
3. Amendment to the existing Development Order.

All three of these referenced land use applications would require City Council approvals and public hearings with the public invited to participate, which would occur generally as follows:

Public Hearing One: Future Land Use Map (FLUM) amendment at Land Planning Agency (LPA) meeting
Public Hearing Two: Rezoning at LPA meeting
(Public hearings 1 and 2 would likely be done at the same LPA meeting)
Public Hearing Three: FLUM amendment at City Council meeting (first reading of FLUM ordinance)
Public Hearing Four: Rezoning at City Council meeting (first reading of zoning ordinance)
(Public hearings 3 and 4 would likely be done at the same City Council meeting)
Public Hearing Five: FLUM amendment at City Council meeting (second reading of FLUM ordinance)
Public Hearing Six: Rezoning at City Council meeting (second reading of zoning ordinance)
(Public hearings 5 and 6 would likely be done at the same City Council meeting)

Notably, as has been discussed, the docks are legally classified as a residential use tied to a condominium that was never constructed. Without amendment to the Development Order, the docks cannot lawfully be used independently. In order to comply with existing codes, the docks

would need to be removed or a Major Amendment to Development Order 21-23 would be required, with an additional public hearing before the City Council. Note that Development Order 21-23 prohibits all nonresidential uses of the docks, including but not limited to slip rentals, commercial uses, or any uses that involve boat traffic at a frequency or intensity not typical of a residential area.

The Comprehensive Plan states, in relevant part that:

OBJECTIVE 1-2.8: CONSERVATION LAND USE DESIGNATION. *The FLUM (Map 1-1), shall identify lands that are environmentally fragile for long-term preservation by designating them as "CON." Environmentally fragile lands shall be referred to as conservation resources, which are defined in Rule 9J-5.003(30), Florida Administrative Code. The protection and preservation of conservation resources shall be achieved through the implementation of the following Policies.*

Policy 1-2.8.1: Conservation (CON). *The FLUM shall designate lands that are natural and coastal resources as "CON." It is the intent of the "CON" land use designation to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. The LDC shall be amended to ensure no development is permitted within "CON" designated areas, other than beach accessways, such as dune walkovers, parking, docks, restroom facilities, and passive recreation.*

The City's Land Development Code is consistent with the Comprehensive Plan, pursuant to State Law.

Importantly:

- Norriego Point Park, which is adjacent to the newly acquired State Park, contains the Conservation (CON) future land use designation and zoning.
- The Conservation district is **highly restrictive** and intended for environmental preservation.
- Marinas are **not** permitted in either the Conservation (CON) Future Land Use Designation and Zoning District.
- Under the City's Land Development Code (Section 7.12.06(BB) and Table 7-2), development within CONSERVATION (CON) is limited to beach accessways such as dune walkovers, parking areas, docks, restroom facilities (up to one story), and passive recreation. Norriego Point currently holds a Future Land Use Designation and Zoning of Conservation, and this zoning would maintain consistency between the State and City Park.

Finally, please note that if the future land use and zoning for this Property are changed, any proposed use would still need to be consistent with all additional applicable provisions of the Comp Plan and LDC, State and federal permitting requirements, any applicable easements, and any required development order amendments.

Pursuant to Council directives, the City Manager and City Attorney have contacted appropriate County and State representatives. As of the date of this agenda item, the Property is owned by the State of Florida, and there is no known entity with a leasehold interest or approved

management plan for the Property.

4. April 21st BCC Meeting in Response to City Resolution 2026-05:
On April 21, 2026, the Okaloosa County Commissioners discussed City Resolution 2026-05 and noted the City's concept plan. Several members of the Destin City Council, the City Manager, City Attorney, and several residents spoke during the BCC meeting in support of City Council Resolution 2026-05 and in support of the City of Destin obtaining the Lease and management of the Park Property.

From the City's perspective, the discussion reflected both support and hesitation among County leadership.
Commissioners Sherri Cox and Carolyn Ketchel each expressed clear support for the City's request to lease the Park from the State and to assume management of the Park Property. Their statements aligned with the City's position that local stewardship would best serve residents and the long-term interests of the Park.

However, Commissioner Paul Mixon introduced a motion directing the Okaloosa County Board of County Commissioners to send Commissioner Drew Palmer to meet with State officials, alongside a City representative, to further clarify the State's objectives regarding the Park. This motion was made despite the City's formal request - and despite the support voiced by multiple residents - for the City to move forward with leasing and managing the property.

Commissioner Paul Mixon, Commissioner Drew Palmer, and Chairman Trey Goodwin voted in support of Commissioner Mixon's motion, with Commissioner Sherri Cox and Commissioner Carolyn Ketchel dissenting. The final vote was thus 3-2.

Council Member Destin and Commissioner Palmer were scheduled to attend such a meeting on April 30th. However, it was decided that the meeting will be rescheduled to a date between May 12 and 15th. As of the time/date of this staff report on the morning of May 28, 2026, the meeting has not been rescheduled.

5. Resolution Protection Shorebirds and Staff Recommendation for Conservation FLUM and Zoning; Additional May 2026 Updates

A. RESOLUTION 2026-13 FOR SHOREBIRD PROTECTION AND FURTHER DATA AND ANALYSIS FOR CONSERVATION FUTURE LAND USE AND ZONING: On May 4, 2026, the Florida Fish and Wildlife Commission (FWC) informed the City that the 4 acre state-acquired site is an important bird nesting area and that Audubon Florida would survey and post signage to protect nesting birds and discourage public access to sensitive areas. The following day, Audubon surveyed the site and posted signage to protect these imperiled birds, particularly the least terns.

As previously recognized by the City Council, the Norriego Point area was formerly a bird sanctuary and has long provided important habitat for shorebirds, including the imperiled least tern. With its unique location, dunes, and conservation status, Norriego Point provides critical nesting, resting and foraging habitat for migratory and resident bird species, including species protected under State and Federal law. On May 18,2026, the City Council passed and adopted Resolution 2026-13, which sets forth legislative findings supporting protection of shorebirds and their habitat at Norriego Point, including the newly acquired 3.99 acre state-owned parcel.

The Resolution formally expresses the City Council's support for protecting imperiled shorebird habitat and sensitive nesting areas at and around the City's Norriego Point Park and adjacent state-owned property. **Further, the Resolution provides that the City supports the efforts of the Florida Fish and Wildlife Commission and Audubon Florida to protect shorebirds, promote conservation practices, and educate the public on habitat protection and stewardship. Audubon Florida made a presentation to the City Council on May 18th, in efforts to protect shorebirds on and around Norriego Point and the state lands.**

The Future Land Use and Zoning of the state-acquired lands remain critical considerations. Long term protection of imperiled shorebirds is best supported through minimal development and conservation land use ane zoning designations, as previously discussed by the City Council for the state-owned parcel. These conservation designations would also be consistent with the City's adjacent Norriego Point Park, which is designated and zoned for conservation.

In the event that the State (1) desires the property for use as a public park and (2) does not endeavor to use the property for residential purposes, it would be appropriate for the City to consider changing the current residential Future Land Use and Zoning designations on the state-acquired property to City Conservation.

City Staff continues to strongly recommend that the State of Florida and City Council support a Conservation Future Land Use and Zoning for the property. It is further again noted that the docking facilities on site **do not have a certificate of completion** and are currently approved for **residential purposes only**. Any nonresidential use of the docks is explicitly prohibited in the approved development order for construction of the docks. Under the conservation future land use and zoning designations, the docking facilities could be used as a fishing pier and/or public, transient slips available on a first-come, first serve basis but could **not** be used for overnight slip rentals and/or a marina (provided the City Council also amends the existing development order to allow such nonresidential purposes).

B. STATE/CITY/COUNTY DISCUSSION STATUS: Council Member Destin and Commissioner Palmer were scheduled to attend a meeting with representatives of the State on April 30th. However, it was later decided that the meeting would be rescheduled to a date between May 12 and 15th. As of the time/date of this staff report on the morning of **May 28, 2026,** the meeting has not been rescheduled.

6. OBJECTION TO COUNTY COMMISSIONER DREW PALMER'S REQUEST FOR ATTORNEY GENERAL OPINION

Members of the City Council, the Mayor, City Manager, City Attorney, and residents attended the Board of County Commissioners meeting held on Tuesday, May 19, 2026 at 8:30. The Mayor formally requested the County support protection of the shorebirds but the County took no action on the request.

Instead, near the very conclusion of the BCC meeting during his Commissioner reports, (AFTER all opportunities for public input and without inclusion on the County's agenda) Commissioner Palmer mentioned he had submitted a request for a legal opinion to the office of James Uthmeier, the Attorney General of the State of Florida. **Notwithstanding the BCC's**

prior motion that the City and County approach the State together relating to the State Park Property in the City of Destin, the City was not informed of the County's request for legal opinion prior to it being sent out on Friday, May 15th, nor was any input solicited from the City prior to the County's submission of the request to the State Attorney General. Notably, no copy of the request for opinion was in the May 19th BCC agenda (or any other prior BCC agenda), it is believed that no copies were on the BCC dais for other Board members, and none were provided to the City or residents prior to the meeting. In fact, the sole reason the City received a copy of the Commissioner's request was due to the City's immediate public records request.

A copy of this Request for Legal Opinion is attached to this agenda item. Notably, the Request for Legal Opinion does not include a separate memorandum stating the County's position on the matter, as is typically required to be submitted for such opinion requests. Further, in the opinion of the City Attorney, the County's request for opinion reflects a matter in dispute between governmental entities. Therefore, it was inappropriately submitted to the AGO, which does not opine on intergovernmental disputes.

In summary, the request for legal opinion generally asked the Attorney General (a member of the Cabinet that approved the land acquisition in the first place), whether and to what extent the City's rules and regulations for zoning, permitting and land use entitlements apply, whether the HIIA's restrictions and covenants apply, and whether and to what extent the County would be required to collaborate with the City of Destin (see attached for further details). It appears that the County representatives involved in this request for opinion are searching for an answer other than what the County was already told, in writing, by DEP: i.e., that the County must adhere to City land use, zoning and permitting rules and regulations.

Accordingly, the City Attorney submitted the attached correspondence to the County Attorney on behalf of the City Council, calling upon Commissioner Palmer to immediately withdraw the request for a legal opinion for the following reasons:

1. The most current Okaloosa County BCC Motion relating to the subject property authorized Commissioner Palmer to approach state representatives alongside a representative from the City of Destin. However, the City had absolutely no input in formulating the attached request. This request represents a clear departure from what was agreed upon during the County meeting, where it was understood that the commissioner and a council member would approach the state together. Commissioner Palmer had no authority to submit this letter independently, in place of the agreed joint effort and without any input from the City of Destin.

2. The Attorney General does not have the authority to address the questions posed for several reasons. First, the Attorney General's Office is not the appropriate venue for resolving intergovernmental disputes. If the County's position is to dispute, question, or otherwise challenge the City's land use and permitting authority with respect to the subject property, then a clear dispute exists between the parties. Second, the Attorney General's office cannot issue a legal opinion regarding a legislative action taken by a board or Cabinet on which the Attorney General serves as a member.

3. The Florida Department of Environmental Protection ("FDEP") has already informed Okaloosa County in writing that it must adhere to City zoning and permitting requirements with respect to the subject property. The City possesses copies of this

correspondence, which were previously provided to the County.

The County was reminded that the City's Comprehensive Plan and land development regulations are not arbitrary constraints; they reflect deliberate planning, extensive public input, and long-term policy determinations adopted in the public interest. Further, adequate due process requires that the public be afforded meaningful opportunities for participation in relevant local venues of public engagement.

The City Manager and City Attorney recommend that the City Council reiterate its position for the public record that it will not support, endorse, or acquiesce to any effort that seeks to unilaterally circumvent, undermine or fail to acknowledge the City's established land use and permitting authority. This reflects the Council's commitment to protecting its lawful regulatory role, ensuring transparency and accountability in the development process, and upholding the standards and procedures adopted for the benefit of the community and the orderly governance of municipal affairs.

While the County Attorney submitted a response by email to the City Attorney's May 20, 2026 correspondence, (City/County elected officials were copied), neither the County Attorney, County Administrator, or any other representative of the County has responded to subsequent requests from the City for information as to why the City was left out of the drafting of any request for legal opinion to any entity, including the State Attorney General. This failure to include the City is concerning for multiple reasons, given the City's vital interests in the area, including but not limited to the City's ownership of the adjacent right of way, parking area, and 14 acre City Norriego Point Park, the City's representation of the residents and local public, and the City's regulatory authorities and jurisdiction within its municipal boundaries.

One final note: As you know, the County sold and deeded Norriego Point to the City in 2010, with conditions attached. The City adheres to all conditions and operates the property as a public conservation park (the summary of the conditions is that the property be used by the public for park/recreational purposes, no commercial concession contracts, etc). Interestingly, it has recently been determined by virtue of public records requests that on December 12, 2025 (two days after the State's closing on the 4 acre parcel), the County Attorney sent an email with subject line "Norriego Point conveyance to Destin" to Commissioner Mixon, County Administrator John Hofstad, and Deputy County Administrator Craig Coffey, laying out information on the conditions set forth in the deed. The County Attorney also indicated in her email that failure to adhere to such conditions would result in forfeiture of the City-owned property back to the County. The timing and substance of the email is noted, and no commissioner other than Commissioner Mixon is copied to the email.

7. COMMENCEMENT OF CHAPTER 164 DISPUTE RESOLUTION PROCEDURES

On July 20, 2026, the City Council initiated the Chapter 164 Conflict Resolution Procedures in an effort to resolve the conflicts with Okaloosa County, as described in Resolution 26-21. For many months, the City has attempted to engage the County in a meaningful public discussion about the future of the state-acquired park property located within the City. The City repeatedly requested that the issue be placed on a County Commission agenda so it could be discussed openly, with an opportunity for public participation.

The City disputed the County's contention that the matter is premature or that it has no present interest in the property, for many reasons, including that the County has engaged in negotiations for a lease of the property with DEP and holds a copy of a proposed lease. The City also disputes the processes by which the matter has/has not been discussed. Designated County Commissioner Palmer and County staff previously held a late December public town hall meeting outlining concepts for how it would like to develop and manage the park and received overwhelming public objection to the proposal. Since then, however, discussion of the property generally occurred only through comments made at the end of County Commission meetings, after public comment has concluded and without the matter appearing on the agenda. After the City commenced the dispute resolution process, the County publicly placed the dispute resolution on its August 2026 agenda and agreed to participate.

At its core, this is a disagreement over both process and substance. The City believes the property should remain focused on conservation and be developed in a manner consistent with the City's adopted comprehensive plan and land development regulations. Certain representatives of the County have publicly discussed a different vision that includes more intensive recreational and commercial uses, including marina-related facilities. More recently, a County Commissioner requested an advisory opinion from the Attorney General regarding whether the City's land development regulations apply to state-owned property located within the City, underscoring that there is now a genuine intergovernmental dispute.

The purpose and intent of the applicable conflict resolution law is to promote, protect, and improve the public health, safety, and welfare and to enhance intergovernmental coordination efforts by the creation of a governmental conflict resolution procedure that can provide an equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional governmental entities. It is the intent of the Legislature that conflicts between governmental entities be resolved to the greatest extent possible without litigation.

Section 164.1051, Fla. Stat., authorizes local governments to utilize this conflict resolution procedures when the conflict arising from any of the following issues or processes, including, but not limited to:

(1) Any issue relating to local comprehensive plans, including, but not limited to, conflicts involving natural resource protection.

(4) Allocation of resources, including water, land, or other natural resources.

(6) Governmental entity permitting processes.

Per Council directive at the City's special meeting held on July 15, 2026, Resolution 26-21 was prepared and scheduled for consideration at the August 3, 2026 Council meeting. On August 3, 2026 the resolution was approved by Council and notice was provided to the County and State within 5 days. The City and County are required to have a public meeting with public notice to address the issues within 30 days. If the issues are not resolved at this first public meeting, the Act requires a second public hearing within 50 days. If still not resolved, the issues would go to a mediation in an effort to avoid intergovernmental litigation, which is the intent of the statute.

City Manager Larry Jones had a preliminary meeting on July 30, 2026 with County

Administrator John Hofstad to establish a date for the initial public meeting and to begin the process of a constructive resolution of the governmental conflict concerning the future lease, management, operation, and development of the new state park property located within the City of Destin.

II. DISCUSSION: On August 3, 2026, Resolution 26-21 (attached for convenience) was approved by Council and notice was provided to the County and State within 5 days pursuant to State Law.

The City and County agreed to hold the first public meeting required under the statute on on Wednesday, August 19, 2026 at 1pm at the Destin Fort Walton Beach Convention Center. Elected officials from the City and County are invited to attend, but the governing bodies will not act in a decision-making capacity at that time. On August 19th, the meeting will consist of public input, as well as discussion of the issues in dispute at the City/County management/administration level.

If the issues are not resolved at this first public meeting, the Act requires a second public hearing within 50 days. The date of this second meeting has not yet been set. However, the second meeting would be a meeting of both governing bodies: the City Council, and the Board of County Commissioners, in their decision-making capacities. If still not resolved, the issues would go to a mediation in an effort to avoid intergovernmental litigation, which is the intent of the statute.

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

III. CONCLUSION: Notice is hereby given that the City of Destin and Okaloosa County will conduct a Conflict Assessment Meeting pursuant to Chapter 164, Florida Statutes, as part of the governmental conflict resolution process concerning the state-owned land in Holiday Isle, Destin.

Date: Wednesday, August 19, 2026
Time: 1pm
Location: Destin-FWB Convention Center 1250 Miracle Strip Pkwy SE, FWB

This meeting constitutes the first public meeting, the Conflict Assessment Meeting under Chapter 164, Florida Statutes. Representatives of the City of Destin and Okaloosa County will meet to discuss the proposed lease, management and use of the state-owned land and to explore potential resolution of issues in dispute.

Two or more elected or appointed public officials from the City of Destin and/or Okaloosa County may be in attendance. The meeting is open to the public.

Any person requiring a special accommodation to participate in this meeting should contact the City of Destin or Okaloosa County in advance so that reasonable accommodations can be made.

IV. RECOMMENDED MOTION:

Attachments:

1. Certified Signed Destin_Okaloosa Resolution Invoking Chapter 164
2. EXHIBIT A - Resolution 26-05 Norriego Point Park Lessee Request to State of Florida
3. EXHIBIT B - PALMER_S AGO REQUEST (WITHOUT ATTACHMENTS)
4. EXHIBIT C - MAY 20, 2026 CITY ATTORNEY CORRESPONDENCE TO COUNTY ATTORNEY
5. EXHIBIT D- Resolution 26-13 Protecting Shorebird Habitat
6. EXHIBIT E - AUGUST 19 2025 COUNTY CORR TO STATE
7. EXHIBIT F - AUGUST 19, 2025 PORTION OF OKALOOSA COUNTY BCC TRANSCRIPT
8. Agenda for Joint Meeting with Destin City Manager and Okaloosa County Administrator

RESOLUTION 26-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA INITIATING CHAPTER 164, FLORIDA STATUTES CONFLICT RESOLUTION PROCEEDINGS; AUTHORIZING THE CITY ATTORNEY AND THE CITY MANAGER TO IMPLEMENT SAID PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Destin, Florida (the "**City**") is a Florida municipal corporation and political subdivision of the State of Florida created by the Florida Legislature in 1984 via chapter 84-422 of the *Laws of Florida*, which after passage approved of the City's Charter; and

WHEREAS, the City Charter grants the City the power to perform any act deemed by the Destin City Council ("**City Council**") to be necessary and best for the improvement and general interest of the City, and the protection of the health, life, and property of the City and its inhabitants; and

WHEREAS, Section 164.1051, Florida Statutes, authorizes local governments to utilize the conflict resolution procedures when the conflict arises from any issue relating to local comprehensive plans, allocations of resources, governmental entity permitting processes or other intergovernmental disputes; and

WHEREAS, the purpose and intent of the Chapter 164 conflict resolution procedures is to provide an equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional governmental entities, and to resolve intergovernmental conflicts to the greatest extent possible without litigation; and

WHEREAS, section 164.1052(1), *Florida Statutes*, requires the passage of a resolution to initiate such intergovernmental conflict resolution procedures; and

WHEREAS, it is the intention of the City Council to initiate the conflict resolution procedures provided by Chapter 164 prior to initiating court proceedings or prosecuting action to resolve conflicts between Okaloosa County and the City of Destin as more particularly set forth herein; and

WHEREAS, in December, 2025, the State of Florida acquired approximately 3.99 acres of property within the City of Destin, Florida, as conservation land to be used as a future state park ("**Property**"); and

WHEREAS, the City and County disagree on both process and substance with regard to the future management and development of the Property; and

WHEREAS, Okaloosa County has engaged with the Department of Environmental Protection to negotiate a lease of the Property from the State of Florida; and

WHEREAS, during such negotiations, the County attempted to include a lease provision exempting the subject property from compliance with City ordinances, zoning regulations, permitting, and applicable local rules; and

WHEREAS, the Department of Environmental Protection rejected the County's suggestion that the City's land use authorities be abrogated; and

WHEREAS, subsequently, the City passed Resolution 2026-05 (see **Exhibit "A"**; *City Resolution 2026-05*), indicating its desire to lease and manage the Property, and has requested the County approach the State together to that end; and

WHEREAS, notwithstanding that the Okaloosa County Board of County Commissioners voted to send representatives of the City and County to approach the State together, no such meeting occurred and instead, Okaloosa County Commissioner Drew Palmer requested a legal opinion from the Attorney General's Office without the City's prior

knowledge or input (see **Exhibit "B":** *County's request for AGO opinion and attachments*) and

WHEREAS, the City of Destin was not solicited prior to the submission of the County's request to the Attorney General, and does not join in the request; and

WHEREAS, the City's position is that the request for an Attorney General Opinion solicited by Commissioner Drew Palmer on behalf of Okaloosa County attempts to undermine the City's Comprehensive Plan and land use authorities; and

WHEREAS, the City of Destin disputes that the Attorney General's Office is an appropriate avenue for intergovernmental disputes; and

WHEREAS, the County's request for an Attorney General Opinion is not proper in procedure or substance; and

WHEREAS, the sole reason the City received a copy of the Commissioner's request for an Attorney General's Opinion was due to a public records request made by the City after the Commissioner announced he had made the request at the end of a Board of County Commissioners meeting (the item was not on the agenda and was announced after all opportunities for public input and without the support of the Board); and

WHEREAS, the City's position is that the Attorney General's Opinion request was not made in good faith; and

WHEREAS, the City called upon Commissioner Palmer to immediately withdraw the request for a legal opinion, but Commissioner Palmer, on behalf of the County, continues to discuss waiting on the Attorney General's decision before the full Board of County Commissioners will engage with the City (See **Exhibit "C":** *City Attorney Correspondence Dated May 20, 2026*); and

WHEREAS, the County's reliance on the Attorney General is improper, as explained in **Exhibit "C"**; and

WHEREAS, the Property should be utilized only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(7), Florida Statutes; and

WHEREAS, the State-acquired property and surrounding lands are predominantly designated for residential and conservation uses under the City's State-approved Comprehensive Plan and the City's land development regulations, reflecting the community's long-standing vision for low-impact environmental stewardship in this area consistent with the surrounding residential neighborhoods and the City's adjacent Norriego Point Park; and

WHEREAS, the City's Comprehensive Plan provides for a Conservation Future Land Use designation that would be appropriately considered for the Property, and is already in place for the City's adjacent Norriego Point Park (which consists of approximately 14 acres and was developed in conjunction with the Florida Department of Environmental Protection); and

WHEREAS, the City of Destin supports the conservation and public benefit objectives of the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, and Audubon Florida (See **Exhibit "D"**, *City Resolution 26-13*); and

WHEREAS, the County has recently put off working with the City again via suggestion that discussion of the matter with the City is premature because the County has no present legal interest in the property, however, the County holds a draft lease from the Department of Environmental Protection and instead continues to improperly "wait" on the response from the

Attorney General rather than work with the City of Destin, Florida Department of Environmental Protection, or City and County residents; and

WHEREAS, representatives of the Department of Environmental Protection have encouraged the City to work with the County on the outstanding issues relating to the future management and development of the Property and the City Council endeavors to engage the County to that end; and

WHEREAS, Commissioner Palmer requested that the City provide free parking in the City of Destin for all County residents if the City wanted the County to collaborate with the City, and this is contrary to the County's allegation that it cannot engage with the City because the County has no legal interest in the Property, creating further confusion, dispute, and the need for conflict resolution; and

WHEREAS, Section 286.0114(2), Florida Statutes, provides that members of the public "shall be given a reasonable opportunity to be heard on a proposition before a board or commission," and although the statute permits the opportunity to be heard to occur at a meeting other than the one at which official action is taken, the opportunity must nevertheless occur during the decision-making process and within reasonable proximity in time to the board's consideration of the matter; and

WHEREAS, the City has attempted to engage the County in a meaningful public discussion about the future of the state-acquired park property located within the City, including but not limited to multiple requests that the issue be placed on County Commission agenda for open discussion, with an opportunity for public participation; and

WHEREAS, the City has serious legal and practical concerns about the County's ongoing

discussions relating to the Property due to the County's failure to properly notice and agenda discussions relating to the Property and failure to allow for meaningful public participation, particularly with respect to the Okaloosa County Board of County Commissioners meeting of August 19, 2025, and subsequent meetings (See **Exhibit "E"**, *Okaloosa County's August 19, 2025 Correspondence;* See **Exhibit "F"**, *Verbatim Transcript of August 19, 2025 Okaloosa County Board of County Commissioners meeting, in relevant part)*; and

WHEREAS, the City intends to resolve the dispute with the County over the proposed park in Holiday Isle, through good faith negotiations conducted after initiating conflict resolution procedures provided for in Chapter 164, *Florida Statutes*, and seeking to avoid any need to file a legal or equitable claim on behalf of the City and County residents; and

WHEREAS, the County must participate in the Chapter 164, *Florida Statutes* process once initiated by the City. *See City of Apalachicola v. Franklin County,* 132 So. 3d 1217 (Fla. 1st DCA 2014); and

WHEREAS, the City Council has determined that the policy and protections set forth in this Resolution 26-21 serve the health, safety and welfare of residents and visitors of the City of Destin;

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

Section 1. Recitals. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. Nature of the Conflict. The City Council seeks to meaningfully engage with Okaloosa County on the future leasing, management, and development of the subject conservation Property. While the Board of County Commissioners has not yet formally considered or approved the draft lease that the County holds from the Department of Environmental Protection

and therefore does not have a legal interest in the Property, the City desires to immediately collaborate with the County to (1) determine whether the City may lease the Property in lieu of the County pursuant to the City's request set forth in City Resolution 2026-05; (2) determine whether the City may manage the Property if the County approves and executes the draft lease it has already received from the Florida Department of Environmental Protection (as edited and redlined by FDEP); (3) determine the appropriate future use and development of the Property pursuant to State law and the City's Comprehensive Plan, land development regulations, and permitting procedures; (4) process the appropriate future land use and zoning changes to ensure current and future development is consistent with the conservation elements of the City's State-approved Comprehensive Plan and City's land development regulations; (5) determine allocations and protections of resources including land, water and other resources; (6) come to agreement on the proper public procedures in furtherance of the above, including meaningful opportunities for public participation by residents of Okaloosa County and the City of Destin. It is the City's contention that meaningful negotiations are appropriate and required before the County and State finalize lease terms affecting property located in the City of Destin. The staff report supporting the Cabinet's decision to acquire the Property required collaboration between the City and the County, and it has become apparent that the lease terms are crucial to the future use of the property.

Section 3. Conflict Resolution. Per section 164.1052, *Florida Statutes*, the City Council passes this resolution to initiate the conflict resolution procedures provided by Chapter 164, *Florida Statutes* to resolve the stated conflict with the County over the proposed public park owned by the State of Florida, and located within the boundaries of the City of Destin, Florida in the Holiday Isle neighborhood.

Section 4. Conflict Resolution Implementation. The City Council directs its City Attorney and City Manager to take all steps to invoke the conflict resolution process provided for in Chapter 164, *Florida Statutes* while preserving the City's rights at law and in equity. The City Manager and City Attorney are authorized and directed to take all steps necessary and appropriate to implement this resolution and to use their discretion in such implementation.

Section 5. Notice to Okaloosa County and State of Florida. The City Attorney shall coordinate with the City Manager to mail the letter referenced in section 164.1052, *Florida Statutes*, along with a certified copy of this resolution to County Administrator John Hofstad. Copies of the letter and resolution shall also be sent by regular mail to the Florida Cabinet and Florida Department of Environmental Protection, as the State has a substantial interest that may be affected by resolving the stated conflict. If the State so elects, it may join in this proceeding, but is not required to join.

Section 6. Effective Date. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA THIS 20th DAY OF JULY 2026.

BOBBY WAGNER, MAYOR

ATTEST:

LISA WALLACE, CITY CLERK

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

KIMBERLY ROMANO KOPP
CITY ATTORNEY

I hereby certify this is a true and correct copy as is on file with my office.

City Clerk, Destin, FL

RESOLUTION 26-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA; REQUESTING THAT THE STATE OF FLORIDA AUTHORIZE THE CITY OF DESTIN TO SERVE AS THE LESSEE AND LOCAL MANAGING ENTITY FOR THE NEWLY ACQUIRED STATE PARK LOCATED WITHIN HOLIDAY ISLE IN THE CITY OF DESTIN; EXPRESSING WILLINGNESS TO COMMITT CITY FUNDING IN AN AMOUNT NOT TO EXCEED FIVE MILLION DOLLARS ($5,000,000.00) TO MAINTAIN THE STATE PARK AS VALUABLE CONSERVATION LAND; PROVIDING FOR FINDINGS OF FACT; DIRECTING TRANSMITTAL OF THIS RESOLUTION TO THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in December, 2025, the State of Florida acquired approximately 3.99 acres of property within the City of Destin, Florida, as conservation land to be used as a future state park ("State Park"); and

WHEREAS, the newly acquired State Park property is located entirely within the municipal boundaries of the City of Destin in a residential neighborhood known as Holiday Isle; and

WHEREAS, the State Park is directly adjacent to Norriego Point Park, a City-owned park that has been intentionally preserved, in conjunction with the Department of Environmental Protection, as a quiet, conservation-oriented natural area consistent with the surrounding residential character; and

WHEREAS, the State of Florida has expressed an interest in ensuring that the State Park is developed and managed in collaboration with the conservation-oriented character of the adjacent City-owned Norriego Point Park and the surrounding natural environment; and

WHEREAS, since the initial discussions regarding potential management of the newly acquired State Park, the City has continued to evaluate the long-term stewardship needs of the site and has determined that municipal management would provide the most direct and coordinated oversight consistent with the property's location within the City limits; and

WHEREAS, due to the State Park's location entirely within the City limits and its proximity to existing City parkland, the City is uniquely positioned to provide responsive local stewardship, operational efficiency, and direct accountability to the surrounding community; and

WHEREAS, the City of Destin has demonstrated a commitment to protecting natural resources and maintaining conservation-focused parks for the benefits of residents and visitors alike; and

WHEREAS, management of the State Park by the City would ensure consistent land use policies, conservation standards, and park management practices with the adjacent City Park and surrounding zoning; and

WHERAS, the City's Comprehensive Plan and adopted land development regulations emphasize the preservation of environmentally sensitive lands and the protection of established residential neighborhoods from incompatible land uses; and

WHEREAS, the lands surrounding the State Park are predominantly designated for residential and conservation uses under the City's State-approved Comprehensive Plan and the City's land development regulations, reflecting the community's long-standing vision for low-impact environmental stewardship in this area; and

WHEREAS, consistent local management of the State Park would help ensure that any improvements, operations, or access features are appropriately scaled and compatible with the

surrounding residential and conservation uses; and

WHEREAS, because the property is surrounded by City infrastructure, residential neighborhoods, and conservation lands, the City is uniquely positioned to ensure that the State Park's management reflects local planning objectives, environmental priorities, and community expectations; and

WHEREAS, allowing the City to serve as the managing entity would support efficient intergovernmental cooperation and promote a stewardship approach that aligns with the existing character of the surrounding community; and

WHEREAS, the City is uniquely positioned to provide responsive local management, maintenance, and stewardship due to its proximity, existing park operations, and direct accountability to nearby residents; and

WHEREAS, residents living in close proximity to the property have expressed strong support for the City to serve as the managing entity in order to preserve the area's natural, passive recreational and conservation character; and

WHEREAS, the City believes that the long-term public interest would be best served by management practices that emphasize environmental preservation, passive recreation, and low-impact public access, consistent with the beautiful natural character of the site and the surrounding residential area; and

WHEREAS, the City has demonstrated its ability to successfully manage nearby natural parks in a manner that balances public access, environmental protection, and neighborhood compatibility; and

WHEREAS, the City's management would allow the park to be integrated into the City's existing network of conservation land and passive recreational areas, improving efficiency and

coordination of stewardship efforts; and

WHEREAS, the City recognizes that various park management models can include differing levels of recreational development and amenities, and believes that management by the City would best ensure that the property is maintained in a manner that passive recreation, public use of the docks, conservation, and neighborhood compatibility; and

WHEREAS, local management by the City would help ensure that future uses of the property remain consistent with the community's expectations and the established character of the surrounding residential and conservation areas; and

WHEREAS, stewardship of the State Park by the City of Destin would support the conservation and public benefit objectives of the Florida Department of Environmental Protection while ensuring locally responsive management; and

WHEREAS, the City of Destin endeavors to manage the State Park property only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(7), Florida Statutes, and as set forth in the City of Destin's state-approved Comprehensive Plan; and

WHEREAS, the City's Comprehensive Plan provides for a Conservation Future Land Use designation that would be appropriately considered for the State Park, and is already in place for the City's adjacent Norriego Point Park; and

WHEREAS, the aforementioned City Conservation Future Land Use designation permits docks, beach accessways, such as dune walkovers, parking, restroom facilities, and passive recreation; and

WHEREAS, the City of Destin is prepared to invest municipal resources into the

stewardship and improvement of the property and is willing to commit funding for the redevelopment, restoration, and enhancement of the State Park in an amount not to exceed **Five Million Dollars ($5,000,000.00)** in order to support environmentally sensitive improvements, passive recreational amenities, and long-term conservation management consistent with the character of the surrounding community; and

WHEREAS, the City respectfully requests that the State reconsider or amend any prior management arrangements in order to allow the City of Destin to assume responsibility for stewardship and management of the State Park; and

WHEREAS, the City remains committed to cooperative intergovernmental relationships and believes that authorizing the City to serve as the managing entity would enhance coordination for conservation efforts, public use of the docking facilities and other amenities, and park operations within the municipal boundaries; and

WHEREAS, the City stands ready to work collaboratively with the Florida Department of Environmental Protection and other governmental partners to ensure that the property is managed in a manner that supports the State's conservation, environmental stewardship, and public recreation objectives; and

WHEREAS the City Council has determined that the policy set forth in this Resolution 2026-05 serves the health, safety and welfare of residents and visitors of the City of Destin; and

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

Section 1. Recitals. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. **Request to Serve as Lessee and Managing Entity for State Park.** The City Council hereby respectfully requests that the State of Florda authorize the City of Destin to serve as the Lessee and local managing entity for the State Park. The City affirms its commitment to managing the property in a manner that emphasizes environmental stewardship, conservation, passive recreation, and compatibility with surrounding residential and conservation areas.

Section 3. **Financial Commitment.** The City of Destin is prepared to invest municipal resources into the stewardship and improvement of the State Park property and is willing to commit funding for the redevelopment, restoration, and enhancement of the State Park in an amount not to exceed **Five Million Dollars ($5,000,000.00)** in order to support environmentally sensitive improvements, passive recreational amenities, and long-term conservation management consistent with the character of the surrounding community.

Section 4. **Transmittal to State of Florida.** The City Council directs the City Manager and City Attorney to communicate the City's interest in serving as the managing entity for the State Park and to work with the State of Florida and any relevant agencies regarding potential management arrangements. The City Clerk is directed to transmit a copy of this Resolution to the Florida Department of Environmental Protection, members of the local legislative delegation, and other appropriate officials.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY OF DESTIN, FLORIDA THIS 16th DAY OF MARCH, 2026.

BOBBY WAGNER, MAYOR

ATTEST:

REY BAILEY, CITY CLERK

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

KIMBERLY ROMANO KOPP
CITY ATTORNEY

Board of County Commissioners

State of Florida

May 15, 2026

The Honorable James Uthmeier
Attorney General, State of Florida
Office of the Attorney General
Opinions Section
Collins Building
107 West Gaines Street
Tallahassee, Florida 32399

RE: Request for Official Opinion pursuant to section 16.01(3), Florida Statutes, on the Effect of Local Land Development Regulations and Local Agreements on State-Owned Lands Acquired from Pointe Mezzanine, LLC and Pointe Resort, LLC located in Norriego Point

Dear Attorney General Uthmeier,

I serve as the Okaloosa County Board of County Commissioners' appointed Liaison for the above-referenced park property and project ("State Park"), and I write in that capacity as well as in my role as the Okaloosa County District 5 Commissioner. Because I have been tasked with fact-finding, intergovernmental coordination, and community engagement relating to this State Park, I respectfully request an official opinion and legal advice to properly fulfill my responsibilities. The questions presented below are not academic; they directly affect how the County must conduct its duties as the State-designated managing agency.

Pursuant to section 16.01(3), Florida Statutes, I respectfully request an official opinion on questions of Florida law arising from the Board of Trustees of the Internal Improvement Trust Fund's ("BOT") approval of Agenda Item 4F at the Florida Cabinet meeting of September 30, 2025, attached hereto as Exhibit 1. Agenda Item 4F concerns the State's option to acquire approximately four (4) acres in Okaloosa County from Pointe Mezzanine, LLC and Pointe Resort, LLC for $83,326,520, and it expressly designates Okaloosa County as the managing agency with responsibility for management, operations, maintenance, and related public obligations.

The State Park property is located within the City of Destin in Okaloosa County. Because the County is designated as the managing agency, and because the State Park is owned by the State and will be managed as a public park, the County has a direct and substantial interest in understanding the applicability and legal effect, if any, of municipal land use regulations, municipal rezoning actions, proposed interlocal agreements, and protective covenants and restrictions on the development and use of the State Park property.

■ 1250 N. Eglin Pkwy, Suite 100 • Shalimar, FL 32579 • (850) 651-7105 • Fax: 651-7142
■ 302 N. Wilson St., Suite 302, • Crestview, FL 325365 • 850-689-5030

Board of County Commissioners

I. STATEMENT OF FACTS (Summary)

BOT Agenda Item 4F (September 30, 2025) requested consideration of: (a) an option agreement to acquire approximately four acres in Okaloosa County pursuant to Section 174, Chapter 2025-198, Laws of Florida; (b) designation of Okaloosa County as the managing agency; and (c) confirmation of the management policy statement. The item was approved as presented.

The management policy statement confirmed by the BOT states as follows:

> The subject property will be managed as a new park by Okaloosa County in collaboration with the City of Destin's Norriego Point Beach Access and Park. Okaloosa County will organize the management, maintenance, and operation of the subject property, and will oversee all aspects of the new park, including capital projects, construction procurement, insurance, staffing, utilities, and rule enforcement. In accordance with Chapter 259, F.S., Okaloosa County will implement best management practices to support the conservation and public access principles of the park.

Following the BOT action, the City of Destin approved an interlocal agreement to present to the County related to the future development and use of the State Park property, attached hereto as Exhibit 2. The Okaloosa County Board of County Commissioners declined to consider the agreement in the form presented. The City of Destin subsequently adopted Resolution 26-05 requesting the State to authorize the City of Destin to serve as the lessee and local managing entity for the State Park, which is attached hereto as Exhibit 3.

The County also received a letter and resolution from the Holiday Isle Improvement Association, Inc., which included certain provisions of its protective covenants and restrictions that purportedly apply to the State Park property. The letter is attached hereto as Exhibit 4. Similarly, the City of Destin has expressed its position that the City's land use regulations, zoning designations and permitting processes govern the future development and use of the State Park property.

II. QUESTIONS PRESENTED

A. Local zoning and development standards — To what extent, if any, does a municipality's land development regulations, zoning designations, development standards, or permitting processes apply to the development and use of the State-owned park property?

B. Managing-agency authority vs. delegation — Given that Agenda Item 4F designates Okaloosa County as the managing agency and confirms a management policy statement assigning organizational responsibility to the County, may the County or any State agency alter the management structure of the State Park (i.e., designate another entity to serve as the managing agency) absent further BOT action?

C. Interlocal agreements — May an interlocal agreement between a County and a City lawfully impose municipal development standards or municipal approval authority that would effectively override, constrain, or supplant the County's BOT-designated responsibilities without additional BOT authorization?

Board of County Commissioners

D. Protective covenants and restrictions — Do protective covenants or restrictions, such as the Holiday Isle covenants, apply to the State Park property, and if so, under what circumstances?

E. Collaboration requirement — To what extent does the requirement for collaboration with the City of Destin's Norriego Point Beach Access and Park allow for City oversight or control over the State Park property or the County's management responsibilities?

III. REQUEST

For the reasons stated above, I respectfully request that the Office of the Attorney General issue an official opinion addressing the questions included in Part II above. Should the Opinions Section need further documentation, my office will provide them promptly.

Respectfully submitted,

Drew Palmer
Okaloosa County Board of County Commissioners
Commissioner, District 5

ROMANO KOPP LAW, P.A.

P.O. Box 5524
Destin, Florida 32541
Phone: (407) 430-7070
Email:kkopp@romanokopplaw.com

May 20, 2026

VIA EMAIL
Lynn Hoshihara
Okaloosa County Attorney
1940 Lewis Turner Blvd.
Fort Walton Beach, FL 32547

RE: State Land in Holiday Isle - Objection to Commissioner Palmer's Request for Attorney General Opinion Dated May 15, 2026 and Objection to Any Attempts by Okaloosa County or its Representatives to Undermine or Abrogate the City of Destin's Land Use/Permitting Authority

Dear Ms. Hoshihara,

I am writing on behalf of the Destin City Council to formally object to Commissioner Palmer's request for a legal opinion from the Florida Attorney General, dated May 15, 2026. Further, I once again formally express my client's ongoing concerns and objections that the subject property—located entirely within the City's municipal boundaries— be exempt in any way from compliance with City ordinances, zoning regulations, permitting, and applicable local rules.

As you are aware, Commissioner Palmer stated near the conclusion of yesterday's meeting of the Board of County Commissioners that he had submitted a request for a legal opinion to the Florida Attorney General. The City's input was not solicited prior to the submission of that request. In fact, the sole reason the City received a copy of the Commissioner's request was due to the City's immediate public records request. Accordingly, the City hereby calls upon Commissioner Palmer to immediately withdraw the request for a legal opinion for the following reasons:

1. The most current Okaloosa County BCC Motion relating to the subject property authorized Commissioner Palmer to approach state representatives alongside a representative from the City of Destin. However, the City had absolutely no input in formulating the attached request. **This request represents a clear departure from what was agreed upon during the County meeting, where it was understood that the commissioner and a council member would approach the state together. Commissioner Palmer had no authority to submit this letter independently, in place of the agreed joint effort and without any input from the City of Destin.**

2. The Attorney General does not have the authority to address the questions posed for several reasons. First, the Attorney General's Office is not the appropriate venue for resolving intergovernmental disputes. If the County's position is to dispute, question, or otherwise challenge the City's land use and permitting authority with respect to the subject property, then a clear dispute exists between the parties. Second, the Attorney General's office cannot issue a legal opinion regarding a legislative action taken by a board or Cabinet on which the Attorney General serves as a member.

3. **The Florida Department of Environmental Protection ("FDEP") has already informed Okaloosa County in writing that it must adhere to City zoning and permitting requirements with respect to the subject property. The City possesses copies of this correspondence, which were previously provided to the County.**

The City's Comprehensive Plan and land development regulations are not arbitrary constraints; they reflect deliberate planning, extensive public input, and long-term policy determinations adopted in the public interest. Further, adequate due process requires that the public be afforded meaningful opportunities for participation in relevant local venues of public engagement.

The City will not support, endorse, or acquiesce to any effort that seeks to unilaterally circumvent, undermine or fail to acknowledge the City's established land use and permitting authority. The City remains committed to protecting its lawful regulatory role, ensuring transparency and accountability in the development process, and upholding the standards and procedures adopted for the benefit of the community and the orderly governance of municipal affairs.

Sincerely,

Kimberly Romano Kopp
City Attorney, City of Destin

cc: Dr. Larry Jones, City Manager
Destin City Council and Mayor
Okaloosa County Board of County Commissioners
John Hofstad, County Administrator

Kimberly Romano Kopp, Esq.
Board Certified in City, County & Local Government Law

RESOLUTION 26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA; SUPPORTING THE PROTECTION, PRESERVATION, AND MANAGEMENT OF SHOREBIRD HABITAT ON AND AROUND THE CITY'S NORRIEGO POINT PARK AND ADJACENT STATE-OWNED LANDS; SUPPORTING THE EFFORTS OF THE FLORIDA FISH AND WILDLIFE COMMISSION AND AUDUBON FLORIDA TO PROTECT SHOREBIRDS; SUPPORTING THE PROMOTION OF SHOREBIRD CONSERVATION PRACTICES, PUBLIC EDUCATION, AND HABITAT STEWARDSHIP; PROVIDING FOR FINDINGS OF FACT; DIRECTING TRANSMITTAL OF THIS RESOLUTION TO THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Destin recognizes that coastal shorebirds are an essential part of the natural heritage, ecological diversity, and environmental health of the community; and

WHEREAS, beaches, dunes, and coastal conservation parcels, including Norriego Point, provide critical nesting, resting, and foraging habitat for migratory and resident shorebird species, including species protected under State and Federal law; and

WHEREAS, shorebird populations throughout Florida have experienced declines due to habitat loss, human disturbance, coastal development, and environmental pressures; and

WHEREAS, park and conservation parcels within the City serve as important refuges that support biodiversity, protect native ecosystems, and contribute to the long-term sustainability of coastal wildlife populations; and

WHEREAS, the protection of nesting shorebirds and their habitats promotes environmental stewardship, ecological resilience, and responsible use of public lands for present and future generations; and

WHEREAS, in December, 2025, the State of Florida acquired approximately 3.99 acres of property adjacent to Norriego Point as conservation land to be used as a future state park; and

WHEREAS, the newly acquired State property is located entirely within the municipal boundaries of the City of Destin; and

WHEREAS, the State's park property is directly adjacent to Norriego Point Park, a City-owned park that has been intentionally preserved, in conjunction with the Department of Environmental Protection, as a quiet, conservation-oriented natural area consistent with the surrounding residential character; and

WHEREAS, the City Council recognizes that Least Terns and other shorebird species known to nest within the Norriego Point area are protected under federal and state law, including protections provided by the Migratory Bird Treaty Act and regulations of the Florida Fish and Wildlife Conservation Commission; and

WHEREAS, on April 24, 2026, Audubon Florida notified the City that it intended to conduct weekly surveys for protection of shorebirds in the area of the State-acquired park and adjacent City Norriego Point Park to request the City's support to "help protect Florida's imperiled beach-nesting birds" in the area; and

WHEREAS, on May 4, 2026, the Florida Fish and Wildlife notified the City of Destin in writing that the State Park is an important site for nesting shore birds, including least terns; and

WHEREAS, on May 5, 2026, Florida Audubon conducted surveys and placed signage to educate the public about the sensitive nesting areas of shorebirds in the area of the State property and adjacent City Norriego Point Park; and

WHEREAS, public education and awareness regarding sensitive nesting areas and seasonal wildlife protections are vital to fostering community support for conservation initiatives;

and

WHEREAS, the City acknowledges the importance of collaborating with conservation organizations, state and federal wildlife agencies, volunteers, and community stakeholders to support shorebird monitoring, education, and habitat protection efforts; and

WHEREAS, preserving coastal habitats and protecting shorebird populations enhances the scenic, recreational, environmental, and economic value of the City's shoreline resources; and

WHEREAS, the State-acquired park and surrounding lands are predominantly designated for residential and conservation uses under the City's State-approved Comprehensive Plan and the City's land development regulations, reflecting the community's long-standing vision for low-impact environmental stewardship in this area; and

WHEREAS, residents living in close proximity to the property have expressed strong support for preserving the area's natural, passive recreational and conservation character including protecting shoreline birds; and

WHEREAS, the City believes that the long-term public interest would be best served by management practices that emphasize environmental preservation, passive recreation, and low-impact public access, consistent with the beautiful natural character of the site and protection of shorebirds; and

WHEREAS, the City of Destin supports the conservation and public benefit objectives of the Florida Department of Environmental, the Florida Fish and Wildlife Commission, and Audubon Florida; and

WHEREAS the City Council has determined that the policy and protections set forth in this Resolution 2026-13 serves the health, safety and welfare of residents and visitors of the City of Destin; and

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

Section 1. Recitals. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. City Council Policy to Protect Shoreline Birds. The City Council hereby formally expresses its support for the protection and preservation of the imperiled shorebird habitat and sensitive nesting areas on and around the City's Norriego Point Park and adjacent state-owned park property. Further the City supports the efforts of the Florida Fish and Wildlife Commission and Audubon Florida to protect shorebirds, promote conservation practices, and educate the public on habitat protection and stewardship.

Section 3. Transmittal to State of Florida. The City Clerk is directed to transmit a copy of this Resolution to the Florida Department of Environmental Protection, Florida Fish and Wildlife Commission, Audubon Florida, members of the local legislative delegation, and other appropriate officials.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY OF DESTIN, FLORIDA THIS 18th DAY OF MAY 2026.

BOBBY WAGNER, MAYOR

ATTEST:

LISA WALLACE, CITY CLERK

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

KIMBERLY ROMANO KOPP
CITY ATTORNEY

Board of County Commissioners
Paul Mixon, Chairman (District 1)

State of Florida

August 19, 2025

Secretary Alexis A. Lambert
Florida Department of Environmental Protection
3900 Commonwealth
Boulevard M.S. 49
Tallahassee , FL 32399

Dear Madam Secretary:

First and foremost, we would like to extend our sincere thanks to you, your team, and the entire Cabinet for your leadership and vision in supporting the acquisition of this critical property. This future park facility represents a monumental public investment—one that will be treasured for generations to come.

We are writing to formally express Okaloosa County's strong commitment to the long-term stewardship and management of this new 5.7-acre park. The County fully recognizes the ecological, recreational, and economic significance of the site—particularly its vital role in protecting the Destin Harbor.

In alignment with the conservation and public access principles outlined in the Florida Forever Act (Chapter 259, F.S.), Okaloosa County affirms its intent to support and implement best management practices for the park. To that end, the County agrees to assume full responsibility for the day-to-day management, maintenance, and operation of the park and marina, as well as any adjacent state-owned lands. This includes oversight of capital projects, construction procurement, insurance, maintenance, staffing, rule enforcement, utilities, and all other operational components.

Furthermore, the County is committed to collaborating with both the City of Destin and the Florida Department of Environmental Protection (FDEP) to advance the shared vision for Norriego Point Park. Should it be requested, we are also prepared to fully manage that existing park facility.

To demonstrate our commitment, Okaloosa County is pledging a minimum direct investment of $3 million, with an overall contribution exceeding $5 million. This includes a combination of funding, grants, in-kind services, startup and operational costs, and other associated expenditures needed to successfully launch and sustain the new park.

At the appropriate time, we are ready to enter into a Memorandum of Understanding (MOU) with FDEP, modeled on the existing MOU for Norriego Point Park. For further coordination, please contact Craig Coffey, Deputy County Administrator, at (850) 609-6136.

Thank you again for your partnership and for your continued dedication to preserving Florida's natural resources for the benefit of all.

Sincerely yours…
…willingly His,

Paul Mixon, Chairman
Board of County Commissioners

- 302 N. Wilson St., Suite 302 • Crestview, FL 32536 • (850) 689-5030
- 1250 N. Eglin Pkwy, Suite 100 • Shalimar, FL 32579 • (850) 651-7105 • Fax: 651-7142

EXHIBIT F - AUGUST 19, 2025 BOARD OF COUNTY COMMISSIONERS MEETING TRANSCRIPT (IN RELEVANT PART)

Based on the transcript provided on Okaloosa County's website, Commissioner Palmer stated the following at the August 19, 2025 meeting:

Commissioner Palmer: yes I just have one thing. Something I'm very excited about, as I believe all of us have been separately briefed on the new park that our governor and state legislature has allocated funds for, the state is now requesting that ***there be a letter from the county just committing to managing the facilities and some improvements on that property. And so I just I would request that we have a consensus understanding that this will have to come before the board for an MOU at some point for final approval. But for now, if we could have a consensus that we allow the county to put together a-- or the staff, to put together a letter of commitment for us to do that signed by the chairman,*** *I would just ask that the board consider that. Commissioner Mixon: [inaudible] sir. It's good with me. Is consensus ok for that or do we need to walk it?* ***Do we have consensus to move in that direction?*** *Ok. Commissioner Palmer: thank you. It's such an amazing opportunity for the county. I just appreciate you guys all supporting that. Commissioner Mixon: sure thank you. All right. Nothing further. Meeting's adjourned.*

CITY OF DESTIN – OKALOOSA COUNTY

What led to today:

- Refusal to engage the city early in the process
- August 19, 2025, county letter: official action or not?
- Meetings with council members
- Public town hall meeting
- County-wide survey
- Draft lease seeking to set aside city land use regulation
- Inflammatory comments by county staff
- Request for Attorney General Opinion
- Demand for citywide free parking for all county residents
- Refused to present Destin City Council's parking counter proposal to the entire board
- Continued refusal to place any item on the Board of County Commissioners' agenda, allowing the entire board to opine on any city requests

Governmental Conflict Resolution Framework, Chapter 164, Florida Statutes

PURPOSE

The City of Destin seeks a constructive resolution of the governmental conflict concerning the future lease, management, operation, and development of the new state park property located within the City of Destin.

The City believes the issues can be focused into **four principal areas of conflict:**

1. CONTROL

Who should lease, manage, and operate the property?

The City and County have competing interests regarding which local government should hold the State lease and assume responsibility for the long-term management and operation of the property.

2. DEVELOPMENT

What should the property ultimately become, and at what level of intensity?

The City seeks an outcome that provides appropriate public recreational opportunities consistent with the character and use of the adjacent 14-acre parcel already owned and managed by the City, while protecting the natural resources, character, and intended public purpose of the property.

3. JURISDICTION

How will the City's land-use authority be recognized and respected?

Because the property lies entirely within the municipal boundaries of Destin, its future use and development are subject to the City's Comprehensive Plan, Land Development Code, and other applicable municipal land-use regulations. This position is further supported by the language contained in the draft lease currently in the County's possession.

4. PROCESS

How will the City, County, State, and public participate in decisions concerning the property's future?

The City seeks a cooperative process that provides meaningful participation by both local governments, DEP, and the public in determining the future of this important public property.

CITY'S PROPOSED RESOLUTION

The City of Destin seeks a **clear and definitive resolution** through formal action by the Okaloosa County Board of County Commissioners.

The City respectfully requests that the County:

Take official action expressing its support for the City of Destin to serve as the leaseholder, manager, operator, and developer of the new state park property, and formally convey that position to the Florida Department of Environmental Protection (DEP).

Questions for today, and for the initial public meeting:

- Is the county interested in resolving the identified conflicts?
- If so, what, if any, terms, conditions or considerations will the county request/require/expect in order to seek resolution?

ACTION ITEMS: CHAPTER 164 PROCESS AND OPPORTUNITIES FOR EARLY RESOLUTION

1. Schedule Initial Public Meeting

Establish a mutually agreeable date for the initial public meeting between County Administrator John Hofstad and City Manager Larry Jones, as required by Chapter 164, Florida Statutes.

- The County received the City's notice initiating the conflict resolution process on **July 28, 2026**.
- The statutory 30-day period therefore expires **August 27, 2026**.
- The initial public meeting must be held **on or before August 27, 2026**, with the meeting date established sufficiently in advance to allow all required public notice and advertising requirements to be satisfied.

2. Coordinate Required Public Notice

Once the meeting date is established, coordinate promptly with the appropriate Clerk(s) to ensure compliance with all statutory public notice and advertising requirements.

3. Preserve the Opportunity for Earlier Resolution

Nothing in the Chapter 164 process prevents either governing body from taking earlier action to resolve the conflict. If the County believes the matter can be resolved at its August 4 meeting, it may place an appropriate item on the BCC agenda and take formal action and present the results to the City for consideration. Likewise, the City Council may take action at any time without waiting for completion of the Chapter 164 process or for the County to act first.

The City Manager will provide the City Council with an update at its Monday, August 3rd meeting. If the County intends to consider a potential resolution on August 4 or at another BCC meeting, the City should be advised in advance so that Council members have the opportunity to attend and participate as appropriate.

4. Tentatively Schedule Joint City Council/BCC Meeting

If the conflict is not resolved through earlier action or at the initial City Manager/County Administrator public meeting, Chapter 164 requires the process to proceed to a joint public meeting within the applicable statutory timeframe.

- Identify a **tentative date now** for a joint public meeting of the Destin City Council and Okaloosa County Board of County Commissioners.
- Establishing the date in advance will provide sufficient time to satisfy applicable public notice and advertising requirements.
- The tentative meeting may be canceled if the conflict is resolved beforehand.

Desired Outcomes

Before concluding today's discussion, we should:

1. Determine if the County desires to resolve this matter
2. Determine what considerations, terms or conditions the County requests/require/expect in return for cooperation
3. Determine whether the County intends to place a potential resolution before the BCC on **August 4** or another available meeting date.
4. Establish a date for the initial City Manager/County Administrator public meeting;
5. Establish a plan for satisfying all required public notice and advertising requirements;
6. Reserve a tentative date for a joint City Council/BCC meeting should the conflict remain unresolved.

The Chapter 164 process establishes a framework for resolving the conflict; it does not require either party to delay a mutually acceptable resolution that can be reached sooner.

ITEM # 2026-1152

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.G.

TO: City Council

THRU: Tamara Leigh Young, Public Information Director
Larry Jones , City Manager

FROM: Lisa Wallace, City Clerk

DATE: August 13, 2026

SUBJECT: Choctawhatchee Basin Alliance Estuary Program (CBAEP) Approval and Appointment

I. BACKGROUND: The Choctawhatchee Basin Alliance (CBA) is transitioning to the Choctawhatchee Basin Alliance Estuary Program (CBAEP). As part of this transition, they have established a new governance structure that expands representation on the Steering Council to include municipalities within the watershed, in addition to our county, state, federal, and community partners. They are inviting the City of Destin to designate a City Council member to serve on the CBAEP Steering Council along with designating an alternate city council member to serve if the appointed council member is not available. The Steering Council will hold quarterly public meetings to provide guidance and review to support implementation of the Comprehensive Conservation and Management Plan (CCMP) and help coordinate regional watershed priorities. The Public Information Director will be the staff member point of contact for the CBAEP.

An opt-in agreement and the Steering Council bylaws are attached.

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION: I move to approve/disapprove the Choctawhatchee Basin Alliance Estuary Program (CBAEP).

I move to designate _____ to serve on the CBAEP Steering Council.

I move to designate _____ to serve as the alternate member if the designated councilmember is not available.

Attachments:

1. City of Destin CBAEP Opt-In Agreement - Approval Version 8.6.26

Choctawhatchee Basin Alliance Estuary Program
Steering Council Membership
Adoption Agreement

The **City of Destin**, as a political subdivision of the State of Florida (the "Steering Council Member"), enters this Adoption Agreement with **The District Board of Trustees of Northwest Florida State College** (the "College"), a Florida College System institution constituted as a political subdivision of the State of Florida, by and on behalf of the **Choctawhatchee Basin Alliance Estuary Program** of Northwest Florida State College (the "CBAEP"), to join the Steering Council of the CBAEP (the "Agreement"). The Steering Council Member, as Steering Council Member, and the College, by and on behalf of the CBAEP, are each a party and are collectively referred to as the parties.

Background and Purpose

1. Choctawhatchee Basin Alliance History

In early 1996, representatives from the Florida Department of Environmental Protection ("FDEP"), state, federal, and local government agencies, environmental organizations, and local businesses met with concerned citizens and elected officials at Northwest Florida State College to discuss environmental quality and economic development. The sharing of concerns from participants and the discussion on philosophies of ecosystem management from the FDEP and Eglin Air Force Base created a partnership that was later established as the Choctawhatchee Basin Alliance of Northwest Florida State College ("CBA"). CBA operates as a division of the College with its principal offices located at the South Walton Center, 109 Greenway Trail, Santa Rosa Beach, Florida 32459. CBA promotes swimmable, fishable waterways in the Choctawhatchee Basin watershed through monitoring, education, restoration, and research, operating from the mission that local waterways are the foundation of the region's economic security and identity.

2. Choctawhatchee Basin Estuary Program History

The Choctawhatchee Bay Estuary Program ("CBEP") is a partnership, established pursuant to Chapter 163, Florida Statutes, interlocal agreement between government, non-profit, and community partners to protect and improve the natural resources, water quality, and economic value of the Choctawhatchee Bay and its watershed that was formed in 2017. The CBEC Board of Directors is represented by County Commissioners from each of Okaloosa, Walton, Holmes, and Washington Counties in Florida. Additional members include Eglin Air Force Base, the Choctawhatchee, Pea, and Yellow Rivers Watershed Management Authority in Alabama, and CBA. The CBEP is modeled after the U.S. Environmental Protection Agency's National Estuary Program approach to estuarine management. The CBEP recognized the value of and supported the development and implementation of a Comprehensive Conservation and Management Plan (CCMP) which would support local priorities. While efforts to protect the waterbody were coordinated at various local and regional levels, the development of a formal program was a critical step in securing the long-term knowledge, resources, and commitments to successfully support the environmental, educational, and economic values of the bay.

3. Formation of Choctawhatchee Basin Alliance Estuary Program

In 2026, to ensure alignment and effective use of resources, the parties determined to replace the separate CBA and CBEP organizations with a single, mission-driven organization. To accomplish

this goal, The District Board of Trustees of Northwest Florida State College voted on August 18, 2026, that CBA will become the Choctawhatchee Basin Alliance Estuary Program of Northwest Florida State College (the "CBAEP"), as shown in the attached and incorporated **Appendix 1 Resolution 2026-2027-01**. The CBAEP model adds a steering council function to the prior CBA operations as described in its Bylaws, which are attached and incorporated in this Agreement as **Appendix 2 CBAEP Bylaws**. The CBEP Board voted on July 8, 2026, to dissolve as an entity, followed by at least three (3) of the counties comprising the Interlocal establishing the CBEP, and pursue the same aims by its members joining the Steering Council of the CBAEP.

Adoption Agreement

The parties enter this Agreement for the Steering Council Member to adopt the Bylaws and join the Steering Council. If there is any conflict between the Agreement and its incorporated appendices, the order of priority for application in order from first to last is the CBAEP Bylaws, this Agreement, the CBAEP Resolution, and finally the CBEP Dissolution. The parties agree to the provisions of this Agreement by their signatures below.

1. Membership and Bylaws Adoption

The Steering Council Member agrees to become an organization that appoints a member of the CBAEP Steering Council and to adopt the Bylaws. The Steering Council Member's membership on the Steering Council is governed by the Bylaws, as they may be amended from time to time.

2. Associated Documents

The parties agree to review and execute all associated documents necessary to effectuate the purpose of this Agreement.

3. Mutual Representations and Warranties

Each party represents and warrants to the other party that: (i) it is duly organized and validly existing under the laws of the State of Florida, and is duly authorized, to enter into the Agreement and to carry out the provisions of it; (ii) the person executing the Agreement on behalf of the party is authorized to do so; (iii) the execution, delivery and performance of the Agreement by such party does not violate any agreement, instrument or understanding, oral or written, to which it is a party or by which it may be bound, nor violate any law or regulation of any court, governmental body, or administrative or other agency having jurisdiction over it; and (iv) such party will comply with all applicable federal, state and local laws, rules and regulations in fulfilling its obligations under the Agreement.

4. Entire Agreement and Amendment

This Agreement constitutes the entire agreement between the parties, and no addition, modification or amendment to this Agreement shall be effective unless in writing and executed by the parties to this Agreement. This Agreement may be modified in writing signed by both parties by mutual consent.

5. Assignment

Neither party may assign (by operation of law, change of control, or otherwise) any part of this Agreement without the prior written consent of the other party.

6. No Benefit to Others

This Agreement is for the sole benefit of the parties and their respective successors. This Agreement is not and shall not be construed as conferring any rights on any other organizations or persons.

7. Trademarks, Logos, and Marks

Each party may use the name and logo of the other for the purpose of referring to this Agreement in its official publications and materials. Neither party may otherwise use the trade name, trademark, service mark, logo or other designation of the other party in its promotional or marking activities or for any other purpose without the prior written approval of that party for each use. A party's "marks" are any registered or unregistered names, marks, brands, logos, designs, slogans, trademarks, trade dress, or any other designations a party uses in connection with its services and products, including but not limited to affiliated logos and the logos of their events.

8. Compliance with Applicable Law

Both parties shall comply with those federal, state, and local laws, statutes, ordinances, rules, and regulations which are applicable to the scope of this Agreement and the terms of any contract or grant applicable to the responsibilities and funding relevant to this Agreement.

9. Non-Discrimination

Neither party will discriminate against any person in its programs and activities based on any legally protected classification and in compliance with federal and Florida law.

10. Public Records

While neither party is providing services to the other under this Agreement, each party is responsible for compliance with Chapter 119, Florida Statutes, in its operations. This Agreement is a public record subject to disclosure.

11. Sovereign Immunity

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

12. Independent Contractors

Nothing in this Agreement is intended or should be construed as in any way creating or establishing the relationship of partners between the parties, or in any way making either party the agent, representative, or employee of the other for any purposes in any manner whatsoever. Each party is, and shall remain, an independent contractor.

13. Governing Law And Venue

This Agreement is governed by and construed in accordance with the laws of the State of Florida, without reference to conflicts of law principles, and any provisions in this Agreement in conflict with the foregoing shall be void and of no effect. If any legal proceedings are commenced with respect to any matter arising under or related to this Agreement, the parties agree that the courts of the State of Florida or federal courts located in the State of Florida will have exclusive jurisdiction

over each of the parties and over the subject matter of any such proceedings.

The Parties by their signature below agree with the foregoing:

THE CITY OF DESTIN

Signature: _____

Name: _____

Title: _____

Date: _____

THE DISTRICT BOARD OF TRUSTEES OF NORTHWEST FLORIDA STATE COLLEGE

Signature: _____
Mr. Mel Ponder, President and Secretary to the Board

Date: August 18, 2026

Appendix 1 – Choctawhatchee Basin Alliance Estuary Program Resolution

RESOLUTION NO. 2026-2027-01

A RESOLUTION OF THE DISTRICT BOARD OF TRUSTEES OF NORTHWEST FLORIDA STATE COLLEGE TO AMEND THE NAME OF THE CHOCTAWHATCHEE BASIN ALLIANCE OF NORTHWEST FLORIDA STATE COLLEGE AND TO REVISE ITS BYLAWS.

WHEREAS, in 1996, to promote swimmable, fishable waterways in the Choctawhatchee Basin watershed through monitoring, education, restoration, and research, the Choctawhatchee Basin Alliance of Northwest Florida State College (the "CBA") was formed at Northwest Florida State College (the "College"); and

WHEREAS, the CBA has continuously operated as a division of the College since that time to protect and promote the health of the local waterways; and

WHEREAS, to strengthen the CBA's ability to pursue its mission and to ensure alignment with local partners and resources, the CBA desires to be established as the local estuary program; and

WHEREAS, to achieve its goal to expand and partner with local stakeholders more effectively, the CBA proposes to be renamed as the Choctawhatchee Basin Alliance Estuary Program of Northwest Florida State College (the "CBAEP"); and

WHEREAS, to carry out its mission and operational functions, the CBA proposes to amend its Bylaws from its 1996 version to reflect current operations;

NOW, THEREFORE, BE IT RESOLVED by The District Board of Trustees of Northwest Florida State College the following:

Section 1. The District Board of Trustees is duly formed, existing, and in good standing. All necessary authorizations have been obtained to permit the Board to authorize and implement this Resolution.

Section 2. The CBA is duly formed, existing, and in good standing as a division of the College. The CBA has all necessary authorizations and approvals to amend its name and operations.

Section 3. The District Board of Trustees renames the Choctawhatchee Basin Alliance of Northwest Florida State College as the Choctawhatchee Basin Alliance Estuary Program of Northwest Florida State College.

Section 4. The District Board of Trustees adopts the amended Bylaws of the CBAEP as attached to this Resolution.

Section 5. The District Board of Trustees authorizes and directs the College's President to sign necessary documents to effectuate the approval contained in this Resolution.

Section 6. The District Board of Trustees authorizes and directs the College's President, and with his delegation the Executive Director of the CBAEP, to do all acts and things required of him by this Resolution or desirable or consistent with the requirements and limitations of this Resolution that may be required to effectuate the approval contained in this Resolution.

Section 7. This Resolution shall be effective immediately upon its adoption.

Adopted at the regular meeting of the Board of Trustees on the 18th day of August 2026.

The District Board of Trustees
Northwest Florida State College

Attest:

_____	_____
Mr. Mel Ponder	Ms. Rhea Goff
President and Corporate Secretary	Chair, The District Board of Trustees
Northwest Florida State College	Northwest Florida State College

Appendix 2 – Choctawhatchee Basin Alliance Estuary Program Bylaws

Choctawhatchee Bay Estuary Program of Northwest Florida State College Bylaws

I. MISSION STATEMENT

The Choctawhatchee Basin Alliance Estuary Program of Northwest Florida State College promotes swimmable, fishable waterways in the Choctawhatchee Basin watershed through monitoring, education, restoration, and research (referred to as "CBAEP"). Healthy local waterways are the foundation of Northwest Florida's economic security and identity. The CBAEP is driven to provide a sustainable Choctawhatchee Basin for future generations. The CBAEP inspires water stewardship, continually growing a network of supporters to protect our region's natural resources. Choctawhatchee Basin watershed is a vital resource for the College and the region the College serves.

II. NAME, PURPOSE, AND AUTHORITY

1. Historical Existence. The Choctawhatchee Basin Alliance ("CBA") of Northwest Florida State College was established in 1996 and existed in that form through August 18, 2026, when The District Board of Trustees of Northwest Florida State College (referred to as "NWFSC" or the "College") renamed the division as the Choctawhatchee Basin Alliance Estuary Program of Northwest Florida State College and approved these revised Bylaws.

2. Name. This program shall be known as Choctawhatchee Basin Alliance Estuary Program of Northwest Florida State College, abbreviated as the CBAEP.

3. Purpose. The CBAEP exists to advance the protection and restoration of the Choctawhatchee Bay and watershed through implementation of the Comprehensive Conservation and Management Plan ("CCMP") and through coordinated monitoring, restoration, education, and community engagement.

4. General Governance and Authority. The CBAEP is a department within Northwest Florida State College. The District Board of Trustees of Northwest Florida State College is its governing body, and it operates within the policies and procedures applicable to the College. No function of the Management Conference Structure described in these Bylaws has operational authority over the CBAEP but rather are designed as advisory committees to provide strategic guidance and programmatic recommendations to the employees of the CBAEP. The authority to direct operational decision-making is not vested in any council or committee of the CBAEP.

III. PROCESS

1. Annual Strategic Planning Workshop. The CBAEP shall convene annually in a Strategic Planning Workshop to review CCMP priorities, identify key initiatives, and develop the annual work plan. The annual work plan establishes priority actions, projects, and implementation activities for advancing the goals of the Comprehensive Conservation and Management Plan during the upcoming year.

2. Governance Workflow. The Strategic Planning Workshop establishes program priorities. Following the workshop, the Technical Advisory Committee, Citizens Advisory Committee, and Education and Outreach Committee develop recommendations and refine the annual work plan. The Steering

Committee then reviews and approves these recommendations, after which CBAEP staff implement the resulting actions, with the College retaining final authority over the work plan.

IV. CBAEP Staff

1. CBAEP Staff. CBAEP staff are part of the employment program of Northwest Florida State College and under the authority of employment policies and procedures of the College. The Management Conference does not govern or direct personnel matters.

2. Operations. CBAEP Staff will operate and administer the CBAEP. Any adopted recommendations from the Management Conference will be implemented by the CBAEP Executive Director under the supervision of the appropriate College administrator and will follow proper College procedures prior to implementation as appropriate.

3. Executive Director. The CBAEP Executive Director performs the duties of the Executive Director job description and implements approved activities recommended by the Management Conference, oversees vision and mission operations, manages the CBAEP budget and grant application operations, and hires and manages staff within College organizational standards and pathways. The CBAEP Director reports to the appropriate College administrator, according to the College organizational chart, as may be amended from time to time.

4. Additional Staff. Additional staff shall include employees or volunteers, such as, but not limited to, Deputy Directors, Scientists, Managers, Coordinators, Specialists, and Technicians as needed to accomplish CCMP and work plan objectives.

V. MANAGEMENT CONFERENCE STRUCTURE

The CBAEP shall receive strategic and programmatic guidance from a Management Conference, consistent with National Estuary Program principles. Appendix A to these Bylaws provides an organizational chart visualizing the relationship between CBAEP operations and the Management Conference.

1. Management Conference Summary. The Management Conference shall consist of the Steering Council, the Citizens Advisory Committee, the Technical Advisory Committee, and the Education and Outreach Committee. The Executive Director of the CBAEP, in consultation with the appropriate College leadership and the Steering Council Chair, may from time to time establish ad hoc committees as necessary to accomplish the mission and work plan of the CBAEP. The Management Conference guides CCMP implementation by integrating scientific, community, and educational perspectives, supporting coordination among partners, and developing and refining annual priorities and work plans.

2. Steering Council. The Steering Council is the highest tier of the Management Conference and provides strategic leadership and alignment with the CCMP.

   a. Membership. The Steering Council consists of thirteen organizations, each of which will appoint one member to represent its organization. There shall be one member of the Steering Council appointed from each of the following organizations (each of which are referred to throughout these Bylaws as a "Member" or an "Organization," or the plural version of those terms):

      i. Northwest Florida State College;

      ii. Okaloosa County;

iii. Walton County;

iv. Holmes County;

v. Washington County;

vi. Eglin Air Force Base,

vii. The Choctawhatchee, Pea, and Yellow Rivers Water Management Authority (CPYRWMA),

viii. Three rotating cities and townships (the initial membership of which shall be recommended to the Board of Trustees by the CBAEP Executive Director and approved by the Board of Trustees for periods not to exceed five years with staggered term dates), and

ix. The Chair of the Citizens Advisory Committee;

x. The Chair of the Technical Advisory Committee; and

xi. The Chair of the Education and Outreach Committee.

b. Scope of Authority. The Steering Council recommends projects and offers strategic recommendations to the CBAEP within the scope of the CCMP. The Steering Council also reviews and approves the CBAEP annual work plan and updates to the CCMP.

i. Relationship to Operations. The Steering Council functions as a recommending body that provides strategic guidance and program recommendations to the CBAEP. Any recommendations that the CBAEP implements will occur through the College organizational pathways beginning with the CBAEP Executive Director and concluding with the College President or Board of Trustees, dependent on the item under consideration.

c. Officers. The Steering Council officers will consist of a Chair and a Vice Chair, with the following duties:

i. Chair. The Chair of the Steering Council shall preside at all meetings of the Steering Council and perform other duties prescribed in these Bylaws or assigned by the Steering Council; and

ii. Vice-Chair. The Vice-Chair shall, in absence of the Chair, perform the duties of the Chair.

d. Meetings. The Steering Council shall meet four times annually for a quarterly meeting, consisting of one Strategic Planning Workshop and three regular meetings.

e. Government in the Sunshine. Although the Steering Council is an advisory, recommending body, the meetings of the Steering Council shall be governed in accordance with the same Chapter 286, Florida Statutes, standards as applicable to meetings of The District Board of Trustees of Northwest Florida State College. Meetings of the Steering Council shall be noticed, held publicly (absent an exception permitted by law), and minutes shall be taken. Notice of all regular and special meetings of the Steering Council and the time and location

of each meeting will be timely published to the public in accordance with the procedures applicable to and used by the College.

3. Citizens Advisory Committee. The Citizens Advisory Committee is a standing committee that represents community perspectives on watershed issues.

a. Membership. The Citizens Advisory Committee shall consist of former members of the CBA Advisory Committee, plus members recruited by the CBAEP Executive Director from a wide range of sectors including, but not limited to, development, fishing, diving, tourism, large landowners, industry, utilities, small business, and academia.

b. Scope of Authority. The Citizens Advisory Committee shall provide community and stakeholder perspectives to support identification and prioritization of CCMP-related actions and development of the annual work plan.

c. Officers. The Citizens Advisory Committee officers will consist of a Chair and a Vice Chair, with the following duties:

i. Chair. The Chair shall preside at all meetings of the Citizens Advisory Committee and perform other duties prescribed in these Bylaws or assigned by the Citizens Advisory Committee; and

ii. Vice-Chair. The Vice-Chair shall, in absence of the Chair, perform the duties of the Chair.

d. Meetings. The Citizens Advisory Committee shall meet a minimum of four (4) times annually, consisting of the Strategic Planning Workshop and three regular meetings.

4. Technical Advisory Committee. The Technical Advisory Committee is a standing committee that provides scientific and technical expertise, reviews data, and advises on research and project priorities

a. Membership. Technical Advisory Committee representatives will be a range of scientists and technical experts from the public, private, academic, and nonprofit sectors. The membership of the Technical Advisory Committee shall be appointed by the CBAEP Executive Director.

b. Scope of Authority. The Technical Advisory Committee shall provide scientific and technical guidance to support identification and prioritization of CCMP-related actions and development of the annual work plan.

c. Officers. The Technical Advisory Committee officers will consist of a Chair and a Vice Chair, with the following duties:

i. Chair. The Chair shall preside at all meetings of the Technical Advisory Committee and perform other duties prescribed in these Bylaws or assigned by the Citizens Advisory Committee; and

ii. Vice-Chair. The Vice-Chair shall, in absence of the Chair, perform the duties of the Chair.

d. Meetings. The Technical Advisory Committee shall meet a minimum of four (4) times annually, consisting of the Strategic Planning Workshop and three regular meetings.

5. Education and Outreach Committee. The Education and Outreach Committee is a standing committee that provides insight on raising public awareness through education and engagement.

a. Membership. Members of the Education and Outreach Committee should include, but are not limited to, K-20 instructional representation and environmental educators, public information officers, marketing professionals, and volunteer coordinators. The membership of the Technical Advisory Committee shall be appointed by the CBAEP Executive Director.

b. Scope of Authority. The Education and Outreach Committee shall coordinate environmental education, public outreach, and community engagement activities related to watershed stewardship. The Education and Outreach Committee shall provide guidance on education, outreach, and community engagement efforts that support implementation of the CCMP and development of the annual work plan.

c. Officers. The Education and Outreach Committee officers will consist of a Chair and a Vice Chair, with the following duties:

i. Chair. The Chair shall preside at all meetings of the Education and Outreach Committee and perform other duties prescribed in these Bylaws or assigned by the Citizens Advisory Committee; and

ii. Vice-Chair. The Vice-Chair shall, in absence of the Chair, perform the duties of the Chair.

d. Meetings. The Education and Outreach Committee shall meet a minimum of four (4) times annually, consisting of the Strategic Planning Workshop and three regular meetings.

6. General Provisions Applicable to Management Conference Operations.

a. Appointment and Tenure. Each Organization is responsible for annually in June appointing or reappointing its Steering Council Member and notifying CBAEP of the name and title of the individual appointed. Each year's appointment runs concurrently with CBAEP's fiscal year, which is July 1 through June 30. Members may serve repeated appointments.

b. Elections. The Chair and Vice-Chair of the Steering Council and of each respective standing committee shall be appointed by the respective council or committee annually in the first quarterly meeting of the fiscal year. Chair and Vice-Chair of the council and each respective committee may serve up to three consecutive terms.

c. Meetings. The CBAEP Executive Director shall set and publish the date, time, and location of the fiscal year of regular meetings in July of each year.

i. Strategic Planning Workshop. The annual Strategic Planning Workshop meeting of the CBAEP shall be held in January of each calendar year. The Annual Strategic Planning Workshop shall convene the full Management Conference, including the Steering Council, Citizens Advisory Committee, Technical Advisory Committee, Education and Outreach Committee, and CBAEP staff, for collaborative review of Comprehensive Conservation and Management Plan priorities, annual progress, and development of the annual work plan.

ii. Regular Meetings. The cadence of regular meetings is described in the Steering Council's and each respective committee's section of these Bylaws.

iii. Special Meetings. The Chair of the Steering Council or a committee may call a special meeting within the Scope of Authority for the council or committee upon his or her initiative or upon the request of any three members of the respective council or committee. The meeting will be scheduled by the Chair as soon as practicable.

iv. Agenda. The CBAEP Executive Director shall prepare an agenda for each meeting and shall consult with the applicable Chair in doing so. The agenda and any related materials shall be distributed by e-mail to each Member not less than seven days before the meeting.

v. Attendance and Quorum. Meetings shall be held in person but members may attend virtually (video or telephone conference) as appropriate to the type of committee held. For any meeting at which a vote is to be taken, a quorum shall be required to hold the meeting and a quorum shall consist of a majority of the membership of the council or committee.

vi. Meeting Management. Steering Council meetings shall be run according to Robert's Rules of Order and, to the extent applicable to committee meetings, Robert's Rules shall also be used to manage committee meetings. Where these Bylaws are more specific than, differ from, or conflict with Robert's Rules, these Bylaws shall control.

vii. Voting. Any matter that comes before the council or a committee for a vote shall require a majority vote of the council or committee to pass. Each Member holds one vote. No proxies are permitted. Members must be present (in person or, if permitted for a meeting, virtually) to vote. Members must vote and may not abstain unless they have a conflict of interest, in which case they must file a written notice of the conflict with the CBAEP.

d. Inability to Serve. If during a Member's appointment to the Steering Council, the Member becomes unable to serve, the Member shall be replaced by the Organization they represent and the Organization shall notify CBAEP in writing of the replacement Member. Inability to serve includes death, physical or mental incapacitation, or failure to attend three consecutive meetings.

e. Removal. If during a Member's appointment to the Steering Council a Member violates these Bylaws, law or policy applicable to the CBAEP, or conducts themselves in a manner not fitting or productive for the operation of the CBAEP, either CBAEP may request a replacement representative from the Organization, or the Organization may voluntarily replace the Member. If the Organization voluntarily replaces the Member, the Organization shall notify CBAEP of the replacement in writing.

f. Existence and Limitations. The Management Conference shall exist as stated in these Bylaws unless the Bylaws are amended. Neither the Steering Council nor the committees have the authority to create additional standing or ad hoc committees. Any work not

performed by the Management Conference is expressly reserved by the CBAEP operationally.

VI. GENERAL PROVISIONS

1. Process. These Bylaws may only be amended in writing upon the approval of The District Board of Trustees of Northwest Florida State College.

2. Dissolution. The CBAEP may only be dissolved through the majority vote of The District Board of Trustees of Northwest Florida State College.

3. Applicable Law and Authority. The operations of CBAEP are governed by Florida law and the policy of The District Board of Trustees of Northwest Florida State College. The CBAEP shall conduct its operations in a manner that is consistent with or does not impact College accreditation by the applicable accreditor.

4. Nondiscrimination. The CBAEP does not discriminate based on age, color, ethnicity, race, national origin, disability, marital status, pregnancy, religion, genetic information, sex, or any other legally protected classification in its employment practices or its programs or activities.

5. Funding. The budget of the CBAEP is set annually by The District Board of Trustees of Northwest Florida State College.

6. Partner Participation and Contributions. Participation in the CBAEP may require a commitment of financial or in-kind support to advance program goals and implementation of the CCMP. Contributions may be required from the Organizations and may consist of direct funding, staff time, technical services, or other documented resources. The nature and level of contributions shall be determined through partnership agreements, funding strategies, or annual work planning processes, and shall align with CBAEP priorities and administrative requirements of Northwest Florida State College. Annually, the CBAEP will participate in the College's budget process, during which the CBAEP may determine it is necessary to require contributions from Organizations for the continued participation of Organizations and for the operations of the CBAEP in each fiscal year. Additionally, contributions may be requested or planned for annually through project-based funding specific to certain activity of the CBAEP.

7. College Direction. As needed or desirable operationally for the College, the College may direct or approve CBAEP Executive Director to perform additional duties or projects.

Revision History

CBA Bylaws Adopted 1996

CBAEP Bylaws Adopted and Replace CBA Bylaws 2026

Appendix A

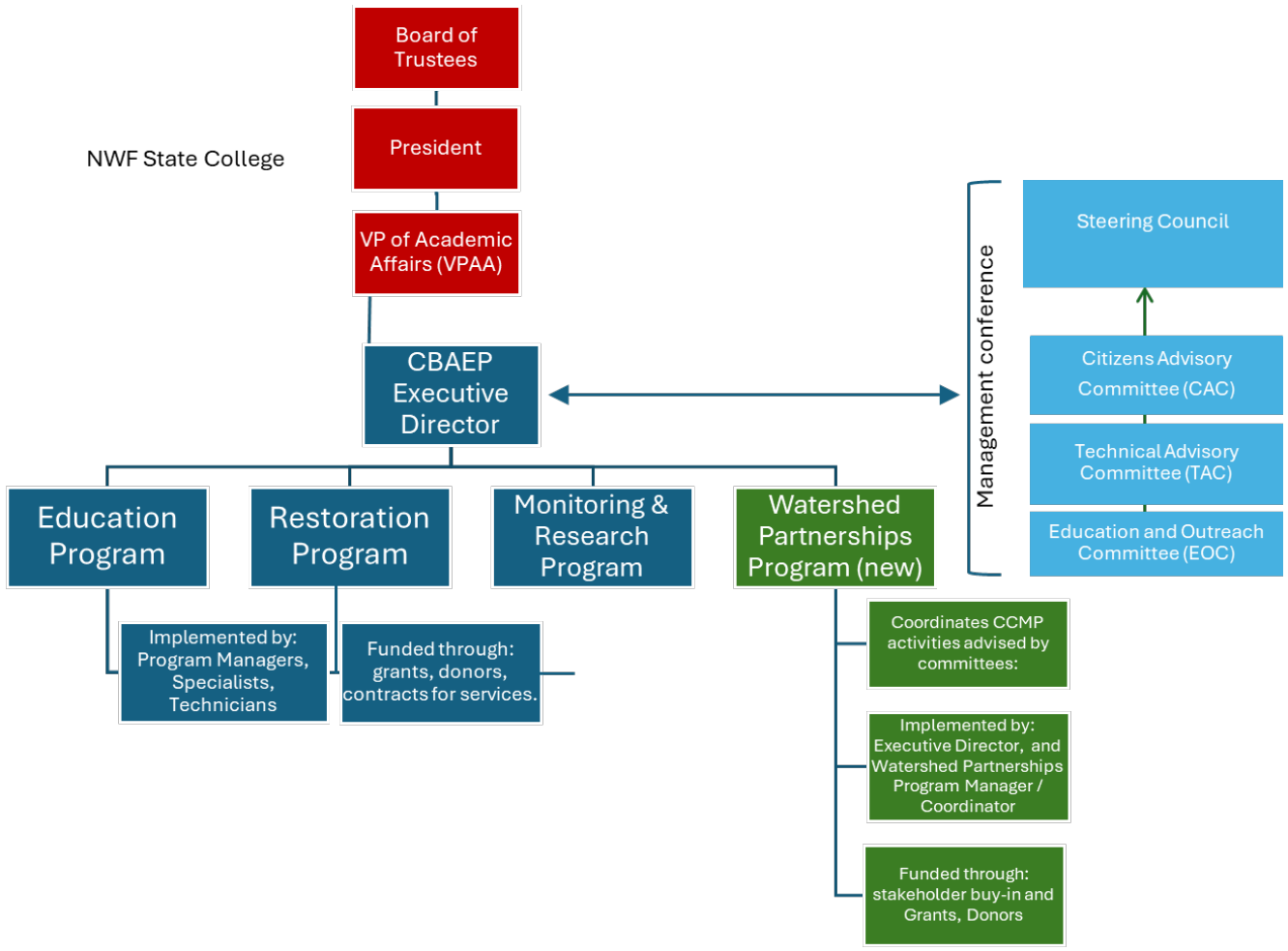


Figure 1. Flow of operations for CBAEP. Red is College hierarchy, dark blue is CBAEP operational program structure, green is the programming addition as of 2026, and light blue is the Management Conference.

ITEM # 2026-1154

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.H.

TO: City Council

THRU: Kimberly Kopp, City Attorney
Larry Jones , City Manager

FROM: Robert Tomasek, City Engineer

DATE: 08/12/2026

SUBJECT: Intersection of Benning Dr. & Maltezos St.

I. BACKGROUND: The Okaloosa County School Board (OCSB) has constructed a significant addition to the Destin Elementary School. This addition includes a new access tying into the intersection with Benning Dr at Maltezos St. The OCSB now desires to make this a primary access to the school. With this change, the intersection becomes more important for pedestrian and vehicle safety.

II. DISCUSSION: The Okaloosa County School Board (OCSB) has constructed a significant addition to the Destin Elementary School. This addition includes a new access tying into the intersection with Benning Dr at Maltezos St. The OCSB now desires to make this a primary access to the school. With this change, the intersection becomes more important for pedestrian and vehicle safety.

The Public Works & Safety Committee voted unanimously to recommend the placement of an All-Way Stop at this intersection. This was discussed in depth. Since school has already begun, this is the quickest way to obtain the safety aspect for all users with what is on the ground. This may be brought back to remove this All-Way Stop Condition as the Engineering Department monitors and adjust sidewalk locations, crosswalk placement, and traffic conditions.

The Committee previously recommended to place a rapid flashing beacon at this location. City Council approved the recommendation. City staff ordered and received the beacon from the vendor the week of July 13th and are on standby for assembly and installation.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): Cost for 2 stop signs and cost to place stop bar at new stop signs.

C. Level of Service (LOS):

D. **Legislative Sponsor:**
E. **Business Impact Statement:**

III. CONCLUSION: Request to place an All-Way Stop at the intersection of Benning Dr & Maltezos St.

IV. RECOMMENDED MOTION: I move to approve the placement of an All-Way Stop at the intersection of Benning Dr & Maltezos St.

Attachments:

None

ITEM # 2026-1139

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.I.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Robert Tomasek, City Engineer

DATE: 08/07/2026

SUBJECT: Mobility Plan Update

I. BACKGROUND: Council asked the staff to bring back the consideration and reprioritization of projects from the Mobility Plan to this week's agenda.

II. DISCUSSION: The Mobility Plan and Land Development Code require the city to reassess the Plan every five (5) years. The city is currently in year two (2), as the Mobility Plan was adopted in September 2024. At the direction of Council, the Pine Street project has been removed, and staff is proposing the following amendment to the text of the Comprehensive Plan to address the removal of Pine Street and any future changes Council may want to make to the Mobility Plan (strikethroughs are deletions, underlines are additions):

Transportation Element Policy 2-1.1.10: Prioritize Transportation Improvements. The City shall prioritize its maintenance, construction and reconstruction activities in the following manner:
A. First priority shall be assigned to projects within the multimodal transportation districts (MMTDs) identified in the most current version of the adopted Destin Mobility Plan, ~~current version dated September 2024 authored by 3TP Ventures~~ as may be amended from time to time, to implement multimodal improvements.
B. Second priority shall be assigned to the renewal and replacement of obsolete or worn out facilities.
C. Third priority shall be assigned to correcting existing deficiencies in public facilities.
D. Fourth priority shall be assigned to facilities necessary to accommodate future growth.

Council asked staff to bring this item back to this meeting to consider additional priority adjustments and/or the removal of other roadways. If Council would like to discuss any further actions, they may be discussed now or a special meeting/workshop may be scheduled to discuss

reassessing the Mobility Plan's priorities or any other removals. Staff is also requesting authorization to move forward with the proposed Comprehensive Plan Amendment and that Council identify a legislative sponsor for the Ordinance.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): Advertisement cost of a special meeting, if needed.

C. Level of Service (LOS):

D. Legislative Sponsor: Dewey Destin

E. Business Impact Statement:

III. CONCLUSION: Other changes including a reassessment of the Mobility Plan priorities may be established now or through a special meeting. Staff respectfully requests a legislative sponsor for the subject ordinance amending the Comprehensive Plan.

IV. RECOMMENDED MOTION: I move that a special meeting date be set to reprioritize the Mobility Plan, to authorize staff to move forward with the proposed Comprehensive Plan Amendment.

Attachments:

1. 2024 Destin Mobility Plan - 202608 Update

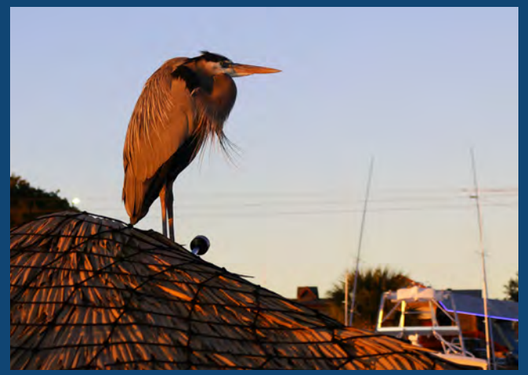
DESTIN MOBILITY PLAN

~~September 2024~~
August 2026

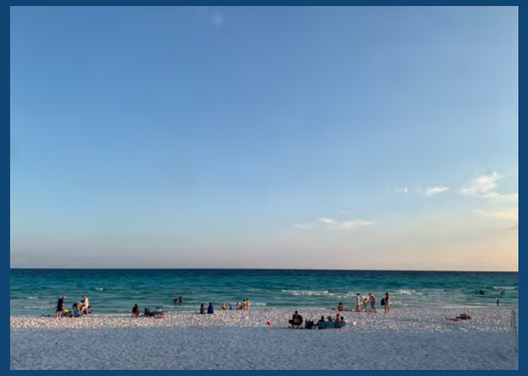














ACKNOWLEDGEMENTS

The City of Destin would like to thank both staff and residents who dedicated their time and energy into creating a mobility plan that reflects our vision of "a family-oriented beach and fishing community where people want to live, work, and play and where visitors are welcomed to respectfully enjoy our community and its resources."

DESTIN STAFF:

Louis Zunguze, MURP, AICP, City Manager

Tina Deater, AICP, Community Development Director

Steve O'Connor, Principal Planner

Daniel Butler, Senior Planner

Engineering Division

Joe Bodi, Engineering Assistant

Dinah Kertz, Engineering Assistant

DESTIN CITY COUNCIL:

Mayor Bobby Wagner

Councilman John Stephens

Councilman Torey Geile

Councilman Dewey Destin

Councilman Jim Bagby

Councilwoman Terésa Hebert

Councilman Johnny King

Councilman Kevin Schmidt

Consulting provided by:

3TP VENTURES

Think ► Plan ► Do





TABLE OF CONTENTS

Executive Summary.....6
Chapter 1: Overview.....8
- Transportation Projects.....10
- Implementation Overview.....10

Chapter 2: Why This Plan?.....11
- Destin in 2023.....12
- Destin in 2050.....13

Chapter 3: The Plan.....15
- Big Picture.....16
- Project Descriptions.....18
- Project Prioritization.....122
- Implementation.....125

Chapter 4: Existing Conditions Report.....126
- Summary.....127
- Demographics.....136
- 2050 Growth Forecast.....147
- Mobility.....156
- Safety.....184

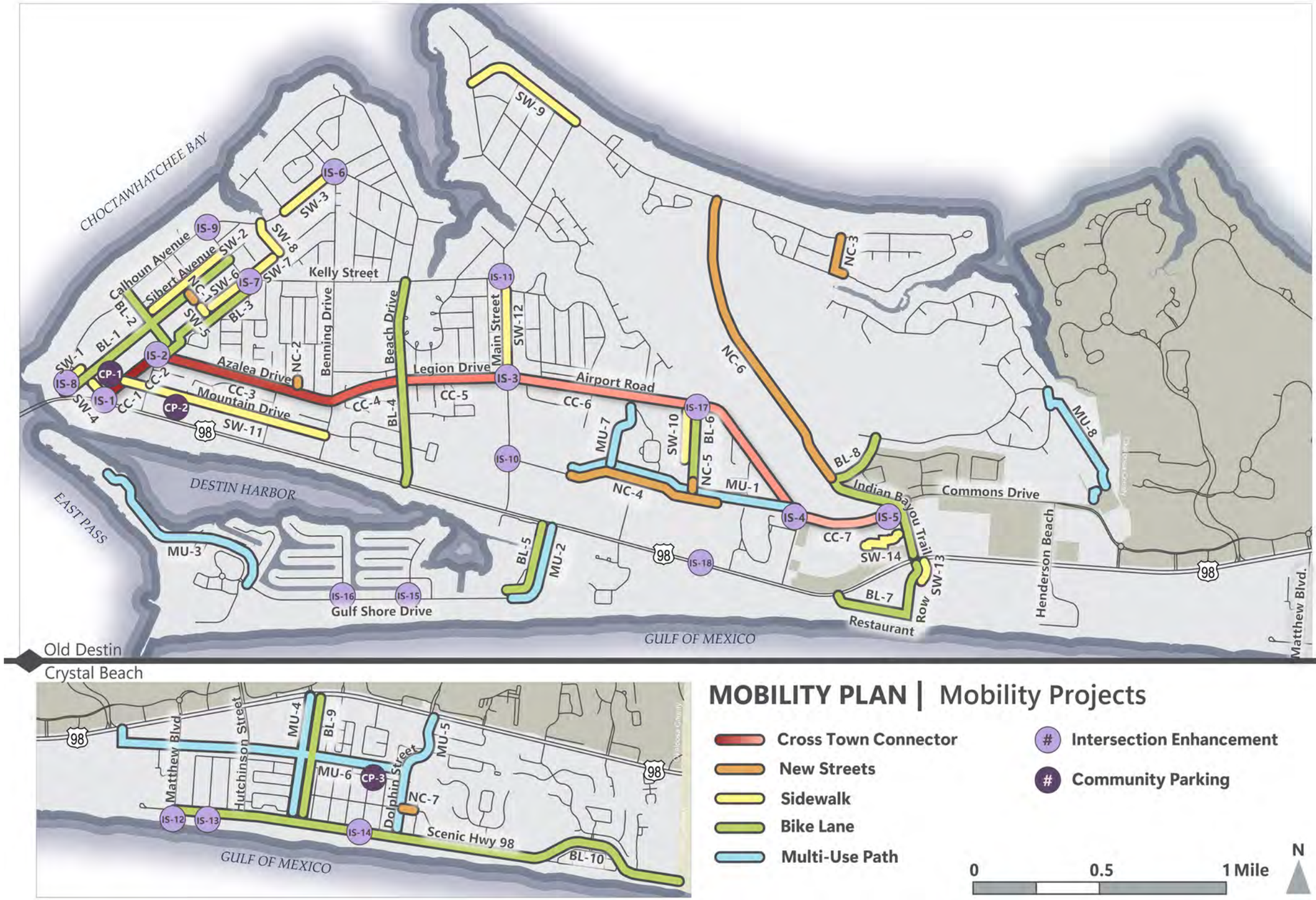
Appendix.....194

EXECUTIVE SUMMARY

The Mobility Plan is the City's transportation strategy that implements the Comprehensive Plan. Its purpose is to help ensure proper maintenance of transportation network capacity through 2050, identify and address safety issues, increase options for walking and biking, and establish an up-to-date mobility fee that supports implementation of the projects listed in this plan. The mobility fee will provide support for current development decisions, and help mitigate the impact of new development.

The Plan is presented in two parts. The first section lays out the projects and why they were selected for inclusion in the plan as well as providing prioritization scores and an implementation approach. The second section describes the existing and forecasted conditions that justify the need for these projects. It includes a population and employment forecast for 2050 and a summary of existing transportation conditions.

There are 67 mobility projects which include the Cross Town Connector, New Streets, Sidewalks, Bike Lanes, Multi-Use Paths, Intersection Enhancements, and Community Parking. The following map displays the projects that are recommended by this Plan.



Chapter 1

Overview

1.1 Transportation Projects.....10
1.2 Implementation Overview.....10



The intent of the Destin Mobility Plan is to ensure our transportation system meets the City's needs well into the future. The transportation projects described in this plan will provide additional capacity, enhance safety, and help make walking and bicycling safer and more convenient travel options for residents, workers, and visitors alike.

The mobility plan is the transportation strategy for implementing the City's Comprehensive Plan. Destin's goal for transportation, as described in the Comprehensive Plan, is to "maintain and continue to improve upon an efficient, high quality, multimodal transportation system that balances community circulation needs with regional travel demand."

The City intends to achieve its transportation goal and implement this plan through a mobility fee. The fee will provide funds for constructing the transportation improvements listed in this plan, which are needed to accommodate impacts created by development. As the Mobility Plan is implemented through the fee revenue it will promote more efficient, safe, and convenient mobility.

1.1 Transportation Projects

More than 60 transportation improvement projects are included in this plan. These projects will either provide a new transportation facility or improve the performance an existing facility. New facilities are intended to close gaps in the transportation network. For example, connecting the two existing ends of Mattie M. Kelly Boulevard will allow for another direct connection between Airport Road and U.S. 98. This type of project makes the system more resilient by providing alternative routes in the case of an emergency or disruption to another transportation facility, alleviating congestion on other transportation facilities, and supporting walking and bicycling as viable modes of transportation by providing more direct travel routes. Other projects included in this plan will help make the transportation system function better by improving a congested intersection or making parts of the network safer for all users. Together, these projects will help keep Destin moving well into the future.

1.2 Implementation Overview

Destin intends to implement the Mobility Plan through a new mobility fee. This would be a one-time charge levied by the City on new development to help pay for growth-related transportation infrastructure costs. The mobility fee would replace the transportation impact fee, last updated in 2009. The mobility fee will list the fee by land use and by district.



Chapter 2

Why This Plan?

2.1 Destin in 2023.....12
Population and Employment.....12
Mobility.....12
Safety.....12
2.2 Destin in 2050.....13
Population Forecast.....13
Employment Forecast.....13
Transportation Impact.....14

DESTIN IN 2023



Population and Employment

Destin needs to improve its transportation system because it's a growing city. The current system is struggling to meet the demands placed on it. Between 2010 and 2020, Destin's population grew by more than 13%. The City also is an increasingly popular tourism destination. Destin needs to improve capacity, safety, parking options, and opportunities to bike and walk, even if it never adds another resident, tourist, or job. The City's growth makes the transportation needs even more pressing.

Mobility

Most roadways in Destin are hovering just above what City policy considers to be an acceptable level of service. A few segments of U.S. 98 are failing against the City's standard, but this is a state-maintained roadway and improvements must be made in close coordination with the Florida Department of Transportation (FDOT). All streets maintained by the City are above the level of service threshold, however, that may not last.

Most segments of U.S. 98 have seen traffic increase by more than 15% between 2017 and 2021. Many of the city-maintained collector roadways have seen traffic increase much faster. Traffic volumes on portions of Benning Drive, Kelly Street, Calhoun Avenue, Regatta Bay Boulevard, Matthew Boulevard, Scenic Highway 98, and Sibert Avenue have increased by more than 25%. While none of these facilities are failing the City's level of service standard, unabated growth in vehicular traffic volumes would eventually cause unacceptable levels of traffic congestion.

Safety

Crashes are a significant issue across Florida. The most severe crashes in Destin – resulting in a serious injury or fatality – are concentrated on U.S. 98, particularly on the western and eastern thirds. The stretch of U.S. 98 between Sibert Avenue and Palmetto Street has an especially pronounced concentration of crashes. The roadways that comprise the Cross Town Connector also stand out for crashes. This is likely a result of these roadways accommodating the most traffic, but more detailed safety analysis will be needed to understand why crashes are occurring at particular intersections or segments of roadway, and to target improvements accordingly. As a result, some of the intersection improvements listed in this plan call for a focused study before moving into design and construction of improvements.

DESTIN IN 2050







Population and Employment Forecast

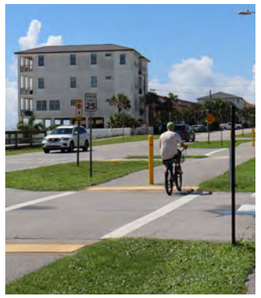
Destin is expected to add more than 2,100 year-round residents and nearly 1,900 seasonal residents between 2020 and 2050. The Town Center Commons and Village planning areas are expected to receive about half of the population growth. Population growth is forecasted for six of its eight planning areas with only Airport and Henderson Beach not expected to add any population.

Employment is also expected to grow, with the City forecast to add more than 1,200 jobs between 2020 and 2050. Employment growth is expected in all eight planning areas, though very minimally in the Airport and Henderson Beach areas. The Harbor and Town Center Commons areas are expected to be the focus of employment growth through 2050.

DESTIN IN 2050









Transportation Impact

Destin's forecasted growth will drive future transportation demand, performance, and investment needs. The full-time and seasonal population growth is expected to generate demand for more than 1,000 new housing units by 2050. Each of these housing units can be expected to add several trips per day to the already strained transportation system. The additional travel generated by population and employment growth in 2050 would likely cause unacceptable conditions on many roadways in the absence of transportation improvements.

The projects in this plan are intended to accommodate this increased demand while maintaining a reasonable level of service. Among the options for improving the transportation network's performance are better connectivity, which will provide more options for travelers to avoid U.S. 98, intersection improvements to reduce delay and improve safety, and shifting people to other modes of travel, such as walking, biking, and transit.

Chapter 3

The Plan

3.1 Big Picture.....16
3.2 Project Descriptions.....18
3.3 Project Prioritization.....122
3.4 Implementation.....125



3.1 Big Picture

Destin's geography, with water on three sides, and lack of large tracts of undeveloped land mean that transportation improvements must focus primarily on enhancing the existing system. Building another large arterial roadway, such as U.S. 98, is not feasible. As a result, U.S. 98 will need to handle large traffic volumes and will likely have some degree of congestion well into the future.

But there are solutions. This plan provides a roadmap for meeting people's mobility needs by building a more connected street network that supports travel by a variety of modes, including walking and bicycling. Providing people with more route options and more mode choices is the best solution for a city with Destin's unique features that limit the options for substantially expanding roadway capacity.

The projects listed in this section focus primarily on two big picture objectives – providing greater network connectivity and enhancing safety. The network connectivity projects can be sorted into three buckets, which are the Cross Town Connector, new streets, and pedestrian/bike improvements. The Cross Town Connector will provide an alternative to the congested U.S. 98 for east-west travel. The project will connect a series of roads running parallel to U.S. 98 with a more consistent streetscape and design, and close remaining gaps that prevent these streets from providing an alternative route option. The new streets and pedestrian/bike projects will help close network gaps, which will provide travelers with a wider set of route options and make it easier to walk and bike, giving people more choices other than driving, particularly for short trips.

The intersection enhancement projects are primarily focused on safety and congestion reduction. These projects are focused on improving intersections with known deficiencies. The recommended improvements are clear for some of these intersections. While others will require a more detailed study to select the best option for improving the intersection.

The final category of projects is community parking. These projects will help to provide convenient parking near popular destinations, such as the Harbor Boardwalk. This strategy can help alleviate traffic congestion by reducing the amount of driving people do



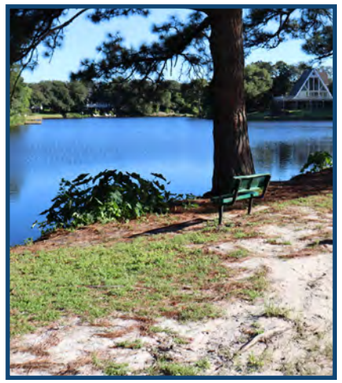
while searching for a parking space. Community parking lots or decks can also support redevelopment of land that is used to provide surface parking for local businesses. This is because a parking deck can provide more parking on less land, opening up valuable real estate for additional businesses, housing, parks, or other desired land uses.

Together, the set of projects help secure a better future for people that use Destin's transportation network. They will help reduce crashes, give people more travel options, and support the City's goals for land use and development. The following sections describe the projects in detail.









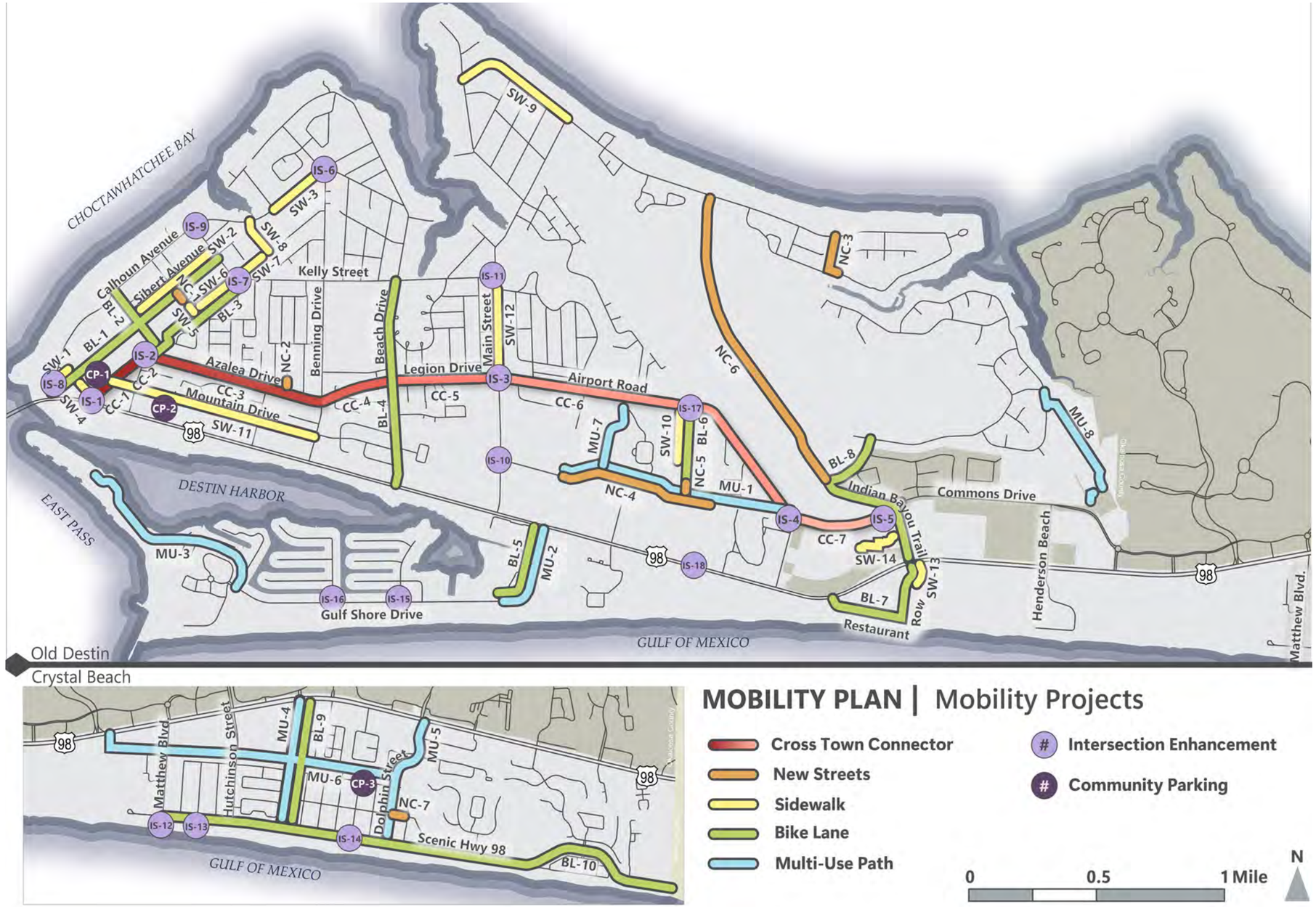
3.2 Project Descriptions

The Mobility Plan includes nearly 70 individual projects. The projects are displayed in the following map. The number of projects broken out by category is:

- **Cross Town Connector**: Seven projects are needed to complete this facility.
- **New Streets**: Seven of the projects would close a gap in the network with a new street.
- **Bicycle/Pedestrian**: Thirty-two of the projects would add a sidewalk, bicycle facility, or multi-use path to support more accessible and comfortable facilities.
- **Community Parking**: Three of the projects would add community parking solutions where there is a shortage of parking.
- **Intersection Enhancement**: Eighteen of the projects would enhance safety and performance at key intersections.

The projects span a wide range of complexity and cost. They include small segments of new sidewalk up to a new parking deck and a continuous parallel roadway providing relief from U.S. 98 (the Cross Town Connector).

Combined, the projects would cost approximately $152 million dollars and their implementation will likely take a couple of decades or longer to complete. The pace at which these projects can be constructed will depend in part on the rate of development in Destin, since the mobility fee will provide funds needed to advance the projects. The prioritization method and results are described later in this section, after the project descriptions.



Destin's Network Connectivity Projects: Cross Town Connector

Destin Cross Town Connector Projects List

Name	ID	Location	Improvement	Phase
Stahlman Avenue	CC-1	Harbor Boulevard to Mountain Drive	Add lighting; reconstruct east side with buffer, trees, wider sidewalk, and pedestrian amenities	2
Stahlman Avenue	CC-2	Mountain Drive to Azalea Drive	Reconstruct with parking (west side), buffer and trees (east side), lighting, pedestrian amenities, and multi-use pathways	2
Azalea Drive	CC-3	Stahlman Avenue to Benning Drive	Add trees, lighting, pedestrian amenities, and multi-use pathways to fill gaps; Add planted median where feasible	3
Azalea Drive Extension	CC-4	Azalea Drive to Legion Drive	Add trees, lighting, and pedestrian amenities	1
Legion Drive	CC-5	Beach Drive to Main Street	Add trees, lighting, and pedestrian amenities	2
Airport Road	CC-6	Main Street to Commons Drive	Add trees, lighting, and pedestrian amenities	3
Commons Drive	CC-7	Airport Road to Indian Bayou Trail	Add trees and pedestrian amenities	2

Destin's Network Connectivity Projects: New Streets

Destin New Street Projects List

Name	ID	Location	Improvement	Benefit Score	Phase
~~**Pine Street**~~	~~NC-1~~	~~Sibert Avenue to Blue Marlin Court~~	**Removed 08/03/2026 by Action of City Council**		
Sailfish Drive	NC-2	Azalea Drive to Sailfish Circle	New local street (residential)	3	3
Indian Bayou North Extension	NC-3	Current end of Indian Bayou North to Indian Trail	New local street (residential)	5	2
98 Palms Boulevard	NC-4	From existing end of 98 Palms Boulevard to Mattie M. Kelly Boulevard	New minor collector	5	1
Mattie M. Kelly Boulevard	NC-5	From existing ends of northern and southern roadways	New minor collector	1	1
Sunchase Boulevard	NC-6	Indian Bayou Trail to Indian Trail	New minor collector	5	3
John Avenue	NC-7	Dolphin Street to Sunfish Street	New local street (residential)	1	2

Destin's Network Connectivity Projects: Bike/Pedestrian

Destin Sidewalk Projects List

Name	ID	Location	Improvement	Benefit Score	Phase
Sibert Avenue Sidewalk	SW-1	Calhoun Avenue to Zerbe Street	East side sidewalk	3	2
	SW-2	Forest Street to Kelly Street	East side sidewalk	3	2
	SW-3	Cross Street to Benning Avenue	East side sidewalk	3	3
Zerbe Street Sidewalk	SW-4	Sibert Avenue to Stahlman Avenue	South side sidewalks	1	2
Pine Street Sidewalk	SW-5	Blue Marlin Court to Stahlman Avenue	North side sidewalk	1	2
Stahlman Avenue Sidewalk	SW-6	Pine Street to Primrose Lane	Sidewalk	1	3
	SW-7	Kelly Street to Hickory Street	West side sidewalk	3	3
Hickory Street Sidewalk	SW-8	Stahlman Avenue to Sibert Avenue	South side sidewalk	1	2
Indian Trail Sidewalk	SW-9	Bayou Drive to Main Street	South side sidewalk	1	1
Mattie M. Kelly Boulevard (northern) Sidewalk	SW-10	Existing sidewalk to Airport Road	West side sidewalk	1	2
Mountain Drive Sidewalk	SW-11	Stahlman Avenue to roundabout	North side sidewalk	3	2
Main Street Sidewalk	SW-12	Legion Drive to Kell Aire Drive	East side sidewalk	1	2
Restaurant Row Sidewalk	SW-13	Public parking lot to U.S. 98	East side sidewalk	3	2
Town Hall Pedestrian Access	SW-14	Indian Bayou Tr to Destin City Hall	Sidewalk	1	2

Destin Bike Projects List

Name	ID	Location	Improvement	Benefit Score	Phase
Sibert Avenue Bicycle Lanes	BL-1	Calhoun Avenue to Kelly Street	Bicycle Lanes	5	2
Forest Street Bicycle Lanes	BL-2	Calhoun Avenue to Stahlman Avenue	Bicycle lanes	5	3
Stahlman Avenue Bicycle Lanes	BL-3	Azalea Drive to Kelly Street	Bicycle lanes	1	3
Beach Drive Bicycle Lanes	BL-4	Harbor Boulevard to Kelly Street	Bicycle lanes	5	2

Gulf Shore Drive Bicycle Lanes	BL-5	Sandpiper Cove to Harbor Boulevard	Bicycle lanes	3	2
Mattie M. Kelly Boulevard (northern) Bicycle Lanes	BL-6	Existing end roadway to Airport Road	Bicycle lanes	3	3
Scenic 98 (west)/ Restaurant Row Bicycle Lanes	BL-7	Emerald Coast Parkway to Emerald Coast Parkway	Bicycle lanes	3	2
Indian Bayou Trail Bicycle Lanes	BL-8	Emerald Coast Parkway to Country Club Drive	Bicycle Lanes	1	2
Crystal Beach Drive Bicycle Lanes	BL-9	Scenic 98 to Emerald Coast Parkway	Bicycle Lanes	3	3
Scenic 98 (east) Bicycle Lanes	BL-10	Matthew Boulevard to Walton County Line	Bicycle Lanes	3	3

Destin Multi-use Path Projects List

Name	ID	Location	Improvement	Benefit Score	Phase
Powerline easement (west) Multi-use Path	MU-1	Main Street to Airport Road	Multi-use path	3	1
Gulf Shore Drive Multi-use Path	MU-2	Sandpiper Cove to Harbor Boulevard	West side multi-use path	3	2
	MU-3	Norriego Point to Durango Road	West/south side multi-use path	5	2
Crystal Beach Drive Multi-use Path	MU-4	Scenic 98 to Emerald Coast Parkway	East side multi-use path	5	3
Dolphin Street/Regatta Bay Boulevard Bicycle Lanes and Multi-use Path	MU-5	Scenic 98 to Emerald Coast Parkway	East side multi-use path	5	2
Powerline easement (east) Multi-use Path	MU-6	Emerald Coast Parkway to Dolphin Street	Multi-use path	5	2
West of Twin Lakes	MU-7	98 Palms Boulevard to Airport Road	Multi-use path	1	2
Indian Trail to Destin High School	MU-8	Indian Trail to Destin High School following the Indian Bayou	Multi-use path	3	2

Destin's Community Parking Projects

Destin Community Parking Projects List

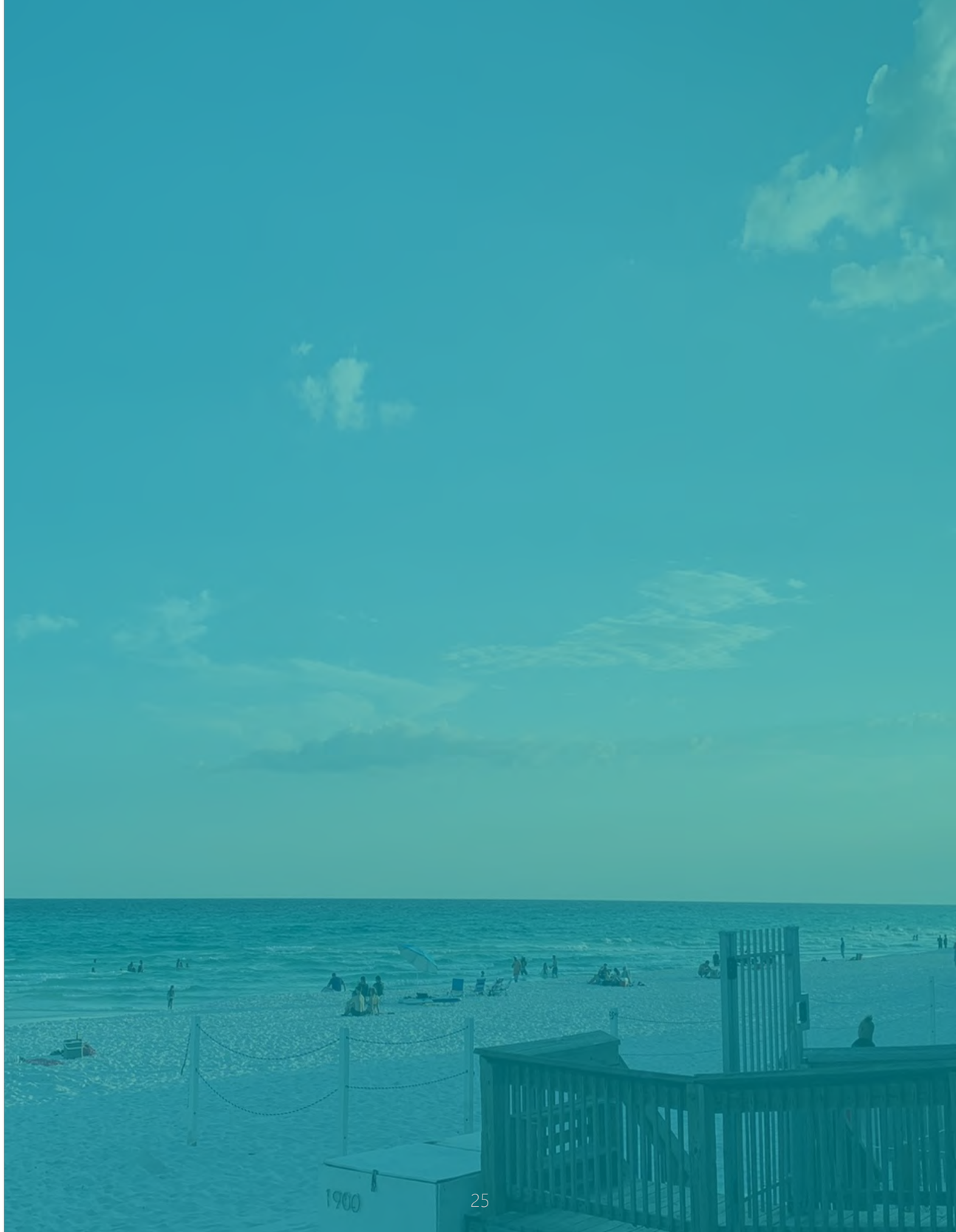
Name	ID	Location	Improvement	Benefit Score	Phase
Zerbe Street Public Parking Lot	CP-1	Zerbe Street at Sibert Avenue behind the Destin Community Center	Parking Deck	5	1
Marler Street Public Parking Lot	CP-2	Marler Street at Mountain Drive and Harbor Boulevard	Parking Deck	5	2
Crystal Beach Parking Lot (FPL easement)	CP-3	In the utility easement between Cobia Street and Dolphin Street	Parking Lot	1	3

Destin's Intersection Enhancement Projects

Destin Intersection Enhancement Projects List

Name	ID	Location	Improvement	Benefit Score	Phase
Stahlman Avenue at Zerbe St & Harbor Blvd	IS-1	Intersection with Zerbe Street and Harbor Boulevard	More visible crosswalks, reduce curb cuts, pedestrian refuge, extend central medians	5	1
Stahlman Avenue at Azalea Drive	IS-2	Intersection with Azalea Drive	Crosswalks, continuous sidewalk, close Palmetto at intersection, move Azalea stop line	3	2
Legion Drive/ Airport Road at Main Street	IS-3	Intersection with Main Street	Extend curb/sidewalk, remove double left turn, shift lanes, rehab crosswalk, reduce turning radius, streetscaping	5	2
Airport Road at Commons Drive	IS-4	Intersection with Commons Drive	Improve crosswalks, add crosswalk across south leg, add pedestrian refuge, add bike lane/path, reduce turning radii, add N/S pedestrian signal head	5	2
Commons Drive at Indian Bayou Trail	IS-5	Intersection with Indian Bayou Trail	Extend bike lanes, rehab crosswalks	3	2
Benning Drive at Sibert Ave, 1st Street, and 4th Street	IS-6	Intersection with Sibert Avenue, 1st Street, and 4th Street	Add roundabout with bicycle and pedestrian accommodations or alternative intersection improvements	1	2

Stahlman Avenue at Kelly Street	IS-7	Intersection with Kelly Street	Enhance pedestrian island, explore roundabout option	1	3
Calhoun Avenue at Sibert Ave	IS-8	Intersection with Sibert Avenue	Enhance multimodal access between public parking and planned boardwalk under the bridge	1	1
Calhoun Avenue at Kelly St	IS-9	Intersection with Kelly Street	Add crosswalk, repaint bike lanes, three-way stop at intersection	1	3
Main Street at 98 Palms Blvd	IS-10	Intersection with 98 Palms Boulevard	Improve crosswalks and build a median on 98 Palms	3	3
Main Street at Kelly Street	IS-11	Intersection with Kelly Street	Enhance multimodal access, reduce turn lanes, reduce curb cuts, extend bike lane	3	2
Scenic 98 East at Matthew Blvd	IS-12	Intersection with Matthew Boulevard	Repaint and add crosswalks, add signage, and streetscaping	1	3
Scenic 98 East at Shirah St	IS-13	Intersection with Shirah Street	Repaint and add crosswalks, add signage, and streetscaping	1	3
Scenic 98 East at Pompano St	IS-14	Intersection with Pompano Street	Mid-block crossing links to beach access	1	3
Gulf Shore Drive at Moreno Point Rd	IS-15	Intersection with Moreno Point Rd	Straighten crosswalk, remove unnecessary sidewalk, ADA compliance	3	3
Gulf Shore Drive at Norriego Rd	IS-16	Intersection with Norriego Rd	Remove both crosswalks to create ADA compliant crosswalk from Norriego Rd to Gulf Shore Dr	1	3
Mattie M. Kelly Blvd at Airport Rd	IS-17	Intersection with Airport Rd	Signalization	3	3
Mattie M. Kelly Blvd at U.S. 98	IS-18	Intersection with U.S. 98	Signalization	5	3

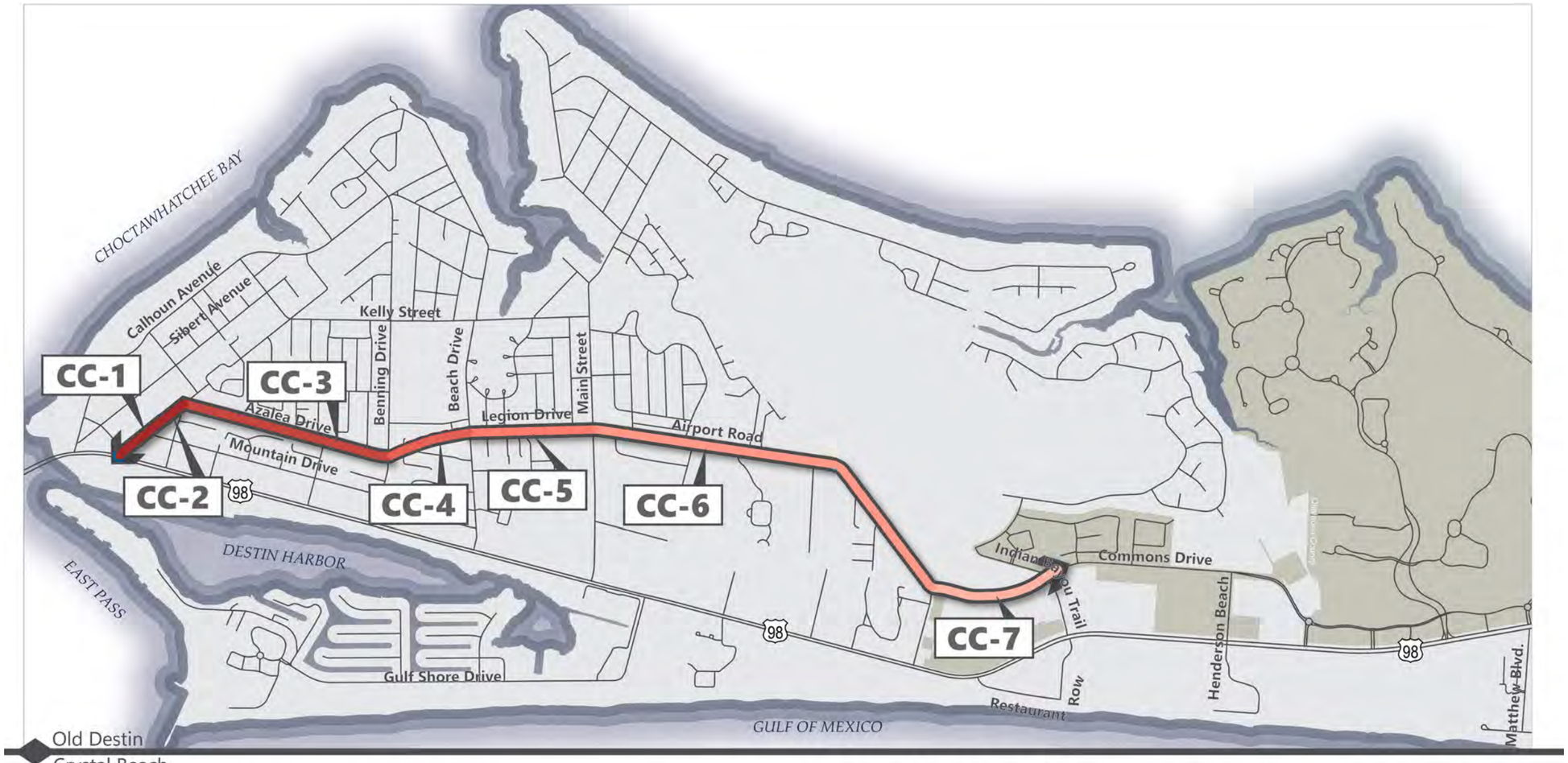


CROSS TOWN CONNECTOR

The Cross Town Connector is a vital component of the City's future transportation network. Both the City of Destin and the Okaloosa-Walton Transportation Planning Organization have identified a need to address congestion on U.S. 98. The Cross Town Connector project is intended to address that need by providing a parallel roadway that provides for east-west connectivity. Design and engineering work has started for the Cross Town Connector.

The project is proposed for implementation in seven phases, which are from west to east - Stahlman Avenue between Harbor Boulevard and Mountain Drive; Stahlman Avenue between Mountain Drive and Azalea Drive; Azalea Drive between Stahlman Avenue and Benning Drive; Azalea Drive Extension between Benning Drive and Beach Drive; Legion Drive between Beach Drive and Main Street; Airport Road between Main Street and Commons Drive; and Commons Drive between Airport Road and Indian Bayou Trail.

The Cross Town Connector would cost approximately 27.4 million dollars and upon completion will provide a seamless connection from the west end to east end of Destin. The projects will also improve the street so it has more consistent features, such as sidewalks and bicycle facilities.



CC-1 Stahlman Avenue



Details

Project:
CC-1
Name:
Stahlman Avenue
Location:
Harbor Boulevard to Mountain Drive
Initiative:
Cross Town Connector
Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1

Cost

$276,915

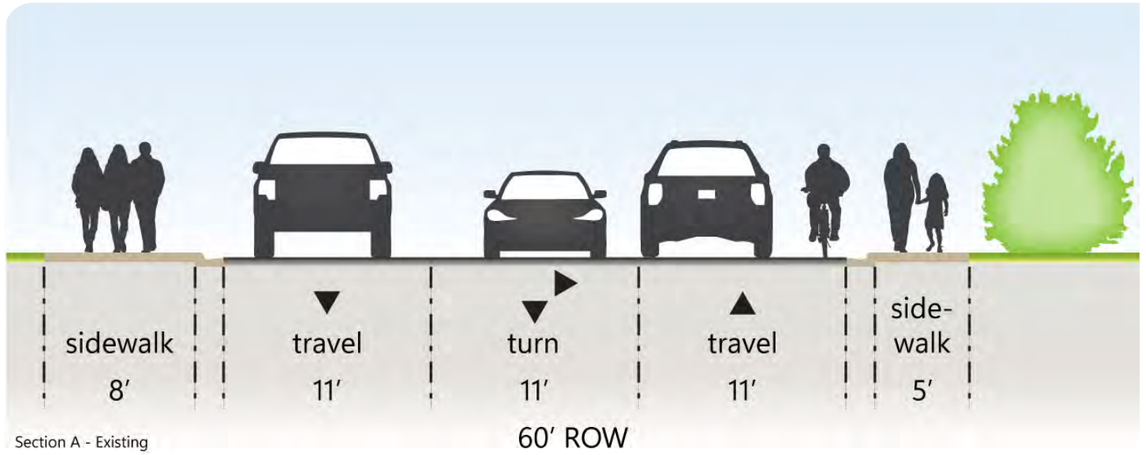
Priority

Phase:
2

Improvements

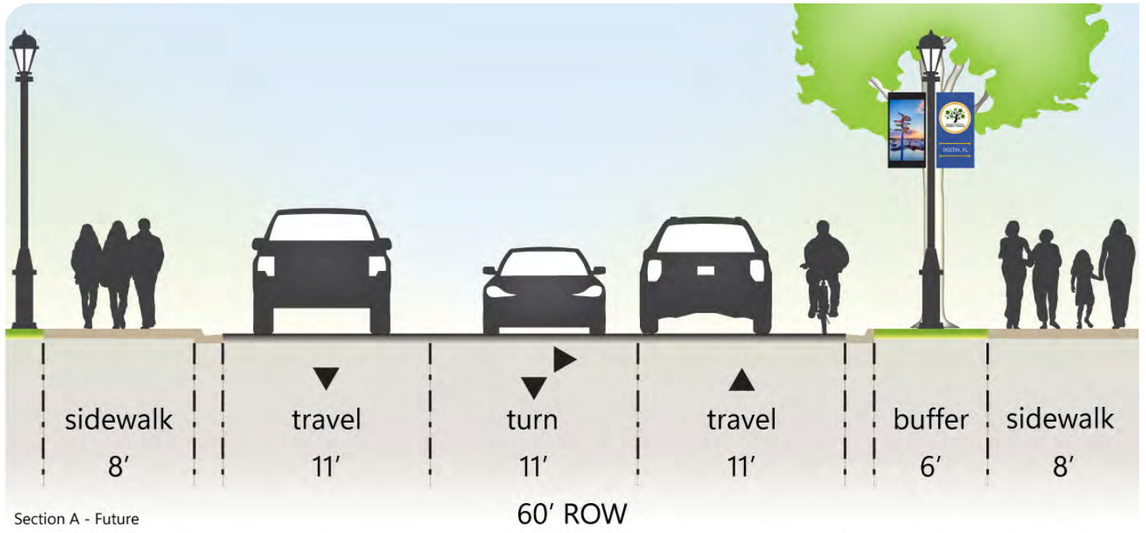
- Reconstruct east side with buffer, street trees, and wider sidewalk
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Existing:



Section A - Existing

Future:



Section A - Future

CC-2 Stahlman Avenue



Details

Project:
CC-2
Name:
Stahlman Avenue
Location:
Mountain Drive to Azalea Drive
Initiative:
Cross Town Connector
Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1

Cost

$2,327,859

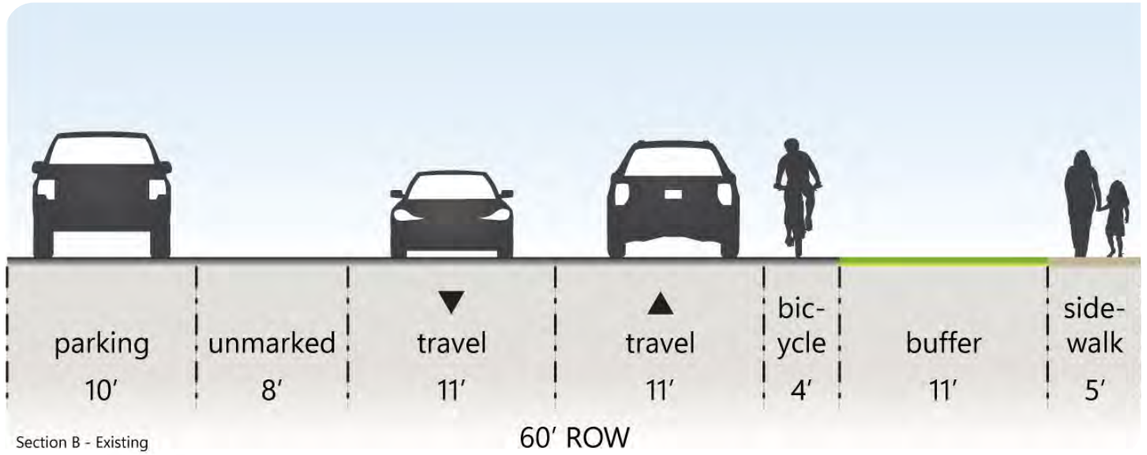
Priority

Phase:
2

Improvements

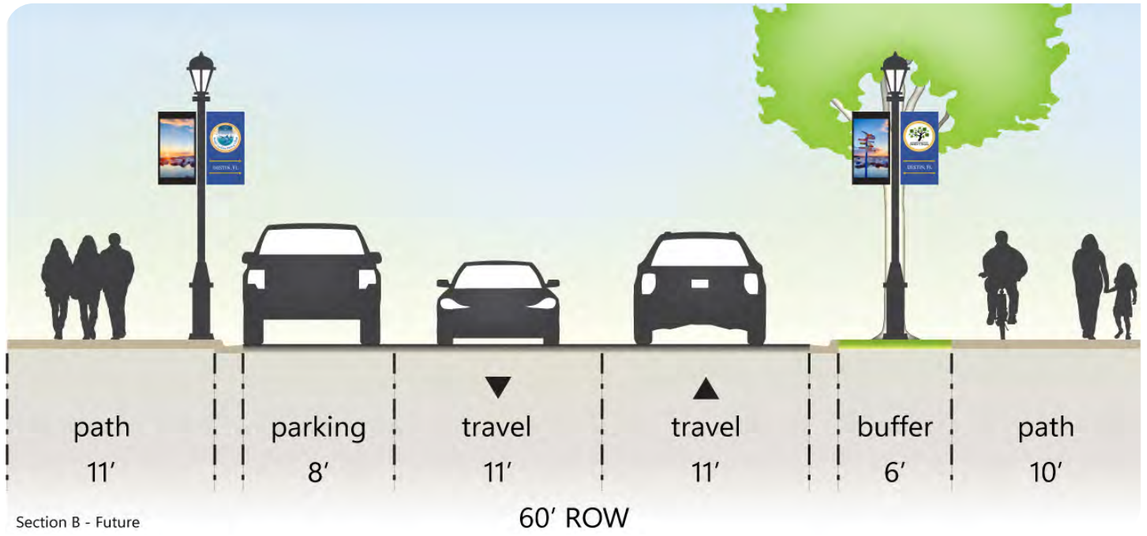
- Reconstruct with parking (west side), buffer and street trees (east side), lighting, pedestrian amenities, and multi-use path
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Existing:



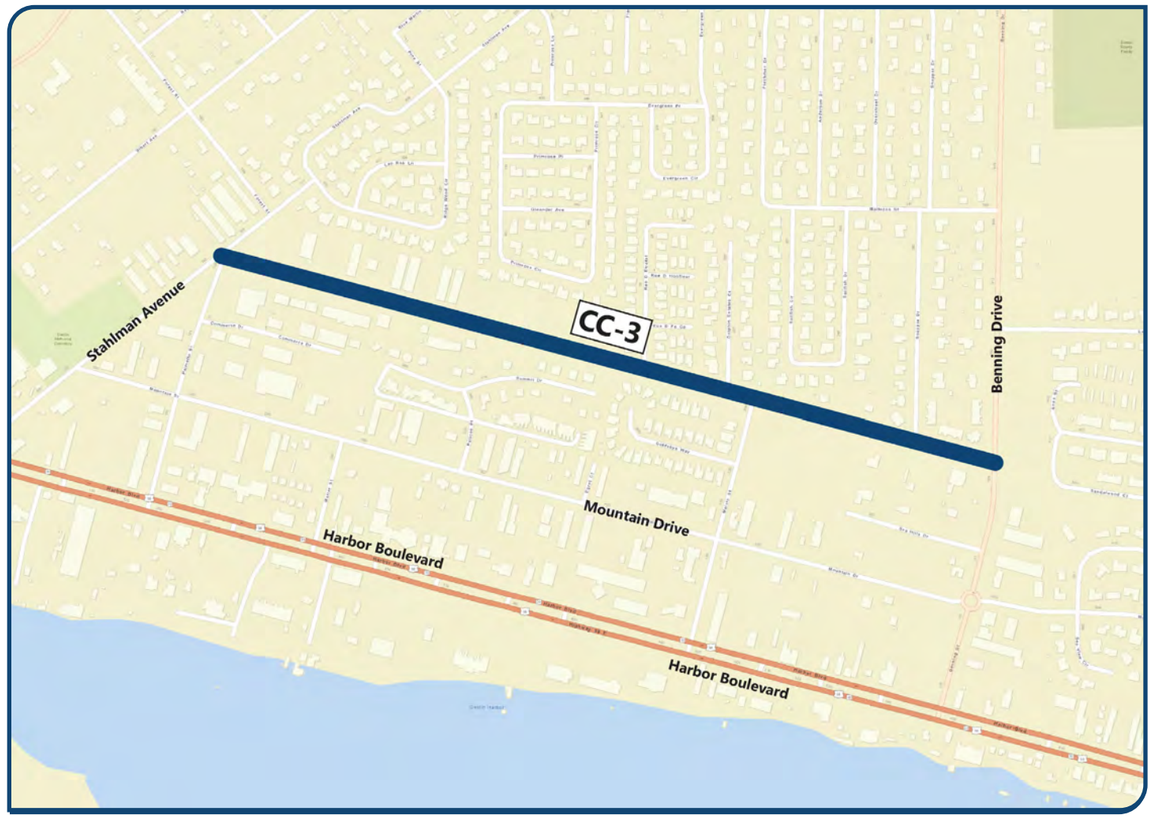
Section B - Existing

Future:



Section B - Future

CC-3 Azalea Drive



Details

Project:
CC-3
Name:
Azalea Drive
Location:
Stahlman Avenue to Benning Drive
Initiative:
Cross Town Connector
Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1; Pathways Plan, SW-15; LDC Table 8-7A Level One Priority; Pathways Plan, BL-12

Cost

$8,725,686

Priority

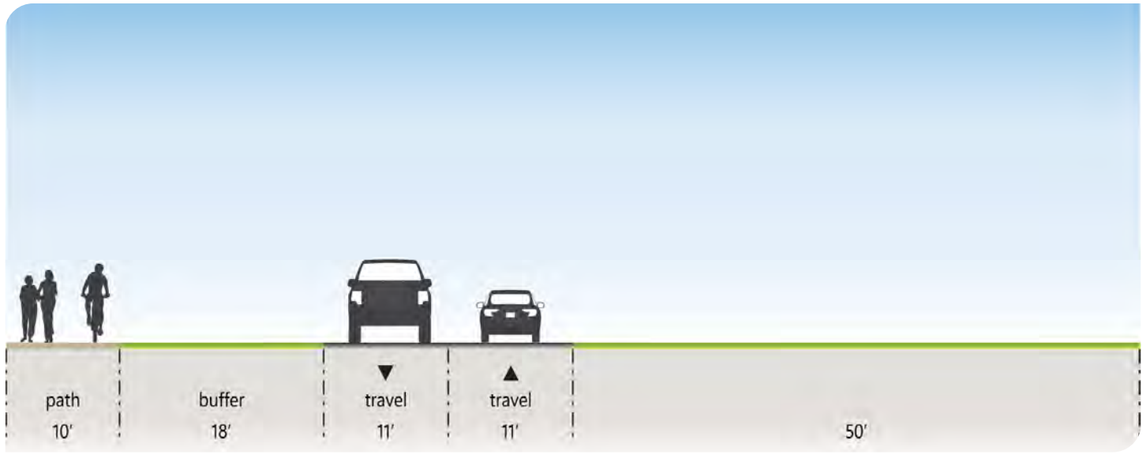
Phase:

3

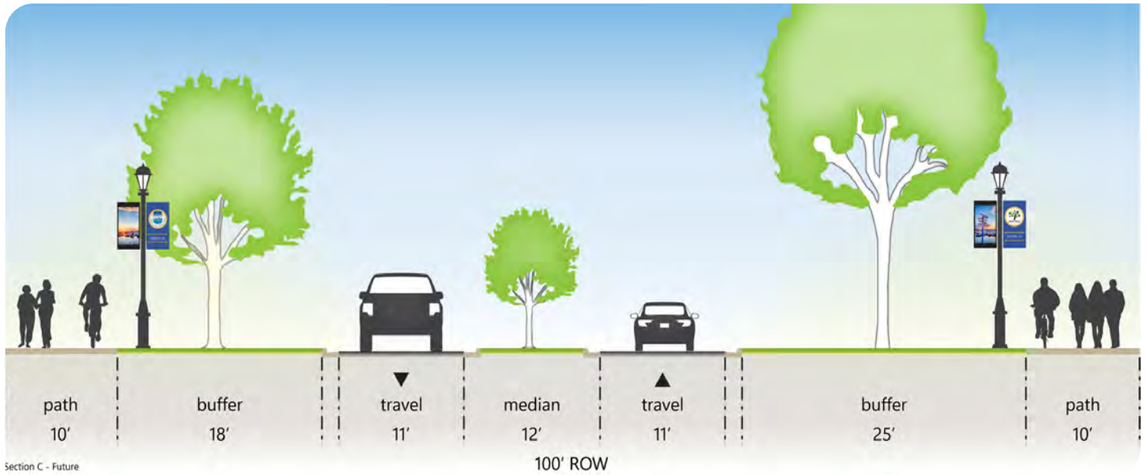
Improvements

- Add street trees, lighting, pedestrian amenities, and multi-use pathway to fill gaps
- Add planted median where feasible
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, etc.) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Existing:



Future:



CC-4 Azalea Drive Extension



Details

Project:
CC-4

Name:
Azalea Drive Extension

Location:
Benning Drive to Beach Drive

Initiative:
Cross Town Connector

Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1; Pathways Plan, SW-15; LDC Table 8-7A Level One Priority; Pathways Plan, BL-12

Cost

$9,632,529

Priority

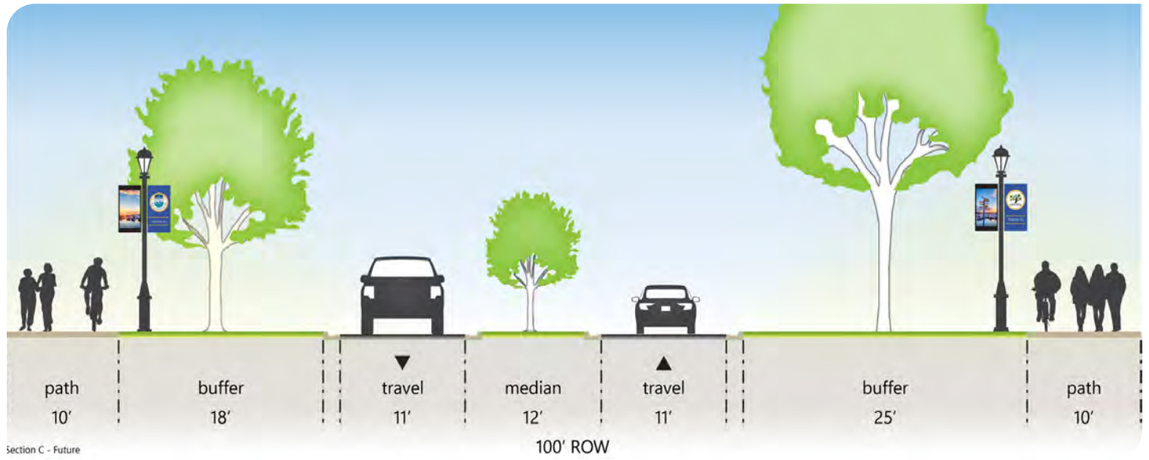
Phase:

1

Improvements

- Construct with street trees, lighting, pedestrian amenities, and multi-use pathway to fill gaps
- Add planted median where feasible
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, etc.) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Future:



Section C - Future

CC-5 Legion Drive



Details

Project:
CC-5

Name:
Legion Drive

Location:
Beach Drive to Main Street

Initiative:
Cross Town Connector

Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1

Cost

$1,116,415

Priority

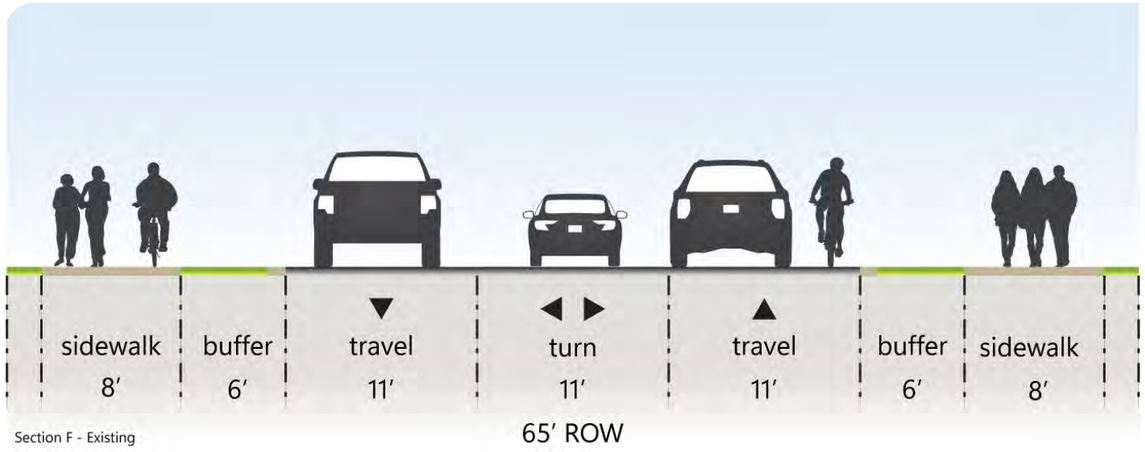
Phase:

2

Improvements

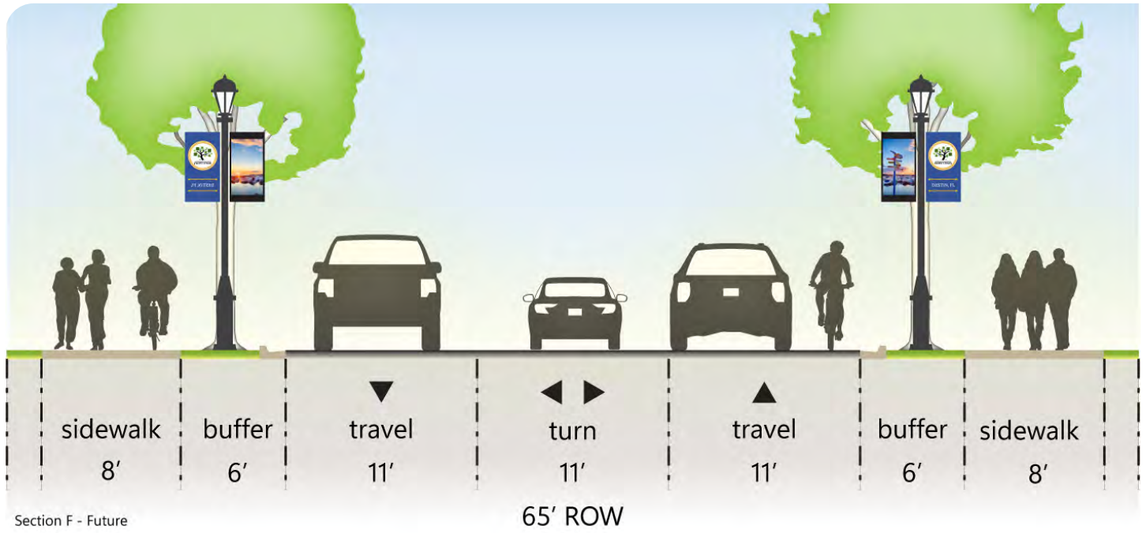
- Add street trees
- Add street lighting with wayfinding banners
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Existing:



Section F - Existing

Future:



Section F - Future

CC-6 Airport Road



Details

Project:
CC-6
Name:
Airport Road
Location:
Main Street to Commons Drive
Initiative:
Cross Town Connector
Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1

Cost

$4,143,607

Priority

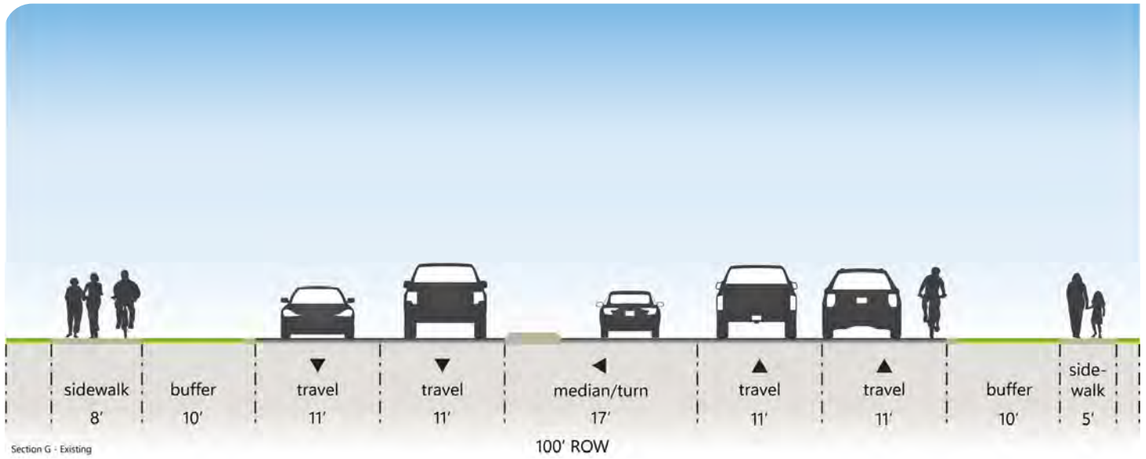
Phase:

3

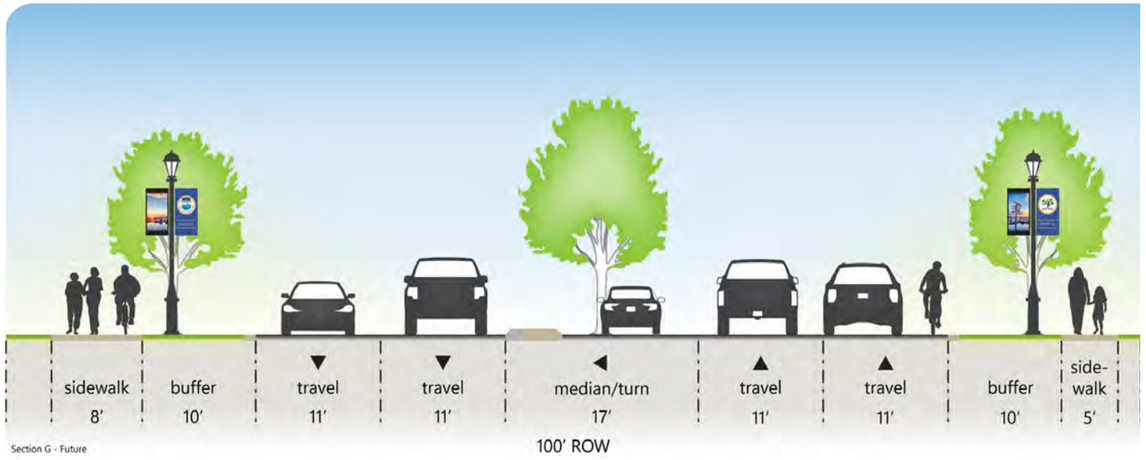
Improvements

- Add street trees, lighting, and pedestrian amenities
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Existing:



Future:



CC-7 Commons Drive



Details

Project:
CC-7
Name:
Commons Drive
Location:
Airport Road to Indian Bayou Trail
Initiative:
Cross Town Connector
Source:
Comp Plan Policy 2-1.1.3; LDC Table 8-1

Cost

$1,130,271

Priority

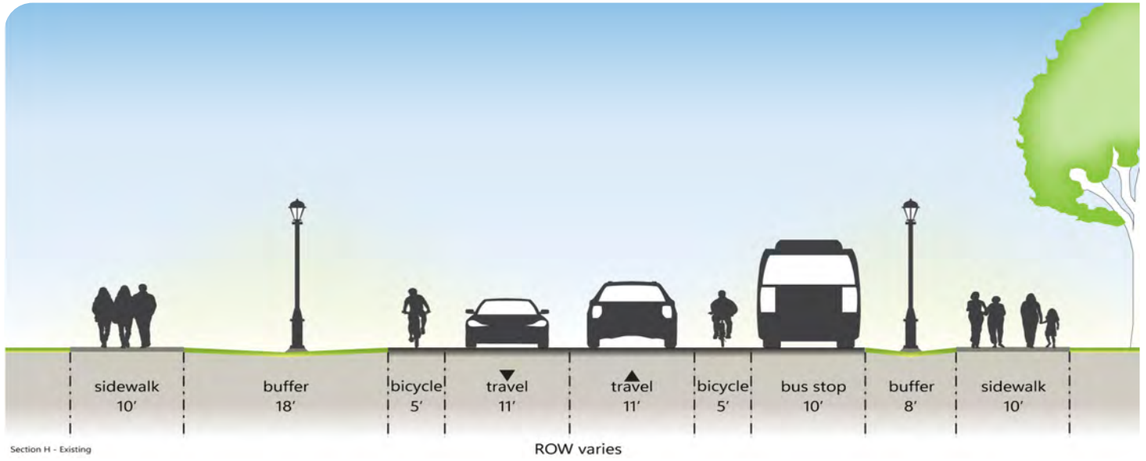
Phase:

2

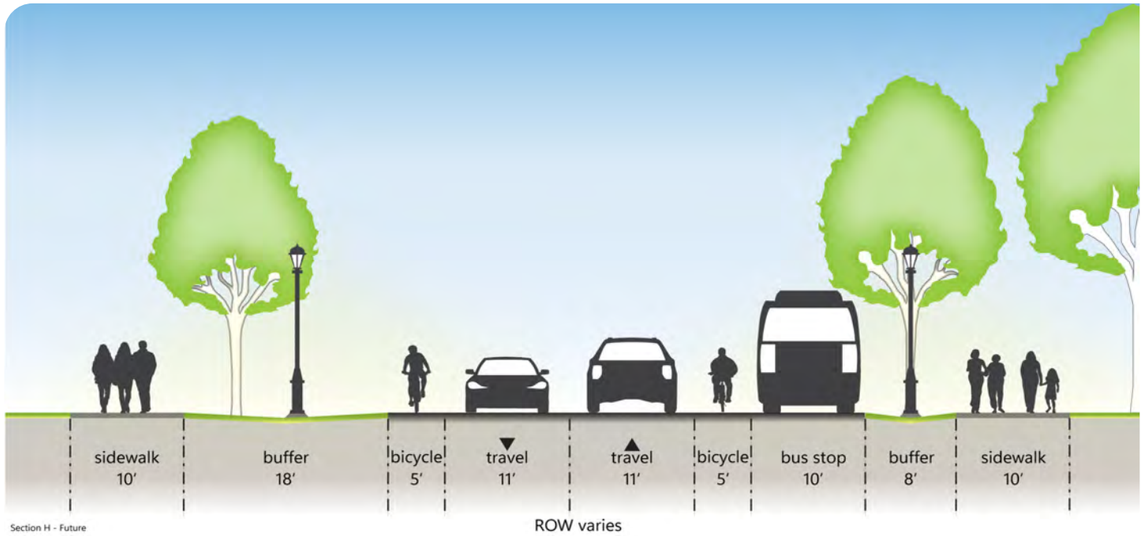
Improvements

- Add street trees and pedestrian amenities
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Existing:



Future:



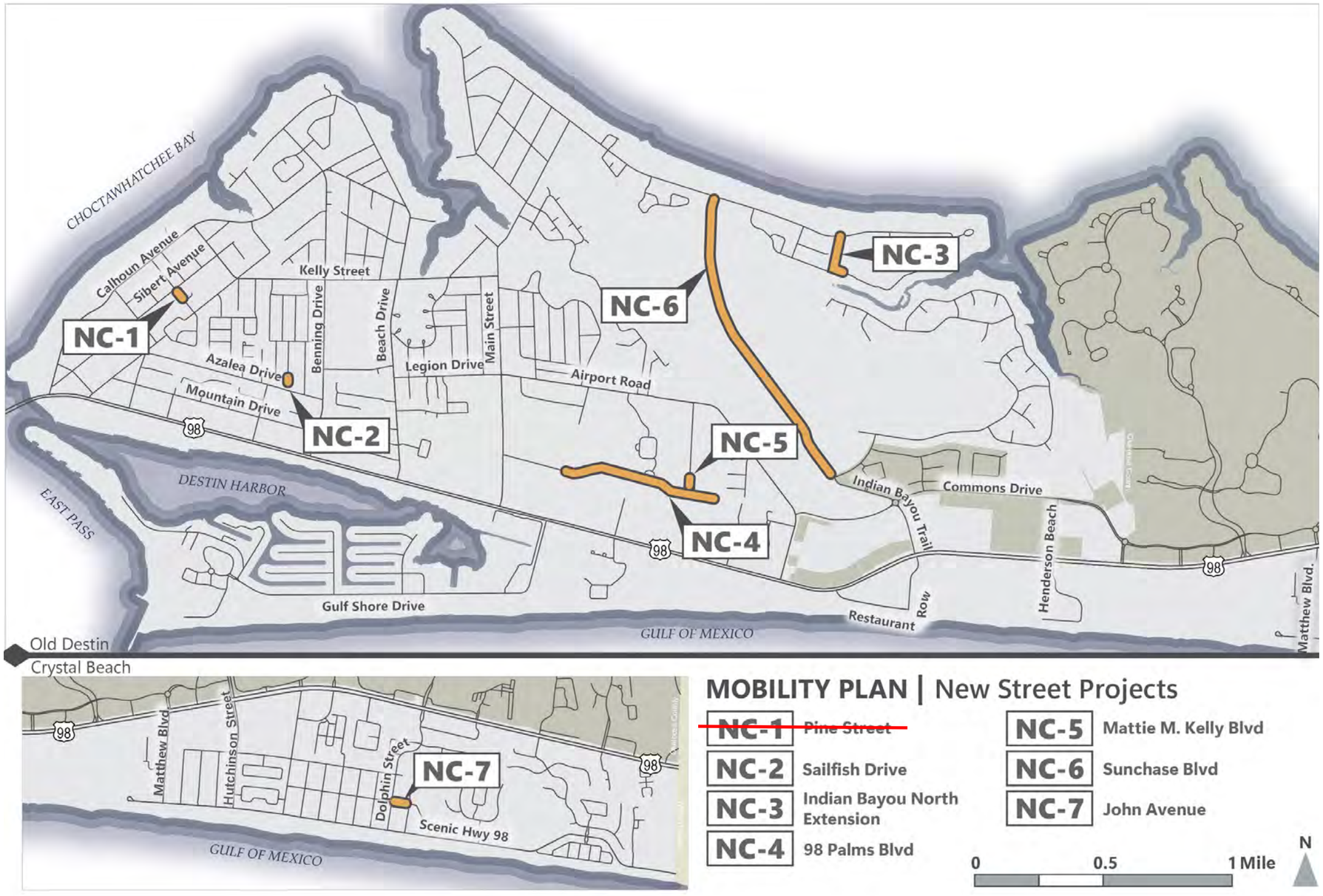
NEW STREETS

The Mobility Plan includes seven new street segments. The purpose of the new streets is to close gaps in the transportation network, which will reduce travel time and distance, and create more direct connections for bicyclists and pedestrians. These new facilities are either described in the Comprehensive Plan or the Land Development Code. The City has secured right-of-way to implement some of these projects, while others would likely need to happen in the future as development or redevelopment occurs. The projected cost for all seven new streets is 31.4 million dollars.

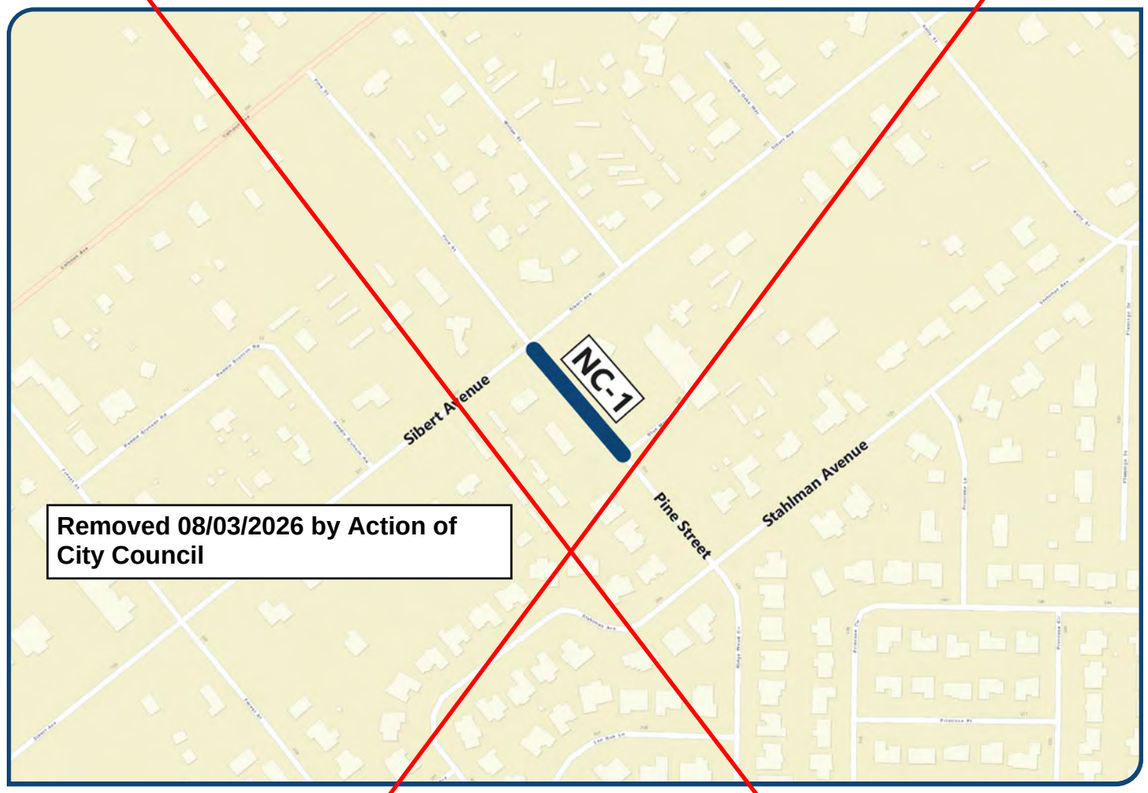
The new streets include short local street connections intended to reduce travel distance or alleviate pressure on the City's collector roadway network. These new streets include extending Pine Street between Sibert Avenue and Stahlman Avenue, connecting Sailfish Drive with Azalea Drive, connecting Indian Bayou North to Indian Trail, and extending John Avenue from Dolphin Street to Sunfish Street.

New streets also include projects intended to support the City's goals for creating a Town Center anchored by Main Street. These projects would result in a more connected network of streets in the Town Center Community Redevelopment Area (CRA). These new minor collectors include extending Mattie M. Kelly Boulevard to create a continuous connection between U.S. 98 and Airport Road, and extending 98 Palms Boulevard east to Mattie M. Kelly Boulevard.

Another new street would connect Indian Trail to Country Club Drive, which would allow for more direct travel from the City's northernmost neighborhoods to U.S. 98 and shopping areas in the Town Center and along Commons Drive.



NC-1 Pine Street



Details

Project:
NC-1

Name:
Pine Street

Location:
Sibert Avenue to Blue Marlin Court

Initiative:
New Street

Source:
Comp Plan Policy 2-1.3.16; LDC 8.01.00E; LDC Table 8-1

Improvements

- Develop an interconnected road network by adding a new segment of Pine Street from Sibert Avenue to Blue Marlin Court
- Approximately 0.06 mile new street
- Local streets should have a speed limit of 25 mph with two 10' lanes of traffic, 7' parking, two 5' sidewalks, and a 4' buffer

Cost

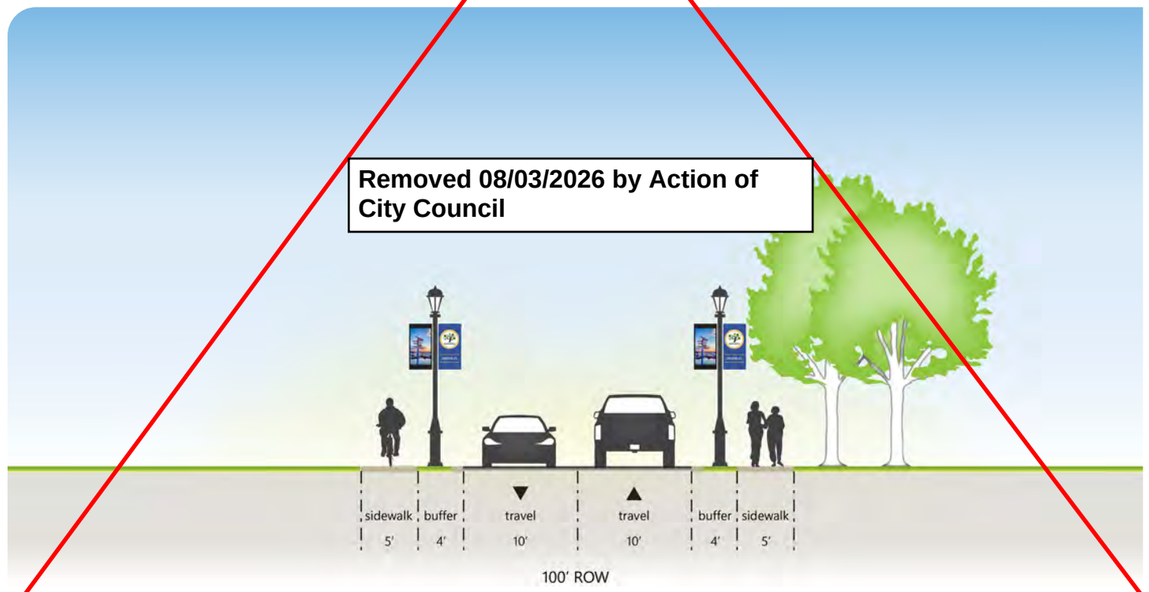
$743,042

Priority

Benefit Score: 3

Phase: 2

Proposed:



NC-2 Sailfish Drive



Details

Project:
NC-2

Name:
Sailfish Drive

Location:
Azalea Drive to Sailfish Circle

Initiative:
New Street

Source:
Comp Plan Policy 2-1.3.16; LDC 8.01.00E; LDC Table 8-1

Improvements

- Develop an interconnected road network by extending Sailfish Drive southward to connect to Azalea Drive
- Approximately 0.05 mile new street
- Since this new roadway connects to a residential area, it must be designed to maintain neighborhood traffic flow
- Local streets should have a speed limit of 25 mph with two 10′ lanes of traffic, 7′ parking, two 5′ sidewalks, and a 4′ buffer

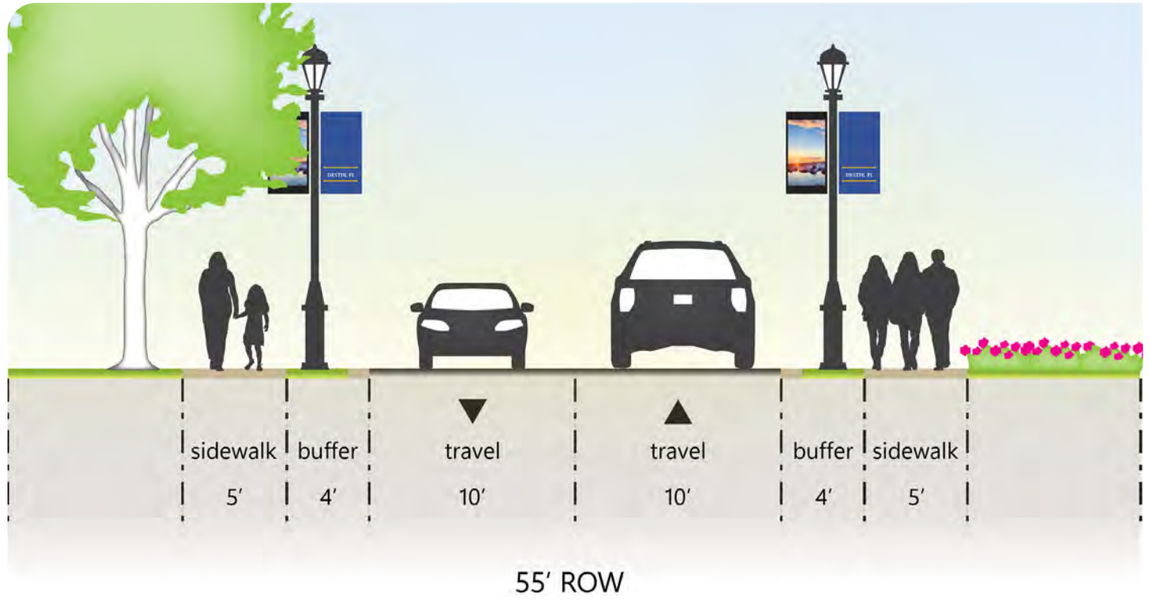
Cost

$619,202

Priority

Benefit Score:	Phase:
3	3

Proposed:



NC-3 Indian Bayou North Extension



Details

Project:
NC-3

Name:
Indian Bayou North Extension

Location:
Current end of Indian Bayou North to Indian Trail

Initiative:
New Street

Source:
Comp Plan Policy 2-1.3.16; LDC 8.01.00E; LDC Table 8-1; Pathways Plan, MUT-7; LDC Table 8-7B Level Two Priority

Improvements

- Develop an interconnected road network by extending Indian Bayou North to connect to Indian Trail
- Approximately 0.15 mile new street
- Local streets should have a speed limit of 25 mph with two 10′ lanes of traffic, 7′ parking, two 5′ sidewalks, and a 4′ buffer

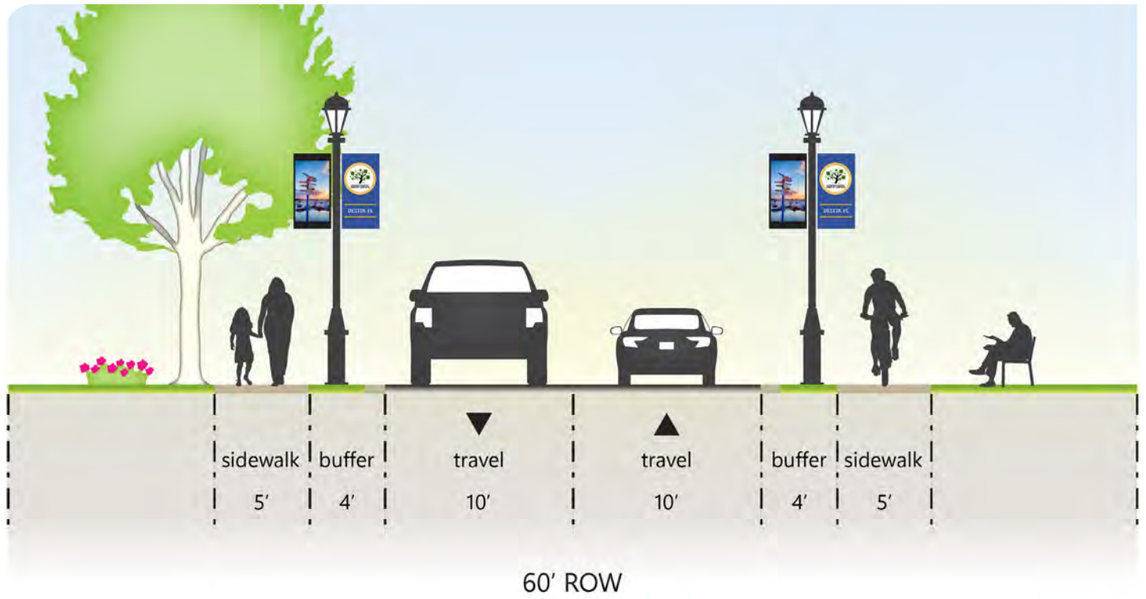
Cost

$1,857,605

Priority

Benefit Score:	Phase:
5	2

Proposed:



NC-4 98 Palms Boulevard



Details

Project:
NC-4

Name:
98 Palms Boulevard

Location:
From existing end of 98 Palms Blvd to Mattie M. Kelly Blvd

Initiative:
New Street

Source:
Comp Plan Policy 2-1; LDC 8.01.00E; LDC Table 8-1

Improvements

- Develop an interconnected road network by extending 98 Palms Boulevard to connect to Mattie M. Kelly Blvd
- Approximately 0.65 mile new street
- Minor collectors should have a speed limit of 35 mph with two 11' lanes of traffic, a 6' to 12' median, 8' parking, 5' bike lane, 8' to 10' sidewalks on both sides, and a 6' buffer

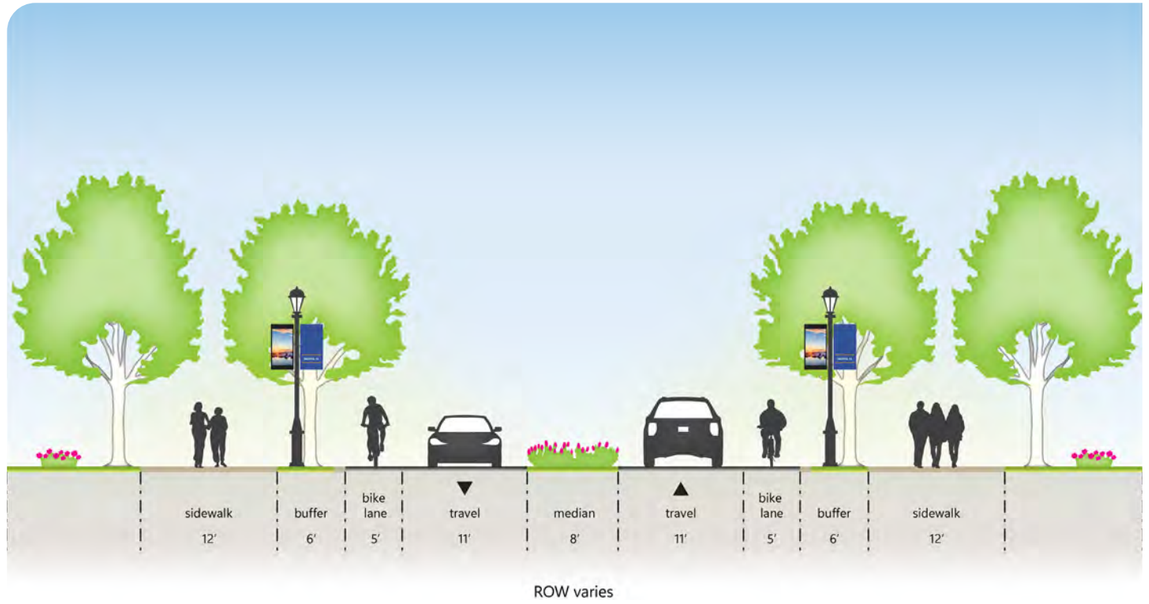
Cost

$9,149,623

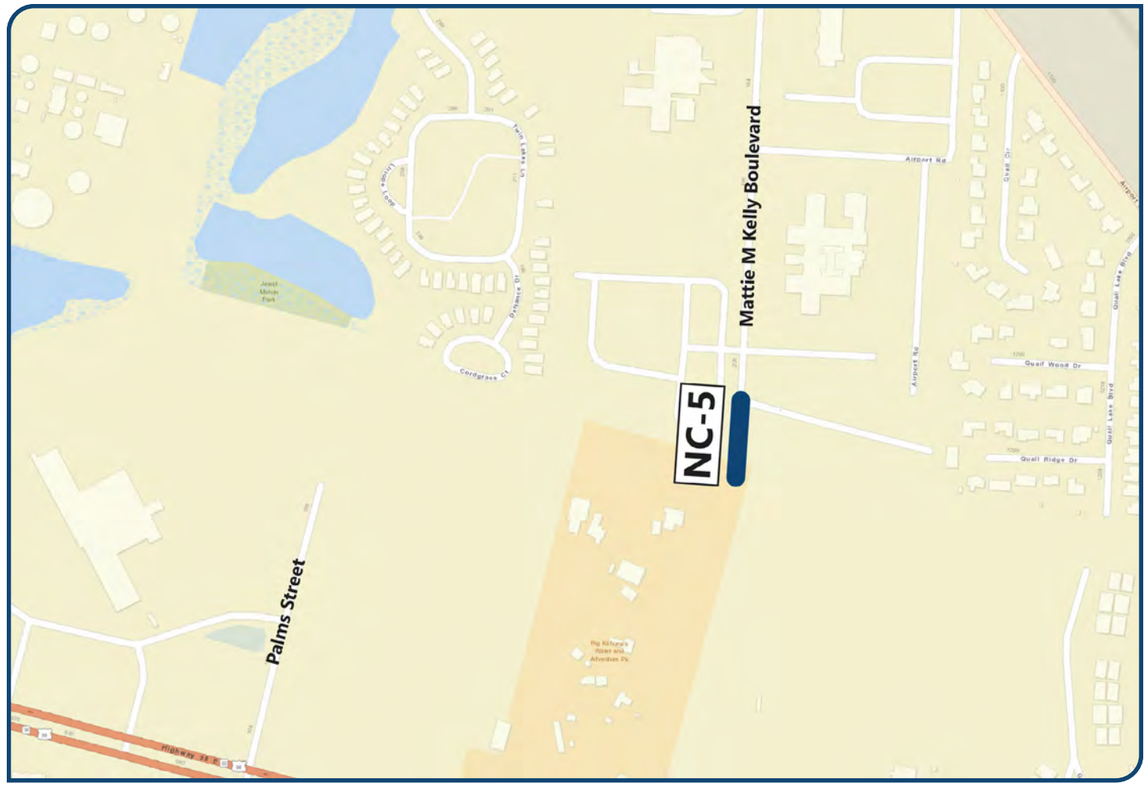
Priority

Benefit Score:	Phase:
5	1

Proposed:



NC-5 Mattie M. Kelly Boulevard



Details

Project:
NC-5

Name:
Mattie M. Kelly Boulevard

Location:
From existing ends of northern and southern roadways

Initiative:
New Street

Source:
Comp Plan Policy 2-1; LDC 8.01.00E; LDC Table 8-1

Improvements

- Develop an interconnected road network by extending the exisiting ends of northern and southern roadways
- Approximately 0.06 mile new street
- Minor collectors should have a speed limit of 35 mph with two 11′ lanes of traffic, a 6′ to 12′ median, 8′ parking, 5′ bike lane, 8′ to 10′ sidewalks on both sides, and a 6′ buffer

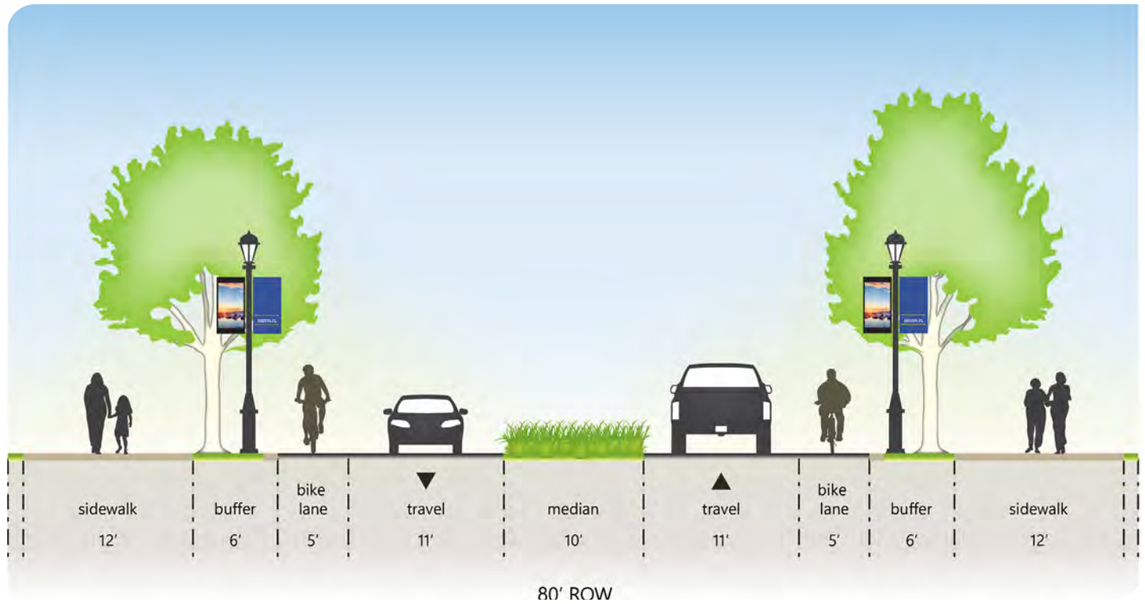
Cost

$844,581

Priority

Benefit Score:	Phase:
1	1

Proposed:



NC-6 Sunchase Boulevard



Details

Project:
NC-6

Name:
Sunchase Boulevard

Location:
Indian Bayou Trail to Indian Trail

Initiative:
New Street

Source:
Comp Plan Policy 2-1.3.16; LDC 8.01.00E; LDC Table 8-1

Improvements

- Develop an interconnected road network by extending Indian Bayou Trail to Indian Trail
- New street would be approximately 1.23 miles
- Minor collectors should have a speed limit of 35 mph with two 11' lanes of traffic, a 6' to 12' median, 8' parking, 5' bike lane, 8' to 10' sidewalks on both sides, and a 6' buffer

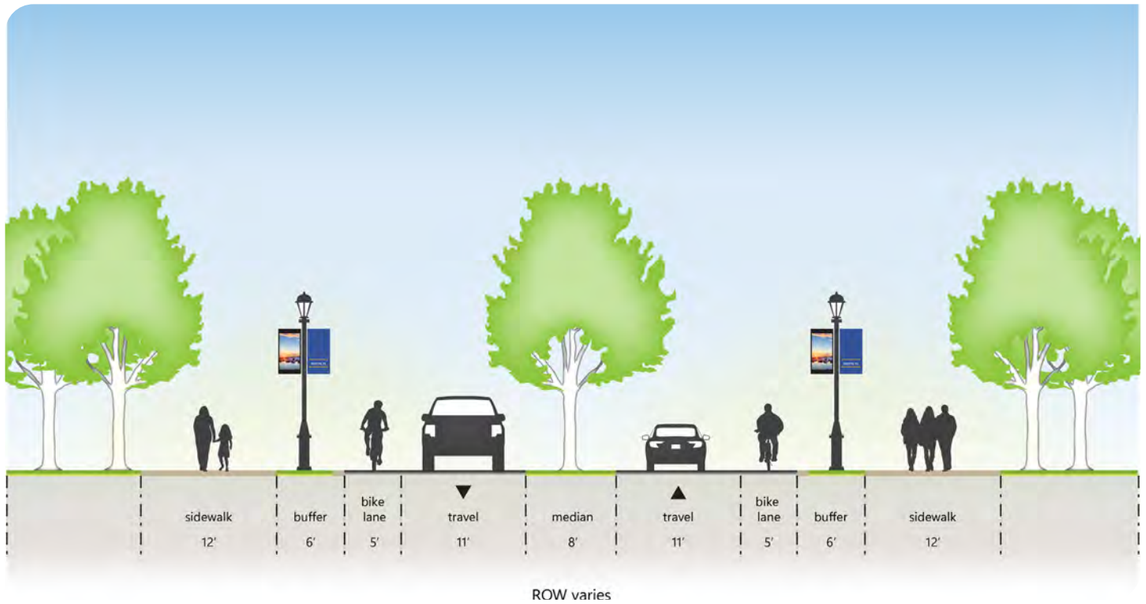
Cost

$17,313,901

Priority

Benefit Score:	Phase:
5	3

Proposed:



NC-7 John Avenue



Details

Project:
NC-7

Initiative:
New Street

Name:
John Avenue

Source:

Location:
Dolphin Street to Sunfish Street

Improvements

- Develop an interconnected road network by extending John Avenue from Dolphin Street to Sunfish Street
- Approximately 0.07 mile new street
- Local streets should have a speed limit of 25 mph with two 10′ lanes of traffic, 7′ parking, two 5′ sidewalks, and a 4′ buffer

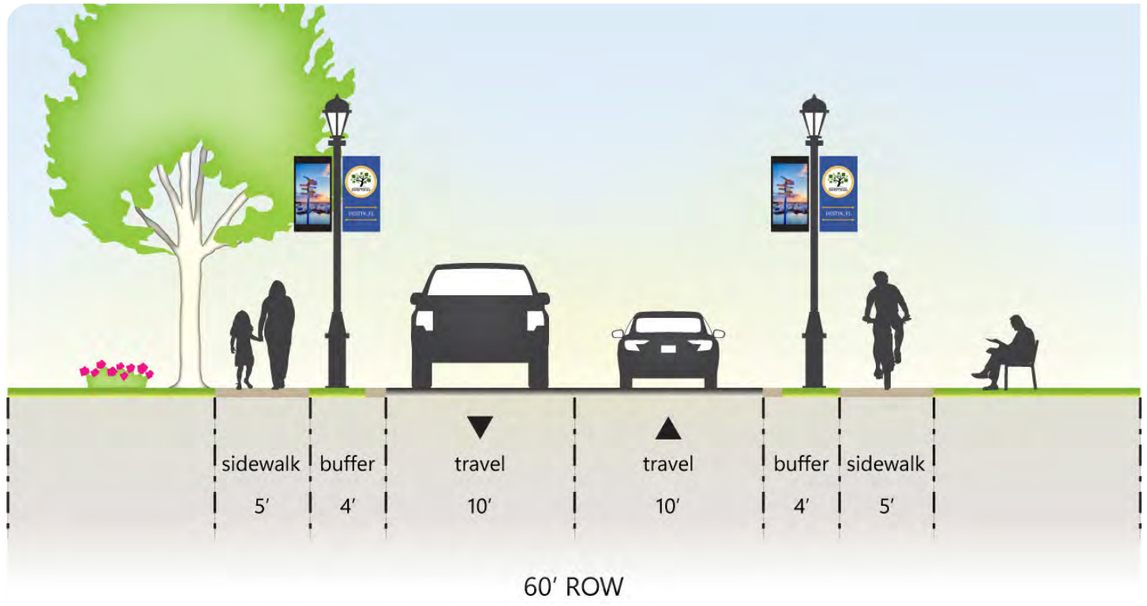
Cost

$866,882

Priority

Benefit Score:	Phase:
1	2

Proposed:

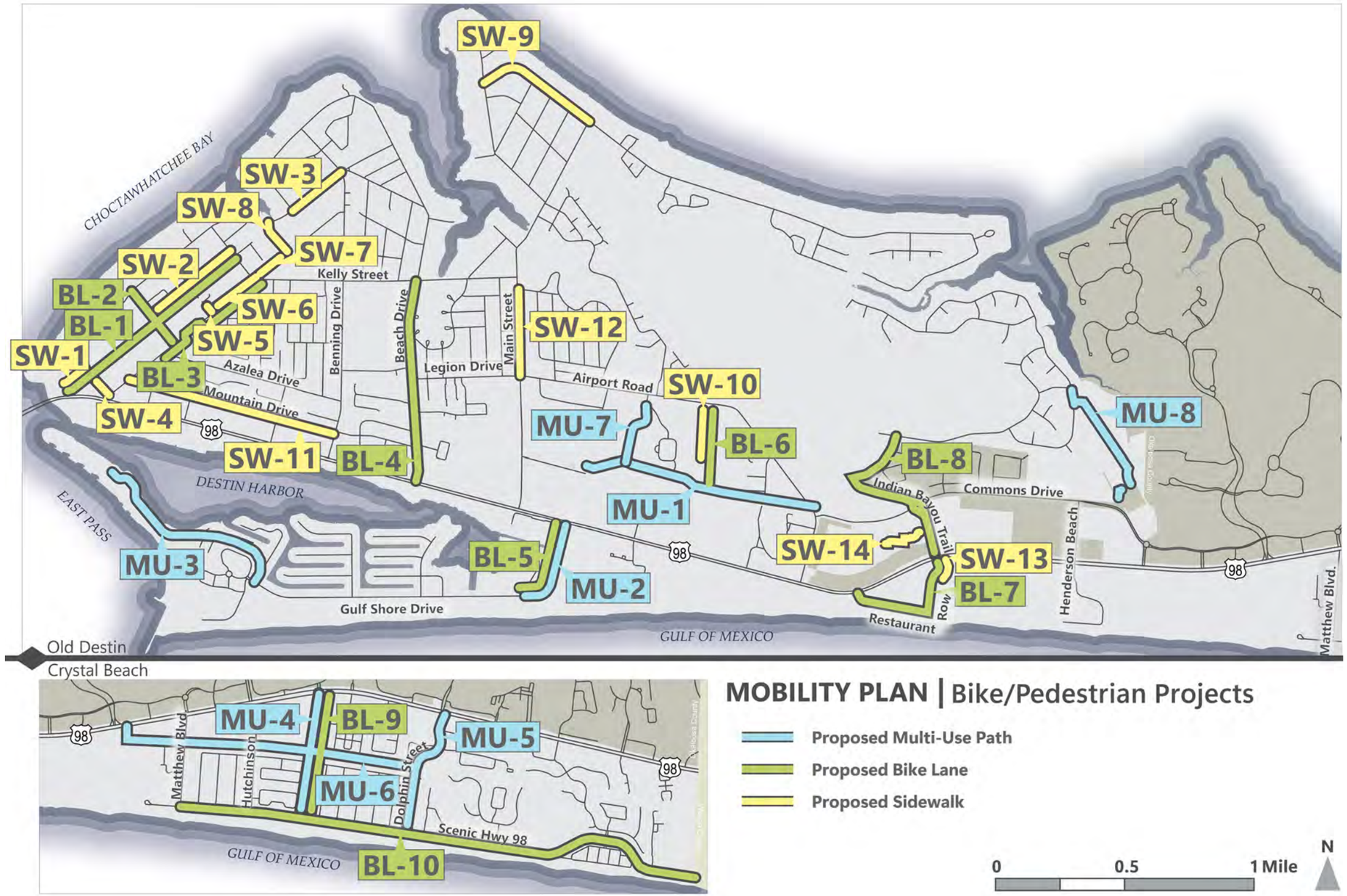


BIKE AND PEDESTRIAN

Several streets in Destin are missing sidewalks on one or both sides. Bicycle facilities are similarly disconnected. This makes it difficult for traverse the City on foot, bike, or using a mobility device such as a wheelchair. The bike and pedestrian projects in this plan include connecting existing sidewalks, adding sidewalks on streets where they currently do not exist, implementing bike lanes, and creating multi-use paths where feasible. The projected cost for all bike and pedestrian projects is 33 million dollars.

The City's Pathways Master Plan in 2009 identified improvements that would be needed to achieve Destin's goal of a "multimodal" transportation system. Destin's Comprehensive Plan and Land Development Code also discuss the need for multimodal transportation and provides standards for sidewalks, bike lanes, and streetscaping. Other improvements were discovered through public and stakeholder engagement and discussed at the Destin Mobility Plan Open House.

Prioritization for these projects mirrors the prioritization given in the Pathways Plan which involves scoring based on the following factors: fills a service gap, improves access to important destinations, , reduces multimodal travel length, addresses a public desire, enhances pedestrian safety, improves linkages between higher density and housing and important destinations, satisfies MMTD mobility needs, addresses a recommendation from the 2000 Pathways Plan, and functions as a multi-use trail. Pictured to the right is an overview map of all bike and pedestrian projects.



SW-1 Sibert Avenue Sidewalk



Improvements

- Create a 0.10 mile sidewalk on the east side of Sibert Avenue between Calhoun Avenue and Zerbe Street
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-1
Name:
Sibert Avenue Sidewalk
Location:
Calhoun Avenue to Zerbe Street
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2

Cost

$ 105,269

Priority

Benefit Score:	Phase:
3	2

SW-2 Sibert Avenue Sidewalk



Improvements

- Create a 0.39 mile sidewalk on the east side of Sibert Avenue between Forest Street and Kelly Street
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-2
Name:
Sibert Avenue Sidewalk
Location:
Forest Street to Kelly Street
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2

Cost

$ 419,030

Priority

Benefit Score:	Phase:
3	2

SW-3 Sibert Avenue Sidewalk



Improvements

- Create a 0.24 mile sidewalk on the east side of Sibert Avenue between Cross Street and Benning Drive
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-3
Name:
Sibert Avenue Sidewalk
Location:
Cross Street to Benning Avenue
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, SW-6; LDC Table 8-7B Level Two Priority

Cost

$ 255,506

Priority

Benefit Score:	Phase:
3	3

SW-4 Zerbe Street Sidewalk



Improvements

- Create a 0.18 mile sidewalk on the south side of Zerbe Street between Sibert Avenue and Stahlman Avenue
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-4
Name:
Zerbe Street Sidewalk
Location:
Sibert Avenue to Stahlman Avenue
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-1; LDC Table 8-7C Level Three Priority

Cost

$ 103,606

Priority

Benefit Score:	Phase:
1	2

SW-5 Pine Street Sidewalk



Improvements

- Create a 0.05 mile sidewalk on the north side of Pine Street between Blue Marlin Court and Stahlman Avenue
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-5
Name:
Pine Street Sidewalk
Location:
Blue Marlin Court to Stahlman Avenue
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-5; LDC Table 8-7C Level Three Priority

Cost

$ 31,082

Priority

Benefit Score:	Phase:
1	2

SW-6 Stahlman Avenue Sidewalk



Improvements

- Create a 0.11 mile sidewalk on both sides of Stahlman Avenue between Pine Street and Kelly Street
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-6
Name:
Stahlman Avenue Sidewalk
Location:
Pine Street to Primrose Lane
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, SW-2; LDC Table 8-7C Level Three Priority

Cost

$ 123,461

Priority

Benefit Score:	Phase:
1	3

SW-7 Stahlman Avenue Sidewalk



Improvements

- Create a 0.16 mile sidewalk on the west side of Stahlman Avenue between Kelly Street and Hickory Street
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-7
Name:
Stahlman Avenue Sidewalk
Location:
Kelly Street to Hickory Street
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, SW-3; LDC Table 8-7B Level Two Priority

Cost

$ 169,656

Priority

Benefit Score:	Phase:
3	3

SW-8 Hickory Street Sidewalk



Improvements

- Create a 0.14 mile sidewalk on the south side of Hickory Street between Stahlman Avenue and Calhoun Avenue
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-8
Name:
Hickory Street Sidewalk
Location:
Stahlman Avenue to Calhoun Avenue
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-4; LDC Table 8-7C Level Three Priority

Cost

$ 79,613

Priority

Benefit Score:	Phase:
1	2

SW-9 Indian Trail Sidewalk



Improvements

- Create a 0.48 mile sidewalk on the south side of Indian Trail between Bayou Drive and Main Street
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-9
Name:
Indian Trail Sidewalk
Location:
Bayou Drive to Main Street
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-9; LDC Table 8-7C Level Three Priority

Cost

$ 278,099

Priority

Benefit Score:	Phase:
1	1

SW-10 Mattie M. Kelly Boulevard (northern) sidewalk



Improvements

- Create a 0.21 mile sidewalk on the west side of Mattie M Kelly Blvd between the existing sidewalk and Airport Road
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-10
Name:
Mattie M. Kelly Boulevard (northern) Sidewalk
Location:
Existing sidewalk to Airport Road
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-14; LDC Table 8-7C Level Three Priority

Cost

$ 222,801

Priority

Benefit Score:	Phase:
1	2

SW-11 Mountain Drive Sidewalk



Improvements

- Create a 0.83 mile sidewalk on the north side of Mountain Drive between Stahlman Avenue and the roundabout
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-11
Name:
Mountain Drive Sidewalk
Location:
Stahlman Avenue to the roundabout
Initiative:
Pedestrian/Bike
Source:
Public and Stakeholder Engagement

Cost

$674,700

Priority

Benefit Score:	Phase:
3	2

SW-12 Main Street Sidewalk



Improvements

- Create a 0.3 mile sidewalk on the east side of Main Street between Legion Drive and Kell Aire Drive
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-12
Name:
Main Street Sidewalk
Location:
Legion Drive to Kell Aire Drive
Initiative:
Pedestrian/Bike
Source:
Public and Stakeholder Engagement

Cost

$269,815

Priority

Benefit Score:	Phase:
1	2

SW-13 Restaurant Row Sidewalk



Improvements

- Create a 0.05 mile sidewalk on the east side of Restaurant Row between the public parking lot and U.S. 98
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-13
Name:
Restaurant Row Sidewalk
Location:
Public parking lot to U.S. 98
Initiative:
Pedestrian/Bike
Source:
Public and Stakeholder Engagement

Cost

$58,460

Priority

Benefit Score:	Phase:
3	2

SW-14 Town Hall Pedestrian Access



Improvements

- Create a 0.17 mile sidewalk on the east side of Restaurant Row between the public parking lot and U.S. 98
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-14
Name:
Town Hall Pedestrian Access
Location:
Indian Bayou Trail to Morgan Sports Center
Initiative:
Pedestrian/Bike
Source:
Public and Stakeholder Engagement

Cost

$100,763

Priority

Benefit Score:	Phase:
1	2

BL-1 Sibert Avenue Bicycle Lanes



Improvements

- Create bike lanes along Sibert Avenue between Calhoun Avenue and Kelly Street, a length of approximately 0.81 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-1
Name:
Sibert Avenue Bicycle Lanes
Location:
Calhoun Avenue to Kelly Street
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, BL-1; LDC Table 8-7A Level One Priority

Cost

$ 600,696

Priority

Benefit Score:	Phase:
5	2

BL-2 Forest Street Bicycle Lanes



Improvements

- Create bike lanes along Forest Street between Calhoun Avenue and Stahlman Avenue, a length of approximately 0.12 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-2
Name:
Forest Street Bicycle Lanes
Location:
Calhoun Avenue to Stahlman Avenue
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, BL-12; LDC Table 8-7A Level One Priority

Cost

$ 85,215

Priority

Benefit Score:	Phase:
5	3

BL-3 Stahlman Avenue Bicycle Lanes



Improvements

- Create bike lanes along Stahlman Avenue between Azalea Drive and Kelly Street, a length of approximately 0.49 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-3
Name:
Stahlman Avenue Bicycle Lanes
Location:
Azalea Drive to Kelly Street
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, BL-6; LDC Table 8-7C Level Three Priority

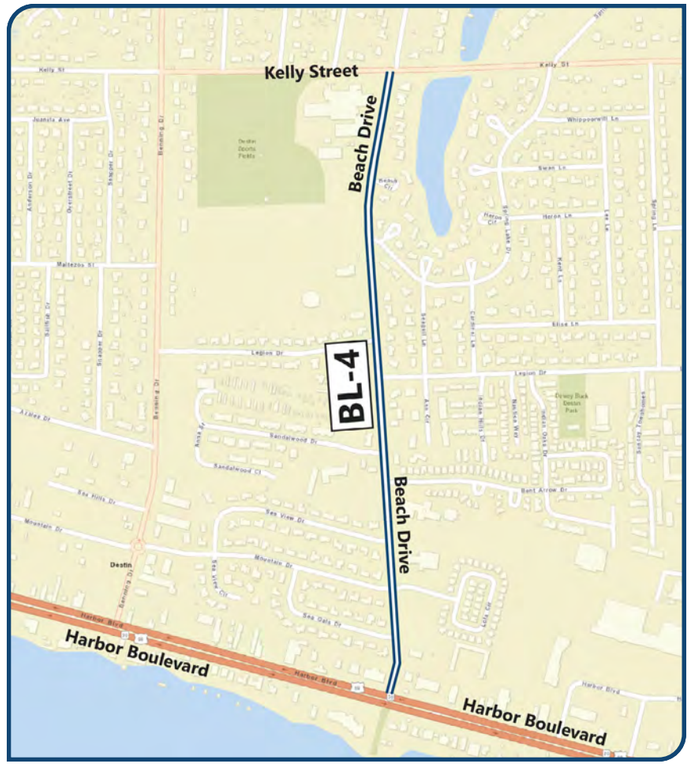
Cost

$ 360,417

Priority

Benefit Score:	Phase:
1	3

BL-4 Beach Drive Bicycle Lanes



Improvements

- Create bike lanes along Beach Drive between Harbor Boulevard and Kelly Street, a length of approximately 0.78 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-4
Name:
Beach Drive Bicycle Lanes
Location:
Harbor Boulevard to Kelly Street
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, BL-5; LDC Table 8-7A Level One Priority

Cost

$ 573,455

Priority

Benefit Score:	Phase:
5	2

BL-5 Gulf Shore Drive Bicycle Lanes



Improvements

- Create bike lanes along Gulf Shore Drive between Sandpiper Cove and Harbor Blvd, a length of approximately 0.35 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-5
Name:
Gulf Shore Drive Bicycle Lanes
Location:
Sandpiper Cove to Harbor Boulevard
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, BL-2; LDC Table 8-7B Level Two Priority

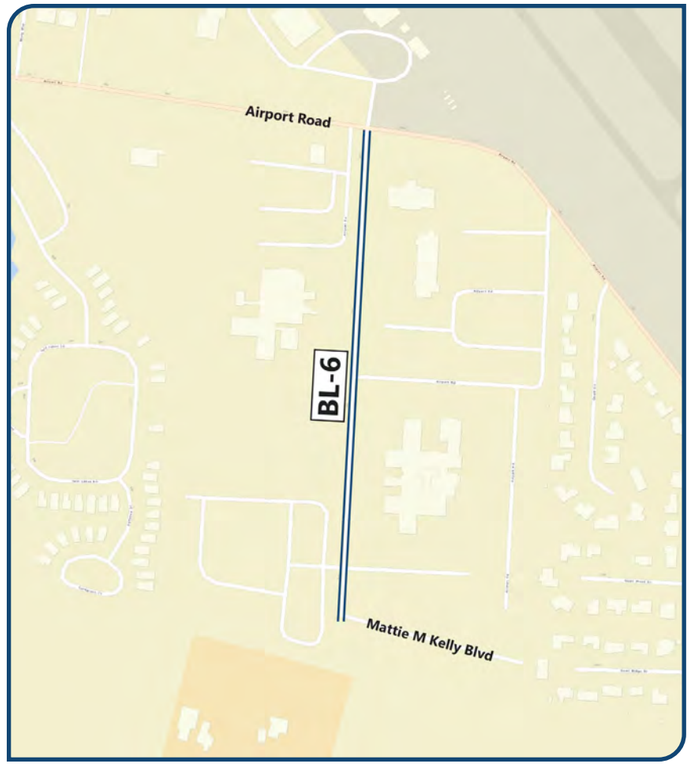
Cost

$ 257,042

Priority

Benefit Score:	Phase:
3	2

BL-6 Mattie M. Kelly Boulevard (northern) Bicycle Lanes



Improvements

- Create bike lanes along Mattie M Kelly Blvd between the existing roadway end and Airport Road, a length of approximately 0.25 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-6
Name:
Mattie M. Kelly Boulevard (northern) Bicycle Lanes
Location:
Existing end roadway to Airport Road
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-1; Pathways Plan, BL-11; LDC Table 8-7B Level Two Priority

Cost

$ 185,377

Priority

Benefit Score:	Phase:
3	3

BL-7 Scenic 98 (west)/Restaurant Row Bicycle Lanes



Improvements

- Create bike lanes along Scenic 98/ Restaurant Row between Emerald Coast Parkway and Emerald Coast Parkway, a length of approximately 0.49 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-7
Name:
Scenic 98 (west)/Restaurant Row Bicycle Lanes
Location:
Emerald Coast Parkway to Emerald Coast Parkway
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, BL-8; LDC Table 8-7B Level Two Priority

Cost

$ 2,286,414

Priority

Benefit Score:	Phase:
3	2

BL-8 Indian Bayou Trail Bicycle Lanes



Improvements

- Create bike lanes along Indian Bayou Trail between Emerald Coast Parkway and Country Club Drive, a length of approximately 0.73 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-8
Name:
Indian Bayou Trail Bicycle Lanes
Location:
Emerald Coast Parkway to Country Club Drive
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, BL-7; LDC Table 8-7C Level Three Priority

Cost

$ 541,324

Priority

Benefit Score:	Phase:
1	2

BL-9 Crystal Beach Drive Multiuse Path



Improvements

- Create bike lanes along Crystal Beach Drive between Scenic 98 East and Emerald Coast Parkway, a length of approximately 0.48 miles
- Bike lanes must be a minimum of 4’ in width where there is no on-street parking and a minimum of 5’ in width where there is on-street parking

Details

Project:
BL-9
Name:
Crystal Beach Drive Multiuse Path
Location:
Scenic 98 East to Emerald Coast Parkway
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, BL-4; LDC Table 8-7B Level Two Priority

Cost

$ 352,036

Priority

Benefit Score:	Phase:
3	3

BL-10 Scenic 98 (east) Bicycle Lanes



Improvements

- Create bike lanes along Scenic 98 between Matthew Blvd and the Walton County line, a length of approximately 2.08 miles
- Bike lanes must be a minimum of 4’ in width where there is no on-street parking and a minimum of 5’ in width where there is on-street parking

Details

Project:
BL-10
Name:
Scenic 98 (east) Bicycle Lanes
Location:
Matthew Boulevard to Walton County Line
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2

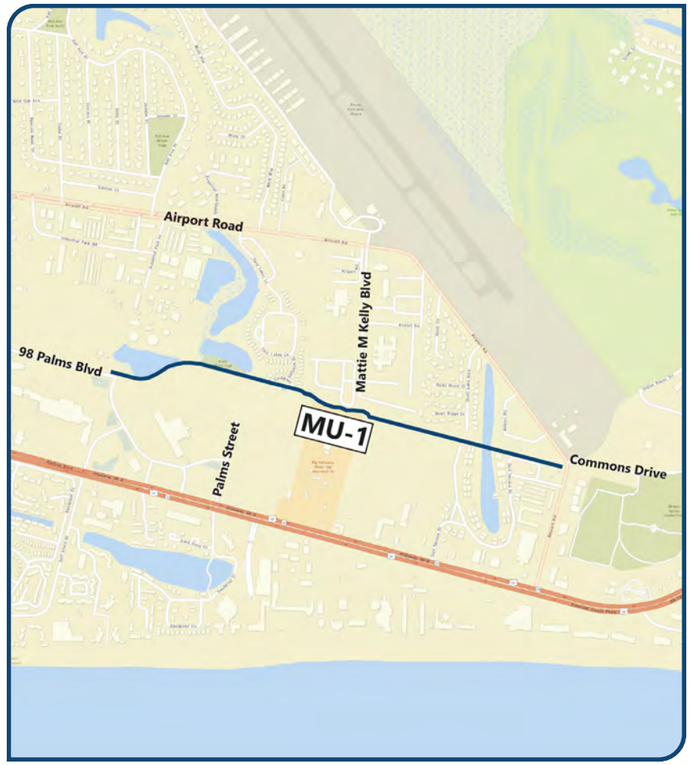
Cost

$ 9,673,289

Priority

Benefit Score:	Phase:
3	3

MU-1 Powerline Easement (west) Multi-use Path



Improvements

- Create a multi-use path along the powerline easement between Main Street and Airport Road
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-1
Name:
Powerline Easement (west) Multi-use Path
Location:
Main Street to Airport Road
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, MUT-5; LDC Table 8-7B Level Two Priority

Cost

$10,000,000

Priority

Benefit Score:	Phase:
3	1

MU-2 Gulf Shore Drive Multi-use Path



Improvements

- Create a multi-use path along Gulf Shore Drive between Sandpiper Cove and Harbor Blvd
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-2
Name:
Gulf Shore Drive Multi-use Path
Location:
Sandpiper Cove to Harbor Boulevard
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, MUT-3; LDC Table 8-7B Level Two Priority

Cost

$ 298,017

Priority

Benefit Score:	Phase:
3	2

MU-3 Gulf Shore Drive Multi-use Path



Improvements

- Create a multi-use path along Gulf Shore Drive between Norriego Point and Durango Road
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-3
Name:
Gulf Shore Drive Multi-use Path
Location:
Norriego Point to Durango Road
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, MUT-4; LDC Table 8-7A Level One Priority

Cost

$ 557,162

Priority

Benefit Score:	Phase:
5	2

MU-4 Crystal Beach Drive Multi-use Path



Improvements

- Create a multi-use path along Crystal Beach Drive between Scenic 98 and Emerald Coast Parkway
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-4
Name:
Crystal Beach Drive Multi-use Path
Location:
Scenic 98 to Emerald Coast Parkway
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, MUT-15; LDC Table 8-7A Level One Priority

Cost

$ 408,154

Priority

Benefit Score:	Phase:
5	3

MU-5 Dolphin Street/Regatta Bay Boulevard Multi-use Path



Improvements

- Create a multi-use path along Dolphin Street/ Regatta Bay Blvd between Scenic 98 and Emerald Coast Parkway
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-5
Name:
Dolphin Street/Regatta Bay Boulevard Multi-use Path
Location:
Scenic 98 to Emerald Coast Parkway
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, MUT-16; LDC Table 8-7A Level One Priority

Cost

$ 453,504

Priority

Benefit Score:	Phase:
5	2

MU-6 Powerline easement (east) Multi-use Path



Improvements

- Create a multi-use path along the powerline easement between Emerald Coast Parkway and Dolphin Street
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-6
Name:
Powerline easement (east) Multi-use Path
Location:
Emerald Coast Parkway to Dolphin Street
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, MUT-13; LDC Table 8-7A Level One Priority

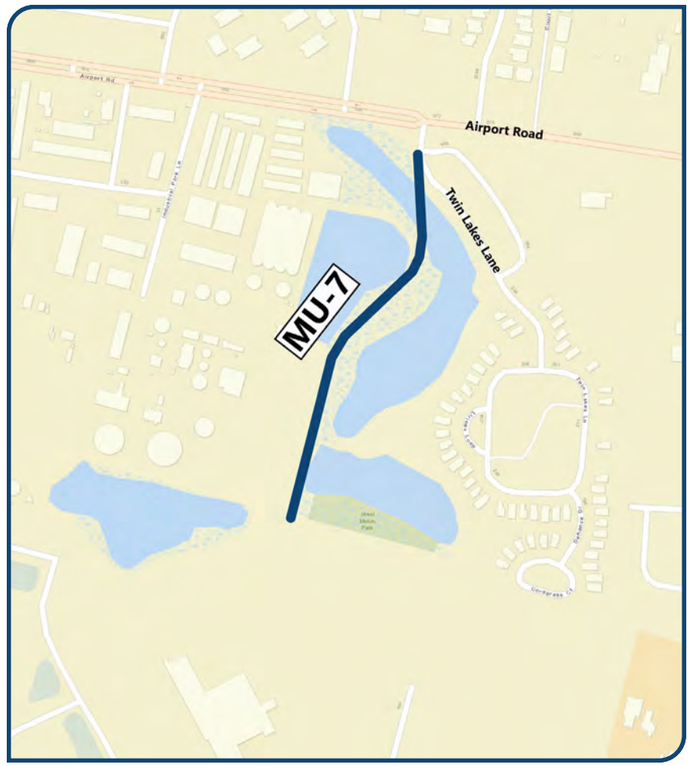
Cost

$983,456

Priority

Benefit Score:	Phase:
5	2

MU-7 West of Twin Lakes Multi-use Path



Improvements

- Create a multi-use path west of Twin Lakes between 98 Palms Boulevard and Airport Road
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-7
Name:
West of Twin Lakes Multi-use Path
Location:
98 Palms Blvd to Airport Road
Initiative:
Pedestrian/Bike
Source:
Public and Stakeholder Engagement

Cost

$1,336,550

Priority

Benefit Score:	Phase:
1	2

MU-8 Indian Trail to Destin High School Multi-Use Path



Improvements

- Create a multi-use path from northern neighborhoods at Indian Trail to Destin High School along the Indian Bayou
- Multi-use pathways must be a minimum of 10’ in width
- Pathway must remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers

Details

Project:
MU-8
Name:
Indian Trail to Destin High School Multi-Use Path
Location:
Along Indian Bayou
Initiative:
Pedestrian/Bike
Source:
Public and Stakeholder Engagement

Cost

$1,432,873

Priority

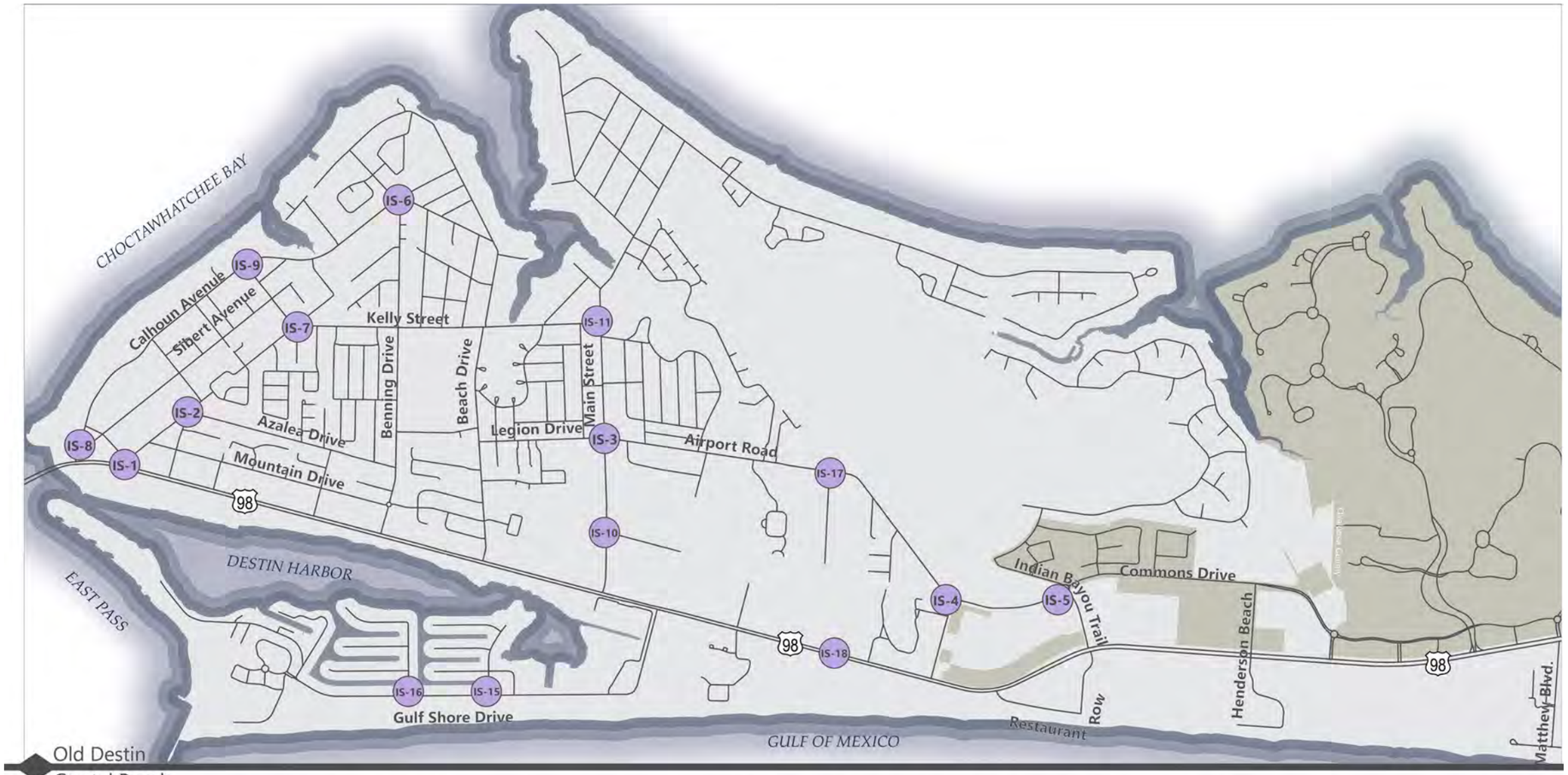
Benefit Score:	Phase:
3	2

INTERSECTION ENHANCEMENTS

There are numerous intersections throughout Destin that require attention due to crash rates and projected growth. Careful consideration was given to intersections with previous pedestrian and bicyclist injuries and fatalities. Potential types of improvements include extended central medians, curb radius reduction, crosswalks, pedestrian refuge islands, rapid-flashing beacons, pedestrian priority signs, roundabouts with bicycle and pedestrian accommodations, and painted crosswalks.

The intersection projects in this plan include Stahlman Avenue at Zerbe Street and Harbor Boulevard, Stahlman Avenue at Azalea Drive, Stahlman Avenue at Kelly Street, Legion Drive/Airport Road at Main Street, Airport Road at Commons Drive, Commons Drive at Indian Bayou Trail, Benning Drive at Sibert Avenue, 1st Street, and 4th Street, Calhoun Avenue at Sibert Avenue, Calhoun Avenue at Kelly Street, Main Street at 98 Palms Boulevard, Scenic 98 East at Matthew Boulevard, Scenic 98 East at Shirah Street, Scenic 98 East at Pompano Street, Gulf Shore Drive at Moreno Point Road, Gulf Shore Drive at Norriego Road, Mattie M. Kelly Blvd at Airport Road, and Mattie M. Kelly Blvd at U.S. 98. Each intersection was analyzed by the planning team to come up with efficient recommendations.

The recommendations listed in the following pages take other mobility projects, such as proposed bike and pedestrian projects, into consideration. The total estimated cost for intersection enhancements is 8 million dollars.



MOBILITY PLAN | Intersection Enhancements

Intersection Safety Project

(#)

1 Stahlman Avenue @ Zerbe Street and Harbor Boulevard
2 Stahlman Avenue @ Azalea Drive
3 Legion Drive/Airport Road Intersection with Main Street
4 Airport Road @ Commons Drive
5 Commons Drive @ Indian Bayou Trail
6 Benning Drive @ Sibert Avenue, 1st Street, and 4th Street
7 Stahlman Avenue @ Kelly Street
8 Calhoun Avenue @ Sibert Avenue
9 Calhoun Avenue @ Kelly Street
10 Main Street @ 98 Palm Boulevard
11 Main Street @ Kelly Street
12 Scenic 98 East @ Matthew Boulevard
13 Scenic 98 East @ Shirah Street
14 Scenic 98 East @ Pompano Street
15 Gulf Shore Drive @ Moreno Point Rd
16 Gulf Shore Drive @ Norriego Rd
17 Mattie M. Kelly Blvd @ Airport Rd
18 Mattie M. Kelly Blvd @ U.S. 98

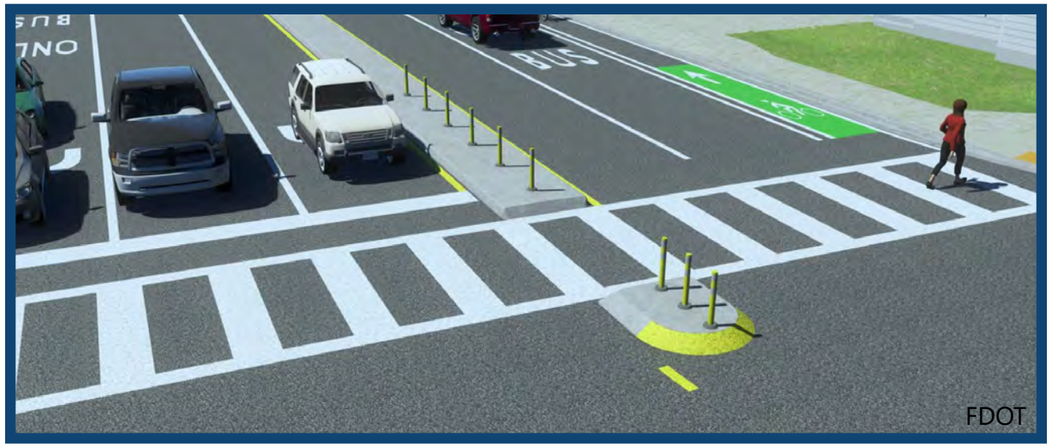
0 0.5 1 Mile

N

Intervention Types

1 Extended Central Medians

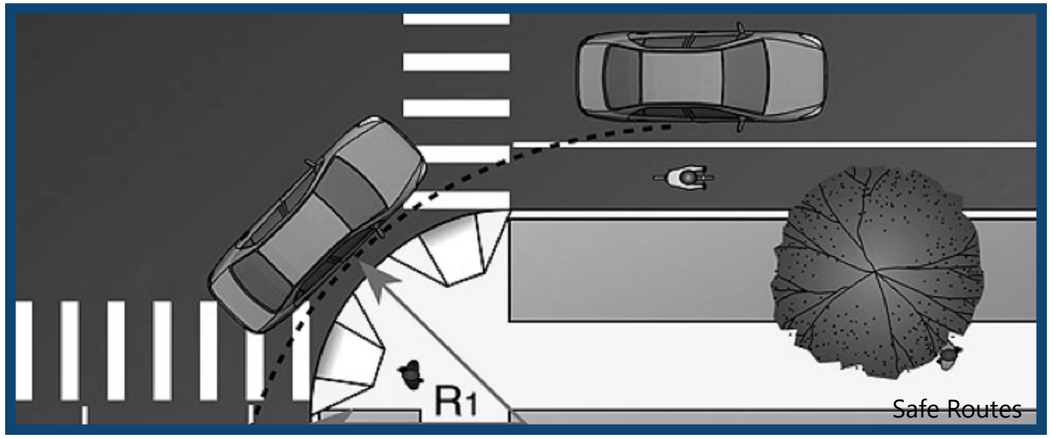
Raised medians are located between opposing lanes of traffic within a street. When the median extends through a marked crosswalk, drivers must slow down to make a sharper turn. Extended central medians are traffic calming measures which increase pedestrian visibility and safety.



FDOT

2 Curb Radius Reduction

Appropriately designed curb radii account for all road users, including pedestrians and bicyclists. Tighter curb radii prevent high speed vehicular turns and increases pedestrian visibility. Intersections with tight curb radii tend to reduce crossing distances for pedestrians as well.



Safe Routes

3 Crosswalks

Well designed roadway networks include highly visible crosswalks on all legs of signalized intersections. High-visibility design includes patterns (typically ladder) which are high contrast (asphalt/white) and visible to all road users from farther away.



WUFT

4 Pedestrian Refuge Islands

Medians separating multi-lane roads require additional pedestrian safety measures. Pedestrian refuge islands allow pedestrians to cross one direction of traffic and then wait at the island until the other direction of traffic becomes clear.


City of Long Beach

5 Rapid-Flashing Beacon

Rapid-flashing beacons are pedestrian-activated LED lights. When activated, these beacons increase visibility of pedestrians and bicyclists by warning drivers to stop and allow other users to cross the road. Since the signal can be seen from farther away, it provides plenty of time for drivers to stop.



Forward Pinellas

6 Pedestrian Priority Signs

Priority signs indicate which user has the right-of-way at an intersection. Drivers must always yield to pedestrians, but these signs help increase pedestrian safety by reminding drivers to share the road and to be cautious of foot traffic.



Florida Highway Patrol

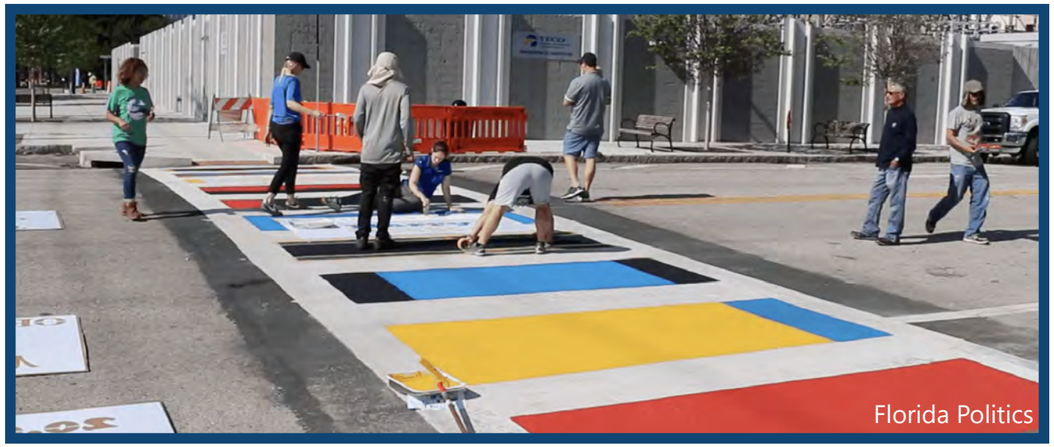
7 Roundabouts with Bicycle and Pedestrian Accommodations

Roundabouts increase safety by significantly decreasing vehicle speeds and reducing conflict. In order to further accommodate bicyclists and pedestrians, roundabouts can include marked crosswalks, extended central medians, pedestrian priority signs, and pedestrian refuge islands.

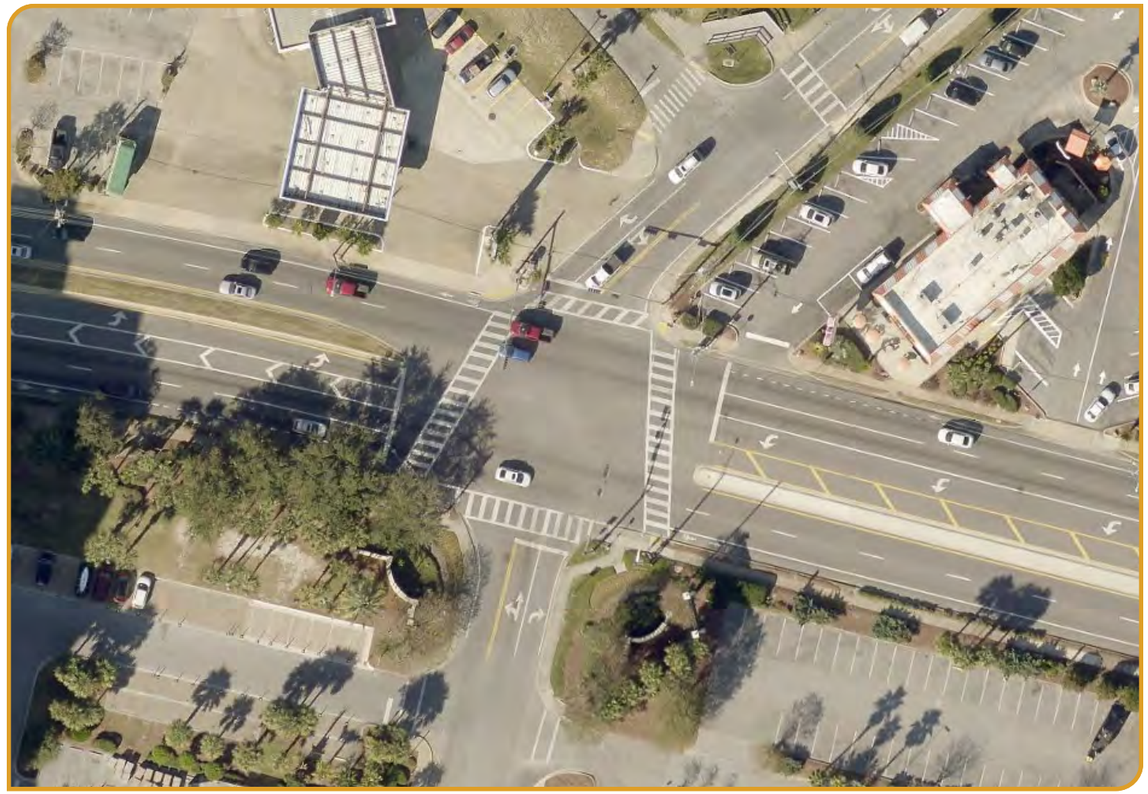

PEDSAFE

8 Painted Crosswalks

Studies show that painted crosswalks lead to decreased vehicle speeds and higher alertness of road users. Painted crosswalks increase community involvement in public art. Crosswalk design must remain high contrast and recognizable to accommodate individuals with low-visibility.


Florida Politics

IS-1 Stahlman Avenue at Harbor Boulevard & Zerbe Street



Improvements

- Consider moving gas station access to Zerbe Street
- Add a pedestrian refuge
- Increase crosswalk visibility
- Reduce curb cuts
- Extend central medians

Cost

$135,828

Priority

Benefit Score:	Phase:
5	1

IS-2 Stahlman Avenue at Azalea Drive



Improvements

- Full crosswalk treatment
- Move Azalea stop line up to Stahlman Avenue
- Close Palmetto Street at the intersection
- Make the sidewalk continuous

Cost

$123,159

Priority

Benefit Score:	Phase:
3	2

IS-3 Legion Drive/Airport Road at Main Street



Improvements

- Reduce double left turn on Airport Rd to single turn lane and extend the curb/sidewalk straight through existing right turn lane
- Shift travel lanes south
- Rehabilitate existing crosswalks
- Extend center medians to provide pedestrian refuge
- Reduce turning radii
- Implement streetscaping

Cost

$631,990

Priority

Benefit Score:	Phase:
5	2

MOBILITY PLAN | Intersection Enhancements

IS-4 Airport Road at Commons Drive



Improvements

- Ensure safe and comfortable transition from Linear Park
- Add crosswalks across south leg of intersection
- Add pedestrian refuge at south median
- Improve existing crosswalks
- Reduce turning radii
- Remove “merge” area from Commons Dr and replace with bike lane or multi-use path

Cost

$66,983

Priority

Benefit Score:	Phase:
5	2

IS-5 Commons Drive at Indian Bayou Trail



Improvements

- Extend bike lanes on Commons Dr through the intersection to connect to future bike lanes on Indian Bayou Trail
- Ensure all roundabout legs have well-marked crosswalks

Cost

$38,798

Priority

Benefit Score:	Phase:
3	2

IS-6 Benning Avenue at Sibert Ave, 1st St, & 4th St



Improvements

- Add a roundabout or alternative intersection improvements
- Support shared use path on northwest side of Sibert Avenue
- Ensure accommodations for people on foot and bike

Cost

$1,201,471

Priority

Benefit Score:	Phase:
1	2

IS-7 Stahlman Avenue at Kelly Street



Improvements

- Explore the possibility of a roundabout
- Enhance pedestrian island into a more purposeful size and shape

Cost

$1,062,945

Priority

Benefit Score:	Phase:
1	3

MOBILITY PLAN | Intersection Enhancements

IS-8 Calhoun Avenue at Sibert Avenue



Improvements

- Enhance multimodal access between public parking and planned boardwalk under the bridge

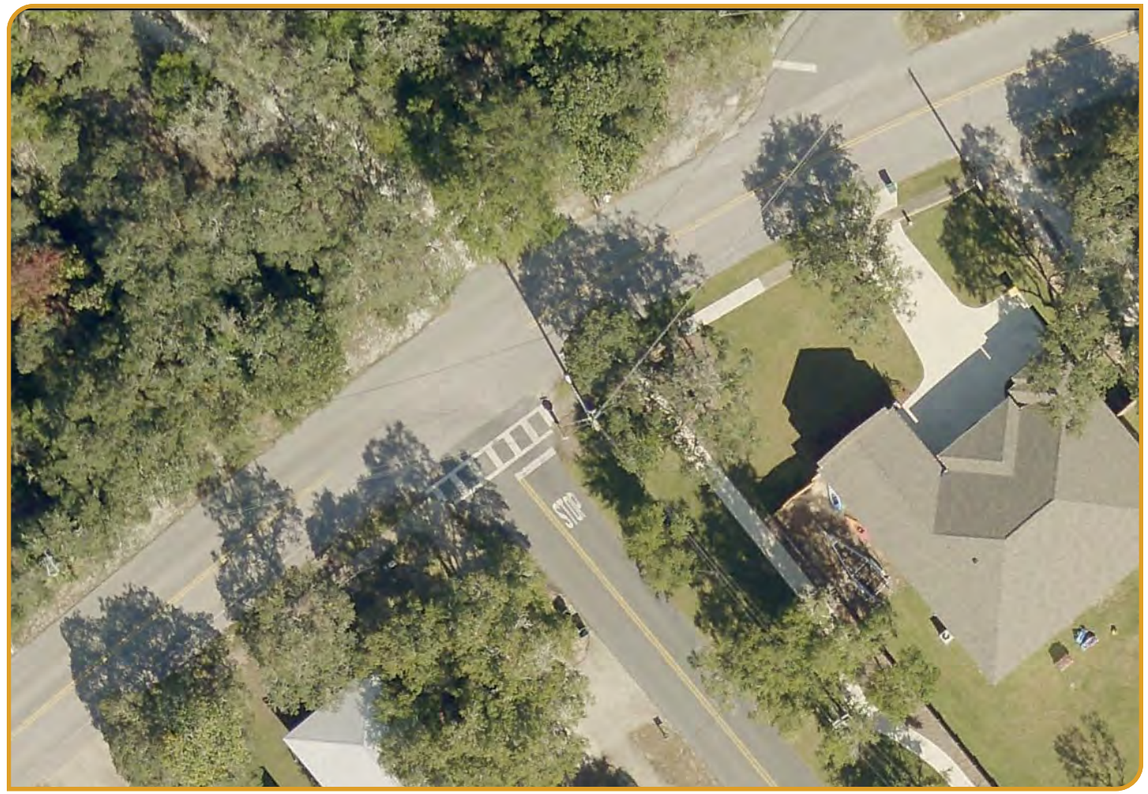
Cost

$19,399

Priority

Benefit Score:	Phase:
1	1

IS-9 Calhoun Avenue at Kelly Street



Improvements

- Add crossing on Calhoun Avenue with path project (west side of Calhoun Avenue)
- Repaint and mark existing bike lanes
- Three-way stop at the intersection

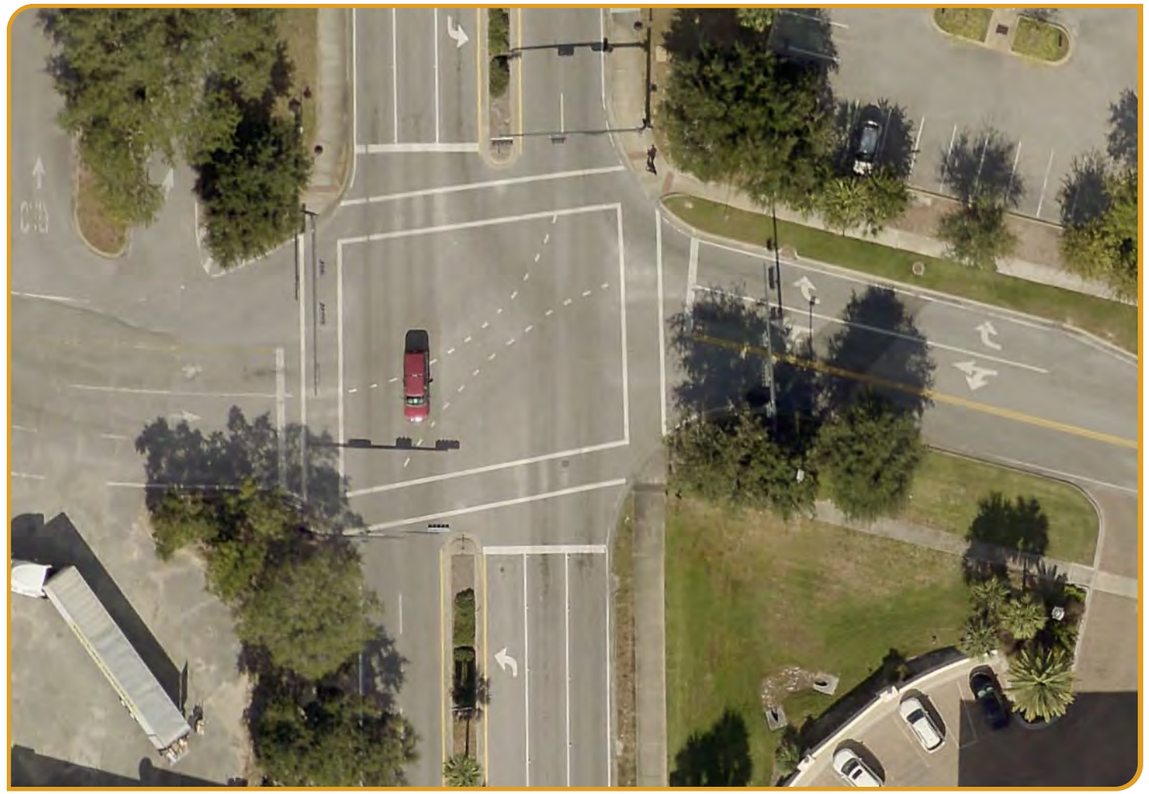
Cost

$20,668

Priority

Benefit Score:	Phase:
1	3

IS-10 Main Street at 98 Palms Blvd



Improvements

- Improve crosswalks
- Reduce turning radii
- Extend center median for pedestrian refuge
- Plan for connection to powerline easement to the north
- Build median on 98 Palms west of Main to reduce crossing distance

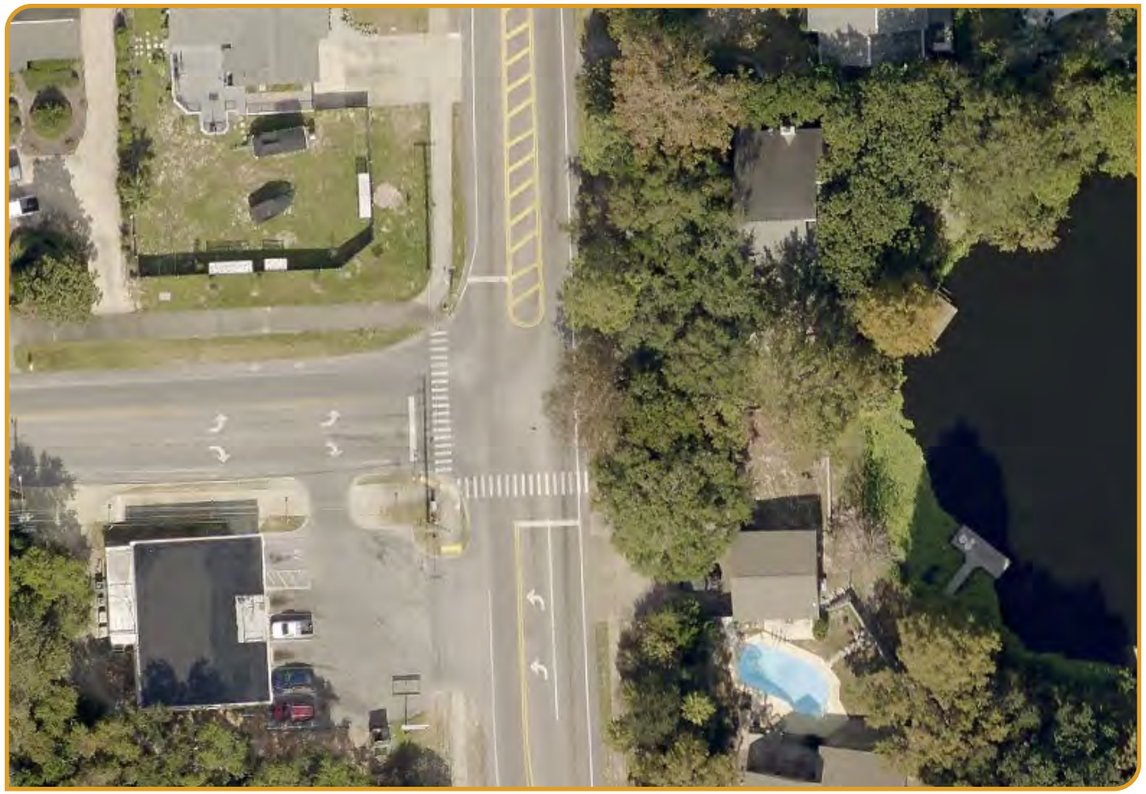
Cost

$566,135

Priority

Benefit Score:	Phase:
3	3

IS-11 Main Street at Kelly Street



Improvements

- Add crosswalk to north leg
- Add pedestrian refuges
- Introduce a painted crosswalk to memorialize victim
- In-ground flashing beacons and signage at crosswalks
- Reduce turn lanes to two travel lanes in each direction
- Extend bike lanes
- Reduce curb cut at convenient store

Cost

$240,253

Priority

Benefit Score:	Phase:
3	2

MOBILITY PLAN | Intersection Enhancements

IS-12 Scenic 98 at Matthew Blvd



Improvements

- Reduce turning radii
- Repaint and restamp faded crosswalks
- Continue to prioritize people on foot and bike
- Add streetscaping
- Complete missing crosswalks
- Add higher visibility signage, especially at uncontrolled intersections

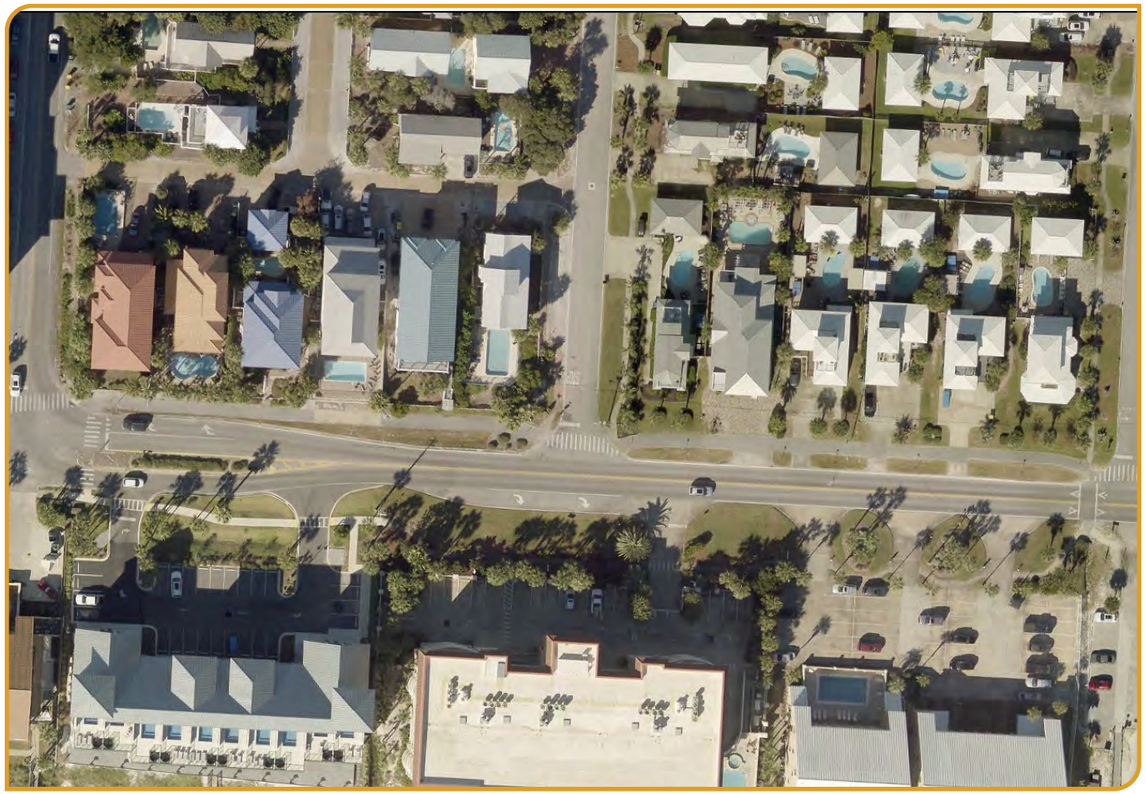
Cost

$791,371

Priority

Benefit Score:	Phase:
1	3

IS-13 Scenic 98 at Shirah Street



Improvements

- Reduce turning radii
- Repaint and restamp faded crosswalks
- Continue to prioritize people on foot and bike
- Add streetscaping
- Complete missing crosswalks
- Add higher visibility signage, especially at uncontrolled intersections

Cost

$791,371

Priority

Benefit Score:	Phase:
1	3

MOBILITY PLAN | Intersection Enhancements

IS-14 Scenic 98 at Pompano Street



Improvements

- Reduce turning radii
- Repaint and restamp faded crosswalks
- Continue to prioritize people on foot and bike
- Add streetscaping
- Complete missing crosswalks
- Add higher visibility signage, especially at uncontrolled intersections

Cost

$791,371

Priority

Benefit Score:	Phase:
1	3

IS-15 Gulf Shore Drive at Moreno Point Road



Improvements

- Straighten crosswalk
- Remove unnecessary crosswalk
- ADA compliance

Cost

$9,217

Priority

Benefit Score:	Phase:
3	3

IS-16 Gulf Shore Drive at Norriego Road



Improvements

- Remove both crosswalks to create an ADA compliant crosswalk from Norriego Rd to Gulf Shore Dr

Cost

$9,217

Priority

Benefit Score:	Phase:
1	3

IS-17 Signalization of Mattie M. Kelly Blvd at Airport Road



Improvements

- Signalization

Cost

$772,480

Priority

Benefit Score:	Phase:
3	3

IS-18 Signalization of Mattie M. Kelly Blvd at U.S. 98



Improvements

- Signalization

Cost

$772,480

Priority

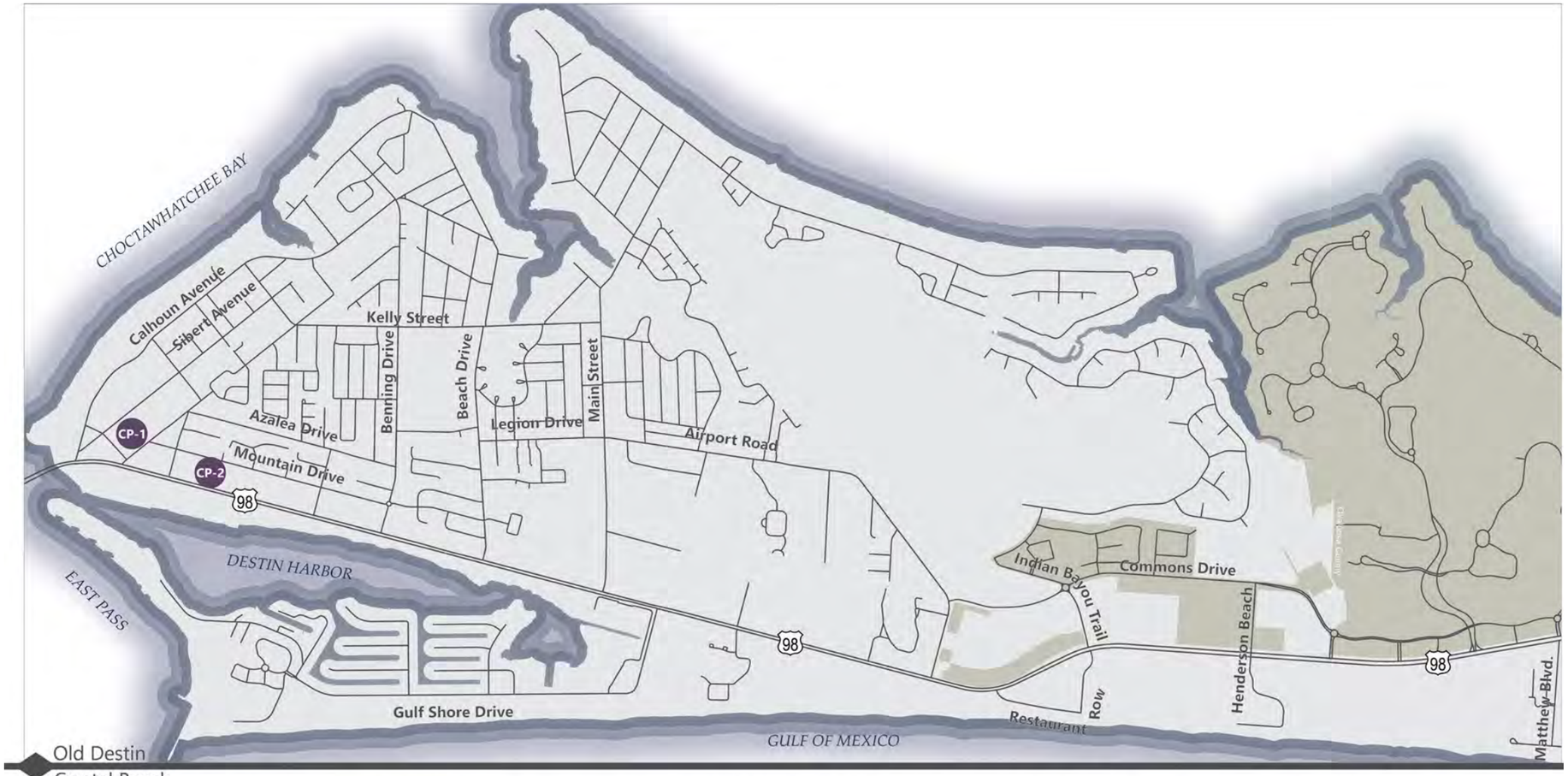
Benefit Score:	Phase:
5	3

COMMUNITY PARKING

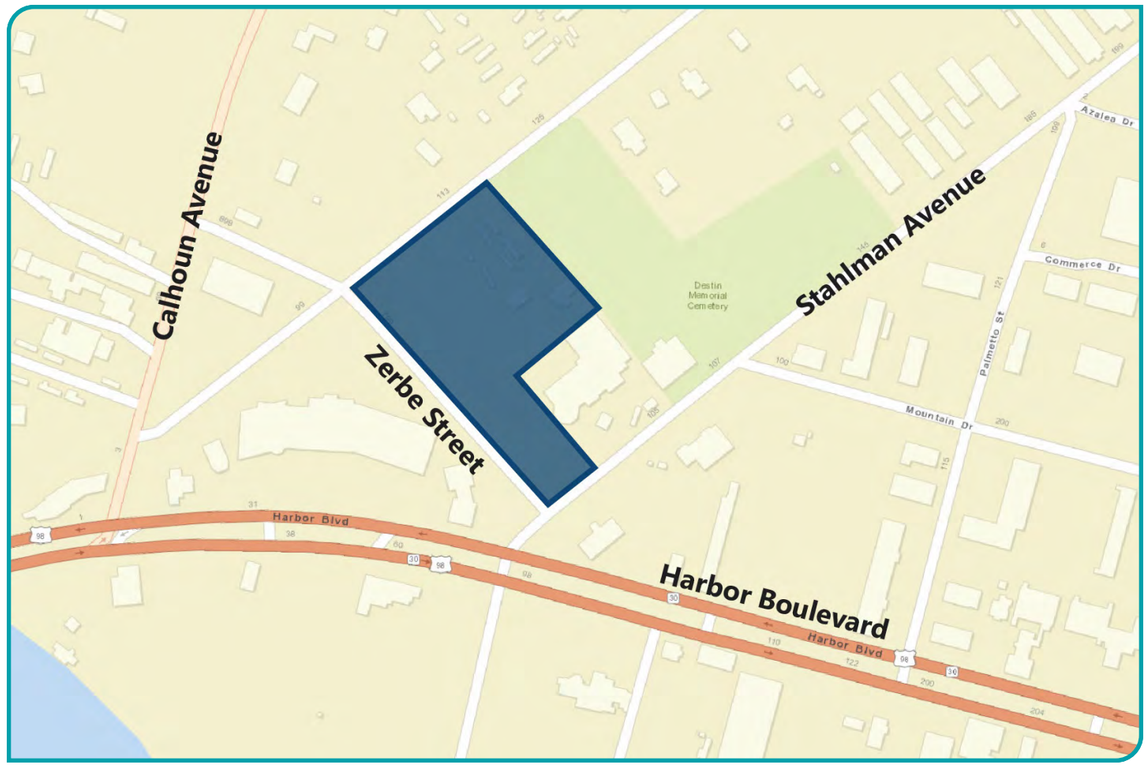
Public parking is a necessity for Destin, especially during peak months (mid-June through August). The Destin Harbor District has four public parking lots: Destin Community Center Pay-to-Park and Permit Parking, Destin Library (after business hours), Marler Street Pay-to-Park, and Zerbe Street Pay-to-Park. The City of Destin charges $5.00 per day with the exception of handicap parking. These lots are all within a 10 minute walk to Harbor Boardwalk which makes them convenient for users.

Investing in additional public parking is a priority for the City of Destin. Potential locations for expanding public parking options within the Harbor District include the Zerbe Street Lot and Marler Street Lot. Outside of the Harbor District, there is the potential for expanding parking at Crystal Beach. The total cost for all parking projects is 51.7 million dollars.

A parking deck at the Zerbe Street lot could be anywhere from 3-4 stories with up to 625 parking spaces. A parking deck at the Marler Street lot could be 3-4 stories with up to 350 parking spaces. Since this site is 2.12 acres, there would be additional space on the site which could be utilized as a new community center or activity space for residents of Destin to enjoy year-round. Lastly, there is an opportunity to expand public parking outside of the Destin Harbor District at Crystal Beach. The Crystal Beach parking project is a proposed parking lot with 250 parking spaces.



Zerbe Street Parking Deck



Details

Project:
CP-1
Name:
Zerbe Street Parking Deck
Location:
Zerbe Street at Sibert Avenue
Initiative:
Community Parking
Number of parking spots proposed:
625

Cost

$31,772,869

Priority

Benefit Score:	Phase:
5	1

Marler Street Parking Deck



Details

Project:
CP-2
Name:
Marler Street Parking Deck
Location:
Marler St at Mountain Dr and Harbor Blvd
Initiative:
Community Parking
Number of parking spots proposed:
350

Cost

$18,442,179

Priority

Benefit Score:	Phase:
5	2

Crystal Beach Parking Lot



Details

Project:
CP-3
Name:
Crystal Beach Parking Lot
Location:
Utility easement between Cobia St and Dolphin St
Initiative:
Community Parking
Number of parking spots proposed:
250

Cost

$1,501,500

Priority

Benefit Score:	Phase:
1	3

3.3 Project Prioritization

Each project has a prioritization score designed to help the City determine the order of implementation. These scores are calculated by combining a 'Benefit Score' with a 'Phase' assignment. The Benefit Scores are based on data such as crash history, level of service (LOS), and proximity to attractions. Projects are then preliminarily assigned to Phase 1, 2, or 3 based on their total score.

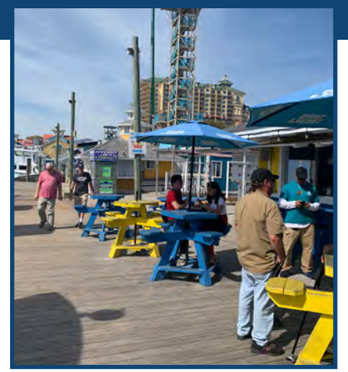
For new street projects, the Benefit Score reflects the reduction in distance traveled before and after the street's implementation. Bike and pedestrian projects are scored based on criteria from the 2009 Pathways Master Plan. Intersection enhancements receive a Benefit Score that averages the level of service (LOS) and crash history. Community parking projects are evaluated based on demand and proximity to key areas like population centers, employment hubs, and activity centers.

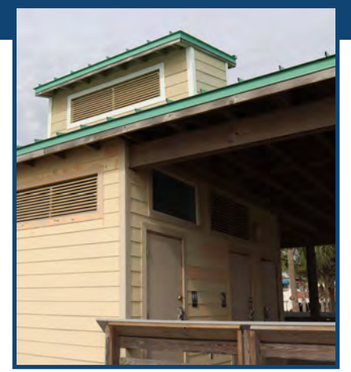
Once all projects had a Benefit Score, they were grouped and prioritized from high to low and then distributed into three phases. The Azalea Drive Extension project, which is part of the Cross Town Connector, is already underway, and therefore was automatically assigned to Phase 1. The initial rankings were presented to the Local Planning Agency, Parks and Recreation Committee, and the Public Works and Safety Committee. Each committee identified their top projects according to their specific goals and objectives.

The final project distribution and ranking by phase were established by combining the Benefit Score with the input from these committees. These rankings provide a strategic order for implementing mobility projects in Destin.







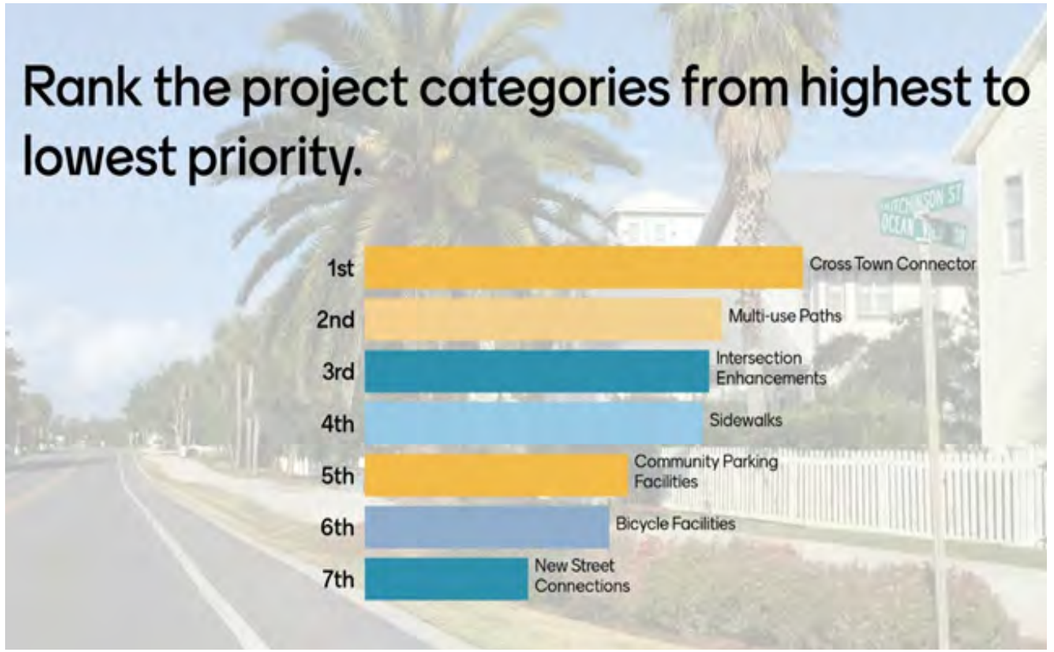




The City of Destin held a public open house on August 29, 2023 in the City Hall Annex to obtain public input on priorities for transportation improvements. Attendees reviewed the proposed projects, suggested additional projects, and voted to indicate which projects should be the City's highest priorities. The meeting began with an overview of the Mobility Plan and a presentation of existing conditions that informed the selection of projects to include in the Plan.

Meeting attendees first provided input on how they feel the categories of projects should be prioritized by the City. This showed four distinct tiers of priority:

- Top Priority – Cross Town Connector
- Second Tier Priorities – Multi-use paths, intersection enhancements, and sidewalks
- Third Tier Priorities – Community parking facilities and bicycle facilities
- Fourth Tier Priorities – New Streets



Next people gave their input on individual projects at four stations corresponding to broad project types – Connectivity, Bike/Pedestrian, Community Parking, and Intersection Enhancements. The top project priorities for each category are listed below.

- Cross Town Connector – Azalea Drive Extension
- Multi-Use Paths – Powerline easement path (west and east segments)
- Intersection Enhancements – Stahlman Avenue at Zerbe Street and Harbor Boulevard, Calhoun Avenue at Sibert Avenue, and Main Street at Kelly Street
- Sidewalks – Indian Trail, Mattie M. Kelly Boulevard, and Mountain Drive sidewalks
- Community Parking Facilities – Zerbe Street parking deck
- Bicycle Facilities – Indian Bayou Trail, Beach Drive, and Scenic 98/Restaurant Row bicycle lanes
- New Streets – 98 Palms Boulevard and Mattie M. Kelly Boulevard extensions

Meeting attendees also identified several other transportation improvements they would like to see included in the Mobility Plan, which are listed below.

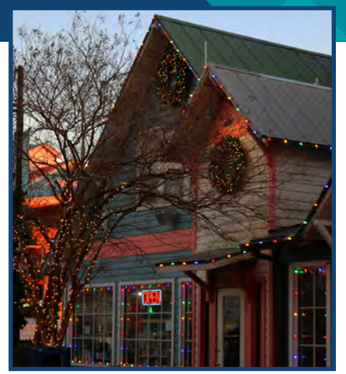
- Indian Trail – New north side sidewalk from Bayou Drive to North Indian Trail
- Main Street – New sidewalk on the east side between Legion Drive and Kell Aire Drive.
- Restaurant Row – New sidewalk on the east side from public parking lot to U.S. 98.
- Indian Trail/High School Connector – New multi-use path from Indian Trail to Destin High School
- Indian Trail/Harbor Connector – New multi-use path from Indian Trail to the Harbor

The full results of the Open House meeting are included in the appendix.









3.4 Implementation

The priority scores provide guidance for the order in which to implement mobility projects in Destin. As needs change, rankings might shift as well. It is up to discretion of the City Council to decide which projects are necessary.

These mobility projects will be implemented over time using funding from the potential future mobility fee which intends to collect a one-time charge levied by the City on new developments to support an interconnected, multimodal transportation system. Fees are expected to vary for developers depending on land use and district. This fee would replace the transportation impact fee that was passed in 2009.

With the mobility fee, City Council will reevaluate project need and allocate funding to highest priority projects annually. Since the Cross Town Connector is already in the design/engineering phase, it is seen as a separate, high priority, necessary project. The Cross Town Connector will be implemented in phases instead of all at once.

The table below shows the financial breakdown of project types by phase.

Phase	Estimated Total Cost	Project Types				
		Cross Town Connector	New Streets	Bike/ Ped	Intersection Enhancement	Community Parking
Phase 1 2024 - 2032	$61.8 million	1	2	2	2	1
Phase 2 2033 - 2041	$40.5 million	4	3	21	6	1
Phase 3 2042 - 2050	$49.5 million	2	2	9	10	1
Total	***$152 million***	***7***	***7***	***32***	***18***	***3***

Chapter 4

Existing Conditions Report

4.1 Summary.....127
4.2 Demographics.....136
4.3 2050 Growth Forecast.....147
4.4 Mobility.....156
4.5 Safety.....184

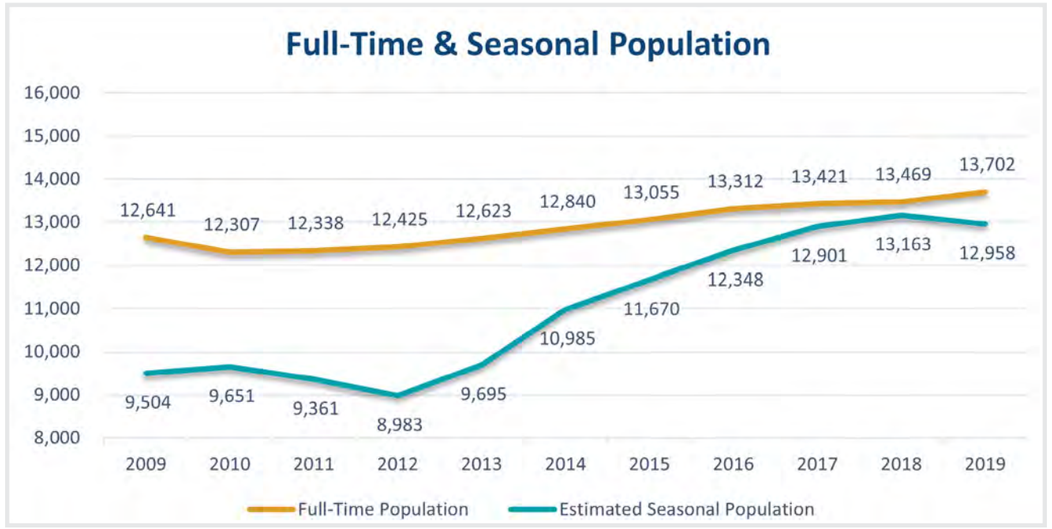
4.1 SUMMARY

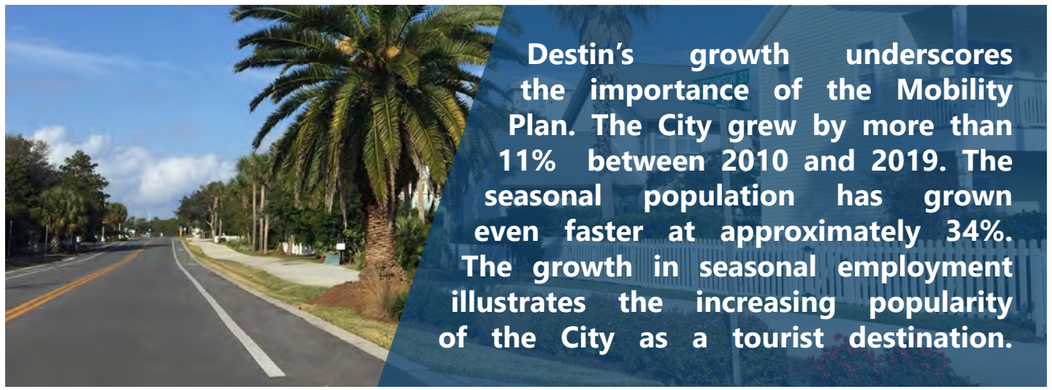
Population and Employment.....128
Population and Employment Forecast.....129
Traffic.....131
Multimodal.....132
Transit.....133
Safety.....134

SUMMARY

The purpose of the Mobility Plan is to establish long term transportation needs and responsive projects that will facilitate safe and effective movement of people to and around the City of Destin. The City's implementation of this plan, supported by a potential up-to-date mobility fee, will help ensure proper maintenance of transportation network capacity over the long term. This section documents the existing transportation conditions and influences that impact the functionality of motor vehicles, bicycle and pedestrian circulation, transit service, and transportation safety within Destin. The issues and opportunities described in this section of the Plan informed the development of recommended transportation improvement projects.

Population and Employment





Destin's growth underscores the importance of the Mobility Plan. The City grew by more than 11% between 2010 and 2019. The seasonal population has grown even faster at approximately 34%. The growth in seasonal employment illustrates the increasing popularity of the City as a tourist destination.

Population and Employment Forecast

Destin is forecast to continue growing through 2050, which will affect future transportation demand, performance, and investment needs. The full-time and seasonal population growth is expected to generate demand for more than 1,000 new housing units by 2050. The forecast growth will in turn increase travel in the City, which the projects in this plan are intended to accommodate.

Destin Population & Employment Forecast Growth 2020 to 2050

	Full Time Population	Seasonal Population	Housing Units	Hotel/ Motel Rooms	Employment
Net Change	2,127	1,890	1,022	547	1,239



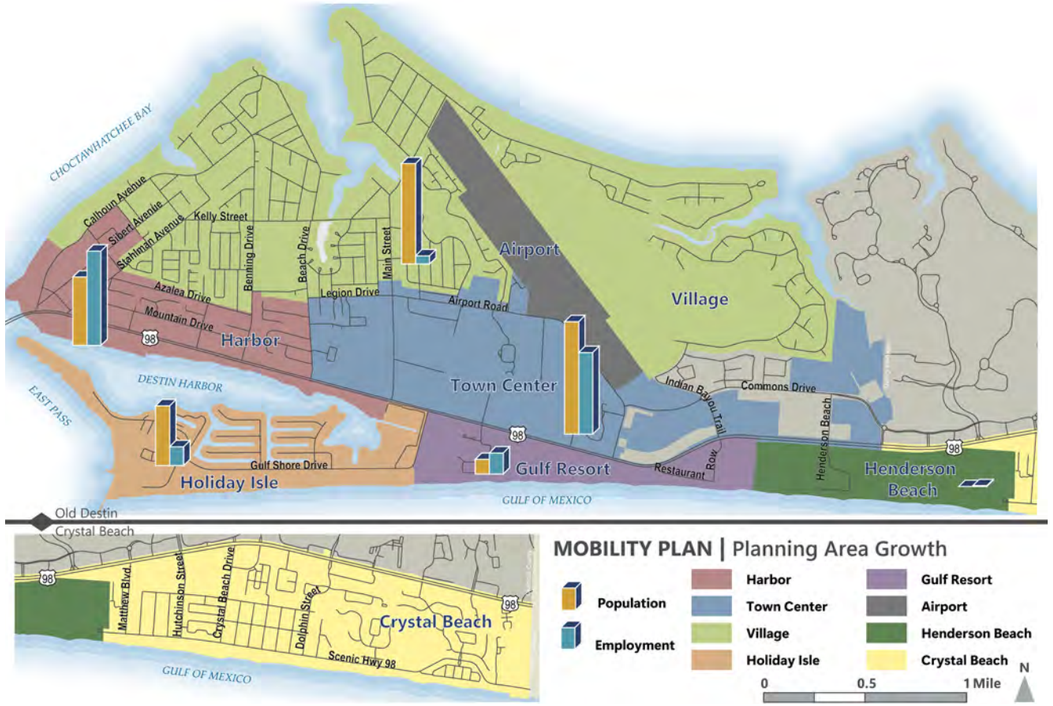




The citywide forecast was sub-allocated to 8 planning areas. Population growth is forecasted for six of the eight planning areas, with Town Center Commons and Village Planning Areas combining for half of all full-time population growth. The Harbor and Town Center Commons areas are expected to be the main focus of employment growth through 2050. Hotel and motel units are concentrated most heavily in Town Center Commons, whereas seasonal population generally follows full-time population.





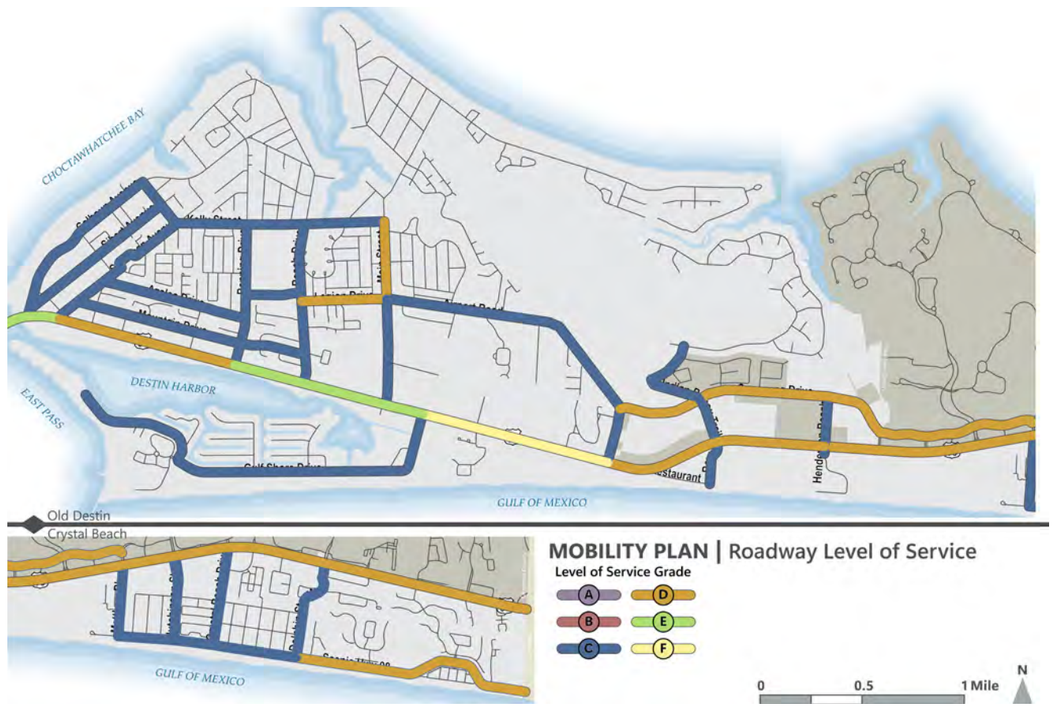


Traffic

The City's growth is a challenge because existing traffic conditions are causing significant congestion during peak travel hours. Level of service (LOS) is a measure that provides insight into a roadway's performance. LOS describes roadway performance using a letter from A to F, with A indicating the best performance and F the worst. Among the key takeaways from traffic analysis are the following:

- None of the City's collectors fall below an LOS D standard, which is generally considered to be an acceptable level of service during the peak hour of the day.
- However, several segments of U.S. 98 on the eastern side of Destin are operating at LOS E and one segment (Gulf Shore Drive to Airport Road) is operating at LOS F. This underscores the importance of the Crosstown Connector for providing local traffic with a relief valve to U.S. 98 during the busiest periods of the day.
- The additional travel generated by population and employment growth in 2050 would cause unacceptable conditions on many roadways in the absence of transportation improvements. Among the options for improving the transportation network's performance are better connectivity, which will provide more options for travelers to avoid U.S. 98, intersection improvements to reduce delay and improve safety, and shifting people to other modes of travel, such as walking, biking, and transit.

The map below shows 2021 LOS for U.S. 98 and collector roadways in Destin.

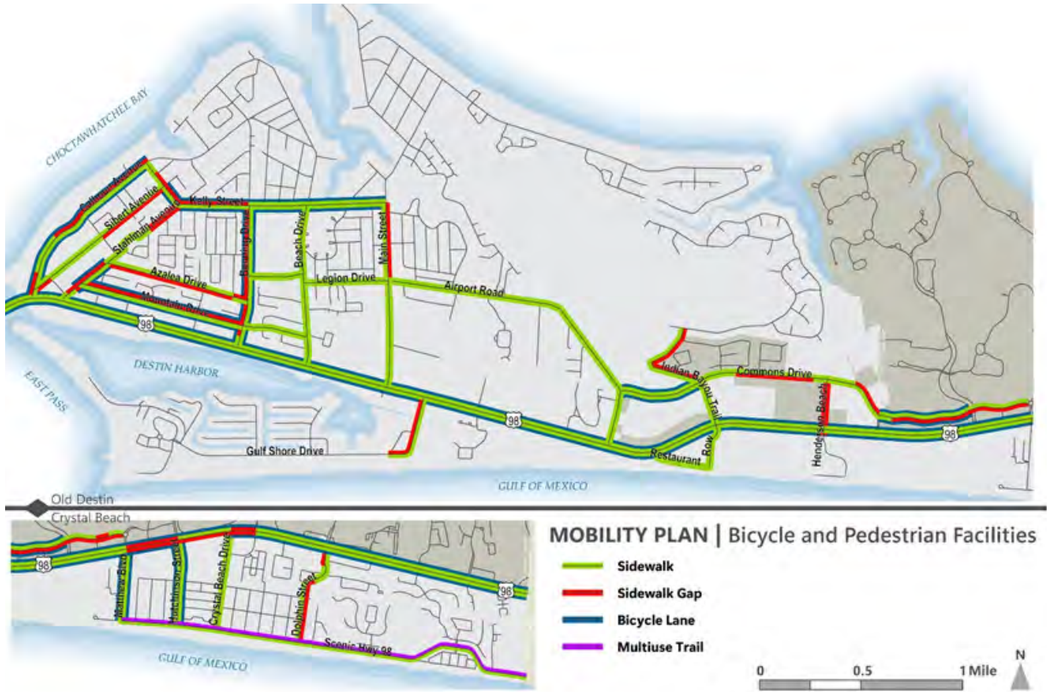


Multimodal

Vehicular LOS is only one way of considering a roadway's performance, and a limited one at that. Many people walk, roll, bike, and use transit to reach destinations across the City. The City's adoption of a multimodal transportation district (MMTD) in 2006 changed the game. Rather than requiring all development to support a vehicular LOS standard, the multimodal transportation district elevated the importance of bicycle, pedestrian, and transit performance. The MMTD meant that all developments located in the MMTD had to contribute to the bicycle, pedestrian, and transit network to minimize vehicle trips and provide options for travel. Destin has two MMTDs – Old Destin and Crystal Beach – that cover a large portion of the City's collector roadway network.

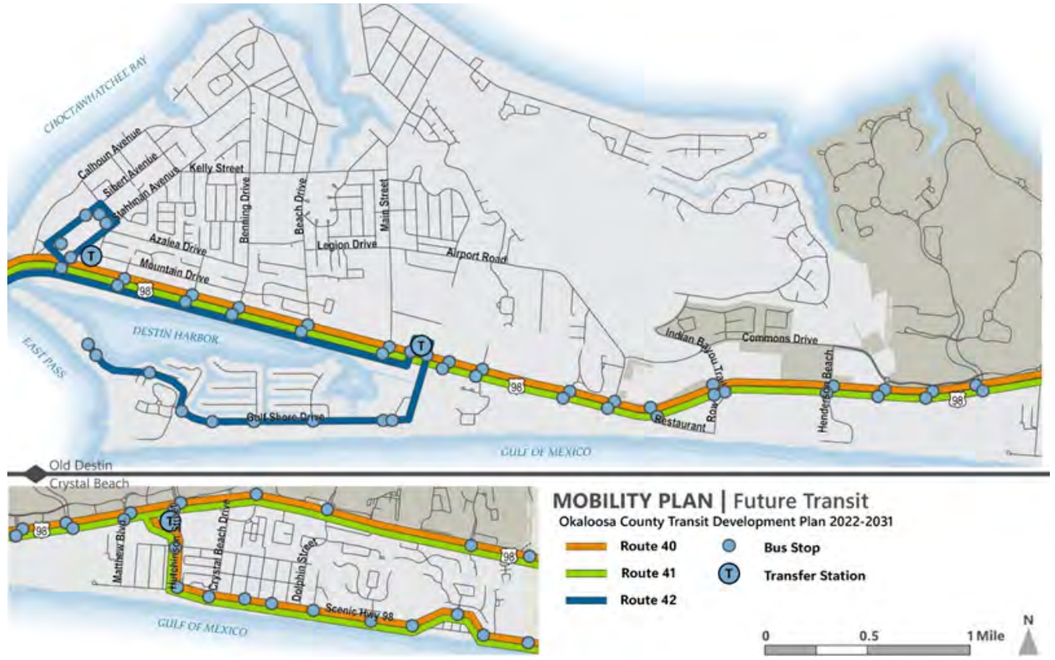
The advent of the MMTD meant that Destin began setting a standard and tracking performance for multimodal level of service (MMLOS). The standards adopted in 2020 are B for bicycle, B for pedestrian, and C for transit. While most of the network falls short of those standards, the City has made progress towards better MMLOS since 2006 by adding many new sidewalks and bicycle facilities.

The map below shows the City's bike and pedestrian network along its collector roadways and U.S. 98. It also shows gaps for the pedestrian network. Filling these gaps through the projects included in the Mobility Plan would support achievement of the City's MMLOS standards.



Transit

Transit is not a frequently used mode of travel in Destin. However, some workers rely on transit to get to and from jobs in the City, and transit can help people park once and traverse the City's numerous tourist destinations on foot. But national and statewide trends in transit use point to limited opportunity to shift significant numbers of travelers from cars to transit within Destin. In fact, transit ridership on the EC Rider system that serves Destin with three fixed route services has been declining steadily since 2013, with an especially sharp decline brought since the COVID pandemic began in 2020.



Destin's services are focused on moving commuters to and from job destinations along U.S. 98 and Gulf Shores Drive. The system is expected to continue serving commuters via routes traversing U.S. 98 and Gulf Shores Drive, but with streamlined services that are expected to attract more riders. Among planned improvements in EC Transit's Transit Development Plan for 2022 to 2031 that will affect Destin are:

- Replace the "Beach Routes" 20, 30, 32, and 33 with new Routes 40, 41, and 42, which will reduce the number of transfers required to traverse U.S. 98, increase bus stops, and streamline routing (see the map above). This change is expected to more than double ridership by 2031 relative to a "no-build" scenario where the routes are unchanged. This improvement is scheduled for 2024.
- Upgrade Saturday service by running all routes at the same frequency and service levels as weekdays. The proposed implementation year is 2027.
- Increase evening service by adding one full cycle to the existing span on weekdays for all routes.

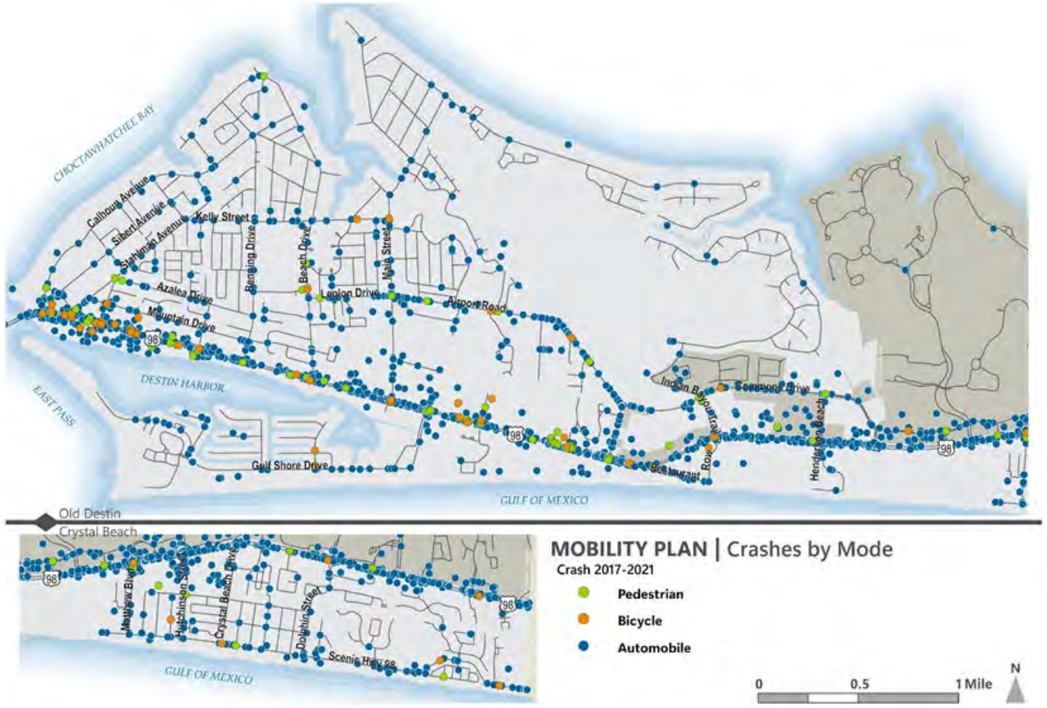
Safety

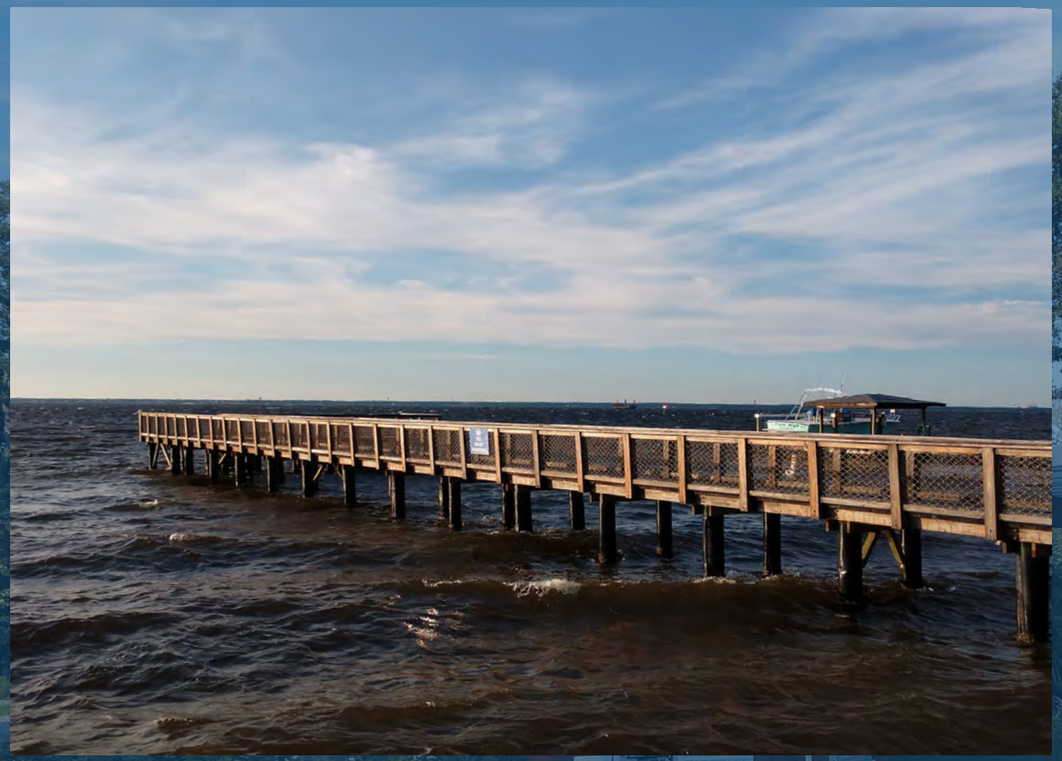
Crashes are a significant issue across Florida. The most severe crashes in Destin – resulting in a serious injury or fatality – are concentrated on U.S. 98, particularly on the western and eastern thirds. The roadways that comprise the Crosstown Connector also stand out for crashes. The upcoming projects to improve these roadways so they can function as a relief valve for U.S. 98 congestion are also an opportunity to improve safety.

Overall the crash trend in Destin has been down since 2017. This runs counter to national and regional trends, which have seen crashes grow with the exception of 2020 when travel was down due to the COVID pandemic. Time will tell if the local downward trend will continue or if it was a statistical anomaly. Regardless of the trend, the absolute number of crashes in Destin remains high, and the human and economic cost is high too. Designing roadways that are safe for users of all ages and abilities is an important strategy that would enhance quality of life and help strengthen Destin's already outstanding reputation as a home and a tourist destination.

Addressing safety will require the City to collect more data on the specific causes and situations that led to crashes. The federal government's increased interest in safety planning and implementation at the local level is an opportunity. Planning and implementation grants are available from the Federal Highway Administration. Obtaining a grant can help the City dig deeper into the causes and identify viable solutions for reducing crashes citywide.

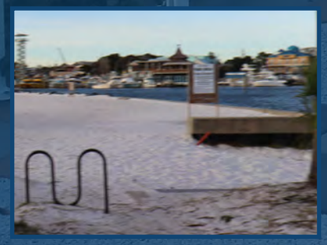
The map below shows where crashes were concentrated between 2017 and 2021.





Summary

Destin is a desirable community that is expected to keep growing, just like our neighboring communities. The addition by 2050 of more than 2,000 full-time residents, nearly 2,000 seasonal residents, and more than 1,000 jobs will cause more travel on roadways that are already congested during peak periods. The Mobility Plan is the City's strategy for keeping congestion to a manageable level by investing in roadway improvements that can provide for more route options (connectivity), improve safety and performance, and give people more options to walk, bike, and use transit. The rest of this report describes in more detail the population and employment forecasts, transportation system performance, and other key issues that the mobility plan will need to address.







4.2 DEMOGRAPHICS

Findings and Implications at a Glance.....137
Population.....138
Full-time Population.....138
Seasonal Population.....138
Resident Age.....140
Income.....140
Employment.....141
Housing.....144
Short Term Rental Units.....145

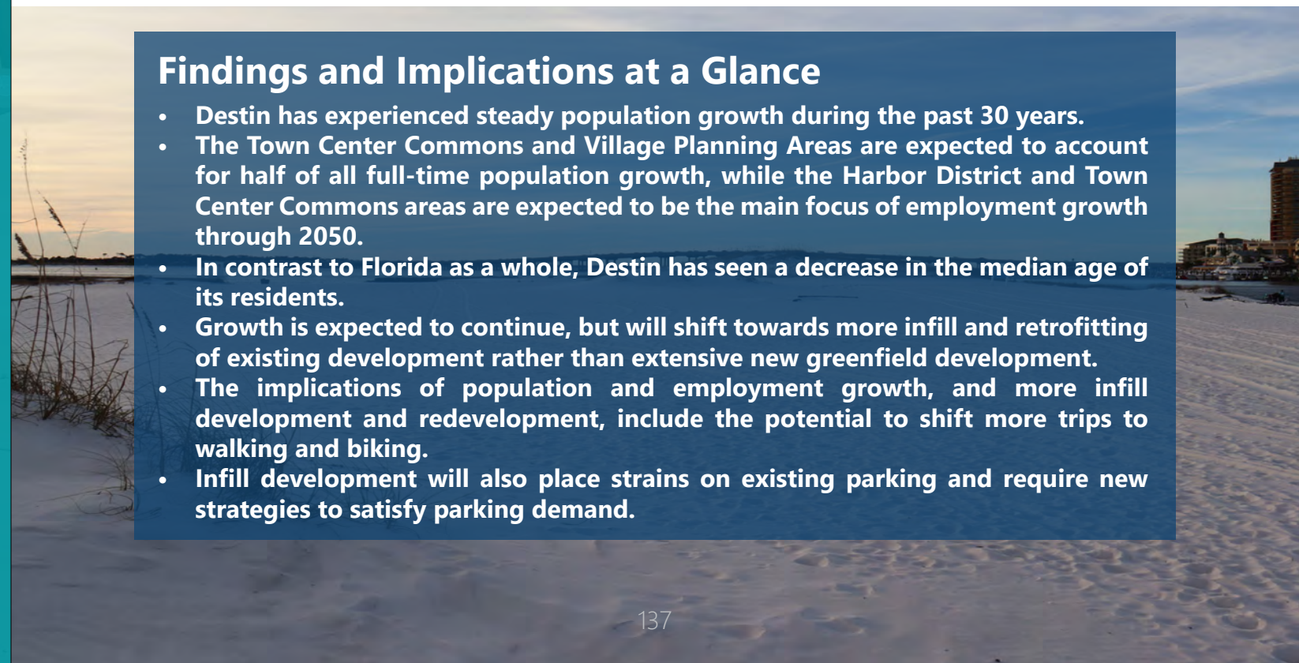
DEMOGRAPHICS

The City's demographics have had (and will have) a significant impact on the transportation system. Where, when, and how Destin's full-time and seasonal population and employment are accommodated will have significant impacts on mobility and the infrastructure to support it.

The Destin population and employment forecast methodology is based on a thorough review of available data for a range of socioeconomic and demographic criteria. Primary data sources include two Census products, the American Community Survey (ACS) and the Longitudinal Employer-Household Dynamics (LEHD); GIS data from City, County, and statewide sources; existing parcel data; the Northwest Florida Regional Planning Model (NWFRPM) version 2.1; and others. The forecasting methodology, in general, evaluates what Destin is like now, how Destin has been changing over the past couple decades, and what are the likely drivers of future change. Population-focused forecasts utilize both a more top-down forecasting method, using Okaloosa County forecasts as a basis for determining Destin's growth prospects, as well as a more bottom-up approach using local growth trends, occupancy patterns, land use policies, and available development and redevelopment capacity to forecast future growth.

Employment-focused forecasts were developed for three sub-categories: retail, commercial, and industrial. An analysis of existing and historical employment suggested that tying employment growth to population growth would yield the most defensible forecast, as much of Destin's economy now rests on population and visitation. Citywide growth was then sub-allocated to eight planning areas, guided in large part by existing area characteristics, land use policies, historical change, and local knowledge about development and redevelopment potential.

This section summarizes the past, current, and expected future population and employment to document trends and estimated growth that will have an impact on citywide mobility. This includes the number of residents (full and part-time), ages, income, employment, and housing.



Findings and Implications at a Glance

- **Destin has experienced steady population growth during the past 30 years.**
- **The Town Center Commons and Village Planning Areas are expected to account for half of all full-time population growth, while the Harbor District and Town Center Commons areas are expected to be the main focus of employment growth through 2050.**
- **In contrast to Florida as a whole, Destin has seen a decrease in the median age of its residents.**
- **Growth is expected to continue, but will shift towards more infill and retrofitting of existing development rather than extensive new greenfield development.**
- **The implications of population and employment growth, and more infill development and redevelopment, include the potential to shift more trips to walking and biking.**
- **Infill development will also place strains on existing parking and require new strategies to satisfy parking demand.**

Population

This section summarizes changes in population and visitors over the last few decades. Destin's steady growth in full-time residents and visitors contributes significanly to the need for transportation improvements. The ability of the City's residents and visitors to safely and effectively travel throughout the city depends on accommodating this development in efficient locations and serving it with a range of transportation options.

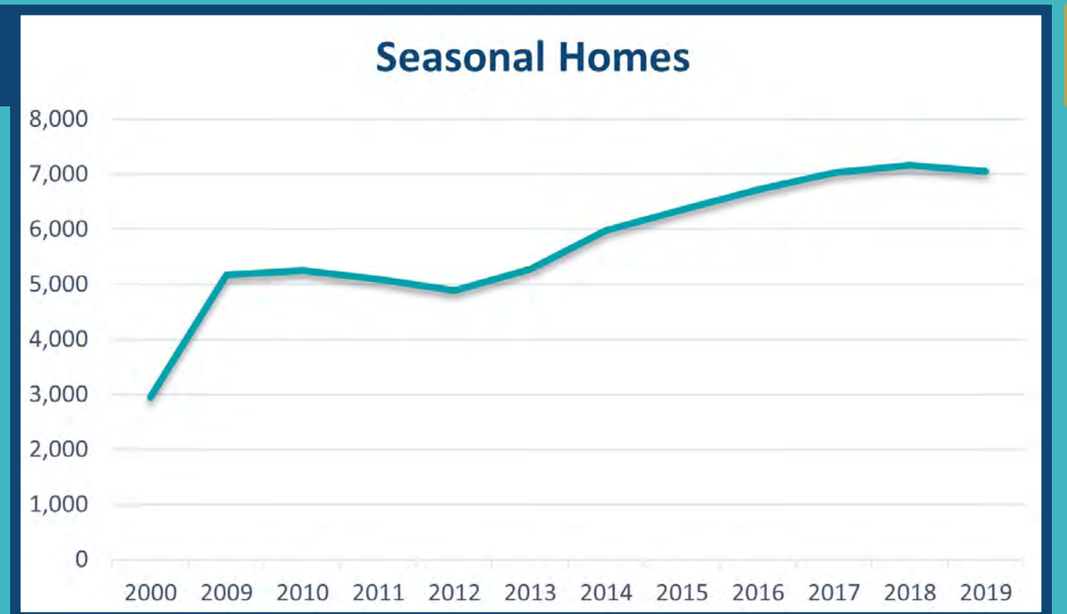
Full-time Population

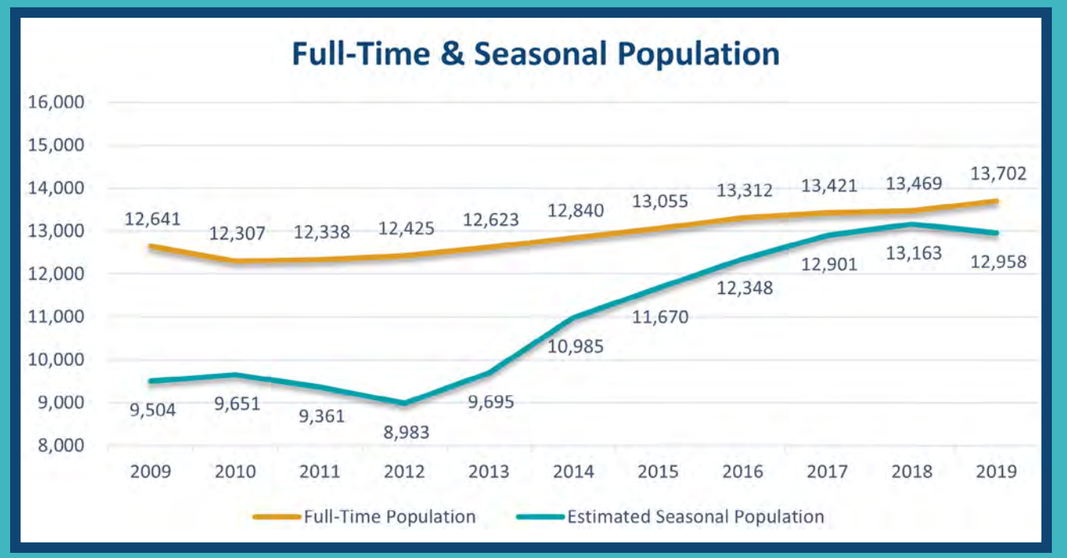
Destin has experienced steady and expansive growth over the past 30 years. The City experienced its most rapid growth in the 1990s, with lower but still steady growth since. This is reflected in the large difference in 1990-2019 population change found in Destin as opposed to Okaloosa County as a whole. Since 2010, Destin's growth has begun to lag behind the County's, at around 11% compared to Okaloosa at 17%.

Jurisdiction	1990	2000	2010	2019	1990-2019 % Change	2010-2019 % Change
Destin	8,064	11,213	12,305	13,702	70%	11%
Okaloosa County	143,776	170,498	180,822	210,738	47%	17%

Seasonal Population

Seasonal population is an important component of Destin's overall population profile. While seasonal population data are not explicitly provided by any data source, it can be estimated using Census data on housing unit vacancy and household size by age of the householder. The number of seasonal homes is presumed to be equal to the number of homes listed as vacant for seasonal use. The number of seasonal homes has risen from under 3,000 in 2000 to more than 7,000 in 2019. There has been a spike in seasonal homes over the last half-decade, since the end of the recession in the 2010s, mirroring the growth in seasonal homes between 2000 and 2009. Population in these homes is estimated assuming seasonal home dwellers are generally older and have smaller households, which equates to approximately 13,000 seasonal residents, up from 9,500 at the beginning of the decade.

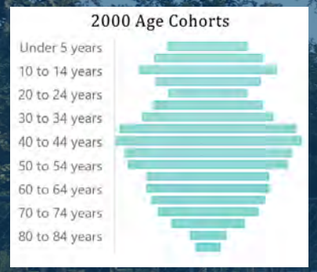


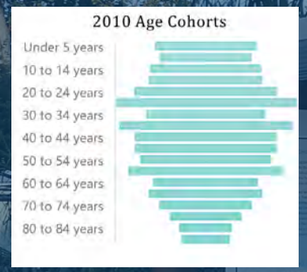


Resident Age

Age of population can influence future population growth patterns. Florida as a whole continues to see its median age increase, but Destin has not exhibited this same pattern. In fact, the 2020 median age estimate of 41.9 is less than the City's 2000 median age of 42.4. Florida's median age reported by the Census Bureau for 2020 was 42.2.

A more detailed examination of population by age reveals a changing populace in Destin. In 2000, the population was decidedly older; the 40-44 age group was largest, and the population 40 and up was predominant. By 2010, there was less differentiation in the five-year age bands, with growth in both the youngest and oldest cohorts. In 2019, ages are more stratified, with 50-54 now the largest age bracket, but 25-35 brackets notably larger than prior years.







Income

Annual Median Household Income ($)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Destin	62,857	65,650	63,716	61,903	63,750	66,324	66,148	68,078	71,407	75,486	79,000
Niceville	67,628	66,658	63,864	64,280	62,614	62,538	58,954	60,497	66,505	72,857	76,823
Miramar Beach	68,385	62,963	64,408	56,845	55,139	52,651	50,208	59,087	64,429	65,435	70,069
Valparaiso	41,814	42,841	43,798	52,063	57,765	60,591	51,082	51,563	57,269	55,882	57,316
Fort Walton Beach	47,209	46,974	47,282	47,228	47,761	49,552	47,149	50,091	52,107	50,666	54,330
Okaloosa County	49,207	51,529	49,158	52,787	55,139	57,640	55,659	60,866	61,866	63,997	64,222
Florida	47,450	44,409	44,299	45,040	46,036	47,463	49,426	50,860	52,594	55,462	59,227

Destin has higher median incomes than its neighbors, and higher than Okaloosa County or Florida as a whole. Destin has had the highest median incomes of any jurisdiction listed in the table above, and this has generally been the case since the end of the recession in 2009. The incomes in this table reflect only full-time residents. Seasonal residents may very well have higher median household incomes, but these data are not available.

While income is not a leading indicator of growth historically, high incomes are sought by the development community and this can lead to increased pressure for new construction or redevelopment if the private sector identifies Destin as having high consumer demand.



Employment

The Census's Longitudinal Employer-Household Dynamics (LEHD) dataset has provided annual employment data since 2002. Between 2002 and 2017 Destin saw employment fluctuations, primarily associated with the recession of 2007-2009, but employment climbed steadily upward after 2011 and reached its highest level in 2017 (the final year data are available). Between 2002 and 2017, employment in Destin rose 12%, from 11,700 to 13,100. Since 2011 - the nadir following the recession - employment has risen 22%. However, this growth has not been consistent across job types. Lower paying jobs in accommodation, food service and administrative support have become increasingly predominant, while office jobs like real estate, finance, and professional services have stagnated or declined.

Destin Employment by Job Type

Job Type (NAICS)	2002	2017	% Change
Accommodation and Food Services	3,072	4,678	52%
Retail Trade	2,881	2,222	-23%
Real Estate and Rental and Leasing	1,740	831	-52%
Construction	561	522	-7%
Other Services (excluding Public Administration)	521	525	1%
Professional, Scientific, and Technical Services	496	469	-5%
Finance and Insurance	449	522	16%
Health Care and Social Assistance	417	457	10%
Administration & Support, Waste Management and Remediation	354	819	131%
Arts, Entertainment, and Recreation	260	484	86%
Transportation and Warehousing	213	171	-20%
Wholesale Trade	199	151	-24%
Public Administration	152	153	1%
Information	114	107	-6%
Manufacturing	113	91	-19%
Utilities	87	77	-11%
Educational Services	21	13	-38%
Management of Companies and Enterprises	20	45	125%
Agriculture, Forestry, Fishing and Hunting	12	4	-67%
Mining, Quarrying, and Oil and Gas Extraction	0	8	N/A
Total	11,682	12,349	6%

Summarized into retail/commercial, industrial, and office uses, a small but important shift is noticeable.

Destin Employment Mix Summary

Employment Type	2012-2017	Pre-2009
Retail/Commercial	60%	53%
Industrial	9%	11%
Office	31%	36%

Before 2009, more than one-third of jobs were office-based, and nearly half of all jobs were non-service oriented. Since the recession of a decade ago, Destin's employment base has shifted towards retail and commercial jobs, now comprising three jobs in five. This means that much of Destin's employment base is dependent on local residents and visitors. If this trend holds, this ties employment growth more closely to population growth, as only population increases would prompt retail and commercial employment growth.

Accompanying the change in job type is a change in the ratio of population change to employment change. Between 2003 and 2018 employment grew more slowly than population. Employment is in general more volatile than population, so there is some volatility in the ratio of employment change to population change in the three time periods listed below. The average of these three ratios is just over 0.5 (i.e. 1 new job per 2 new residents).

Destin Population and Employment Summary

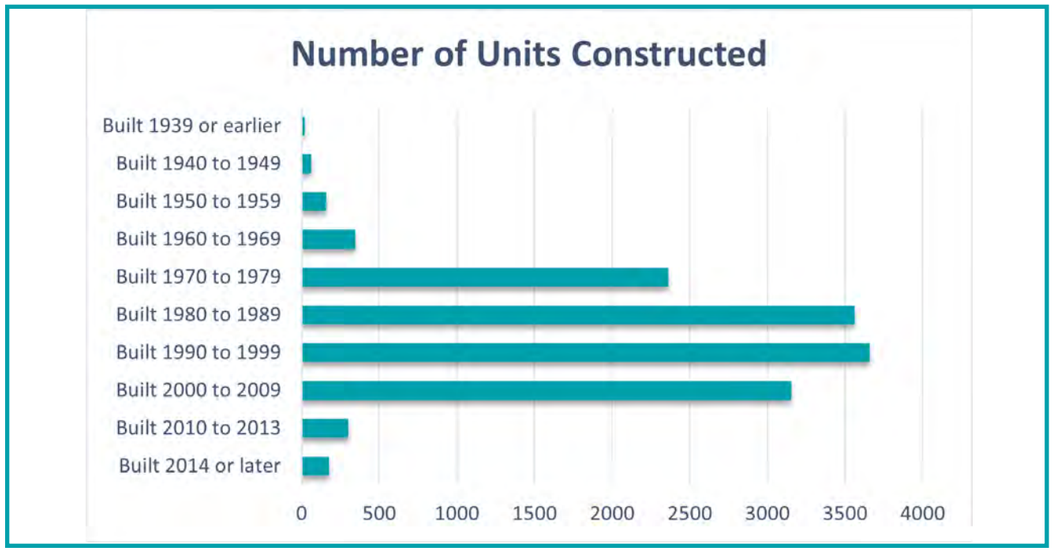
	2003-2018	2009-2018	2013-2018
Employment Change	667	733	642
Population Change	2,365	1,452	829
Emp/Pop Change Ratios	0.39	0.50	0.77

Housing

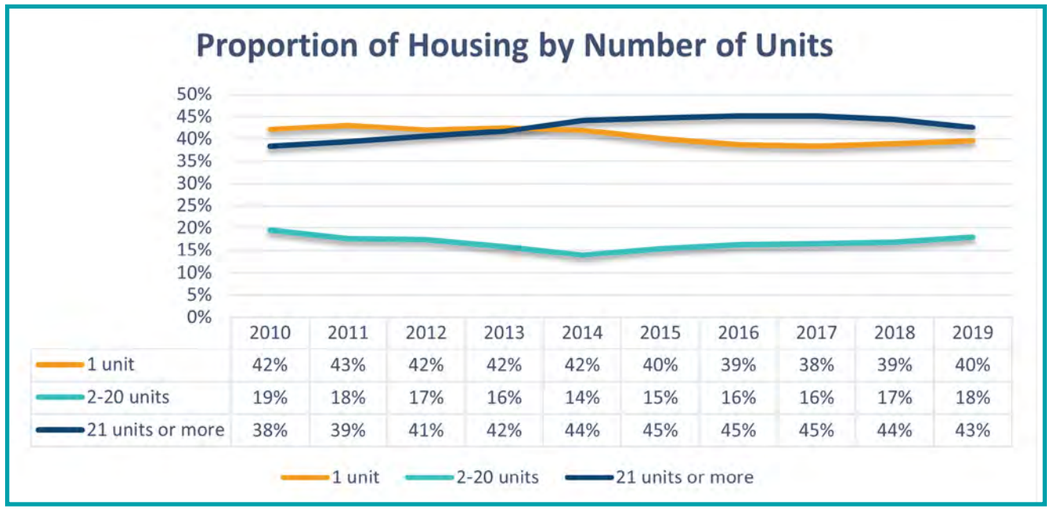
Destin is nearing full capacity of its existing housing stock. While the Census lists Destin's vacancy rate as exceedingly high, with more than 8,000 of Destin's 13,800 housing units classified as vacant in the 2019 American Community Survey , much of this vacancy is due to seasonal use. Extracting seasonal homes from vacancy calculations shows a more accurate vacancy rate and number of units available for new residents. In 2009, 17% of units were vacant for reasons other than seasonal use. Since 2016, that number has remained at 6 to 7%.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units	12,945	12,979	12,981	13,217	13,290	13,304	13,448	13,563	13,677	13,696	13,800
All vacant	7,409	7,831	7,955	8,023	7,850	7,760	7,746	7,673	7,792	7,972	8,022
Seasonal homes	5,174	5,254	5,096	4,890	5,278	5,980	6,353	6,722	7,023	7,166	7,054
Adjusted vacancy	2,235	2,577	2,859	3,133	2,572	1,780	1,393	951	769	806	968
Adjusted vacancy rate	**17%**	**20%**	**22%**	**24%**	**19%**	**13%**	**10%**	**7%**	**6%**	**6%**	**7%**

Meanwhile, Census data indicates that fewer than 500 new units were built between 2010 and 2019, while well over 3,000 were built in each of the prior three decades , showing a significant slowdown in housing construction.



Over the past decade, there has been a change in the type and intensity of housing with an increase in Destin's housing stock in complexes of 20+ units. Between 2010 and 2017 the stock of units in large complexes rose from 38% to 45%. That dropped slightly to 43% in 2019, but this still suggests either the emergence of a new demographic type that the housing market is responding to or the market finally tapping into latent market demand.



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 unit	42%	43%	42%	42%	42%	40%	39%	38%	39%	40%
2-20 units	19%	18%	17%	16%	14%	15%	16%	16%	17%	18%
21 units or more	38%	39%	41%	42%	44%	45%	45%	45%	44%	43%

Short Term Rental Units

Destin has a robust tourism industry supported by a large number of hotel, motel, and short-term rental properties. Data on 2016 hotel / motel units registered with the Florida Department of Business and Professional Regulation (DBPR) shows more than 3,500 units in over 160 buildings. Most of the units are in larger structures, while most structures are smaller.

Destin Hotel/Motel Rentals

Units in Structure	Total Units	Total Structures
100+	1,870	11
10 - 100	1,450	33
Under 10	187	118
Grand Total	3,507	162









No longitudinal data on hotel units was uncovered during this work, but LEHD data on accommodation jobs (NAICS 721) shows a marked increase since 2016 after nearly two decades of stable employment.



4.3 2050 GROWTH FORECAST

Planning Area Summary.....148
Countywide Population Forecasts.....149
Citywide Forecasts.....150
Planning Area Forecast.....150

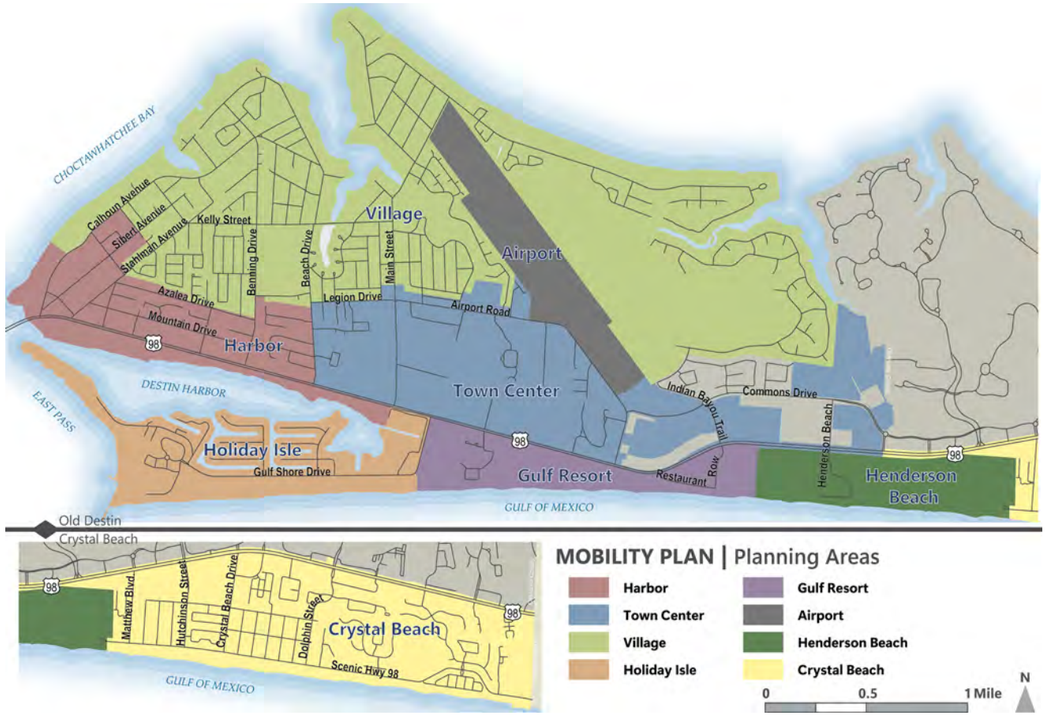
2050 GROWTH FORECAST

This section provides estimates for future population and employment growth within Destin, and describes the assumptions that underlie the estimates. Future population and employment are key drivers of future transportation performance, demand, and investment needs.

Planning Area Summary

City planning staff has developed eight (8) discrete planning areas that represent distinct land use conditions within Destin. They are shown in the map below and include:

- Airport
- Crystal Beach
- Gulf Resort
- Harbor
- Henderson Beach
- Holiday Isle
- Town Center Commons
- Village



The table below shows existing land uses based on the citywide parcel database summarized to each planning area. The planning areas have notable land use distinctions, including those without residential uses, planning areas with limited to no commercial or industrial uses, and others with varying degree of vacancy. The table shows the total number of parcels in each area.

Parcel Breakdown by Planning Area

Use	Airport	Crystal Beach	Gulf Resort	Harbor	Henderson Beach	Holiday Isle	Town Center Commons	Village
Commercial	-	86	16	175	-	1	267	1
Governmental/ Institutional	23	6	2	24	2	3	21	27
Green Space	-	32	16	18	-	11	24	16
Hotel/ Motel	-	4	2	6	-	-	5	-
Industrial	-	11	-	39	-	1	12	2
Mixed Use	-	-	-	15	-	-	5	-
Multi-family	-	772	2,902	562	-	2,180	1,067	195
Single Family	-	1,618	90	360	-	474	1,186	2,820
Vacant	-	253	14	127	-	89	162	153
Unlisted/Other	-	52	40	56	-	57	47	6
Planning Area Total	**23**	**2,834**	**3,082**	**1,382**	**2**	**2,816**	**2,796**	**3,223**

Countywide Population Forecasts

Florida's Bureau of Economic and Business Research (BEBR) produces long-range population forecasts for all Florida counties through 2045. Their forecast sees Okaloosa County growing to a little over 240,000 persons by 2045, a near 40,000 person increase. Applying a trendline forecast through 2050, another 4,000 persons would be added by the end of the timeframe Destin is considering for this analysis. This level of growth would amount to a 20% increase in population over the next 30 years. As noted earlier in this report, Destin has recently been growing slower (as a percentage) than Okaloosa County as a whole. This is likely to continue since available land for building is less abundant in the City than County.

Okaloosa County Population Forecast

2020	2025	2030	2035	2040	2045	2050	% Increase
203,951	214,600	223,200	230,000	236,000	241,100	245,400	20%

Citywide Population, Employment and Accommodation Forecast

Using the existing conditions, trends, and forecast data discussed above, a citywide growth forecast from 2020 to 2050 was developed and is summarized below. The forecast includes growth in all population and employment subcategories, led by residential development.

Destin Population, Employment and Accommodation Est. Net Change 2020-2050

SF Pop	MF Pop	Total Pop	Housing Units	Hotel/ Motel Rooms	Seasonal Pop	Serv Emp	Comm Emp	Ind Emp	Total Emp
478	1,649	2,127	1,022	547	1,890	713	433	93	1,239

The forecast presumes redevelopment within city limits, as demand for new housing and commercial square footage cannot be accommodated by existing available land, meaning that identifying where within Destin redevelopment and development intensification is most probable. To that end, the citywide forecast was then sub-allocated to planning areas.

Planning Area Forecast

Suballocations to small areas like Destin's Planning Areas generally requires using both quantitative and qualitative measures, with a blend of methods employing formulaic calculations and local knowledge and intuition.

Destin's suballocation began with two tenets that guided the process: new growth should balance market forces and local policy; and new growth should not drastically alter the existing makeup of the Planning Areas as currently constituted unless there is some overwhelming evidence to the contrary.

Planning area growth allocations were thus based on the following data points:

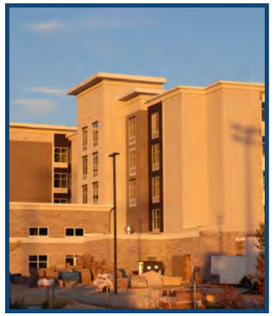
- Existing land use allocation from County parcel data and Census tract data
- Baseline NWFRPM traffic analysis zone (TAZ) level allocations, and future TAZ level allocations
- Historic population and employment growth
- Known vacancies (total parcels and total acreage)
- Destin land use policy
- Developments planned or underway
- Local planning area knowledge



The available data was used to determine both inter-area proportions (i.e. how much of all employment should go to each planning area) and intra-area proportions (i.e. how much of an area's employment should go to service, commercial, and industrial jobs). Blending existing proportions from Census and NWFRPM sources, historical data from Census sources, and forecasted growth from NWFRPM led to the following forecasted growth proportions:

Planning Area Population, Employment and Hotel/Motel Unit Forecasts % change 2020 to 2050

Planning Areas	Full-time Population	Total Employment	Hotel/Motel Units	Seasonal Population
Airport	0%	0.2%	0%	0%
Crystal Beach	16%	9%	15%	18%
Gulf Resort	3%	9%	15%	3%
Harbor	16%	38%	23%	15%
Henderson Beach	0%	0.3%	0%	0%
Holiday Isle	14%	8%	5%	12%
Town Center Commons	26%	33%	42%	24%
Village	24%	3%	0%	28%
Grand Total	100%	100%	100%	100%







Population growth is forecasted for six of the eight planning areas, with Town Center Commons and Village Planning Areas combining for half of all full-time population growth. Employment growth is expected in all eight planning areas, though very minimally in the Airport and Henderson Beach areas.

The Harbor and Town Center Commons areas are expected to be the main focus of employment growth through 2050. Hotel / motel units are concentrated most heavily in Town Center Commons, whereas seasonal population generally – but not identically – follows full-time population.

Planning Area Population by Housing Type and Employment Type Forecasts % change 2020 to 2050

Planning Areas	SF Pop	MF Pop	Serv Emp	Comm Emp	Ind Emp
Airport	0%	0%	74%	16%	10%
Crystal Beach	31%	69%	53%	41%	6%
Gulf Resort	15%	85%	64%	29%	7%
Harbor	17%	83%	48%	42%	9%
Henderson Beach	0%	0%	69%	25%	6%
Holiday Isle	13%	87%	68%	24%	8%
Town Center Commons	16%	84%	52%	41%	8%
Village	34%	66%	53%	39%	9%
	22% (of pop)	**78% (of pop)**	**58% (of emp)**	**35% (of emp)**	**8% (of emp)**

Population growth is expected to be more than three-fourths accommodated in multi-family structures, with no planning area anticipated to see more than one-third of its population growth in single-family units. Service employment is expected to continue its dominance as the primary employment sector for new Destin-based jobs, while commercial and industrial jobs are still relevant in the coming decades.

These inter- and intra-area breakdowns result in the planning area forecast provided here:

Planning Area Growth Est. Net Change 2020 to 2050

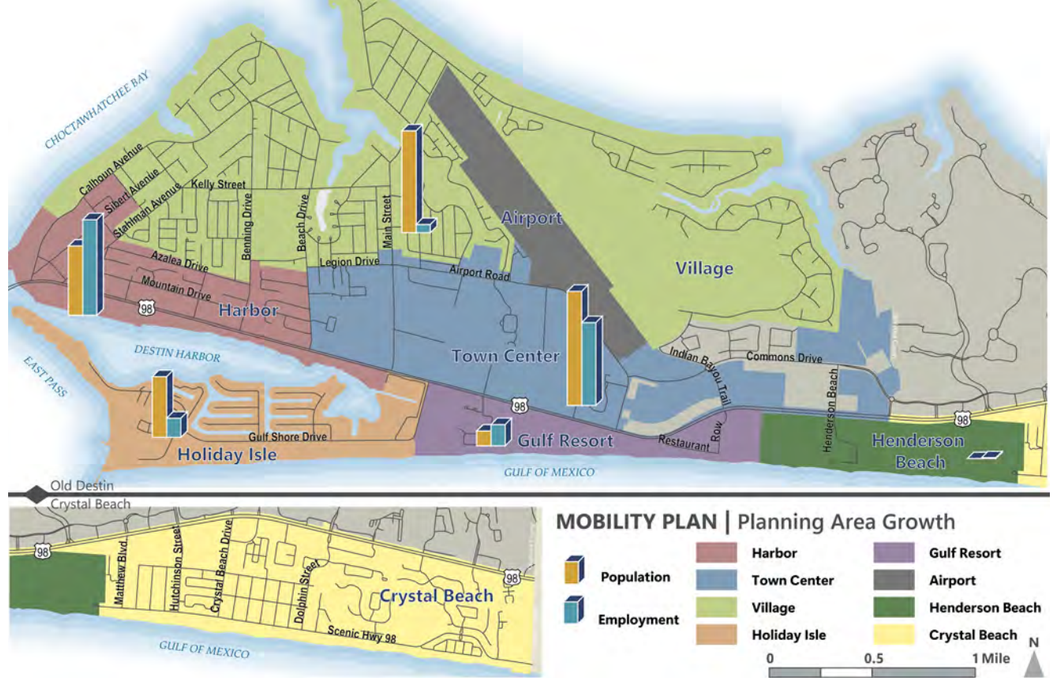
Planning Areas	SF Pop	MF Pop	Housing Units	Hotel/ Motel Units	Seasonal Pop	Serv Emp	Comm Emp	Ind Emp
Airport	0	0	0	0	0	2	0	0
Crystal Beach	104	236	163	80	340	59	45	18
Gulf Resort	11	63	36	84	59	51	45	0
Harbor	59	284	165	125	280	301	138	21
Henderson Beach	0	0	0	0	0	3	1	0
Holiday Isle	38	262	144	30	225	64	23	8
Town Center Commons	90	472	270	228	449	211	165	43
Village	173	331	242	0	531	22	16	3
	475	**1,648**	**1,020**	**547**	**1,884**	**713**	**433**	**93**







The map below shows the net growth in population and employment by planning area.



4.4 MOBILITY

Findings and Implications at a Glance.....157
Motor Vehicles.....158
Roadways.....158
Parking.....159
Traffic Counts.....160
Roadway Level of Service.....162
Roadway Improvements.....168
Multimodal.....168
Pedestrian Counts.....168
Multimodal Level of Service.....169
Multimodal Improvements.....170
Transit.....172
Governance.....173
Fare Structure.....174
Fixed Routes.....175
Demand Response Service.....176
Planned Future Service Improvements.....176
Park and Ride.....178
Performance.....178
Unlinked Passenger Trips.....178
Vehicle Revenue Miles.....178
Factors Affecting Transit Ridership.....178
Real Income.....179
Ride-Hailing Services.....179
Other Causes of Ridership Decline.....181

MOBILITY

The preceding sections on population and employment are important context for this section on mobility because it's the people that live in and visit Destin that create the demand to travel and the need for improvements to make sure the transportation system functions well in future years. Destin's growth means more people traveling, however, the future growth is likely to take different forms than past growth. More infill development and redevelopment of already developed areas will put more people near popular Destin destinations. Cars will likely be a popular mode of travel well into the future, but other options – such as walking and biking - will also be viable and nurturing their use through transportation improvements will be important to ensure the system functions well for all users.

Findings and Implications at a Glance

- **Driving is by far the most frequently used mode of transportation in Destin, but pedestrian activity has grown substantially during the last five years.**
- **U.S. 98 is the City's most congested roadway, with several segments falling below acceptable conditions during the peak travel hours. The most congested segment for vehicles was between Henderson Beach Road and Airport Road.**
- **Traffic volumes grew on most roadways between 2017 and 2021. Total traffic counts on the City's collector roadways grew by about 9 percent. Traffic counts on U.S. 98 increased by 17% over the same period.**
- **Transit ridership has declined substantially since 2013, with declines accelerating since the onset of the COVID-19 pandemic in 2020.**



Motor Vehicles

Personal motor vehicles are the most common mode of transportation in Destin. The U.S. Census Bureau's American Community Survey in 2020 estimated that more than 85% of work trips in the city are by personal vehicle. The city's geography, being hemmed in by water on three sides, limits the number of route options in the transportation network for people to travel to or through the city by vehicle. Harbor Boulevard/U.S. 98 is the primary east-west option and as such experiences significant traffic congestion. Most other roadways in the city serve locally-oriented traffic. This section summarizes key datapoints that characterize the performance of the City's transportation network for people using motor vehicles.



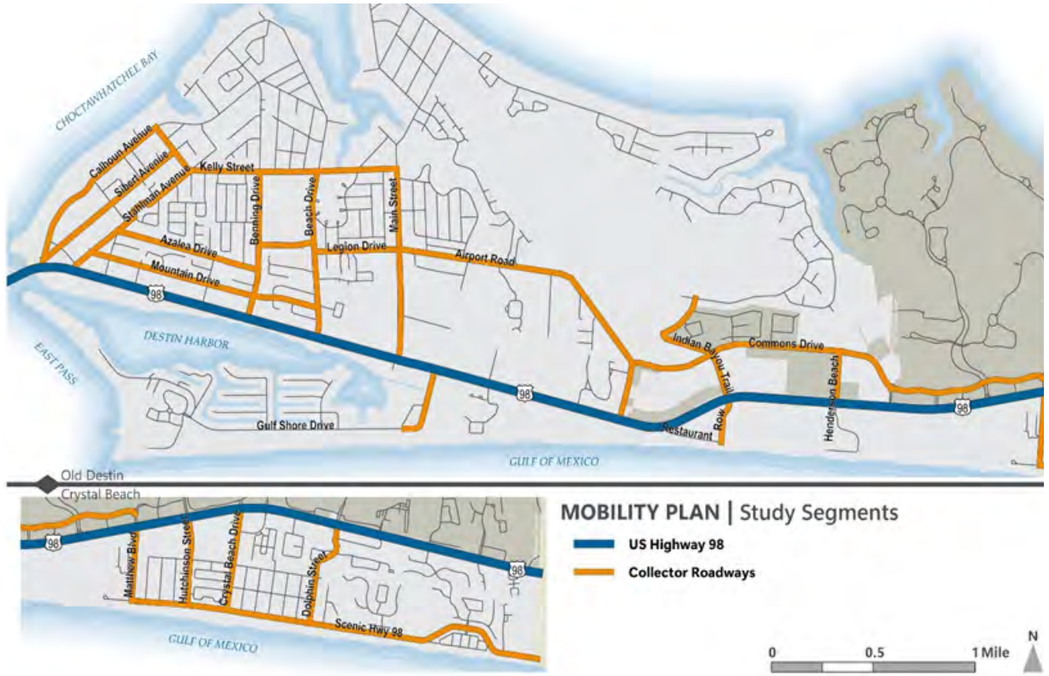


Roadways

In September 2020 there were 766 miles of county-owned paved roads and 144 unpaved roads, and nearly 64 miles of city-owned roads in Destin. The City's street network with streets defined by their functional classification is provided in the map below. Roads not identified as either U.S. 98 or collector roadways are either minor collectors or local streets.

U.S. 98 is Destin's primary facility for moving people and freight and connecting the City to adjacent communities. FDOT classifies U.S. 98 as an urban principal arterial. The department has also been working to classify roadways according to their context (i.e. their surrounding land use and building form). This approach respects the fact that U.S. 98 in the heart of Destin is serving a much different context and purpose than U.S. 98 in western Okaloosa County.

FDOT has given U.S. 98 a context classification of C-4, which is "urban general." This classification can influence roadway design. For example, in 2020 for roadways classified as C4 FDOT eliminated the requirement for minimum pedestrian volumes to establish midblock crossings and mark unsignalized crosswalks, and for engineering studies to implement leading pedestrian intervals at traffic signals. These standards are important to consider as Destin seeks improvements to U.S. 98.



Parking

The city maintains four public parking lots in the Destin Harbor District – the Destin Library, Destin Community Center, Marler Street, and Zerbe Street. The city charges a flat fee of $5 to park at the Marler and Zerbe lots. The library lot is only available after library hours, and the community center includes both permit and pay-to-park spaces. Destin partners with the Passport parking app to accept parking fees via their application.



Traffic Counts

The City most recently collected traffic counts in July 2021 to support the development of the Mobility Plan. Peak hour/peak direction traffic volumes are available for each of the segments of US 98 within Destin for years 2007 to 2021. The years 2018 to 2020 were estimated by interpolating between years 2017 and 2021. Similarly, peak hour/peak direction traffic volumes were available for each of the segments of the collector roadways within Destin for years 2007-2021. However, only years 2019 and 2020 were estimated by interpolating between years 2018 and 2021.

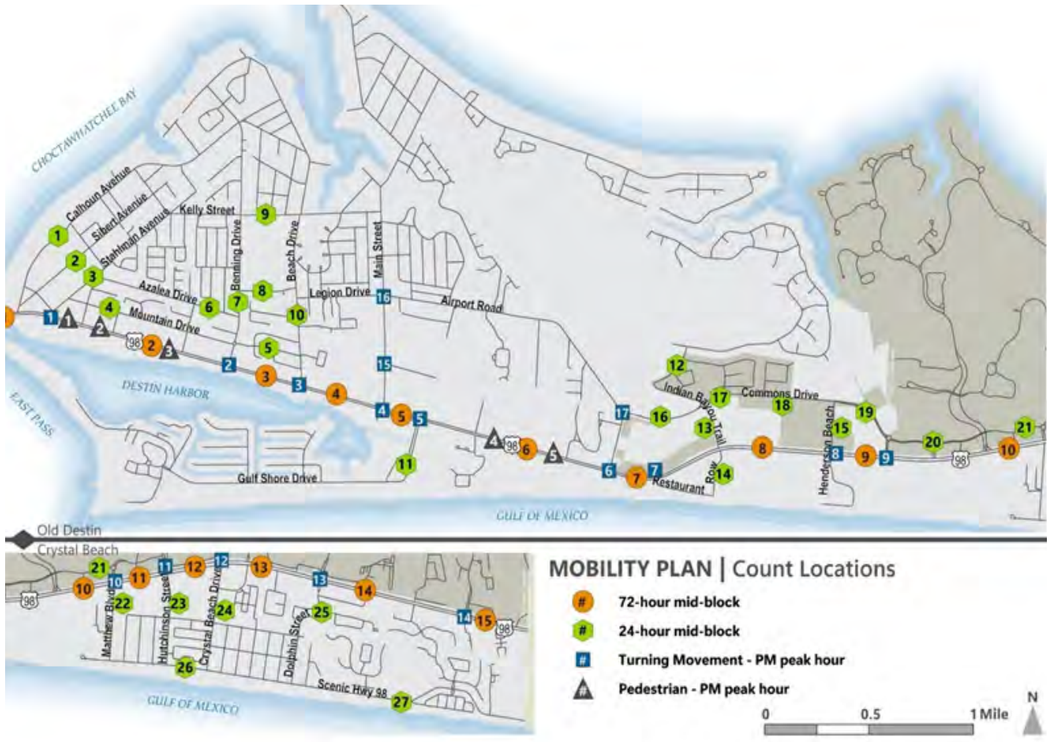
Traffic volumes changed in inconsistent ways between 2017 and 2021. Some roadways experienced significant increases in traffic volumes while others saw significant delines. The COVID-19 pandemic influenced travel behavior and it may take a few more years of data collection to get a clearer picture of the direction for traffic volume trends on the City's major roadways. The table below lists PM peak hour traffic counts for Destin's arterial and collector roadways.

PM Peak Hour Traffic Counts for Arterial and Collector Roadways

Roadway	From	To	2021	2017	% Change
U.S. 98	Marler Bridge	Stahlman Ave	3,282	3,075	7%
	Stahlman Ave	Benning Dr	2,909	2,505	16%
	Benning Dr	Beach Dr	3,255	2,815	16%
	Beach Dr	Main St	3,279	2,841	15%
	Gulf Shores Dr	Airport Rd	3,538	3,047	16%
	Airport Rd	Scenic Highway 98	3,996	3,159	26%
	Scenic Highway 98	Henderson Beach Rd	4,184	3,431	22%
	Henderson Beach Rd	Triumph Rd	4,130	3,390	22%
	Triumph Rd	Matthew Blvd	4,144	3,848	8%
	Matthew Blvd	Danny Wuerffel Way	4,421	3,380	31%
	Danny Wuerffel Way	Crystal Beach Dr	4,519	3,620	25%
	Regatta Way Blvd	Tequesta Dr	4,125	3,822	8%
Airport Road	U.S. 98	Commons Dr	818	670	22%
	Commons Dr	Main St	1,894	1,980	-4%
Azalea Drive	Stahlman Ave	Benning Dr	587	524	12%
Benning Drive	U.S. 98	Kelly St	398	269	48%
Calhoun Avenue	U.S. 98	Kelly St	501	351	43%
Commons Drive	Airport Rd	Indian Bayou Trail	1,594	1,560	2%
	Indian Bayou Trail	Diamond Cove	1,403	1,258	12%
	Diamond Cove	Henderson Beach Rd	1,272	1,254	1%
	Henderson Beach Rd	Triumph Rd	1,420	1,285	11%
	Kelly Plantation Dr	Matthew Blvd	1,367	1,007	36%
Crystal Beach Drive	Scenic Highway 98	U.S. 98	555	500	11%
Gulf Shore Drive	U.S. 98	Curve	1,145	964	19%
Henderson Beach Rd	U.S. 98	Commons Drive	404	531	-24%
Hutchinson Street	U.S. 98	Scenic Highway 98	570	822	-31%
Kelly Street	Calhoun Ave	Main St	902	562	61%
Legion Drive	Benning Dr	Beach Dr	609	509	20%
	Beach Dr	Main St	1,098	1,226	-10%
Main Street	U.S. 98	98 Palms Blvd	619	1,081	-43%
	Airport Rd	Kelly St	1,076	1,001	7%
Matthew Blvd	Scenic Highway 98	U.S. 98	776	614	26%
Mountain Drive	Stahlman Ave	Benning Dr	592	536	10%
	Benning Dr	Beach Dr	466	633	-26%
Regatta Bay Blvd	Scenic Highway 98	U.S. 98	515	298	73%

Roadway	From	To	2021	2017	% Change
Scenic Highway 98	Matthew Blvd	Dolphin St	963	742	30%
Sibert Avenue	Calhoun Ave	Kelly St	580	324	79%
Stahlman Avenue	U.S. 98	Kelly St	762	714	7%

The map below shows the locations where the City counted traffic, and the type of traffic count. Not all locations are shown in the preceding table because some locations lacked reliable count data for 2017.



Roadway Level of Service

Level of service is a quantitative measure of how well vehicle traffic flows on a roadway segment. The LOS describes roadways using a letter from A to F to describe performance, with A indicating the best performance and F the worst. It is important to note that the A to F letters do not necessarily indicate desired performance. A LOS of A is often not feasible, cost effective, or even desirable given other competing transportation or societal goals. As FDOT states in its Quality/Level of Service Handbook, "transportation professionals widely consider LOS D for the automobile mode an acceptable condition, and this threshold is often used as a design condition in urbanized areas."

Therefore LOS D is the standard for performance of the state-maintained U.S. 98/Harbor Boulevard. The City's policy as described in the Comprehensive Plan is also to maintain its system of collector roadways at an LOS of D or better. However, there are a different set of standards, described in the subsequent section, for collector roadways within multimodal transportation districts. Within these districts there are also LOS standards for pedestrian, bike, and transit modes using different data to quantify performance.

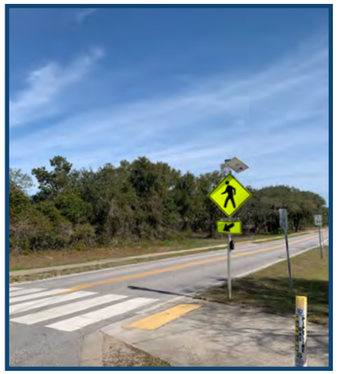


The Level of Service (LOS) Standard for the City's collector roadways and for U.S. 98 is LOS D. However, most of the City's collector network falls within a multimodal transportation district, where LOS standards for pedestrian, bicycle, and transit modes also apply.

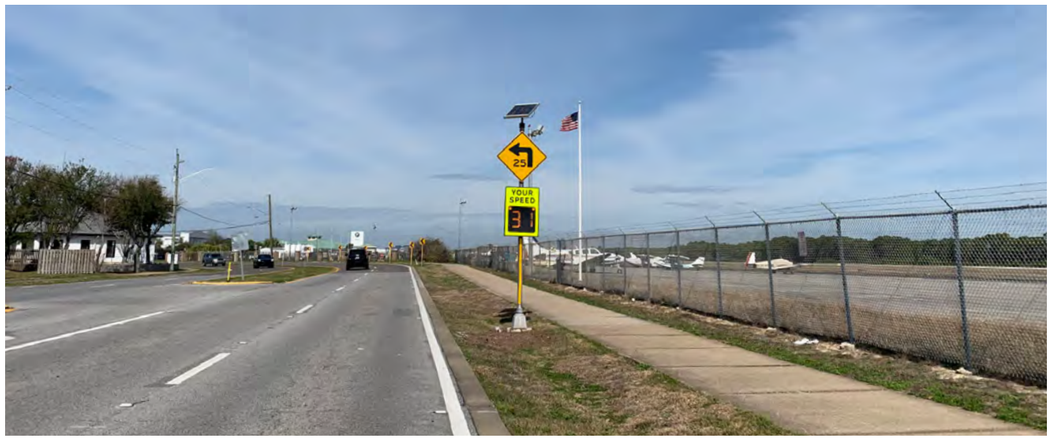
The vehicular level of service for an arterial roadway segment is based on the volume-to-capacity (v/c) ratio. The v/c ratios for 2011, 2016, and 2021 on Destin's only arterial roadway (U.S. 98) are shown in the table below. These tables are color coded to show how each segment has performed over time. A v/c ratio under 1.0 indicates this segment is meeting the LOS D standard. A v/c ratio of more than 1.0 indicates the segment is not meeting this standard. Green is meeting the standards, yellow is near the standard limit, and red is failing (does not meet the standards). The map below also shows the v/c ratio for the City's collectors, all of which are operating below a 1.0 v/c ratio.

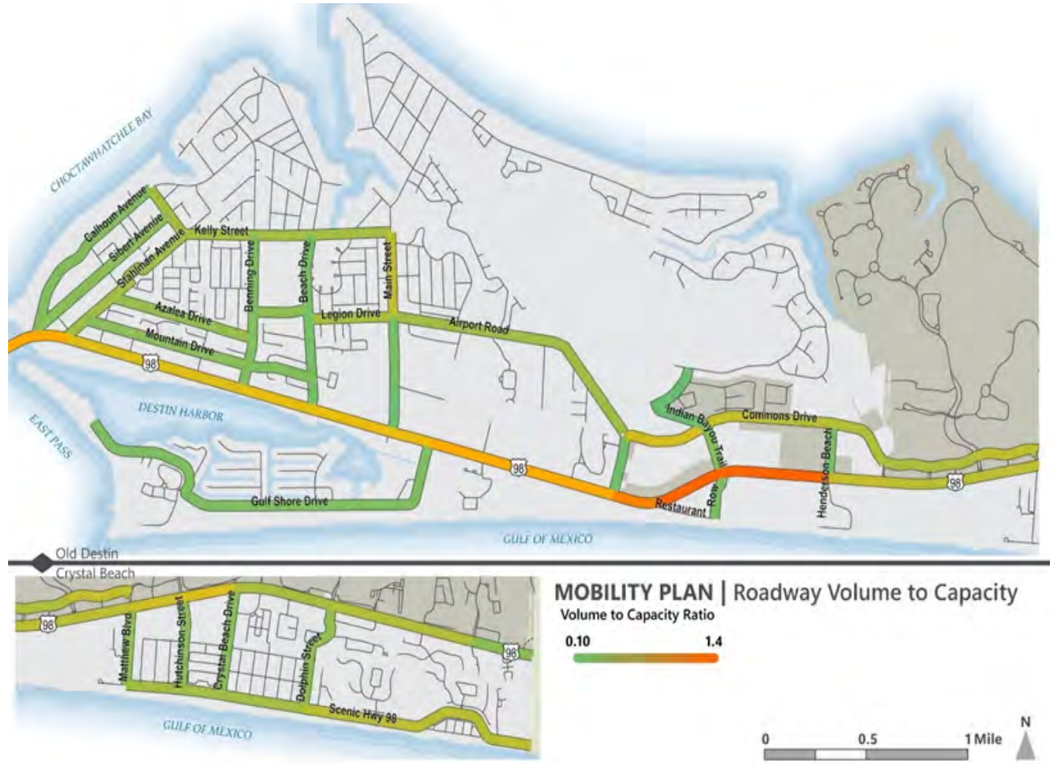






U.S. 98 Segments - Volume to Capacity	2021	2016	2011
U.S. Hwy 98 between Marler Bridge and Stahlman Avenue	1.03	0.92	0.91
U.S. Hwy 98 between Stahlman Avenue and Benning Drive	0.97	0.88	1.00
U.S. Hwy 98 between Benning Drive and Beach Drive	1.00	0.93	1.05
U.S. Hwy 98 between Beach Drive and Main Street	1.01	0.95	1.03
U.S. Hwy 98 between Main Street and Gulf Shore Drive	1.01	1.13	1.00
U.S. Hwy 98 between Gulf Shore Drive and Airport Road	1.12	1.00	1.09
U.S. Hwy 98 between Airport Road and Scenic Highway 98	1.28	0.96	1.15
U.S. Hwy 98 between Scenic Highway 98 and Henderson Beach Rd	1.39	1.05	1.08
U.S. Hwy 98 between Henderson Beach Road and Triumph Drive	0.91	0.99	1.08
U.S. Hwy 98 between Triumph Drive and Matthew Blvd.	0.89	0.73	0.80
U.S. Hwy 98 between Matthew Blvd. and Danny Wuerffel Way	0.93	0.76	0.80
U.S. Hwy 98 between Danny Wuerffel Way and Crystal Beach Dr.	0.96	0.74	0.80
U.S. Hwy 98 between Crystal Beach Drive and Regatta Bay Blvd	0.84	1.21	1.19
U.S. Hwy 98 between Regatta Bay Blvd and Tequesta Drive	0.87	1.11	1.19
U.S. Hwy 98 between Tequesta Drive and Walton County Line	0.78	1.06	1.22



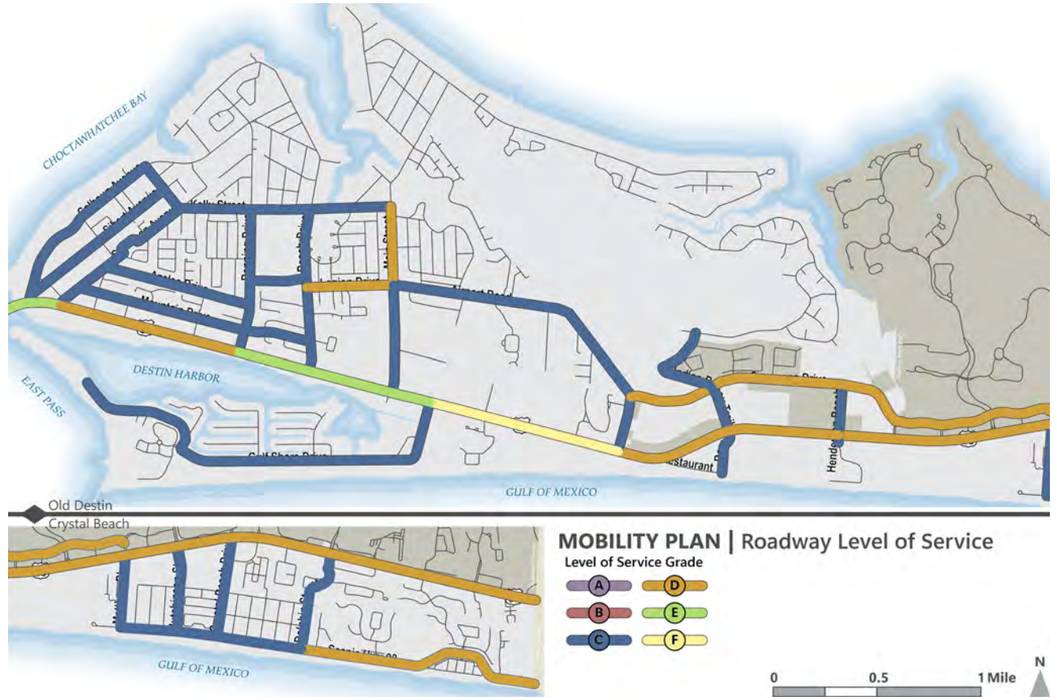


The tables below list segments of both collector roadways and U.S. 98 where the peak hour LOS is D, E, or F. None of the City's collectors fall below an LOS D standard. However, several segments of U.S. 98 on the eastern side of Destin are operating at LOS E and one segment (Gulf Shore Drive to Airport Road) is operating at LOS F. Following the tables is a summary of the method used to calculate the LOS.

Collector Segments	Pk Hr LOS (2021)
Commons Drive between Airport Road and Indian Bayou Trail	D
Commons Drive between Indian Bayou Trail and Diamond Cove	D
Commons Drive between Diamond Cove and Henderson Beach Road	D
Commons Drive between Henderson Beach Road and Triumph Drive	D
Commons Drive between Triumph Drive and Kelly Plantation Drive	D
Commons Drive between Kelly Plantation Drive and Matthew Boulevard	D

Collector Segments	Pk Hr LOS (2021)
Legion Drive between Beach Drive and Main Street	D
Main Street between Airport Road and Kelly Street	D
Scenic Hwy 98 between Dolphin Street and Walton County Line	D

U.S. 98 Segments	Pk Hr LOS (2021)
U.S. Hwy 98 between Marler Bridge and Stahlman Avenue	E
U.S. Hwy 98 between Stahlman Avenue and Benning Drive	D
U.S. Hwy 98 between Benning Drive and Beach Drive	E
U.S. Hwy 98 between Beach Drive and Main Street	E
U.S. Hwy 98 between Main Street and Gulf Shore Drive	E
U.S. Hwy 98 between Gulf Shore Drive and Airport Road	F
U.S. Hwy 98 between Airport Road and Scenic Highway 98	D
U.S. Hwy 98 between Scenic Highway 98 and Henderson Beach Road	D
U.S. Hwy 98 between Henderson Beach Road and Triumph Drive	D
U.S. Hwy 98 between Triumph Drive and Matthew Blvd.	D
U.S. Hwy 98 between Matthew Blvd. and Danny Wuerffel Way	D
U.S. Hwy 98 between Danny Wuerffel Way and Crystal Beach Drive	D
U.S. Hwy 98 between Crystal Beach Drive and Regatta Bay Blvd	D
U.S. Hwy 98 between Regatta Bay Blvd and Tequesta Drive	D
U.S. Hwy 98 between Tequesta Drive and Walton County Line	D



Below is a summary of the steps taken to calculate the vehicular LOS displayed in the preceeding tables and maps.

- For U.S. 98, the posted speed limit, number of lanes and level of service (LOS) standard was identified for each segment. Using this information and the FDOT generalized level of service tables, the Peak Hour Peak Direction capacities were established for each segment.
- Similarly, for the Destin collector roadways, the posted speed limit, number of lanes and level of service (LOS) standard was identified for each segment. Using this information and the FDOT generalized level of service tables for non-state roadways with 35 mph or lower speeds, the Peak Hour Peak Direction capacities were established for each collector segment.
- For both the U.S. 98 segments and the collector road segments, the peak hour directional volumes were compared to the peak hour directional LOS standard capacities to calculate the volume to capacity ratio (v/c) as well as the LOS.
- Additionally, the physical capacity of the roadway was used to determine the physical v/c ratio. The physical capacity of a roadway is the capacity at LOS E (or just before LOS F). LOS F is considered failing. The v/c ratios using physical capacity are used to show the depth into a failing condition a segment is performing, versus just a letter of F.
- This process was followed for each of the years from 2007-2021.

Roadway Improvements

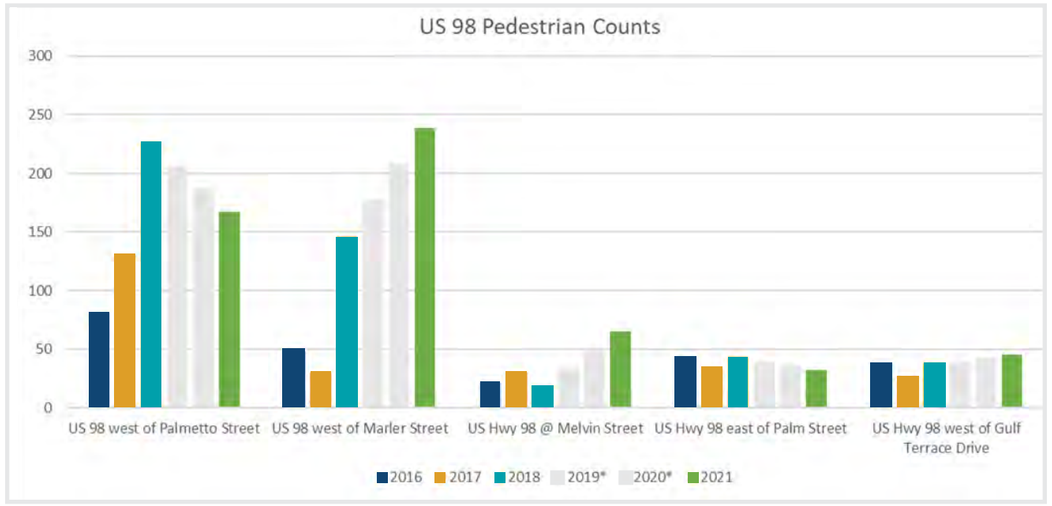
The most significant recent roadway improvement added capacity to U.S. 98 east of Airport Road. This FDOT-led project widened U.S. 98 from four to six lanes. The project also added bicycle lanes, new sidewalks, and better drainage infrastructure. The project improved level of service for this stretch of U.S. 98, although higher traffic volumes are filling up the new capacity realized by the widening.

Multimodal

Destin's streets do much more than move vehicles. They are an important part of the public realm and it is important that they are safe and inviting for all users. This section summarizes data on the existing conditions for pedestrians, bicyclists, and bus transit riders.

Pedestrian Counts

The City last collected data for pedestrian activity on U.S. 98 in July 2021. While the counts only come from a single roadway, they are a useful indicator of the general growth of pedestrian activity in the City. U.S. 98 is also an important facility from a pedestrian safety perspective as serious and fatal crashes involving pedestrians are concentrated on this roadway, as the next section will describe. U.S. 98 also is a significant barriers for many pedestrians, especially those looking to cross from the north side of the road to the Harbor District on the south side. Many bus riders must also cross U.S. 98 each day. The graph below shows that pedestrian activity during the peak evening hour has steadily increased since 2016 on U.S. 98. The increase is especially high in the Habor District, with growth exceeding 50% since 2016. The growth of pedestrian activity is not surprising, but is an important finding. The combined growth of pedestrian and vehicle traffic on Destin's roadways underscores the importance of incorporating pedestrian safety elements into transportation projects.



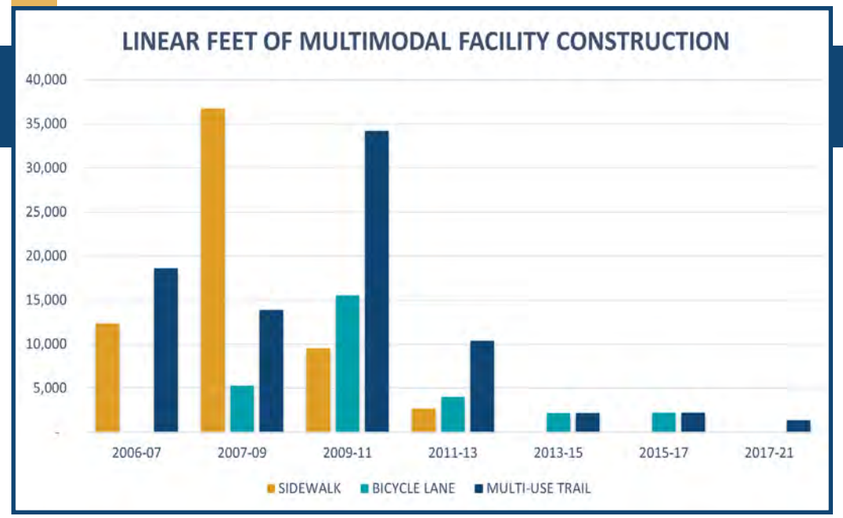
Multimodal Level of Service

Destin in 2006 was the first city in Florida to establish multimodal transportation districts (MMTD). The purpose for establishing a multimodal transportation district is to encourage a mix of land uses, support transportation options, and promote pedestrian-oriented site and building design consistent with the City's Comprehensive Plan. All developments located in the MMTD are required to contribute to the bicycle, pedestrian, and transit network to minimize vehicle trips and provide options for travel. Destin has two MMTDs – Old Destin and Crystal Beach. Together these districts cover much of the City's collector roadway network.

New development within the MMTDs has been required to contribute towards achieving the adopted multimodal level of service (MMLOS) standards listed in the table below. Level of service is a concept that also applies to the other key modes of transportation. However, different measures are used to calculate LOS for each mode. The amount of mitigation that has been required corresponds to the project's impact as calculated through application of the City's transportation impact fee. The intent of this study is to support an update to this process.

MMLOS for Collectors

Year	Bicycle	Pedestrian	Transit
Adopted Standard 2006	**C**	**E**	**F**
2007	C	D	F
2009	C	D	F
Adopted Standard 2011	**B**	**C**	**E**
2011	B	C	F
2013	C	C	F
2015	B	B	F
2017	B	C	F
Adopted Standard 2020	**B**	**B**	**C**
2021	C	C	F

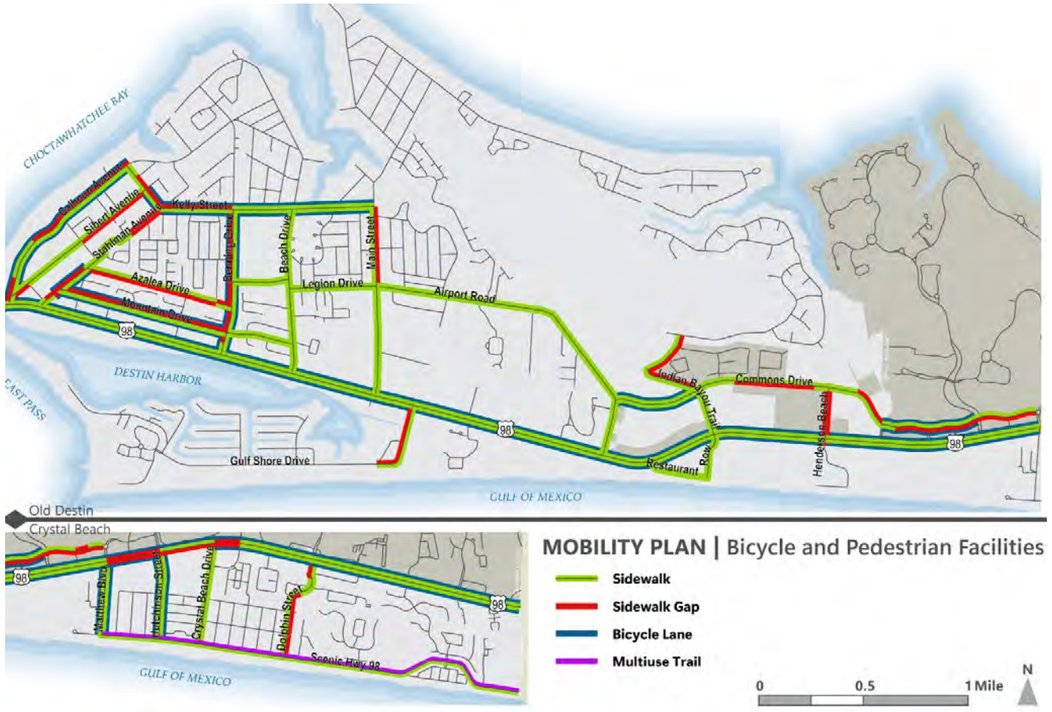


Multimodal Improvements

The City has made progress towards accommodating modes other than personal vehicles on its streets. Desitn has added several linear feet to its network of sidewalks, bicycle lanes, and multi-use trails since 2006, as shown in the figure below. However, most of the network additions were built prior to 2011. Several gaps in the network remain, and the mobility plan identifies several projects for helping close them. Closing these gaps is important for achieving a truly multimodal network that gives travelers several options and reduces the amount of travel that can only be met via a personal motor vehicle trip.

Destin is well set up to support extensive bicycle and pedestrian transportation. The topography is flat and the street network is fairly well connected, allowing for more direct paths for people that are walking and biking. However, several prominent gaps exist. For example, Legion Drive and Airport Road are especially prominent gaps for bicycles, where a lack of bicycle lanes or a multi-use trail limit the opportunity to ride between the west and east sides of Destin. Sidewalk gaps are also present on Azalea Drive, Mountain Drive, and Kelly Street, which are important east-west connections; and Calhoun Avenue, which is an important north-south connection. Pedestrian and bicycle gaps in the City's collector roadway network are summarized in the table below.

Roadway	Sidewalk Gap	Side	Length
U.S. Highway 98	Matthew Boulevard to Regions Way	South	3,400
	Matthew Boulevard to Hutchinson Street	North	1,200
Calhoun Avenue	U.S. Highway 98 north 660'; Clement Taylor Park to Kelly Street	West	3,900
Sibert Avenue	Calhoun Avenue to Zerbe Street and Forest Street to Kelly Street	East	2,500
Stahlman Avenue	Pine Street to Kelly Street	Both	2,000
Mountain Drive	Stahlman Avenue to Benning Drive	North	4,250
Azalea Drive	Stahlman Avenue to 400' west of Benning Drive	South	3,300
	400' west of Benning Drive	North	400
Kelly Street	360' east of Calhoun Avenue to Benning Drive	North	2,750
Benning Drive	Mountain Drive to Kelly Street	West	3,000
Main Street	Airport Road to Kelly Street	East	1,800
Gulf Shore Drive	U.S. Highway 98 to Sandpiper Cover Drive	West	1,850
Indian Bayou Trail	Country Club Drive to Commons Drive	East	2,600
Commons Drive	900' east of Indian Bayou Trail to 400' west of Henderson Beach Road	South	2,100
	750' east of Henderson Beach Road to Triumph Road	North	1,000
	200' east of Triumph Road to Matthew Boulevard	South	3,700
Henderson Beach Road	U.S. Highway 98 to Commons Boulevard	Both	2,000
Regatta Bay Blvd	U.S. Highway 98 south 530'	West	530
Dolphin Street	250' north of Scenic Highway 98 to 850' south of U.S. Highway 98	East	1,650



Transit

Transit is an important part of the transportation mix in Destin, especially for people working in the City's service industries and commuting from outside Destin. However, transit ridership has been declining steadily in the region since 2013, and dropped massively during the COVID pandemic. There are several potential causes for this decline, described later in this section. Transit in Destin is unlikely to peel away many travelers from other modes. The City does not have the type of urban form – mix of uses at a high density - that is conducive to extensive transit use. But the travel mode will continue to play an important role, particularly for lower to middle wage workers that lack other reliable forms of transportation and are commuting in from neighboring communities.

Bus transit can also help the City optimize its parking supply by bringing in workers that do not require a parking space, and helping people park once and explore the community by a combination of foot and transit, using a trolly-like service. But generally speaking the number of people that use transit is likely to remain small unless unforseen circumstances cause people to choose it more often for their trips.

Governance

The Okaloosa County Board of County Commissioners (BCC) serves as the Community Transportation Coordinator (CTC) for the County and operates fixed and demand response services as Emerald Coast (EC) Rider through the Okaloosa County Transit Cooperative. EC Rider provides services for Fort Walton Beach, Crestview, Okaloosa Island, and Destin/South Walton and is operated by MV Transportation, Inc.

The Okaloosa Transit Cooperative (Co-op) was created under a Memorandum of Agreement (MOA) between Okaloosa County and participating jurisdictions, including Cinco Bayou, Crestview, Destin, Fort Walton Beach, and Niceville. Its purpose is to foster cooperation among the County and participating municipalities in the coordination of fixed-route transit service and formulate and implement consistent plans, programs, policies, and procedures in the operation, maintenance, and development of transit service throughout the legal service areas of the participating jurisdictions.

The Co-op is responsible for the operation of the public transit system and recommends changes to the BCC regarding routes, stops, or other components of the fixed-route system. The Okaloosa County Local Coordinating Board was created in 1989 and includes 18 state agencies and community representatives of the transportation disadvantaged population. Its role is to identify local service needs and to provide information, advice, and direction to the CTC.





Fare Structure

EC Rider offers reduced fare options for elderly and disabled riders. Riders must apply and be approved for these reduced fares. If not approved, riders must pay the standard fare. Children 36″ or shorter ride free with a paying adult.

For riders that use EC Rider at least three days per week, the agency will provide up to four free rides from work to home per year in the event of an emergency.

Fixed Route Fares

31 Day Pass	$40.00
31 Day Reduced Pass*	$20.00
31 Day Express'	$50.00
31 Day Reduced Express* '	$25.00
15 Day Pass	$20.00
15 Day Reduced*	$10.00
All Day Pass	$4.00
All Day Reduced*	$2.00
Single Ride	$2.00
Single Reduced Ride*	$1.00
Single Express Ride'	$3.00
Single Reduced Express*'	$2.00
Transfer	Free
Paratransit to Fixed Route	$1.00

* Disabled riders are eligible for a Reduced Fare with a valid EC Rider Reduced Fare ID card. MEDICARE cards will also be accepted as proof of eligibility for Reduced Fare.

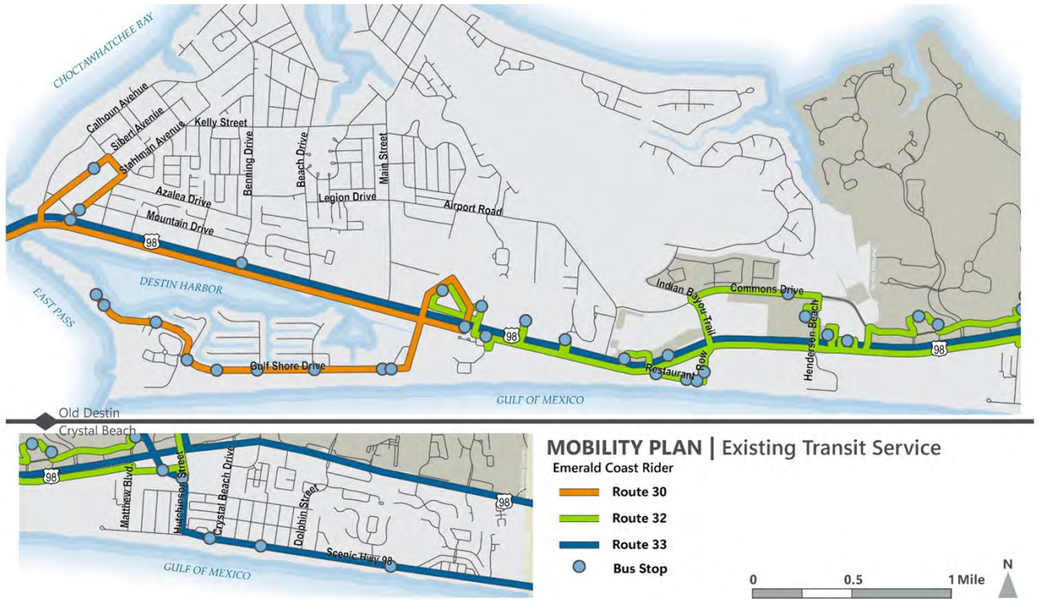
' Currently, there is no express bus service to/from Destin

Fixed Routes

There are currently three fixed routes that serve the City of Destin.

- **Route 30: Destin Connector (Okaloosa Island—Destin)**: Connects Destin with Okaloosa Island via U.S. 98. The route has 15 stops, 13 of which are within the City of Destin. The route has a scheduled service frequency of 20 minutes in the summer and 45 minutes in the winter and provides a connection with Route 20 from Okaloosa Island to Fort Walton Beach at its western terminus and Route 32 in Destin.
- **Route 32: Destin East (Local)**: Provides local service within the City of Destin primarily via U.S. 98 between Gulf Shore Drive and Mid-Bay Bridge Road. The route has 25 stops, all within the City of Destin. The route has a scheduled service frequency of 20 minutes in the summer and 45 minutes in the winter and provides connections to Route 30 at the west end of the route and Route 33 at the east end.
- **Route 33: Crystal Beach (Destin—Miramar Beach)**: Connects Destin with Miramar Beach via U.S. 98 and Scenic Highway 98. The route has 8 stops, 7 of which are within the City of Destin. The route has a scheduled service frequency of 20 minutes in the summer and 45 minutes in the winter and provides a connection with Route 32 in Destin.

These three routes connect at designated stops and transfers are included in a trip's fare. EC Rider has three transfer locations within Destin – 98 Palms Plaza, Crystal Beach Plaza, and Holiday Inn Express & Suites. There is also one transfer location just outside of the City limits – The Shoppes at Paradise Key. Service is generally available Monday through Friday 8:00 am to 7:00 pm year-round (excluding major holidays). The frequency of service differs, with more frequent service (20-minute headways) in the summer (Memorial Day through Labor Day) than the winter (45-minute headways).



Demand Response Service

EC Rider provides door-to-door Dial-A-Ride paratransit service to Okaloosa County residents unable to access the system's fixed-route service. The cost of this service is based on distance traveled. Reservations are required, and can be made up to seven days in advance but no later than 1:00 PM the day before requested travel. This demand response service operates Monday through Friday from 4:00 AM to 8:00 PM, Saturday from 4:00 AM to 7:00 PM, and Sunday from 5:00 AM to noon.

Several agencies sponsor client transportation needs and pay all or most of the cost. The Florida Commission for the Transportation Disadvantaged provides cost-sharing assistance for individuals who are not sponsored and meet eligibility criteria. EC Rider also offers reduced fare options for elderly and disabled riders. Riders must apply and be approved for these reduced fares. Otherwise the fares vary between $2 and $3 per ride. The private pay rate is $2.40 per mile.

Planned Future Fixed Route Service Improvements

Recommended transit improvements are included in the most recent Transit Development Plan adopted by Okaloosa County in July 2022. The TDP articulates goals and objectives that set the framework for EC Transit to meet community needs by: documenting the existing conditions as they relate to transit ridership and operations; identifying transit demand, mobility needs, and service and capital requirements, and; providing an estimate of operating/capital expenditures and revenue sources to facilitate implementation. The improvements support EC Transit's five goals for transit service:

1. Effectively improve transit awareness and support
2. Maximize the performance and quality of the EC Rider system
3. Forge relationships with key regional partners and stakeholders
4. Expand the EC Rider system to provide new connections
5. Pursue capital improvements and innovative technology

EC Rider studied several factors that indicate a propensity for people to use transit. The data indicate that Destin has low to moderate propensity for transit use, lagging places such as Fort Walton Beach and Crestview. However, the City also has many service industry jobs, some of which are filled by people living outside of Destin. The transit services along U.S. 98 help some of these workers reach their jobs. One of the challenges identified in the plan for these transit riders is



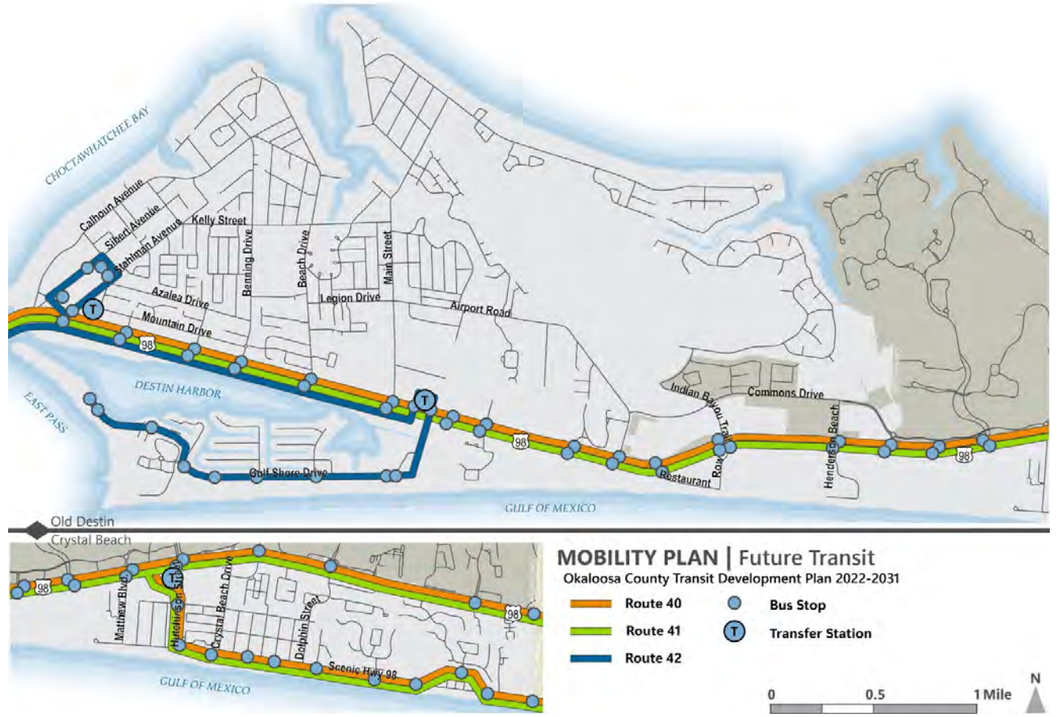
Figure 1 - Existing Transit Service and 1/4 Mile Walkshed

"first mile/last mile connectivity." Using transit in Destin is likely to require riders to cross U.S. 98 on foot once per day, which can be difficult due to the traffic volumes and speeds.

EC Rider's 10-year Transit Development Plan includes the following proposals that would affect transit service in Destin:

- Replace the "Beach Routes" 20, 30, 32, and 33 with new Routes 40, 41, and 42, which will reduce the number of transfers required to traverse U.S. 98, increase bus stops, and streamline routing (see the map below). This change is expected to more than double ridership in 2031 relative to a "no-build" scenario where the routes are unchanged. This improvement is scheduled for 2024.
- Add a new Crestview to Destin Commons route via the FL-293 bridge. The northern terminus would be where FL-85 meets Airport Road, and the route would serve Crestview's Main Street, City Hall, and Northwest Florida State College (NWFSC) following the path of Route 14.
- Upgrade Saturday service by running all routes at the same frequency as the same service levels as weekdays. The proposed implementation year is 2027.
- Increase evening service by adding one full cycle to the existing span on weekdays for all routes.

The plan also recommends land use and urban design strategies to support more transit use, such as mixed use development in close proximity to bus stations

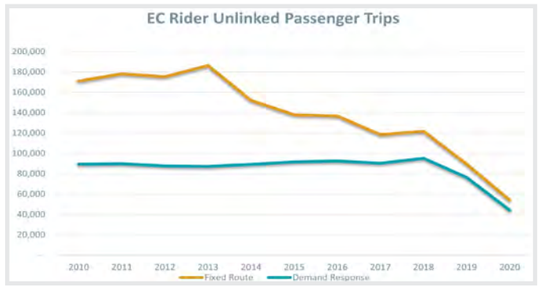


Park and Ride

There is one designated park and ride lot within the City of Destin on Legendary Drive at the Destin Commons shopping center. Destin has four other park and ride lots in the Harbor District where people can park and access an EC Transit service. These are the Destin Community Center, Destin Library, Marler Street, and Zerbe Street.

Performance

In 2020, EC Rider operated 32 demand response and 10 fixed transit vehicles during peak periods. Within the calendar year the service provided 54,130 fixed route passenger trips and 44,430 demand response trips, with 350,560 fixed route revenue miles and 560,710 demand response revenue miles.

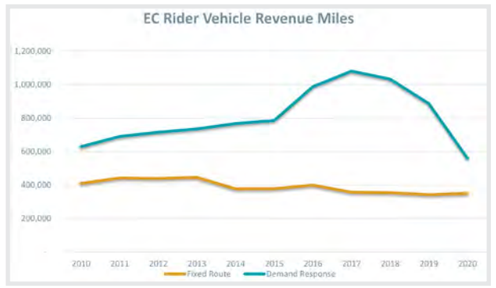


Unlinked Passenger Trips

Throughout the past decade, passenger trips have declined with annual fixed-route trips peaking in 2013 (~186,000) to a low in 2020 (~54,000). Annual demand response ridership remained steady up to 2018 (~95,000) when it began to decline in 2019 (~76,000) and 2020 (~44,000).

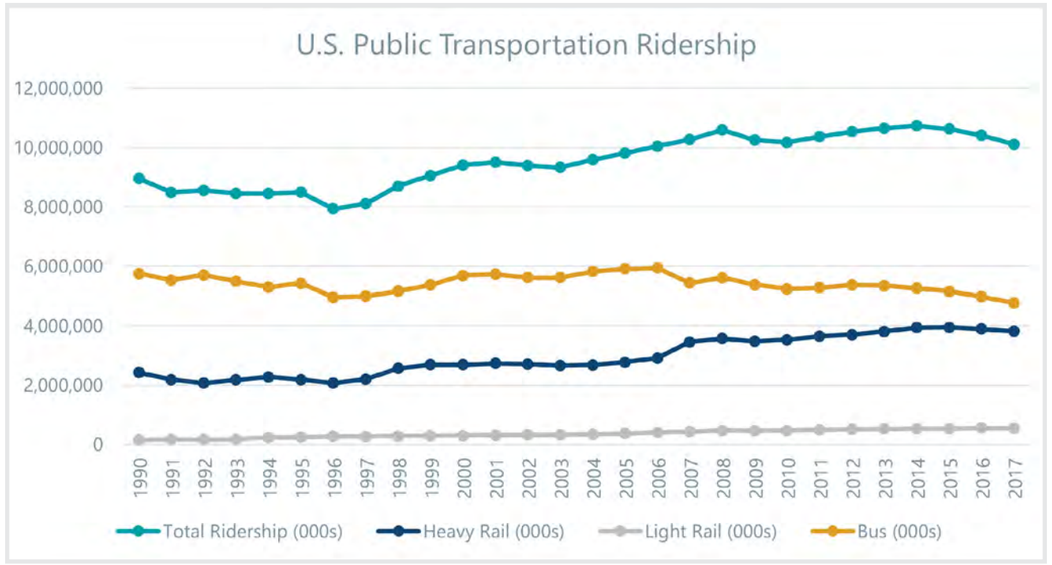
Vehicle Revenue Miles

Fixed route vehicle revenue miles remained relatively consistent throughout the decade between 2010 and 2020, with demand response vehicle revenue miles dropping in response to decreased ridership.



Factors Affecting Transit Ridership

Transit ridership in Destin and the communities serviced by EC Transit reflect broader trends in transit use across the country. The COVID pandemic exacerbated these trends, causing ridership levels to plummet. Transit use is far shy of its pre-COVID levels, even while other modes of transportation have bounced back. This points to a potentially bleak future for transit outside of the major metropolitan areas where it is essential. But transit remains an important part of the transportation mix in Destin and elsewhere. Many people rely on it for travel to and from work. This section outlines some of the causes of ridership decline, looking at data from across the country in the absence of local research on the topic.



Since 1990 (according to the American Public Transportation Association - APTA), nationwide transit ridership peaked in 2014 and has declined every year since. This downturn looks to have different root causes than previous downturns, which coincided with major national economic downturns. Among the most discussed root causes are income improvements and the emergence of ride-hailing services. If transit ridership in Destin is to improve, addressing these causes must be part of the discussion.

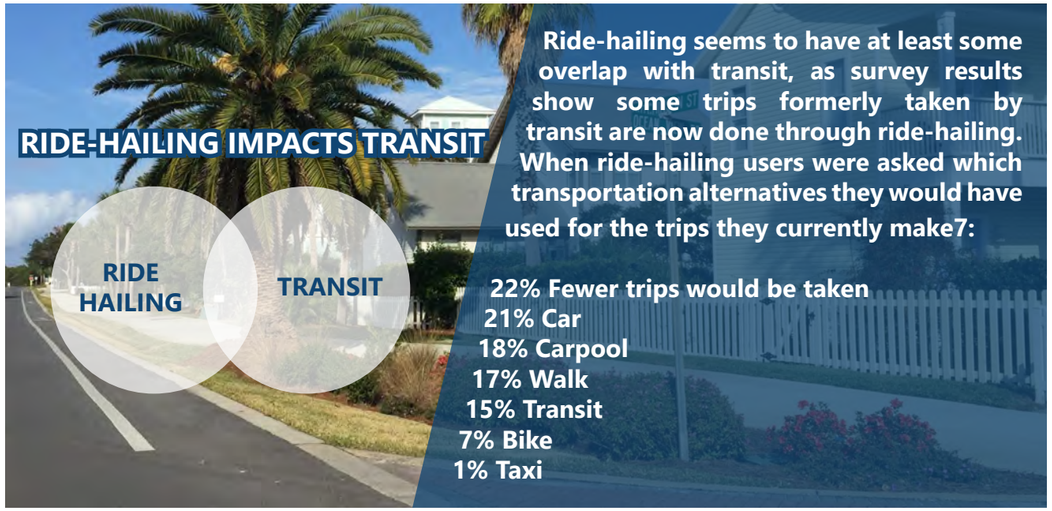
Real Income

Real per capita disposable income (inflation adjusted) rose nearly $4,000 from 2013 to 2017 after a half-decade of stagnation. This is a more robust growth rate than any time in the previous 30 years. There have been improvements in employment rates over the same period, which are generally associated with ridership improvements. However, improvements in real per capita income are allowing former transit riders to have increased access to non-transit modes, which is mitigating to some extent the transit ridership boost from economic activity. Trends in vehicle miles of travel (VMT) support this hypothesis, as after nearly a decade of declining or steady total VMT, travel has been increasing again since 2013 .

Ride-Hailing Services

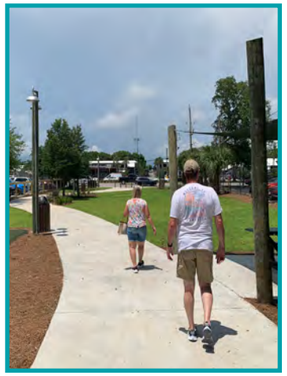
Ride-hailing services such as Uber, Lyft, and others are transforming transportation throughout the United States. With ride-hailing's surge in availability and ridership being a relatively recent phenomenon, there is little information on the impacts ride-hailing has on public transportation. The largest study to date on ride-hailing's impact on transportation behavior found the majority

of ride-hailing service users did not have any change in transit use after adopting ride-hailing as a mode choice . A minority of respondents reported change in transit use after adopting ride-hailing. The overall change in behavior was limited but showed declines for the primary transit modes and technologies. For those with a change in transit use, bus use declined 6% and light rail use declined 3% while commuter rail increased by 3%. These findings, along with demographic data on ride-hailers (who are generally more affluent and own more cars than transit users as a whole) suggest ride-hailing users and transit users have only modest overlaps, and ride-hailing replaces transit in only certain circumstances. Results from the same research showed ride-hailing is a substitute for travel for all the primary modes of surface transportation, including for local and regional trips (see graphic on the right). Other surveys of ride-hailing customers have found one-quarter to one-half of riders would have otherwise traveled via public transportation for their trip and understanding this dynamic within each region would require additional study.



Other studies pertaining to ride-hailing and public transportation found more mixed results. A Pew Research Center study found frequent ride-hailing users are less likely than other Americans to own a car – but also rely heavily on a range of other transportation options, suggesting ride-hailing and transit are mutually beneficial as ride-hailers abandon cars and add transit as a travel mode . This is corroborated by an APTA report noting ride-hailing services often see service demand in the 10 PM – 4 AM time period when public transit is infrequent or unavailable, furthering the complementary nature of the service . Conversely, a study focused on mobility in New York City noted during 2015 and 2016 when ride-hailing services expanded substantially in New York, bus ridership declined both years while subway ridership declined sharply from 2015 to 2016 . Looking more closely at the types of trips taken via ride-hailing services, the number of trips under 3 miles were effectively unchanged from 2013 to 2016, while the number of trips above 3 miles and particularly longer than 5 miles grew exponentially.





Other Possible Causes of Transit Ridership Decline

There is less research on other root causes of ridership decline, but other possibilities have been discussed.

Regional growth and urban settlement patterns

Regional growth patterns and low-income household settlement patterns have changed significantly over the past several decades. All of the major regions of the country have seen urban footprints grow significantly, even those not seeing significant increases in population. Transit coverage has not been able to keep up with the expanding geography of urban areas. Transit systems for the most part have not expanded, changed their service delivery model, or added routes to adequately serve developing areas. Many systems cover areas substantially the same as they have been for decades. The reasons for this are complex, but the limitations can mostly be explained by lack of funding, lack of understanding of benefits of different service delivery models, lack of ability or regional will to expand transit systems across jurisdictional lines, and lack of rationale for serving suburban and exurban areas not designed to support transit – either in transportation infrastructure or physical development. In addition to the challenges of serving most newly developed areas with transit, there is the challenge of serving the older, inner ring suburbs first built in the 1950s, 1960s and 1970s. Some of these neighborhoods have transitioned from lower-middle to middle income neighborhoods into low-income neighborhoods where a higher percentage of the population have transit needs or a propensity to ride transit. This same demographic shift has been seen in the mill villages and industry-oriented neighborhoods of North Carolina. These were designed around walking to work and getting goods and services in the neighborhood or nearby downtowns. The current day residents of these neighborhoods seek employment and services outside of the neighborhood. They are potential transit riders, but the design of their communities, and lack of transit therein, is not helping to grow transit ridership.



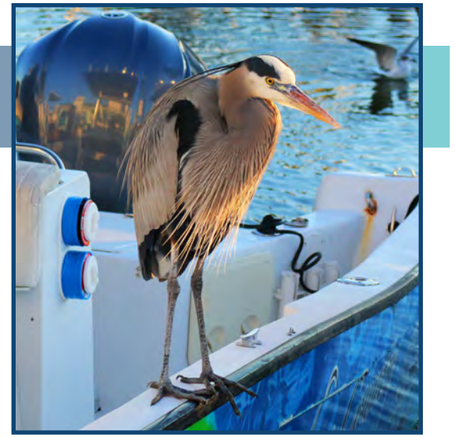
Demographics

Some have suggested changing demographics have been a part of ridership decline. For instance, per Census data, immigrant workers are more likely to commute via transit than native-born workers, and the longer an immigrant stays in the U.S., the less likely they are to use transit. As immigration rates decline, so too would transit ridership . Similarly, there might be transit commuter ridership losses due to baby-boomers aging out of the workforce.

Housing Displacement of Lower Income Transit Riders

America's cities are getting more expensive, and it may be lower income transit riders are being priced out of neighborhoods with transit. The following table shows growth in rent from 2010-2016 for three types of areas within North Carolina: Census tracts in counties without fixed route transit, tracts adjacent to fixed route transit, and tracts in counties served by fixed route transit, not adjacent to transit.

Areas	Counts of Tracts	Average of 2010 rent	Average of 2016 rent	Average Percent Change in Rent
No Fixed Route Transit in County	880	$476.95	$546.79	14.6%
Counties with Fixed Route Transit	1214	$639.24	$737.43	15.4%
Adjacent to Transit	*753*	*$661.99*	*$769.79*	*16.3%*
Not Adjacent to Transit	*461*	*$602.08*	*$684.56*	*13.7%*
Grand Total	2094	$571.04	$657.31	15.1%



Retail Trends

Electronic commerce is likely influencing transit ridership, especially among transit-dependent populations. E-commerce retail sales have grown from approximately $40 billion per quarter in 2010 to over $120 billion per quarter in 2018 . Shoppers are likely making fewer trips to brick and mortar establishments. There has also been a notable decline in the growth rate of retail employment starting in 2016 after several years of strong growth in the wake of the Great Recession's peak effect .

Other

Additionally, changes in congestion levels, lack of planning for faster transit in congested corridors, cross jurisdictional travel required due to lack of affordable housing closer to the jobs, changes in fuel prices, slowdowns in transit service expansions, changes in car ownership rates, increases in telecommuting, and new bicycle and pedestrian infrastructure also play roles in the level of transit ridership.





4.5 SAFETY

Findings and Implications at a Glance.....185
Crashes.....185
Crash Trends.....187
State and County Trends.....187
Destin Trends.....188
Alcohol-Related and Distracted Drivers.....190
Crash Type and Crash Severity.....192

SAFETY

The COVID pandemic brought a brief reduction in crashes in Destin and statewide related to the drop in vehicle miles traveled during the pandemic. Crashes increased in 2021 and continue to be a significant issue in the region. Serious crashes in Destin involving a fatality or serious injury are heavily concentrated on the U.S. 98 corridor. The roughly one mile stretch from the bridge to Beach Drive especially stands out. U.S. 98 also has many of the City's crashes involving pedestrian and bicyclists. Creating safer crossings of this major arterial for residents and tourists that want to access the destinations south of U.S. 98 is an important priority. The streets that will comprise the crosstown connector also have significant clusters of serious crashes, which should be considered as the connector is designed and improved. While the location of crashes is known and mapped on the following pages, more data is needed to identify and prioritize interventions. Safety is increasingly a top concern and priority of the U.S. DOT, creating an opportunity for the City to plan and set itself up for federal funds to address safety issues.

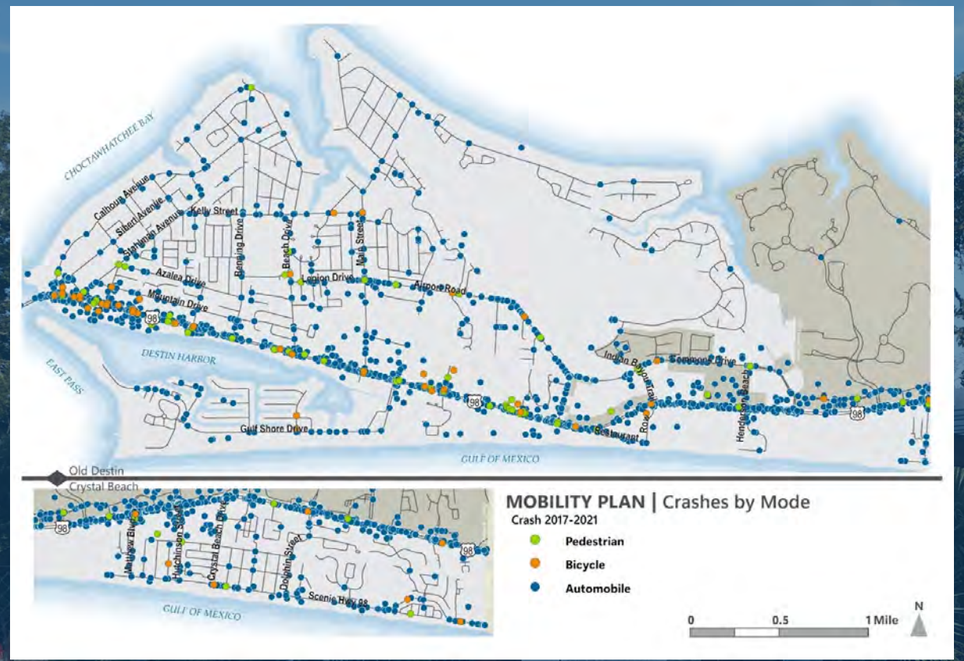
Findings and Implications at a Glance

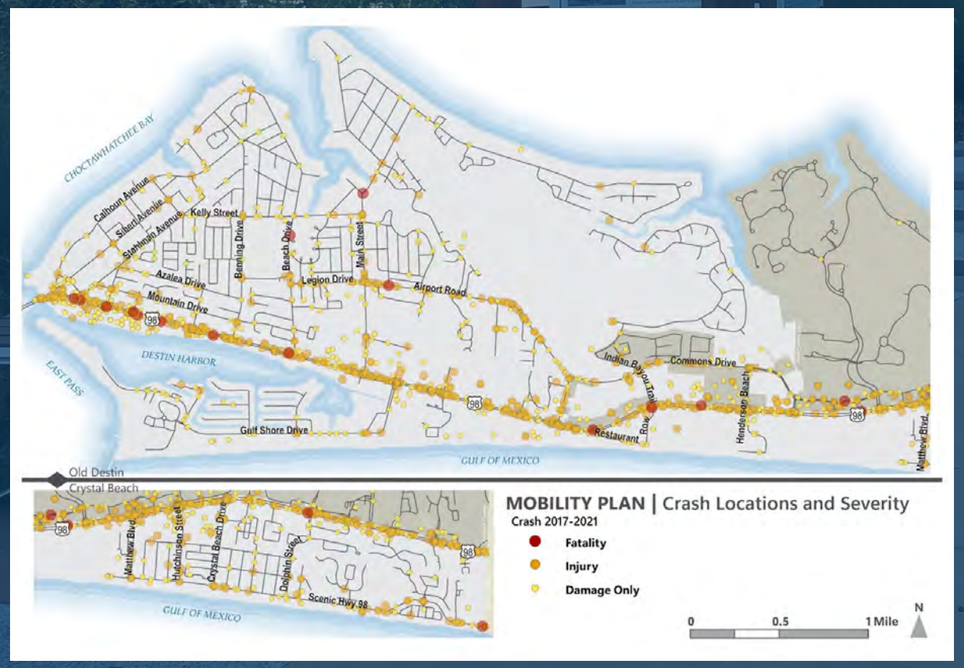
This section presents safety and crash data that point to several key issues that will inform the recommendations of the mobility plan:

- **U.S. 98 has several areas with crash clusters that are related to conflicts among the various users of the roadway; roadway design can help improve this situation.**
- **Collector roadways serving neighborhoods also have concentrations of crashes related to speed and design.**
- **Data driven assessment is needed to identify and prioritize interventions for safety.**
- **It is important that the assessment result in attainable goals that can be tracked and actively implemented.**
- **New federal planning and implementation programs provide funds directly to local governments to address roadway safety issues; this is something for Destin to consider as a way of identifying and implementing safety projects.**

Crashes

The maps below show the locations for crashes between 2017 and 2021. U.S. 98 and some of the facilities that comprise the Crosstown Connector - specifically Legion Drive and Airport Road – have high numbers of crashes. Fatalities were especially concentrated on the western and eastern ends of U.S. 98. The speed and amount of travel likely contributed to these areas having concentrations of crashes resulting in a serious injury or fatality.





Crash Trends

State and County Trends

The COVID pandemic briefly reduced crashes as many people stayed home for significant portions of 2020. However, recent data show that crashes have picked back up since 2021. The national trend in crashes is upward, with fatalities reaching new highs in recent years. The data below show the trends in Florida, which mirror national trends. Especially disconcerting has been the significant increase in pedestrian and bicyclist fatalities.

- Total crashes decreased from 2019 to 2020 as did Vehicle Miles Traveled (VMT) within the County.
- Total crashes decreased 15% statewide and 14% within the county, while countywide VMT decreased 7.3% from 2019 to 2020.
- Total crashes increased 4.3% statewide and 1.9% countywide in 2021 as of 11/30/2021.

Crashes in Florida

Year	Total Crashes	Total Fatalities	Motorcycle Fatalities	Pedestrian Fatalities	Bicyclists Fatalities	Impaired Driving Fatalities
2016	395,785	3,176	515	653	140	901
2017	402,385	3,116	515	654	128	834
2018	403,626	3,135	531	720	160	1,020
2019	401,867	3,185	550	734	156	1,101
2020	341,399	3,332	552	715	169	1,096
2021	401,496	3,731	620	831	195	1,179

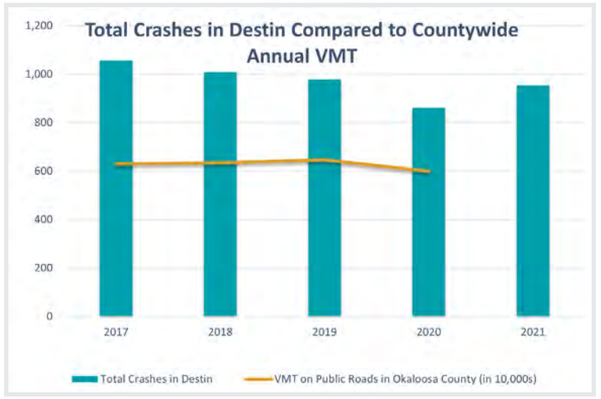
Crashes in Okaloosa County

Year	Total Crashes	Total Fatalities	Motorcycle Fatalities	Pedestrian Fatalities	Bicyclists Fatalities	Impaired Driving Fatalities
2016	3,214	21	1	8	-	4
2017	3,527	32	6	7	2	6
2018	3,532	27	4	6	1	11
2019	3,576	39	9	3	2	8
2020	3,075	45	6	13	2	5
2021	3,716	42	13	9	2	5

Destin Trends

The trendline for Destin has bucked the state and national trends, with crashes declining heading into the 2020 pandemic. The 2020 and 2021 data must be taken with a grain of salt, as VMT and travel behavior changed substantially during the pandemic and coming out of it in 2021. It will be important to carefully study 2022 data as it becomes available to decipher whether the 2017-2019 trendline has continued its downward trajectory or increased similar to other parts of the state and country.

- Destin crashes had been declining but increased in 2021 (compared to 2020).
- Total 2021 crashes (954) was a reduction from (pre-pandemic) 2019 crashes (978).



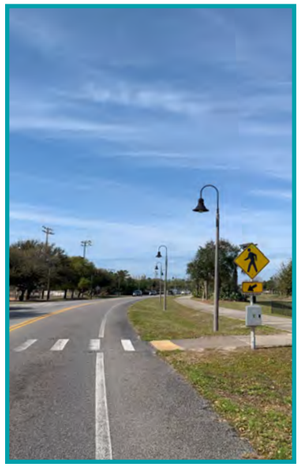


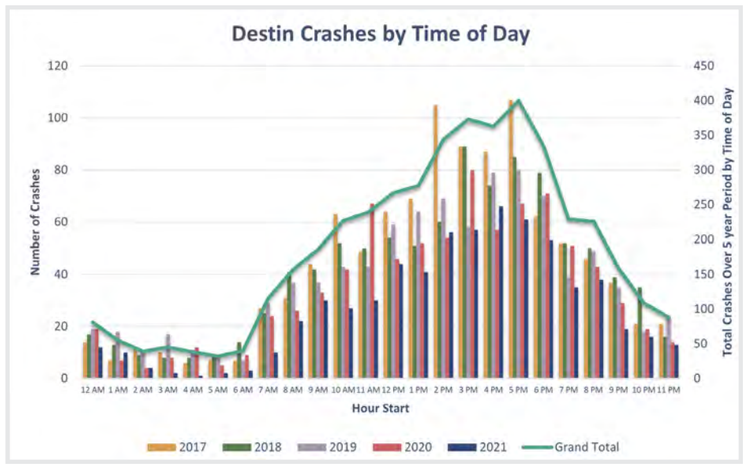
Crashes in Okaloosa County

Year	Annual VMT in County	% VMT Change	Total Crashes in Destin	% Crash Change
2016	6,104,353			
2017	6,294,202	3.1%	1,057	
2018	6,344,696	0.8%	1,009	-4.5%
2019	6,464,132	1.9%	978	-3.1%
2020	5,990,682	-7.3%	862	-11.9%
2021			954	10.7%

Prior to 2020, the number of crashes was descreasing while VMT was increasing. This is a counterintuitive trend that has several potential explanations. First, the project to widen U.S. 98 east of Airport Road had the effect of calming traffic temporarily and may have contributed to a reduction in crashes. Congestion in general can have the effect of slowing traffic and reducing the severity of crashes. Vehicle technology may also be a contributing factor. Newer vehicles typically come with technologies aimed at improving safety such as automatic emergency braking, blind spot detection, and driver monitoring systems. Whatever the causes for this trend, it is not safe to assume travel and crashes will diverge. Roadways across the country still have an unacceptable level of severe and fatal crashes. Technology can help improve the situation, but so can community and roadway design. As the projects recommended in this plan are implemented it is important to view each as an opportunity to enhance safety and continue to trend of fewer crashes.

Destin's daily crash pattern remained fairly steady between 2017 and 2021. Crashes most frequently occur during the afternoon and early evening before dropping after 7:00 PM.





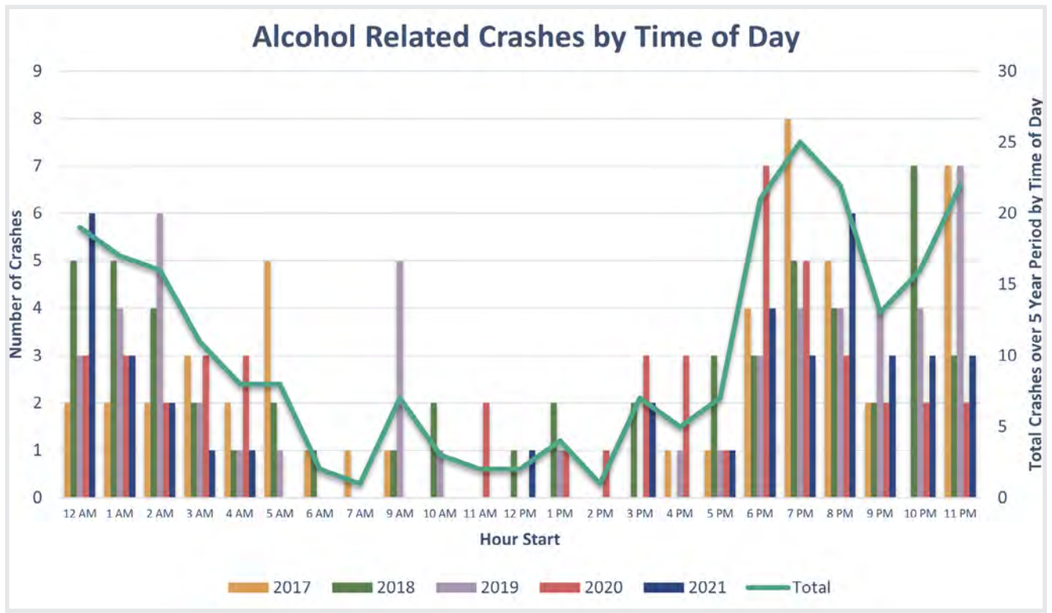


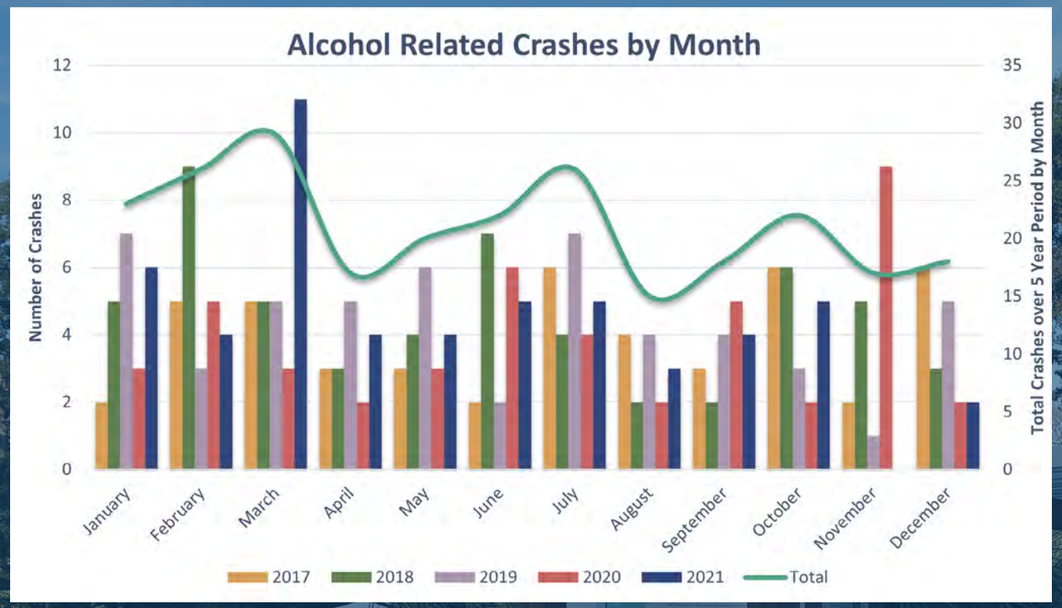
Alcohol-Related and Distracted Driver Crashes

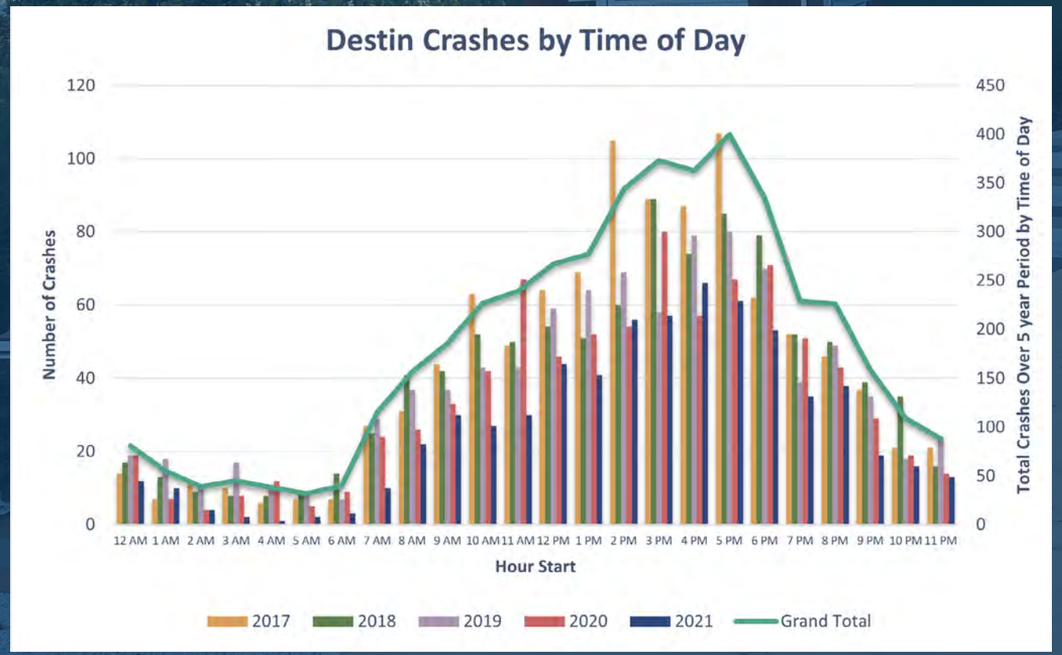
Alcohol is a significant factor in many crashes and especially serious crashes resulting in a fatality or serious injury. These crashes peak between between 6 and 8 PM and in the overnight hours (11 PM to 1 AM). Very few alcohol-related crashes occur between 6 AM and 4 PM. Destin also shows a seasonality to these types of crashes; they have typically peaked in March, July, and October over the past 5 years.

Distracted driving has become an urgent concern in recent years. These crashes occur with the greatest frequency in the early afternoon to evening hours (2 to 6 PM) with fewer occurring overnight or in the morning.

Data for Okaloosa County show an increase in alcohol-related crashes between 2019 and 2021. Countywide there were 55 alcohol-related crashes in 2019, 77 in 2020, and 83 in 2021. Serious injuries resulting from alcohol-related crashes doubled between 2019 and 2021.

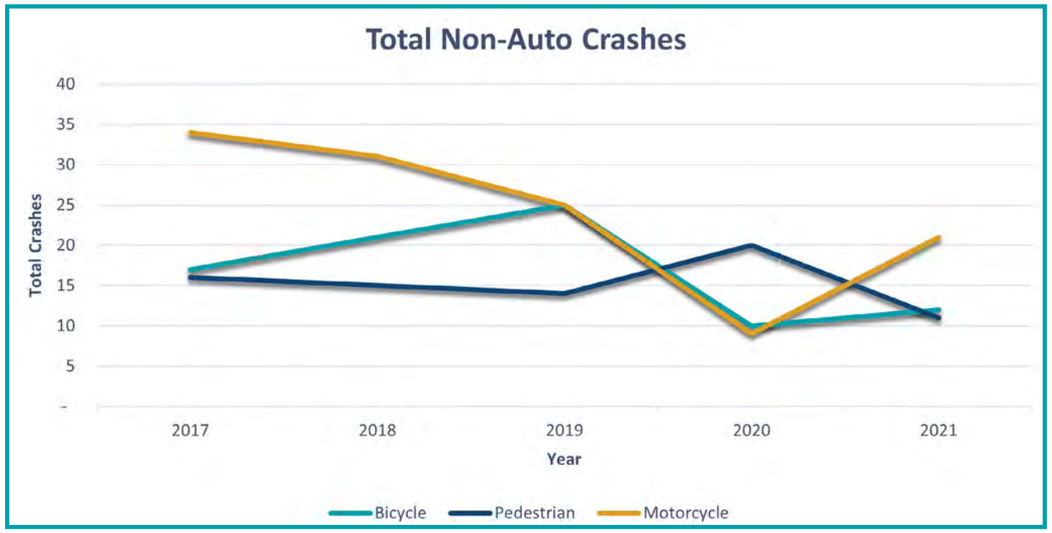




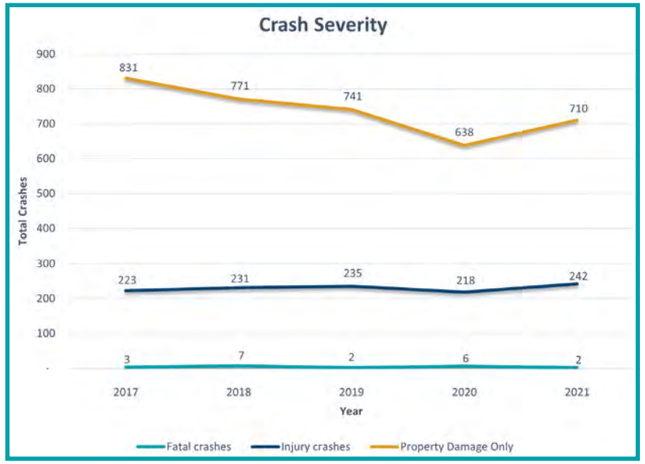


Crash Type and Crash Severity

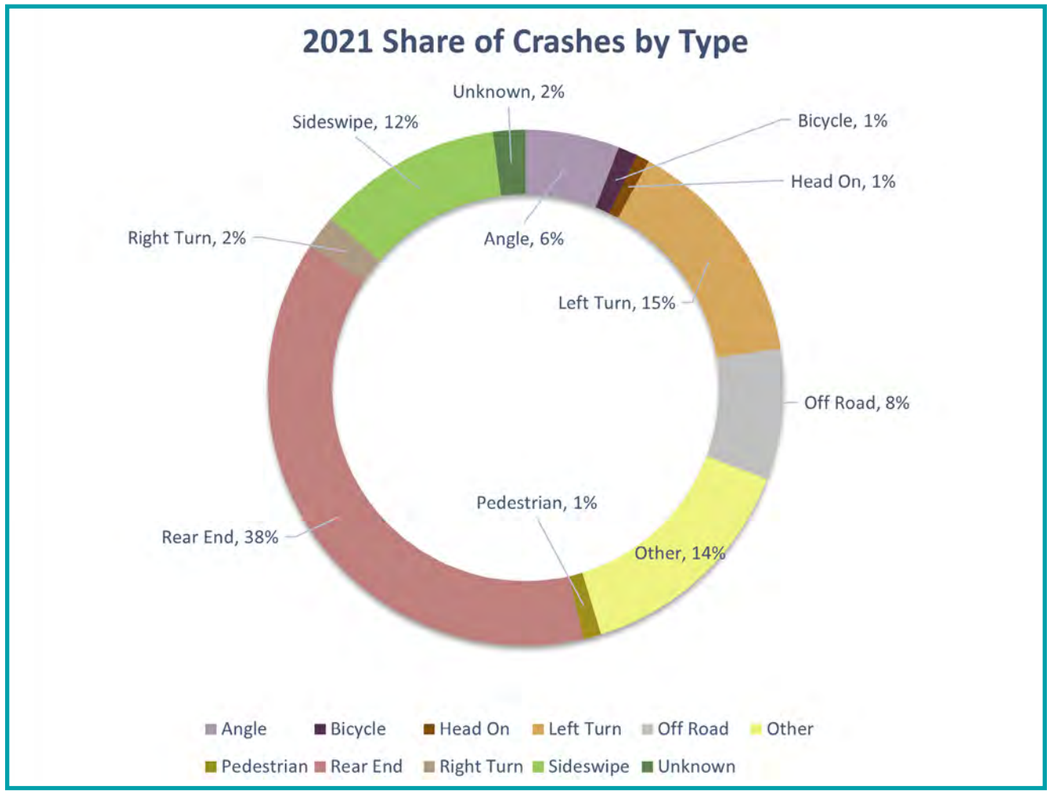
Non-auto crashes happen with greater frequency in Florida than much of the nation. This may be due in part to the climate, tourism, relatively flat terrain, and high concentration of older retirees in the state. Roadway design is also an important factor. Destin, like most Florida cities, has experienced many crashes involving pedestrians, bicyclists, and motorcycles. While these crashes have declined in absolute numbers since 2017, the pandemic is a confounding event that makes it difficult to know the true trend. As with auto crashes, it will be important to closely study the 2022 data to see if these crash types are truly declining.



The chart below shows the total number of crashes in Destin and if they involved fatalities, injuries, or property damage only. In some instances, a crash may have more than one fatality or injury. The overall trend line has been downward to crashes. However both injury crashes and property damage only crashes have increased since their 2020 pandemic-induced lull. Fatal crashes are too infrequent to draw any significant conclusions; they have been fairly flat since 2017 with upticks in 2018 and 2020. Overall bicycle and pedestrian crashes each comprise only about 1% of total crashes.



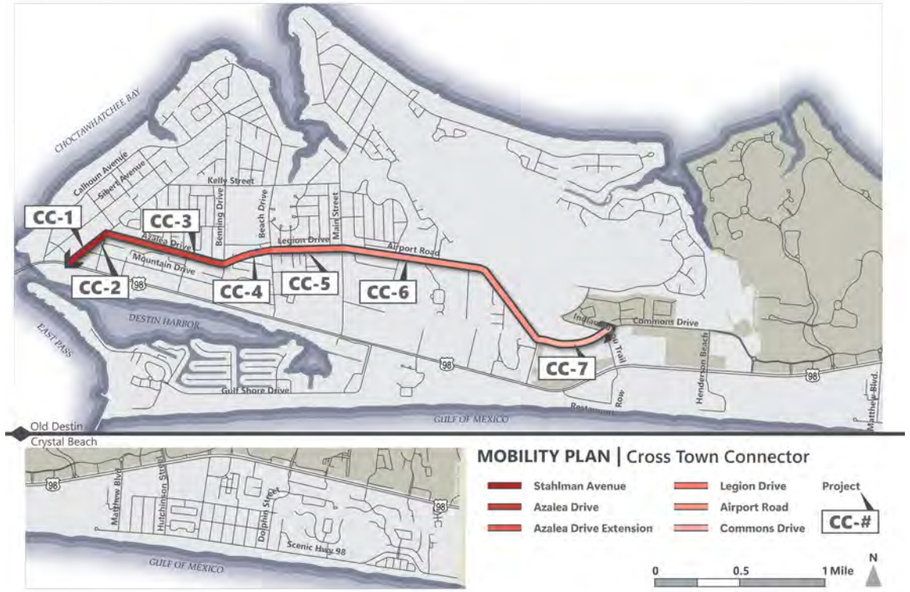
The most common type of crash is Destin is a rear end crash. These made up about 38% of crashes in 2021. Left turns and sideswipes were the other two largest crash types at 15% and 12% respectively.



In conclusion, crashes are a significant issue in Destin. Not only do residents need to reach their destinations in a reasonable amount of time and by the mode of their choosing, they must also feel safe and comfortable in doing so. The emphasis in pedestrian and bicycle planning in recent years has been on creating streets that are safe and comfortable for people of all ages and abilities. Given the City's strong tourism industry and range of people from kids to retirees that visit or live here, designing future facilities for people of all ages and abilities is a suitable goal for Destin. This goal will help to make the transportation network better for all users.

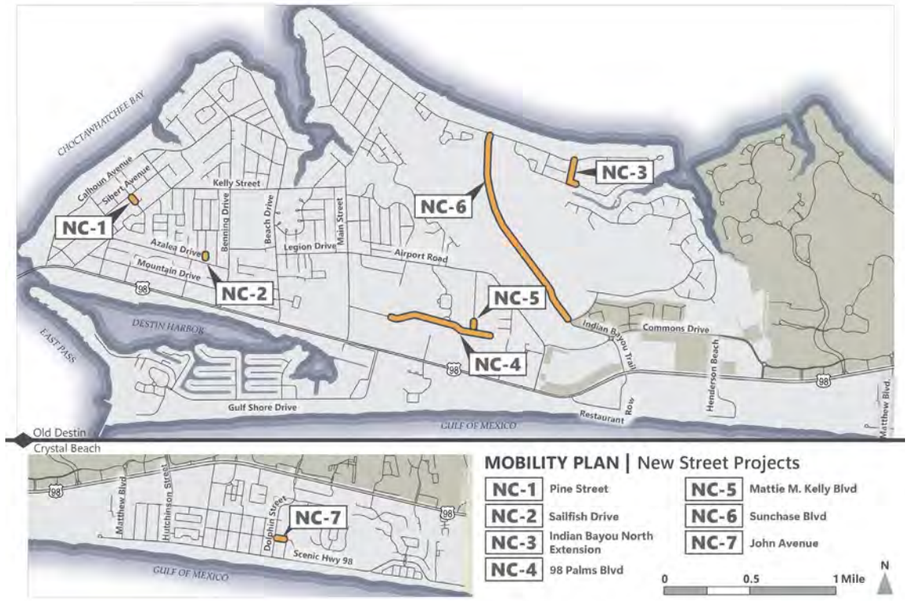
APPENDIX

Cross Town Connector



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	**Azalea Drive Extension**	CC-4	$9,632,529	Azalea Drive to Legion Drive	New street connection to close gap in Cross Town Connector	●●●●●●●● (8)
2	**Commons Drive**	CC-7	$1,130,271	Airport Road to Indian Bayou Trail	Add trees and pedestrian amenities	●●●●● (5)
3	**Stahlman Avenue**	CC-2	$2,327,859	Mountain Drive to Azalea Drive	Reconstruct with parking (west side), buffer and trees (east side), lighting, pedestrian amenities, and multi-use pathways	●●●● (4)
4	**Stahlman Avenue**	CC-1	$276,915	Harbor Boulevard to Mountain Drive	Add lighting; reconstruct east side with buffer, trees, wider sidewalk, and pedestrian amenities	●●● (3)
4	**Legion Drive**	CC-5	$1,116,415	Beach Drive to Main Street	Add trees, lighting, and pedestrian amenities	●●● (3)
4	**Airport Road**	CC-6	$4,143,607	Main Street to Commons Drive	Add trees, lighting, and pedestrian amenities	●●● (3)
5	**Azalea Drive**	CC-3	$8,725,686	Stahlman Avenue to Benning Drive	Add trees, lighting, pedestrian amenities, and multi-use pathways to fill gaps; Add planted median where feasible	●● (2)

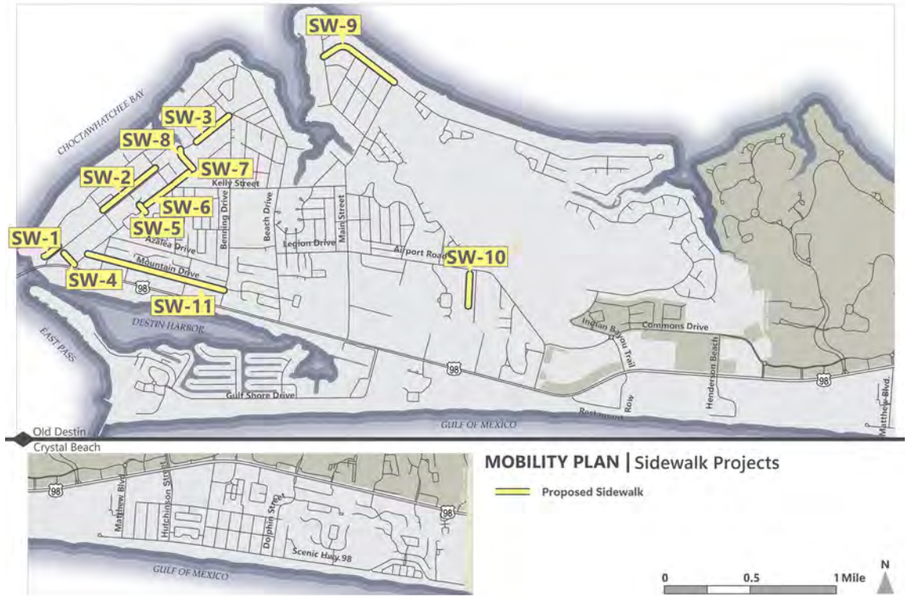
New Streets



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	**98 Palms Boulevard**	NC-4	$9,149,623	From existing end of 98 Palms Boulevard to Mattie M. Kelly Boulevard	New minor collector	●●●●●●●●●●●●●●●● (16)
2	**Mattie M. Kelly Boulevard**	NC-5	$844,581	From existing ends of northern and southern roadways	New minor collector	●●●●●●●●●●●● (12)
3	**Sunchase Boulevard**	NC-6	$17,313,901	Indian Bayou Trail to Indian Trail	New minor collector	●●●●● (5)
4	**Indian Bayou North Extension**	NC-3	$1,857,605	Current end of Indian Bayou North to Indian Trail	New local street (residential)	●●● (3)
4	**John Avenue**	NC-7	$866,882	Dolphin Street to Sunfish Street	New local street (residential)	●●● (3)
~~5~~	~~**Pine Street**~~	~~NC-1~~	~~$743,042~~	~~Sibert Avenue to Blue Marlin Court~~	~~New local street (residential)~~	**Removed 08/03/2026 by Action of City Council**
5	**Sailfish Drive**	NC-2	$619,202	Azalea Drive to Sailfish Circle	New local street (residential)	(0)

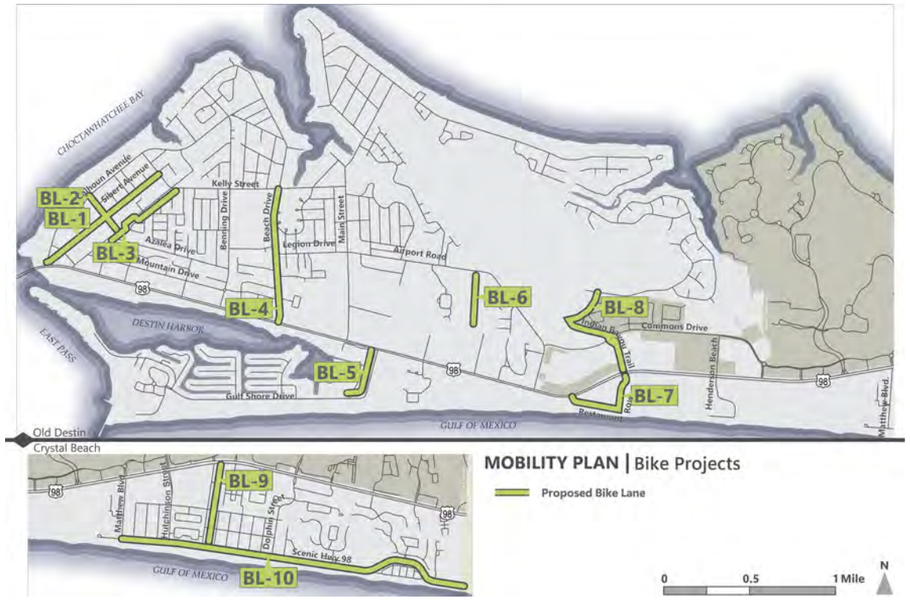
DESTIN MOBILITY PLAN
OPEN HOUSE SUMMARY

Sidewalks



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	**Indian Trail Sidewalk**	SW-9	$278,099	Bayou Drive to Main Street	South side sidewalk	●●●●●●●●● (9)
2	**Mattie M. Kelly Boulevard (northern) Sidewalk**	SW-10	$222,801	Existing sidewalk to Airport Road	West side sidewalk	●●●●●● (6)
2	**Mountain Drive Sidewalk**	SW-11	$674,700	Stahlman Avenue to roundabout	North side sidewalk	●●●●●● (6)
3	**Sibert Avenue Sidewalk**	SW-2	$419,030	Forest Street to Kelly Street	East side sidewalk	●●●● (4)
3	**Zerbe Street Sidewalk**	SW-4	$103,606	Sibert Avenue to Stahlman Avenue	South side sidewalks	●●●● (4)
4	**Sibert Avenue Sidewalk**	SW-1	$105,269	Calhoun Avenue to Zerbe Street	East side sidewalk	●●● (3)
5	**Hickory Street Sidewalk**	SW-8	$79,613	Stahlman Avenue to Sibert Avenue	South side sidewalk	●● (2)
6	**Stahlman Avenue Sidewalk**	SW-6	$123,461	Pine Street to Primrose Lane	Sidewalk	● (1)
7	**Sibert Avenue Sidewalk**	SW-3	$255,506	Cross Street to Benning Avenue	East side sidewalk	(0)
7	**Pine Street Sidewalk**	SW-5	$31,082	Blue Marlin Court to Stahlman Avenue	North side sidewalk	(0)
7	**Stahlman Avenue Sidewalk**	SW-7	$169,656	Kelly Street to Hickory Street	West side sidewalk	(0)

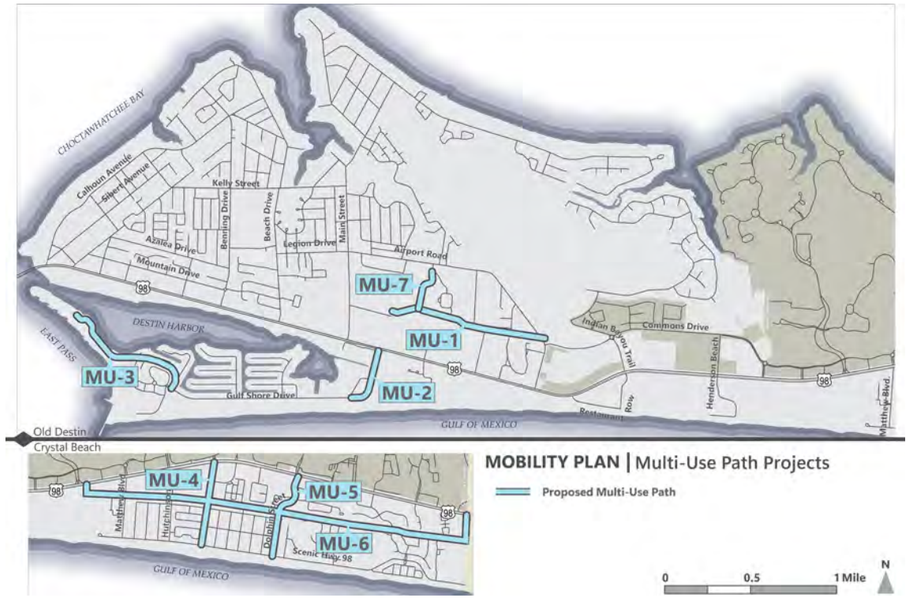
Bike Lanes



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	Indian Bayou Trail Bicycle Lanes	BL-8	$541,324	Emerald Coast Parkway to Country Club Drive	Bicycle Lanes	(7)
2	Beach Drive Bicycle Lanes	BL-4	$573,455	Harbor Boulevard to Kelly Street	Bicycle lanes	(6)
2	Scenic 98 (west)/ Restaurant Row Bicycle Lanes	BL-7	$2,286,414	Emerald Coast Parkway to Emerald Coast Parkway	Bicycle lanes	(6)
3	Sibert Avenue Bicycle Lanes	BL-1	$600,696	Calhoun Avenue to Kelly Street	Bicycle Lanes	(5)
4	Gulf Shore Drive Bicycle Lanes	BL-5	$257,042	Sandpiper Cove to Harbor Boulevard	Bicycle lanes	(4)
4	Crystal Beach Drive Bicycle Lanes	BL-9	$352,036	Scenic 98 to Emerald Coast Parkway	Bicycle Lanes	(4)
4	Scenic 98 (east) Bicycle Lanes	BL-10	$9,673,289	Matthew Boulevard to Walton County Line	Bicycle Lanes	(4)
5	Stahlman Avenue Bicycle Lanes	BL-3	$360,417	Azalea Drive to Kelly Street	Bicycle lanes	(3)
5	Mattie M. Kelly Boulevard (northern) Bicycle Lanes	BL-6	$185,377	Existing end roadway to Airport Road	Bicycle lanes	(3)
6	Forest Street Bicycle Lanes	BL-2	$85,215	Calhoun Avenue to Stahlman Avenue	Bicycle lanes	(2)

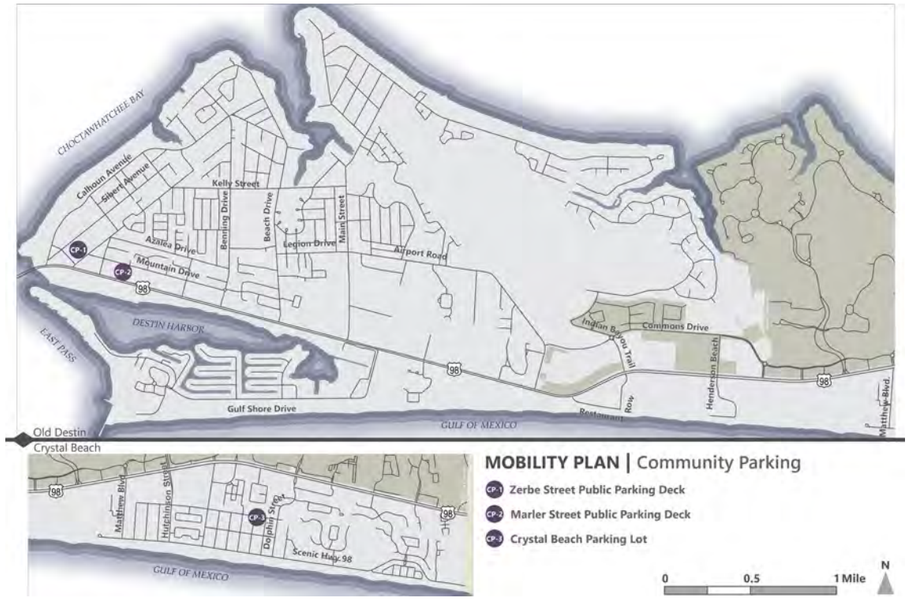
DESTIN MOBILITY PLAN
OPEN HOUSE SUMMARY

Multi-Use Paths



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	Powerline easement (west) Multi-use Path	MU-1	$10,000,000	Main Street to Airport Road	Multi-use path	(14)
1	Powerline easement (east) Multi-use Path	MU-6	$1,941,257	Emerald Coast Parkway to Walton County Line	Multi-use path	(14)
2	Gulf Shore Drive Multi-use Path	MU-3	$557,162	Norriego Point to Durango Road	West/south side multi-use path	(8)
3	Gulf Shore Drive Multi-use Path	MU-2	$298,017	Sandpiper Cove to Harbor Boulevard	West side multi-use path	(7)
4	West of Twin Lakes	MU-7	TBD	98 Palms Boulevard to Airport Road	Multi-use path	(6)
5	Dolphin Street/Regatta Bay Boulevard Bicycle Lanes and Multi-use Path	MU-5	$453,504	Scenic 98 to Emerald Coast Parkway	East side multi-use path	(5)
6	Crystal Beach Drive Multi-use Path	MU-4	$408,154	Scenic 98 to Emerald Coast Parkway	East side multi-use path	(4)

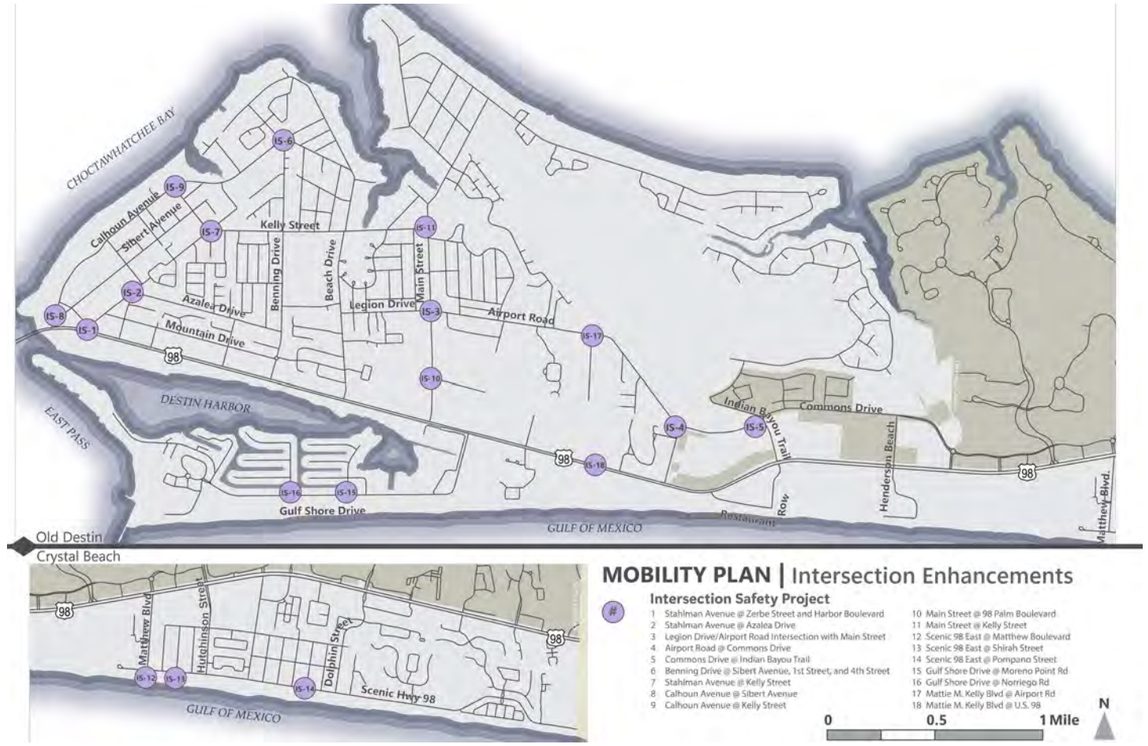
Community Parking



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	**Zerbe Street Public Parking Lot**	CP-1	$31,772,869	Marler Street at Mountain Drive and Harbor Boulevard	Parking Deck	(17)
2	**Marler Street Public Parking Lot**	CP-2	$18,442,179	Zerbe Street at Sibert Avenue behind the Destin Community Center	Parking Deck	(13)
3	**Crystal Beach Parking Lot (FPL easement)**	CP-3	$1,501,500	In the utility easement between Cobia Street and Dolphin Street	Parking Lot	(12)

DESTIN MOBILITY PLAN
OPEN HOUSE SUMMARY

Intersection Enhancements



Projects ranked in order of priority	Name	ID	Cost Estimate	Location	Improvement	# of Votes
1	**Stahlman Avenue at Zerbe St & Harbor Blvd**	IS-1	$135,828	Intersection with Zerbe Street and Harbor Blvd	More visible crosswalks, reduce curb cuts, pedestrian refuge, extend central medians	●●●●●●●●●● (10)
2	**Calhoun Avenue at Sibert Ave**	IS-8	$19,399	Intersection with Sibert Avenue	Enhance multimodal access between public parking and planned boardwalk under the bridge	●●●●●●●● (8)
3	**Main Street at Kelly Street**	IS-11	$240,253	Intersection with Kelly Street	Enhance multimodal access, reduce turn lanes, reduce curb cuts, extend bike lane	●●●●●●● (7)
4	**Legion Drive/ Airport Road at Main Street**	IS-3	$631,990	Intersection with Main Street	Extend curb/sidewalk, remove double left turn, shift lanes, rehab crosswalk, reduce turning radius, streetscaping	●●●●●● (6)
5	**Airport Road at Commons Drive**	IS-4	$66,983	Intersection with Commons Drive	Improve crosswalks, add crosswalk across south leg, add pedestrian refuge, add bike lane/path, reduce turning radii, add N/S pedestrian signal head	●●●●● (5)
6	**Benning Drive at Sibert Ave, 1st St, and 4th St**	IS-6	$1,201,471	Intersection with Sibert Avenue, 1st St, and 4th St	Add roundabout with bicycle and pedestrian accommodations or alternative intersection improvements	●●●● (4)
7	**Stahlman Avenue at Azalea Drive**	IS-2	$123,159	Intersection with Azalea Drive	Crosswalks, continuous sidewalk, close Palmetto at intersection, move Azalea stop	●●● (3)
7	**Commons Drive at Indian Bayou Trail**	IS-5	$38,798	Intersection with Indian Bayou Trail	Extend bike lanes, rehab crosswalks	●●● (3)
8	**Stahlman Avenue at Kelly Street**	IS-7	$1,062,945	Intersection with Kelly Street	Enhance pedestrian island, explore roundabout option	●● (2)
9	**Calhoun Avenue at Kelly St**	IS-9	$20,668	Intersection with Kelly Street	Add crosswalk, repaint bike lanes, three-way stop at intersection	● (1)
9	**Main Street at 98 Palms Blvd**	IS-10	$566,135	Intersection with 98 Palms Boulevard	Improve crosswalks and build a median on 98 Palms	● (1)
9	**Scenic 98 East at Matthew Blvd**	IS-12	$791,371	Intersection with Matthew Boulevard	Repaint and add crosswalks, add signage, and streetscaping	● (1)
9	**Gulf Shore Drive at Moreno Point Rd**	IS-15	$9,217	Intersection with Moreno Point Rd	Straighten crosswalk, remove unnecessary sidewalk, ADA compliance	● (1)
9	**Gulf Shore Drive at Norriego Rd**	IS-16	$9,217	Intersection with Norriego Rd	Remove both crosswalks to create ADA compliant crosswalk from Norriego Rd to Gulf Shore Dr	● (1)
10	**Scenic 98 East at Shirah St**	IS-13	$791,371	Intersection with Shirah Street	Repaint and add crosswalks, add signage, and streetscaping	(0)
10	**Scenic 98 East at Pompano St**	IS-14	$791,371	Intersection with Pompano Street	Mid-block crossing links to beach access	(0)

DESTIN MOBILITY PLAN OPEN HOUSE SUMMARY

Questions/Comments

Cross Town Connector

No comments

New Streets

Concerns regarding the impact of Sunchase Boulevard and Indian Bayou subdivision

Preference for sidewalks on Indian Bayou North before NC-3

Concerns about traffic noise, light pollution, installation of speed tables, and homeowner landscaping if NC-3 moves forward

Sidewalks

Suggestion for a sidewalk from Bayou Dr/Indian Trail to turn north at North Indian Trail (along SW-9)

Bike Lanes

Concerns regarding safety of BL-7 and BL-8 left turns at US Highway 98

Multi-Use Paths

Suggestion for a multi-use path getting kids from Indian Trail to Destin High School

Suggestion for a multi-use path from Indian Trail to Harbor

Community Parking

Concerns about pedestrian access and overall accessibility regarding parking projects

Intersection Enhancements

No comments

New Mobility Project Suggestions

Name	Location	Improvement
Indian Trail	Bayou Drive to North Indian Trail	New north side sidewalk
Main Street	Legion Drive to Kell Aire Dr	New east side sidewalk
Restaurant Row	From public parking lot to US Hwy 98	New east side sidewalk
Indian Trail	Starts alongside NC-3 and ends at Destin High School	New multi-use path
Indian Trail	Indian Trail to Destin Harbor	New multi-use path



ITEM # 2026-1153

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.J.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Tina Deater, Community Development Director

DATE: August 13, 2026

SUBJECT: Pending Ordinance Regarding Mobility Fees

I. BACKGROUND: The City seeks to encourage redevelopment in the CRAs and smart growth throughout the City, and as such, has desired to consider exemptions for mobility fees in circumstances where same may be warranted. As such, staff has commenced work on such an ordinance. However, in the meantime, requests for exemptions have been requested. As such, Council may wish to invoke the pending ordinance doctrine to allow for such exemptions while the ordinance is being finalized by staff and reviewed by the City's advisory boards and ultimately, the city council.

An initial draft of proposed Ordinance 26-09-LC was considered by the LPA on July 30, 2026. It is being updated by staff at the present time to meet the needs of the City in the best interests of the public health, safety and welfare.

II. DISCUSSION: The City Attorney and Community Development Director are requesting that the City Council announce a pending ordinance for modifications to the mobility fee ordinance, as set forth in relevant sections of the Land Development Code including but not limited to section 19.04.00 "Mobility fee" of the City's Land Development Code. The proposed ordinance will provide modifications and clarifications regarding the administration of Impact Fees and Mobility Fees, including, but not limited to, the timing of fee assessments, applicable exemptions, the calculation and application of credits, and the circumstances under which the City Council may authorize fee reductions or waivers when the anticipated public benefit of a project outweighs the associated loss of fee revenue. Staff is currently evaluating potential criteria for determining whether a proposed project provides a sufficient public benefit to warrant consideration of a fee reduction or waiver. Potential criteria may include the redevelopment of previously vacant or underutilized property, elimination or mitigation of blight, increases in taxable property value, increases in economic activity or productivity, and the elimination or correction of existing nonconformities.

A. Link to Strategic Goals / Objectives:
B. Effect on Budget (EOB):

C. **Level of Service (LOS):**
D. **Legislative Sponsor:**
E. **Business Impact Statement:**

III. CONCLUSION:

IV. RECOMMENDED MOTION: I move to direct staff and the City Attorney to prepare Ordinance 26-09-LC to amend the Land Development Code relating to impact and mobility fees in accordance with the above staff report. Further, pursuant to *Smith v. City of Clearwater*, 383 So. 2d 681 (Fla. 2d DCA 1980) a "zoning in progress" is hereby announced as to the above referenced Land Development Code ("Code") amendments regulating impact fees and mobility fees, thereby invoking the Pending Ordinance Doctrine. The pending ordinance shall apply immediately, as of the date hereof, where applicable.

Attachments:

1. Ord. 26-09-LC - Article 10 - Impact and Mobility Fee 7.30.26 LPA
2. EXHIBIT A - Article 10 - Impact Fees 7.13.26

ORDINANCE NO. 26-09-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERNG AND RENAMING THE CURRENT "ARTICLE 19 - IMPACT FEES", OF THE LAND DEVELOPMENT CODE AS "ARTICLE 10 - IMPACT AND MOBILITY FEES," PROVIDING FOR UPDATES AND AMENDMENTS RELATING TO IMPACT AND MOBILITY FEES; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section l.0l (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City; and

WHEREAS, a comprehensive review of the entire Land Development Code has not taken place in some time; and

WHEREAS, the City Council has a goal of updating the Land Development Code to promote consistency with the latest state and federal laws, as well as best practices for land development in Florida; and

WHEREAS, the City Council has undertaken an effort to rewrite portions of its Land Development Code ("LDC") to improve usability, implement missing elements of the Comprehensive Plan, and modernize development standards; and

WHEREAS, the City Council desires to clean up items in the LDC related to inconsistencies in the existing code, problems identified in the course of everyday implementation, or items that were missing or outdated due to changes in the City's practices or development typologies; and

WHEREAS, the City Council endeavors to modernize the LDC by addressing items that

will result in structural improvements to the LDC or areas where best practices have changed significantly since the relevant regulations were last updated; and

WHEREAS, the City Council desires to improve areas of development and land use that are insufficiently addressed by the current code; and

WHEREAS, the City Council desires to maintain the quality of life for City residents by protecting environmental resources, protecting existing neighborhoods, and protecting wildlife areas and natural amenities; and

WHEREAS, the City Council seeks to discourage sprawl development and provide guidance for infill development; and

WHEREAS, on April 13, 2021, the City Council retained 3TP Ventures as a consultant to assist City staff with a comprehensive rewrite of the Land Development Code ("LDC"); and

WHEREAS, from 2022 to 2024, City Staff held multiple workshops before the City's Land Planning Agency and incorporated recommendations from the LPA into the proposed LDC; and

WHEREAS, from 2022 to 2024, City Staff held multiple workshops before the City Council and incorporated policies discussed at the City Council workshops into the proposed LDC; and

WHEREAS, the City Council desires to provide for the health, safety and welfare of its citizens by modernizing and simplifying the LDC; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, the Local Planning Agency held a public hearing, with all required public notice on July 16, 2026, for the purpose of providing recommendations to the City Council with regard to this Ordinance amending the Land development Code and recommended that the City Council adopt the Ordinance amending the Land Development Code; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, <u>underline language</u> is language to be added, language that is not in

strike-thru or underlined is not to be changed. The symbol * represents sections of the Land Development Code that have been skipped and remain unchanged.**

SECTION 3. Article 19 - Impact Fees of the Land Development Code is hereby repealed in its entirety and replaced by Article 10 - Impact and Mobility Fees as shown in Exhibit A to this Ordinance.

SECTION 4. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon the occurrence of both of the following: (1) adoption of this Ordinance 26-09-LC by the City Council and signature by the Mayor; AND (2) subsequent adoption of Ordinance 26-10-LC by the City Council and signature by the Mayor.

ADOPTED THIS ____DAY OF _____, 2026.

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

DRAFT

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading: _____
Second Reading: _____

Contents

ARTICLE 10 – IMPACT AND MOBILITY FEES 2

SECTION 10.01 GENERAL 2

SECTION 10.01.01 PURPOSE AND APPLICABILITY 2

.SECTION 10.01.02 LEGISLATIVE FINDINGS 3

SECTION 10.01.03 REVIEW AND UPDATE 5

SECTION 10.01.04 PENALTY PROVISION 5

SECTION 10.01.05 RULES OF CONSTRUCTION 6

SECTION 10.01.06 PAYMENT, USE OF FEES AND TRUST FUNDS 7

SECTION 10.01.07 IMPACT FEE AND MOBILITY FEE DISTRICTS 8

SECTION 10.01.06 CALCULATION OF IMPACT AND MOBILITY FEES 8

SECTION 10.01.09 ALTERNATIVE FEE STUDY 9

SECTION 10.01.10 EXEMPTIONS AND CREDITS 10

SECTION 10.01.10 REFUND OF FEES 12

SECTION 10.01.11 EFFECT ON LAND DEVELOPMENT REGULATIONS 12

SECTION 10.02 PARKS IMPACT FEES 13

SECTION 10.02.01 IMPOSITION OF PARKS IMPACT FEE 13

SECTION 10.02.02 PARKS IMPACT FEE SCHEDULE 13

SECTION 10.03 PUBLIC LIBRARY IMPACT FEES 13

SECTION 10.03.01 IMPOSITION OF LIBRARY IMPACT FEES 13

SECTION 10.03.02 PUBLIC LIBRARY IMPACT FEE SCHEDULE 13

SECTION 10.04 POLICE IMPACT FEES 14

SECTION 10.04.01 IMPOSITION OF POLICE IMPACT FEES 14

SECTION 10.04.02 POLICE IMPACT FEE SCHEDULE 14

SECTION 10.05 MOBILITY FEES 14

SECTION 10.05.01 IMPOSITION OF MOBILITY FEES AND FEE TABLE 16

~~**ARTICLE 19 IMPACT FEES ..... 22**~~

~~ARTICLE 10 – Impact AND MOBILITY fees 2Section 10.01 General 2Section 10.01.01 Purpose and Applicability 2.Section 10.01.02 Legislative Findings 2Section 10.01.03 Review and Update 4Section 10.01.04 Penalty Provision 5Section 10.01.05 Rules of Construction 5Section 10.01.06 Payment, Use of Fees and Trust Funds 5Section 10.01.07 Impact Fee and Mobility Fee Districts 6Section 10.01.06 Calculation of Impact and Mobility Fees 6Section 10.01.09 Alternative Fee Study 7Section 10.01.10 Exemptions and Credits 8Section 10.01.10 Refund of Fees 10Section 10.01.11 Effect on Land Development Regulations 10Section 10.02 Parks Impact Fees 11Section 10.02.01 Imposition of Parks Impact Fee 11Section 10.02.02 Parks Impact Fee Schedule 11Section 10.03 Public Library Impact Fees 11Section 10.03.01 Imposition of Library Impact Fees 11Section 10.03.02 Public Library Impact Fee Schedule 11Section 10.04 Police Impact Fees 11Section 10.04.01 Imposition of Police Impact Fees 11Section 10.04.02 Police Impact Fee Schedule 12Section 10.05 Mobility Fees 12Section 10.05.01 Imposition of Mobility Fees and Fee Table 12Section 10.05.10 Penalty Provision 14~~

ARTICLE 10 – IMPACT AND MOBILITY FEES

SECTION 10.01 GENERAL

SECTION 10.01.01 PURPOSE AND APPLICABILITY

A. The State of Florida and the City of Destin recognize that growth often increases impacts on existing infrastructure and cities often have to offset the adverse effects with impact and/or mobility fees. These ~~impact~~ fees are necessary and a critical source of revenue for local governments to fund the expansion of infrastructure necessitated by new growth.

B. The City Council has determined that the Florida Legislature through the enactment of Chapter 163, Part II, Florida Statutes, encourages local governments to adopt innovative approaches to development.

C. This article shall not apply to development for which the City of Destin is the applicant.

~~B.~~

~~C. The City may provide estimates of impact and/or mobility fees prior to thefees at time of issuance of a development order or a change of use, or building permit for projects not requiring a development order, but such estimates shall not be binding and shall not exempt applicants from paying according to the fee schedule in effect prior toat time ofchange of use issuance, or building permit issuance, whichever is applicablecertificate of occupancy/completion.~~

D. "Capital improvement" includes transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, and construction of all the necessary features for any transportation construction project including, but not limited to:

1. Construction of new through lanes;
2. Construction of new turn lanes;
3. Construction of new bridges;
4. Construction of new drainage facilities in conjunction with new roadway construction;
5. Purchase and installation of traffic signalization (including new and upgraded signalization);
6. Construction of curbs, medians, and shoulders;
7. Relocating utilities to accommodate new roadway construction;
8. Construction and/or improvements to Pedestrian facilities; and
9. Construction and/or improvements to multi-use facilities.

E. "Site-related improvements" are capital improvements and right-of-way dedications for direct access improvements to and/or within the development in question. Site-related improvements

may also be required within a public or private right-of-way. Direct access improvements include, but are not limited to, the following:

1. Access roads leading to the development;
2. Driveways and roads within the development;
3. Acceleration and deceleration lanes, and right and left turn lanes leading to those roads and driveways; and
4. Traffic control measures for those roads and driveways.
5. Pedestrian accessways.

.SECTION 10.01.02 LEGISLATIVE FINDINGS

A. The City Council has determined that Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act "Act", empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development using innovative approaches.

B. The City Council has determined that the imposition of Impact Fees and Mobility Fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital improvements necessary to accommodate such development. This must be done in order to promote and protect the public health, safety, and welfare.

~~F.~~C. The City Council has determined that the authority to adopt this ordinance is pursuant to Section 1.01.(b) of the City Charter, and Section 166.021, Florida Statutes.

~~G. The City Council has determined that the imposition of impact and/or mobility fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital improvements necessary to accommodate such development. This must be done in order to promote and protect the public health, safety, and welfare.~~

~~H.~~D. The City Council has determined that the report entitled "Impact Fee Study for Transportation, Parks, Library and Police Facilities," dated July 2007, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for ~~additional parks and~~ capital improvements for parks, libraries, and police/public safety in the City of Destin. ~~Impact fees include but are not limited to Libraries, Parks, and Police/Public Safety, and Transportation fees.~~

~~I.~~E. The City may increase or decrease such fees, pursuant to ~~from time to time through~~ an Impacta Fee Study, at City Council discretion. ~~increase or decrease these fees as determined by the study.~~

~~J.~~F. This article is intended to assist in the implementation of the City of Destin Comprehensive Plan.

G. The purpose of this article is to regulate the development of land so as to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to provide parks and capital improvements in the City of Destin.

H. The purpose of this article is to regulate the development of land so as to:

1. Ensure that the mobility fee is proportional and reasonably connected to or has a rational nexus with the need for additional capital facilities and the increased impact generated by the new residential or commercial construction;
2. Ensure that the mobility fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction;
3. Specifically earmark funds collected under the mobility fee for use in acquiring, Constructing, or improving capital facilities to benefit new users; and

4. Ensure that revenues generated by the mobility fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with. the increased impact generated by the new residential or nonresidential construction.

I. The City Council has determined that each of the types of land development described in this Code Section 10.05.01 will generate vehicular and pedestrian traffic necessitating the acquisition of rights-of-way, road construction, road improvements, pedestrian and bicycle improvements.

J. The City Council has determined that the Mobility Fees established by this Article are derived from, based upon, and do not exceed the costs of providing additional rights-of-way and multi-modal improvements necessitated by the new land developments for which the fees are levied.

K. The City Council has determined that Section 163.31801, Florida Statutes (the "Florida Impact Fee Act") prohibits local governments from increasing fees to fund transportation improvements necessitated by new growth ("Mobility Fees") in excess of the phase-in limitations established therein without a study expressly demonstrating the extraordinary circumstance".

L. City Council engaged 3TP Ventures ("3TP") to prepare a Demonstrated-Need Study dated June 27, 2024 (the "Mobility Fee Study") to convert the City of Destin's prior usage of transportation impact fees to mobility fees, and to establish the City's Mobility Fee schedule.

M. The City Council has determined that the rates calculated in the Mobility Fee Study exceed the phase-in limitations permitted by the Florida Impact Fee Act, without a study expressly demonstrating the extraordinary circumstances necessitating increases exceeding such phase-in limitations.

N. 3TP prepared the Destin. Florida Mobility Fee Study Memo, which constitutes a demonstrated need study establishing such extraordinary circumstances, as required by the Florida Impact Fee Act and is hereby adopted and approved (the "Demonstrated Need Study").

O. The City Council has determined that the based on the Demonstrated Need Study and other evidence presented at the prior public hearings. workshops. and meetings, the City Council hereby makes the following factual findings:
   1. The City of Destin has not raised impact fees in sixteen years: and
   2. Impacts related to COVID-19 policies between March 2020 and November 2023, material prices surged by 32%: and
   3. Sustained disruptions to global supply chains for construction materials and equipment, housing market strength, labor market fluctuations, and heightened governmental spending on infrastructure, have led to increases in construction prices.
   4. The Producer Price Index (PPI) for construction ~~M~~materials increased from 200.4 in June 2008 to 337.2 in June 2023 (1982:100) (an increase of approximately 68%).

P. The City Council conducted publicly noticed workshops on February 18, 2025, and March 3, 2025, dedicated to the extraordinary circumstances necessitating the need to exceed the mobility fee phase-in limitations established in Section 163.31801, Florida Statutes, as required by the Florida Impact Fee Act, during which the Demonstrated Need Study was presented, and public comment taken.

Q. Based upon the factual findings set forth herein, the Board hereby finds and determines that:
   1. There exist in the City extraordinary circumstances relating to not raising fees for 16 years despite ongoing extraordinary events including but not limited to the COVID-19 policies, price

surges, and sustained disruptions in supplies, which, if left unaddressed, result in conditions injurious to the public health. safety, morals and welfare of the residents of the city.

2. The existence of such extraordinary circumstances creates an economic and social liability by hindering industrial, commercial, office, or residential development; and

~~K.~~3. Extraordinary circumstances exist necessitating the imposition of mobility fees exceeding the phase-in limitations established in Section 163.31801. Florida Statutes.

~~L. This article shall not apply to development for which the City of Destin is the applicant.~~

SECTION 10.01.03 REVIEW AND UPDATE

A. The Impact Fee schedules contained in ~~Sections 10.02.02., 10.03.02., 10.04.02., 10.05.02.,~~this Article shall be reviewed by the City Council at least once every two years following its adoption.

B. For the Mobility Fee schedule, the following shall be required:

1. The mobility fee is based on the assumptions and analysis in the mobility fee study. No later than five years from the date Ordinance No. 2025-08-LC is enacted and no later than every five years thereafter, the City shall conduct a full reevaluation and update of the assumptions and analysis in the mobility fee study and of all components of the mobility fee. However, in the event that full reevaluation and updates are not complete within the required five-year period, the last adopted mobility fee shall remain in effect until the reevaluation is complete. Nothing herein shall prevent the City from updating the mobility fee earlier than every five years if the City determines that significant changes in the mobility fee study have occurred, and that such changes are likely to have a significant impact on the amount of the mobility fee.
2. The administration fees may be reviewed annually and revised by resolution of the City Council.

~~A.~~

SECTION 10.01.04 PENALTY PROVISION

A. Any person, firm, corporation, or partnership that violates any provision of this article may be punished by a fine of not more than $500.00 or 60 days in jail, or both. Enforcement of this article may be through the issuance of a citation, in accordance with State Law.

B. Violations include, but are not limited to failing, neglecting, or refusing to pay a mobility/impact fee as required by this division and/or furnishing untrue, incomplete, false or misleading information on any document, or to any city employee, concerning the calculation, exemption, or payment of a mobility/impact fee.

C. The owner, tenant, or occupant of any land or part thereof for which a mobility/impact fee is owed, who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this article, or who fails, neglects, or refuses to pay a mobility/impact fee may be held responsible for the violation and be subject to the penalties and remedies provided for in this article.

D. In addition to the enforcement of this article through issuance of a citation in accordance with State Law, the City may withhold issuance of the certificate of occupancy or certificate of completion and/or bring suit to restrain, enjoin or otherwise prevent the violation of this article in any court of competent jurisdiction, to recover costs incurred by the City in whole or in part because of the violation of this article, and/or to compel payment of a mobility/impact fee pursuant to this article. Issuance of and/or payment of a citation for violation of this article does not preclude the City from filing such a suit. Payment of any penalties imposed does not release a person or entity from payment of the mobility/impact fee due but shall be payable in addition to the mobility/impact fee.

E. Failure to pay a mobility/impact fee required by this article is a violation that is continuous with respect to time, and each day the violation continues, or the mobility/impact fee remains unpaid, is hereby declared to be a separate offense.

~~A.~~F. The provisions of this section are supplemental to any other remedy or enforcement procedure provided for or recognized by ordinance, statutory law, common law, case law or the Florida Constitution and shall not be construed as an exclusive remedy or procedure available for enforcement of the codes and ordinances of the City. Nothing contained herein shall prohibit the City Council from enforcing its codes by any other means.~~A violation of this article shall be prosecuted in the same manner as misdemeanors are prosecuted, and upon conviction, the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Destin shall have the power to sue in civil court to enforce the provisions of this article.~~

SECTION 10.01.05 RULES OF CONSTRUCTION

A. The provisions of this article shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B. For the purposes of administration and enforcement of this article, unless otherwise stated, the following rules of construction shall apply to the text of this article:

1. In case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text of this Article shall control.
2. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
3. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
4. The phrase "used for" includes "arranged for," "designed for," "maintained for, or "occupied for."
5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity, but does not include the City of Destin.
6. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and" "or" or "either...or" the conjunction shall be interpreted as follows:
   a. "And" indicates that all the connected terms, conditions, provisions, or events shall apply.
   b. "Or" indicates that the connected items, conditions, provisions, or events may apply singularly or in any combination.
   c. "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singularly but not in combination.
7. The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.
8. "Unit" in this article shall not be considered the same as a "lodging unit."
9. ~~If a certificate of occupancy is requested for~~For mixed use developments~~, then the fee shall be determined by using the above schedule and apportioning the space committed to uses specified on the schedule.~~

~~In the case of change of use, redevelopment, or expansion or modification of an existing use, which requires the issuance of a certificate of occupancy, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The City Manager shall be guided in this determination by the supporting documents of the~~

City of Destin Comprehensive Plan, City of Destin Zoning OrdinanceLand Development Code, and by considering demographic or other documentation which is available from state, local and regional authorities.

10. If an impact/mobility fee has never been paid for a development, then the new use shall be responsible for the full payment of such fees prior to issuance of a change of use or building permit, whichever is applicable. It shall be the responsibility of the applicant to provide any previous proof of payment of impact/mobility fees.
11. If the type of development activity that a certificate of occupancy is applied for is not specified on the applicable fee schedule, the City Manager shall use the fee applicable to the most nearly comparable type of land use on the fee schedule. The City Manager shall be guided in the selection of a comparable type by the report titled Trip Generation: An Information Report (latest edition) prepared by Institute of Transportation Engineers. If the City Manager determines that there is no comparable type of land use on the applicable fee schedule, the City Manager shall determine the fee by both of the following means:
    a. Using traffic generation statistics provided by the Florida Department of Transportation or contained in a report titled Trip Generation: An Information Report (latest edition) prepared by Institute of Transportation Engineers; and
    b. Applying the formula set forth in Section 19.04.05.B.
12. Should there be a conflict between drawings and specifications, the most restrictive shall apply.

SECTION 10.01.06 PAYMENT, USE OF FEES AND TRUST FUNDS

A. For any development within the City of Destin, mobility fees, impact fees and any applicable administration fees shall be assessed, collected, and paid as follows:
    1. For a change of use not requiring a building permit, fees shall be paid prior to the issuance of a change of use.
    2. For development requiring a building permit, fees shall be paid prior to the issuance of the building permit.
    3. No building permit or change of use for any activity requiring payment of a fee shall be issued unless and until the required fee has been paid.

B. There is hereby established fee trust funds for each fee district established by this Article. Funds withdrawn from these accounts must be used in accordance with the provisions of this Section. All funds collected shall be promptly transferred for deposit in the specific fee trust fund established and used solely for the purposes specified in this Section.

C. The City may provide estimates of impact and/or mobility fees prior to the issuance of a building permit or a change of use, but such estimates shall not be binding and shall not exempt applicants from paying according to the fee schedule in effect prior to change of use issuance, or building permit issuance, whichever is applicable.

A.D. Funds collected from all impact and/or mobility impact fees shall be utilized to support the appropriate capital improvement needs per the applicable imposed fee, used solely for the purpose of acquiring, equipping, and/or making capital improvements to City infrastructure and facilities under the jurisdiction of the City of Destin, and shall not be used for maintenance or operations.

1. Funds collected shall be utilized to support the appropriate capital improvement needs per the applicable imposed fee.

E. Funds collected from the mobility fee shall be used solely for the purpose of capital improvements to and expansion of transportation facilities.

B.F. Funds shall be expended in the order in which they are collected.

C.G. In the event that bonds or similar debt instruments are issued for advanced provision of any capital improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the improvements provided are of the type described in paragraph A. above and are located within the the impact fee districts established by this Article.

D.H. At least once each fiscal period, the City Manager shall present to the City Council a proposed capital improvement program assigning funds, including any accrued interest, from the impact fee fund to specific capital improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same impact fee fund until the next fiscal period, except to provide refunds as provided by Section 10.0112.10.

E. Funds may be used to provide refunds as described in Section 10.02.10.

SECTION 10.0112.07 IMPACT FEE AND MOBILITY FEE DISTRICTS

A. There are now established Impact Fee Districts for Parks, Public Library, and Police Protection, and Transportation a Mobility Fee District. that The Districts includes all land lying within the incorporated limits of the City.

SECTION 10.01.086 CALCULATION OF IMPACT AND MOBILITY FEES

A. Where square footage is indicated in a fee schedule, fees shall be calculated using the Gross Floor Area.

B. For mixed use developments, the fees shall be determined by using the applicable fee schedule and applying the appropriate fee for each type of use to the gross floor area committed to each such use in the approved development program.

If an impact/mobility fee has never been paid for a development, then the new use shall be responsible for the full payment of such fees prior to issuance of a change of use or building permit, whichever is applicable. It shall be the responsibility of the applicant to provide any previous proof of payment of impact/mobility fees.

C. In the case of change of use, redevelopment, or expansion or modification of an existing use, the fees shall be based upon the net positive increase in the impacts from the new use or new development as compared to the previous use or existing development, or as further set forth in this Code. The City Manager shall be guided in this determination by the supporting documents of the City of Destin Comprehensive Plan, City of Destin Land Development Code, and by considering demographic or other documentation which is available from state, local and regional authorities. For mobility fees, transportation impacts such as trip generation rates and any other applicable transportation data deemed appropriate by the City Engineer will be considered.

D. If the type of development activity that is applied for is not specified on the applicable fee schedule, the City Manager shall use the fee applicable to the most nearly comparable type of land use on the fee schedule, based upon the function and impacts of the proposed use.

E. For Mobility Fees, the City Manager shall be guided in the selection of a comparable type of land use by evaluating by the latest edition of Trip Generation: An ITE Informational Report published by the Institute of Transportation Engineers. If the City Manager determines there is no comparable land use on the applicable fee schedule, the fee shall be determined by using traffic generation contained in the latest edition of Trip Generation: An ITE Informational Report

published by the Institute of Transportation Engineers; and applying the methodology set forth in the Demonstrated-Need Study dated June 27, 2024.

F. Should there be a conflict between drawings and specifications, the most restrictive shall apply.

SECTION 10.012.098 ALTERNATIVE FEE STUDY

A. If a feepayer opts not to have the ~~impact~~ fees determined according to the fee schedules of this Article, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which ~~a certificate of occupancy~~approval is sought.

~~B. The documentation submitted shall show the basis upon which the independent fee calculation was made.~~

~~C.~~B. The study will require applicable traffic engineering and/or economic documentation ~~submitted shall show~~to demonstrate the basis upon which the independent fee calculation was made, including, but not limited to, the following:

1. Traffic engineering studies:
    a. Documentation of trip generation rates appropriate for the proposed land development activity.
    b. Documentation of the relative trip length appropriate for the proposed land development activity.
    c. Documentation of any other trip data appropriate for the proposed land development activity.
2. Economic documentation studies:
    a. Documentation of credits attributable to the proposed land development activity which can be expected to be available to replace the portion of the service volume used by the traffic generated by the proposed land development activity.

~~D.~~C. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as they shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the feepayer to submit additional or different documentation for consideration.

~~E.~~D. If an acceptable independent fee calculation study is not presented, the feepayer shall pay the impact fees based upon the fee schedules of this Article.

~~F.~~E. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development.

1. The adjustment may include a credit against the fee otherwise payable up to fifty percent (50%) for private infrastructure or facilities constructed or deed restricted or otherwise set aside for purposes by the feepayer which serve the same purposes and functions in the City of Destin Comprehensive Plan.
2. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Council by filing a written request with the City Manager within ten calendar days of the City Manager's determination.
    a. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding a feepayer's independent ~~impact~~ fee calculation study.

SECTION 10.012.1009 EXEMPTIONS AND CREDITS

A. Any claim for credit must be made no later than prior to the issuance of a change of use or building permit, whichever is applicable. Any claim not so made shall be deemed waived.

~~A. Any claim of exemption/credit must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived.~~

B. The following shall be exempted from payment of the impact and/or mobility fees:

1. Alterations of an existing residential use where no additional square footage is added or additional residential units are created, and where the use is not changed.
2. Alterations of an existing nonresidential building where no additional square footage is added, where the use is not changed, and where no additional vehicular trips will be produced over and above those produced by the existing use.

~~1. Alterations or expansion of an existing residential building where no additional residential units are created and where the use is not changed.~~

3. The construction of residential accessory buildings or structures which will not produce additional vehicular trips over and above those produced by the principal building or use of the land.

~~2. The construction of residential accessory buildings or structures.~~

~~3.~~4. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

5. The installation of a replacement mobile home on a lot or other such site when an applicable impact fee for such mobile home site has previously been paid pursuant to this article or where a mobile home legally existed on such site on or prior to the effective date of this article.

~~4.~~6. The installation of a temporary mobile home for construction management purposes.

~~5. The construction or placement of any non-residential building or structure, or the installation of a non-residential mobile home.~~

~~6.~~ Public elementary and secondary schools.

7. The development or construction of housing that is "affordable", as defined in Section 420.9071, Florida Statutes. This exception shall only be effective upon the developer entering into an agreement approved by the City Council, under such circumstances and in such form as is acceptable to the City Council in its reasonable judgment, to maintain the housing as "affordable."

C. Redevelopment within the Community Redevelopment Areas (CRAs):

The City Council may approve impact and/or mobility fee reductions for up to seventy-five (75) percent of the required fees for projects within a CRA by making a finding that the public benefits outweigh the reduction in fee revenue, when the proposed development is consistent with the adopted Community Redevelopment Plan, meets all applicable provisions of the Comprehensive Plan and Land Development Code, and at least two (2) of the following criteria are met. Applications for fee reductions must detail the requested fee reduction, how the project provides a public benefit by meeting the applicable criteria and must be submitted prior to issuance of a Certificate of Occupancy for the project.

1. The property has remained vacant for a period of at least twenty-four (24) consecutive months immediately preceding submission of the development application,
2. The proposed development will result in the elimination of an existing blighted structure through either the construction of new principal buildings or the rehabilitation of existing structures,

3. The proposed development will increase the taxable value and economic productivity of the property,
4. The proposed development will provide public infrastructure improvements in excess of the minimum Land Development Code requirements,
5. The proposed development will bring an existing nonconforming use or structure into compliance with all applicable regulations, or
6. The proposed development will allow a business currently located in the CRA to expand and provide enhanced goods, services or amenities that will increase the economic vitality of the CRA.

~~7.~~D. Credits:

1. No credit shall be given for site-related improvements or site-related right-of-way dedications.
~~8.~~2. Land and/or capital improvements may be offered by the feepayer as total or partial payment of the required ~~impact~~ fee.
~~9.~~3. The offer must specifically request or provide for a specific ~~impact~~ fee credit.
~~10.~~4. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this article, the credit shall be determined and provided in the following manner:
    a. Credit for the dedication of land shall be valued at:
        i. One hundred and fifteen percent (115%) of the most recent assessed value by the property appraiser, or
        ii. By such other appropriate method as the City Council may have accepted prior to the effective date of this article for particular capital improvements, or
        iii. By fair market value established by private appraisers acceptable to the City.
    b. Applicants for credit for construction of capital improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager.
    c. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate.
    d. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied.
    e. The applicant must sign and date a duplicate copy of such letter or certificate, indicating their agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit is given. The failure of the applicant to sign, date, and return such document within 60 calendar days shall nullify the credit.
    f. Except as provided in subparagraph (g), credit against ~~impact~~ fees otherwise due will not be provided until:
        i. The property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council; or
        ~~i.~~ii. The construction is completed and accepted by the city, the county, or the state, whichever is applicable; or
        ~~ii.~~iii. A suitable maintenance and warranty bond is received and approved by the City Manager when applicable.

g. Credit may be provided before completion of specified capital improvements if adequate assurances are given by the applicant that the standards set out in ~~subparagraph (f)~~this Section will be met, and if the feepayer posts security as provided below, for the costs of such construction.

i. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the City of Destin in an amount determined by the City Manager.

ii. If the construction project is not constructed within one year of the acceptance of the offer by the City Manager, the amount of security shall be increased by ten percent (10%) compounded, for each year of the life of the security. The security shall ~~then~~ be reviewed and approved by the City Council prior to acceptance ~~of the security~~.

iii. If the construction project is not to be completed within five years of the date of the feepayer's offer, the City Council must approve the construction project and its scheduled completion date prior to the acceptance of the offer to the City Manager.

h. Any claim for credit must be made no later than ~~the time of application for a certificate of occupancy~~ prior to the issuance of a change of use or building permit, whichever is applicable. Any claim not so made shall be deemed waived.

i. Credits shall not be transferable from one project or development to another without the approval of the City Council.

~~i.~~j. All mandatory or required right-of-way dedications and/or transportation improvements made by a feepayer, subsequent to the effective date of this article, except site-related improvements and any other improvements not included in the calculation of the mobility fees, shall be credited on a pro rata basis against mobility fees otherwise due or to become due for development that prompted the City or the county to require such dedications or transportation improvements. Such credits shall be determined and provided as set forth within this Article.

~~j.~~k. Determinations made by the City Manager pursuant to this section may be appealed to the City Council by filing a written request with the City Manager within ten calendar days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding credits.

~~11. No credit shall be given for site-related improvements or site-related right-of-way dedications.~~

SECTION 10.012.10 REFUND OF FEES

A. Any funds not expended or encumbered by the end of the calendar quarter immediately following ten (10) years from the date the impact and/or mobility fees were paid, shall, upon application of the then current landowner, be returned to such landowner ~~with interest at the rate of four percent per annum,~~ provided that the landowner submits an application for a refund to the City Manager within 180 days of the expiration of the ten-year period.

SECTION 10.01.11 EFFECT ON LAND DEVELOPMENT REGULATIONS

A. The payment of fees does not ensure compliance with the City's land development regulations.

~~A.~~B. The listing of a land use in a fee schedule is solely for purpose of establishing the applicable fee for such use, and such listing does not mean that the land use is permitted or available under applicable zoning or comprehensive plan requirements. In addition, the listing of the land use in a fee schedule

shall not be considered evidence that the land use is appropriate in any land use classification or zoning district.

Section 10.02 Parks Impact Fees

Section 10.02.01 Imposition of Parks Impact Fee

~~A. Any person who applies for a certificate of occupancy, certificate of completion, or a change of use is hereby required to pay a park impact fee in the manner and amount set forth in this article.~~

~~B. No new certificate of occupancy/completion or change of use, for any activity requiring payment of an impact fee pursuant to Section 10.02.02, shall be issued unless and until the required park impact fee hereby has been paid.~~

~~C.~~A. All development shall be subject to the following parks impact fee schedules ~~in Section 10.02.02~~ below.

~~D. Credit for the dedication of park land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council.~~

Section 10.02.02 Parks Impact Fee Schedule

LAND USE TYPE (PER/UNIT)	FEE
Residential, less than 500 sq. ft., per dwelling unit	$186.00
Residential, 500—749 sq. ft., per dwelling unit	$235.00
Residential, 750—999 sq. ft., per dwelling unit	$279.00
Residential, 1,000—1,499 sq. ft., per dwelling unit	$335.00
Residential, 1,500—1,999 sq. ft., per dwelling unit	$399.00
Residential, 2,000—2,999 sq. ft., per dwelling unit	$479.00
Residential, 3,000—3,999 sq. ft., per dwelling unit	$570.00
Residential, 4,000 sq. ft or more, per dwelling unit	$649.00
Mobile Home/RV Park, per pad	$447.00
Hotel/Motel, per room	$243.00

Section 10.03 Public Library Impact Fees

Section 10.03.01 Imposition of Library Impact Fees

~~A. Any person who applies for a certificate of occupancy, certificate of completion, or a change of use is hereby required to pay a library impact fee in the manner and amount set forth in this article.~~

~~B. No new certificate of occupancy/completion or change of use, for any activity requiring payment of an impact fee pursuant to Section 10.03.02, shall be issued unless and until the required library impact fee hereby has been paid.~~

~~C.~~A. All development shall be subject to the following library impact fee schedules ~~in Section 10.03.02~~ below.

Section 10.03.02 Public Library Impact Fee Schedule

LAND USE TYPE (PER/UNIT)	FEE
Residential, less than 500 sq. ft., per dwelling unit	$62.00
Residential, 500—749 sq. ft., per dwelling unit	$78.00
Residential, 750—999 sq. ft., per dwelling unit	$93.00
Residential, 1,000—1,499 sq. ft., per dwelling unit	$112.00
Residential, 1,500—1,999 sq. ft., per dwelling unit	$133.00
Residential, 2,000—2,999 sq. ft., per dwelling unit	$160.00
Residential, 3,000—3,999 sq. ft., per dwelling unit	$190.00
Residential, 4,000 sq. ft or more, per dwelling unit	$217.00
Mobile home/RV park, per pad	$149.00
Hotel/motel, per room	$0.00

SECTION 10.04 POLICE IMPACT FEES

SECTION 10.04.01 IMPOSITION OF POLICE IMPACT FEES

~~A. Any person who applies for a certificate of occupancy, certificate of completion, or a change of use is hereby required to pay a police impact fee in the manner and amount set forth in this article.~~

~~B. No new certificate of occupancy/completion or change of use, for any activity requiring payment of an impact fee pursuant to Section 10.04.02 shall be issued unless and until the required police impact fee hereby has been paid.~~

~~C.~~A. All development shall be subject to the following police impact fee schedules ~~in Section 10.04.02~~ below.

SECTION 10.04.02 POLICE IMPACT FEE SCHEDULE

LAND USE TYPE	UNIT	FEE	LAND USE TYPE	UNIT	FEE
Residential, less than 500 sq. ft.	Dwelling	$9.00	Hotel/motel	Room	$11.00
Residential, 500—749 sq. ft.	Dwelling	$11.00	Retail/commercial	1,000 sq. ft.	$31.00
Residential, 750—999 sq. ft.	Dwelling	$13.00	Office	1,000 sq. ft.	$18.00
Residential, 1,000—1,499 sq. ft.	Dwelling	$16.00	Industrial	1,000 sq. ft.	$10.00
Residential, 1,500—1,999 sq. ft.	Dwelling	$19.00	Warehouse	1,000 sq. ft.	$6.00
Residential, 2,000—2,999 sq. ft.	Dwelling	$23.00	Religious Facilities/Worship center	1,000 sq. ft.	$7.00
Residential, 3,000—3,999 sq. ft.	Dwelling	$27.00	School/college	1,000 sq. ft.	$10.00
Residential, 4,000 sq. ft or more	Dwelling	$31.00	Hospital	1,000 sq. ft.	$28.00
Mobile home/RV park	Pad	$21.00	Nursing home	1,000 sq. ft.	$14.00
			Other institutional	1,000 sq. ft.	$18.00

SECTION 10.05 MOBILITY FEES

SECTION 10.052.01 LEGISLATIVE FINDINGS

A. The City Council has determined that the Florida Legislature through the enactment of Chapter 163, Part II, Florida Statutes, encourages local governments to adopt innovative approaches to development.

B. The City Council has determined that the authority to adopt this ordinance is pursuant to Section 1.01l.(b) of the City Charter, and Section 166.021, Florida Statutes.

C. There is hereby established a mobility fee which shall be all lands lying within the incorporated limits of the City.

D. The City Council has determined that each of the types of land development described in Section 10.05.03 will generate vehicular and pedestrian traffic necessitating the acquisition of rights-of-way, road construction, road improvements, pedestrian and bicycle improvements.

E. The City Council has determined that the fees established by this section Section I 9.04.05.A. are derived from, based upon, and do not exceed the costs of providing additional rights-of-way and multi- modal improvements necessitated by the new land developments for which the fees are levied.

F. The City Council has determined that Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act "Act", empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City.

G. The City Council has determined that Ssection 163.31801, Florida Statutes (the "Florida Impact Fee Act") prohibits local governments from increasing fees to fund transportation improvements necessitated by new growth ("Mobility Fees") in excess of the phase-in limitations established therein without a study expressly demonstrating the extraordinary circumstance".

H. City Council has engaged 3TP Ventures ("3TP") to prepare a Demonstrated-Need Study dated June 27, 2024 (the "Mobility Fee Study") to convert the City of Destin's prior usage of transportation impact fees to mobility fees, and to establish the City's Mobility Fee schedule.

I. The City Council has determined that the rates calculated in the Mobility Fee Study exceed the phase-in limitations permitted by the Florida Impact Fee Act, without a study expressly demonstrating the extraordinary circumstances necessitating increases exceeding such phase-in limitations.

J. 3TP has also prepared the Destin. Florida Mobility Fee Study Memo, which constitutes a demonstrated need study establishing such extraordinary circumstances, as required by the Florida Impact Fee Act and is hereby adopted and approved (the "Demonstrated Need Study").

K. The City Council has determined that the based on the Demonstrated Need Study and other evidence presented at the prior public hearings. workshops. and meetings, the City Council hereby makes the following factual findings:

1. The City of Destin has not raised impact fees in sixteen years: and
2. Impacts related to COVID-19 policies between March 2020 and November 2023, material prices surged by 32%: and
3. Sustained disruptions to global supply chains for construction materials and equipment, housing market strength, labor market fluctuations, and heightened governmental spending on infrastructure, have led to increases in construction prices.
4. Materials increased from 200.4 in June 2008 to 337.2 in June 2023 ({1982:100).

L. The City Council has conducted publicly noticed workshops on February 18, 2025, and March 3, 2025, dedicated to the extraordinary circumstances necessitating the need to exceed the mobility fee phase-in limitations established in Ssection 163.31801, Florida Statutes, as required by the Florida Impact Fee Act, during which the Demonstrated Need Study was presented, and public comment taken.

M. Based upon the factual findings set forth herein, the Board hereby finds and determines that:

1. There exist in the City extraordinary circumstances relating to not raising fees for 16 years despite ongoing extraordinary events including but not limited to the COVID-19 policies, price surges, and sustained disruptions in supplies, which, if left unaddressed, result in conditions injurious to the public health. safety, morals and welfare of the residents of the city.
2. The existence of such extraordinary circumstances creates an economic and social liability by hindering industrial, commercial, office, or residential development; and
3. Extraordinary circumstances exist necessitating the imposition of mobility fees exceeding the phase-in limitations established in Ssection 163.31801 I. Florida Statutes.

N.A. This article is intended to assist in the implementation of the City of Destin Comprehensive Plan.

O. The purpose of this article is to regulate the development of land so as to:

1. Ensure that the mobility fee is proportional and reasonably connected to or has a rational nexus with the need for additional capital facilities and the increased impact generated by the new residential or commercial construction;
2. Ensure that the mobility fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction;
3. Specifically earmark funds collected under the mobility fee for use in acquiring,. Constructing,. or improving capital facilities to benefit new users; and
4. Ensure that revenues generated by the mobility fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with. the increased impact generated by the new residential or nonresidential construction.

P. This article shall not apply to development for which the City of Destin is the applicant.

SECTION 10.05.02 MOBILITY FEE DISTRICT

A. There is hereby established a mobility fee district which shall be all lands lying within the incorporated limits of the City.

SECTION 10.05.013 IMPOSITION OF MOBILITY FEES AND FEE TABLE

A. The City Council hereby adopts and incorporates the following by reference:
   1. The Destin, Florida Mobility Fee Study Memo attached as Exhibit A to Ordinance No. 2025-08-LC.
   2. The Table of Mobility Fees.:

B. Any person who applies for a certificate of occupancy, is hereby required to pay a mobility fee in the manner and amount set forth in this article.

~~C. No new certificate of occupancy/completion or a change of use, for any activity requiring payment of a mobility fee pursuant to Section 10.05.02 shall be issued unless and until the required mobility fee hereby has been paid.~~

~~D.~~B. All development shall be subject to the following mobility~~transportation~~ fee schedule~~s in Section 10.05.02~~ below.

~~E.~~C. "Expansion" of the capacity of a road applies to all road and intersection capacity enhancements and includes, but is not limited to, extensions, widening, intersection improvements, upgrading signalization, and expansion of bridges.

~~F.~~D. "Mandatory or required right-of-way dedications and/or roadway improvements" means such non-compensated dedications and/or roadway improvements required by the City or by the county.

Table of Mobility Fees		
Proposed Land Uses	Unit	Fee per Unit
Long-term Residential	Dwelling	
Less than 500 sq. ft.		$5,023
500—749 sq. ft.		$6,086
750—999 sq. ft.		$6,888
1,000—1,499 sq. ft.		$7,737
1,500—1,999 sq. ft.		$8,539
2,000—2,999 sq. ft.		$9,389
3,000—3,999 sq. ft.		$10,190
4,000 sq. ft. or more		$10,789
Short-term Residential	Dwelling	
Less than 500 sq. ft.		$14,257
500—749 sq. ft.		$21,466
750—999 sq. ft.		$26,901
1,000—1,499 sq. ft.		$32,662
1,500—1,999 sq. ft.		$38,097
2,000—2,999 sq. ft.		$43,858
3,000—3,999 sq. ft.		$49,293
4,000 sq. ft. or more		$53,352
Multifamily Housing (Low-Rise) (220)	Dwelling	$10,262
Multifamily Housing (Mid-Rise) (221)	Dwelling	$6,901
Mobile Home Park (240)	Dwelling	$10,846
Hotel/Motel (310)	Room	$12,171

Table of Mobility Fees		
Proposed Land Uses	Unit	Fee per Unit
Shopping Center >150k (820)	1,000 sq. ft.	$28,753
Shopping Plaza 40—150k (821)	1,000 sq. ft	$41,141
Shopping Plaza 40—150k - w/Supermarket (821)	1,000 sq. ft.	$57,575
Strip Retail Plaza <40k (822)	1,000 sq. ft.	$33,178
Automobile Sales (New) (840)	1,000 sq. ft.	$42,409
Supermarket (850)	1,000 sq. ft.	$34,307
Drive-in Bank (912)	1,000 sq. ft.	$48,916
Automobile Parts and Service Center (943)	1,000 sq. ft.	$25,287
Convenience Store (851)	1,000 sq. ft.	$179,984
Golf Course (430)	Acres	$5,697
Marina (420)	Berths	$3,671
Fast-Food Restaurant with Drive-Through Window (934)	1,000 sq. ft.	$160,226
High-Turnover (Sit-Down) Restaurant (932)	1,000 sq. ft.	$62,053
Fine Dining Restaurant (931)	1,000 sq. ft.	$48,531
Convenience Store/Gas Station (945)	Fueling Positions	$62,590
General Office Building (710)	1,000 sq. ft.	$16,513
Medical-Dental Office Building - Stand-Alone (720)	1,000 sq. ft.	$54,839
Hospital (610)	1,000 sq. ft.	$16,406
Nursing Home (620)	1,000 sq. ft.	$10,282
Church (560)	1,000 sq. ft.	$11,577
Private School (K-12) (532)	Students	$3,778
Day Care Center (565)	Students	$6,230
General Light Industrial (110)	1,000 sq. ft.	$7,419
Warehousing (150)	1,000 sq. ft.	$2,254

~~SECTION 10.05.04 EFFECT ON LAND DEVELOPMENT REGULATIONS~~

~~A. The payment of mobility fees does not ensure compliance with the City's land development regulations.~~

~~B. The listing of a land use in the mobility fee schedule is solely for purpose of establishing the applicable mobility fee for such use, and such listing does not mean that the land use is permitted or available under applicable zoning or comprehensive plan requirements. In addition, the listing~~

of the land use in the mobility fee schedule shall not be considered evidence that the land use is appropriate in any land use classification or zoning district.

SECTION 10.05.05 PAYMENT OF FEE

A. Mobility fees and any applicable administration fees shall be assessed, collected, and paid upon the issuance of a building permit for any development within the City of Destin.
B. All funds collected shall be promptly transferred for deposit in the mobility fee trust fund established by Section 19.04.08 and used solely for the purposes specified in this article.

SECTION 10.05.06 MOBILITY FEE TRUST FUND

A. There is hereby established a mobility fee trust fund for the mobility fee district established by Section 10.05.02this Section.
B. Funds withdrawn from these accounts must be used in accordance with the provisions of Section 10.05.04this Section.

SECTION 10.05.07 USE OF FUNDS

A. Funds collected from the mobility fee shall be used solely for the purpose of capital improvements to and expansion of transportation facilities.
B. Funds shall be expended in the order in which they are collected.
C. In the event that bonds or similar debt instruments are issued for advanced provision of transportation capital improvements for which mobility fees may be expended, mobility fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the improvements provided are of the type described in paragraph A. above and are located within the mobility fee district established by Section 19.04.07by this Article.
D. At least once each fiscal period, the City Manager shall present to the City Council a proposed capital improvement program for transportation, assigning funds, including any accrued interest, from the mobility fee trust fund to specific road improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the mobility fee trust fund until the next fiscal period, except as provided by Section 19.04.1010.05.08.
E. Funds may be used to provide refunds as described in Section 19.04.1010.05.08.

SECTION 10.05.08 REFUNDS, EXEMPTIONS AND CREDITS

A. Any funds not expended or encumbered by the end of the calendar quarter immediately following six years from the date the mobility fee was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of four percent per annum, provided that the landowner submits an application for a refund to the City Manager within 180 days of the expiration of the six-year period.
B. Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the mobility fee:

1. Alterations or expansion of an existing residential building where no additional residential units are created, and where the use is not changed; alterations of an existing nonresidential building where no additional square footage is added, where the use is not changed, and where no additional vehicular trips will be produced over and above those produced by the existing use.
2. The construction of residential accessory buildings or structures which will not produce additional vehicular trips over and above those produced by the principal building or use of the land.

3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use provided that no additional trips will be produced over and above those produced by the original use of the land.
4. The installation of a replacement mobile home on a lot or other such site when a mobility fee for such mobile home site has previously been paid pursuant to this article, or where a mobile home legally existed on such site on or prior to the effective date of this article.
5. Public elementary and secondary schools.
6. The development or construction of housing that is "affordable", as defined in Ssection 420.9071, Florida Statutes. This exception shall only be effective upon the developer entering into an agreement approved by the City Council, under such circumstances and in such form as is acceptable to the City Council in its reasonable judgment, to maintain the housing as "affordable."

C. Credits:

1. No credit shall be given for site-related improvements or site-related right-of-way dedications.
2. All mandatory or required right-of-way dedications and/or transportation improvements made by a feepayer, subsequent to the effective date of this article, except site-related improvements and any other improvements not included in the calculation of the mobility fees, shall be credited on a pro rata basis against mobility fees otherwise due or to become due for development that prompted the City or the county to require such dedications or transportation improvements. Such credits shall be determined and provided as set forth within this Articlein Section 19.04.11.B.3.
3. A feepayer may obtain credit against all or a portion of mobility fees otherwise due or to become due by offering to dedicate non-site-related right-of-way and/or construct non-site-related roadway improvements included in the calculation of the transportation impactsuch mobility fees. This offer must specifically request or provide for a mobility fee credit. Such construction must be in accordance with City, county, or state design standards, whichever is applicable. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this article, the credit shall be determined and provided in the following manner:

a. Credit for the dedication of non-site-related right-of-way shall be valued at:

1. 115 percent of the most recent assessed value by the property appraiser, or
2. By such other appropriate method as the City Council may have accepted prior to the effective date of this article for right-of-way dedications and/or roadway capital improvements, or
3. By fair market value established by private appraisers acceptable to the City. Credit for the dedication of right-of-way shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council.

b. Applicants for credit for construction of non-site-related transportation improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for transportation improvement construction based upon either these cost estimates, or upon alternative engineering criteria and construction cost estimates, if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

c. Except as provided in Section 10.05.08.C19.04.11.B.1.(d), credit against mobility fees otherwise due will not be provided until:

1. The construction is completed and accepted by the City, the county, or the state, whichever is applicable; or
2. A suitable maintenance and warranty bond is received and approved by the City Manager when applicable.

d. Credit may be provided before completion of specified transportation improvements if adequate assurances are given by the applicant that the standards set out in this Section 19.04.11.B.1.(c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the City of Destin in an amount determined by the City Manager. If the transportation construction project will not be constructed within one year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten percent compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Council prior to acceptance of the security. If the transportation construction project is not to be completed within five years of the date of the feepayer's offer, the City Council must approve the transportation construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

e. Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

f. Credits shall not be transferable from one project or development to another without the approval of the City Council, and may be transferred to a development in a different mobility fee district upon a finding by the City Council that the dedication right-of-way or transportation construction for which the credit was given benefits such different mobility fee district.

g. Determinations made by the City Manager pursuant to this section may be appealed to the City Council by filing a written request with the City Manager within ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding credits.

SECTION 10.05.094 REVIEW AND UPDATE

A. The mobility fee is based on the assumptions and analysis in the mobility fee study. Not later than five years from the date Ordinance No. 2025-08-LC is enacted and not later than every five years thereafter, the City shall conduct a full reevaluation and update of the assumptions and analysis in the mobility fee study and of all components of the mobility fee. However, in the event that full reevaluation and updates are not complete within the required five-year period, the last adopted mobility fee shall remain in effect until the reevaluation is complete. Nothing herein shall prevent the City from updating the mobility fee earlier than every five years if the City determines that significant changes in the mobility fee study have occurred, and that such changes are likely to have a significant impact on the amount of the mobility fee.

B. The administration fees may be reviewed annually and revised by resolution of the City Council.

SECTION 10.05.04 PENALTY PROVISION

A. Any person, firm, corporation or partnership that violates any provision of this article may be punished by a fine of not more than $500.00 or 60 days in jail, or both. Enforcement of this article may be through the issuance of a citation, in accordance with State Law.

B. Violations include, but are not limited to failing, neglecting, or refusing to pay a mobility fee as required by this division and/or furnishing untrue, incomplete, false or misleading information on any document, or to any city employee, concerning the calculation, exemption, or payment of a mobility fee.

C. The owner, tenant, or occupant of any land or part thereof for which a mobility fee is owed, who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this article, or who fails, neglects, or refuses to pay a mobility fee may be held responsible for the violation and be subject to the penalties and remedies provided for in this article.

D. In addition to the enforcement of this article through issuance of a citation in accordance with State Law, the City may withhold issuance of the certificate of occupancy or certificate of completion and/or bring suit to restrain, enjoin or otherwise prevent the violation of this article in any court of competent jurisdiction, to recover costs incurred by the City in whole or in part because of the violation of this article, and/or to compel payment of a mobility fee pursuant to this article. Issuance of and/or payment of a citation for violation of this article does not preclude the City from filing such a suit. Payment of any penalties imposed does not release a person or entity from payment of the mobility fee due but shall be payable in addition to the mobility fee.

E. Failure to pay a mobility fee required by this article is a violation that is continuous with respect to time, and each day the violation continues, or the mobility fee remains unpaid, is hereby declared to be a separate offense.

The provisions of this section are supplemental to any other remedy or enforcement procedure provided for or recognized by ordinance, statutory law, common law, case law or the Florida Constitution and shall not be construed as an exclusive remedy or procedure available for enforcement of the codes and ordinances of the City. Nothing contained herein shall prohibit the City Council from enforcing its codes by any other means.

Article 19 IMPACT FEES

19.01.00. Parks impact fee.

19.01.01. *Intents and purposes.*

A. *Legislative findings:*

1. The City Council has determined that the City of Destin must expand its park capital facilities in order to maintain current park standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety, and welfare.

2. The City Council has determined that the Florida Legislature through the enactment of Chapter 163, Part II, Florida Statutes, encourages local governments to adopt innovative approaches to development.

3. The City Council has determined that the authority to adopt this ordinance is pursuant to Section 1.01.(b) of the City Charter, and Section 166.021, Florida Statutes.

4. The City Council has determined that the imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of park capital improvements necessary to accommodate such development. This must be done in order to promote and protect the public health, safety, and welfare.

5. The City Council has determined that each of the types of land development described in Section 19.01.05.A, will create a demand for the construction, equipping, acquisition, or expansion of park capital improvements.

6. The City Council has determined that the fees established by Section 19.01.05.A. are derived from, based upon, and do not exceed the costs of providing additional parks and park capital improvements necessitated by the new land developments for which the fees are levied.

7. The City Council has determined that the report entitled "Impact Fee Study for Transportation, Parks, Library and Police Facilities," dated July 2007, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional parks and park capital improvements in the City of Destin.

B. This article is intended to assist in the implementation of the City of Destin Comprehensive Plan.

C. The purpose of this article is to regulate the development of land so as to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to provide parks and park capital improvements in the City of Destin.

D. This article shall not apply to development for which the City of Destin is the applicant.

19.01.02. *Rules of construction.*

A. The provisions of this article shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B. For the purposes of administration and enforcement of this article, unless otherwise stated, the following rules of construction shall apply to the text of this article:

1. In case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.

2. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4. The phrase "used for" includes "arranged for," "designed for," "maintained for, or "occupied for."

5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity, but does not include the City of Destin.

6. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or" or "either...or," the conjunction shall be interpreted as follows:

(a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

(b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

(c) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7. The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8. "City manager" means the City Manager or the municipal officials he/she may designate to carry out the administration of this article.

19.01.03. Definitions.

A. A "feepayer" is a person applying for the issuance of a certificate of occupancy.

B. A "capital improvement" includes parks planning, land acquisition, site improvements, buildings, and equipment, all with an expected life of three years or more, but excludes maintenance and operation.

C. "Certificate of occupancy" is the approval issued by the building official after satisfactory completion of construction of a building or structure in accordance with the technical codes and plans, and after the final inspection is completed.

D. "Private recreational facility" is any recreational facility which is not owned by or dedicated to any governmental entity.

E. "Unit" in this article shall not be considered the same as a "lodging unit."

19.01.04. *Imposition of park impact fee.*

A. Any person who applies for a certificate of occupancy, is hereby required to pay a park impact fee in the manner and amount set forth in this article.

B. No new certificate of occupancy, for any activity requiring payment of an impact fee pursuant to Section 19.01.05.A., shall be issued unless and until the required park impact fee hereby has been paid.

C. Any development that received a final development order or development permit on or before [the date of adoption of the ordinance] shall be subject to the "old" fee schedule in Section 19.01.05, provided that development proceeds to issuance of the certificate of occupancy without expiration of the development order or development permit.

D. All other development shall be subject to the following fee schedules in Section 19.01.05:

1. The "old" fee schedule for certificates of occupancy issued before [90 days from ordinance adoption].

2. The "new" fee schedule for certificates of occupancy issued on or after [90 days from ordinance adoption].

E. The City may provide estimates of impact fees at time of development order, or building permit for projects not requiring a development order, but such estimates shall not be binding and shall not

exempt applicants from paying according to the fee schedule in effect at time of certificate of occupancy.

19.01.05. *Computation of the amount of park impact fee.*

A. At the option of the fee payer, the amount of the park impact fee may be determined by the following fee schedules:

"OLD" FEE SCHEDULE

LAND USE TYPE (PER/UNIT)	FEE
Residential unit type:	
Single-family detached	$159.99
Multi-family	113.03
Resort residential unit	113.03
Hotel/motel	50.46
All other	159.99

"NEW" FEE SCHEDULE

LAND USE TYPE (PER/UNIT)	FEE
Residential, less than 500 sq. ft., per dwelling unit	$186.00
Residential, 500—749 sq. ft., per dwelling unit	$235.00
Residential, 750—999 sq. ft., per dwelling unit	$279.00
Residential, 1,000—1,499 sq. ft., per dwelling unit	$335.00
Residential, 1,500—1,999 sq. ft., per dwelling unit	$399.00
Residential, 2,000—2,999 sq. ft., per dwelling unit	$479.00
Residential, 3,000—3,999 sq. ft., per dwelling unit	$570.00
Residential, 4,000 sq. ft or more, per dwelling unit	$649.00
Mobile Home/RV Park, per pad	$447.00
Hotel/Motel, per room	$243.00

1. If a certificate of occupancy is requested for mixed uses, then the fee shall be determined by using the above schedule and apportioning the space committed to uses specified on the schedule.

2. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a certificate of occupancy, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The City Manager shall be guided in this determination by the supporting documents of the City of Destin Comprehensive Plan, City of Destin Zoning Ordinance, and by considering demographic or other documentation which is available from state, local and regional authorities.

B. If a feepayer opts not to have the impact fee determined according to paragraph A. of this section, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a certificate of occupancy is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the

alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay the park impact fees based upon the schedule shown in paragraph A. of this section. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to 50 percent for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the feepayer which serve the same purposes and functions as set forth for public parks in the City of Destin Comprehensive Plan. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Council by filing a written request with the City Manager within ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding a feepayer's independent impact fee calculation study.

19.01.06. *Payment of fee.*

A. The feepayer shall pay the park impact fee required by this article to the City Manager prior to the issuance of a certificate of occupancy.

B. All funds collected shall be promptly transferred for deposit in the park impact fee trust fund as established by Section 19.01.08 and used solely for the purposes specified in this article.

19.01.07. *Park impact fee districts.*

A. There is hereby established a park impact fee district which shall be all lands lying within the incorporated limits of the City.

19.01.08. *Park impact fee trust funds established.*

A. There is hereby established a park impact fee trust fund for the park impact fee district established by Section 19.01.07.

B. Funds withdrawn from this account must be used in accordance with the provisions of Section 19.01.09.

19.01.09. *Use of funds.*

A. Funds collected from the park impact fee shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to park facilities under the jurisdiction of the City of Destin, and shall not be used for maintenance or operations.

B. Funds shall be expended in the order in which they are collected.

C. In the event that bonds or similar debt instruments are issued for advanced provision of park capital improvements for which park impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the improvements provided are of the type described in paragraph A. above and are located within the park impact fee districts established by Section 19.01.07.

D. At least once each fiscal period, the City Manager shall present to the City Council a proposed capital improvement program for parks, assigning funds, including any accrued interest, from the park impact fee trust fund to specific park capital improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same park impact fee trust fund until the next fiscal period, except as provided by Section 19.01.10.

E. Funds may be used to provide refunds as described in Section 19.01.10.

19.01.10. *Refund of fees paid.*

A. Any funds not expended or encumbered by the end of the calendar quarter immediately following six years from the date the park impact fees was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of four percent per annum,

provided that the landowner submits an application for a refund to the City Manager within 180 days of the expiration of the six-year period.

19.01.11. *Exemptions and credits.*

A. Any claim of exemption must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the impact fee:

1. Alterations or expansion of an existing residential building where no additional residential units are created and where the use is not changed.

2. The construction of residential accessory buildings or structures.

3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

4. The installation of a replacement mobile home on a lot or other such site when a park impact fee for such mobile home site has previously been paid pursuant to this article or where a mobile home legally existed on such site on or prior to the effective date of this article.

5. The construction or placement of any non-residential building or structure, or the installation of a non-residential mobile home.

B. Credits:

1. Park land and/or park capital improvements may be offered by the feepayer as total or partial payment of the required impact fee. The offer must specifically request or provide for a park impact fee credit. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this article, the credit shall be determined and provided in the following manner:

(a) Credit for the dedication of land shall be valued at:

(1) 115 percent of the most recent assessed value by the property appraiser, or

(2) By such other appropriate method as the City Council may have accepted prior to the effective date of this article for particular park capital improvements, or

(3) By fair market value established by private appraisers acceptable to the City.

Credit for the dedication of park land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council.

(b) Applicants for credit for construction of park capital improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c) Except as provided in subparagraph (d), credit against impact fees otherwise due will not be provided until:

(1) The construction is completed and accepted by the City, the county, or the state, whichever is applicable; or

(2) A suitable maintenance and warranty bond is received and approved by the City Manager when applicable.

(d) Credit may be provided before completion of specified park capital improvements if adequate assurances are given by the applicant that the standards set out in subparagraph (c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the City of Destin in an amount determined by the City Manager. If the park construction project will not be constructed within one year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten percent compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Council prior to acceptance of the security. If the park construction project is not to be completed within five years of the date of the feepayer's offer, the City Council must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

(e) Any claim for credit must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived.

(f) Credits shall not be transferable from one project or development to another without the approval of the City Council.

(g) Determinations made by the City Manager pursuant to this section may be appealed to the City Council by filing a written request with the City Manager with ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City manger's determination regarding credits.

19.01.12. *Review.*

A. The fee schedule contained in Section 19.01.05.A shall be reviewed by the City Council at least once every two years following its adoption.

19.01.13. Penalty provision.

A. A violation of this article shall be prosecuted in the same manner as misdemeanors are prosecuted, and upon conviction, the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Destin shall have the power to sue in civil court to enforce the provisions of this article.

(Ord. No. 318.1, § 1, 12-7-98; Ord. No. 318.2, §§ 3, 4, 7-16-01; Ord. No. 07-22-LC, §§ 3—9, 3-4-08)

19.02.00. Public library impact fee.

19.02.01. *Intents and purposes.*

A. Legislative findings:

1. The City Council has determined that the City of Destin must expand its public library capital facilities in order to maintain current library standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety, and welfare.

2. The City Council has determined that the Florida Legislature through the enactment of Chapter 163, Part II, Florida Statutes, encourages local governments to adopt innovative approaches to development.

3. The City Council has determined that the authority to adopt this ordinance is pursuant to Section 1.01.(b) of the City Charter, and Section 166.021, Florida Statutes.

4. The City Council has determined that the imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of public library capital improvements necessary to accommodate such development. This must be done in order to promote and protect the public health, safety, and welfare.

5. The City Council has determined that each of the types of land development described in Section 19.02.05.A., will create a demand for the construction, equipping, acquisition, or expansion of public library capital improvements.

6. The City Council has determined that the fees established by Section 19.02.05.A. are derived from, based upon, and do not exceed the costs of providing additional public library capital improvements necessitated by the new land developments for which the fees are levied.

7. The City Council has determined that the report entitled "Impact Fee Study for Transportation, Parks, Library and Police Facilities," dated July 2007, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional public library capital improvements in the City of Destin.

B. This article is intended to assist in the implementation of the City of Destin Comprehensive Plan.

C. The purpose of this article is to regulate the development of land so as to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to provide public library capital improvements in the City of Destin.

D. This article shall not apply to development for which the City of Destin is the applicant.

19.02.02. *Rules of construction.*

A. The provisions of this article shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B. For the purposes of administration and enforcement of this article, unless otherwise stated, the following rules of construction shall apply to the text of this article:

1. In case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.

2. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4. The phrase "used for" includes "arranged for," "designed for," "maintained for," or "occupied for."

5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity, but does not include the City of Destin.

6. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or" or "either…or," the conjunction shall be interpreted as follows:

(a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

(b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

(c) "Either…or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7. The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8. "City manager" means the City Manager or the municipal officials he/she may designate to carry out the administration of this article.

19.02.03. *Definitions.*

A. A "feepayer" is a person applying for the issuance of a certificate of occupancy.

B. A "capital improvement" includes library planning, land acquisition, site improvements, buildings, vehicles, books, and other essential library equipment, all with an expected use life of three years or more, but excludes maintenance and operation. "Capital improvement" does not include unbound periodicals or other materials that are not retained within the library collection for three years or more.

C. "Certificate of occupancy" is the approval issued by the building official after satisfactory completion of construction of a building or structure in accordance with the technical codes and plans, and after the final inspection is completed.

D. "Unit" in this article shall not be considered the same as "lodging unit."

19.02.04. *Imposition of public library impact fee.*

A. Any person who applies for a certificate of occupancy, is hereby required to pay a public library impact fee in the manner and amount set forth in this article.

B. No new certificate of occupancy, for any activity requiring payment of an impact fee pursuant to Section 19.02.05.A., shall be issued unless and until the required public library impact fee hereby has been paid.

C. Any development that received a final development order or development permit on or before [the date of adoption of the ordinance creating the "new" fee schedule] shall be subject to the "old" fee schedule in Section 19.02.05, provided that development proceeds to issuance of the certificate of occupancy without expiration of the development order or development permit. Notwithstanding the foregoing, if the fee for a proposed development would be lower under the provisions of subsection D below, subsection D shall apply.

D. All other development shall be subject to the following fee schedules in Section 19.02.05:

1. The "old" fee schedule for certificates of occupancy issued before [90 days from ordinance adoption].

2. The "new" fee schedule for certificates of occupancy issued on or after [90 days from ordinance adoption].

E. The City may provide estimates of impact fees at time of development order, or building permit for projects not requiring a development order, but such estimates shall not be binding and shall not exempt applicants from paying according to the fee schedule in effect at time of certificate of occupancy.

19.02.05. *Computation of the amount of public library impact fee.*

A. At the option of the feepayer, the amount of the public library impact fee may be determined by the following fee schedules:

"OLD" FEE SCHEDULE

LAND USE TYPE (PER/UNIT)	FEE
Residential unit type:	
Single-family detached	$107.84
Multi-family	76.19
Resort residential unit	76.19
Hotel/motel	0.00
All other	107.84

"NEW" FEE SCHEDULE

LAND USE TYPE (PER/UNIT)	FEE
Residential, less than 500 sq. ft., per dwelling unit	$62.00
Residential, 500—749 sq. ft., per dwelling unit	$78.00
Residential, 750—999 sq. ft., per dwelling unit	$93.00
Residential, 1,000—1,499 sq. ft., per dwelling unit	$112.00
Residential, 1,500—1,999 sq. ft., per dwelling unit	$133.00
Residential, 2,000—2,999 sq. ft., per dwelling unit	$160.00
Residential, 3,000—3,999 sq. ft., per dwelling unit	$190.00
Residential, 4,000 sq. ft or more, per dwelling unit	$217.00
Mobile home/RV park, per pad	$149.00
Hotel/motel, per room	$0.00

1. If a certificate of occupancy is requested for mixed uses, then the fee shall be determined by using the above schedules and apportioning the space committed to uses specified on the schedules.

2. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a certificate of occupancy, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The City Manager shall be guided in this determination by the supporting documents of the City of Destin Comprehensive Plan, City of Destin Zoning Ordinance, and by considering demographic or other documentation which is available from state, local, and regional authorities.

B. If a feepayer opts not to have the impact fee determined according to paragraph A. of this section, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a certificate of occupancy is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay the public library impact fee based upon the schedule shown in paragraph A. of this section. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Council by filing a written request with the City Manager within ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the

feepayer's right to challenge the City Manager's determination regarding a feepayer's independent impact fee calculation study.

19.02.06. *Payment of fee.*

A. The feepayer shall pay the public library impact fee required by this article to the City Manager prior to the issuance of a certificate of occupancy.

B. All funds collected shall be promptly transferred for deposit in the public library impact fee trust fund as established by Section 19.02.08 and used solely for the purposes specified in this article.

19.02.07. *Public library impact fee district.*

A. There is hereby established a public library impact fee district which shall be all lands lying within the incorporated limits of the City.

19.02.08. *Public library impact fee trust fund established.*

A. There is hereby established a public library impact fee trust fund for the public library impact fee district established by Section 19.02.07.

B. Funds withdrawn from this account must be used in accordance with the provisions of Section 19.02.09.

19.02.09. *Use of funds.*

A. Funds collected from the public library impact fees shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to public library facilities under the jurisdiction of the City of Destin, and shall not be used for maintenance or operations.

B. Funds shall be expended in the order in which they are collected.

C. In the event that bonds or similar debt instruments are issued for advanced provision of public library capital improvements for which public library impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the improvements provided are of the type described in paragraph A. above and are located within the public library impact fee district established by Section 19.02.07.

D. At least once each fiscal period, the City Manager shall present to the City Council a proposed capital improvement program for public libraries, assigning funds, including any accrued interest, from the public library impact fee trust funds to specific public library capital improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the public library impact fee trust fund until the next fiscal period, except as provided by Section 19.02.10.

E. Funds may be used to provide refunds as described in Section 19.02.10.

19.02.10. *Refund of fees paid.*

A. Any funds not expended or encumbered by the end of the calendar quarter immediately following six years from the date the public library impact fee was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of four percent per annum, provided that the landowner submits an application for a refund to the City Manager within 180 days of the expiration of the six-year period.

19.02.11. *Exemptions and credits.*

A. Any claim of exemption must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the impact fee:

1. Alterations or expansion of an existing residential building where no additional residential units are created and where the use is not changed.

2. The construction of accessory buildings or structures.

3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

4. The installation of a replacement mobile home on a lot or other such site when a public library impact fee for such mobile home site has previously been paid pursuant to this article or where a mobile home legally existed on such site on or prior to the effective date of this article.

5. The construction or placement of any nonresidential building or structure, or the installation of a nonresidential mobile home.

B. Credits:

1. Public library land and/or public library capital improvements may be offered by the feepayer as total or partial payment of the required impact fee. The offer must specifically request or provide for a public library impact fee credit. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this article, the credit shall be determined and provided in the following manner:

(a) Credit for the dedication of land shall be valued at:

(1) 115 percent of the most recent assessed value by the property appraiser; or

(2) By such other appropriate method as the City Council may have accepted prior to the effective date of this article for particular public library capital improvements; or

(3) By fair market value established by private appraisers acceptable to the City.

Credit for the dedication of public library land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council.

(b) Applicants for credit for construction of public library capital improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c) Except as provided in subparagraph (d), credit against impact fees otherwise due will not be provided until:

(1) The construction is completed and accepted by the City, the county, or the state, whichever is applicable; or

(2) A suitable maintenance and warranty bond is received and approved by the City Manager, when applicable.

(d) Credit may be provided before completion of specified public library capital improvements if adequate assurances are given by the applicant that the standards set out in subparagraph (c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the City of Destin in an amount determined by the City Manager. If the public library construction project will not be constructed within one year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten percent compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Council prior to acceptance of the security. If the public library construction project is not to be completed within five years of the date of the feepayer's offer, the City Council must approve the public library construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

(e) Any claim for credit must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived.

(f) Credits shall not be transferable from one project or development to another without the approval of the City Council.

(g) Determinations made by the City Manager pursuant to this section may be appealed to the City Council by filing a written request with the City Manager with ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding credits.

19.02.12. *Review.*

A. The fee schedule contained in Section 19.02.05.A., shall be reviewed by the City Council at least once every two years following its adoption.

19.02.13. *Penalty provision.*

A. A violation of this article shall be prosecuted in the same manner as misdemeanors are prosecuted, and upon conviction, the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Destin shall have the power to sue in civil court to enforce the provisions of this article.

(Ord. No. 319.1, § 1, 12-7-98; Ord. No. 319.2, §§ 3, 4, 7-16-01; Ord. No. 07-23-LC, §§ 3—7, 3-4-08)

19.03.00. Police protection impact fee.

19.03.01. *Intents and purposes.*

A. *Legislative findings:*

1. The City Council has determined that the City of Destin must expand its police protection capital facilities in order to maintain current police protection standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety, and welfare.

2. The City Council has determined that the Florida Legislature through the enactment of Chapter 163, Part II, Florida Statutes, encourages local governments to adopt innovative approaches to development.

3. The City Council has determined that the authority to adopt this ordinance is pursuant to Section 1.01.(b) of the City Charter, and Section 166.021, Florida Statutes.

4. The City Council has determined that the imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of police

protection capital improvements necessary to accommodate such development. This must be done in order to promote and protect the public health, safety, and welfare.

5. The City Council has determined that each of the types of land development described in Section 19.03.05.A. will create a demand for the construction, equipping, acquisition, or expansion of police protection capital improvements.

6. The City Council has determined that the fees established by Section 19.03.05.A. are derived from, based upon, and do not exceed the costs of providing additional police protection capital improvements necessitated by the new land developments for which the fees are levied.

7. The City Council has determined that the report entitled "Impact Fee Study for Transportation, Parks, Library and Police Facilities," dated July 2007, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional police protection capital improvements in the City of Destin.

B. This article is intended to assist in the implementation of the City of Destin Comprehensive Plan.

C. The purpose of this article is to regulate the development of land so as to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to provide police protection capital improvements in the City of Destin.

D. This article shall not apply to development for which the City of Destin is the applicant.

19.03.02. *Rules of construction.*

A. The provisions of this article shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B. For the purposes of administration and enforcement of this article, unless otherwise stated, the following rules of construction shall apply to the text of this article:

1. In case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.

2. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4. The phrase "used for" includes "arranged for," "designed for," "maintained for," or "occupied for."

5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity, but does not include the City of Destin.

6. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or" or "either...or," the conjunction shall be interpreted as follows:

(a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

(b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

(c) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7. The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8. "City manager" means the City Manager or the municipal officials he/she may designate to carry out the administration of this article.

19.03.03. *Definitions.*

A. A "feepayer" is a person applying for the issuance of a certificate of occupancy.

B. A "capital improvement" includes land acquisition, site improvements, buildings, vehicles, weapons, and communications equipment, all with an expected use life of three years or more, but excludes maintenance and operation. "Capital improvement" shall include the cost of training new police officers when such new officers constitute a net expansion of the City of Destin protective force.

C. "Certificate of occupancy" is the approval issued by the building official after satisfactory completion of construction of a building or structure in accordance with the technical codes and plans, and after the final inspection is completed.

D. "Unit" in this article shall not be considered the same as "lodging unit."

19.03.04. *Imposition of police protection impact fee.*

A. Any person who applies for a certificate of occupancy, is hereby required to pay a police protection impact fee in the manner and amount set forth in this article.

B. No new certificate of occupancy, for any activity requiring payment of an impact fee pursuant to Section 19.03.05.A. shall be issued unless and until the required police protection impact fee hereby has been paid.

C. Any development that received a final development order or development permit on or before [the date of adoption of the ordinance creating the "new" fee schedule] shall be subject to the "old" fee schedule in Section 19.03.05, provided that development proceeds to issuance of the certificate of occupancy without expiration of the development order or development permit. Notwithstanding the foregoing, if the fee for a proposed development would be lower under the provisions of subsection D. below, subsection D. shall apply.

D. All other development shall be subject to the following fee schedules in Section 19.03.05:

1. The "old" fee schedule for certificates of occupancy issued before [90 days from ordinance adoption].

2. The "new" fee schedule for certificates of occupancy issued on or after [90 days from ordinance adoption].

E. The City may provide estimates of impact fees at time of development order, or building permit for projects not requiring a development order, but such estimates shall not be binding and shall not exempt applicants from paying according to the fee schedule in effect at time of certificate of occupancy.

19.03.05. *Computation of the amount of police protection impact fee.*

A. At the option of the feepayer, the amount of the police protection impact fee may be determined by the following fee schedule:

"OLD" FEE SCHEDULE

LAND USE TYPE (PER/UNIT)	FEE
Residential Unit Type	Fee
US 98 Corridor	
Resort residential unit	$14.64
Hotel/motel	13.07

Outside Corridor	
Single-family detached	20.53
Multi-family	14.50
Non-residential unit type U.S. 98 Corridor	
Retail per 1,000 sq. ft.	47.59
Eating/drinking, per 1,000 sq. ft.	246.04
Office per 1,000 sq. ft.	24.56
Outside Corridor	
Retail per 1,000 sq. ft.	47.59
Industrial per 1,000 sq. ft.	5.87
Office per 1,000 sq. ft.	24.88

"NEW" FEE SCHEDULE

LAND USE TYPE	UNIT	FEE
Residential, less than 500 sq. ft.	Dwelling	$9.00
Residential, 500—749 sq. ft.	Dwelling	$11.00
Residential, 750—999 sq. ft.	Dwelling	$13.00
Residential, 1,000—1,499 sq. ft.	Dwelling	$16.00
Residential, 1,500—1,999 sq. ft.	Dwelling	$19.00
Residential, 2,000—2,999 sq. ft.	Dwelling	$23.00
Residential, 3,000—3,999 sq. ft.	Dwelling	$27.00
Residential, 4,000 sq. ft or more	Dwelling	$31.00
Mobile home/RV park	Pad	$21.00
Hotel/motel	Room	$11.00
Retail/commercial	1,000 sq. ft.	$31.00
Office	1,000 sq. ft.	$18.00
Industrial	1,000 sq. ft.	$10.00
Warehouse	1,000 sq. ft.	$6.00
Church/synagogue	1,000 sq. ft.	$7.00
School/college	1,000 sq. ft.	$10.00
Hospital	1,000 sq. ft.	$28.00
Nursing home	1,000 sq. ft.	$14.00
Other institutional	1,000 sq. ft.	$18.00

1. If a certificate of occupancy is requested for mixed uses, then the fee shall be determined by using the above schedules and apportioning the space committed to uses specified on the schedules.

2. If the type of development activity that a certificate of occupancy is applied for is not specified on the above feet schedule, the City Manager shall use the fee applicable to the most nearly comparable type of land use on the above fee schedule.

   The City Manager shall be guided in the selection of a comparable type by the City of Destin Comprehensive Plan, supporting documents of the City of Destin Comprehensive Plan, and the City of Destin Zoning Ordinance. If the City Manager determines that there is no comparable type of land use on the above fee schedule, then the City Manager shall determine the appropriate fee by considering demographic or other documentation which is available from the City of Destin Planning Department, and state and regional authorities.

3. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the impact fee shall be based upon the not positive increase in the impact fee for the new use as compared to the previous use. The City Manager shall be guided in this determination by the sources and agencies listed above.

B. If a feepayer opts not to have the impact fee determined according to paragraph A. of this section, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a certificate of occupancy is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay the police protection impact fee based upon the schedule shown in paragraph A. of this section. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Council by filing a written request with the City Manager within ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding a feepayer's independent impact fee calculation study.

19.03.06. *Payment of fee.*

A. The feepayer shall pay the police protection impact fee required by this article to the City Manager prior to the issuance of certificate of occupancy.

B. All funds collected shall be promptly transferred for deposit in the police protection impact fee trust fund as established by Section 19.03.08 and used solely for the purposes specified in this article.

19.03.07. *Police protection impact fee district.*

A. There is hereby established a police protection impact fee district which shall be all lands lying within the incorporated limits of the City.

19.03.08. *Police protection impact fee trust fund established.*

A. There is hereby established a police protection impact fee trust fund for the police protection impact fee district established by Section 19.03.07.

B. Funds withdrawn from this account must be used in accordance with the provisions of Section 19.03.09.

19.03.09. *Use of funds.*

A. Funds collected from the police protection impact fees shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to police protection facilities owned and operated by or on behalf of the City of Destin, and shall not be used for maintenance or operations.

B. Funds shall be expended in the order in which they are collected.

C. In the event that bonds or similar debt instruments are issued for advanced provision of police protection capital improvements for which police protection impact fee may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the improvements provided are of the type described in paragraph A. above and are located within the police protection impact fee district established by Section 19.03.07.

D. At least once each fiscal period, the City Manager shall present to the City Council a proposed capital improvement program for police protection, assigning funds, including any accrued interest, from the police protection impact fee trust funds to specific police protection capital improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be

retained in the police protection impact fee trust fund until the next fiscal period, except as provided by Section 19.03.10.

E. Funds may be used to provide refunds as described in Section 19.03.10.

19.03.10. *Refund of fees paid.*

A. Any funds not expended or encumbered by the end of the calendar quarter immediately following six years from the date the police protection impact fee was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of four percent per annum, provided that the landowner submits an application for a refund to the City Manager within 180 days of the expiration of the six-year period.

19.03.11. *Exemptions and credits.*

A. Any claim of exemption must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the impact fee:

1. Alterations or expansion of an existing residential building where no additional units are created and where the use is not changed; alterations of an existing nonresidential building where no additional square footage is added and where the use is not changed.

2. The construction of residential accessory buildings or structures.

3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

4. The installation of a replacement mobile home on a lot or other such site when a police protection impact fee for such mobile home site has previously been paid pursuant to this article or where a mobile home legally existed on such site on or prior to the effective date of this article.

5. Public elementary and secondary schools.

B. Credits:

1. Police protection land and/or police protection capital improvements may be offered by the feepayer as total or partial payment of the required impact fee. The offer must specifically request or provide for a police protection impact fee credit. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this article, the credit shall be determined and provided in the following manner:

(a) Credit for the dedication of land shall be valued at:

(1) 115 percent of the most recent assessed value by the property appraiser, or

(2) By such other appropriate method as the City Council may have accepted prior to the effective date of this article for particular police protection capital improvements, or

(3) By fair market value established by private appraisers acceptable to the City.

Credit for the dedication of police protection land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council.

(b) Applicants for credit for construction of police protection capital improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted

by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c) Except as provided in subparagraph (d), credit against impact fees otherwise due will not be provided until:

(1) The construction is completed and accepted by the City, the county, or the state, whichever is applicable; or

(2) A suitable maintenance and warranty bond is received and approved by the City Manager when applicable.

(d) Credit may be provided before completion of specified police protection capital improvements if adequate assurances are given by the applicant that the standards set out in subparagraph (c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the City of Destin in an amount determined by the City Manager. If the police protection construction project will not be constructed within one year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten percent compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Council prior to acceptance of the security. If the police protection construction project is not to be completed within five years of the date of the feepayer's offer, the City Council must approve the police protection construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

(e) Any claim for credit must be made no later than the time of application for a certificate of occupancy. Any claim not so made shall be deemed waived.

(f) Credits shall not be transferable from one project or development to another without the approval of the City Council.

(g) Determinations made by the City Manager pursuant to this section may be appealed to the City Council by filing a written request with the City Manager with ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding credits.

19.03.12. *Review.*

A. The fee schedule contained in Section 19.03.05.A., shall be reviewed by the City Council at least once every two years following its adoption.

19.03.13. *Penalty provision.*

A. A violation of this article shall be prosecuted in the same manner as misdemeanors are prosecuted, and upon conviction, the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Destin shall have the power to sue in civil court to enforce the provisions of this article.

(Ord. No. 320.1, § 1, 12-7-98; Ord. No. 320.2, §§ 3—5, 7-16-01; Ord. No. 07-24-LC, §§ 3—7, 1-22-08)

19.04.00. Mobility fee.

19.04.01. *Intents and purposes.*

A. *Legislative findings:*

1. The City Council has determined that the Florida Legislature through the enactment of Chapter 163, Part II, Florida Statutes, encourages local governments to adopt innovative approaches to development.

2. The City Council has determined that the authority to adopt this ordinance is pursuant to Section 1.01.(b) of the City Charter, and Section 166.021, Florida Statutes.

3. The City Council has determined that each of the types of land development described in Section 19.04.05.A., will generate vehicular and pedestrian traffic necessitating the acquisition of rights-of-way, road construction, road improvements, pedestrian and bicycle improvements.

4. The City Council has determined that the fees established by Section 19.04.05.A. are derived from, based upon, and do not exceed the costs of providing additional rights-of-way and multimodal improvements necessitated by the new land developments for which the fees are levied.

5. The City Council has determined that Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City.

6. The City Council has determined that section 163.31801, Florida Statutes (the "Florida Impact Fee Act") prohibits local governments from increasing fees to fund transportation improvements necessitated by new growth ("Mobility Fees") in excess of the phase-in limitations established therein without a study expressly demonstrating the extraordinary circumstance.

7. City Council has engaged 3TP Ventures ("3TP") to prepare a Demonstrated-Need Study dated June 27, 2024 (the "Mobility Fee Study") to convert the City of Destin's prior usage of impact fees to mobility fees, and to establish the City's Mobility Fee schedule.

8. The City Council has determined that the rates calculated in the Mobility Fee Study exceed the phase-in limitations permitted by the Florida Impact Fee Act, without a study expressly demonstrating the extraordinary circumstances necessitating increases exceeding such phase-in limitations.

9. 3TP has also prepared the Destin, Florida Mobility Fee Study Memo, which constitutes a demonstrated need study establishing such extraordinary circumstances, as required by the Florida Impact Fee Act and is hereby adopted and approved (the "Demonstrated Need Study").

10. The City Council has determined that the based on the Demonstrated Need Study and other evidence presented at the prior public hearings, workshops, and meetings, the City Council hereby makes the following factual findings:

- The City of Destin has not raised impact fees in sixteen years; and
- Impacts related to COVID-19 policies between March 2020 and November 2023, material prices surged by 32%; and
- Sustained disruptions to global supply chains for construction materials and equipment, housing market strength, labor market fluctuations, and heightened governmental spending on infrastructure, have led to increases in construction prices; and

- Materials increased from 200.4 in June 2008 to 337.2 in June 2023 (1982:100).

11. The City Council has conducted publicly noticed workshops on February 18, 2025 and March 3, 2025, dedicated to the extraordinary circumstances necessitating the need to exceed the mobility fee phase-in limitations established in section 163.31801, Florida Statutes as required by the Florida Impact Fee Act, during which the Demonstrated Need Study was presented, and public comment taken.

12. Based upon the factual findings set forth herein, the Board hereby finds and determines that:

- There exist in the City extraordinary circumstances relating to not raising fees for 16 years despite ongoing extraordinary events including but not limited to the COVID-19 policies, price surges, and sustained disruptions in supplies, which, if left unaddressed, result in conditions injurious to the public health, safety, morals and welfare of the residents of the City;

- The existence of such extraordinary circumstances creates an economic and social liability by hindering industrial, commercial, office or residential development; and

- Extraordinary circumstances exist necessitating the imposition of mobility fees exceeding the phase-in limitations established in section 163.31801, Florida Statutes.

B. This article is intended to assist in the implementation of the City of Destin Comprehensive Plan.

C. The purpose of this article is to regulate the development of land so as to: (1) Ensure that the mobility fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction; (2) Ensure that the mobility fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction; (3) Specifically earmark funds collected under the mobility fee for use in acquiring, constructing, or improving capital facilities to benefit new users; and (4) Ensure that revenues generated by the mobility fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

D. This article shall not apply to development for which the City of Destin is the applicant.

19.04.02. *Rules of construction.*

A. The provisions of this article shall be construed liberally so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B. For the purposes of administration and enforcement of this article, unless otherwise stated, the following rules of construction shall apply to the text of this article:

1. In case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.

2. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4. The phrase "used for" includes "arranged for," "designed for," "maintained for," or "occupied for."

5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity, but does not include the City of Destin.

6. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or" or "either...or," the conjunction shall be interpreted as follows:

(a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

(b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

(c) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7. The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8. "City manager" means the City Manager or the municipal officials he/she may designate to carry out the administration of this article.

19.04.03. *Definitions.*

A. "Arterial road" shall have the same meaning as set forth in Section 334.03, Florida Statues.

B. "Capital improvement" includes transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, and construction of all the necessary features for any transportation construction project including, but not limited to:

(1) Construction of new through lanes;

(2) Construction of new turn lanes;

(3) Construction of new bridges;

(4) Construction of new drainage facilities in conjunction with new roadway construction;

(5) Purchase and installation of traffic signalization (including new and upgraded signalization);

(6) Construction of curbs, medians, and shoulders;

(7) Relocating utilities to accommodate new roadway construction;

(8) Pedestrian improvements; and

(9) Bikeway facility improvements.

C. "Collector road" shall have the same meaning as set forth in Section 334.03, Florida Statutes.

D. "Development order" means a regulatory approval by the City of Destin.

E. "Expansion" of the capacity of a road applies to all road and intersection capacity enhancements and includes, but is not limited to, extensions, widening, intersection improvements, upgrading signalization, and expansion of bridges.

F. "Feepayer" is a person commencing a land development activity which generates traffic and which requires the issuance of a building permit.

G. "Independent fee calculation study" means the traffic engineering and/or economic documentation prepared by a feepayer to allow the determination of the impact fee other than by the use of the table in Section 19.04.05.

H. "Land development activity generating traffic" means any change in land use or any construction of buildings or structures or any change in the use of any structure that attracts or produces vehicular trips.

I. "Level of service" shall have the same meaning as set forth in the Highway Research Board's Highway Capacity Manual (1965).

J. "Mandatory or required right-of-way dedications and/or roadway improvements" means such non-compensated dedications and/or roadway improvements required by the City or by the county.

K. "Road" shall have the same meaning as set forth in Section 334.03, Florida Statutes.

L. "Site-related improvements" are capital improvements and right-of-way dedications for direct access improvements to and/or within the development in question. Direct access improvements include, but are not limited to, the following:

(1) Access roads leading to the development;

(2) Driveways and roads within the development;

(3) Acceleration and deceleration lanes, and right and left turn lanes leading to those roads and driveways; and

(4) Traffic control measures for those roads and driveways.

M. "Unit" in this article shall not be considered the same as a "lodging unit."

19.04.04. *Adoption of mobility fee study and imposition of mobility fee.* The City Council hereby adopts and incorporates the following by reference:

(a) The Destin, Florida Mobility Fee Study Memo attached as Exhibit A to Ordinance No. 2025-08-LC.

(b) The Table of Mobility Fees:

Table of Mobility Fees		
Proposed Land Uses	Unit	Fee per Unit
Long-term Residential	Dwelling	
Less than 500 sq. ft.		$5,023
500—749 sq. ft.		$6,086
750—999 sq. ft.		$6,888
1,000—1,499 sq. ft.		$7,737
1,500—1,999 sq. ft.		$8,539
2,000—2,999 sq. ft.		$9,389
3,000—3,999 sq. ft.		$10,190
4,000 sq. ft. or more		$10,789
Short-term Residential		
Less than 500 sq. ft.		$14,257
500—749 sq. ft.		$21,466
750—999 sq. ft.		$26,901
1,000—1,499 sq. ft.		$32,662
1,500—1,999 sq. ft.		$38,097
2,000—2,999 sq. ft.		$43,858
3,000—3,999 sq. ft.		$49,293
4,000 sq. ft. or more		$53,352
Multifamily Housing (Low-Rise) (220)	Dwelling	$10,262
Multifamily Housing (Mid-Rise) (221)	Dwelling	$6,901
Mobile Home Park (240)	Dwelling	$10,846

~~Hotel/Motel (310)~~	~~Room~~	~~$12,171~~
~~Shopping Center >150k (820)~~	~~1,000 sq. ft.~~	~~$28,753~~
~~Shopping Plaza 40—150k (821)~~	~~1,000 sq. ft~~	~~$41,141~~
~~Shopping Plaza 40—150k - w/Supermarket (821)~~	~~1,000 sq. ft.~~	~~$57,575~~
~~Strip Retail Plaza <40k (822)~~	~~1,000 sq. ft.~~	~~$33,178~~
~~Automobile Sales (New) (840)~~	~~1,000 sq. ft.~~	~~$42,409~~
~~Supermarket (850)~~	~~1,000 sq. ft.~~	~~$34,307~~
~~Drive-in Bank (912)~~	~~1,000 sq. ft.~~	~~$48,916~~
~~Automobile Parts and Service Center (943)~~	~~1,000 sq. ft.~~	~~$25,287~~
~~Convenience Store (851)~~	~~1,000 sq. ft.~~	~~$179,984~~
~~Golf Course (430)~~	~~Acres~~	~~$5,697~~
~~Marina (420)~~	~~Berths~~	~~$3,671~~
~~Fast-Food Restaurant with Drive-Through Window (934)~~	~~1,000 sq. ft.~~	~~$160,226~~
~~High-Turnover (Sit-Down) Restaurant (932)~~	~~1,000 sq. ft.~~	~~$62,053~~
~~Fine Dining Restaurant (931)~~	~~1,000 sq. ft.~~	~~$48,531~~
~~Convenience Store/Gas Station (945)~~	~~Fueling Positions~~	~~$62,59~~
~~General Office Building (710)~~	~~1,000 sq. ft.~~	~~$16,513~~
~~Medical-Dental Office Building - Stand-Alone (720)~~	~~1,000 sq. ft.~~	~~$54,839~~
~~Hospital (610)~~	~~1,000 sq. ft.~~	~~$16,406~~
~~Nursing Home (620)~~	~~1,000 sq. ft.~~	~~$10,282~~
~~Church (560)~~	~~1,000 sq. ft.~~	~~$11,577~~
~~Private School (K-12) (532)~~	~~Students~~	~~$3,778~~
~~Day Care Center (565)~~	~~Students~~	~~$6,230~~
~~General Light Industrial (110)~~	~~1,000 sq. ft.~~	~~$7,419~~
~~Warehousing (150)~~	~~1,000 sq. ft.~~	~~$2,254~~

~~19.04.05. *Effect on Land Development Regulations:*~~

~~(a) The payment of mobility fees does not ensure compliance with the City's land development regulations.~~

~~(b) The listing of a land use in the mobility fee schedule is solely for purpose of establishing the applicable mobility fee for such use, and such listing does not mean that the land use is permitted or available under applicable zoning or comprehensive plan requirements. In addition, the listing of the land use in the mobility fee schedule shall not be considered evidence that the land use is appropriate in any land use classification or zoning district.~~

~~19.04.06. *Payment of fee.*~~

~~A. Mobility fees and administration fees shall be assessed, collected, and paid upon the issuance of a building permit for any development within the City of Destin.~~

~~B. All funds collected shall be promptly transferred for deposit in the mobility fee trust fund established by Section 19.04.08 and used solely for the purposes specified in this article.~~

~~19.04.07. *Mobility fee district.*~~

~~A. There is hereby established a mobility fee district which shall be all lands lying within the incorporated limits of the City.~~

~~19.04.08. *Mobility fee trust fund established.*~~

~~A. There is hereby established a mobility fee trust fund for the mobility fee district established by Section 19.04.07.~~

~~B. Funds withdrawn from these accounts must be used in accordance with the provisions of Section 19.04.09.~~

~~19.04.09. *Use of funds.*~~

~~A. Funds collected from the mobility fee shall be used solely for the purpose of capital improvements to and expansion of transportation facilities.~~

~~B. Funds shall be expended in the order in which they are collected.~~

~~C. In the event that bonds or similar debt instruments are issued for advanced provision of transportation capital improvements for which mobility fees may be expended, mobility fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the improvements provided are of the type described in paragraph A. above and are located within the mobility fee district established by Section 19.04.07.~~

~~D. At least once each fiscal period, the City Manager shall present to the City Council a proposed capital improvement program for transportation, assigning funds, including any accrued interest, from the mobility fee trust fund to specific road improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the mobility fee trust fund until the next fiscal period, except as provided by Section 19.04.10.~~

~~E. Funds may be used to provide refunds as described in Section 19.04.10.~~

~~19.04.10. *Refund of fees paid.*~~

~~A. Any funds not expended or encumbered by the end of the calendar quarter immediately following six years from the date the mobility fee was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of four percent per annum, provided that the landowner submits an application for a refund to the City Manager within 180 days of the expiration of the six-year period.~~

~~19.04.11. *Exemptions and credits.*~~

~~A. Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the mobility fee:~~

~~1. Alterations or expansion of an existing residential building where no additional residential units are created, and where the use is not changed; alterations of an existing nonresidential building where no additional square footage is added, where the use is not changed, and where no additional vehicular trips will be produced over and above those produced by the existing use.~~

~~2. The construction of residential accessory buildings or structures which will not produce additional vehicular trips over and above those produced by the principal building or use of the land.~~

~~3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use provided that no additional trips will be produced over and above those produced by the original use of the land.~~

4. The installation of a replacement mobile home on a lot or other such site when a mobility fee for such mobile home site has previously been paid pursuant to this article or where a mobile home legally existed on such site on or prior to the effective date of this article.

5. Public elementary and secondary schools.

6. The development or construction of housing that is "affordable", as defined in section 420.9071, Florida Statutes. This exception shall only be effective upon the developer entering into an agreement approved by the City Council, under such circumstances and in such form as is acceptable to the City Council in its reasonable judgment, to maintain the housing as "affordable."

B. Credits:

1. No credit shall be given for site-related improvements or site-related right-of-way dedications.

2. All mandatory or required right-of-way dedications and/or transportation improvements made by a feepayer, subsequent to the effective date of this article, except site-related improvements and any other improvements not included in the calculation of the mobility fees, shall be credited on a pro rata basis against mobility fees otherwise due or to become due for development that prompted the City or the county to require such dedications or transportation improvements. Such credits shall be determined and provided as set forth in Section 19.04.11.B.3.

3. A feepayer may obtain credit against all or a portion of mobility fees otherwise due or to become due by offering to dedicate non-site-related right-of-way and/or construct non-site-related roadway improvements included in the calculation of the transportation impact fees. This offer must specifically request or provide for a mobility fee credit. Such construction must be in accordance with City, county, or state design standards, whichever is applicable. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this article, the credit shall be determined and provided in the following manner:

(a) Credit for the dedication of non-site-related right-of-way shall be valued at:

(1) 115 percent of the most recent assessed value by the property appraiser, or

(2) By such other appropriate method as the City Council may have accepted prior to the effective date of this article for right-of-way dedications and/or roadway capital improvements, or

(3) By fair market value established by private appraisers acceptable to the City.

Credit for the dedication of right-of-way shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Council.

(b) Applicants for credit for construction of non-site-related transportation improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for transportation improvement construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the

City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c) Except as provided in Section 19.04.11.B.1.(d), credit against mobility fees otherwise due will not be provided until:

(1) The construction is completed and accepted by the City, the county, or the state, whichever is applicable; or

(2) A suitable maintenance and warranty bond is received and approved by the City Manager when applicable.

(d) Credit may be provided before completion of specified transportation improvements if adequate assurances are given by the applicant that the standards set out in Section 19.04.11.B.1.(c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the City of Destin in an amount determined by the City Manager. If the transportation construction project will not be constructed within one year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten percent compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Council prior to acceptance of the security. If the transportation construction project is not to be completed within five years of the date of the feepayer's offer, the City Council must approve the transportation construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

(e) Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

(f) Credits shall not be transferable from one project or development to another without the approval of the City Council and may be transferred to a development in a different mobility fee district upon a finding by the City Council that the dedication right-of-way or transportation construction for which the credit was given benefits such different mobility fee district.

(g) Determinations made by the City Manager pursuant to this section may be appealed to the City Council by filing a written request with the City Manager within ten days of the City Manager's determination. Failure to file an appeal shall constitute a waiver of the feepayer's right to challenge the City Manager's determination regarding credits.

19.04.12. *Review and Update.*

(a) The mobility fee is based on the assumptions and analysis in the mobility fee study. Not later than five years from the date Ordinance No. 2025-08-LC is enacted and not later than every five years thereafter, the City shall conduct a full reevaluation and update of the assumptions and analysis in the mobility fee study and of all components of the mobility fee. However, in the event that full reevaluation and updates are not complete within the required five-year period, the last adopted mobility fee shall remain in effect until the reevaluation is complete. Nothing herein shall prevent the City from updating the mobility fee earlier than every five years if the City determines that significant changes in the mobility fee study have occurred, and that such changes are likely to have a significant impact on the amount of the mobility fee.

(b) The administration fees may be reviewed annually and revised by resolution of the City Council.

19.04.13. *Penalty provision.*

(a) Any person, firm, corporation or partnership that violates any provision of this article may be punished by a fine of not more than $500.00 or 60 days in jail, or both. Enforcement of this article may be through the issuance of a citation, in accordance with State Law.

(b) Violations include, but are not limited to failing, neglecting, or refusing to pay a mobility fee as required by this division and/or furnishing untrue, incomplete, false or misleading information on any document, or to any city employee, concerning the calculation, exemption, or payment of a mobility fee.

(c) The owner, tenant, or occupant of any land or part thereof for which a mobility fee is owed, who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this article, or who fails, neglects, or refuses to pay a mobility fee may be held responsible for the violation and be subject to the penalties and remedies provided for in this article.

(d) In addition to the enforcement of this article through issuance of a citation in accordance with State Law, the City may withhold issuance of the certificate of occupancy or certificate of completion and/or bring suit to restrain, enjoin or otherwise prevent the violation of this article in any court of competent jurisdiction, to recover costs incurred by the City in whole or in part because of the violation of this article, and/or to compel payment of a mobility fee pursuant to this article. Issuance of and/or payment of a citation for violation of this article dos not preclude the City from filing such a suit. Payment of any penalties imposed does not release a person or entity from payment of the mobility fee due but shall be payable in addition to the mobility fee.

(e) Failure to pay a mobility fee required by this article is a violation that is continuous with respect to time, and each day the violation continues, or the mobility fee remains unpaid, is hereby declared to be a separate offense.

(f) The provisions of this section are supplemental to any other remedy or enforcement procedure provided for or recognized by ordinance, statutory law, common law, case law or the Florida Constitution and shall not be construed as an exclusive remedy or procedure available for enforcement of the codes and ordinances of the City. Nothing contained herein shall prohibit the City Council from enforcing its codes by any other means.

(Ord. No. 309, § 1, 8-2-99; Ord. No. 309.1, §§ 3, 4, 7-16-01; Ord. No. 309.2, § 4, 12-2-02; Ord. No. 07-25-LC, §§ 3—13, 3-4-08; Ord. No. 08-17-LC, § 3, 6-2-08; Ord. No. 25-08-LC, § 3, 5-19-25)

F.

ITEM # 2026-1140

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.K.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Jesse Hernandez, Planner
Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: August 7, 2026

SUBJECT: Mobility Fee Reduction Request: The Red Onion – 535 Harbor Boulevard

I. BACKGROUND: On June 23, 2026 Mr. Mustafa Akkan of MCA Contractors, LLC submitted a Change of Use application (PZ-2026-99) for the subject property. The Change of Use application scope of work is to change the use of the existing building from a retail use to a full-service restaurant, The Red Onion. Building Permits have also been applied for to implement the Change Of Use.

*Per **LDC Section 19.04.06**, "Mobility fees and administration fees shall be assessed, collected, and paid upon the issuance of a building permit for any development within the City of Destin."* Impact fees were not previously paid for the retail use because the Development Order was approved in 1997, prior to the implementation of impact fees. The following is the breakdown of the required Police Impact Fee and Mobility Fee for the project:

Units	Park Impact Fee	Library Impact Fee	Police Impact Fee (Per 1,000 Sq. Ft.)	Mobility Fee (Per 1,000 Sq. Ft.)	Total
2.978 Square Feet	N/A	N/A	$ 31.00	$ 48,531.00	
Total	N/A	N/A	$ 92.32	$ 144,525.31	***$ 144,617.63***

Mr. Akkan is requesting a reduction in the required mobility fee as required per Article 19 of the LDC, as previously provided.

If the pending ordinance doctrine has been invoked for Ordinance 26-09-LC (agenda item on today's Council meeting preceding this request), the City Council may consider this request.

II. DISCUSSION: The Mobility Fees were approved by the Council to implement the Mobility Plan, which was adopted in September 2024 as a comprehensive blueprint for addressing the City's current and future transportation needs. The Mobility Fees were structured to support the planning and construction of seven key projects in Phase I of the Mobility Plan. The combined cost of the seven projects is estimated at approximately $30,000,000 and the Mobility Fees were determined by assigning the combined cost of the Phase I key projects to the amount of development estimated to occur through 2040, based upon the traffic impacts produced by each type of use. The Mobility Fee Study containing the list of projects and full methodology is attached as Exhibit F.

The total gross floor area for the proposed Red Onion restaurant is 2,978 square feet.The project is being assessed Police Protection Impact Fees at a rate of $31.00 per 1,000 square feet of gross floor area, per ***LDC Section 19.03.05,*** under the Retail/Commercial category. A Mobility Fee is being assessed at a rate of $48,531.00 per 1,000 square feet of gross floor area, per ***LDC Section 19.04.04,*** under the Fine Dining Restaurant (ITE Code 931) category. The Fine Dining category is the least expensive Mobility Fee applicable to restaurants.

Mobility fees are charged to address impacts from a proposed development when there is a change of use with building alterations, unless an exemption in the Code applies. The fees are required for this project because a change of use is being proposed that does not meet the applicable exemptions outlined in ***LDC Section 19.04.11.A.*** Those exemptions are as follows:

Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the mobility fee:

1. Alterations or expansion of an existing residential building where no additional residential units are created, and where the use is not changed; alterations of an existing nonresidential building where no additional square footage is added, where the use is not changed, and where no additional vehicular trips will be produced over and above those produced by the existing use.

2. The construction of residential accessory buildings or structures which will not produce additional vehicular trips over and above those produced by the principal building or use of the land.

3. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use provided that no additional trips will be produced over and above those produced by the original use of the land.

4. The installation of a replacement mobile home on a lot or other such site when a mobility fee for such mobile home site has previously been paid pursuant to this article or where a mobile home legally existed on such site on or prior to the effective date of this article.

5. Public elementary and secondary schools.

6. The development or construction of housing that is "affordable", as defined in section 420.9071, Florida Statutes. This exception shall only be effective upon the developer entering into an agreement approved by the City Council, under such circumstances and in such form as is acceptable to the City Council in its reasonable judgment, to maintain the housing as "affordable."

Although currently, LDC Section 19.04.11.A does not contain an applicable exemption, the Council may review this request under proposed Ordinance 26-09-LC if the pending ordinance doctrine was invoked (on tonight's City Council agenda immediately preceding this request).

Mr. Akkan has submitted a letter of request (Exhibit A), requesting to cancel or substantially reduce the fees associated with the Change of Use application. Mr. Akkan's Change of Use application, along with all exhibits, have been attached to this staff report as Exhibits B through E. At this time, the application has not been approved, as site plan, floor plan, and building plan corrections are being made by the applicant in response to Staff comments.

A. Link to Strategic Goals / Objectives: III. Economic development and revitalization

B. Effect on Budget (EOB): Mobility fees support various infrastructure projects outlined in the City's Mobility Plan.

C. Level of Service (LOS): None.

D. Legislative Sponsor: Not Applicable.

E. Business Impact Statement: Not Applicable.

III. CONCLUSION: This request is in Council's sole discretion.

IV. RECOMMENDED MOTION: Take no action
OR
I move to approve the reduction in Mobility Fees for the Red Onion project pursuant to the pending ordinance doctrine for good cause shown such that The Red Onion pays a total amount of $_____ in Mobility Fees.

Attachments:

1. Exhibit A - Reduction of Fees Request Letter
2. Exhibit B - Red Onion COU Application (Unapproved)
3. Exhibit C - Red Onion Site and Parking Plan (Unapproved)
4. Exhibit D - Red Onion Floor Plan (Unapproved)
5. Exhibit E - Red Onion Parking Numbers
6. Exhibit F-Mobility Fee Study

Letter of Request for Waiver or Reduction of Change of Use Application Fees – Red Onion, 535 Harbor Boulevard

Dear Destin Planning Staff,

I am writing to respectfully request that the City waive, cancel, or substantially reduce the fees associated with our Change of Use application for the new Red Onion restaurant location at 535 Harbor Boulevard, formerly occupied by Pecan Jacks.

Red Onion is not opening an entirely new restaurant operation in a new area. We are simply relocating our existing restaurant to the neighboring property. The relocation will not create a meaningful increase in traffic or parking demand compared with our current operation. In addition, other businesses that previously operated on the property, are no longer operating there.

This property is currently vacant, and allowing Red Onion to relocate there would help our restaurant survive, retain local employees, and continue serving the Destin community as we have done for years. Red Onion is one of the few restaurants in the area that remains strongly focused on Destin residents, local government employees, military service members, and other members of the local community.

We began this project believing that the property could legally be used as a restaurant. Only after signing the lease, paying rent, beginning tiny renovation, and investing a substantial amount of money were we informed that a Change of Use application and significant additional fees would be required.

We have already experienced approximately four months of unexpected delays because of problems with the existing gas lines. During this period, we continued paying rent, utilities, contractor expenses, permit costs, and other business expenses without being able to open the restaurant or generate income from the new location. We have also paid for improvements to the property, including the commercial hood, gas installation, electrical work, plumbing, construction, and other required restaurant upgrades. My landlord was also unaware that a Change of Use approval would be required. They have promised to work with me by reducing the rent or providing a credit or refund for the months during which I was unable to use the property. They have been helpful throughout this process, and I believe they are doing everything reasonably possible to support the project and help Red Onion move forward.

long-term goal is to earn Michelin recognition at the new location and, in our own small way, help strengthen Destin's reputation as a serious culinary destination. We are proud to employ highly trained local professionals, and our plan is to continue hiring locally, purchasing locally whenever possible, and supporting the Destin community throughout this process.

Red Onion has received invitations and opportunities to relocate to other areas, including Alys Beach and Pensacola, where the process may have been easier and significantly less expensive. However, we chose to remain in Destin because this is our community. We want to continue

doing what we do best here: employing local residents, serving the people of Destin, and contributing to the city's growth and reputation.

These delays and unexpected expenses have placed a serious financial burden on our small local business. After investing nearly all of our available funds into completing the restaurant and bringing the property into compliance, an additional large Change of Use fee could prevent us from completing the project and opening the location.

Red Onion has served the Destin community for years and is one of the few local restaurants that focuses heavily on local residents rather than relying only on seasonal tourism. Our goal is to remain in Destin, retain our employees, create additional jobs, and continue contributing to the local economy.

We understand that the City must follow its development and permitting requirements, and we are committed to cooperating fully with Planning Staff. We will provide the requested shared-parking information and complete all reasonable requirements necessary for the Change of Use approval. However, because this is a relocation of an existing neighboring restaurant, because there is no significant new impact on the surrounding area, and because of the extraordinary financial hardship caused by the unexpected delays and costs, we respectfully ask the City to:

1. Completely waive or cancel the Change of Use application fees; or
2. Substantially reduce the fees to an amount that our small business can reasonably afford.

If a complete waiver is not possible, we would also appreciate consideration of any hardship reduction, administrative reduction, payment plan, or other available relief.

We are not asking to avoid the City's safety, inspection, parking, or operational requirements. We are only requesting financial relief from the application fees so that we can finish the project, open the restaurant, retain our employees, and continue serving the Destin community.

Thank you for your time, consideration, and assistance. We sincerely hope the City will support a long-standing local business that has already made a substantial investment in this property and in the Destin community.

Respectfully,
Mustafa Can Akkan
President
Mca Contractors LLC
850 376 4167

City of Destin
Change of Use

Online Request #: APP-13518

Project #: PZ-2026-99

Submitted by:
Mustafa Akkan
mcacontractors@icloud.com

Location: **535 HARBOR BLVD**

City: **DESTIN** State: **FL** Zip: **32541**

Contact Information

Applicant's Contact Information

Title: First Name: **Mustafa** Last Name: **Akkan** Suffix:

Business Name: **Mca Contractors LLC**

Mailing Address: **6 country club dr**

City: **Destin** State: **FL** Zip: **32541**

Email Address: **mcacontractors@icloud.com**

Cell Phone: **(850) 376-4167** Work Phone: Home Phone:

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Change of Use

Parcel ID #(s) * 00-2S-22-0310-000P-0000

Zoning District Classification *	NHMU – North Harbor Mixed Use
Previous Use of Suite, Building, or Site *	Ice cream and candy retail shop / limited-service food establishment (Pecan Jacks)
Proposed Use of Suite, Building, or Site *	Full-service Mediterranean restaurant – Red Onion Modern Mediterranean, with on-premises food and alcoholic beverage service.
Is the proposed change an expansion, addition, or intensification? *	Yes
Is the proposed change a short term rental? *	No
Number of Bedrooms *	0
Number of Existing Parking Spaces *	92

Detailed Description of Proposed Change *	Change of use from a former ice cream and candy retail establishment to a full-service Mediterranean restaurant, Red Onion Modern Mediterranean. The proposed use includes food preparation, dine-in and takeout service, indoor and outdoor patio seating, and proposed on-premises alcoholic beverage service subject to all required City and State approvals. No expansion of the building footprint, access drives, or parking area is proposed. The existing 30 shared on-site parking spaces will remain unchanged. Tenant improvements include installation of commercial kitchen equipment, hood/exhaust system, bar area, interior finishes, and no major construction or renovation.
Duration of Change of Use *	Permanent (180 Days or More)
Does the parcel have more than one use on site? * (i.e. Shopping Centers, multiplexes, etc.)	Yes
Do you have any existing parking agreements? * (All existing parking agreements are required to be submitted.)	Yes
Does the property have a development order? *	Yes
Final Development Order No. * (If applicable)	Original Development Order DO-96-12; Amended Development Order DO-98-10 (Hog's Breath Saloon & Eatery).
Is the proposed change a temporary special event? *	No

Will there be any mobile vendors on site? *	No
Do all mobile vendors have Mobile Vending Permit for that location issued by the City? *	Yes
Is this proposed change of use a home occupation or off-site business? *	No
Acknowledgment *	By signing below both the applicant and owner confirm that all information provided in this application and supporting documents is true and complete.
Applicant's Signature *	Mustafa Akkan
Number of Proposed Parking Spaces *	92

Documents Uploaded

The following documents are attached to the Application.

	untitled 1 30.pdf
	red onion lease - 531 harbor blvd 12-4-25 fully xd 4-2-26.pdf
	b8ff37d1-47bb-4cf5-b271-ef8ee10f1c14.png
All Shared Parking Agreements for Parcel	**untitled 1 42.pdf**
Proof of Ownership	**red onion lease - 531 harbor blvd 12-4-25 fully xd 4-2-26.pdf**

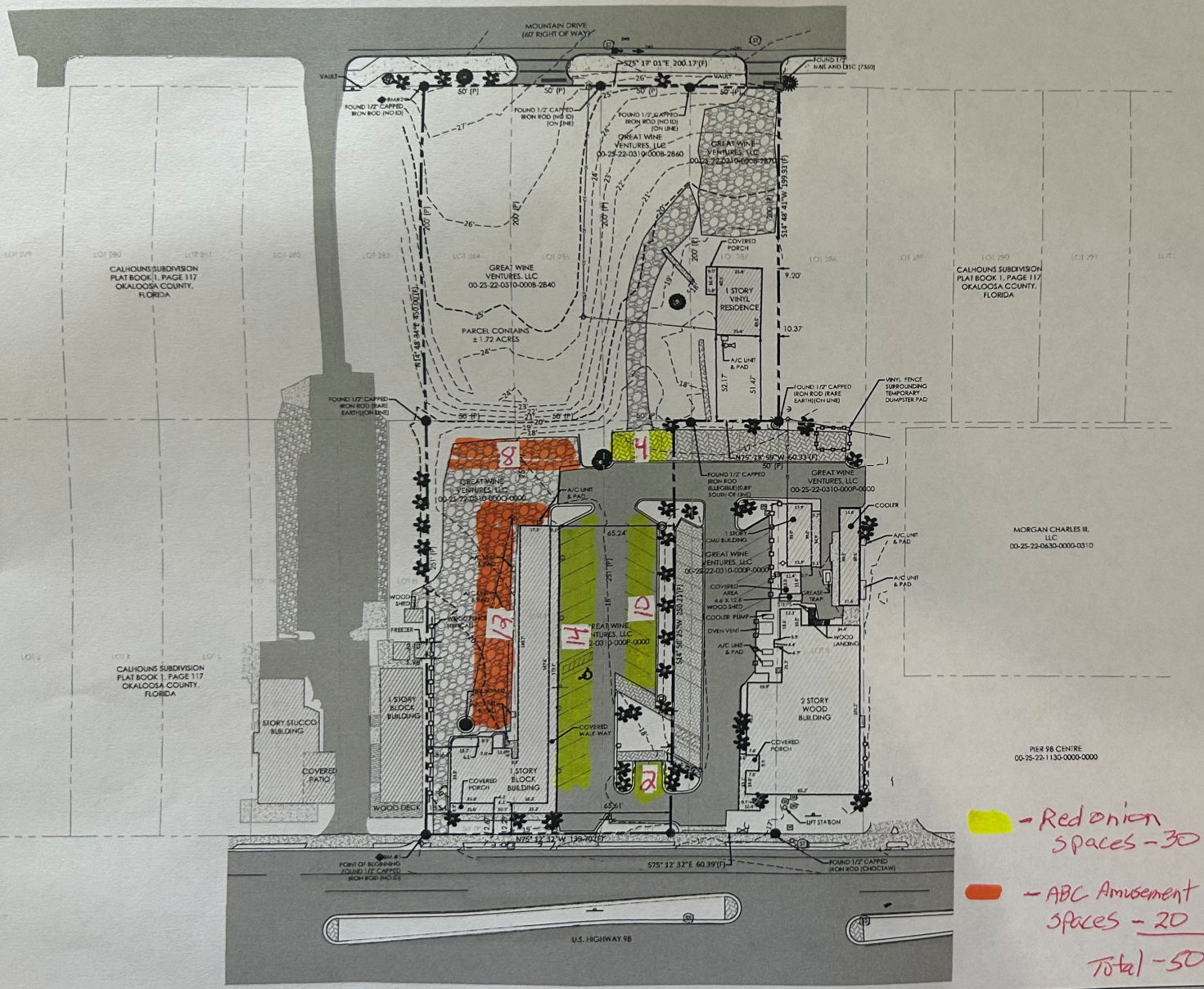
Site Plan	**untitled 1 30.pdf**

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN

UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST

OKALOOSA COUNTY, FLORIDA



GRAPHIC SCALE

30 0 15 30 60

(in feet)

1 inch = 30 Feet

LEGAL DESCRIPTION (AS WRITTEN)

LOT 284, LOT 285, LOT 286, LOT 287, LOT O, LOT P, AND A PORTION OF LOT Q OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 117 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT O, CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 117 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE NORTH 14 DEGREES 48 MINUTES 34 SECONDS EAST A DISTANCE OF 450.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF MOUNTAIN DRIVE (60' RIGHT OF WAY); THENCE SOUTH 75 DEGREES 17 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 200.17 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 14 DEGREES 48 MINUTES 41 SECONDS WEST A DISTANCE OF 199.93 FEET TO A POINT; THENCE NORTH 75 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 60.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 50 MINUTES 25 SECONDS WEST A DISTANCE OF 250.21 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF US HIGHWAY 98 (RIGHT OF WAY VARIES); THENCE NORTH 75 DEGREES 12 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 139.70 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SURVEY NOTES

1. THIS MAP REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF LOCATING/ESTABLISHING EXISTING MONUMENTATION AND VISUAL IMPROVEMENTS AND IS ONLY FOR THE LANDS DESCRIBED. COMPLETION DATE OF FIELD SURVEY: APRIL 17, 2025, BY JASON HILLEY AND LANDON GILES.
2. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
   - EXISTING MONUMENTATION
   - PLAT BOOK 2, PAGES 43A IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
3. THIS SURVEY DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION. REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE: NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
6. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.). FLOOD INSURANCE RATE MAP (F.I.R.M.) 12091C0488J, BEING PANEL 488 OF 494, EFFECTIVE DATE OF MARCH 9, 2021. INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

BENCHMARK DATA

BM #1 - 1/2" CAPPED IRON PIN
NORTHING: 511990.0350
EASTING: 1338749.9760
ELEVATION: 19.58' (NAVD 1988)

BM #2 - 1/2" CAPPED IRON PIN
NORTHING: 512425.0840
EASTING: 1338864.9980
ELEVATION: 27.67' (NAVD 1988)

CERTIFICATIONS

HANCOCK WHITNEY BANK
GREAT WINE VENTURES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
CLARK PARTINGTON

ABBREVIATIONS

ID	IDENTIFICATION
(N)	NORTH
(E)	EAST
(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK
UN.	UNABLE TO DETERMINE
ACOE	ARMY CORPS OF ENGINEERS
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY LEGEND

- PAVEMENT
- BRICK PAVERS
- CONCRETE
- GRAVEL
- BOUNDARY
- OVERHEAD UTILITY LINE
- SANITARY CLEAN OUT
- WATER METER
- STORM MANHOLE
- GRATE INLET
- SEWER VALVE
- SANITARY SEWER MANHOLE
- GAS METER
- FOUND NAIL AND DISC (AS NOTED)
- FOUND 1/2" CAPPED IRON PIN (AS NOTED)
- SET 1/2" CAPPED IRON PIN (IEC 7927)
- LAMP POST
- SIGN
- UTILITY POLE
- GUY WIRE
- PALM TREE (SIZE NOTED)
- OAK TREE (SIZE NOTED)
- MAGNOLIA TREE (SIZE NOTED)
- PINE TREE (SIZE NOTED)

INNERLIGHT ENGINEERING CORPORATION
SURVEYING • MAPPING
11490 EMERALD COAST PARKWAY, SUITE 3W
MIRAMAR BEACH | FLORIDA | 32550

LOT 284-287 AND LOTS O-Q
CALHOUNS SUBDIVISION

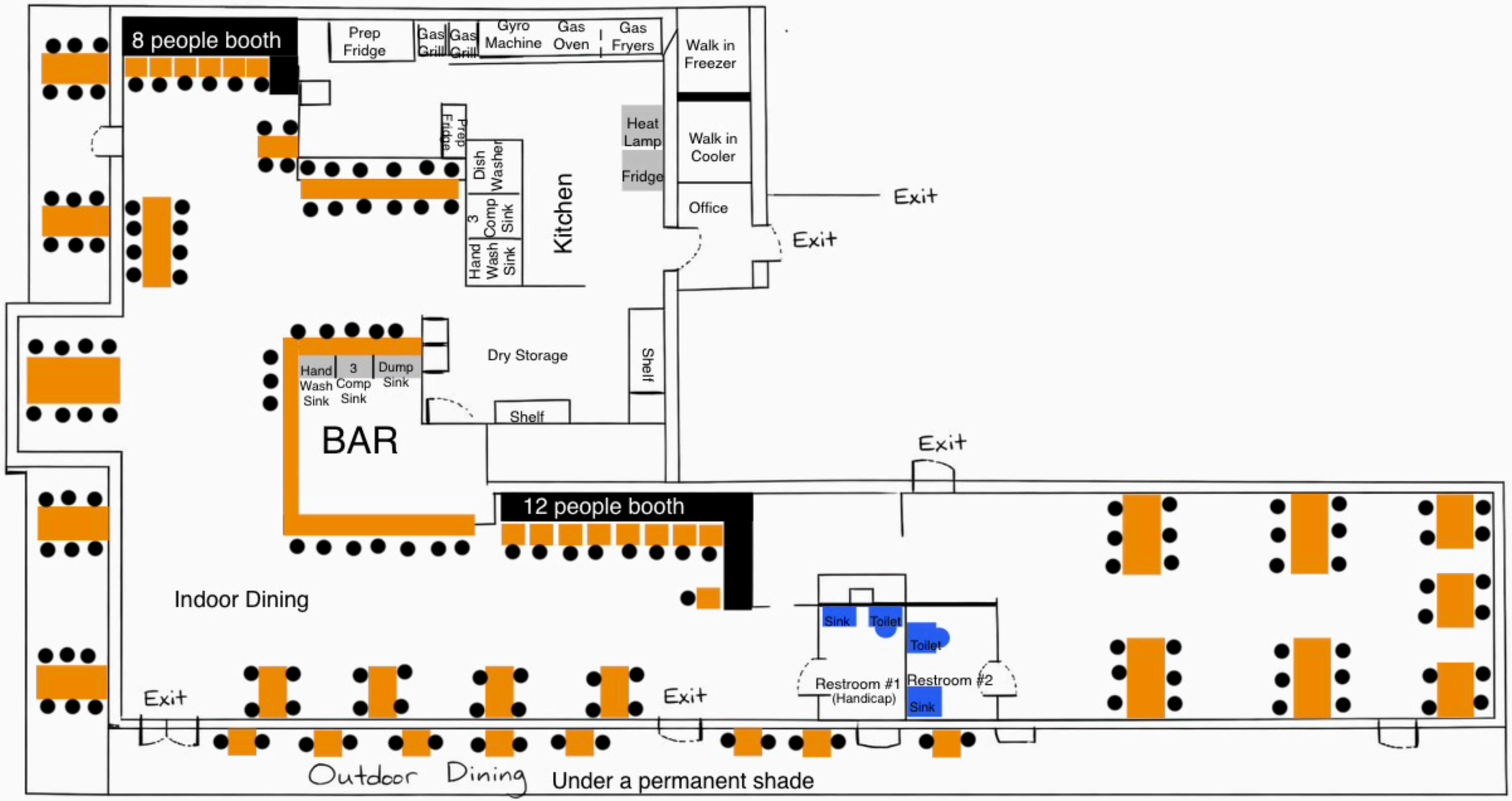
HOWARD GROUP
585 GRAND BOULEVARD, SUITE 201
MIRAMAR BEACH, FL 32550

RECORD DATA
DATE: 04.18.2025
REV. DATE: N/A
DRAWN BY: WJ
REVIEWED BY: JS

SHEET TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER
1 OF 1

INNERLIGHT ENGINEERING CORPORATION | THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY INNERLIGHT ENGINEERING CORPORATION FOR USE ON THIS PROJECT, UNLESS OTHERWISE PROVIDED FOR, SHALL BE, REMAIN THE AUTHOR AND RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.



Under a permanent shade

7/16/2026

Great Wine Ventures, LLC
Parking Impact

Property	Address	Suite/Unit	Tenant	Gross Leasable SF	Parking Spaces Rqd	Parking Spaces Provided
Great Wine Ventures, LLC	531 Harbor Blvd	Unit 1-2	Red Onion--new location	2978	30	28
Great Wine Ventures, LLC	535 Harbor Blvd	Unit 3	Vacant storage space	649	0	0
Great Wine Ventures, LLC	535 Harbor Blvd	Unit 4	Vacant storage space	649	0	0
Great Wine Ventures, LLC	535 Harbor Blvd	NA	ABC Amusement (Mike Abadie)	NA	22	22
			Total	4276	52	50

Great Wine Ventures, LLC	531 Harbor Blvd	Unit 1-2	Red Onion--new location	2978	30	28
Southern Riviera, LLC	529 Harbor Blvd		Red Onion--existing restaurant	-1810	18	18
			Total	1168	12	

Great Wine Ventures, LLC Assumed Impact 1168 SF @ 1:100 = 12 parking spaces

Destin, Florida Mobility Fee Study Memo

Introduction

Mobility fees are an important tool for cities like Destin to fund transportation projects to address impacts from future growth, while also tackling service gaps such as multimodal infrastructure and traffic congestion. This study examines the feasibility and potential impacts of increasing mobility fees in Destin, with the goal of enhancing the city's transportation network and promoting sustainable solutions for all modes of travel. The mobility fee will replace the existing transportation impact fee in Destin's current fee structure.

The content within this memo will provide a comprehensive overview of the city's Mobility Plan, highlighting how increased mobility fees can facilitate its implementation. It will outline a proposed fee schedule, project fee revenue over the lifespan of the Mobility Plan and examine the legal context surrounding mobility fees. Additionally, the methodology used to calculate the proposed fee rates is described in detail.

The findings of this memo aim to support policy decisions by the City Council, ultimately enhancing Destin's connectivity and safety, and creating a more vibrant environment for residents and visitors alike to live, work, and play.

Mobility Plan Overview

The Destin Mobility Plan, adopted in September 2024, serves as a comprehensive blueprint for addressing the city's current and future transportation needs. This plan aims to increase capacity, enhance safety, and improve walking and biking options throughout Destin. It encompasses over 60 projects, including the completion and upgrades to the Cross Town Connector, new roadway construction, multi-use trails, sidewalks, bike lanes, intersection enhancements, and community parking facilities. The total estimated cost for implementing all projects within the plan is approximately $152 million.

To support the planning and construction of seven high-priority projects outlined in Phase 1 of the Mobility Plan, the mobility fee will play a crucial role. The combined cost of these seven key projects exceeds $30 million. Below is a list of the specific projects intended to be funded by the mobility fee:

Project ID	Project Name	Estimated Cost
NC-4	98 Palms Boulevard	$9,149,623
MU-1	Powerline easement (west) multi-use path	$10,000,000
NC-5	Mattie M. Kelly Boulevard	$844,581
IS-1	Stahlman Avenue at Zerbe St & Harbor Blvd	$135,828
CC-4	Azalea Drive Extension	$9,632,529
IS-8	Calhoun Avenue at Sibert Avenue	$19,399
SW-9	Indian Trail Sidewalk	$278,099
Total Cost:		$30,060,059

Mobility Fee

Fee Schedule

Table 1 presents the calculated maximum mobility fee by land use code, derived from projected Equivalent Dwelling Units (EDUs) and the total cost of necessary infrastructure improvements. The Methodology section of this report provides further details.

Table 1 Maximum Fee table

Proposed Land Uses	ITE Code	ITE 11th	ITE Rate	% New Trips	New 1-way trips	EDU	Maximum Fee
Single-Family Detached	210	Dwelling	9.43	100%	4.72	1.00	$14,365
Long-term Residential							
Less than 500 sq. ft.				100%	3.30	0.70	$10,047
500—749 sq. ft.				100%	4.00	0.85	$12,173
750—999 sq. ft.				100%	4.52	0.96	$13,776
1,000—1,499 sq. ft.				100%	5.08	1.08	$15,475
1,500—1,999 sq. ft.				100%	5.61	1.19	$17,078
2,000—2,999 sq. ft.				100%	6.16	1.31	$18,778
3,000—3,999 sq. ft.				100%	6.69	1.42	$20,381
4,000 sq. ft. or more				100%	7.08	1.50	$21,578
Short-term Residential							
Less than 500 sq. ft.				100%	4.68	0.99	$14,257
500—749 sq. ft.				100%	7.05	1.49	$21,466
750—999 sq. ft.				100%	8.83	1.87	$26,901
1,000—1,499 sq. ft.				100%	10.72	2.27	$32,662
1,500—1,999 sq. ft.				100%	12.50	2.65	$38,097
2,000—2,999 sq. ft.				100%	14.40	3.05	$43,858
3,000—3,999 sq. ft.				100%	16.18	3.43	$49,293
4,000 sq. ft. or more				100%	17.51	3.71	$53,352
Multifamily Housing (Low-Rise) (220)	220	Dwelling	6.74	100%	3.37	0.71	$10,267
Multifamily Housing (Mid-Rise) (221)	221	Dwelling	4.53	100%	2.27	0.48	$6,901
Mobile Home Park (240)	240	Dwelling	7.12	100%	3.56	0.76	$10,846
Hotel/Motel (310)	310	Room	7.99	100%	4.00	0.85	$12,171
Shopping Center >150k (820)	820	1000 sq. ft.	37.01	51%	9.44	2.00	$28,753
Shopping Plaza 40-150k (821)	821	1000 sq. ft.	67.52	40%	13.50	2.86	$41,141

Shopping Plaza 40-150k - w/Supermarket (821)	821	1000 sq. ft.	94.49	40%	18.90	4.01	$57,575
Strip Retail Plaza <40k (822)	822	1000 sq. ft.	54.45	40%	10.89	2.31	$33,178
Automobile Sales (New) (840)	840	1000 sq. ft.	27.84	100%	13.92	2.95	$42,409
Supermarket (850)	850	1000 sq. ft.	93.84	24%	11.2608	2.39	$34,307
Drive-in Bank (912)	912	1000 sq. ft.	100.35	32%	16.06	3.41	$48,916
Automobile Parts and Service Center (943)	943	1000 sq. ft.	16.6	100%	8.30	1.76	$25,287
Convenience Store (851)	851	1000 sq. ft.	762.28	16%	59.08	12.53	$179,984
Golf Course (430)	430	Acres	3.74	100%	1.87	0.40	$5,697
Marina (420)	420	Berths	2.41	100%	1.21	0.26	$3,671
Fast-Food Restaurant with Drive-Through Window (934)	934	1000 sq. ft.	467.48	23%	52.59	11.15	$160,226
High-Turnover (Sit-Down) Restaurant (932)	932	1000 sq. ft.	107.2	38%	20.37	4.32	$62,053
Fine Dining Restaurant (931)	931	1000 sq. ft.	83.84	38%	15.93	3.38	$48,531
Convenience Store/Gas Station (945)	945	Fueling Positions	265.12	16%	20.55	4.36	$62,598
General Office Building (710)	710	1000 sq. ft.	10.84	100%	5.42	1.15	$16,513
Medical-Dental Office Building - Stand-Alone (720)	720	1000 sq. ft.	36.00	100%	18.00	3.82	$54,839
Hospital (610)	610	1000 sq. ft.	10.77	100%	5.39	1.14	$16,406
Nursing Home (620)	620	1000 sq. ft.	6.75	100%	3.38	0.72	$10,282
Church (560)	560	1000 sq. ft.	7.6	100%	3.80	0.81	$11,577
Private School (K-12) (532)	532	Students	2.48	100%	1.24	0.26	$3,778
Day Care Center (565)	565	Students	4.09	100%	2.05	0.43	$6,230
General Light Industrial (110)	110	1000 sq. ft.	4.87	100%	2.44	0.52	$7,419
Warehousing (150)	150	1000 sq. ft.	1.48	100%	0.74	0.16	$2,254

Context

The following sections provide a comprehensive overview of the legal framework established by Florida Statutes that permits the implementation of a mobility fee. Additionally included is a summary of the extraordinary circumstances that demonstrate the need for an increase beyond the standard allowable percentage, as permitted by Section 163.31801 of the Florida Statutes. Finally, the necessary regulatory amendments that City staff should pursue following the adoption of the mobility fee are described.

SUMMARY OF CONTEXT

Florida law allows local governments to create a "Mobility Plan" and associated fees for the purpose of funding transportation improvements in their jurisdictions. The law states that these fees cannot be used to block or delay development approvals if developers have agreed to pay the transportation costs associated with their projects. It also says that any revenue gained as a result of these fees must be dedicated to the projects outlined in the Mobility Plan. Such fees must also follow other Florida laws for impact fees. To ensure full compliance with Florida law, there are five actions that must be taken as part of or prior to the new fee's adoption: the new study and associated fees must be adopted within one year of beginning the study; 90 days' notice is required before adopting an increased fee; two publicly noticed workshops must be held; approval of the fee increase must receive a two-thirds majority vote from Council; and the Plan and fee study must be consistent with Florida Statutes.

The current mobility fee study, which was conducted under unusual economic conditions, aims to change fees that have not been updated since 2008. Increased construction costs, inflation, and supply chain disruptions are among the factors that have made it necessary to raise the fees in order to keep up with the higher costs of materials and labor.

There are two changes that must be made to City policies and regulations to reflect this new fee. First, the Comprehensive Plan needs to be updated to explicitly reference the Mobility Plan and fee, replacing terms like "transportation impact fee" with "mobility fee". Second, the Land Development Code must be revised to include the new Mobility Fee schedule and relevant policies from the Comprehensive Plan and Mobility Plan, which ensures that all City documents stay consistent with current transportation funding goals and with each other.

Legal Framework

Florida Statutes s. 163.3180 authorizes local governments to establish a mobility plan and associated fees for their transportation systems. However, localities cannot use this alternative system to delay or deny applications for site plan approvals, plat approvals, final subdivision approvals, building permits, or their functional equivalents, provided that developers commit to funding the transportation impacts their projects create, as defined by the local government's fee structure.

The revenue generated from the mobility fee must be allocated to the implementation of the Mobility Plan, which serves as the foundational basis for the fee itself. Additionally, the

mobility fee must adhere to Section 163.31801 of the Florida Statutes, which outlines regulations for impact fees.

To ensure compliance with Section 163.31801, the following steps are required prior to or as part of the fee's adoption:

- The new study and associated fees must be adopted within 12 months of initiating the fee study.
- A minimum of 90 days' notice is required before the effective date of any fee increase.
- At least two publicly noticed workshops must be conducted.
- The ordinance approving the fee increase must receive a two-thirds majority vote from the City Council.
- The Mobility Plan and Mobility Fee Study align with all relevant stipulations outlined in Sections 163.3180 and 163.31801 of the Florida Statutes.

Extraordinary Circumstances

The mobility fee study is being conducted under exceptional circumstances that highlight the need for a substantial increase in the City's current transportation impact fee, which has remained unchanged since June 2008. This fee update will be closely aligned with the Phase 1 projects outlined in the recently adopted Mobility Plan and described above.

The timing of this fee update is particularly critical given the extraordinary economic conditions stemming from various factors. The ongoing repercussions of policies implemented to mitigate the impacts of COVID-19, along with sustained disruptions in global supply chains vital to the availability of construction materials and equipment, have led to significant price increases in construction costs. These price hikes are driven by inflation, characterized by a substantial increase in the U.S. dollar money supply, persistent supply chain challenges, and robust demand for new construction.

Additionally, a strong housing market, fluctuations in the labor market, and heightened government spending on infrastructure have further contributed to elevated demand and prices in the construction sector. The U.S. Bureau of Labor Statistics' Producer Price Index by Commodity for Construction Materials serves as a key indicator of these trends. Since March 2020, when the COVID-19 pandemic began, material prices have surged by 32% as of November 2023. While this study does not predict that such price increases will continue at the same pace, the extraordinary events of the past three years necessitate an update to project costs and, consequently, the impact fee.

Moreover, it's important to highlight that construction costs have significantly risen since the current impact fee was established in 2008. The Producer Price Index for Construction Materials increased from 200.4 in June 2008 to 337.3 in June 2023, reflecting the urgent need for a fee adjustment to account for these rising costs.

REGULATORY AMENDMENTS

The following outlines the two regulatory amendments required to City documents after the adoption of the mobility fee, ensuring consistency with the City's policies, Comprehensive Plan, and Land Development Code:

- Comprehensive Plan: The Mobility Plan and associated fee should be explicitly referenced within the Comprehensive Plan. Additionally, all instances of "transportation impact fee" must be updated to "mobility fee," and any language that ties the mobility fee to concurrency should be removed.
- Land Development Code (LDC): The section of the LDC addressing transportation impact fees should be revised to include the Mobility Fee schedule. This update must also incorporate references to the relevant policies within the Comprehensive Plan and the Mobility Plan.

Methodology

This section outlines the methodology used to determine the new mobility fee, which follows a proportionate share allocation model. This approach estimates the costs of infrastructure improvements required to support new development and allocates these costs based on projected increases in transportation demand. The demand is forecasted by calculating the number of new daily trips generated by future development, using data from the Destin Mobility Plan, adopted in September 2024.

The Destin Mobility Plan identifies key infrastructure projects needed to accommodate growth, including new transportation facilities and improvements to existing facilities.

The total cost of the infrastructure improvements outlined in the Destin Mobility Plan is divided by the projected growth in Equivalent Dwelling Units (EDUs), ensuring that each new development contributes its proportional share of the transportation improvements necessary to support future growth.

SUMMARY OF STEPS USED TO CALCULATE MOBILITY FEE

These steps are described in more detail in the following sections.

1. Calculate Standard Service Unit. When new homes or businesses are built, they add traffic to the roads. To fairly measure how much traffic each use type adds, Equivalent Dwelling Units (EDUs) are used. One EDU represents the traffic generated by a typical single-family home. This allows us to compare different types of buildings and figure out how much traffic they'll create. Each building type is evaluated based on how much traffic it generates compared to a single-family home, and only new trips are counted.

2. Analyze the relationship between dwelling units and trip generation. To ensure the fee is fair, we looked at how the size of a home affects the impact it has on traffic. Three main sources of information were used for this analysis: property data, such as home size and number of bedrooms; household occupancy data, the number of people living in homes of different sizes; and household trip rates, or how

often people travel based on their household size. This information was used to figure out how the square footage of a home relates to the amount of traffic the home generates. We found that larger homes with more bedrooms tend to generate more trips.

    a. For short-term rental properties, a similar method was used. However, since short-term rentals are typically more frequently occupied, the calculation was adjusted to assume they were always fully booked.

3. Calculate Equivalent Dwelling Units (EDUs). An EDU measures the traffic impact of a typical single-family home, using Institute of Transportation Engineers (ITE) land use code 210 as the standard. The number of trips people make, based on data from the National Household Travel Survey (NHTS), is adjusted to match the ITE's traffic rates for homes. This adjustment makes sure the data is consistent and takes into account the differences in traffic created by different types of households. For other kinds of uses, we calculate how much traffic they generate compared to that single-family home. Pass-by trips and diverted link trips were not counted, and only one side of the trip (either arrival or departure) was counted to avoid double-counting the trip.
4. Estimate the cost of Phase 1 improvements. The total estimated cost of Phase 1 improvements is $30,060,059.
5. Estimate EDUs through 2040. Population and employment growth forecasts were used to estimate the total number of EDUs expected by 2040. To calculate the projected EDUs, the expected growth in people and jobs was converted to square footage, as needed, and then matched with the appropriate ITE code for each job type. This calculation gives us an estimate of 2092.62 EDUs by 2040.
6. Calculate the Mobility Fee. Divide the total cost of planned improvements (from Step 4) by the estimated EDUs (from Step 5):

$$\$30,060,059 \text{ (improvements)} / 2092.62 \text{ (EDUs)} = \$14,364.79$$

Calculating Standardized Service Unit

The transportation demand created by different land use types are standardized into a unit of measurement known as the service unit, defined as the Equivalent Dwelling Unit (EDU). One EDU represents the transportation demand generated by a typical single-family detached home. This standardized metric allows for consistently comparing various land uses based on their impact on the transportation system.

Trip generation data—measuring vehicle movements generated by different types of development—forms the foundation for calculating service units. Mobility fees account for demand across all transportation modes, including motorized and non-motorized travel.

Each land use type is evaluated according to its relative travel demand compared to a standard single-family home. Trip generation rates are adjusted to reflect only net new trips that contribute additional demand to the transportation system.

Relationship Between Dwelling Units and Trip Generation

This section reviews how the relationship between dwelling unit size, the number of bedrooms, and trip-making behavior was developed for the Destin context. The goal is to ensure that the mobility fee accurately reflects the impact of various residential development scales. The data for this analysis were drawn from three key sources:

1. Parcel characteristics, including land use type, number of bedrooms, and building square footage, were obtained from the Okaloosa County Property Appraiser's records. This provided detailed insights into the physical attributes of the housing stock in the area.
2. Household occupancy data from the 2021 American Community Survey (ACS) Public Use Microdata Sample (PUMS)[1] for Okaloosa County allowed for localized estimates of residents per household by dwelling unit type and size. The results are presented in Table 2.

Table 2 Persons/household by # of bedrooms, SFDU (2021 ACS PUMS, Okaloosa County)

# of bedrooms	Persons per Household
1	1.74
2	1.98
3	2.42
4	3.06
5	3.67

3. Household person trip rates were sourced from the 2022 National Household Travel Survey (NHTS)[2], with a focus on the South Atlantic region and Metropolitan Statistical Areas (MSAs) under one million residents, which provides region-specific data on travel behavior. This data is crucial in informing the relationship between housing characteristics and transportation demand in Destin.

Table 3 Trips per Person by Household Size (NHTS 2021, South Atlantic)

Household Size	Daily Trips per Person
1	2.61
2	2.35
3	2.48
4	2.22
5	1.60

[1] https://www.census.gov/programs-surveys/acs.html
[2] https://nhts.ornl.gov

6	1.12
7	1.55

These sources were combined to establish the relationship between square footage and trip generation for single-family homes. A logarithmic regression model was used to capture the non-linear relationship between dwelling unit size and the number of trips generated. The resulting estimates of trips per household size for single-family dwelling units (SFDU) are presented in Figure 1.

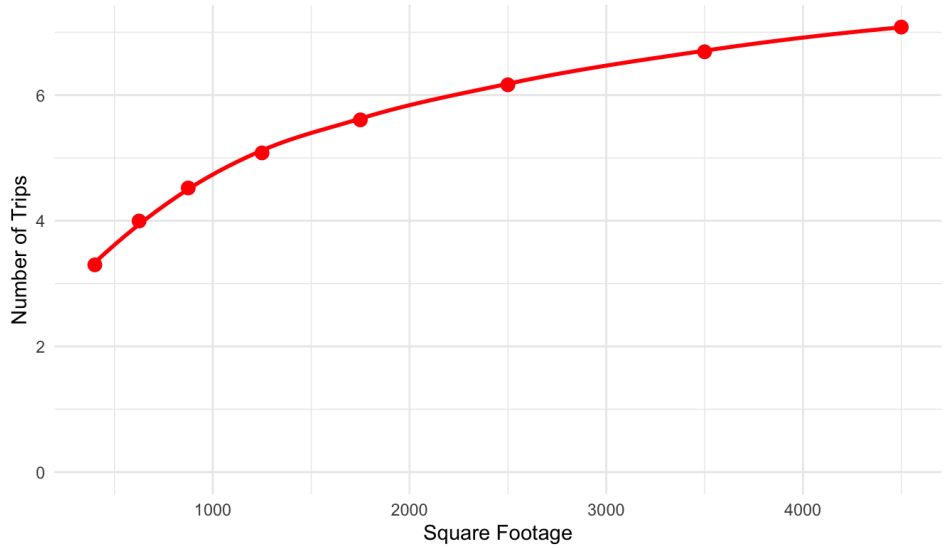


Figure 1 Relationship between trips and square footage for a single-family residential home

Short-Term Rental Trip Generation

Trip generation rates for short-term rentals were calculated similarly to those for single-family homes, with adjustments reflecting the higher utilization rates of short-term rental properties. Trip-making rates were adjusted to assume 100% occupancy based on the number of bedrooms. The resulting expected trips based on the number of square feet are depicted in Figure 2.

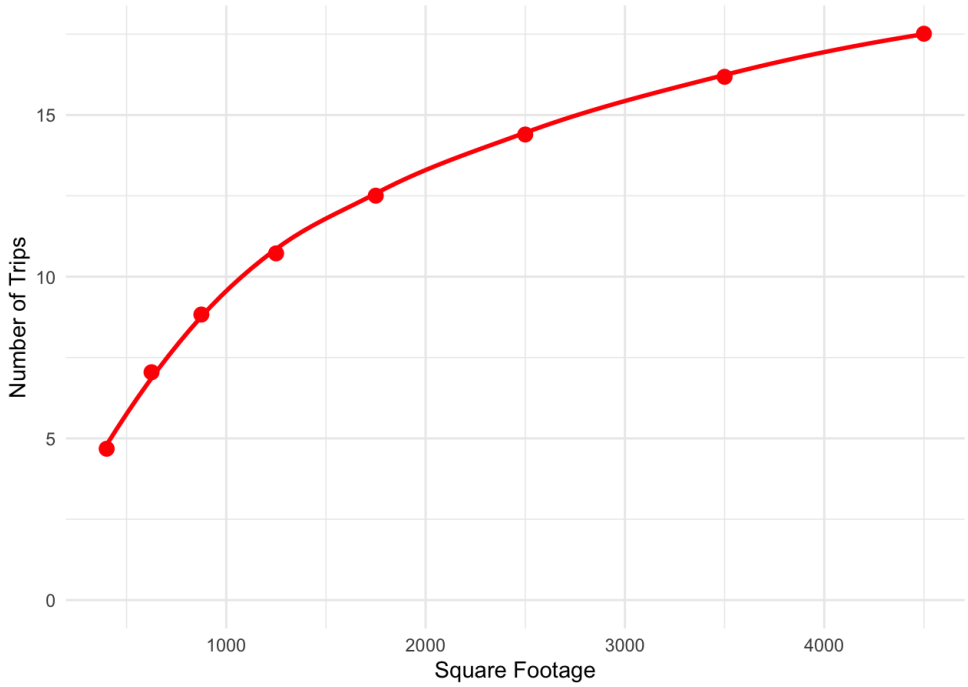


Figure 2 Relationship between trips and square footage for a short-term rental

Calculating Equivalent Dwelling Units (EDUs)

This step involves standardizing transportation demand across different land uses into EDUs, allowing for consistent fee calculations. The EDU is based on the transportation impact of a typical single-family detached home, using Institute of Transportation Engineers (ITE) land use code 210 as the benchmark. Household trip rates calculated using the National Household Travel Survey (NHTS) are refactored by adjusting them to match the proportionate ITE residential trip generation rates. This adjustment ensures all rates are sourced from ITE and are internally consistent, while also representing the varying impacts of different household types.

Pass-by trips refer to vehicles already on the road that stop at a development before continuing their route. Diverted-link trips divert from their original route to visit a development before rejoining the network. Since these trips do not generate new traffic, they are excluded from the EDU calculations. Additionally, ITE trip generation rates are halved to represent only the production side (as trip generation includes both arrivals and departures). The resulting EDUs are presented in Table 4.

Table 4 EDU by land use type

Proposed Land Uses	ITE Code	Unit Type	ITE Rate	% New Trips	New 1-way trips	EDU
Single-Family Detached	210	Dwelling	9.43	100%	4.72	1.00
Long-term Residential						
Less than 500 sq. ft.				100%	3.30	0.70

500—749 sq. ft.				100%	4.00	0.85
750—999 sq. ft.				100%	4.52	0.96
1,000—1,499 sq. ft.				100%	5.08	1.08
1,500—1,999 sq. ft.				100%	5.61	1.19
2,000—2,999 sq. ft.				100%	6.16	1.31
3,000—3,999 sq. ft.				100%	6.69	1.42
4,000 sq. ft. or more				100%	7.08	1.50
Short-term Residential						
Less than 500 sq. ft.				100%	4.68	0.99
500—749 sq. ft.				100%	7.05	1.49
750—999 sq. ft.				100%	8.83	1.87
1,000—1,499 sq. ft.				100%	10.72	2.27
1,500—1,999 sq. ft.				100%	12.50	2.65
2,000—2,999 sq. ft.				100%	14.40	3.05
3,000—3,999 sq. ft.				100%	16.18	3.43
4,000 sq. ft. or more				100%	17.51	3.71
Multifamily Housing (Low-Rise) (220)	220	Dwelling	6.74	100%	3.37	0.71
Multifamily Housing (Mid-Rise) (221)	221	Dwelling	4.53	100%	2.27	0.48
Mobile Home Park (240)		Dwelling	7.12	100%	3.56	0.76
Hotel/Motel (310)	310	Room	7.99	100%	4.00	0.85
Shopping Center >150k (820)	820	1000 sq. ft.	37.01	51%	9.44	2.00
Shopping Plaza 40-150k (821)	821	1000 sq. ft.	67.52	40%	13.50	2.86
Shopping Plaza 40-150k - w/Supermarket (821)	821	1000 sq. ft.	94.49	40%	18.90	4.01

Calculation of the Mobility Fee

After calculating EDUs, the next step is to allocate the costs of necessary transportation improvements based on expected growth in EDUs. By estimating the number of new EDUs, we determine each development's proportional share of infrastructure costs for the projects outlined in the Destin Mobility Plan.

Planned Improvements

The cost of planned transportation infrastructure improvements comes from the Destin Mobility Plan, which details essential projects needed to support growth. These include road expansions, multimodal enhancements like bike lanes and sidewalks, and other upgrades. Cost estimates for these projects were developed. Based on the Mobility Plan,

as illustrated in 5, Phase 1 projects that are to be funded by the Mobility Fee are anticipated to cost $30,060,059.

Table 5 Phase I Mobility Fee Projects

ID	Name	Cost	Phase
NC-4	98 Palms Boulevard	$9,149,623	1
MU-1	Powerline easement (west) Multi-use Path	$10,000,000	1
NC-5	Mattie M. Kelly Boulevard	$844,581	1
IS-1	Stahlman Avenue at Zerbe St & Harbor Blvd	$135,828	1
CC-4	Azalea Drive Extension	$9,632,529	1
IS-8	Calhoun Avenue at Sibert Ave	$19,399	1
SW-9	Indian Trail Sidewalk	$278,099	1
	TOTAL	$30,060,059	

Estimating Equivalent Dwelling Units (EDUs) Through 2040

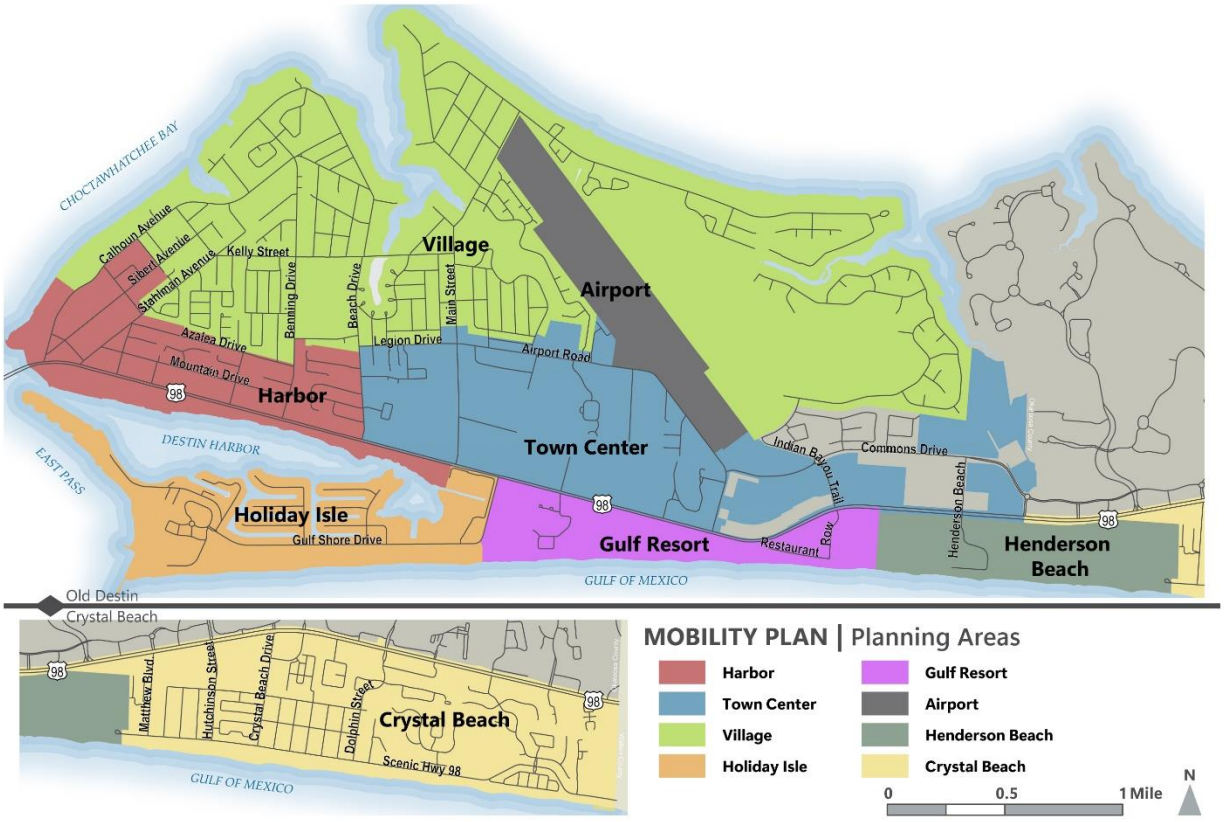
Population and employment growth forecasts for Destin were used to project the total number of EDUs expected by 2040. These assumptions are documented in Table 6. The growth projections for people and jobs are translated into EDUs by converting growth units to square footage[3], when necessary, and matching the mixture of associated Institute of Transportation Engineers (ITE) land use code presently on the ground in Destin for each job type. The result is an estimate of EDUs anticipated by 2040.

Table 6 Population and employment growth forecast (new units anticipated by 2040)

Planning Area	SF Pop	MF Pop	Housing Units	Hotel/ Motel	Seasonal	Ser Emp	Com Emp	Ind Emp	Tot Emp
Airport	0	0	0	0	0	2	0	0	2
Crystal Beach	104	236	163	80	340	59	45	7	111
Gulf Resort	11	63	36	84	59	301	138	34	473
Harbor	59	284	165	96	280	51	45	10	106
Henderson Beach	3	1	2	0	6	3	1	0	4
Holiday Isle	38	262	144	30	225	64	23	8	95
Town Center Commons	90	472	270	198	449	211	165	31	407
Village	173	331	242	59	531	22	16	3	41
Grand Total	478	1649	1022	547	1890	713	433	93	1239

Figure 1. Planning Area Map.

[3] The following estimates of square footage per employee were utilized in this conversion process: 250 sq. ft. per service employee, 450sq. ft. per commercial employees, and 1,000 sq. ft. per employee for industrial jobs.



Calculating the Mobility Fee

With the total number of Equivalent Dwelling Units (EDUs) projected by 2040 and the cost of planned infrastructure improvements established, the Mobility Fee is calculated by distributing the improvement costs across the anticipated EDUs. Based on the forecast presented in Table 6, 2092.62 EDUs are anticipated by 2040.

The final step in calculating the fee per EDU is dividing the total cost of the planned improvements by the total projected EDUs.

$30,060,059 (improvements) / 2092.62 (forecasted EDUs) = $14,364.79

With the calculation complete, the maximum Mobility Fee per EDU is $14,364.79. This maximum fee, applied to EDUs per land use type, are presented in Table 1 in the Fee Schedule section of this memo.

ITEM # 2026-1109

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.L.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director
Jeffrey Cozadd, Projects, Grants and Contracts Manager
Michael Burgess, Public Works Director
Lisa Firth, Parks & Rec Director

DATE: August 11, 2026

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

I. BACKGROUND: This item is informational only.

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

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

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

Attachments:

1. 2026 0807 Capital Project Status

CAPITAL PROJECT STATUS REPORT highlighted projects have grants

downloaded: 8/11/2026 12:50 PM

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget $	Encumbrances $	Status	Notes
1.6	100018	EN615-Cross-Town Connector	4,485,982	4,420,363	1,684,560	in progress	Phase 1 (strmwtr) completed Jan 2026. Phase 2 (road) started March 2026.
1.6	500028	BOCC-CrossTown Construction	2,938,055	3,300,000	1,790,354	in progress	See 100018 above.
1.6	500055	State-FDOT TRIP-CrossTown Construction	2,000,000	2,000,000	1,949,881	in progress	See 100018 above.
1.6	500022	State-FDOT-CrossTown ROW Acquisition	4,500,000	-	-	Completed	ROW acquisition complete
4.14	500048	State-FDOT-Destin Linear Multi-Use Trail Beach to Benning Approp	25,184	30,000	-	in progress	Engineering design completed. Construction is part of Crosstown Connector phase 2 contract (started March 2026).
4.14	100069	CRT17-Destin Multi-Use Trail	442,513	-	-	in progress	Destin 90% complete. Attaining easements. (4 remaining).
4.14	500023	State-FDOT-Destin Linear Multi-Use Trail Main to Airport Approp	261,480	6,336	-	in progress	See 100069 above.
4.9	100031	NORG2-Norriego Point Park Development	239,609	-	-	Completed	
4.9	500059	State-FDEP-Norriego Point Park	5,451,227	5,451,227	-	Completed	
5.6	100023	HURRC-Hurricane Response	-	100,000	-		For hurricane season (May to Oct) first days of debris cleanup.
5.3	100028	LB002-Library Remodel w/impact fees	56,755	275,358	8,075	Paused.	Working with DAG to design growth necessitated remodel at a reasonable budget (under $300k).
4.7	100038	RC127-Pickleball Courts	544,764	340,000	17,109	Completed	Final payment under review
4.7	500015	State-FDEP-Pickleball Court Construction	50,000	50,000	-	in progress	See 100038 above.
4.7	500047	TDC 12.5% -Pickleball	294,305	300,000	5,412	in progress	See 100038 above.
5.1	100040	RC132-Morgan - Batting Cage	156,211	168,482	16,602	in progress	Bringing electric lines to lights by end of July 2026.

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget $	Encumbrances $	Status	Notes
4.10a	100041	RC216-Clement Taylor Park Renovations	1,065,550	1,024,029	361,746	in progress	Bathrooms arrive Sept 2026. Estimated completion December 2026.
4.10a	500009	Fed-RESTORE-Clement Taylor Park Renovations	697,953	672,837	183,855	in progress	See 100041 above.
4.11	100058	SW56-Mattie Kelly Naturewalk Outfall	48,034	200,000	-	Completed	
4.11	500056	State-FDEP-Mattie Kelly Outfall	577,319	1,000,000	-	Completed	
5.7	100063	TRSAF-Intersection Safety	70,389	132,131	38,318	in progress	Programmed by public works & safety committee.
1.3	100064	UNDER-Undergrounding	12,257,330	6,164,589	2,111,860	in progress	Conduit installation 100% complete (15 days late). Switching is next and waiting for FPL to complete their "betterment" project (eta Oct 2026, FPL waiting on vault). Wreck-out is the final phase.
5.2	100072	DREDG-Dredge Harbor	359,008	516,625	-	Completed	
5.2	500013	State-FDEP-Dredging Op Grant	100,000	100,000	-	Completed	
5.2	500027	BOCC-Dredging Op Grant	400,000	400,000	-	Completed	
5.8	500057	BOCC-4Prong Lake Outfall	279,050	1,000,000	246,700	in progress	Dewberry hired by City May 2026 to develop a design/build bid package. State appropriation $1m may be awarded in Sept 2026. Geotech started.
5.8	500014	State-FDEP-4Prong Lake Outfall	-	1,000,000	-	in progress	See 100073 above.
5.8	100073	SW60-4 Prong Lake Stormwater	-	600,000	-	in progress	See 100073 above.
6.02	100075	Dalton Threadgill infield artificial turf	130,880	161,655	-	Completed	
6.02	500052	Private Donor-Dalton Threadgill infield artificial turf	103,637	122,238	-	Completed	
6.02	100076	Dalton Threadgill Ahtletic Field LED Lighting	-	53,650	-	paused	On RR schedule for FY 2027
6.02	500053	Private Donor-Dalton Threadgill LED Field LIghting	-	93,166	-	paused	See 100076 above.

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget $	Encumbrances $	Status	Notes
5.9c	100077	Annex Office Space	16,160	76,000	8,114	in progress	Doors/windows arrived May 2026. Construction to be completed by City staff w/support of D&D.
xxx	100078	John Deere Gator Public Works Irrigation, Signs, Sidewalks	22,645	25,000	-	Completed	
4.19	500025	BOCC-Crystal Beach Park CIP	5,788,476	1,488,965	1,484,009	in progress	DO issued. RFP may be issued June/July 2026
4.19	500029	TDC 12.5%-Crystal Beach Park CIP	535,842	440,808	437,364	in progress	See 500025 above
4.19	500026	BOCC-Tarpon Beach Park CIP	8,435,883	1,197,000	422,127	in progress	Final punchlist in process
4.19	500030	TDC 12.5%-Tarpon Beach Park CIP	1,415,020	1,197,000	422,127	Completed	See 500026 above.
4.19	500038	TDC 12.5%-Tarpon Beach Park Land	9,270,863	-	-	Completed	See 500026 above.
xxx	500050	Youth Literacy Grant 2025-2026	4,008	4,000	-	Completed	
1.5	100012	CRH60-Pedestrian Pathway Under Marler Bridge	220,233	91,665	47,627	in progress	Baskerville working with FDOT for permitting, and then will complete the design. Pursuing grants.
1.7	100081	Dalton Threadgill Park Parking Expansion	457,167	534,167	3,000	in progress	Engineering design work order in process ($80K). Tree survey completed.
3.2	100043	RR051-General Government Renew/Replace	-	16,000	-	not started	Funding to replace an HVAC unit.
3.2	100046	RR054-Roads, Sidewalks, Street Lighting Renew/Replace	5,936,841	6,180,005	3,182,978	in progress	
3.2	100047	RR571-Library Renewal/Replacement	10,494	140,316	-	in progress	Sod replaced. Indoor painting on hold awaiting remodel plans. Monument sign on hold.
3.2	100029	LBOOK-Library Annual additions to collections	47,670	65,925	-	in progress	
3.2	100048	RR572-Parks Renewal/Replacement	20,240	32,565	-	in progress	
3.2	100052	RRV57-Parks Replacement Vehicles	134,358	141,799	-	in progress	

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget $	Encumbrances $	Status	Notes
3.2	100049	RR573-Recreation Renewal/Replacement	822,297	913,216	766,026	in progress	$652k PO for community ctr roof authorized 04/20/26 to ICE. Com ctr doors/windows/stucco plans next.
xxx	100071	Motorized Equip/Vehicles	11,104	12,000	-	Completed	
xxx	100037	RC125-Buck Destin Restrooms	27,608	25,000	-	in progress	
	500044	TDC 12.5%-FY25+ Beachfront Park Operations	622,837	662,780	505	in progress	
	500011	State-FDEP-Leonard Destin Park Operations	565,398	169,004	408	in progress	
	500058	City of Destin Vulnerability Assessment and Adaptation Plan Updates	457,900	457,900	396,200	in progress	$457k PO authorized 04/07/26 to Dewberry
	500062	2026 Dollar General Literacy Foundation Grant	2,965	3,000	-	in progress	
	500063	State-FDOT JPA US98(SR30) Median Improvements	-	600,000	-	started	
		GRAND TOTAL life-to-date exps	**72,361,244**	**44,156,800**	**15,584,956**		
		FY 2026 Budget	*44,156,800*	*(includes $3m Ops grants)*			
		FY 2026 Actuals + Encumbrances	36,937,760				
		FY 2026 Remaining Budget	7,213,345				

		FY 2026 Budget
Council Objectives		
1.1	Work with Stakeholders to pursue a Destin City Center	$ -
1.2	Public waterfront acquisition initiative	-
1.3	Underground utilities	6,164,589
1.4	Stahlman/US 98 pedestrian and vehicle Improvements in cooperation with FDOT	-
1.5	Pedestrian access concepts under the Marler Bridge	91,665
1.6	Two-lane Crosstown Connector	9,720,363
1.7	Improve parking, explore options (parking garage, surface parking)	534,167
1.8	Annexation of unincorporated enclaves (Op Budget)	-
1.9	Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (Op Budget)	-
1.10	Support for regional Transit and Ferry systems	-
1.11	City Marina (Feasibility Study + Construction)	-
1.12	Support Beach Re-nourishment, planning, scheduling in partnership with the County/State	-
1.13	Support regional workforce housing initiatives	-
Management Objectives		-
2.1-2.11	These are management-related, not capital project related	-
Management in Progress (capital projects only listed below)		-
3.2	Plan for renewal and replacement of city facilities and infrastructure	7,489,826
3.6	Develop/Implement Wayfinding Program; Improve the City's gateways	-
3.8	Improve sidewalks (install missing sections, improve user safety, wider, more walkable)	-
Major Projects (CIP in progress only)		-
4.7	Pickleball Courts: Complete design and construct	690,000
4.8	FDOT Median Improvement project	-
4.9	Norriego Point Park improvements Phase III	5,451,227
4.10	Renovate Clement Taylor Park	1,696,866
4.11	Redevelop Joe's Bayou Recreation Area	1,200,000
4.12	Continuity of streelights/Conversion to LEDs	-
4.13	Implement prioritized stormwater improvements based on the Stormwater Mast Plan	-

4.14	Linear Trail/Sun Trail: Secure additional funding, complete design, secure required easements, construct Phase 1 trail Mattie Kelly Blvd to 98 Plams		36,336
4.18	Complete Beach to Benning portion of the Crosstown Connector (see funded 1.6)		-
4.19	Complete improvements to the Shore at Crystal Beach Park & Tarpon Park		4,323,773
	TOTAL for items on the Strategic Plan	$	36,531,745

Total Capital Budget	**$**	**38,728,598**
% FOR STRATEGIC PLAN		**94%**

NOT ON COUNCIL OBJECTIVE LIST:		FY 2026 Budget
5.1	Upgrades to Morgan Sport Center (Bathrooms; Storage; Shade; Batting Cage; Artificial infields)	168,482
5.2	Dredge Harbor Channel	1,016,625
5.3	Upgrade/Remodel and expand Library	275,358
5.4	Code Enforcement New Equipment	-
5.5	Building Inspector New Equipment	-
5.6	Hurricane Response (first 30 days; Debris Removal)	100,000
5.7	Public Works Safety Committee - Intersection and Crossing Safety	132,131
5.8	4-Prong Lake Stormwater	2,600,000
5.9b	Median Maintenance Equipment (start-up year)	-
5.9c	City Hall Annex Renovations (office space for needed	76,000
5.9d	Lightening protection for City Hall Annex	-
6.0	Navigational Channel Improvements & Maintenance (formerly 107 Study)	-
6.01	Upgrade/Remodel and expand Community Center	-
6.02	Ugrades to Dalton Threadgill (turf, drainage, property line issues, parking)	430,709
6.03	Improve roadway interconnectivity	-
6.04	Design of park elements at Crosstown Road	-
6.05	Boardwalk improvements & extension	-
6.06	One way studies (stahlman/98; crystal beach)	-
6.07	Traffic Calming measures	-
xxx	Other small projects	66,000
	TOTAL for additional projects not on Plan	$ 2,196,853
	TOTAL for all projects	$ 38,728,598

ITEM # 2026-1110

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.M.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: August 11, 2026

SUBJECT: Operations Financial Report - **Informational Only**

I. BACKGROUND: This item is informational only.

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

The operational report for the last month of the fiscal year (September) is held open for 45 days to allow all contractors and subcontractors to submit their final bills for work completed through September 30th as required to meet GASB standards of modified accrual accounting. The final accounting is completed within 60 days of the fiscal year end, resulting in delayed reporting.

Highlights of the period ending 07/31/2026:

- At the end of April, we were 83% of the way through Fiscal Year 2026, which is October 1 - September 30, 2026.
- 99% of taxes have been received. The majority of property taxes arrived December - February. Other taxes such as Communication Sales Tax and the two Gas Taxes are received in equal monthly installments from the State of Florida.
- We have expended and encumbered 75% of the Operating Budget.
- We have expended and encumbered 89% ($37m/$41m) of the Capital Budget.
- The net change in total fund balance is a year-to-date increase of $636 thousand.

The reserve committed by Resolution 12-20 is $17 million which is equivalent to 1 year of debt service + 3 months operating costs for operations + 3 months operating costs for emergencies.

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

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

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

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

Attachments:

1. 2029p10 July Ops Fin

City of Destin

FY 2026 10/01/2025 - 07/31/2026

last updated: 8/7/2026 3:17 PM

	FY 2026 Budget Vs Actuals				
Council Trend	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
10 Taxes	18,319,108	18,162,492	-	156,617	18,705,646
11 Intergovermental Revenue	26,298,081	13,371,147	-	12,926,934	24,374,607
12 Permits, Fees, & Special Assessments	7,788,504	6,514,720	-	1,273,783	7,832,176
13 Charges For Services	1,415,371	1,560,168	-	(144,797)	2,219,899
14 Judgements, Fines, & Forfeits	56,500	129,005	-	(72,505)	143,500
15 Miscellaneous Revenues	1,595,788	1,237,304	-	358,483	2,009,969
16 Other Sources	16,933	-	-	16,933	-
17 Transfers In	8,932,838	8,704,670	-	228,168	9,116,455
Total Cash In	64,423,123	49,679,507	-	14,743,616	64,402,252
20 Personnel Services	7,794,071	5,391,020	-	2,403,051	6,535,895
21 Personnel Taxes & Benefits	2,754,731	1,988,216	-	766,514	2,481,884
22 Operating Expenses	12,776,208	8,309,410	1,526,735	2,940,063	10,589,928
23 Grants And Aids	17,000	15,452	-	1,548	11,839
24 Debt Service	5,704,731	4,624,058	23,812	1,056,862	5,517,172
25 Capital Outlay	41,243,184	20,010,427	16,770,571	4,462,186	37,386,706
26 Transfers Out	8,932,838	8,704,670	-	228,168	9,111,475
Total Cash Out	79,222,763	49,043,253	18,321,118	11,858,393	71,634,898
NET CHANGE	(14,799,640)	636,254			(7,232,646)
BEGINNING BALANCE	69,733,719	69,733,719			69,647,936
ENDING BALANCE	54,934,079	70,369,973			62,495,356

GENERAL FUND	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
001 General Fund-10 Taxes	14,054,119	14,052,948	-	1,171	14,447,944
001 General Fund-11 Intergovermental Revenue	4,200,514	2,389,951	-	1,810,563	3,193,855
001 General Fund-12 Permits, Fees, & Special Assessments	5,415,898	4,247,870	-	1,168,028	5,085,967
001 General Fund-13 Charges For Services	676,541	603,369	-	73,171	706,713
001 General Fund-14 Judgements, Fines, & Forfeits	56,400	118,203	-	(61,803)	132,698
001 General Fund-15 Miscellaneous Revenues	679,600	37,738	-	641,862	667,249
001 General Fund-16 Other Sources	-	-	-	-	-
001 General Fund-17 Transfers In	-	-	-	-	-
Total Cash In	25,083,072	21,450,079	-	3,632,992	24,234,426
001 General Fund-20 Personnel Services	7,090,813	4,915,122	-	2,175,691	5,925,849
001 General Fund-21 Personnel Taxes & Benefits	2,479,479	1,821,324	-	658,155	2,255,609
001 General Fund-22 Operating Expenses	11,078,340	7,228,068	1,433,434	2,416,837	9,246,580
001 General Fund-23 Grants And Aids	17,000	15,452	-	1,548	11,839
001 General Fund-24 Debt Service	198,842	47,534	23,812	127,497	79,340
001 General Fund-25 Capital Outlay	1,380,967	668,443	426,846	285,677	1,106,222
001 General Fund-26 Transfers Out	3,763,780	3,793,835	-	(30,055)	3,889,907
Total Cash Out	26,009,221	18,489,779	1,884,092	5,635,350	22,515,347
NET CHANGE	(926,149)	2,960,301			1,719,079
BEGINNING BALANCE	35,793,131	35,793,131			35,793,131
ENDING BALANCE	34,866,981	38,753,431			37,512,209

BUILDING INSPECTION (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
101 Florida Building Code Fund-12 Permits, Fees, & Special Ass	1,248,161	1,061,128	-	187,032	1,226,039
101 Florida Building Code Fund-13 Charges For Services	32,830	40,110	-	(7,280)	41,790
101 Florida Building Code Fund-14 Judgements, Fines, & Forfeit	100	10,802	-	(10,702)	10,802
101 Florida Building Code Fund-15 Miscellaneous Revenues	5,000	12,628	-	(7,628)	14,602
101 Florida Building Code Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,286,091	1,124,668	-	161,423	1,293,233
101 Florida Building Code Fund-20 Personnel Services	658,247	439,837	-	218,411	565,079
101 Florida Building Code Fund-21 Personnel Taxes & Benefits	264,488	155,670	-	108,817	211,892
101 Florida Building Code Fund-22 Operating Expenses	192,402	55,819	15,742	120,841	72,928
101 Florida Building Code Fund-25 Capital Outlay	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Out	81,071	97,716	-	(16,645)	104,714
Total Cash Out	1,196,208	749,042	15,742	431,424	954,613
NET CHANGE	89,883	375,626			338,620
BEGINNING BALANCE	230,466	230,466			230,466
ENDING BALANCE	320,349	606,092			569,086

NPEB WATER QUALITY (Committed by City Ordinance)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
102 Npeb Water Quality Fund-12 Permits, Fees, & Special Asse	25,000	49,251	-	(24,251)	49,251
102 Npeb Water Quality Fund-15 Miscellaneous Revenues	5,000	8,041	-	(3,041)	8,712
102 Npeb Water Quality Fund-17 Transfers In	-	-	-	-	-
Total Cash In	30,000	57,293	-	(27,293)	57,963
102 Npeb Water Quality Fund-22 Operating Expenses	146,905	138,946	-	7,959	143,746
102 Npeb Water Quality Fund-25 Capital Outlay	-	-	-	-	-
102 Npeb Water Quality Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	146,905	138,946	-	7,959	143,746
NET CHANGE	(116,905)	(81,653)			(85,782)
BEGINNING BALANCE	283,953	283,953			198,170
ENDING BALANCE	167,048	202,299			192,453

PARKING (Committed by Council Resolution)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
103 Parking Fund-13 Charges For Services	706,000	916,689	-	(210,689)	1,471,396
103 Parking Fund-14 Judgements, Fines, & Forfeits	-	-	-	-	-
103 Parking Fund-15 Miscellaneous Revenues	55,000	84,479	-	(29,479)	96,582
Total Cash In	761,000	1,001,167	-	(240,167)	1,567,977
103 Parking Fund-22 Operating Expenses	404,704	140,819	11,191	252,693	293,839
103 Parking Fund-25 Capital Outlay	80,000	-	3,000	77,000	3,000
103 Parking Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	484,704	140,819	14,191	329,693	296,839
NET CHANGE	276,296	860,348			1,271,139
BEGINNING BALANCE	2,720,233	2,720,233			2,720,233
ENDING BALANCE	2,996,529	3,580,581			3,991,372

PERMITTING TECHNOLOGY (Committed by Council Resolution)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
105 Permit & License Technology Fund-15 Miscellaneous Revei	10,300	25,885	-	(15,585)	29,288
105 Permit & License Technology Fund-17 Transfers In	178,071	347,352	-	(169,281)	361,393
105 Permit & License Technology Fund-16 Other Sources	16,933	-	-	16,933	-
Total Cash In	205,304	373,237	-	(167,933)	390,681
105 Permit & License Technology Fund-22 Operating Expenses	131,078	97,925	6,748	26,405	114,673
105 Permit & License Technology Fund-24 Debt Service	-	-	-	-	-
105 Permit & License Technology Fund-25 Capital Outlay	16,933	-	-	16,933	-
105 Permit & License Technology Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	148,011	97,925	6,748	43,338	114,673
NET CHANGE	57,293	275,312			276,008
BEGINNING BALANCE	745,252	745,252			745,252
ENDING BALANCE	802,545	1,020,564			1,021,260

TOWN CENTER CRA ends 2037 (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
106 Cra Town Center Fund-10 Taxes	2,273,265	2,273,265	-	0	2,273,265
106 Cra Town Center Fund-15 Miscellaneous Revenues	80,000	97,116	-	(17,116)	106,200
Total Cash In	2,353,265	2,370,381	-	(17,116)	2,379,465
106 Cra Town Center Fund-20 Personnel Services	22,505	18,031	-	4,474	22,483
106 Cra Town Center Fund-21 Personnel Taxes & Benefits	5,382	5,611	-	(229)	7,192
106 Cra Town Center Fund-22 Operating Expenses	153,150	57,898	28,877	66,374	91,251
106 Cra Town Center Fund-25 Capital Outlay	17,487	8,875	-	8,612	8,875
106 Cra Town Center Fund-26 Transfers Out	999,667	916,807	-	82,860	1,000,110
Total Cash Out	1,198,191	1,007,223	28,877	162,090	1,129,911
NET CHANGE	1,155,074	1,363,158			1,249,554
BEGINNING BALANCE	1,320,512	1,320,512			1,320,512
ENDING BALANCE	2,475,587	2,683,670			2,570,067

HARBOR CRA ends 2043 (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
107 Cra Harbor District Fund-10 Taxes	1,221,724	1,221,723	-	1	1,221,723
107 Cra Harbor District Fund-15 Miscellaneous Revenues	27,000	27,676	-	(676)	30,884
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,248,724	1,249,399	-	(675)	1,252,607
107 Cra Harbor District Fund-20 Personnel Services	22,505	18,031	-	4,475	22,483
107 Cra Harbor District Fund-21 Personnel Taxes & Benefits	5,382	5,611	-	(229)	7,191
107 Cra Harbor District Fund-22 Operating Expenses	91,037	31,914	20,032	39,092	58,179
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	1,530,274	1,404,208	-	126,066	1,531,240
Total Cash Out	1,649,198	1,459,763	20,032	169,403	1,619,093
NET CHANGE	(400,474)	(210,364)			(366,486)
BEGINNING BALANCE	790,304	790,304			790,304
ENDING BALANCE	389,830	579,940			423,819

FDEP WATER QUALITY (Restricted by Grantor Agreement)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
108 Fdep Water Quality Fund-15 Miscellaneous Revenues	2,025	2,741	-	(716)	3,682
108 Fdep Water Quality Fund-17 Transfers In	-	-	-	-	-
Total Cash In	2,025	2,741	-	(716)	3,682
108 Fdep Water Quality Fund-22 Operating Expenses	78,530	58,010	10,710	9,810	68,720
108 Fdep Water Quality Fund-25 Capital Outlay	-	-	-	-	-
Total Cash Out	78,530	58,010	10,710	9,810	68,720
NET CHANGE	(76,505)	(55,269)			(65,038)
BEGINNING BALANCE	92,771	92,771			92,771
ENDING BALANCE	16,266	37,502			27,733

OKALOOSA HALF PENNY ends 12/2028 (Committed by Council Motion)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
109 Okaloosa Half-Penny Fund-11 Intergovermental Revenue	1,719,730	1,208,668	-	511,062	1,718,806
109 Okaloosa Half-Penny Fund-15 Miscellaneous Revenues	130,000	199,263	-	(69,263)	231,765
109 Okaloosa Half-Penny Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,849,730	1,407,931	-	441,799	1,950,572
109 Okaloosa Half-Penny Fund-22 Operating Expenses	-	-	-	-	-
109 Okaloosa Half-Penny Fund-25 Capital Outlay	1,753,531	374,201	401,316	978,014	775,518
109 Okaloosa Half-Penny Fund-26 Transfers Out	1,853,977	1,821,958	-	32,019	1,853,976
Total Cash Out	3,607,508	2,196,159	401,316	1,010,033	2,629,494
NET CHANGE	(1,757,778)	(788,229)			(678,922)
BEGINNING BALANCE	7,181,078	7,181,078			7,181,078
ENDING BALANCE	5,423,300	6,392,849			6,502,156

2013 LOAN DEBT SERVICE 3.04% (Payoff 08/2031)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
213 2013 Revenue Refunding Note Fund-15 Miscellaneous Rev	5,000	8,572	-	(3,572)	9,078
213 2013 Revenue Refunding Note Fund-17 Transfers In	552,000	505,591	-	46,409	551,498
Total Cash In	557,000	514,163	-	42,837	560,575
213 2013 Revenue Refunding Note Fund-22 Operating Expense	5	2	-	3	2
213 2013 Revenue Refunding Note Fund-24 Debt Service	551,850	551,801	-	49	551,801
213 2013 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	551,855	551,803	-	52	551,803
NET CHANGE	5,145	(37,640)			8,772
BEGINNING BALANCE	108,169	108,169			108,169
ENDING BALANCE	113,314	70,529			116,941

2014 LOAN DEBT SERVICE 3.41% (Payoff 06/2037)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
214 2014 Revenue Refunding Note Fund-15 Miscellaneous Rev	5,000	9,741	-	(4,741)	10,865
214 2014 Revenue Refunding Note Fund-17 Transfers In	733,000	671,430	-	61,570	732,477
Total Cash In	738,000	681,171	-	56,829	743,342
214 2014 Revenue Refunding Note Fund-22 Operating Expense	5	2	-	3	3
214 2014 Revenue Refunding Note Fund-24 Debt Service	734,275	732,361	-	1,914	732,361
214 2014 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	734,280	732,363	-	1,917	732,364
NET CHANGE	3,720	(51,193)			10,978
BEGINNING BALANCE	263,934	263,934			263,934
ENDING BALANCE	267,654	212,741			274,912

2021 LOAN DEBT SERVICE 1.139% (Payoff 03/2029)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
221 2021 Revenue Refunding Note Fund-15 Miscellaneous Rev	500	1,088	-	(588)	1,229
221 2021 Revenue Refunding Note Fund-16 Other Sources	-	-	-	-	-
221 2021 Revenue Refunding Note Fund-17 Transfers In	1,305,260	1,193,951	-	111,309	1,305,259
Total Cash In	1,305,760	1,195,039	-	110,721	1,306,487
221 2021 Revenue Refunding Note Fund-22 Operating Expense	5	4	-	1	5
221 2021 Revenue Refunding Note Fund-24 Debt Service	1,305,260	1,193,951	-	111,309	1,305,259
221 2021 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	1,305,265	1,193,955	-	111,310	1,305,263
NET CHANGE	495	1,084			1,224
BEGINNING BALANCE	2,749	2,749			2,749
ENDING BALANCE	3,244	3,833			3,973

2023 LOAN 0% (Payoff 09/2032)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
223 2023 Tdc Advance Fund-11 Intergovermental Revenue	750,000	-	-	750,000	750,000
223 2023 Tdc Advance Fund-16 Other Sources	-	-	-	-	-
223 2023 Tdc Advance Fund-17 Transfers In	-	-	-	-	-
Total Cash In	750,000	-	-	750,000	750,000
223 2023 Tdc Advance Fund-24 Debt Service	750,000	-	-	750,000	750,000
223 2023 Tdc Advance Fund-25 Capital Outlay	-	-	-	-	-
223 2023 Tdc Advance Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	750,000	-	-	750,000	750,000
NET CHANGE	-	-	-	-	-
BEGINNING BALANCE	-	-	-	-	-
ENDING BALANCE	-	-	-	-	-

2024 LOAN DEBT SERVICE 3.48% (Payoff 10/2029 possible ext to 10/2039)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
224 2024 Capital Project Note Fund-15 Miscellaneous Revenue	2,000	14,254	-	(12,254)	18,870
224 2024 Capital Project Note Fund-16 Other Sources	-	-	-	-	-
224 2024 Capital Project Note Fund-17 Transfers In	2,164,507	1,986,346	-	178,161	2,165,829
Total Cash In	2,166,507	2,000,600	-	165,907	2,184,699
224 2024 Capital Project Note Fund-22 Operating Expenses	20	2	-	18	2
224 2024 Capital Project Note Fund-24 Debt Service	2,164,504	2,098,411	-	66,093	2,098,411
224 2024 Capital Project Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	2,164,524	2,098,412	-	66,112	2,098,413
NET CHANGE	1,983	(97,812)			86,286
BEGINNING BALANCE	1,020,154	1,020,154			1,020,154
ENDING BALANCE	1,022,137	922,342			1,106,439

RENEWAL & REPLACEMENT FUND (Committed by Council Resolution)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
301 Renewal & Replacement Fund-10 Taxes	530,000	432,058	-	97,942	526,216
301 Renewal & Replacement Fund-12 Permits, Fees, & Special	-	54,168	-	(54,168)	54,168
301 Renewal & Replacement Fund-15 Miscellaneous Revenues	31,500	176,987	-	(145,487)	207,355
301 Renewal & Replacement Fund-17 Transfers In	4,000,000	4,000,000	-	-	4,000,000
Total Cash In	4,561,500	4,663,213	-	(101,713)	4,787,739
301 Renewal & Replacement Fund-22 Operating Expenses	10	-	-	10	-
301 Renewal & Replacement Fund-25 Capital Outlay	6,317,212	1,890,080	3,976,234	450,898	6,365,280
301 Renewal & Replacement Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	6,317,222	1,890,080	3,976,234	450,908	6,365,280
NET CHANGE	(1,755,722)	2,773,133			(1,577,541)
BEGINNING BALANCE	3,703,735	3,703,735			3,703,735
ENDING BALANCE	1,948,014	6,476,869			2,126,195

CAPITAL GRANTS (Restricted by Grant Agreements)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
305 Capital Grant Fund-11 Intergovermental Revenue	19,627,837	9,772,528	-	9,855,309	18,711,946
305 Capital Grant Fund-15 Miscellaneous Revenues	229,729	103,637	-	126,091	103,637
305 Capital Grant Fund-16 Other Sources	-	-	-	-	-
305 Capital Grant Fund-17 Transfers In	-	-	-	-	-
Total Cash In	19,857,566	9,876,166	-	9,981,400	18,815,583
305 Capital Grant Fund-22 Operating Expenses	500,000	500,000	-	-	500,000
305 Capital Grant Fund-24 Debt Service	-	-	-	-	-
305 Capital Grant Fund-25 Capital Outlay	19,357,566	9,722,746	8,517,084	1,117,736	18,239,830
305 Capital Grant Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	19,857,566	10,222,746	8,517,084	1,117,736	18,739,830
NET CHANGE	(0)	(346,580)			75,753
BEGINNING BALANCE	(26,635)	(26,635)			(26,635)
ENDING BALANCE	(26,635)	(373,216)			49,118

Gas Tax #2 (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
306 Gas Tax#2 Fund-10 Taxes	240,000	182,498	-	57,502	236,498
306 Gas Tax#2 Fund-15 Miscellaneous Revenues	6,000	28,907	-	(22,907)	33,284
306 Gas Tax#2 Fund-17 Transfers In	-	-	-	-	-
Total Cash In	246,000	211,405	-	34,595	269,782
306 Gas Tax#2 Fund-22 Operating Expenses	5	-	-	5	1
306 Gas Tax#2 Fund-25 Capital Outlay	700,000	-	-	700,000	-
306 Gas Tax#2 Fund-26 Transfers Out	241,730	247,791	-	(6,061)	271,123
Total Cash Out	941,735	247,791	-	693,944	271,124
NET CHANGE	(695,735)	(36,386)			(1,343)
BEGINNING BALANCE	919,156	919,156			919,156
ENDING BALANCE	223,421	882,770			917,813

ELECTRIC FRANCHISE ends 2051 (Restricted by City Ordinance)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
307 Electric Franchise For Undergrounding-12 Permits, Fees, &	930,000	607,073	-	322,927	916,237
307 Electric Franchise For Undergrounding-15 Miscellaneous R	51,500	102,582	-	(51,082)	118,042
307 Electric Franchise For Undergrounding-17 Transfers In	-	-	-	-	-
Total Cash In	981,500	709,655	-	271,845	1,034,279
307 Electric Franchise For Undergrounding-22 Operating Expen	12	-	-	12	-
307 Electric Franchise For Undergrounding-25 Capital Outlay	1,018,000	-	868,000	150,000	908,000
307 Electric Franchise For Undergrounding-26 Transfers Out	462,339	422,354	-	39,985	460,405
Total Cash Out	1,480,351	422,354	868,000	189,997	1,368,405
NET CHANGE	(498,851)	287,301			(334,126)
BEGINNING BALANCE	3,345,756	3,345,756			3,345,756
ENDING BALANCE	2,846,905	3,633,057			3,011,630

PUBLIC SAFETY IMPACT FEE (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
310 Police Impact Fee Fund-12 Permits, Fees, & Special Assessr	3,025	2,168	-	856	4,006
310 Police Impact Fee Fund-15 Miscellaneous Revenues	-	589	-	(589)	706
310 Police Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	3,025	2,757	-	267	4,711
310 Police Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
310 Police Impact Fee Fund-25 Capital Outlay	-	-	-	-	-
310 Police Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	-	-	-	-	-
NET CHANGE	3,025	2,757			4,711
BEGINNING BALANCE	19,031	19,031			19,031
ENDING BALANCE	22,056	21,788			23,742

MOBILITY FEE (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
311 Transportation Impact Fee Fund-12 Permits, Fees, & Speci	96,033	436,794	-	(340,762)	437,501
311 Transportation Impact Fee Fund-15 Miscellaneous Revenu	40,500	67,143	-	(26,643)	77,177
311 Transportation Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	136,533	503,937	-	(367,405)	514,678
311 Transportation Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
311 Transportation Impact Fee Fund-25 Capital Outlay	1,616,428	38,588	1,145,854	431,986	1,184,442
311 Transportation Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	1,616,428	38,588	1,145,854	431,986	1,184,442
NET CHANGE	(1,479,895)	465,350			(669,764)
BEGINNING BALANCE	1,989,502	1,989,502			1,989,502
ENDING BALANCE	509,607	2,454,851			1,319,737

LIBRARY IMPACT FEE (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
312 Library Impact Fee Fund-12 Permits, Fees, & Special Assess	13,746	13,834	-	(88)	15,644
312 Library Impact Fee Fund-15 Miscellaneous Revenues	5,250	8,871	-	(3,621)	10,021
312 Library Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	18,996	22,705	-	(3,709)	25,665
312 Library Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
312 Library Impact Fee Fund-25 Capital Outlay	275,358	17,358	12,670	245,330	34,623
Total Cash Out	275,358	17,358	12,670	245,330	34,623
NET CHANGE	(256,362)	5,348			(8,958)
BEGINNING BALANCE	274,996	274,996			274,996
ENDING BALANCE	18,634	280,344			266,038

PARKS IMPACT FEE (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
313 Park Impact Fee Fund-12 Permits, Fees, & Special Assessm	56,642	42,433	-	14,209	43,363
313 Park Impact Fee Fund-15 Miscellaneous Revenues	10,500	13,999	-	(3,499)	16,393
313 Park Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	67,142	56,432	-	10,710	59,756
313 Park Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
313 Park Impact Fee Fund-25 Capital Outlay	-	-	-	-	-
313 Park Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	-	-	-	-	-
NET CHANGE	67,142	56,432			59,756
BEGINNING BALANCE	465,847	465,847			465,847
ENDING BALANCE	532,989	522,279			525,603

2024 CONSTRUCTION LOAN (Restricted by loan covenant)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
324 2024 Bond Capital Project Fund-15 Miscellaneous Revenue	214,384	205,368	-	9,016	214,350
324 2024 Bond Capital Project Fund-16 Other Sources	-	-	-	-	-
324 2024 Bond Capital Project Fund-17 Transfers In	-	-	-	-	-
Total Cash In	214,384	205,368	-	9,016	214,350
324 2024 Bond Capital Project Fund-22 Operating Expenses	0	0	-	-	0
324 2024 Bond Capital Project Fund-25 Capital Outlay	8,709,703	7,290,136	1,419,567	-	8,760,916
324 2024 Bond Capital Project Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	8,709,704	7,290,137	1,419,567	-	8,760,917
NET CHANGE	(8,495,320)	(7,084,769)			(8,546,567)
BEGINNING BALANCE	8,489,625	8,489,625			8,489,625
ENDING BALANCE	(5,694)	1,404,856			(56,942)

ITEM # 2026-1111

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.N.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

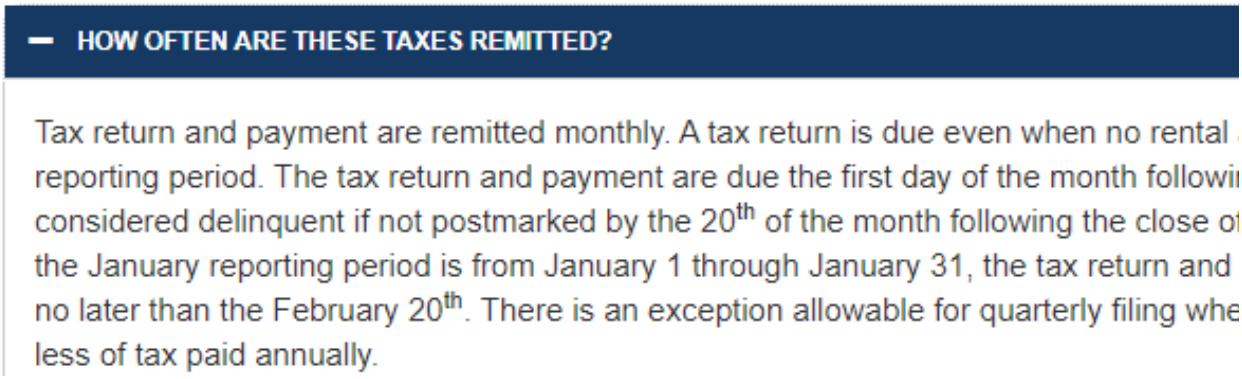
FROM: Krystal Strickland, Finance Director

DATE: August 12, 2026

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

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

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



Attached is the latest available report.

Report Location:
https://okaloosaclerk.com/board-services/tourist-development-tax/

At bottom of the Okaloosa Clerk's page see link:
Click here to get the monthly Tourist Tax Collection Report.

OR:

https://app.powerbigov.us/view?r=eyJrIjoiNGQxNjBiMjktOTk3OC00ODgxLTg3MzYtZmI1YjhjZThlN2E1IiwidCI6IjQwYWI4ZmUzLTMyOTctNDc4Zi04MmVhLTJkYmRhMWIwZmJkOSJ9

II. DISCUSSION: This report created by Okaloosa County is informational only.

Fiscal year to date collections (October-July 2025 vs October-July 2026) are cumulatively 2.94% higher.

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

III. CONCLUSION:

IV. RECOMMENDED MOTION: Informational only.

Attachments:

1. 2026p10 July TDT

Okaloosa County Tourist Development Tax

by Collection Period

Current District Collections

Month	FY 2024	FY 2025	FY 2026
October	$3,104,434.54	$2,882,494.23	$2,772,196.11
November	$2,817,644.95	$2,744,408.73	$2,806,397.27
December	$1,123,537.23	$1,056,631.8	$1,077,934.54
January	$848,975.18	$834,198.98	$789,675.44
February	$865,902.01	$803,267.99	$835,764.51
March	$1,239,716.77	$1,075,118.53	$1,184,472.70
April	$3,334,225.23	$3,127,492.55	$2,900,318.84
May	$3,040,430.64	$3,335,970.07	$3,451,646.33
June	$4,402,002.89	$4,546,078.79	$4,828,756.20
July	$7,753,471.53	$7,206,474.75	$7,535,892.97
August	$7,886,473.71	$8,263,961.85	
September	$4,137,162.14	$4,201,446.63	

Total Collections

*(*6% in both districts as of April 2025)*

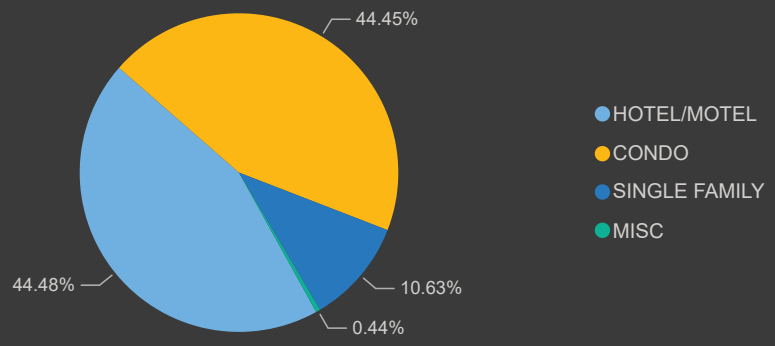
Month	FY 2022	FY 2023	FY2024	FY2025	FY2026	% (+/-)
October	$2,913,700.21	$3,589,406.50	$3,276,277.33	$3,073,596.99	$2,973,682.96	-3.25%
November	$2,177,346.70	$2,621,154.46	$2,981,714.82	$2,929,750.21	$3,008,918.94	2.70%
December	$1,074,763.79	$1,089,937.11	$1,295,378.95	$1,185,806.78	$1,226,692.73	3.45%
January	$1,064,654.14	$931,847.14	$965,864.62	$953,612.43	$950,754.41	-0.30%
February	$556,796.53	$999,193.36	$992,358.91	$928,043.55	$992,877.91	6.99%
March	$1,039,092.04	$1,314,722.67	$1,383,812.10	$1,210,448.11	$1,360,981.20	12.44%
April	$2,692,226.18	$3,182,995.16	$3,537,060.80	$3,370,435.65	$3,189,975.30	-5.35%
May	$3,408,715.29	$3,945,677.01	$3,277,373.73	$3,589,085.08	$3,734,576.88	4.05%
June	$3,899,435.84	$4,371,375.99	$4,664,414.06	$4,846,191.46	$5,186,101.16	7.01%
July	$6,297,203.38	$7,444,227.38	$8,085,782.32	$7,645,337.57	$7,982,808.23	4.41%
August	$7,793,594.82	$9,061,643.07	$8,258,198.74	$8,720,439.40		
September	$3,957,847.73	$4,232,351.93	$4,356,757.53	$4,451,410.66		
Total	**$36,875,376.65**	**$42,784,531.78**	**$43,074,993.91**	**$42,904,157.89**	**$30,607,369.72**	

Expanded District Collections

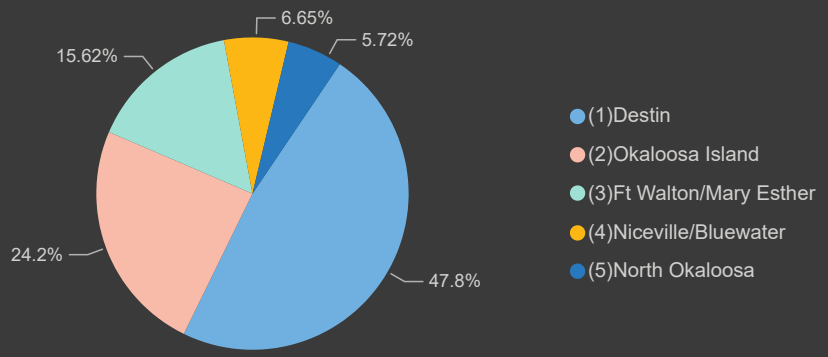
Month	FY2024	FY2025	FY2026
October	$171,842.79	$191,102.76	$201,486.85
November	$164,069.87	$185,341.48	$202,521.67
December	$171,841.72	$129,174.98	$148,758.19
January	$116,889.44	$119,413.45	$161,078.97
February	$126,456.9	$124,775.56	$157,113.40
March	$144,095.33	$135,329.58	$176,508.50
April	$202,835.57	$242,943.1	$289,656.46
May	$236,943.09	$253,115.01	$282,930.55
June	$262,411.17	$300,112.67	$357,344.96
July	$332,310.79	$438,862.82	$446,915.26
August	$371,725.03	$456,477.55	
September	$219,595.39	$249,964.03	

Reporting Period is always the month before the Collection Period

Rental Type



Area



Rental Type	Current District	Expanded District	Total
HOTEL/MOTEL	5,054	2,548	**7,602**
CONDO	7,573	23	**7,596**
SINGLE FAMILY	1,517	299	**1,816**
MISC	44	31	**75**
Total	**14,188**	**2,901**	**17,089**

District	Current District	Expanded District	Total
(1)Destin	8,169		**8,169**
(2)Okaloosa Island	4,136		**4,136**
(3)Ft Walton/Mary Esther	1,883	786	**2,669**
(4)Niceville/Bluewater		1,137	**1,137**
(5)North Okaloosa		978	**978**
Total	**14,188**	**2,901**	**17,089**

Number of Units Reporting

Collection Period FY2026

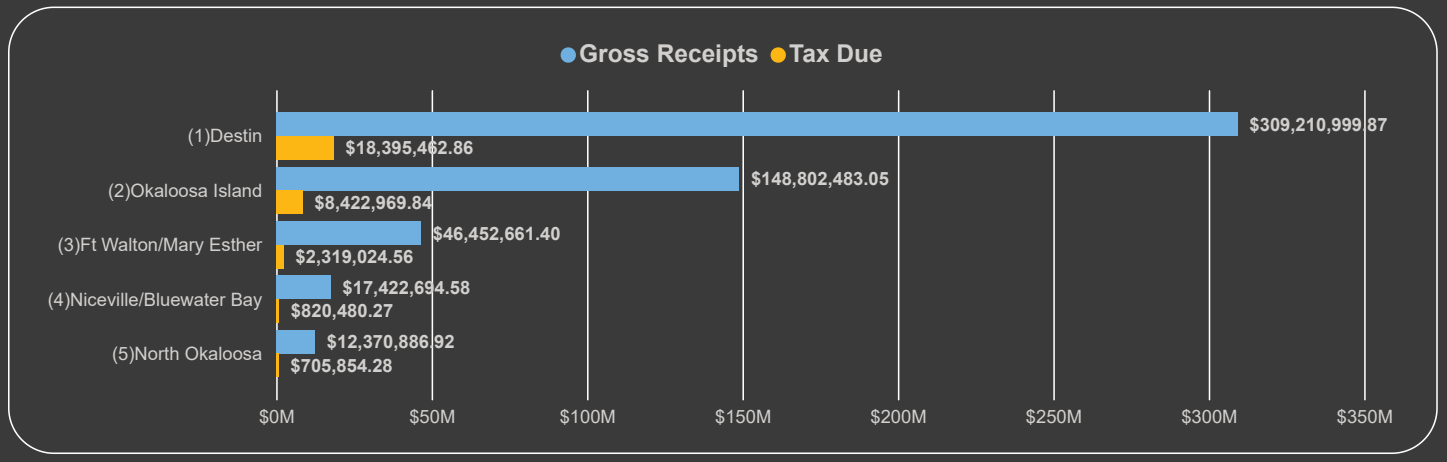
Gross Receipts & Tax Due by Rental Type

Gross Receipts

Rental Type	October	November	December	January	February	March	April	May	June	July	Total
CONDO	$26.18M	$26.45M	$7.49M	$5.02M	$7.08M	$11.14M	$23.76M	$29.09M	$43.47M	$70.29M	**$249.98M**
HOTEL/MOTEL	$16.54M	$15.78M	$9.01M	$8.01M	$7.80M	$10.34M	$20.89M	$23.20M	$27.82M	$35.80M	**$175.20M**
SINGLE FAMILY	$8.83M	$9.00M	$4.53M	$3.23M	$2.61M	$2.66M	$11.51M	$12.86M	$17.67M	$29.90M	**$102.78M**
MISC	$0.43M	$0.55M	$0.51M	$0.40M	$0.35M	$0.34M	$0.70M	$0.82M	$0.91M	$1.28M	**$6.30M**
Total	**$51.98M**	**$51.78M**	**$21.54M**	**$16.66M**	**$17.84M**	**$24.48M**	**$56.86M**	**$65.98M**	**$89.88M**	**$137.27M**	$534.26M

Tax Due

Rental Type	October	November	December	January	February	March	April	May	June	July	Total
CONDO	$1.57M	$1.58M	$0.45M	$0.30M	$0.42M	$0.66M	$1.42M	$1.74M	$2.60M	$4.19M	**$14.92M**
HOTEL/MOTEL	$0.86M	$0.86M	$0.49M	$0.43M	$0.39M	$0.53M	$1.06M	$1.20M	$1.49M	$1.95M	**$9.27M**
SINGLE FAMILY	$0.52M	$0.54M	$0.27M	$0.19M	$0.15M	$0.15M	$0.68M	$0.77M	$1.05M	$1.78M	**$6.11M**
MISC	$0.02M	$0.03M	$0.03M	$0.02M	$0.02M	$0.02M	$0.04M	$0.05M	$0.05M	$0.07M	**$0.36M**
Total	**$2.98M**	**$3.01M**	**$1.23M**	**$0.94M**	**$0.99M**	**$1.37M**	**$3.19M**	**$3.75M**	**$5.20M**	**$8.00M**	$30.66M



Collection Period FY2026

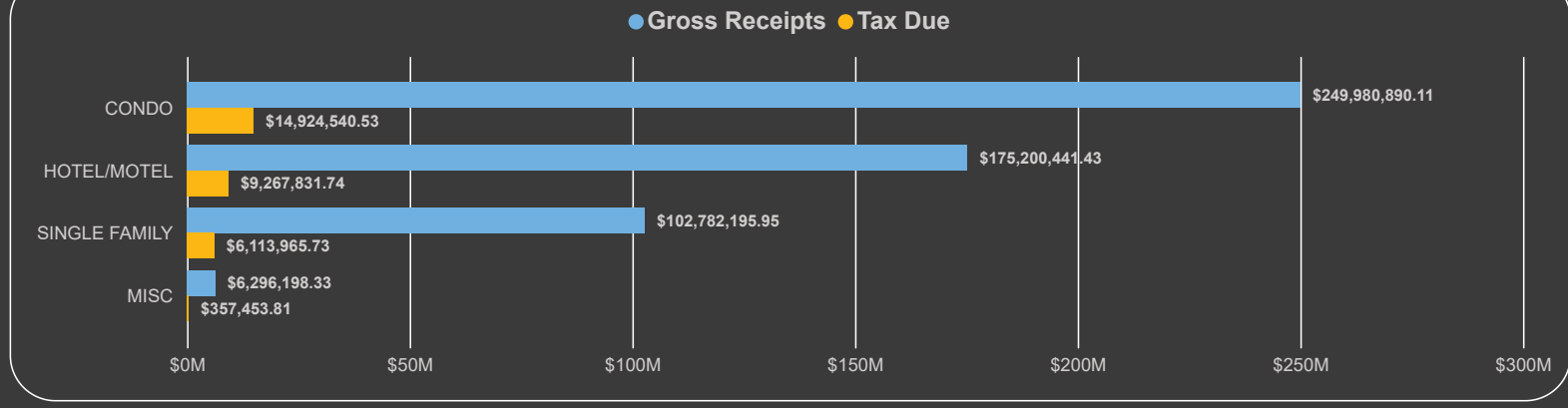
Gross Receipts & Tax Due by District

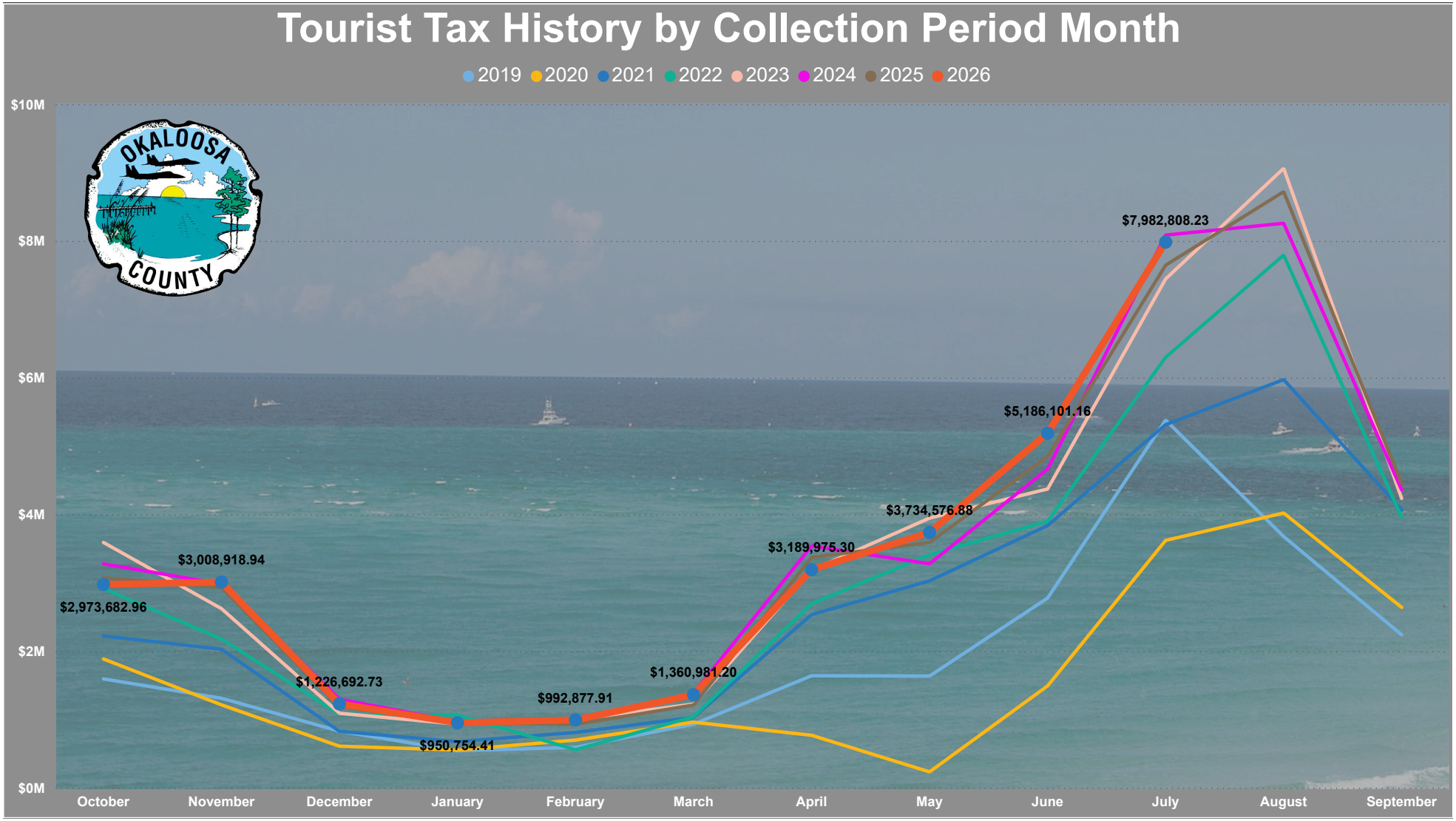
Gross Receipts

District	October	November	December	January	February	March	April	May	June	July	Total
(1)Destin	$29.15M	$30.05M	$12.12M	$8.87M	$8.32M	$12.00M	$32.80M	$38.89M	$53.52M	$83.50M	**$309.21M**
(2)Okaloosa Island	$16.23M	$15.79M	$5.24M	$3.49M	$5.00M	$7.15M	$14.76M	$17.86M	$25.18M	$38.10M	**$148.80M**
(3)Ft Walton/Mary Esther	$3.89M	$3.49M	$2.22M	$2.29M	$2.48M	$2.99M	$5.71M	$5.78M	$7.00M	$10.60M	**$46.45M**
(4)Niceville/Bluewater Bay	$1.63M	$1.33M	$0.95M	$1.03M	$1.12M	$1.30M	$2.17M	$2.09M	$2.59M	$3.22M	**$17.42M**
(5)North Okaloosa	$1.08M	$1.12M	$1.01M	$0.98M	$0.92M	$1.04M	$1.43M	$1.36M	$1.58M	$1.86M	**$12.37M**
Total	**$51.98M**	**$51.78M**	**$21.54M**	**$16.66M**	**$17.84M**	**$24.48M**	**$56.86M**	**$65.98M**	**$89.88M**	**$137.27M**	$534.26M

Tax Due

District	October	November	December	January	February	March	April	May	June	July	Total
(1)Destin	$1.74M	$1.79M	$0.72M	$0.53M	$0.49M	$0.70M	$1.94M	$2.31M	$3.19M	$4.99M	**$18.40M**
(2)Okaloosa Island	$0.92M	$0.91M	$0.29M	$0.19M	$0.27M	$0.41M	$0.80M	$0.99M	$1.44M	$2.20M	**$8.42M**
(3)Ft Walton/Mary Esther	$0.19M	$0.18M	$0.11M	$0.12M	$0.12M	$0.14M	$0.27M	$0.28M	$0.36M	$0.54M	**$2.32M**
(4)Niceville/Bluewater Bay	$0.07M	$0.07M	$0.05M	$0.05M	$0.05M	$0.06M	$0.10M	$0.09M	$0.12M	$0.15M	**$0.82M**
(5)North Okaloosa	$0.06M	$0.06M	$0.06M	$0.06M	$0.05M	$0.06M	$0.08M	$0.07M	$0.09M	$0.11M	**$0.71M**
Total	**$2.98M**	**$3.01M**	**$1.23M**	**$0.94M**	**$0.99M**	**$1.37M**	**$3.19M**	**$3.75M**	**$5.20M**	**$8.00M**	$30.66M




Tourist Tax History by Collection Period Month
2019 2020 2021 2022 2023 2024 2025 2026
$10M
$8M
$6M
$4M
$2M
$0M
OKALOOSA COUNTY
$2,973,682.96
$3,008,918.94
$1,226,692.73
$950,754.41
$992,877.91
$1,360,981.20
$3,189,975.30
$3,734,576.88
$5,186,101.16
$7,982,808.23
October
November
December
January
February
March
April
May
June
July
August
September

ITEM # 2026-1115

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.O.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Minutes of Standing Boards & Committees - **Informational Only**

I. BACKGROUND:

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. 7-8-26 - hcraac
2. 7-9-2026 tcraac meeting
3. 7-14-26pwps

MINUTES OF THE
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JULY 8, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by in the Destin City Hall Annex Council Chambers at 5:30 p.m., on July 8, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present	Absent	Staff Present
Lance Johnson	James Howard	Kim Montgomery, Deputy City Clerk
Jim Green		Jesse Hernandez, Senior Planner
Guy Tadlock		Kim Kopp City Attorney
Casey Jones		
Mariam Paulino		

3. AGENDA APPROVAL:

Motion by Committee member Green seconded by Committee member Jones to amend the agenda to add election of Chair and Vice Chairman as the first item of order then approve the agenda as amended. The motion passed 5-0.

4. ELECTION OF CHAIRMAN / VICE CHAIRMAN:

- **Chairman**

Motion by Committee member Tadlock to nominate Lance Johnson as Chairman for the Harbor CRA-AC Committee with Committee member Green providing the second. The motion passed 5-0.

- **Vice Chairman**

Motion by Committee member Jones to nominate Capt. Jim Green as Vice Chairman for the Harbor CRA-AC Committee, with Committee member Tadlock providing the second. The motion passed 5-0.

5. MINUTES FOR APPROVAL: May 13, 2026

Motion to approve the minutes of the May 13, 2026 meeting was made by Committee member Tadlock, with Vice Chairman Green providing the second, the motion passed 5-0.

6. NEW BUSINESS:

- **Long Term Financials – Finance Director Krystal Strickland**

- The Finance Director, Krystal Strickland presented the Harbor CRA's five-year financial projection covering FY2027 through FY2031.
- Committee was advised:
    - The current Tax Increment Financing (TIF) revenues are fully committed to debt service.
    - Harbor CRA currently services two loans:
        - 2009 loan (refinanced in 2021), with annual payments of approximately $480,000.
        - 2024 loan used to purchase One Harbor Boulevard, with annual payments of approximately $780,000.
    - Current interest rate on the 2024 loan is approximately 3.48%.
    - The 2021 loan is expected to be fully paid in 2030.
    - Beginning in 2030 the Harbor CRA is projected to return to a positive fund balance.
        - The CRA Board could consider establishing a special revenue fund allowing privately raised donations to be dedicated exclusively to Harbor CRA projects.
        - Those donated funds could not be used toward debt service but could be used for CRA improvements.
    - The Governor approved a $1 million state appropriation grant benefiting Harbor CRA infrastructure.
    - Grant funding is intended to improve the Stahlman Avenue/Azalea Drive intersection associated with the Crosstown Connector.
    - The FDOT's regional Transportation Planning Organization (TPO) has tentatively included funding in its 2030 Capital Improvement Program for a pedestrian pathway beneath the Marler Bridge connecting the Harbor Boardwalk.
    - The City has identified approximately $2.1 million in infrastructure surtax revenues as matching funds for future grant opportunities.

❖ **Discussion Regarding CRA Debt and One Harbor Boulevard Property**

- Chairman Green discussed his concerns regarding the purchase of One Harbor Boulevard property and the resulting impact on Harbor CRA finances.
- His discussion focused on:
    - Whether donated funds could accelerate debt repayment.
    - Refinancing options.
    - Balloon payment requirements.
    - Potential sale of land to FDOT for future bridge improvements.
    - Commercial development restrictions.
- Ms. Strickland explained:
    - Current loan structure applies payments toward interest before principal.
    - There is no prepayment penalty, but early payments provide limited financial benefit.

  - FDOT currently has little interest in acquiring property because bridge replacement has been postponed.
  - Current interest rates would make refinancing significantly more expensive than the existing loan.
- Chairman Green expressed frustration that nearly all Harbor CRA resources are committed to debt service, limiting available funding for redevelopment.
- Ms. Strickland clarified:
  - The loan itself does not prohibit revenue generating uses.
  - The City's Land Development Code, not the loan, currently prohibits a standalone parking lot that he has suggested.
  - Public-purpose revenue-generating projects could still be considered, including:
    - Parks charging admission
    - Amphitheaters
    - Other public recreational facilities
  - Such concepts would require review by Bond Counsel and City Council.
- Chairman Green emphasized the need to begin planning productive future uses for the property rather than allowing it to remain undeveloped.
  - He requested that a proposal for a municipal marina previously presented to City Council be placed on a future Harbor CRA agenda for discussion.

Motion by Chairman Johnson to recommend approval of the FY2027 Harbor CRA Budget to the Harbor CRA Board and City Council. The motion was seconded by Committee member Jones, the motion passed 5-0.

➢ **Development Project Update**

Mr. Hernandez provided an update on current development activity within the Harbor CRA.

- No major development changes within the Harbor CRA.
- Pickleball courts next to City Hall Annex have been completed.
- Emerald Grande boiler replacement project remains under review.
- HarborWalk Village Phase II review continues awaiting action by the applicant.

- Crosstown Connector anticipated completion is July 2027
- Harbor Bridge Advisory Committee was officially sunset on February 28, 2026, following FDOT's decision not to replace the Marler Bridge.

❖ **Mobility Fee / Land Development Code (LDC) Discussion**

Mr. Hernandez explained the proposed amendments to Article 9 of the LDC addressing transportation mobility fees. The discussion included:

- How existing mobility fees can discourage redevelopment in CRA districts.
- Current regulations require payment of substantial mobility fees even when existing vacant buildings are repurposed.
- Proposed ordinance would:

- Reduce mobility fees.
- Provide credits for changes of use within redevelopment areas.
- Encourage investment in blighted properties.

The members and staff discussed how a local restaurant project is facing mobility fees exceeding $100,000 and questioned whether such fees discourage economic redevelopment. Mr. Hernandez explained:

- Fees are based upon projected trip generation.
- Existing impact fee credits are often minimal because older buildings paid significantly lower fees decades ago.
- Proposed ordinance seeks to address this issue while maintaining statutory requirements.

Motion by Committee member Jones, seconded by Vice Chairman Green to recommend City Council and the Local Planning Agency promote redevelopment within the Harbor CRA and support the draft ordinance reducing mobility fees for changes of uses within the CRA.

➢ **Member Comments**

❖ **Harbor Wayfinding Project – Committee member Paulino**

- Committee member Paulino discussed the development of a Harbor wayfinding map intended to:
  - Improve visitor navigation.
  - Identify public parking.
  - Highlight parks, fishing access, docks, and public amenities.
  - Encourage visitors to experience the Harbor as a connected destination.
- Staff agreed to continue working on the concept.

❖ **Fuel Truck Concerns**

Vice Chairman Green discussed his concern about third-party fuel truck operations within the Harbor. The members' discussion focused extensively on:

- Fuel trucks that are providing marine fueling directly from commercial docks.
  - Environmental risks from fuel spills.
  - Fire hazards.
  - Long fuel hoses crossing docks.
  - Lack of equivalent infrastructure compared to established fueling facilities.
  - Competitive disadvantage to existing local marine fuel businesses that have invested heavily in compliant infrastructure.

- Possible regulations.
- Reviewing similar practices in Orange Beach, AL.
- Potential business district regulations.
- Fire safety considerations.

- Environmental response requirements.
- Possible future Harbor & Waterways Board review.

Mr. Hernandez indicated that additional research and discussions should continue before any recommendations are made.

The committee members also had discussions that included:

- Better communication between Harbor businesses and nearby businesses.
- Concerns regarding:
    - Dumpster maintenance and keeping the lids closed properly to prevent:
        - Odors.
        - Trash accumulation.
        - Rodent activity.
- Members encouraged better enforcement of existing maintenance standards.

❖ **Harbor Water Quality – Harbor Flushing Pump**

Mr. Hernandez reported the following update to the members:

- Harbor circulation pump has been repaired and is operating its normal summer schedule.
- Recent brown water conditions are primarily attributed to heavy rainfall and tannins entering the local waters from the Choctawhatchee Bay.
- Pump operation alone cannot fully offset those natural conditions.

❖ **Additional Updates:**

- Clearing work has begun for the Azalea/Benning roadway improvements.
- Appreciation was expressed to Parks & Recreation staff for the Independence Day fireworks and drone show.
- Traffic congestion following the event was acknowledged.
- Upcoming County and City meetings regarding Norriego Point and state-owned lands were announced.
- Mr. Hernandez noted a minor mapping inconsistency within the Harbor CRA Master Plan involving Clement Taylor Park that will be corrected during future updates.

7. NEXT MEETING: August 12, 2026

8. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:30 PM.

Adopted and approved this _____ day of _____ 2026.

_____ _____

Lance Johnson, Chairman Kim Montgomery, Deputy City Clerk

MINUTES
TOWN CENTER COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING
JULY 9, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, July 9, 2026, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Members Absent	Staff Present
Lockwood Wernet	Preston Green	Kim Montgomery Deputy City Clerk
Corlene Ziegler		Jesse Hernandez Senior Planner
Kyle Davis		Krystal Strickland Finance Director
Iris Bethea		Mayor Bobby Wagner

3. AGENDA APPROVAL:

Motion to approve the agenda as amended to add nomination of a Vice Chair was made by Chairman Wernet with Committee member Davis proving the second. The motion passed 4-0.

4. VICE CHAIR NOMINATIONS:

Motion to nominate Kyle Davis as Vice Chair was made by Committee member Ziegler. With no other nominations, Kyle Davis accepted the nomination.

5. APPROVAL OF MINUTES: None

6. CURRENT BUSINESS:

- **Long Term Financials – Krystal Strickland Finance Director**

  - Town Center CRA Fiscal Year 2027 budget and five-year financial projection.

    - Currently, the Town Center CRA fund balance surpasses $25 million.
    - Uncommitted funds are invested in:
      - Certificates of Deposit (CDs)
      - Money Market Funds
      - U.S. Treasury investments
    - Investments are currently earning approximately 4%.
    - Approximately 90 days of operating cash is maintained in Trustmark Bank.
      - Currently earning approximately 3.1%.

❖ **Operating Expenses**

Recurring operating costs funded by the CRA, include:

- Streetlight electricity
- Median maintenance
- Utility expenses
- Staff administrative time
- CRA Board and Advisory Committee administration
- Annual audit
- State reporting requirements

❖ **Existing Debt**

➢ **2005 Loan**

- Originally financed infrastructure improvements including:
  - Main Street widening
  - Legion Drive improvements
  - Airport Road improvements
  - Underground utilities
  - Decorative streetlights
- Refinanced in 2014.
- Annual payment approximately $733,000.
- Scheduled payoff in 2037, coinciding with CRA sunset.

➢ **2024 Loan**

- Annual payment is approximately $268,000.
- Loan funds underground utility conversion from Airport Road toward the Harbor CRA boundary.

❖ **Proposed Capital Projects**

➢ **Mattie Kelly Boulevard Improvements**

★ Staff recommends funding approximately $1.5 million for:

- North-South sidewalk improvements
- Bicycle lane improvements
- Connector roadway
- Network connectivity enhancements

Ms. Strickland informed the members that the City Engineer recommended expanding the project beyond the originally proposed improvements to provide better connectivity.

- **Main Street Beautification Project**

Public Works proposed approximately $333,000 for improvements including:

- Irrigation upgrades
- Landscaping
- Sidewalk improvements
- ADA compliance improvements
- Streetscape enhancements

Staff advised the project will be funded through the General Fund, not CRA funds.

- **Discussion: CRA Master Plan Limitations**

The members discussed why Main Street Beautification was not proposed as a CRA-funded project.

Ms. Strickland explained the following:

- The current Town Center CRA Master Plan does not specifically authorize spending CRA funds on Main Street beautification.
- State law requires projects to specifically be identified within the adopted CRA Master Plan in order to use Town Center Funds.
- Generalized language is insufficient.

The members discussed:

- Revisiting the CRA Master Plan.
- Creating broader project categories.
- Balancing flexibility while maintaining sufficient specificity to satisfy statutory requirements.
- Considering amendments later in the year.

- **Mattie Kelly Project Clarification**

Committee discussed the proposed Mattie Kelly Improvements.

Staff clarified the proposal consists of two distinct projects:

- Sidewalk and bicycle lane improvements.
- Connector roadway linking north and south segments.

Staff confirmed that both projects were incorporated into the proposed budget.

- **Future Work Plans**

- ❖ Discussion included:

  - Future amendments to CRA work plans.
  - Importance of prioritizing projects.
  - CRA Board preference for clear project rankings.

- ❖ Ms. Strickland recommended to the members to make two separate motions:

  - A motion recommending the overall budget.
  - A separate motion specifically prioritizing the Mattie Kelly project.

- ➢ **Future Project Discussion Priorities**

  - ❖ Topics included:

    - Main Street intersection improvements.
    - Airport Road intersection enhancements.
    - ADA improvements.
    - Traffic safety.
    - Feasibility review process.
    - Coordination with the City Engineer.

  - ★ The members expressed interest in exploring these projects during the coming year.

    Staff advised new feasibility review forms would soon be distributed.

Motion by Vice Chairman Davis to recommend the proposed Fiscal Year 2027 Town Center CRA Budget to the CRA Board. Committee member Ziegler provided the second. The motion passed 4-0.

- ➢ **Mattie Kelly Boulevard Work Plan**

Chairman Wernet introduced the actions for the Mattie Kelly Work Plan Improvements to the roadway, sidewalks, and bike lanes project.

Mr. Hernandez requested committee formally designate the project as its top priority.

Motion by Committee member Ziegler to recommend to the CRA Board allocating $1.5M in Town Center CRA Funds to the Mattie Kelly Boulevard improvements as the committee's top priority, with Vice Chairman Davis providing the second.

Mayor Wagner discussed several impacts with the extension of Mattie Kelly to Hwy. 98 and the northern end to Airport Road. He spoke of conversations he has had with the TPO and how they have advised that FDOT might require these two connections to have traffic lights at each end, especially one at the Highway 98 connection.

Both Committee members Ziegler and Davis discussed the advantages of having one installed on Airport Road on a safety prospective which may help prevent the following concerns that take place daily, such as:

- Increased pedestrian safety.
- Airport Road speeding concerns.
- Improved access for nearby businesses.
- Safer turning movements.
- Reduced crashes.
- Improved circulation.
- Potential impacts on traffic flow.

With no further discussion on the motion, Chairman Wernet called for the vote and the motion passed 4-0.

- **Upcoming Meetings**

Mr. Hernandez informed the members of upcoming meetings.

- **July 13 Budget Workshop**

  - Public workshop.
  - Committee attendance is optional.

- **July 20 CRA Board Meeting**

The members discussed representation. Vice Chairman Davis volunteered to attend. With no objections being raised, the Vice Chairman will present:

- Budget recommendation.
- Mattie Kelly priority recommendation.

- **Sign Ordinance Update**

Mayor Wagner provided an update regarding proposed citywide sign ordinance revisions. Topics discussed included:

- Reducing visual clutter.
- Billboard regulations.
- Digital signage.
- Sign height.
- Murals.
- Allow non-commercial wording.
- Continue prohibiting commercial advertising.

He encouraged the Committee members to identify possible mural locations within the Town Center CRA now that the language has changed in the Code.

❖ **Business Impact Review**

Council requested advisory committees gather feedback from local businesses.

Staff requested information regarding:

- Financial impacts.
- Compliance costs.
- Operational concerns.
- Digital sign issues.

American Legion digital signage was discussed as one example.

Development Update

Completed Projects

- Pickleball courts are now open and receiving significant public use.

Current Development

- Design Collective submitted application for minor deck addition.
- Destin Water Users reclaimed water facility approved outside CRA boundaries.

❖ **Shores at Tarpon Beach**

- Ribbon cutting scheduled for July 15 - 7:30 a.m.

❖ **Clement Taylor Park Update**

The project is delayed due to:

- Prefabricated restroom building manufacturing delays.
- Units being constructed in California.
- Shipping delays.
- Crane installation scheduling.
  - Restrooms arrive October-November.
  - Final completion anticipated during winter.
  - The sidewalk adjacent to the park will open before the completion of the project.

❖ **Chase Bank Redevelopment**

Chairman Wernet asked about Chase Bank project.

Mr. Hernandez confirmed:

- Existing building will be demolished.
- Complete rebuild planned.

❖ **Mobility Fee Discussion**

Mr. Hernandez provided detailed explanation of recently adopted mobility fees.

- Replacement of transportation impact fees.
- Fees based upon transportation demand.
- Higher costs than previous impact fee system.
- Significant burden on redevelopment.

Examples discussed:

- Restaurants.
- Retail.
- Redevelopment projects.

He explained that there is concern that current fee structure discourages redevelopment within CRA districts.

❖ **Proposed Mobility Fee Credits**

Staff advised recommendations are being prepared to:

- Reduce fees inside CRA districts.
- Encourage redevelopment.
- Provide redevelopment incentives.
- Present ordinance revisions before:
  - Local Planning Agency
  - City Council

Committee discussed importance of encouraging redevelopment while maintaining infrastructure funding.

❖ **Member Comments**

Chair encouraged members to:

- Review new CRA work plan process.
- Review feasibility assessment procedures.
- Begin identifying future priority projects.

- Consider revisions to the CRA Master Plan.
- Evaluate opportunities for broader project language.

Possible future priorities discussed included:

- Intersection improvements.
- Beautification.
- Additional infrastructure projects.

❖ **Board Vacancies**

Chairman Wernet reminded members:

- Committee currently has a vacancy following Margie Avery's resignation.
- Interested residents should apply through the City Clerk.
- Discussion also included member appointment terms and possible reappointment.

❖ **Public Comment**

Chairman Wernet opened the meeting to the public, with no public present, he closed the public portion of the meeting.

❖ **Next Meeting**

August 19, 2026 - Vice Chairman Davis advised he would be absent due to travel.

7. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:20 PM.

Adopted and approved _____day of _____2026.

_____ _____

Lockwood Wernet Chairman Kim Montgomery Deputy City Clerk

PUBLIC WORKS/PUBLIC SAFETY
COMMITTEE MEETING MINUTES
DESTIN CITY HALL ANNEX CHAMBERS
TUESDAY, JULY 14, 2026 - 5:30 PM

1. CALL TO ORDER & PLEDGE OF ALLEGANCE:

Vice Chairman Green called the Public Works/Public Safety Committee to order on Tuesday, July 14, 2026, at 5:30 p.m. at the City Hall Annex Chambers, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Members Absent	Staff Present:
John Green	James T. Wood, Jr.	Kim Montgomery Deputy City Clerk
Tom Weidenhamer		Joe Bodi, Deputy Public Works Director
Marcie Bell		
Andrea Ansley		
Curtis Smith (in at 5:35)		
Tammy Weidenhamer		

3. APPROVAL OF AGENDA:

Vice Chairman Green asked if there was any changed needed to the agenda, with none he approved the agenda as presented.

4. APPROVAL OF MINUTES:

- **May 12, 2026**

Motion to approve the minutes of the May 12, 2026 meeting as written was made by Committee member Tom Weidenhamer, with Tammy Weidenhamer providing the second. The motion passed 5-0. Committee member Smith was not present for the vote.

- **June 9, 2026**

Motion to approve the minutes of the June 9, 2026 meeting was made by Committee member Bell with Committee member Ansley providing the second. The motion passed 5-0. Committee member Smith was not present for the vote.

5. NEW BUSINESS:

- **Addition of Clipper Cove to 2026 Road Resurfacing Program**

Mr. Bodi reported that additional funding had been identified within the FY2026 resurfacing budget and Clipper Cove can be resurfaced. Staff is asking for a motion to request City Council to direct staff to add the project to the FY-2026 resurfacing project.

- Existing resurfacing projects approved several months earlier remain in progress.
- Work on the current resurfacing package is expected to begin toward the end of July.
- Clipper Cove would likely begin after the summer season, approximately late August or later.

➢ Additional Streets Identified for Resurfacing

- Holiday Isle streets
- Misty Way
- Airport Road (second half)
- Several Keller Gardens streets
- Additional Crystal Beach streets

Motion by Committee member Bell, seconded by Committee member Tom Weidenhamer to recommend City Council approval to add Clipper Cove to the FY-2026 Resurfacing Plan. The motion passed 6-0.

➢ **Project Updates**

Public Works Director Joe Bodi provided the members with the following project updates:

❖ **Tarpon Street Park**

- Reported that Project No. 8 (Tarpon Street Park) would be complete the following morning with a ribbon-cutting ceremony scheduled for 7:30 a.m., before temperatures became too excessive.

❖ **Pickleball Courts**

- Reported that Project No. 12 (Pickleball Courts) had been completed.
- Noted construction progressed quickly once work began.

❖ **Highway 98 Landscaping**

- Staff reported an oak tree had been knocked over within the new Highway 98 median landscaping project.
- FDOT remains responsible for the project and is expected to transfer it to the city in approximately two weeks.
- Staff hopes all deficiencies are addressed before completion of the transfer.
- Committee members discussed citizen concerns regarding landscaping maintenance in the median.
- Staff stated the city continues monitoring the conditions, but major work remains that is FDOT's responsibility until project acceptance.

❖ **Palm Street Traffic Signal Project**

- Staff reported FDOT is preparing to bid construction of a traffic signal at Palm Street and U.S. Highway 98.

- Construction will significantly impact the landscaped median between the new signal and the Drury Hotel development.

➢ **Committee member Discussion & Questions**

- The members discussed access to the Drury Hotel.
- Mr. Bodi explained:
  - Hotel access will be provided from Highway 98.
  - An additional connection will utilize Foxtail Drive through the adjacent townhouse development.
  - The Drury and Wyndham parking lots will not be connected.
- Committee asked whether the existing pedestrian crossing signal near the original Chick-fil-A would remain.
- Staff indicated it is expected to remain because it is sufficiently separated from the new traffic signal.

❖ **Traffic Study Update - Gulf Shore Drive Speed Study**

- Staff presented results of a traffic study conducted June 17–24, 2026 near Gulf Breeze Court and Gulf Winds Court.

❖ **Findings:**

- More than 16,000 vehicle trips were recorded during the study period.
- Average vehicle speeds were approximately 4 mph below the posted speed limit.
- Staff concluded excessive speeding was not identified.

❖ **Committee member Discussion**

- Members noted the study period included the Juneteenth holiday weekend and unusually heavy traffic.
- One member commented that traffic conditions resembled July Fourth weekend.
- Committee praised the City's July Fourth traffic management efforts, including:
  - Traffic control before vehicles entered two-lane roadways.
  - Use of cones and directional signage.
  - Reduced congestion compared to previous years.
- Members agreed that increased pedestrian activity is likely contributed to lower travel speeds.

❖ **Additional Traffic Studies**

- A committee member asked whether a traffic study was underway on Main Street north of the stop sign.
- Staff responded another consultant is performing studies through the Planning and Community Development Department.

6. MEMBER COMMENTS:

❖ **Committee member Bell** – spoke of the previously discussed request for a sidewalk along the west side of Durango Road.

- Mr. Bodi reported that Engineering reviewed the request and identified significant challenges:
  - Numerous parked vehicles within the right-of-way.
  - Utility infrastructure and water meters.
  - Concern that placing a sidewalk immediately behind parked vehicles could create a false sense of pedestrian safety and could potentially open up liability issues if a sidewalk were to be installed along the west side of Durango.

- Members discussed how it has been observed that pedestrians already walk within the roadway because no sidewalk exists.
- Several condominium and townhouse developments generate regular pedestrian traffic.
- Alternative suggestions include:
  - A striped pedestrian lane.
  - Pavement markings, similar to bike lanes or shared roadway markings.
- Staff agreed to forward the committee's additional suggestions to Engineering for further evaluation and report back.

❖ **Annexation Discussion**

The possible annexation efforts involving bringing in the unincorporated Okaloosa County parcels into the city was briefly discussed.

- Mr. Bodi explained that currently Public Works is not directly involved in annexation planning.
- Mayor is expected to conduct neighborhood and HOA meetings regarding the proposal.
- Additional information provided included:
  - First Reading scheduled for July 20, 2026 City Council meeting.
  - Second Reading scheduled for August 3, 2026 City Council meeting.
  - If approved, the proposal would proceed to referendum during the November General Election.
  - Timing is necessary to meet election deadlines for ballot placement.
- Committee discussed the infrastructure implications should annexation occur, including roadway maintenance responsibilities.
- Staff acknowledged Public Works is evaluating the long-term maintenance impacts associated with potential annexation.

❖ **Committee member Smith** – Four Prong Lake Outfall

- The additional state appropriations have increased available funding.
- Approximately $2 million in state funding has now been secured.
- Total project estimate is approximately $3.5 million.

Committee member Smith expressed optimism the project may proceed pending final engineering design and cost estimates.

7. CONTINUING BUSINESS:

- **Stormwater/Floodplain Public Comments**

Vice Chairman Green opened the floor for public comments on this item. With no one coming forward, he closed the public discussion on the Stormwater/Floodplain Public Comments.

8. ADJOURNMENT:

Having no further business at this time, the meeting adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2026.

_____ _____

James T. Wood, Jr. Chairman Kim Montgomery Deputy City Clerk

ITEM # 2026-717

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.P.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Announcements

I. BACKGROUND:

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

None

ITEM # 2026-1141

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: August 8, 2026

SUBJECT: A public hearing regarding the application for a Major Deviation (PZ-2026-66) to a Major Development Order (Development Orders: DO-21-12, DO-23-16, and DO-25-16) for the Indian Bayou West Subdivision. The requested deviation seeks approval to remove the proposed connector road identified as Old Creek Trail on the approved plan set. Old Creek Trail is planned to connect Indian Bayou Trail to Commons Drive West, just east of Airport Road. The portion of land designated for the connector road is located within the Indian Bayou Country Club property located at 1 Country Club Drive East (Parcel ID: 00-2S-22-0000-0046-0000). The application requests the removal of Old Creek Trail as a required element of the approved site plan.

I. BACKGROUND: Due South Management Company, on Behalf of Indian Bayou West, LLC, is requesting a Major Deviation to a Major Development Order. The Applicant is requesting a scope of work modification to remove the proposed connector road, Old Creek Trail, from the approved site plan provided in DO-21-12, DO-23-16, and DO-25-16. Old Creek Trail is proposed to connect Indian Bayou Trail to Commons Drive West.

In 2023, the Applicant was approved for a simple deviation (DO-23-16) to remove a section of the originally approved Indian Bayou West Subdivision, reducing the lots within the subdivision from 86 lots (Exhibit A) to 45 lots (Exhibit B). The 86-lot configuration connected directly to Old Creek Trail, which was the only point of ingress and egress. The 45-lot configuration approved in DO-23-16 includes a reconfigured access, with ingress and ingress provided via Indian Bayou Trail; however, Sheet 2.1 of the site plan submitted and approved with the Development Order shows the construction of Old Creek Trail. On July 16, 2025, a simple deviation (DO-25-16) was approved to relocate a portion of sidewalk along Miccosukee Drive North. The site plan submitted and approved with the simple deviation also included Sheet 2.1, showing the construction of Old Creek Trail. The Applicant is now asserting that

Old Creek Trail was left in the plans for the 45-lot configuration in error.

The Applicant maintains that the intent of Old Creek Trail was to provide a primary ingress and egress to the former 86-lot configuration. Because the 45-lot configuration was designed to not utilize Old Creek Trail for egress or ingress, the Applicant is requesting that City Council grant approval for this major deviation to eliminate the Applicant's obligation to construct Old Creek Trail.

II. DISCUSSION:

As previously approved, Old Creek Trail provided a means of ingress and egress to the 86-lot configuration of the subdivision and was also included in the 45-lot configuration as an additional connection between Indian Bayou Trail and Commons Drive West, just east of Airport Road. The proposed right-of-way for Old Creek Trail is located northeast of the intersection of Airport Road and Commons Drive West, adjacent to the western boundary of the City of Destin Public Works Facility, on property owned by the Indian Bayou Country Club (Parcel ID No. 00-2S-22-0000-0046-0000), located at 1 Country Club Drive East, and encompasses approximately ±1.77 acres of the overall Indian Bayou West development.

The subject application was submitted on April 22, 2026, and was reviewed by the City of Destin Technical Review Committee (TRC) in accordance ***with Land Development Code (LDC) Section 2.07.00.***

During the technical review, concerns were raised involving continued access to the DWU Reclaimed Water Storage Facility and the completion of the ADA-accessible sidewalk network. Upon further review, it was determined that DWU will retain ingress and egress to its property through existing access easements. In addition, DWU agreed to a condition in the reclaimed water facility Development Order stating that, if Old Creek Trail is not constructed, DWU will be responsible for establishing a paved accessway from the existing City right-of-way on Indian Bayou Trail to its property. DWU will also be responsible for any necessary sidewalk modifications, truncated dome mats, pavement markings, signage, and other improvements required to ensure public safety and complete the accessible pedestrian network.

During the technical review, the Engineering Department provided comments opposing the removal of Old Creek Trail, citing its potential impact on connectivity and emergency services response times. The Engineering Department's comments in opposition are included as Exhibit O of this report.

PUBLIC COMMENTS:

Staff has not received any public comments at this time.

A. Link to Strategic Goals / Objectives: None.

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

C. Level of Service (LOS): Removing the proposed connector road will negatively impact the LOS on this segment of Indian Bayou Trail.

D. Legislative Sponsor: Not Applicable.

E. Business Impact Statement: Not Applicable.

III. CONCLUSION: After completion of the technical review of this project, Staff has determined that the removal of Old Creek Trail will adversely affect connectivity and access.

Based on the findings of the Technical Review Committee, Staff finds that the requested Major Deviation is not consistent with the intent of the approved development and will negatively impact public access, safety, and infrastructure.

IV. RECOMMENDED MOTION: I move that the City Council deny Indian Bayou West – A Major Deviation to a Major Development Order, application number PZ-2026-66, as presented.

ALTERNATIVE MOTION
I move that the City Council approve/ approve with conditions/approve with modifications Indian Bayou West – A Major Deviation to a Major Development Order, application number PZ-2026-66, as presented.

Attachments:

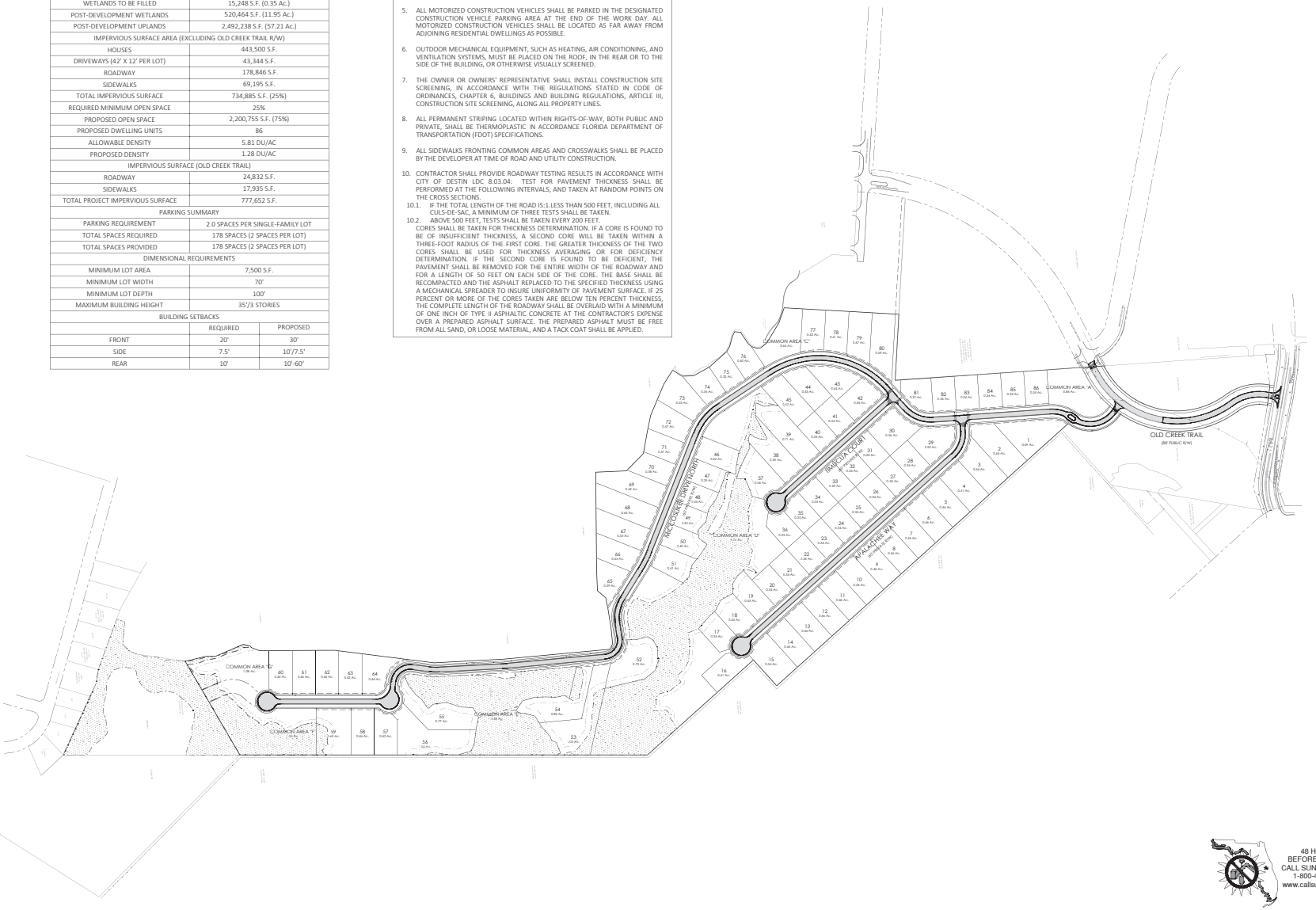
1. A. Approved 86-Lot Configuration (from DO-21-12)
2. B. Approved 45-Lot Configuration (from DO-23-16)
3. C. DO-21-12
4. D.DO-23-16
5. E. DO-25-16
6. F. Indian Bayou Properties Deed
7. G. Agent Affidavit
8. H. Adjacent Property Notification Letter
9. I. Property Posting Photograph 1
10. J. Property Posting Photograph 2
11. K. Property Posting Affidavit
12. L. Destin Water Users Email TRC Comments
13. M. Proposed Civil Plans
14. N. Indian Bayou West Deed
15. O. Old Creek Trl - Engineering Dept Disapproval Memo
16. P. Draft DO-26-13

SITE DATA TABLE		
PARCEL ID #	00-2S-22-0000-0046-0000	
ZONING DISTRICT	LOW DENSITY RESIDENTIAL-VILLAGE	
FUTURE LAND USE	LOW DENSITY RESIDENTIAL	
TOTAL PROJECT AREA (INCLUDED IN PLAT)	3,012,702 S.F. (69.16 Ac.)	
PRE-DEVELOPMENT WETLANDS	535,712 S.F. (12.30 Ac.)	
PRE-DEVELOPMENT UPLANDS	2,476,990 S.F. (56.86 Ac.)	
OLD CREEK TRAIL R/W	77,062 S.F. (1.77 Ac.)	
SUBDIVISION AREA	2,935,640 S.F. (67.39 Ac.)	
WETLANDS TO BE FILLED	15,248 S.F. (0.35 Ac.)	
POST-DEVELOPMENT WETLANDS	520,464 S.F. (11.95 Ac.)	
POST-DEVELOPMENT UPLANDS	2,492,238 S.F. (57.21 Ac.)	
IMPERVIOUS SURFACE AREA (EXCLUDING OLD CREEK TRAIL R/W)		
HOUSES	443,500 S.F.	
DRIVEWAYS (42' X 12' PER LOT)	43,344 S.F.	
ROADWAY	178,846 S.F.	
SIDEWALKS	69,195 S.F.	
TOTAL IMPERVIOUS SURFACE	734,885 S.F. (25%)	
REQUIRED MINIMUM OPEN SPACE	25%	
PROPOSED OPEN SPACE	2,200,755 S.F. (75%)	
PROPOSED DWELLING UNITS	86	
ALLOWABLE DENSITY	5.81 DU/AC	
PROPOSED DENSITY	1.28 DU/AC	
IMPERVIOUS SURFACE (OLD CREEK TRAIL)		
ROADWAY	24,832 S.F.	
SIDEWALKS	17,935 S.F.	
TOTAL PROJECT IMPERVIOUS SURFACE	777,652 S.F.	
PARKING SUMMARY		
PARKING REQUIREMENT	2.0 SPACES PER SINGLE-FAMILY LOT	
TOTAL SPACES REQUIRED	178 SPACES (2 SPACES PER LOT)	
TOTAL SPACES PROVIDED	178 SPACES (2 SPACES PER LOT)	
DIMENSIONAL REQUIREMENTS		
MINIMUM LOT AREA	7,500 S.F.	
MINIMUM LOT WIDTH	70'	
MINIMUM LOT DEPTH	100'	
MAXIMUM BUILDING HEIGHT	35'/3 STORIES	
BUILDING SETBACKS		
	REQUIRED	PROPOSED
FRONT	20'	30'
SIDE	7.5'	10'/7.5'
REAR	10'	10'-60'

NOTES

1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY RARE EARTH SURVEYING & MAPPING.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
5. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA AT THE END OF THE WORK DAY. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE LOCATED AS FAR AWAY FROM ADJOINING RESIDENTIAL DWELLINGS AS POSSIBLE.
6. OUTDOOR MECHANICAL EQUIPMENT, SUCH AS HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS, MUST BE PLACED ON THE ROOF, IN THE REAR OR TO THE SIDE OF THE BUILDING, OR OTHERWISE VISUALLY SCREENED.
7. THE OWNER OR OWNERS' REPRESENTATIVE SHALL INSTALL CONSTRUCTION SITE SCREENING, IN ACCORDANCE WITH THE REGULATIONS STATED IN CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, CONSTRUCTION SITE SCREENING, ALONG ALL PROPERTY LINES.
8. ALL PERMANENT STRIPING LOCATED WITHIN RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE, SHALL BE THERMOPLASTIC IN ACCORDANCE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.
9. ALL SIDEWALKS FRONTING COMMON AREAS AND CROSSWALKS SHALL BE PLACED BY THE DEVELOPER AT TIME OF ROAD AND UTILITY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ROADWAY TESTING RESULTS IN ACCORDANCE WITH CITY OF DESTIN LDC 8.03.04: TEST FOR PAVEMENT THICKNESS SHALL BE PERFORMED AT THE FOLLOWING INTERVALS, AND TAKEN AT RANDOM POINTS ON THE CROSS SECTIONS.
    - 10.1. IF THE TOTAL LENGTH OF THE ROAD IS:1 LESS THAN 500 FEET, INCLUDING ALL CUL-DE-SAC, A MINIMUM OF THREE TESTS SHALL BE TAKEN.
    - 10.2. ABOVE 500 FEET, TESTS SHALL BE TAKEN EVERY 200 FEET.

    CORES SHALL BE TAKEN FOR THICKNESS DETERMINATION. IF A CORE IS FOUND TO BE OF INSUFFICIENT THICKNESS, A SECOND CORE WILL BE TAKEN WITHIN A THREE-FOOT RADIUS OF THE FIRST CORE. THE GREATER THICKNESS OF THE TWO CORES SHALL BE USED FOR THICKNESS AVERAGING OR FOR DEFICIENCY DETERMINATION. IF THE SECOND CORE IS FOUND TO BE DEFICIENT, THE PAVEMENT SHALL BE REMOVED FOR THE ENTIRE WIDTH OF THE ROADWAY AND FOR A LENGTH OF 50 FEET ON EACH SIDE OF THE CORE. THE BASE SHALL BE RECOMPACTED AND THE ASPHALT REPLACED TO THE SPECIFIED THICKNESS USING A MECHANICAL SPREADER TO INSURE UNIFORMITY OF PAVEMENT SURFACE. IF 25 PERCENT OR MORE OF THE CORES TAKEN ARE BELOW TEN PERCENT THICKNESS, THE COMPLETE LENGTH OF THE ROADWAY SHALL BE OVERLAID WITH A MINIMUM OF ONE INCH OF TYPE II ASPHALTIC CONCRETE AT THE CONTRACTOR'S EXPENSE OVER A PREPARED ASPHALT SURFACE. THE PREPARED ASPHALT MUST BE FREE FROM ALL SAND, OR LOOSE MATERIAL, AND A TACK COAT SHALL BE APPLIED.



0 200 400
SCALE: 1"=200'

48 HOURS BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Brad E. Binkley, P.E.

REVISIONS:	DATE:
1 SITE DATA TABLE PER CITY COMMENTS	9/30/20
2 PER CITY COMMENTS	11/5/20
3 PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-6421
rbinkley@gmail.com

INDIAN BAYOU WEST

OVERALL SITE PLAN

DATE: 8/27/20
SCALE: 1"=120'
SHEET
2.0
TOTAL SHEETS 47

0 120 240

SCALE: 1"=120'

NOTES

1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY RARE EARTH SURVEYING & MAPPING.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
5. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA AT THE END OF THE WORK DAY. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE LOCATED AS FAR AWAY FROM ADJOINING RESIDENTIAL DWELLINGS AS POSSIBLE.
6. OUTDOOR MECHANICAL EQUIPMENT, SUCH AS HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS, MUST BE PLACED ON THE ROOF, IN THE REAR OR TO THE SIDE OF THE BUILDING, OR OTHERWISE VISUALLY SCREENED.
7. THE OWNER OR OWNERS' REPRESENTATIVE SHALL INSTALL CONSTRUCTION SITE SCREENING, IN ACCORDANCE WITH THE REGULATIONS STATED IN CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, CONSTRUCTION SITE SCREENING, ALONG ALL PROPERTY LINES.
8. ALL PERMANENT STRIPING LOCATED WITHIN RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE, SHALL BE THERMOPLASTIC IN ACCORDANCE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.
9. ALL SIDEWALKS FRONTING COMMON AREAS AND CROSSWALKS SHALL BE PLACED BY THE DEVELOPER AT TIME OF ROAD AND UTILITY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ROADWAY TESTING RESULTS IN ACCORDANCE WITH CITY OF DESTIN LDC 8.03.04: TEST FOR PAVEMENT THICKNESS SHALL BE PERFORMED AT THE FOLLOWING INTERVALS, AND TAKEN AT RANDOM POINTS ON THE CROSS SECTIONS.
    - 10.1. IF THE TOTAL LENGTH OF THE ROAD IS:1.LESS THAN 500 FEET, INCLUDING ALL CULS-DE-SAC, A MINIMUM OF THREE TESTS SHALL BE TAKEN.
    - 10.2. ABOVE 500 FEET, TESTS SHALL BE TAKEN EVERY 200 FEET.

    CORES SHALL BE TAKEN FOR THICKNESS DETERMINATION. IF A CORE IS FOUND TO BE OF INSUFFICIENT THICKNESS, A SECOND CORE WILL BE TAKEN WITHIN A THREE-FOOT RADIUS OF THE FIRST CORE. THE GREATER THICKNESS OF THE TWO CORES SHALL BE USED FOR THICKNESS AVERAGING OR FOR DEFICIENCY DETERMINATION. IF THE SECOND CORE IS FOUND TO BE DEFICIENT, THE PAVEMENT SHALL BE REMOVED FOR THE ENTIRE WIDTH OF THE ROADWAY AND FOR A LENGTH OF 50 FEET ON EACH SIDE OF THE CORE. THE BASE SHALL BE RECOMPACTED AND THE ASPHALT REPLACED TO THE SPECIFIED THICKNESS USING A MECHANICAL SPREADER TO INSURE UNIFORMITY OF PAVEMENT SURFACE. IF 25 PERCENT OR MORE OF THE CORES TAKEN ARE BELOW TEN PERCENT THICKNESS, THE COMPLETE LENGTH OF THE ROADWAY SHALL BE OVERLAID WITH A MINIMUM OF ONE INCH OF TYPE II ASPHALTIC CONCRETE AT THE CONTRACTOR'S EXPENSE OVER A PREPARED ASPHALT SURFACE. THE PREPARED ASPHALT MUST BE FREE FROM ALL SAND, OR LOOSE MATERIAL, AND A TACK COAT SHALL BE APPLIED.

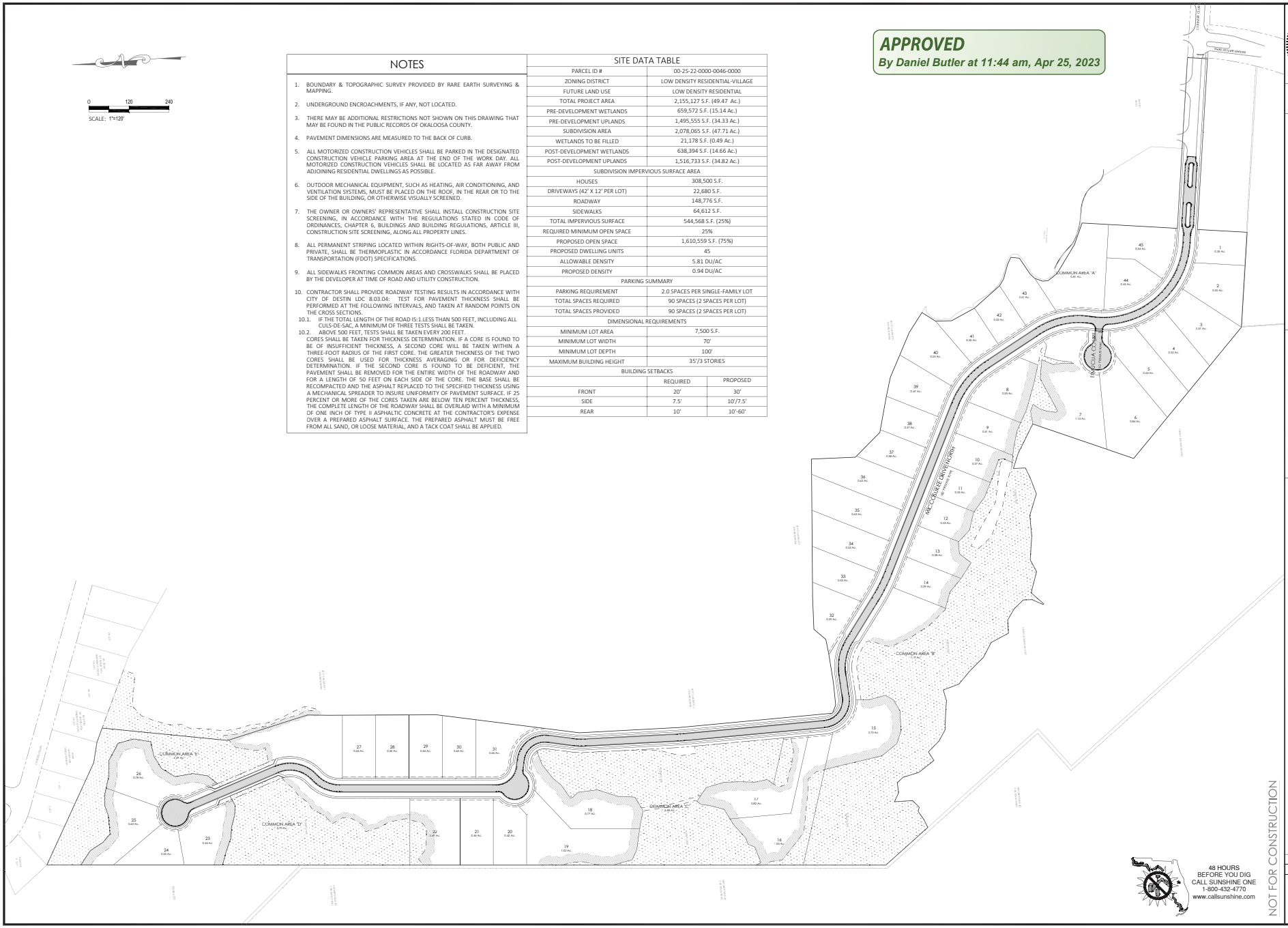
SITE DATA TABLE

PARCEL ID #	00-2S-22-0000-0046-0000
ZONING DISTRICT	LOW DENSITY RESIDENTIAL-VILLAGE
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
PRE-DEVELOPMENT WETLANDS	659,572 S.F. (15.14 Ac.)
PRE-DEVELOPMENT UPLANDS	1,495,555 S.F. (34.33 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
WETLANDS TO BE FILLED	21,178 S.F. (0.49 Ac.)
POST-DEVELOPMENT WETLANDS	638,394 S.F. (14.66 Ac.)
POST-DEVELOPMENT UPLANDS	1,516,733 S.F. (34.82 Ac.)
SUBDIVISION IMPERVIOUS SURFACE AREA	
HOUSES	308,500 S.F.
DRIVEWAYS (42' X 12' PER LOT)	22,680 S.F.
ROADWAY	148,776 S.F.
SIDEWALKS	64,612 S.F.
TOTAL IMPERVIOUS SURFACE	544,568 S.F. (25%)
REQUIRED MINIMUM OPEN SPACE	25%
PROPOSED OPEN SPACE	1,610,559 S.F. (75%)
PROPOSED DWELLING UNITS	45
ALLOWABLE DENSITY	5.81 DU/AC
PROPOSED DENSITY	0.94 DU/AC
PARKING SUMMARY	
PARKING REQUIREMENT	2.0 SPACES PER SINGLE-FAMILY LOT
TOTAL SPACES REQUIRED	90 SPACES (2 SPACES PER LOT)
TOTAL SPACES PROVIDED	90 SPACES (2 SPACES PER LOT)
DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35'/3 STORIES

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT	20'	30'
SIDE	7.5'	10'/7.5'
REAR	10'	10'-60'

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Robert S. Binkley, P.E.

DATE: 4/18/23

REVISIONS:
1. PER CITY COMMENTS DATED 4/7/23
2.
3.
4.
5.
6.
7.

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-4421
rsbinkley@gmail.com

INDIAN BAYOU WEST

OVERALL SITE PLAN

DATE: 10/20/22
SCALE: 1"=120'
SHEET
2.0
TOTAL SHEETS 37

Community Development Department

Office of the Director

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

April 6, 2021 **Development Order No. 21-12**

Final Development Order:

INDIAN BAYOU WEST
MAJOR DEVELOPMENT ORDER
AND
MAJOR SUBDIVISION
(20-33-SP) & (20-34-MS)

Based upon the City's approval and issuance of this Development Order on April 6, 2021, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

Ross Binkley, on behalf of Indian Bayou West, LLC is requesting a Major Development Order and Major Subdivision preliminary plat approval. The project is located at 1 Country Club Drive East. The property is approximately 69.16 acres and will consist of 86 long-term residential single-family dwellings, along with the associated infrastructure and platting.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the construction plans (Exhibit A) and the preliminary plat (Exhibit B), dated approved April 6, 2021.

2. All the findings and requirements of the Technical Review Committee report are incorporated herein.

CONDITIONS OF APPROVAL:

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

   Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **April 6, 2021** (no later than **April 6, 2022**), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (Article 2, Section 2.21.00).

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

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

2. If the applicant fully complies with the requirements of Condition No. 1. above, the concurrency capacity allocation status for **"**Indian Bayou West" will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**

   A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or

   B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.

3. The applicant must obtain City of Destin permits for the following activities on and off site (these may require appropriate bonding):

   A. Disturbance of the City's Right-Of-Way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
   B. Pavement cuts.
   C. Construction of any kind.
   D. Clearing, grubbing, or demolition.
   E. Paving, grading, drainage, sidewalks.
   F. Signage.
   G. Installation of utilities.
   H. Construction trailers.

4. The following items must be addressed in the appropriate order:

   A. **Prior to the issuance of any City Permit,** a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

   B. **Prior to the Commencement of Construction,** a permit, with a copy of the demolition plan for the site indicating the location of the Construction Site Screening, must be submitted and approved by the City. Said screening must meet the requirements set forth in Destin Code of Ordinances, Section 6-51 *Screen Criteria.*

   C. **Prior to the issuance of any City Permit,** obtain a Florida Department of Transportation Right-of-Way Construction Permit and submit copy to the Public Services Department.

   D. **Prior to the issuance of any City Permit,** obtain a FDEP NPDES permit and submit a copy to the Public Services Department.

   E. **Prior to the issuance of any City Permit,** a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) approval shall be provided.

   F. **Prior to the issuance of a Certificate of Occupancy,** all applicable Impact Fees and other outstanding costs associated with this project that are owed to the City must be paid in full.

      Estimated impact fee total: Impact fees will be determinant upon the gross floor area of each single-family dwelling at the time a Certificate of Occupancy is requested.

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

   H. **Prior to the issuance of a Certificate of Occupancy,** a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

   I. **Prior to the issuance of a Certificate of Occupancy,** assigned address number for the principal building shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref. LDC Section 7.18.04*.

J. Each Owner within noise zones/noise contours will be required to sign and record with their deed the "Destin Executive Airport Noise Zone Disclosure Statement".

K. Each parcel that lies within the specified Airport Noise Zone will be required to provide Airport Noise Mitigation strategies as set forth in the Florida Building Code latest edition at the time of development or redevelopment. Each Residence shall not promote any activity on the Lot that would interfere with, or be a hazard to, the flight of aircraft, or that interferes with air navigation and communication facilities serving the Airport.

4-6-2021

Louis Zunguze, MURP — Date
Community Development Director
City of Destin

4/6/21

Ross Binkley, P.E. — Date
Authorized Agent
Binkley Engineering, PA

TECHNICAL REVIEW COMMITTEE REPORT
INDIAN BAYOU WEST
MAJOR DEVELOPMENT ORDER (20-33-SP)
AND MAJOR SUBDIVISION (20-34-MS)

Applicant:	Indian Bayou West, LLC
Agent:	Ross Binkley, Binkley Engineering, PA
Location:	1 Country Club Drive East
Request:	86 lot residential subdivision
Parcel Size:	69.16 acres, 3,012,702 square feet
Future Land Use:	Low Density Residential (LDR)
Zoning District:	Low Density Residential – Village (LDR-V)
Density:	1.28 DU/AC Provided (5.81 DU/AC Allowed per Ordinance 18-23-LC)
Intensity:	Not applicable
Application Date:	August 28, 2020
Approved Site Plan Date:	March 3, 2021

DISCUSSION/FINDINGS

Ross Binkley, on behalf of Indian Bayou West, LLC is requesting a Major Development Order and Major Subdivision preliminary plat approval. The project is located at 1 Country Club Drive East. The property is approximately 69.16 acres and will consist of 86 long-term residential single-family dwellings, along with the associated infrastructure and platting.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The property has a Future Land Use Map Designation of Low Density Residential (LDR) and a zoning designation of Low Density Residential – Village (LDR-V). The proposed project is consistent with the Comprehensive Plan and Land Development Code (LDC).

LAND USE

Long-term single-family residential is a permitted use in both the LDR future land use designation and LDR-V zoning district.

DENSITY

Maximum allowed:	5.81 dwelling units per acre per Ordinance 18-23
Provided:	1.28 dwelling units per acre

HEIGHT

Maximum allowed:	35’/3 stories
Provided:	35’

PITCHED ROOF

Minimum required:	60%
Provided:	No roof pitch information provided – will be addressed in Permitting phase.

FLOOR AREA RATIO

Not applicable

SETBACKS

Front minimum required:	20 feet
Front provided:	30 feet
Side minimum required:	7.5 feet
Side provided:	7.5 feet
Rear minimum required:	10 feet
Rear provided:	10-60 feet

OPEN SPACE

Minimum required:	25%
Provided:	64%

PLATTING

The project is proposing a Major Subdivision to be processed simultaneously with a Major Development Order. The applicant is requesting preliminary plat approval and has met all submittal requirements, subject to the addition of the wetland locations to the plat.

CONCURRENCY MANAGEMENT

Concurrency requirements have been met:
Traffic: Signed March 3, 2021
Stormwater Management: Signed March 2, 2021
Potable Water/Sanitary Sewer: Signed August 17, 2020
Solid Waste: Signed July 20, 2020

AIRPORT PROTECTION

Each Residence and Lot is subject to the City of Destin Land Development Code (LDC), referenced specifically are Section 7.15.00, Airport and aircraft zoning regulations and Section 7.15.08 Noise zones established. Each Owner within noise zones/noise contours will be required to sign and record with their deed the "Destin Executive Airport Noise Zone Disclosure Statement".

Each parcel that lies within the specified Airport Noise Zone will be required to provide Airport Noise Mitigation strategies as set forth in the Florida Building Code latest edition at the time of development or redevelopment. Each Residence shall not promote any activity on the Lot that would interfere with, or be a hazard to, the flight of aircraft, or that interferes with air navigation and communication facilities serving the Airport.

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

TRANSPORTATION ANALYSIS

The traffic analysis, signed and dated December 17, 2020, indicates the proposed development is estimated to generate 88 PM peak hour trips. The analysis is consistent with the technical methodology outlined in LDC 6.05.05.

RIGHT-OF-WAY DEDICATION
The project includes the dedication of approximately 1.9 acres of right-of-way for Old Creek Trail.

INGRESS/EGRESS
Vehicular access to the property is provided by a two-way drive from Indian Bayou public ROW, as well as another proposed access on Commons Drive, just east of Airport Road. This secondary access would operate as a right in/out only.

PEDESTRIAN NETWORK
The project provides a complete pedestrian network as required in LDC 8.09.03.A(6). A continuous on-site internal sidewalk is provided throughout the development.

PARKING:

Required maximum/minimum vehicle parking spaces:	178
Provided vehicle parking spaces:	178
Required minimum bicycle parking spaces:	0
Provided bicycle parking spaces:	0

UTILITIES:
All utilities are required to be underground.

STORMWATER:
The City Manager's Stormwater designee approved the stormwater plan on March 2, 2021.

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

WHITE SANDS ZONE
The proposed project is not located within any White Sands Zones.

LANDSCAPING

Front perimeter/common boundary:	Requirement Met
Interior parking landscape:	Not applicable
Buffer zone:	Not applicable
Preservation and restoration:	
Reforestation trees required:	554
Reforestation credits:	925
Preserved trees to be removed:	85
Replacement trees:	85
Required parking trees:	0
Total required trees:	**85**
Total trees provided:	**85**

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

IMPACT FEES:
Impact fees will be determinant upon the gross floor area of each single-family dwelling at the time a Certificate of Occupancy is requested.

OTHER FEES: NONE

COMMENTS:

Per Community Development Department:

1. **Prior to the issuance of a Clearing Permit**, a clearing plan must be submitted and approved by the Community Development Department.

2. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.

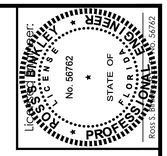
APPROVED FINAL PLANS
EXHIBIT A
4/6/21

Daniel Butler

SITE DEVELOPMENT PLANS FOR:



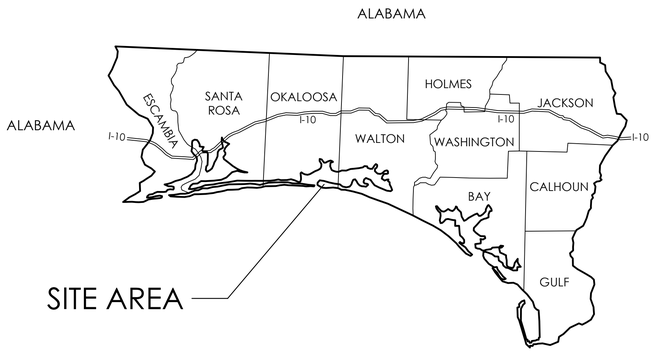
This item has been digitally signed and sealed by Ross S. Binkley, P.E. on 2/18/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



INDIAN BAYOU WEST

DESTIN, FLORIDA

AREA MAP:



PREPARED BY:

Binkley Engineering, P.A.
434 Benning Drive
Destin, FL 32541
Phone: (850) 974-5421

PREPARED FOR:

Indian Bayou West, LLC
4 Weekewachee Circle
Destin, FL 32541
Phone: (850) 585-4811

DATE PREPARED:

February 17, 2021

LOCATION MAP:



INDEX OF SHEETS

SHEET	DESCRIPTION
1.1	DEMOLITION PLAN (1 OF 6)
1.2	DEMOLITION PLAN (1 OF 6)
1.3	DEMOLITION PLAN (1 OF 6)
1.4	DEMOLITION PLAN (1 OF 6)
1.5	DEMOLITION PLAN (1 OF 6)
1.6	DEMOLITION PLAN (1 OF 6)
2.0	OVERALL SITE PLAN
2.1	SITE PLAN (1 OF 7)
2.2	SITE PLAN (2 OF 7)
2.3	SITE PLAN (3 OF 7)
2.4	SITE PLAN (4 OF 7)
2.5	SITE PLAN (5 OF 7)
2.6	SITE PLAN (6 OF 7)
2.7	SITE PLAN (7 OF 7)
3.1	GRADING & DRAINAGE PLAN (1 OF 7)
3.2	GRADING & DRAINAGE PLAN (2 OF 7)
3.3	GRADING & DRAINAGE PLAN (3 OF 7)
3.4	GRADING & DRAINAGE PLAN (4 OF 7)
3.5	GRADING & DRAINAGE PLAN (5 OF 7)
3.6	GRADING & DRAINAGE PLAN (6 OF 7)
3.7	GRADING & DRAINAGE PLAN (7 OF 7)
4.1	UTILITY PLAN (1 OF 7)
4.2	UTILITY PLAN (2 OF 7)
4.3	UTILITY PLAN (3 OF 7)
4.4	UTILITY PLAN (4 OF 7)
4.5	UTILITY PLAN (5 OF 7)
4.6	UTILITY PLAN (6 OF 7)
4.7	UTILITY PLAN (7 OF 7)
5.1	PLAN & PROFILE OLD CREEK TRAIL
5.2	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 0+00 ~ 14+50)
5.3	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 14+50 ~ 29+50)
5.4	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 29+50 ~ 42+00)
5.5	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 35+00 ~ END)
5.6	PLAN & PROFILE APALACHEE WAY
5.7	PLAN & PROFILE TIMUCUA COURT
6.1	LANDSCAPE PLAN NORTH
6.2	LANDSCAPE PLAN SOUTH
7.1	DETAILS
7.2	DETAILS
7.3	RETENTION BASIN SECTIONS
7.4	DESTIN WATER USERS DETAILS
7.5	DESTIN WATER USERS DETAILS
7.6	DESTIN WATER USERS DETAILS
7.7	LIFT STATION DETAILS
8.1	SPECIFICATIONS
8.2	SPECIFICATIONS
8.3	SPECIFICATIONS

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO 1/2" REBAR WITH CAP STAMPED LB#8096 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 64°51'18" E A DISTANCE OF 466.37 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 08°47'03" E A DISTANCE OF 90.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 05°56'32" W A DISTANCE OF 41.45 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°09'03" E A DISTANCE OF 129.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°18'51" W A DISTANCE OF 31.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 63°20'12" W A DISTANCE OF 6.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 26°05'29" W A DISTANCE OF 37.71 FEET TO A 5/8" REBAR WITH CAP STAMPED #7350; THENCE S 04°51'58" W A DISTANCE OF 324.04 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 01°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 02°38'36" W A DISTANCE OF 131.69 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 40°10'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 48°02'00" W A DISTANCE OF 18.09 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 53°51'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 08°19'10" W A DISTANCE OF 494.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 81°40'50" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE S 01°09'18" W A DISTANCE OF 900.88 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE A 5.67°26'23"W A DISTANCE OF 5.69 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 352.00 FEET, AN ARC LENGTH OF 605.92 FEET AND A CHORD BEARING AND DISTANCE OF S 18°07'35" W, 533.83 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 243.59 FEET, AN ARC LENGTH OF 196.43 FEET AND A CHORD BEARING AND DISTANCE OF S 08°07'26" E, 191.17 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 14°56'19" W A DISTANCE OF 5.46 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096 ON THE NORTH RIGHT OF WAY LINE OF COMMONS DR. WEST (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1882.87 FEET, AN ARC LENGTH OF 88.12 FEET AND A CHORD BEARING AND DISTANCE OF N 77°57'01" W, 88.11 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE LEAVING SAID RIGHT OF WAY N 14°56'19" E A DISTANCE OF 9.90 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 156.00 FEET, AN ARC LENGTH OF 125.59 FEET AND A CHORD BEARING AND DISTANCE OF N 08°07'26" W, 122.22 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 536.08 FEET AND A CHORD BEARING AND DISTANCE OF N 03°43'02" E, 503.53 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 155.88 FEET, AN ARC LENGTH OF 254.67 FEET AND A CHORD BEARING AND DISTANCE OF N 05°21'22" W, 227.28 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 2.57 FEET AND A CHORD BEARING AND DISTANCE OF N 40°58'01" E, 2.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 36°52'03 W A DISTANCE OF 37.84 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°52'03" W A DISTANCE OF 1649.80 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 53°04'25" E A DISTANCE OF 150.01 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°47'28" W A DISTANCE OF 612.40 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 69.16 ACRES, MORE OR LESS.

TOTAL PROJECT AREA	3,012,702 S.F. (69.16 Ac.)
OLD CREEK TRAIL R/W	77,062 S.F. (1.77 Ac.)
SUBDIVISION AREA	2,935,640 S.F. (67.39 Ac.)
TOTAL PROJECT IMPERVIOUS SURFACE	777,652 S.F.
IMPERVIOUS SURFACE AREA (EXCLUDING OLD CREEK TRAIL R/W)	
IMPERVIOUS SURFACE	734,885 S.F. (25%)
PROPOSED OPEN SPACE	2,200,755 S.F. (75%)

BINKLEY ENGINEERING
Certificate of Authorization No. 32308

NOT FOR CONSTRUCTION

INDIAN BAYOU WEST



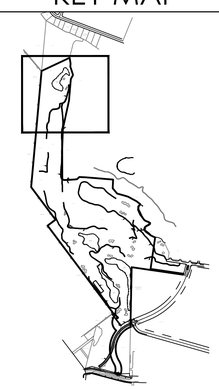
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

REVISIONS:	DATE:
1 PER CITY AND NWFWMD COMMENTS	1/25/21
2 PER NWFWMD COMMENTS	2/17/21
3	
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (1 OF 6)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
1.1
TOTAL SHEETS 47



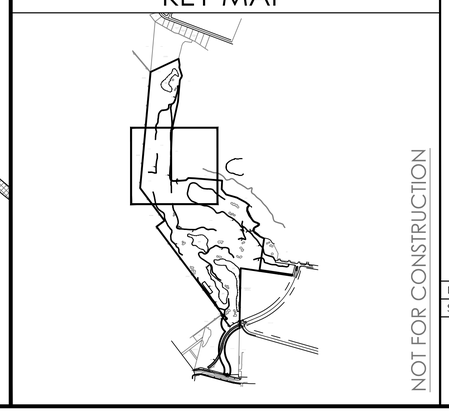
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer: ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER Ross S. Binkley, Lic. No. 56762

REVISIONS:	DATE:
1 PER CITY AND NWFWMD COMMENTS	1/25/21
2 PER NWFWMD COMMENTS	2/17/21
3	
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (2 OF 6)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
1.2
TOTAL SHEETS 47



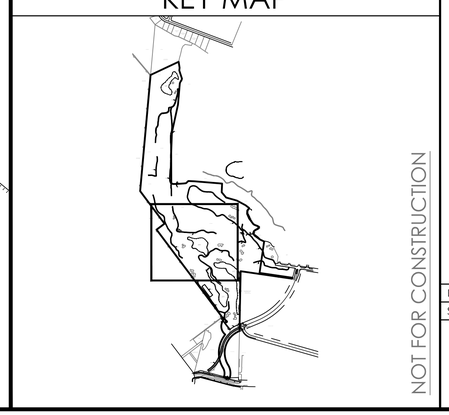
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, No. 56762

REVISIONS:		DATE:
1	PER CITY AND NWFWMD COMMENTS	1/25/21
2	PER NWFWMD COMMENTS	2/17/21
3		
4		
5		
6		
7		

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (3 OF 6)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
1.3
TOTAL SHEETS 47



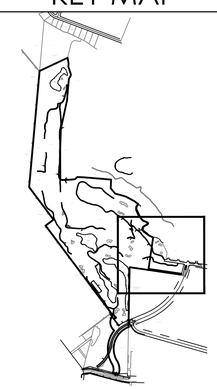
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

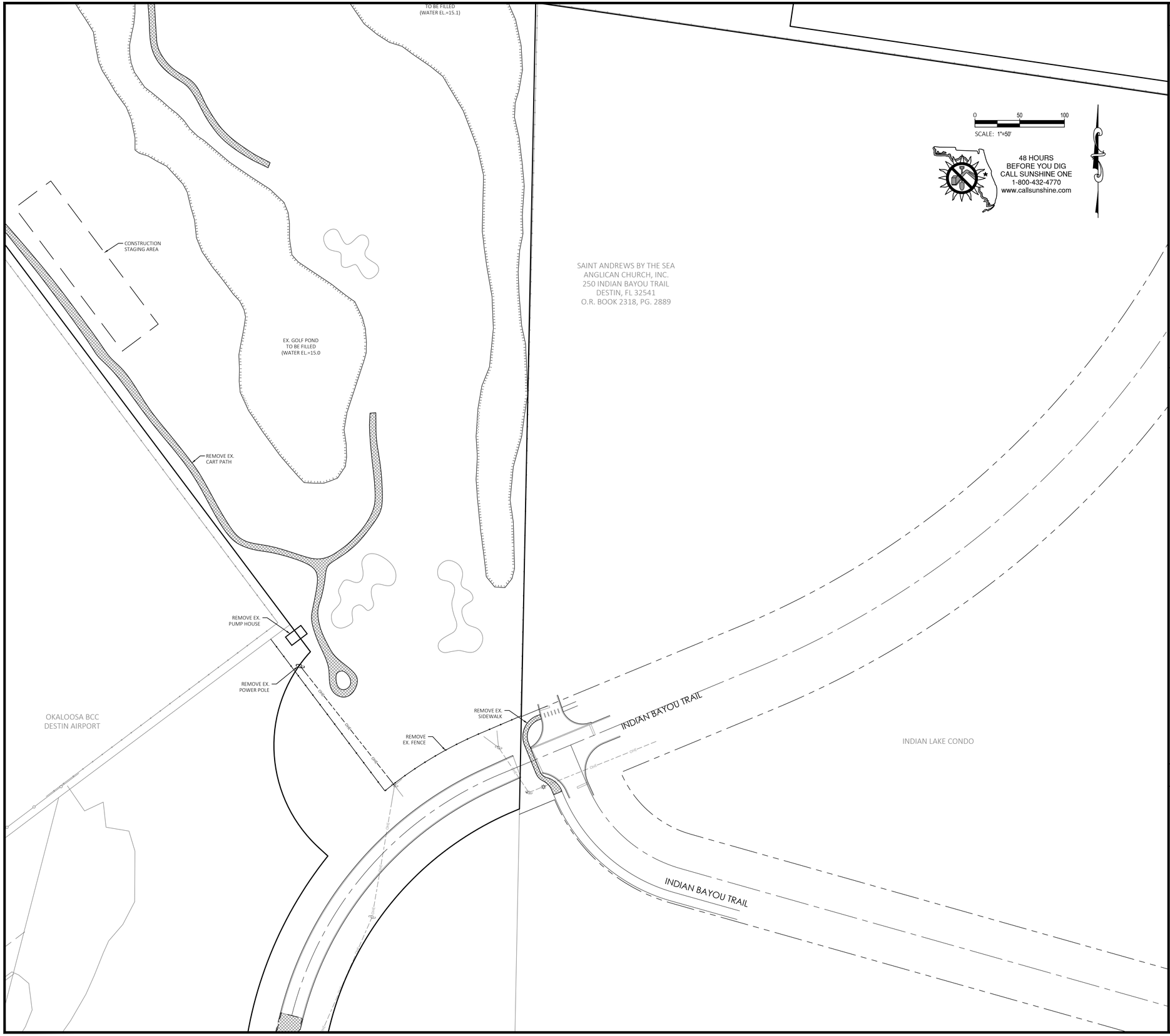
REVISIONS:	DATE:
1 PER CITY AND NWFWMD COMMENTS	1/25/21
2 PER NWFWMD COMMENTS	2/17/21
3	
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (4 OF 6)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
1.4
TOTAL SHEETS 47



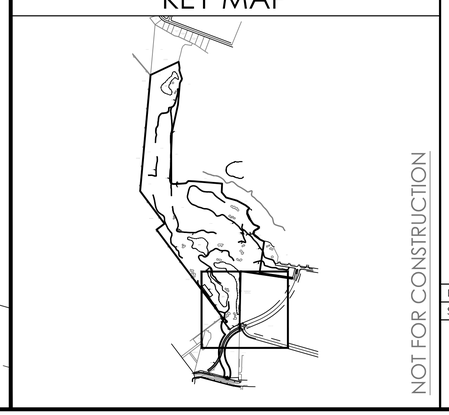
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

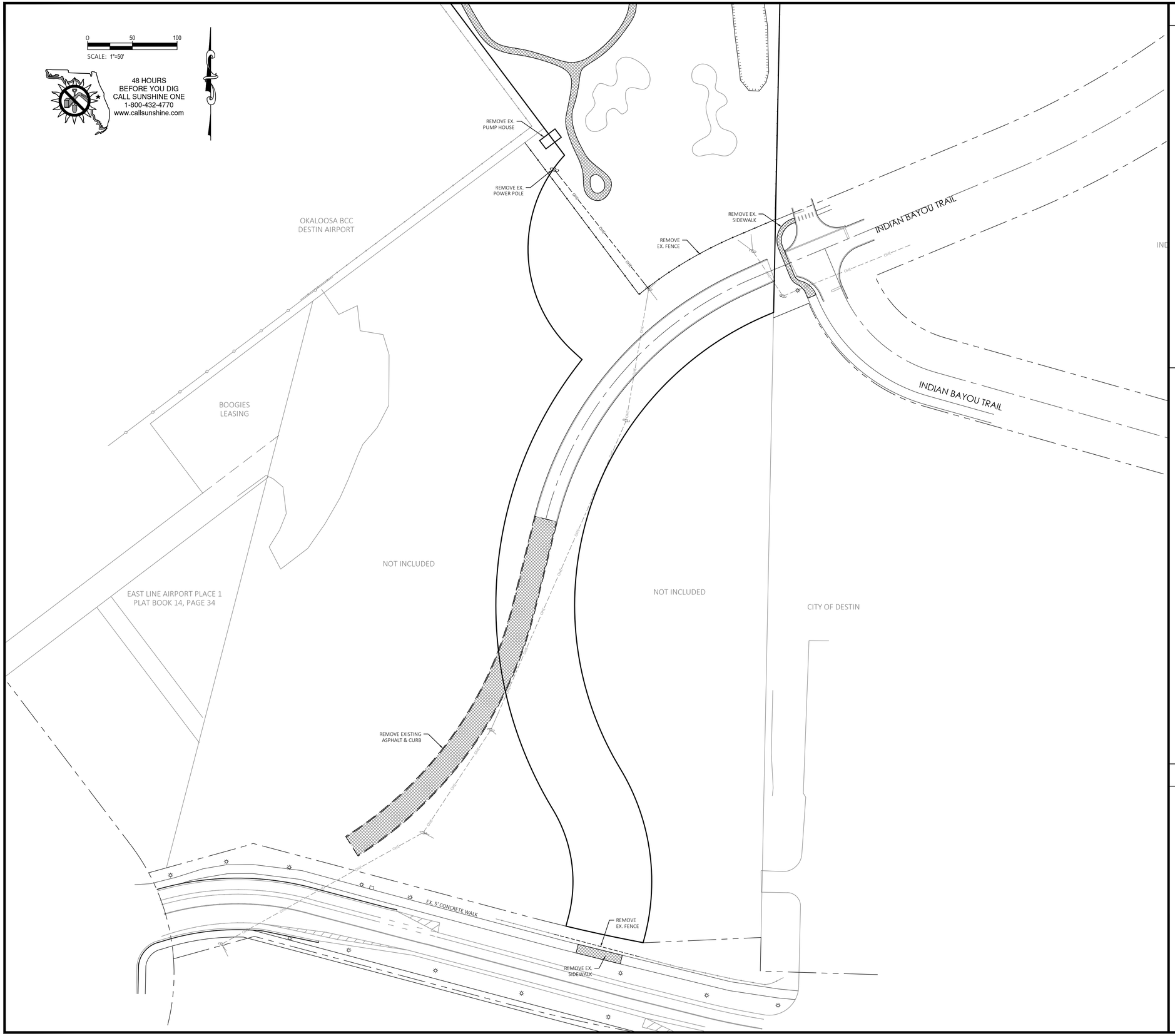
REVISIONS:		DATE:
1	PER CITY AND NWFWMD COMMENTS	1/25/21
2	PER NWFWMD COMMENTS	2/17/21
3		
4		
5		
6		
7		

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (5 OF 6)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
1.5
TOTAL SHEETS 47



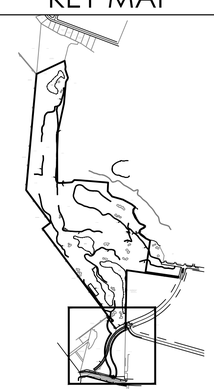
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Signatory:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

REVISIONS:	DATE:
1 PER CITY AND NWFWMD COMMENTS	1/25/21
2 PER NWFWMD COMMENTS	2/17/21
3	
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (6 OF 6)

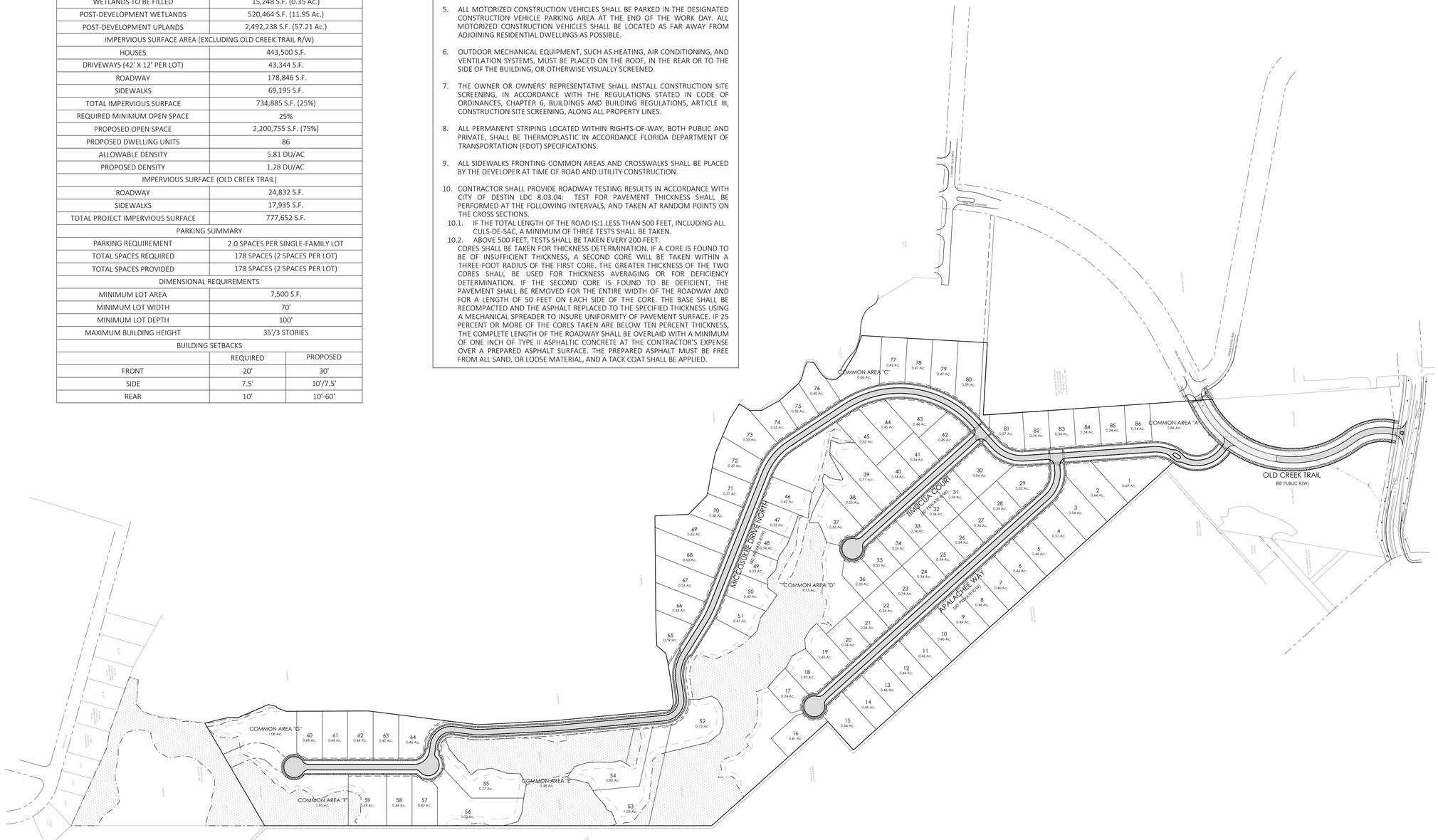
DATE: 8/27/20
SCALE: 1"=50'
SHEET
1.6
TOTAL SHEETS 47

SITE DATA TABLE		
PARCEL ID #	00-2S-22-0000-0046-0000	
ZONING DISTRICT	LOW DENSITY RESIDENTIAL-VILLAGE	
FUTURE LAND USE	LOW DENSITY RESIDENTIAL	
TOTAL PROJECT AREA (INCLUDED IN PLAT)	3,012,702 S.F. (69.16 Ac.)	
PRE-DEVELOPMENT WETLANDS	535,712 S.F. (12.30 Ac.)	
PRE-DEVELOPMENT UPLANDS	2,476,990 S.F. (56.86 Ac.)	
OLD CREEK TRAIL R/W	77,062 S.F. (1.77 Ac.)	
SUBDIVISION AREA	2,935,640 S.F. (67.39 Ac.)	
WETLANDS TO BE FILLED	15,248 S.F. (0.35 Ac.)	
POST-DEVELOPMENT WETLANDS	520,464 S.F. (11.95 Ac.)	
POST-DEVELOPMENT UPLANDS	2,492,238 S.F. (57.21 Ac.)	
IMPERVIOUS SURFACE AREA (EXCLUDING OLD CREEK TRAIL R/W)		
HOUSES	443,500 S.F.	
DRIVEWAYS (42' X 12' PER LOT)	43,344 S.F.	
ROADWAY	178,846 S.F.	
SIDEWALKS	69,195 S.F.	
TOTAL IMPERVIOUS SURFACE	734,885 S.F. (25%)	
REQUIRED MINIMUM OPEN SPACE	25%	
PROPOSED OPEN SPACE	2,200,755 S.F. (75%)	
PROPOSED DWELLING UNITS	86	
ALLOWABLE DENSITY	5.81 DU/AC	
PROPOSED DENSITY	1.28 DU/AC	
IMPERVIOUS SURFACE (OLD CREEK TRAIL)		
ROADWAY	24,832 S.F.	
SIDEWALKS	17,935 S.F.	
TOTAL PROJECT IMPERVIOUS SURFACE	777,652 S.F.	
PARKING SUMMARY		
PARKING REQUIREMENT	2.0 SPACES PER SINGLE-FAMILY LOT	
TOTAL SPACES REQUIRED	178 SPACES (2 SPACES PER LOT)	
TOTAL SPACES PROVIDED	178 SPACES (2 SPACES PER LOT)	
DIMENSIONAL REQUIREMENTS		
MINIMUM LOT AREA	7,500 S.F.	
MINIMUM LOT WIDTH	70'	
MINIMUM LOT DEPTH	100'	
MAXIMUM BUILDING HEIGHT	35'/3 STORIES	
BUILDING SETBACKS		
	REQUIRED	PROPOSED
FRONT	20'	30'
SIDE	7.5'	10'/7.5'
REAR	10'	10'-60'

NOTES

1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY RARE EARTH SURVEYING & MAPPING.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
5. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA AT THE END OF THE WORK DAY. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE LOCATED AS FAR AWAY FROM ADJOINING RESIDENTIAL DWELLINGS AS POSSIBLE.
6. OUTDOOR MECHANICAL EQUIPMENT, SUCH AS HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS, MUST BE PLACED ON THE ROOF, IN THE REAR OR TO THE SIDE OF THE BUILDING, OR OTHERWISE VISUALLY SCREENED.
7. THE OWNER OR OWNERS' REPRESENTATIVE SHALL INSTALL CONSTRUCTION SITE SCREENING, IN ACCORDANCE WITH THE REGULATIONS STATED IN CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, CONSTRUCTION SITE SCREENING, ALONG ALL PROPERTY LINES.
8. ALL PERMANENT STRIPING LOCATED WITHIN RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE, SHALL BE THERMOPLASTIC IN ACCORDANCE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.
9. ALL SIDEWALKS FRONTING COMMON AREAS AND CROSSWALKS SHALL BE PLACED BY THE DEVELOPER AT TIME OF ROAD AND UTILITY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ROADWAY TESTING RESULTS IN ACCORDANCE WITH CITY OF DESTIN LDC 8.03.04: TEST FOR PAVEMENT THICKNESS SHALL BE PERFORMED AT THE FOLLOWING INTERVALS, AND TAKEN AT RANDOM POINTS ON THE CROSS SECTIONS.
    - 10.1. IF THE TOTAL LENGTH OF THE ROAD IS:1.LESS THAN 500 FEET, INCLUDING ALL CULS-DE-SAC, A MINIMUM OF THREE TESTS SHALL BE TAKEN.
    - 10.2. ABOVE 500 FEET, TESTS SHALL BE TAKEN EVERY 200 FEET.

    CORES SHALL BE TAKEN FOR THICKNESS DETERMINATION. IF A CORE IS FOUND TO BE OF INSUFFICIENT THICKNESS, A SECOND CORE WILL BE TAKEN WITHIN A THREE-FOOT RADIUS OF THE FIRST CORE. THE GREATER THICKNESS OF THE TWO CORES SHALL BE USED FOR THICKNESS AVERAGING OR FOR DEFICIENCY DETERMINATION. IF THE SECOND CORE IS FOUND TO BE DEFICIENT, THE PAVEMENT SHALL BE REMOVED FOR THE ENTIRE WIDTH OF THE ROADWAY AND FOR A LENGTH OF 50 FEET ON EACH SIDE OF THE CORE. THE BASE SHALL BE RECOMPACTED AND THE ASPHALT REPLACED TO THE SPECIFIED THICKNESS USING A MECHANICAL SPREADER TO INSURE UNIFORMITY OF PAVEMENT SURFACE. IF 25 PERCENT OR MORE OF THE CORES TAKEN ARE BELOW TEN PERCENT THICKNESS, THE COMPLETE LENGTH OF THE ROADWAY SHALL BE OVERLAID WITH A MINIMUM OF ONE INCH OF TYPE II ASPHALTIC CONCRETE AT THE CONTRACTOR'S EXPENSE OVER A PREPARED ASPHALT SURFACE. THE PREPARED ASPHALT MUST BE FREE FROM ALL SAND, OR LOOSE MATERIAL, AND A TACK COAT SHALL BE APPLIED.



NOT FOR CONSTRUCTION

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
Ross S. Binkley
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, PE License No. 56762

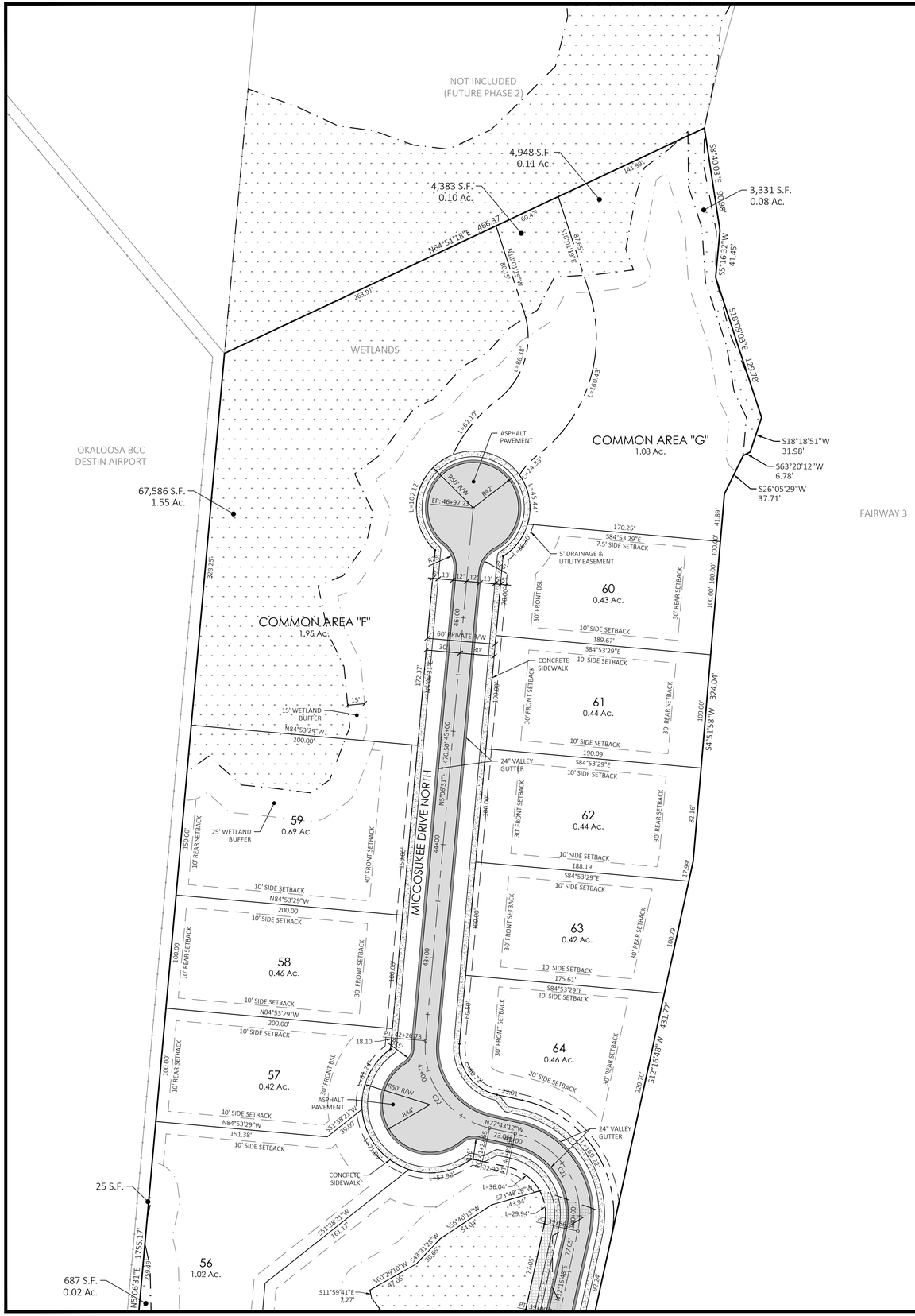
REVISIONS:	DATE:
1 SITE DATA TABLE PER CITY COMMENTS	9/29/20
2 PER CITY COMMENTS	1/25/21
3 PER RWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

OVERALL SITE PLAN

DATE: 8/27/20
SCALE: 1"=120'
SHEET
2.0
TOTAL SHEETS 47



0 50 100

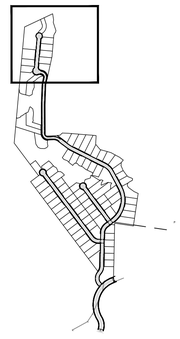
SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Boundary Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.59'	156.00'	46°07'31"	122.22'	N8°07'26"W
C2	536.08'	440.00'	69°48'26"	503.53'	N3°43'02"E
C3	241.08'	155.00'	89°06'52"	217.50'	N2°58'39"W
C4	2.57'	120.00'	1°13'32"	2.57'	N40°58'01"E
C6	605.92'	352.00'	98°37'34"	533.83'	S18°07'35"W
C7	196.43'	244.00'	46°07'31"	191.17'	S8°07'26"E
C8	88.12'	1882.87'	2°40'53"	88.11'	S77°55'40"E

Centerline Curve Table					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C11	125.00'	194.42'	89°06'52"	175.41'	N2°58'39"W
C12	150.00'	105.83'	40°25'29"	103.65'	N21°22'02"E
C13	150.00'	136.08'	51°58'40"	131.46'	N27°08'38"E
C14	391.77'	556.92'	81°26'52"	511.20'	N12°24'31"E
C15	250.00'	152.71'	34°59'57"	150.35'	N45°48'53"W
C16	500.00'	89.57'	10°15'51"	89.45'	N58°10'57"W
C17	150.00'	105.61'	40°20'23"	103.44'	N73°13'13"W
C18	72.00'	117.09'	93°10'31"	104.61'	N46°48'09"W
C19	500.00'	19.92'	2°16'57"	19.92'	N0°55'35"E
C20	200.00'	35.65'	10°12'44"	35.60'	N7°10'26"E
C21	72.00'	113.10'	90°00'00"	101.82'	N32°43'12"W
C22	72.00'	104.09'	82°49'44"	95.26'	N36°18'20"W
C23	130.00'	117.93'	51°58'40"	113.93'	N62°51'22"W
C9	200.00'	161.01'	46°07'31"	156.69'	N8°07'26"W
C10	396.00'	312.93'	45°16'38"	304.85'	N8°32'53"W

KEY MAP



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT

NOT FOR CONSTRUCTION

Licensed Professional: ROSS S. BINKLEY
FLORIDA LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

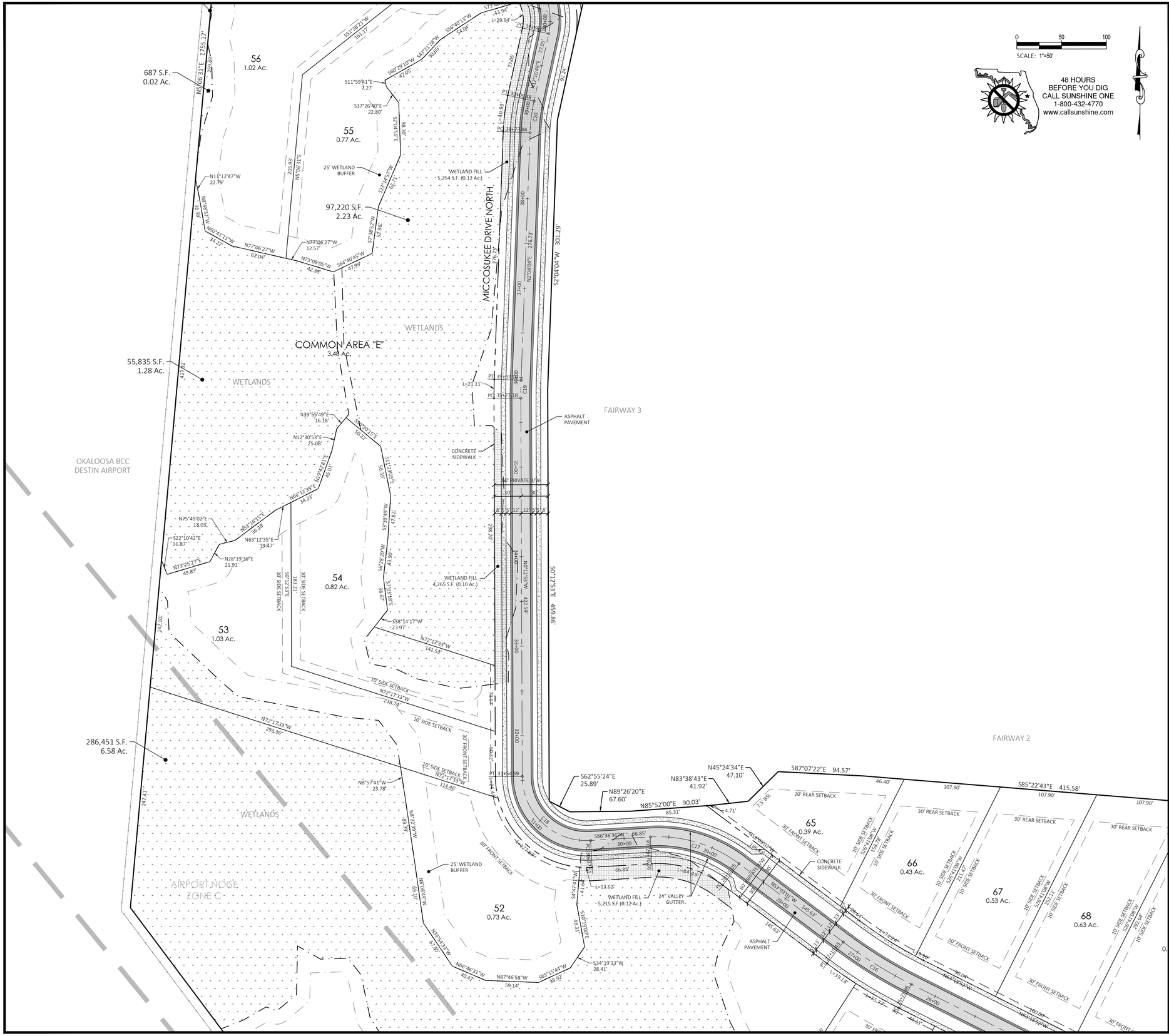
REVISIONS:	DATE:
1 PER CITY COMMENTS	1/25/21
2 PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
3 PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
4	
5	
6	
7	

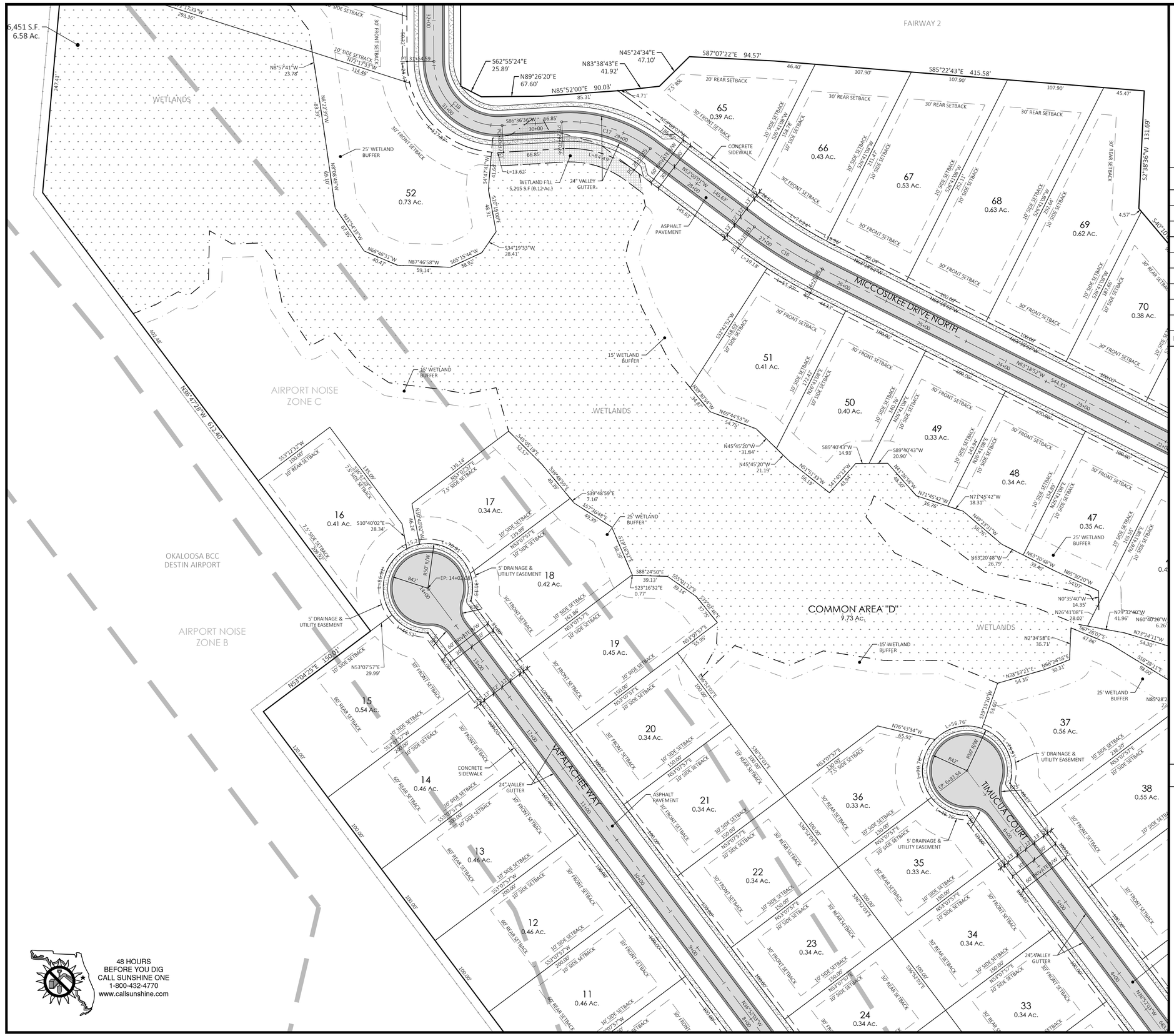
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

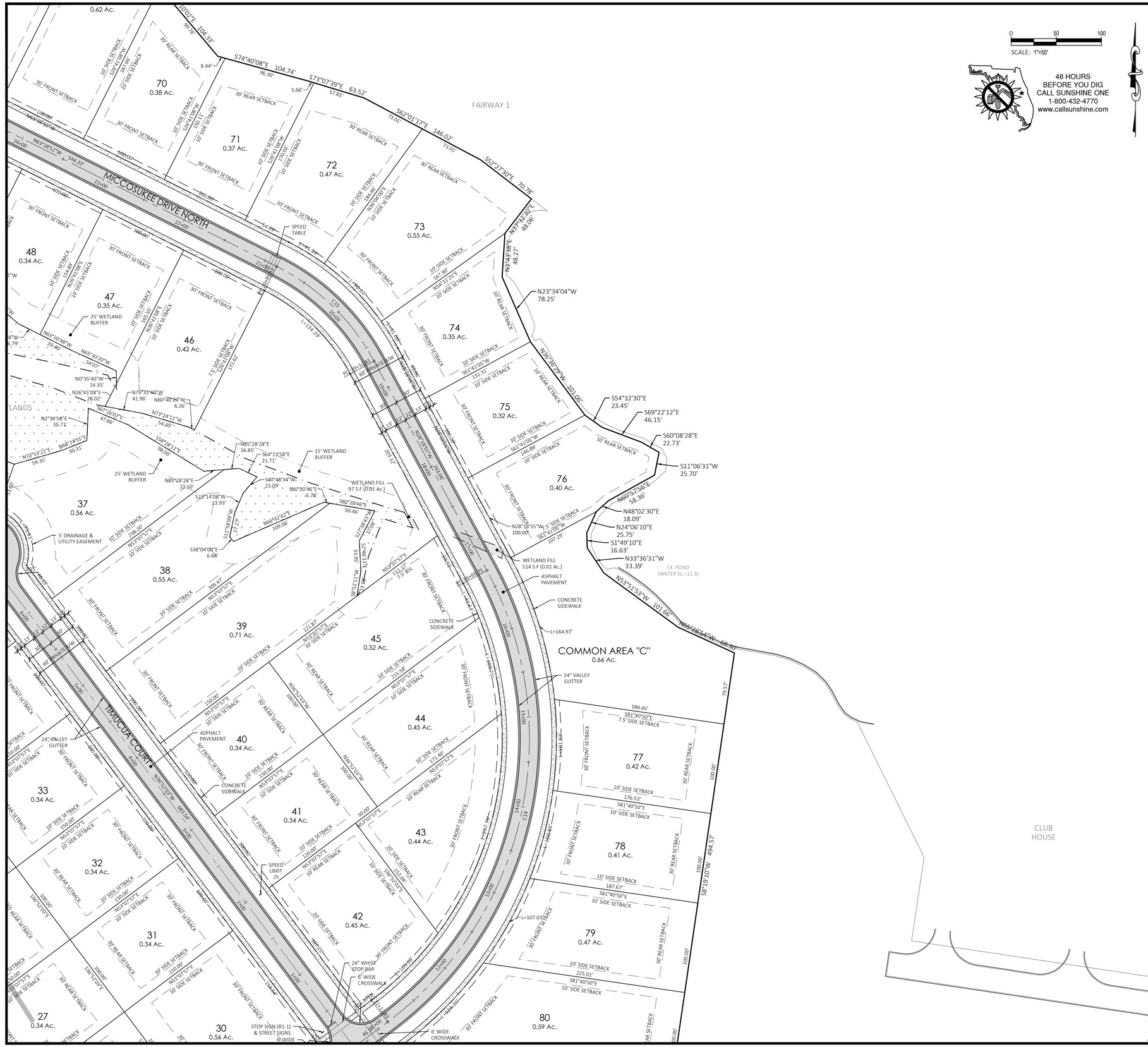
INDIAN BAYOU WEST

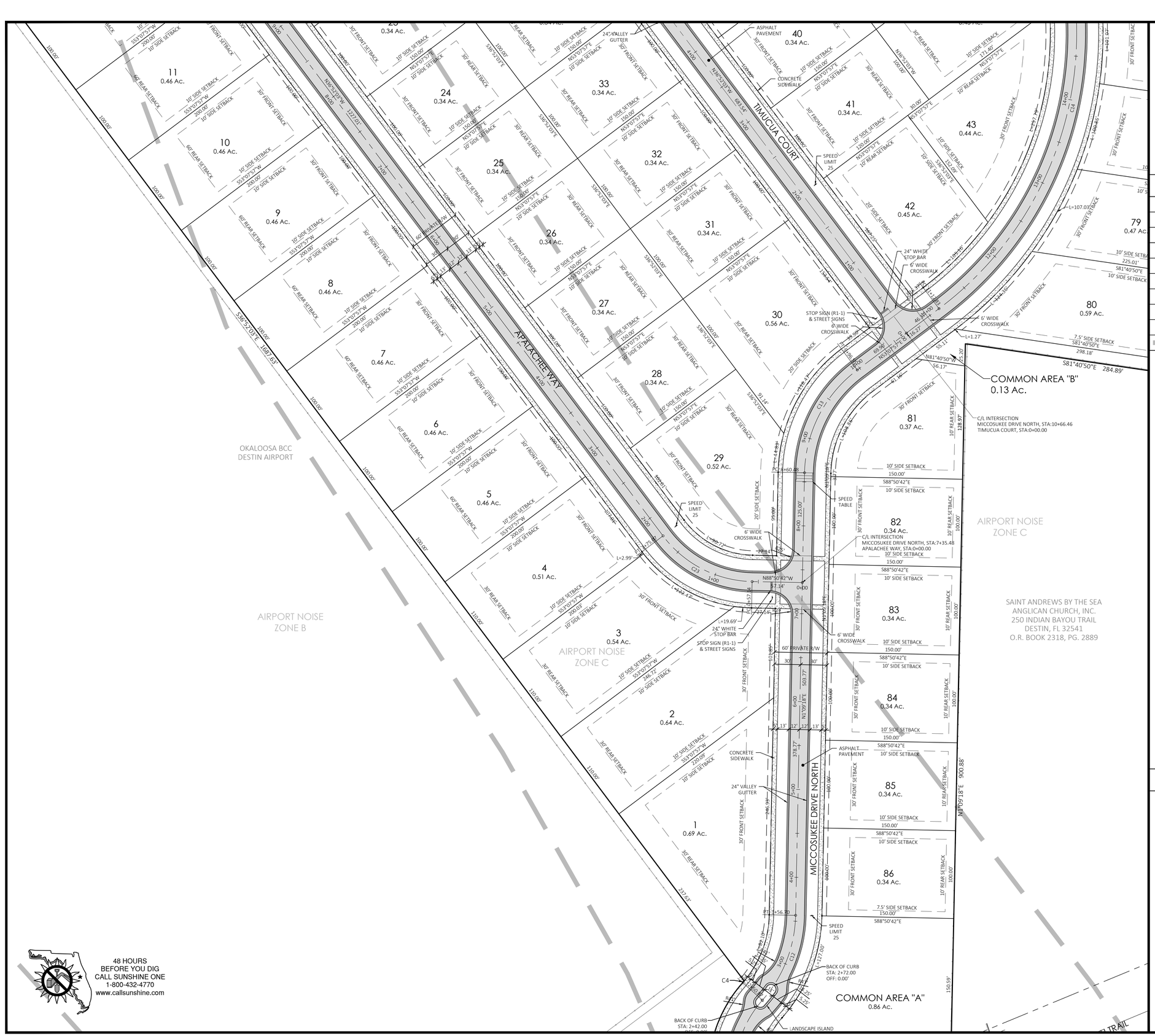
SITE PLAN (1 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
2.1
TOTAL SHEETS 47


56
1.02 Ac.
687 S.F.
0.02 Ac.
55
0.77 Ac.
97,220 S.F.
2.23 Ac.
54
0.82 Ac.
53
1.03 Ac.
52
0.73 Ac.
55,835 S.F.
1.28 Ac.
286,451 S.F.
6.58 Ac.
COMMON AREA "E"
3.48 Ac.
WETLANDS
MICCOSUKEE DRIVE NORTH
FAIRWAY 3
FAIRWAY 2
ASPHALT PAVEMENT
CONCRETE SIDEWALK
24' PRIVATE R/W
WETLAND FILL
5,254 S.F. (0.12 Ac)
WETLAND FILL
4,265 S.F. (0.10 Ac.)
WETLAND FILL
5,215 S.F. (0.12 Ac.)
25' WETLAND BUFFER
24" VALLEY GUTTER
OKALOOSA BCC
DESTIN AIRPORT
AIRPORT NOISE ZONE C
65
0.39 Ac.
66
0.43 Ac.
67
0.53 Ac.
68
0.63 Ac.
20' REAR SETBACK
30' REAR SETBACK
30' FRONT SETBACK
10' SIDE SETBACK
7.5' BSL
46.40'
107.90'
107.90'
107.90'
S87°07'22"E 94.57'
S85°22'43"E 415.58'
N45°24'34"E 47.10'
N83°38'43"E 41.92'
N89°26'20"E 67.60'
N85°52'00"E 90.03'
85.31'
S62°55'24"E 25.89'
S0°1'25.3"E 459.86'
S2°04'04"W 301.29'
S86°36'35"W 66.85'
N53°03'01"W 145.63'
S34°19'33"W 28.41'
N87°46'58"W 59.14'
N65°15'44"W 38.92'
N66°46'31"W 40.47'
N23°54'37"W 67.32'
N8°22'37"W 83.35'
N8°57'41"W 23.78'
N72°17'33"W 114.49'
N72°17'33"W 293.36'
N72°17'33"W 238.74'
S54°47'47"W 41.64'
S16°30'10"E 16.34'
S73°25'27"E 49.89'
S22°10'42"E 16.87'
N75°49'02"E 18.03'
N28°19'36"E 21.91'
N63°12'35"E 19.47'
N53°18'15"E 36.38'
N68°12'35"E 34.25'
N10°47'22"E 45.01'
N39°55'49"E 16.18'
N12°30'53"E 25.08'
S74°03'15"E 58.22'
S11°59'41"E 7.27'
S37°26'40"E 22.80'
S60°39'10"W 47.05'
S49°31'29"W 30.65'
S56°40'11"W 54.04'
S51°38'21"W 161.17'
N5°06'31"E 1735.17'
N5°06'31"E 205.69'
N11°12'47"W 22.79'
N9°48'37"W 96.38'
N60°41'11"W 34.22'
N77°06'27"W 62.04'
N72°06'27"W 12.57'
N73°09'05"W 42.38'
S64°40'45"W 47.99'
S23°45'57"W 62.71'
S7°38'57"W 52.96'
S38°14'17"W 23.97'
S70°03'18"E 39.67'
S78°28'20"W 43.90'
S13°48'45"W 27.22'
S10°43'56"W 56.39'
S0°15'51"E 151.40'
S0°15'51"E 182.71'
10' SIDE SETBACK
10' SIDE SETBACK
142.10'
247.41'
205.69'
L=40.99'
PC 35+77.84
PT 36+18.83
R=1,882.87'
Δ=1°15'00"
L=43.94'
L=29.94'
L=21.11'
PC 35+97.18
PT 36+18.29
R=1,882.87'
Δ=0°38'30"
L=13.62'
L=84.49'
L=39.18'
L=41.27'
L=41.27'
L=41.27


FAIRWAY 2
WETLANDS
AIRPORT NOISE ZONE C
OKALOOSA BCC
DESTIN AIRPORT
AIRPORT NOISE ZONE B
COMMON AREA "D"
9.73 Ac.
MICCOSUKEE DRIVE NORTH
KAPALACHEE WAY
TIMUCUA COURT
CONCRETE SIDEWALK
ASPHALT PAVEMENT
24" VALLEY GUTTER
WETLAND FILL
5,215 S.F (0.12 Ac.)
25' WETLAND BUFFER
15' WETLAND BUFFER
5' DRAINAGE & UTILITY EASEMENT
6,451 S.F.
6.58 Ac.
52
0.73 Ac.
65
0.39 Ac.
66
0.43 Ac.
67
0.53 Ac.
68
0.63 Ac.
69
0.62 Ac.
70
0.38 Ac.
51
0.41 Ac.
50
0.40 Ac.
49
0.33 Ac.
48
0.34 Ac.
47
0.35 Ac.
16
0.41 Ac.
17
0.34 Ac.
18
0.42 Ac.
19
0.45 Ac.
20
0.34 Ac.
21
0.34 Ac.
22
0.34 Ac.
23
0.34 Ac.
24
0.34 Ac.
15
0.54 Ac.
14
0.46 Ac.
13
0.46 Ac.
12
0.46 Ac.
11
0.46 Ac.
36
0.33 Ac.
35
0.33 Ac.
34
0.34 Ac.
33
0.34 Ac.
37
0.56 Ac.
38
0.55 Ac.
S87°07'22"E 94.57'
S85°22'43"E 415.58'
S52°38'36"W 131.69'
S40°10'
N45°24'34"E 47.10'
S62°55'24"E 25.89'
N89°26'20"E 67.60'
N83°38'43"E 41.92'
N85°52'00"E 90.03'
S86°36'36"W 66.85'
N36°47'28"W 612.40'
N53°04'25"E 150.01'
S53°12'29"W 100.66'
N8°57'41"W 23.78'
N72°17'33"W 114.46'
N72°17'33"W 291.36'
S10°40'02"E 28.34'
N53°07'57"E 29.99'
S39°48'59"E 7.16'
S23°16'32"E 0.77'
S88°24'50"E 39.13'
N63°20'48"W 26.79'
N71°45'42"W 18.31'
S89°40'43"W 14.93'
S89°40'43"W 20.90'
N45°45'20"W 31.84'
N45°45'20"W 21.19'
N69°44'53"W 54.79'
N0°35'40"W 14.35'
N79°32'40"W 41.96'
N60°40'39"W 6.26'
N73°24'11"W 54.30'
N85°28'2
N76°43'34"W 65.92'
N26°41'08"E 28.02'
N74°53'21"E 54.35'
N68°24'55"E 30.31'
N2°34'58"E 35.71'
S39°15'10"W 53.90'
R50' R/W
R43'
R50' R/W
R43'
EP: 14+02.18
EP: 6+63.54
PVI 31+54.59
PVI 3+56.76
L=56.76'
L=39.18'
L=13.62'
L=62.29'
L=41.64'
L=39.18'
C18 91.00'
C17 29.00'
C16 27.00'
C15 50.00'
C14 50.00'
C13 50.00'
C12 50.00'
C11 50.00'
C10 396.00'
C9 200.00'
C8 88.12'
C7 196.43'
C6 605.92'
C5 241.08'
C4 2.57'
C3 536.08'
C2 125.59'
C1 125.59'
R=396.00'
R=200.00'
R=605.92'
R=241.08'
R=536.08'
R=125.59'
R=125.59'
247.41'
40.48'
155.14'
136.09'
46.24'
46.24'
46.39'
46.39'
46.39


0.62 Ac.
70
0.38 Ac.
71
0.37 Ac.
72
0.47 Ac.
73
0.55 Ac.
74
0.35 Ac.
75
0.32 Ac.
76
0.40 Ac.
48
0.34 Ac.
47
0.35 Ac.
46
0.42 Ac.
37
0.56 Ac.
38
0.55 Ac.
39
0.71 Ac.
45
0.52 Ac.
44
0.45 Ac.
40
0.34 Ac.
41
0.34 Ac.
43
0.44 Ac.
42
0.45 Ac.
33
0.34 Ac.
32
0.34 Ac.
31
0.34 Ac.
27
0.34 Ac.
30
0.56 Ac.
77
0.42 Ac.
78
0.41 Ac.
79
0.47 Ac.
80
0.59 Ac.
COMMON AREA "C"
0.66 Ac.
MICCOSUKEE DRIVE NORTH
TIMUCUA COURT
FAIRWAY 1
CLUB HOUSE
EX. POND (WATER EL.=11.3)
SPEED TABLE
SPEED LIMIT 25
25' WETLAND BUFFER
15' WETLAND BUFFER
WETLAND FILL 97 S.F (0.01 Ac.)
WETLAND FILL 514 S.F (0.01 Ac.)
5' DRAINAGE & UTILITY EASEMENT
ASPHALT PAVEMENT
CONCRETE SIDEWALK
24" VALLEY GUTTER
24" WHITE STOP BAR
6' WIDE CROSSWALK
STOP SIGN (R1-1) & STREET SIGNS
S74°40'08"E 104.74'
S73°07'39"E 63.52'
S62°01'17"E 146.02'
S53°22'30"E 70.78'
N63°18'57"W 544.33'
N23°34'04"W 78.25'
N38°36'29"W 101.06'
S54°32'30"E 23.45'
S69°22'12"E 46.15'
S60°08'28"E 22.73'
S11°06'31"W 25.70'
N60°05'56"E 58.36'
N48°02'30"E 18.09'
N24°06'10"E 25.75'
S1°49'10"E 16.63'
N33°36'31"W 33.39'
N53°51'53"W 101.66'
N53°38'54"W 68.30'
S8°19'10"W 494.57'
N63°18'57"W 544.33'
N63°20'48"W 39.40'
N65°30'20"W 54.07'
N0°35'40"W 14.35'
N26°41'08"E 28.02'
N79°32'40"W 41.96'
N60°40'20"W 6.26'
N73°24'11"W 54.30'
N2°34'58"E 35.71'
N68°14'55"E 30.31'
N73°53'21"E 54.35'
S67°26'07"E 47.86'
S56°28'11"E 36.00'
N85°28'28"E 16.85'
S64°13'58"E 21.71'
N85°28'28"E 22.50'
S40°48'34"W 23.09'
S80°20'46"E 6.78'
S80°20'46"E 30.46'
S23°14'08"W 23.93'
S11°58'09"W 27.27'
N66°32'41"E 109.06'
S38°04'00"E 6.68'
S27°38'51"W 37.08'
S8°57'21"W 58.56'
N53°07'57"E 111.37'
7.5' RSL
N28°18'55"W 100.00'
S1°58'39"W 100.00'
N53°07'57"E 309.49'
N53°07'57"E 121.87'
N53°07'57"E 215.58'
N8°52'03"W 100.00'
N53°07'57"E 171.40'
S38°52'03"E 120.00'
S38°52'03"E 110.00'
S38°52'03"E 100.00'
S38°52'03"E 100.00'
S81°40'50"E 189.45'
S81°40'50"E 176.53'
S81°40'50"E 187.67'
S81°40'50"E 225.01'
S81°40'50"E 146.89'
S67°41'05"W 132.31'
S67°41'05"W 107.29'
N67°41'05"E 167.40'
N64°41'05"E 167.40'
N64°41'05"E 154.89'
N26°41'08"E 154.89'
N26°41'08"E 165.55'
S26°41'08"W 172.62'
S26°41'08"W 184.06'
N26°41'08"E 184.06'
S26°41'08"W 171.03'
S26°41'08"W 182.11'
N26°41'08"E 182.11'
S26°41'08"W 238.00'
N63°07'57"E 309.49'
N63°07'57"E 238.00'
N53°07'57"E 150.00'
N53°07'57"E 150.00'
N53°07'57"E 150



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	AIRPORT NOISE ZONE

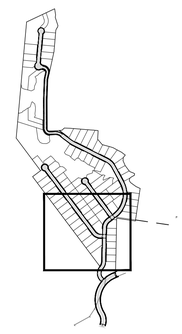
Boundary Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.59'	156.00'	46°07'31"	122.22'	N8°07'26"W
C2	536.08'	440.00'	69°48'26"	503.53'	N3°43'02"E
C3	241.08'	155.00'	89°06'52"	217.50'	N2°58'39"W
C4	2.57'	120.00'	1°13'32"	2.57'	N40°58'01"E
C6	605.92'	352.00'	98°37'34"	533.83'	S18°07'35"W
C7	196.43'	244.00'	46°07'31"	191.17'	S8°07'26"E
C8	88.12'	1882.87'	2°40'53"	88.11'	S77°55'40"E

Centerline Curve Table

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C11	125.00'	194.42'	89°06'52"	175.41'	N2°58'39"W
C12	150.00'	105.83'	40°25'29"	103.65'	N21°22'02"E
C13	150.00'	136.08'	51°58'40"	131.46'	N27°08'38"E
C14	391.77'	556.92'	81°26'52"	511.20'	N12°24'31"E
C15	250.00'	152.71'	34°59'57"	150.35'	N45°48'53"W
C16	500.00'	89.57'	10°15'51"	89.45'	N58°10'57"W
C17	150.00'	105.61'	40°20'23"	103.44'	N73°13'13"W
C18	72.00'	117.09'	93°10'31"	104.61'	N46°48'09"W
C19	500.00'	19.92'	2°16'57"	19.92'	N0°55'35"E
C20	200.00'	35.65'	10°12'44"	35.60'	N7°10'26"E
C21	72.00'	113.10'	90°00'00"	101.82'	N32°43'12"W
C22	72.00'	104.09'	82°49'44"	95.26'	N36°18'20"W
C23	130.00'	117.93'	51°58'40"	113.93'	N62°51'22"W
C9	200.00'	161.01'	46°07'31"	156.69'	N8°07'26"W
C10	396.00'	312.93'	45°16'38"	304.85'	N8°32'53"W

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional: ROSS S. BINKLEY
LICENSE NUMBER No. 56762
STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

REVISIONS:	DATE:
1 PER CITY COMMENTS	1/25/21
2 ADD 4 CROSSWALKS PER CITY OF DESTIN	2/9/21
3 PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
4	
5	
6	
7	

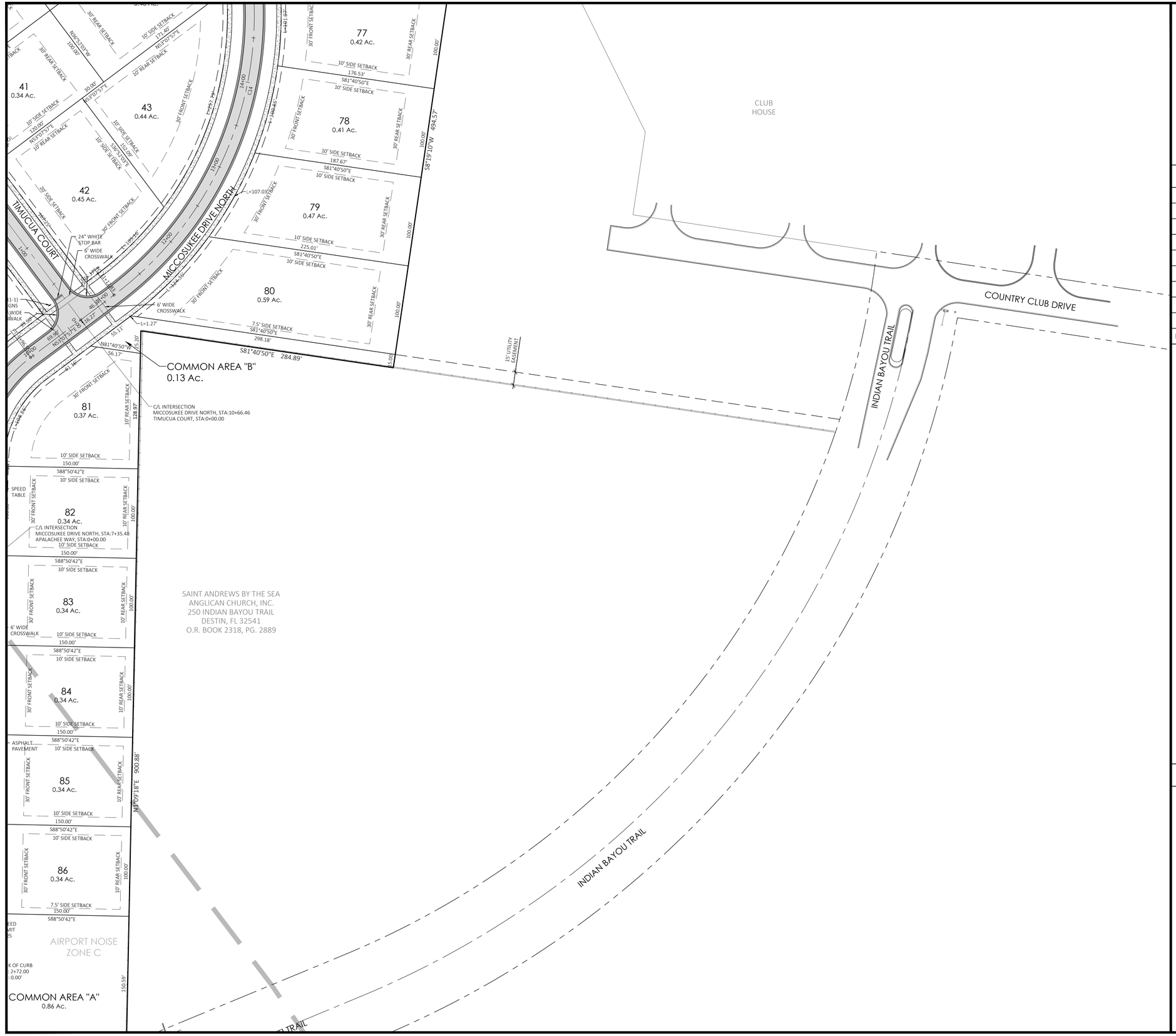
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (5 OF 7)

NOT FOR CONSTRUCTION

DATE: 8/27/20
SCALE: 1"=50'
SHEET
2.5
TOTAL SHEETS 47



0 50 100

SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	AIRPORT NOISE ZONE

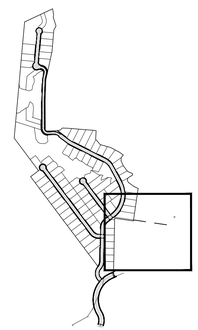
Boundary Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.59'	156.00'	46°07'31"	122.22'	N8°07'26"W
C2	536.08'	440.00'	69°48'26"	503.53'	N3°43'02"E
C3	241.08'	155.00'	89°06'52"	217.50'	N2°58'39"W
C4	2.57'	120.00'	1°13'32"	2.57'	N40°58'01"E
C6	605.92'	352.00'	98°37'34"	533.83'	S18°07'35"W
C7	196.43'	244.00'	46°07'31"	191.17'	S8°07'26"E
C8	88.12'	1882.87'	2°40'53"	88.11'	S77°55'40"E

Centerline Curve Table

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C11	125.00'	194.42'	89°06'52"	175.41'	N2°58'39"W
C12	150.00'	105.83'	40°25'29"	103.65'	N21°22'02"E
C13	150.00'	136.08'	51°58'40"	131.46'	N27°08'38"E
C14	391.77'	556.92'	81°26'52"	511.20'	N12°24'31"E
C15	250.00'	152.71'	34°59'57"	150.35'	N45°48'53"W
C16	500.00'	89.57'	10°15'51"	89.45'	N58°10'57"W
C17	150.00'	105.61'	40°20'23"	103.44'	N73°13'13"W
C18	72.00'	117.09'	93°10'31"	104.61'	N46°48'09"W
C19	500.00'	19.92'	2°16'57"	19.92'	N0°55'35"E
C20	200.00'	35.65'	10°12'44"	35.60'	N7°10'26"E
C21	72.00'	113.10'	90°00'00"	101.82'	N32°43'12"W
C22	72.00'	104.09'	82°49'44"	95.26'	N36°18'20"W
C23	130.00'	117.93'	51°58'40"	113.93'	N62°51'22"W
C9	200.00'	161.01'	46°07'31"	156.69'	N8°07'26"W
C10	396.00'	312.93'	45°16'38"	304.85'	N8°32'53"W

KEY MAP



NOT FOR CONSTRUCTION

Licensed Professional: ROSS S. BINKLEY
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 1/25/21, 2/17/21

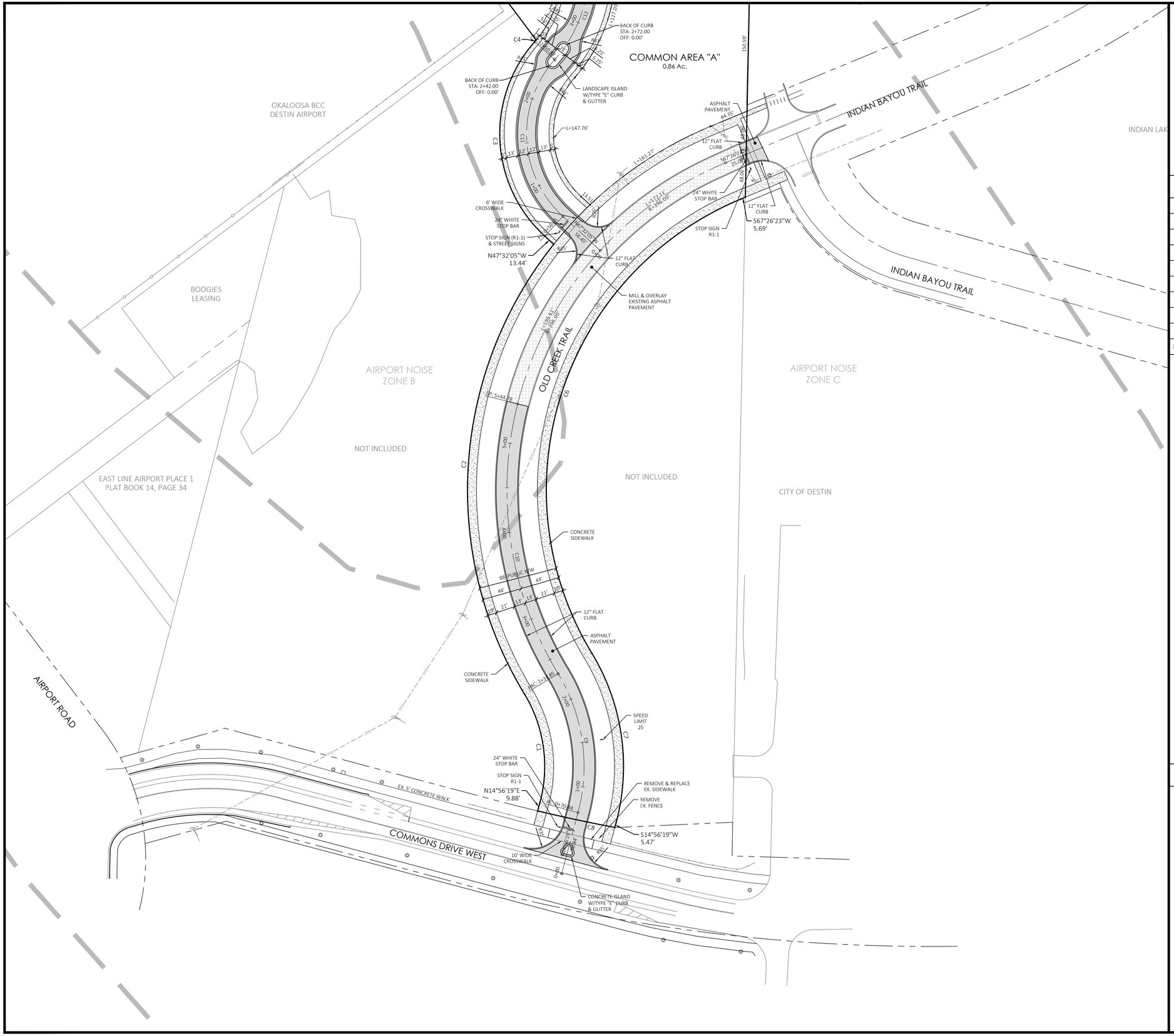
REVISIONS:
1. PER CITY COMMENTS
2. PER NWFWMD AND CITY OF DESTIN COMMENTS

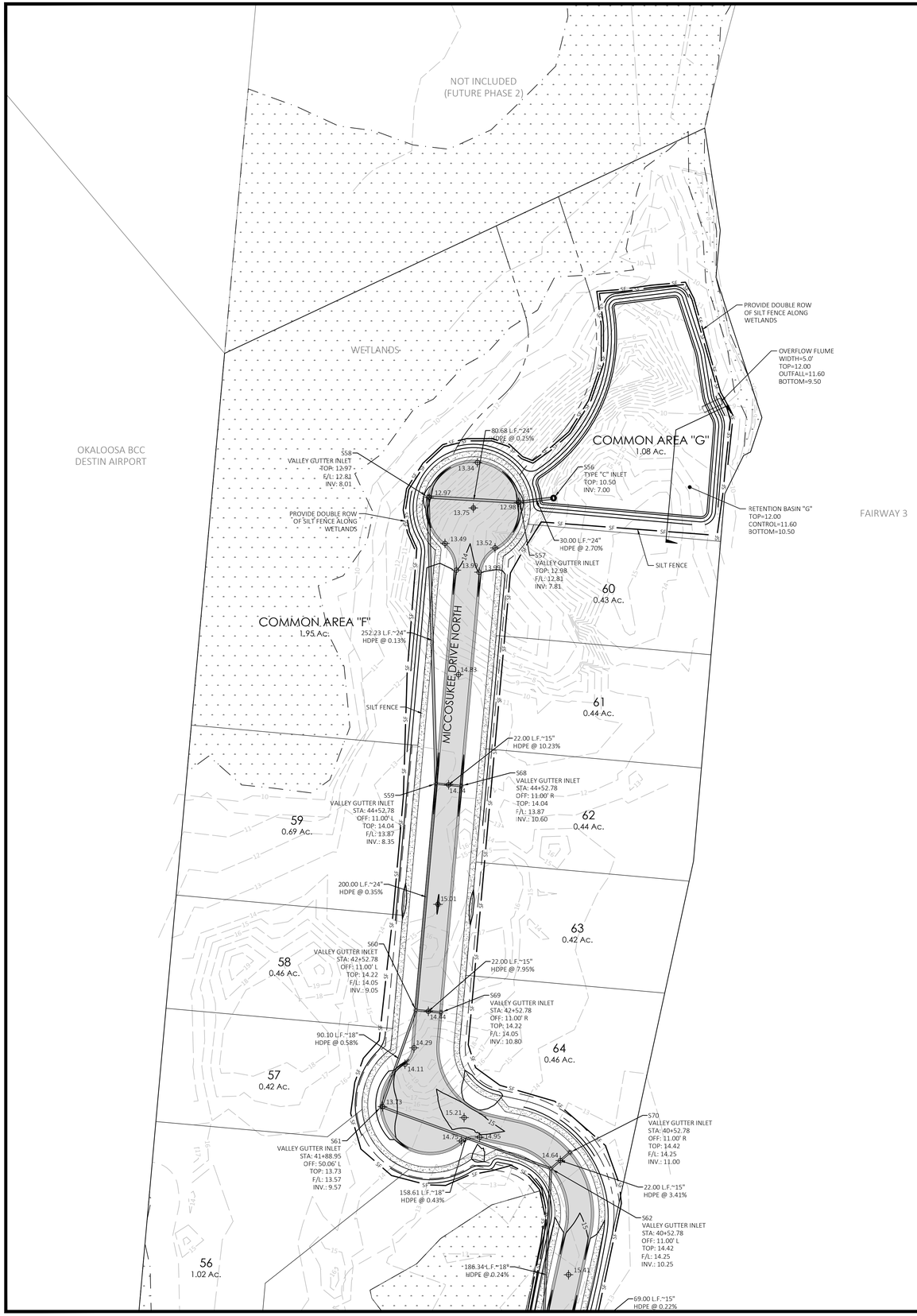
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (6 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
2.6
TOTAL SHEETS 47


COMMON AREA "A"
0.86 Ac.
OKALOOSA BCC
DESTIN AIRPORT
BOOGIES
LEASING
AIRPORT NOISE
ZONE B
AIRPORT NOISE
ZONE C
NOT INCLUDED
NOT INCLUDED
CITY OF DESTIN
INDIAN LAK
EAST LINE AIRPORT PLACE 1
PLAT BOOK 14, PAGE 34
AIRPORT ROAD
INDIAN BAYOU TRAIL
INDIAN BAYOU TRAIL
OLD CREEK TRAIL
COMMONS DRIVE WEST
BACK OF CURB
STA: 2+72.00
OFF: 0.00'
BACK OF CURB
STA: 2+42.00
OFF: 0.00'
LANDSCAPE ISLAND
W/TYPE "E" CURB
& GUTTER
L=147.76'
L=161.27'
L=172.11'
R=496.00'
L=186.61'
R=396.00'
ASPHALT
PAVEMENT
12" FLAT
CURB
24" WHITE
STOP BAR
S67°26'23"W
25.08'
S67°26'23"W
5.69'
48.00'
6' WIDE
CROSSWALK
24" WHITE
STOP BAR
STOP SIGN (R1-1)
& STREET SIGNS
N47°32'05"W
13.44'
STOP SIGN
R1-1
MILL & OVERLAY
EXISTING ASPHALT
PAVEMENT
CONCRETE
SIDEWALK
88' PUBLIC R/W
12" FLAT
CURB
ASPHALT
PAVEMENT
CONCRETE
SIDEWALK
SPEED
LIMIT
25
24" WHITE
STOP BAR
STOP SIGN
R1-1
N14°56'19"E
9.88'
EX. 5' CONCRETE WALK
REMOVE & REPLACE
EX. SIDEWALK
REMOVE
EX. FENCE
S14°56'19"W
5.47'
10' WIDE
CROSSWALK
CONCRETE ISLAND
W/TYPE "E" CURB
& GUTTER
C1
C2
C3
C4
C6
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
R=396.00'
R=496.00'
R=1882.87'
R=244.00'
R=352.00'
R=244.00'
R=156.00'
R=440.00'
R=155.00'
R=120



0 50 100

SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

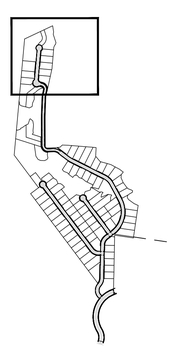
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	7,500	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. No. 56762

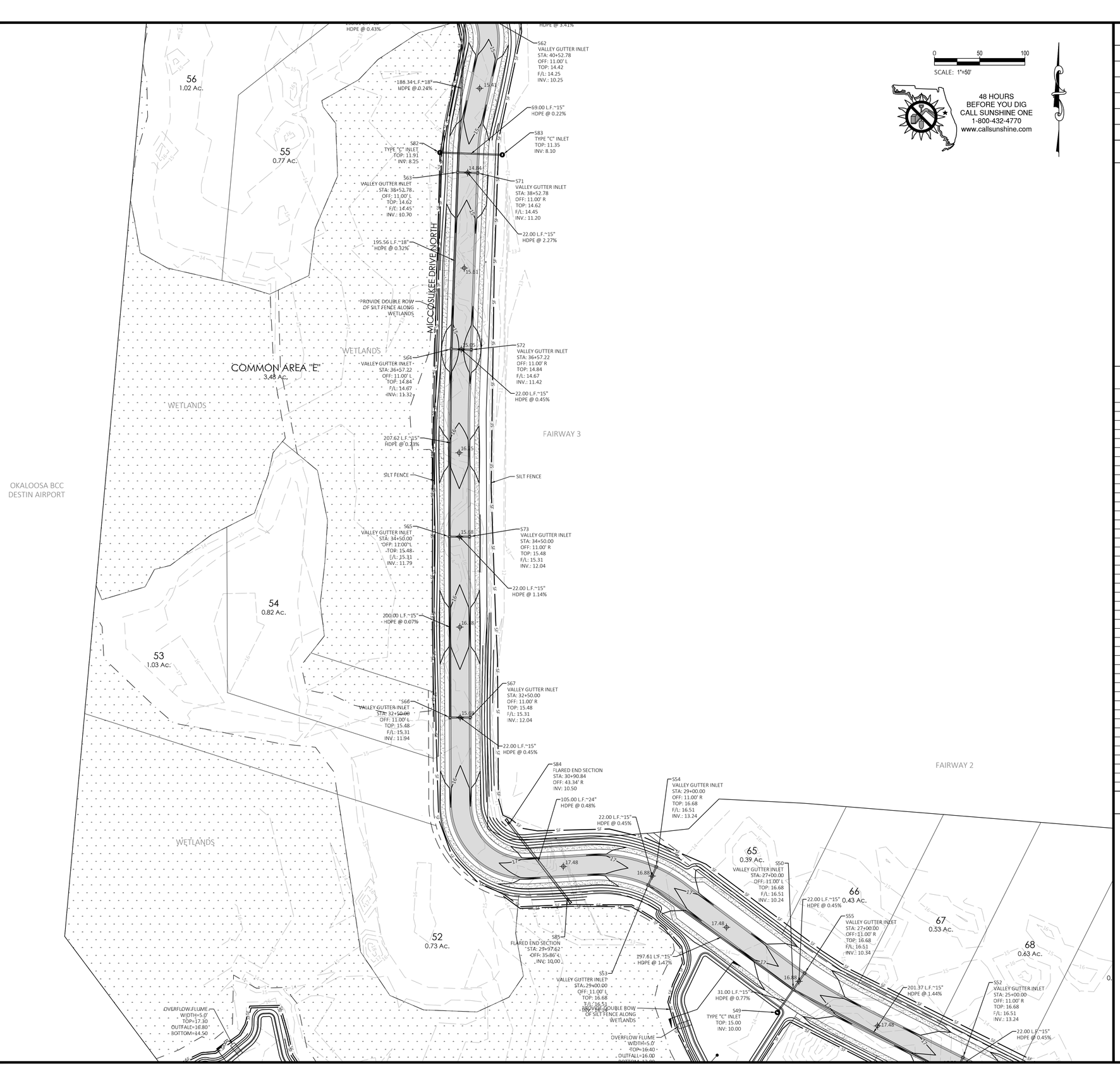
DATE:	
1/25/21	PER CITY AND NWFWMD COMMENTS
2/17/21	PER NWFWMD AND CITY OF DESTIN COMMENTS

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (1 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
3.1
TOTAL SHEETS 47



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

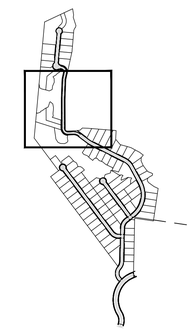
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	7,500	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Florida License No. 56762

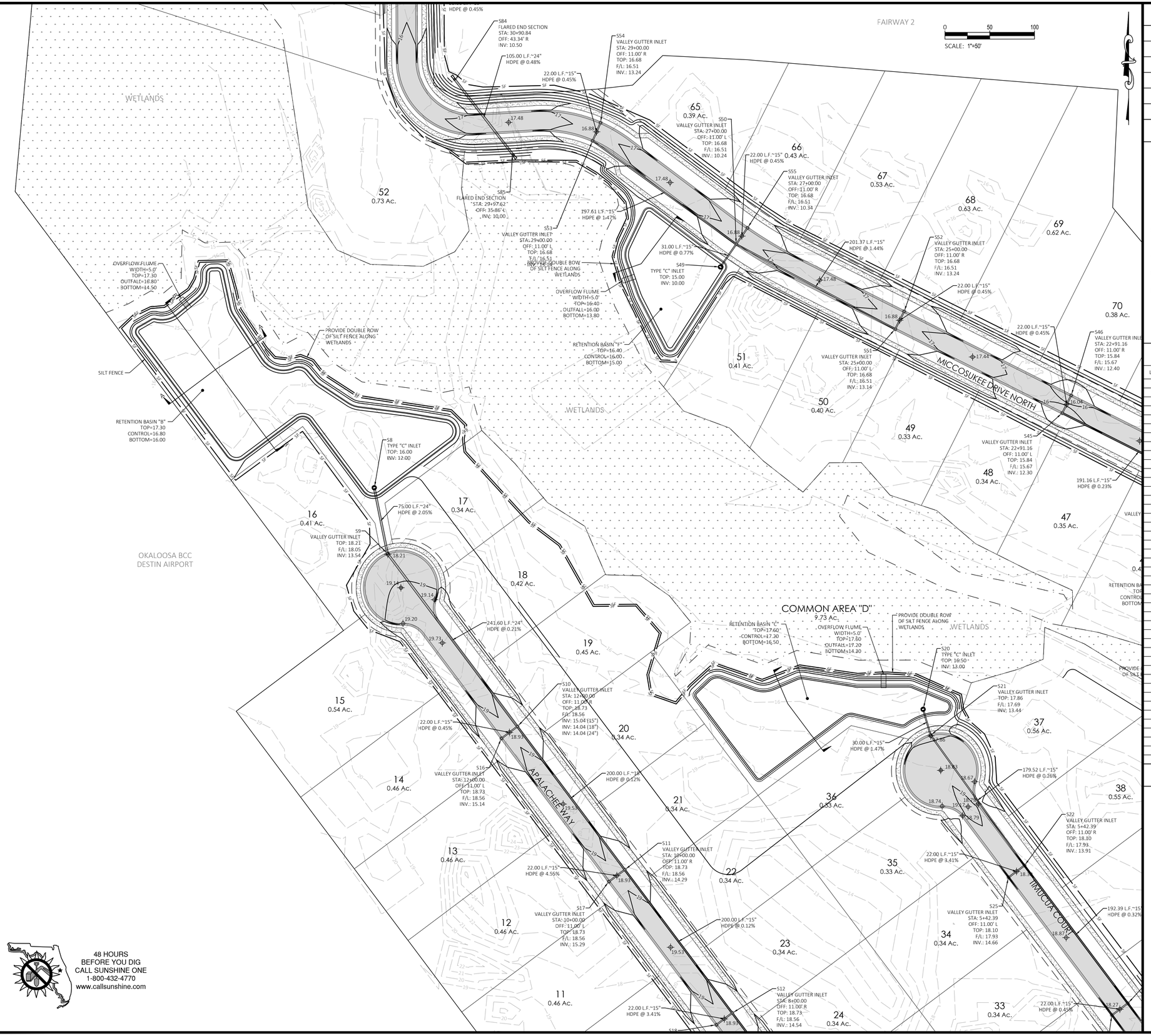
REVISIONS:	DATE:
PER CITY AND NWFWMD COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (2 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
3.2
TOTAL SHEETS 47



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

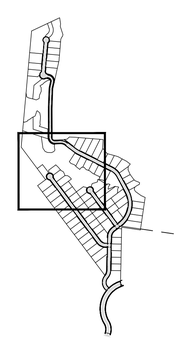
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	5,000	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
Ross S. Binkley, P.E. No. 56762

DATE: 1/25/21, 2/17/21

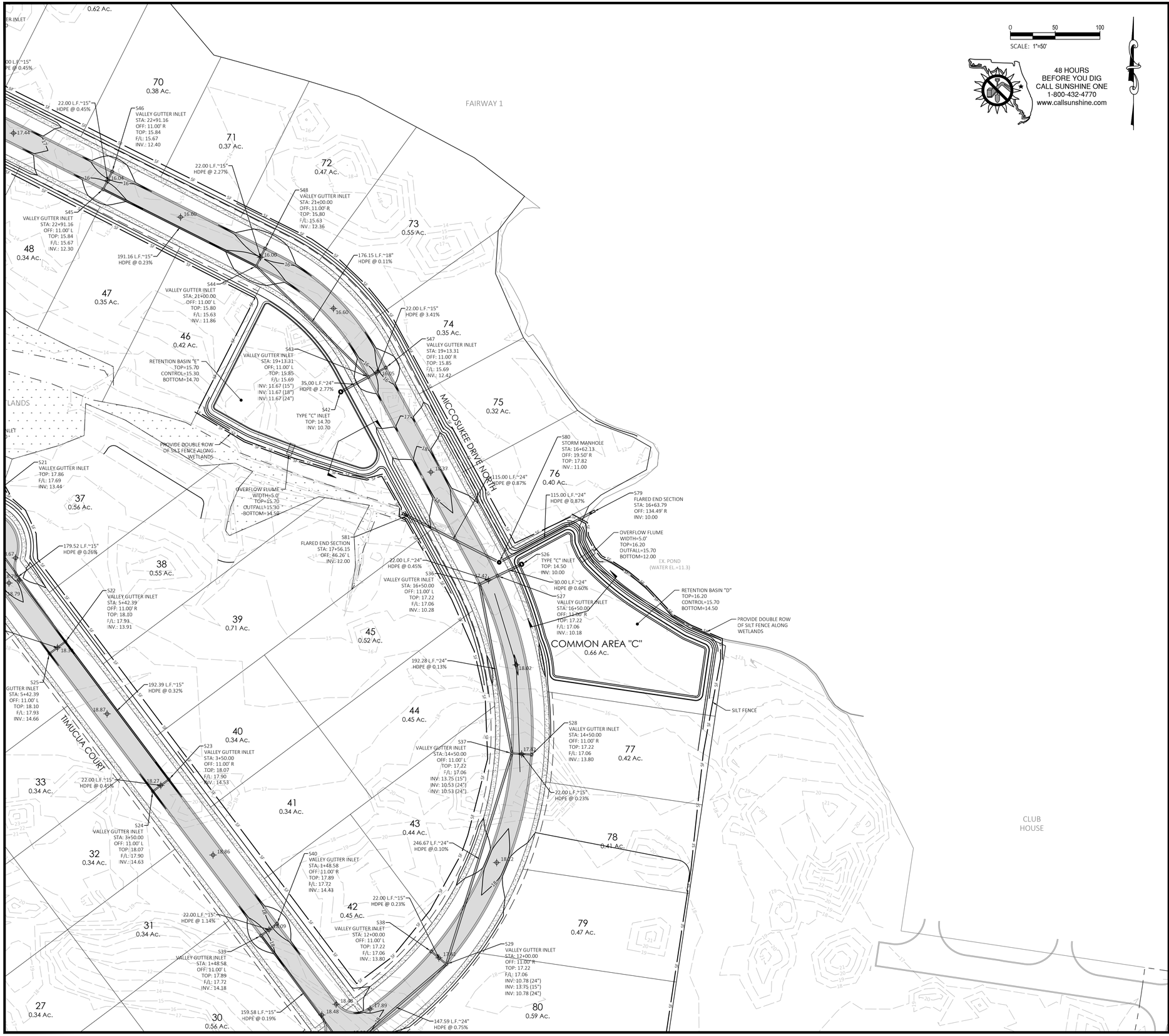
REVISIONS:
1. PER CITY AND NWFWMD COMMENTS
2. PER NWFWMD AND CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (3 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
3.3
TOTAL SHEETS 47



0 50 100

SCALE: 1"=50'

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

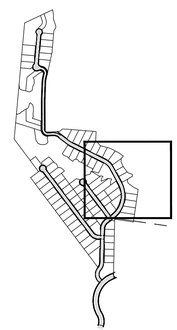
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	7,500	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER * STATE OF FLORIDA * No. 56762 * Ross S. BINKLEY

DATE:	
1/25/21	
2/17/21	

REVISIONS:
1. PER CITY AND NWFWMD COMMENTS
2. PER NWFWMD AND CITY OF DESTIN COMMENTS

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

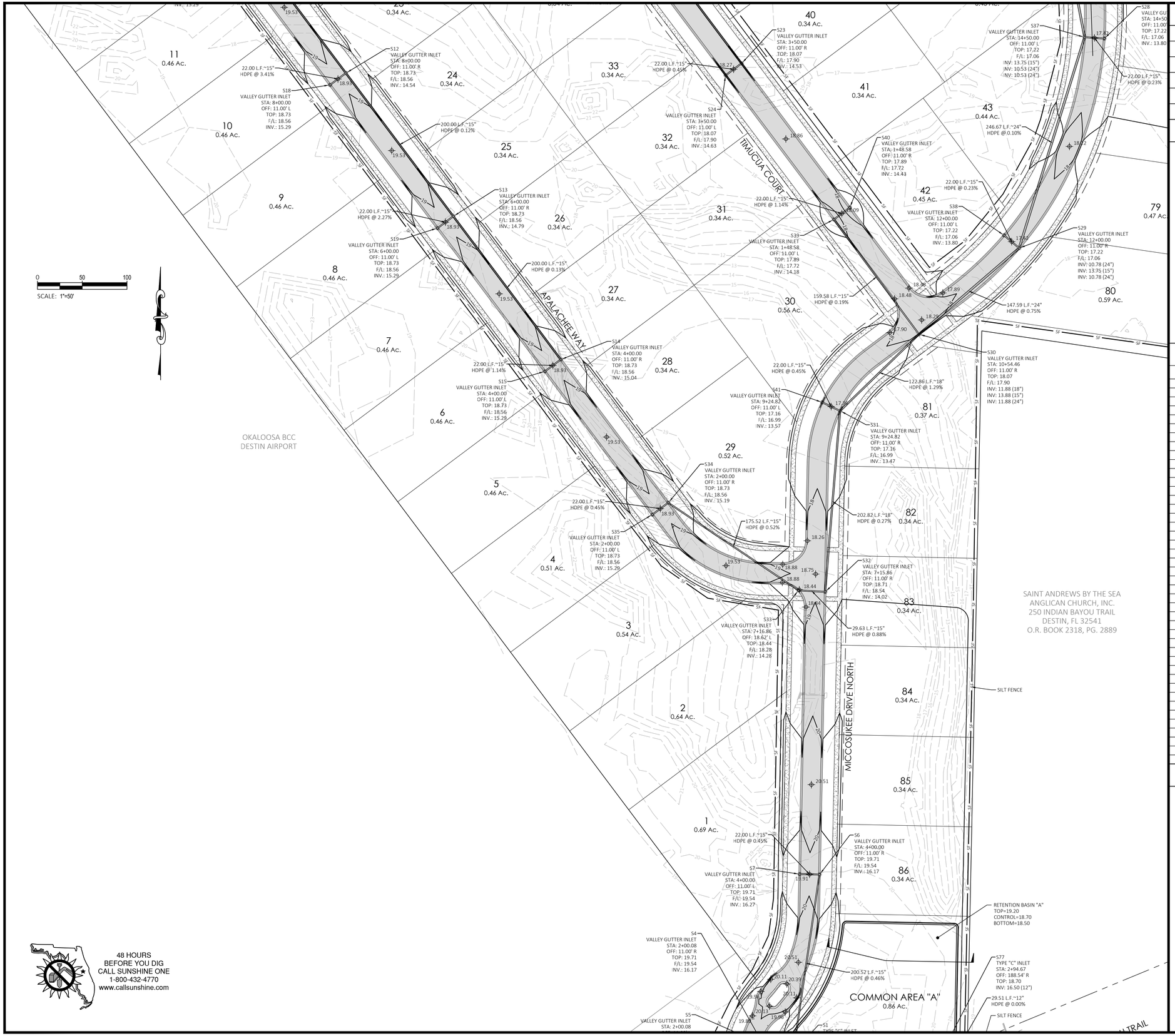
GRADING & DRAINAGE PLAN (4 OF 7)

DATE: 8/27/20

SCALE: 1"=50'

SHEET 3.4

TOTAL SHEETS 47



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

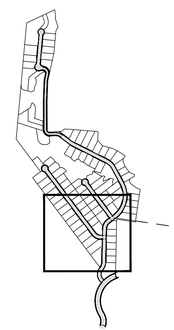
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	7,500	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



NOT FOR CONSTRUCTION

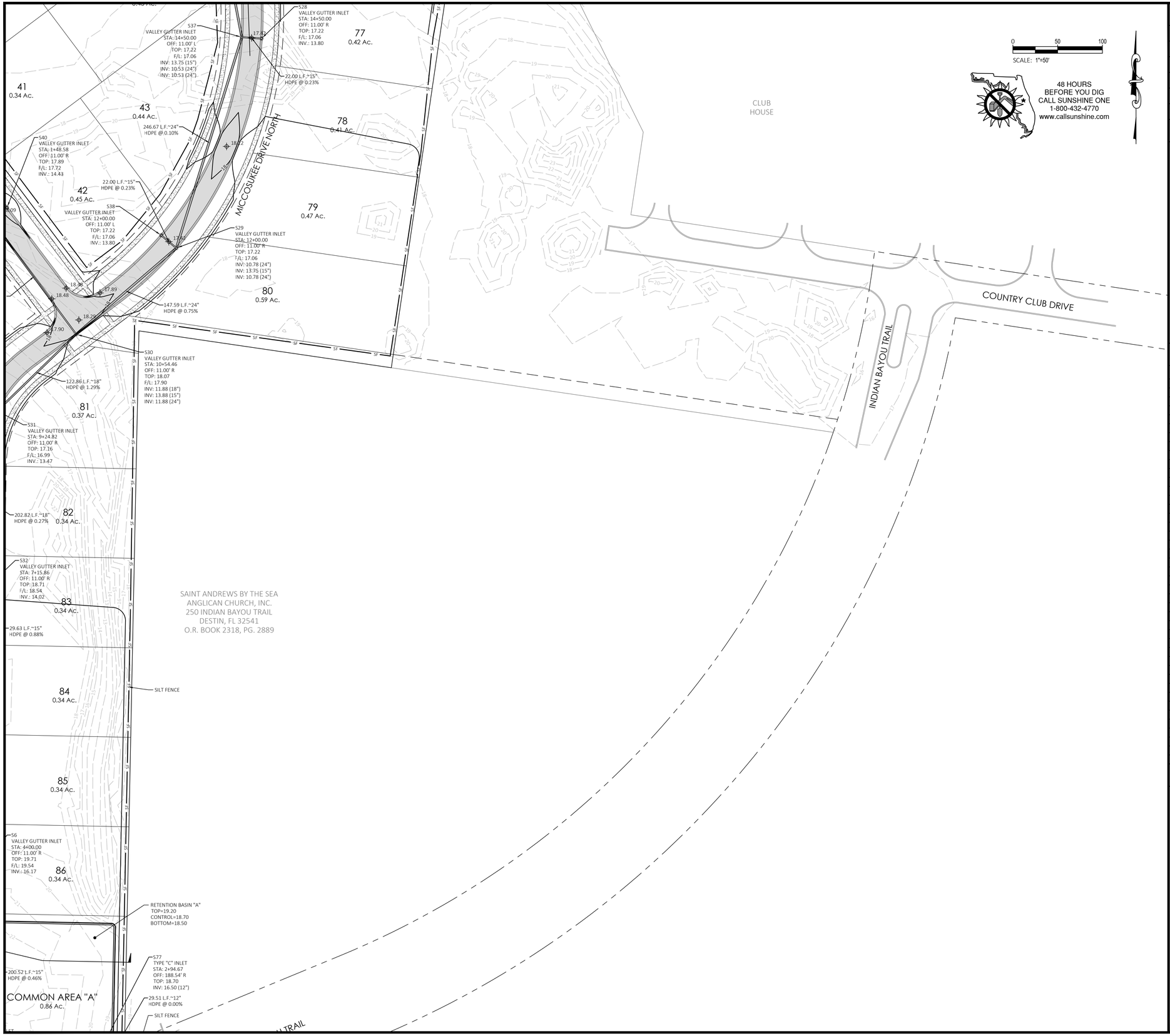
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. 56762

REVISIONS:	DATE:
PER CITY AND NWFWMD COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

INDIAN BAYOU WEST
GRADING & DRAINAGE PLAN (5 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
3.5
TOTAL SHEETS 47



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

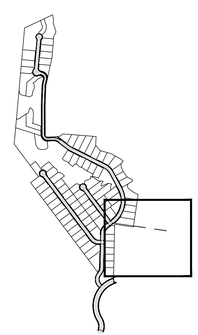
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	7,500	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROBERT S. BINKLEY
STATE OF FLORIDA
No. 56762
Robert S. Binkley, P.E. No. 56762

DATE:	
1/25/21	
2/17/21	

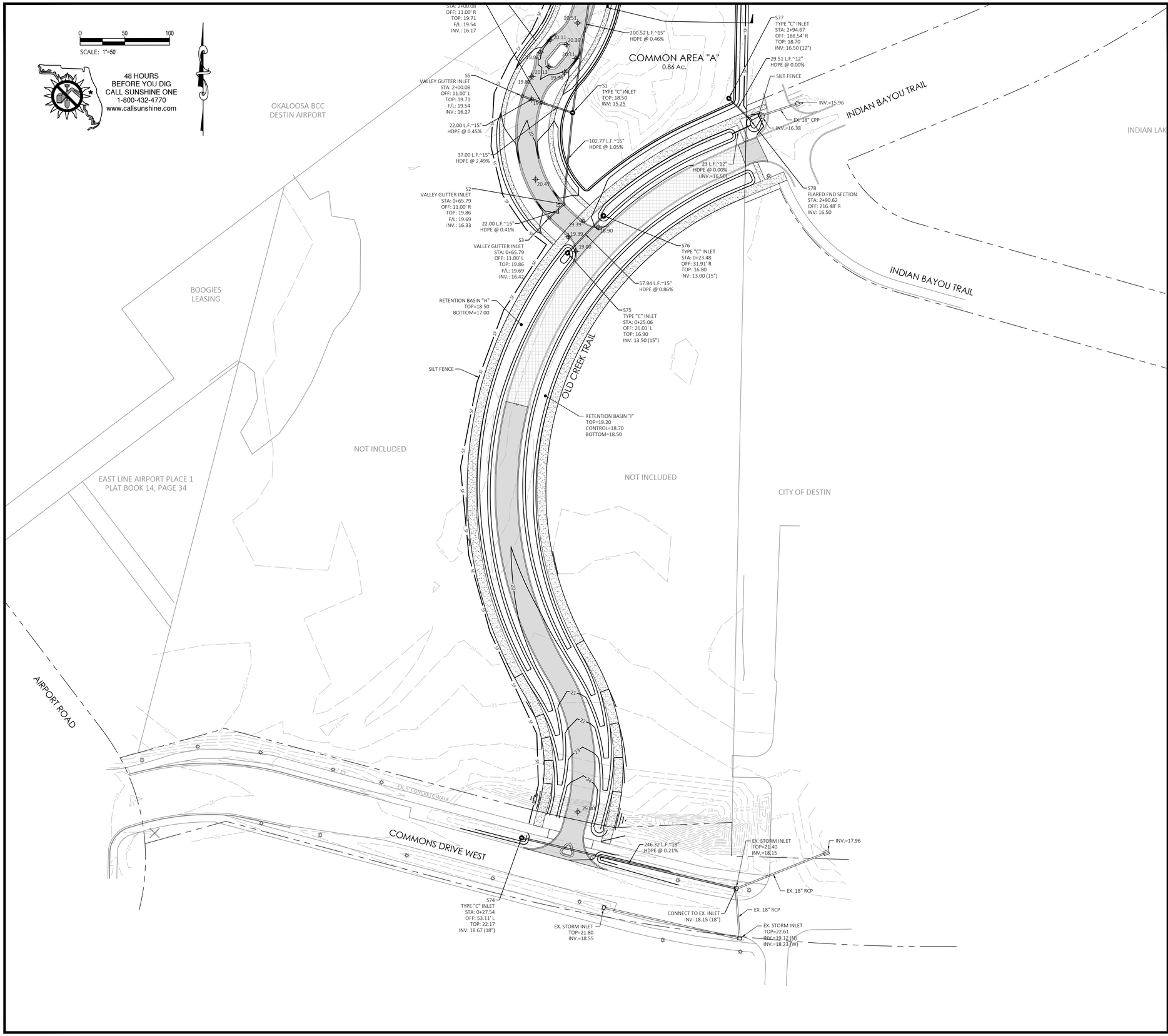
REVISIONS:
- PER CITY AND NWFWMD COMMENTS
- PER NWFWMD AND CITY OF DESTIN COMMENTS

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (6 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
3.6
TOTAL SHEETS 47



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

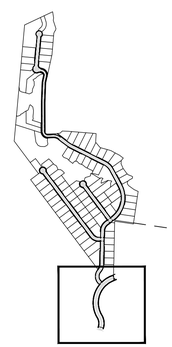
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" VOLUME (c.f.)
1	7,750	2,488	44	5,000	1,638
2	5,000	2,336	45	5,000	1,877
3	5,000	1,970	46	7,500	1,245
4	5,000	1,833	47	7,500	1,077
5	5,500	1,667	48	7,500	1,029
6	5,500	1,667	49	4,000	962
7	5,500	1,667	50	4,000	1,187
8	5,500	1,667	51	4,000	1,256
9	5,500	1,667	52	5,000	1,747
10	5,500	1,667	53	5,000	1,715
11	5,500	1,667	54	5,000	1,579
12	5,500	1,667	55	5,000	1,850
13	5,500	1,667	56	5,000	2,893
14	5,500	1,667	57	5,000	1,518
15	5,500	1,955	58	5,000	1,667
16	5,500	1,490	59	5,000	1,617
17	5,500	1,010	60	5,000	1,549
18	5,500	1,271	61	5,000	1,582
19	5,500	1,384	62	5,000	1,584
20	5,500	1,190	63	5,000	1,516
21	6,000	1,250	64	5,000	1,678
22	5,500	1,250	65	4,000	1,416
23	5,500	1,250	66	4,000	1,555
24	5,500	1,250	67	4,000	1,932
25	5,500	1,250	68	4,000	2,270
26	5,500	1,250	69	7,500	2,240
27	5,500	1,250	70	7,500	1,388
28	5,500	1,250	71	7,500	1,335
29	5,000	1,899	72	7,500	1,706
30	5,750	2,029	73	7,500	2,014
31	5,000	1,250	74	7,500	1,258
32	6,500	1,250	75	7,500	1,163
33	6,500	1,250	76	5,000	1,445
34	6,500	1,250	77	5,000	1,508
35	6,500	1,203	78	5,000	1,501
36	6,500	1,215	79	5,000	1,699
37	6,500	2,046	80	5,000	2,148
38	6,500	2,009	81	5,000	1,353
39	6,500	2,592	82	5,000	1,250
40	6,500	1,250	83	5,000	1,250
41	5,750	1,250	84	5,000	1,250
42	5,000	1,629	85	10,500	1,250
43	5,000	1,597	86	10,500	1,250

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
Ross S. Binkley, P.E. License No. 56762

DATE:
1/25/21
2/17/21

REVISIONS:
1 PER CITY AND NWFWMD COMMENTS
2 PER NWFWMD AND CITY OF DESTIN COMMENTS

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (7 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
3.7
TOTAL SHEETS 47



SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

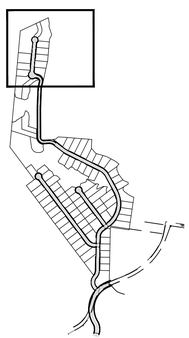
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. No. 56762

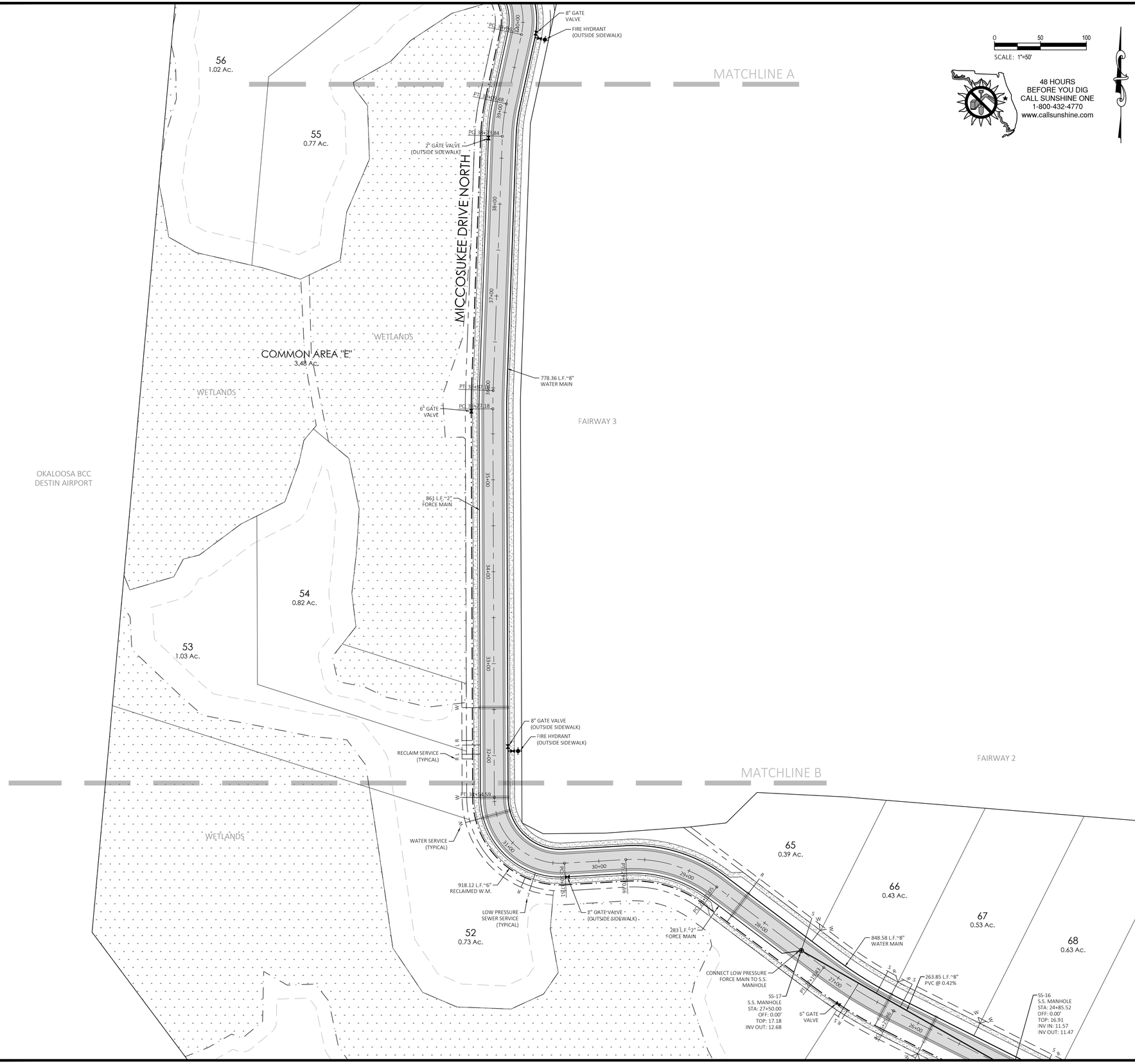
REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/29/20
PER EDEP & DWU COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (1 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.1
TOTAL SHEETS 47



SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

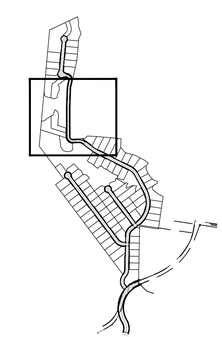
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
P	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. License Number 56762

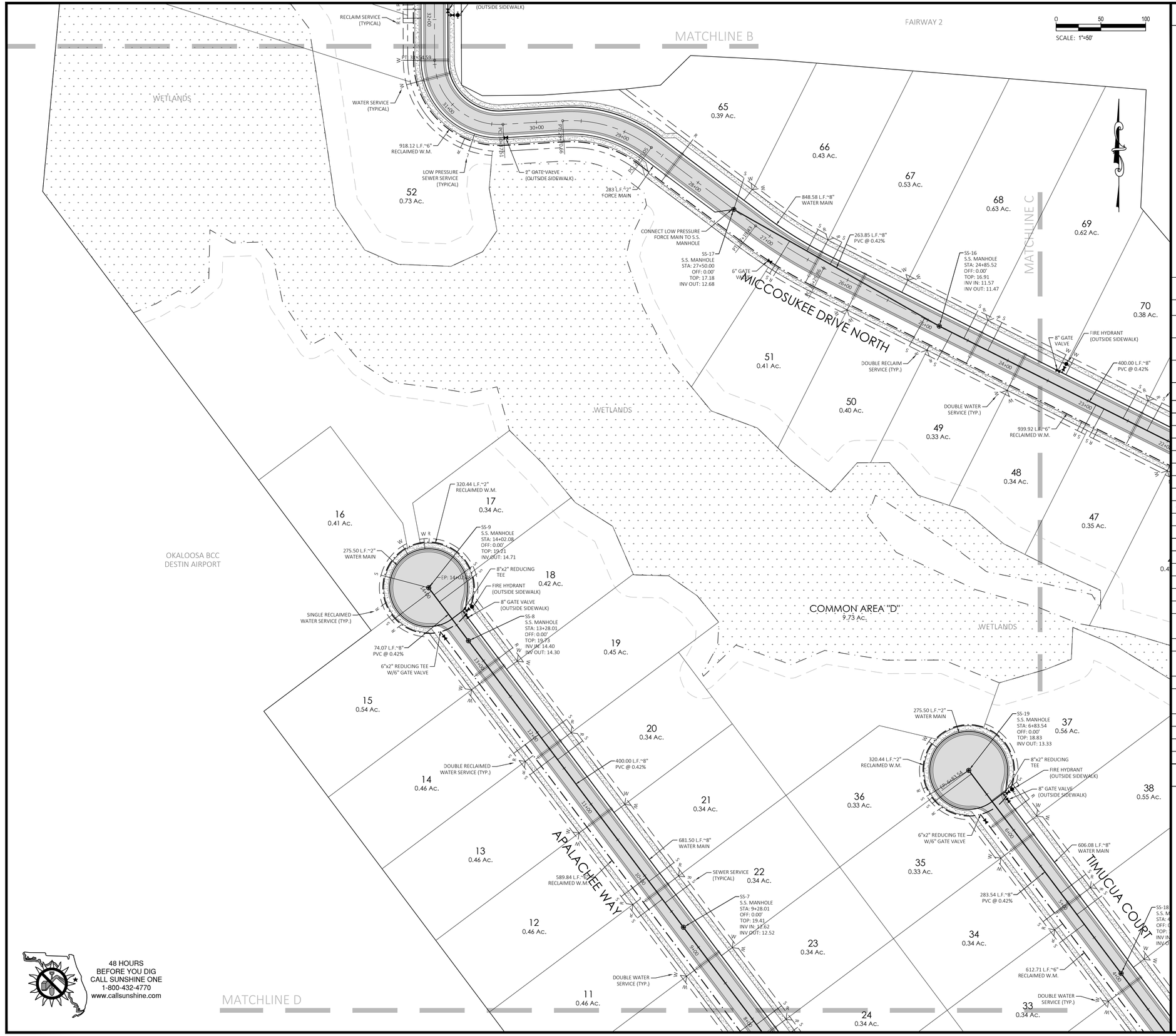
REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/29/20
PER EDEP & DWU COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (2 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.2
TOTAL SHEETS 47



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

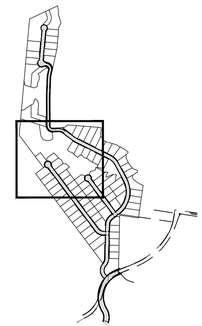
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
F	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

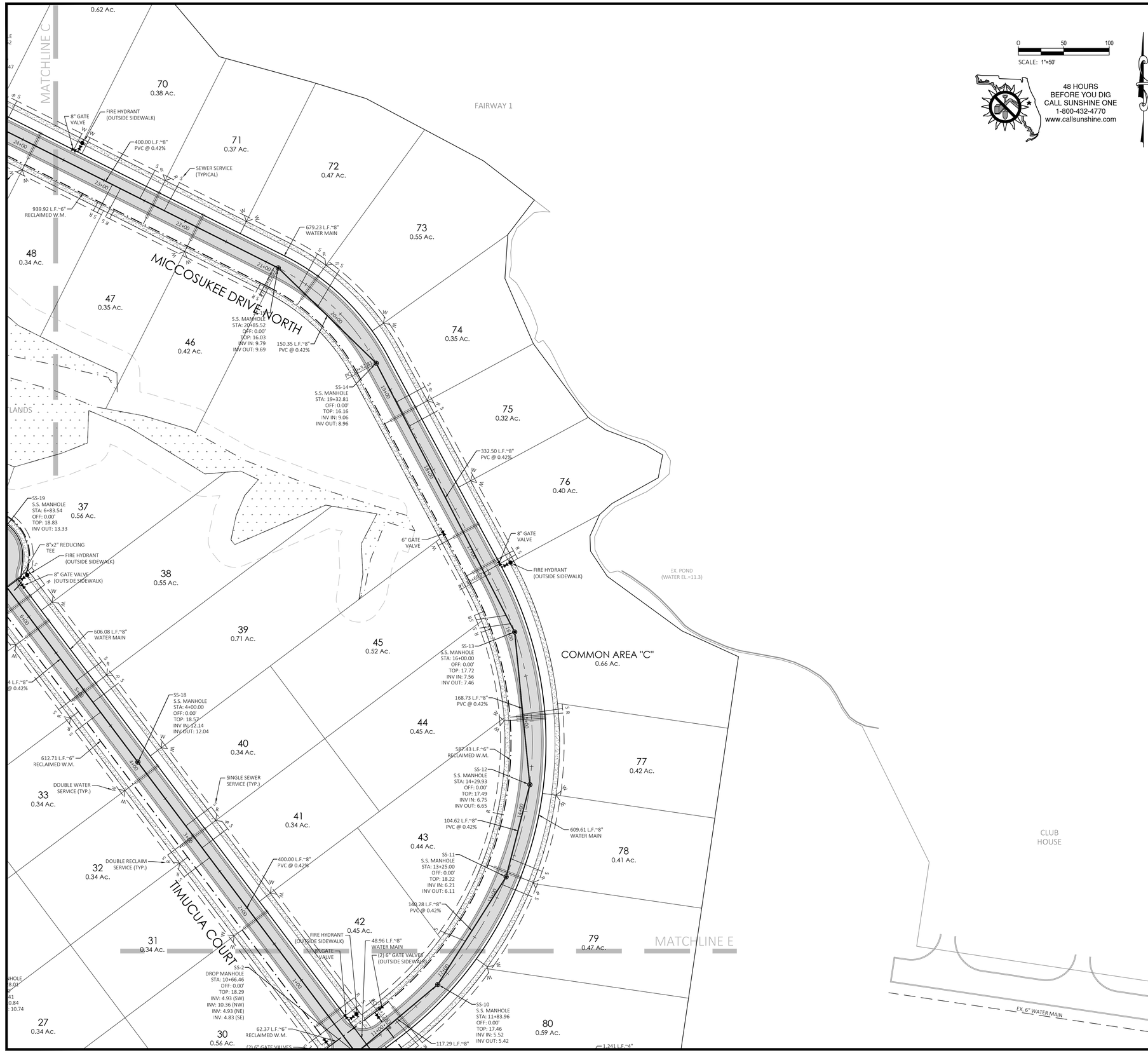
LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/29/20
PER FDEP & DWU COMMENTS	1/25/21
PER WWYWD AND CITY OF DESTIN COMMENTS	2/17/21

INDIAN BAYOU WEST

UTILITY PLAN (3 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.3
TOTAL SHEETS 47



SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

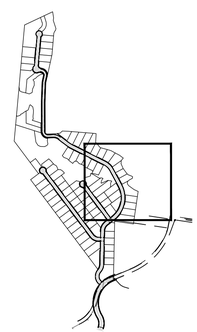
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
W	EXISTING WATER LINE
S	EXISTING SANITARY SEWER MAIN
FM	EXISTING FORCE MAIN
R	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
S	SANITARY SEWER MAIN
W	WATER MAIN
R	RECLAIMED WATER MAIN
FM	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
LP	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. No. 56762

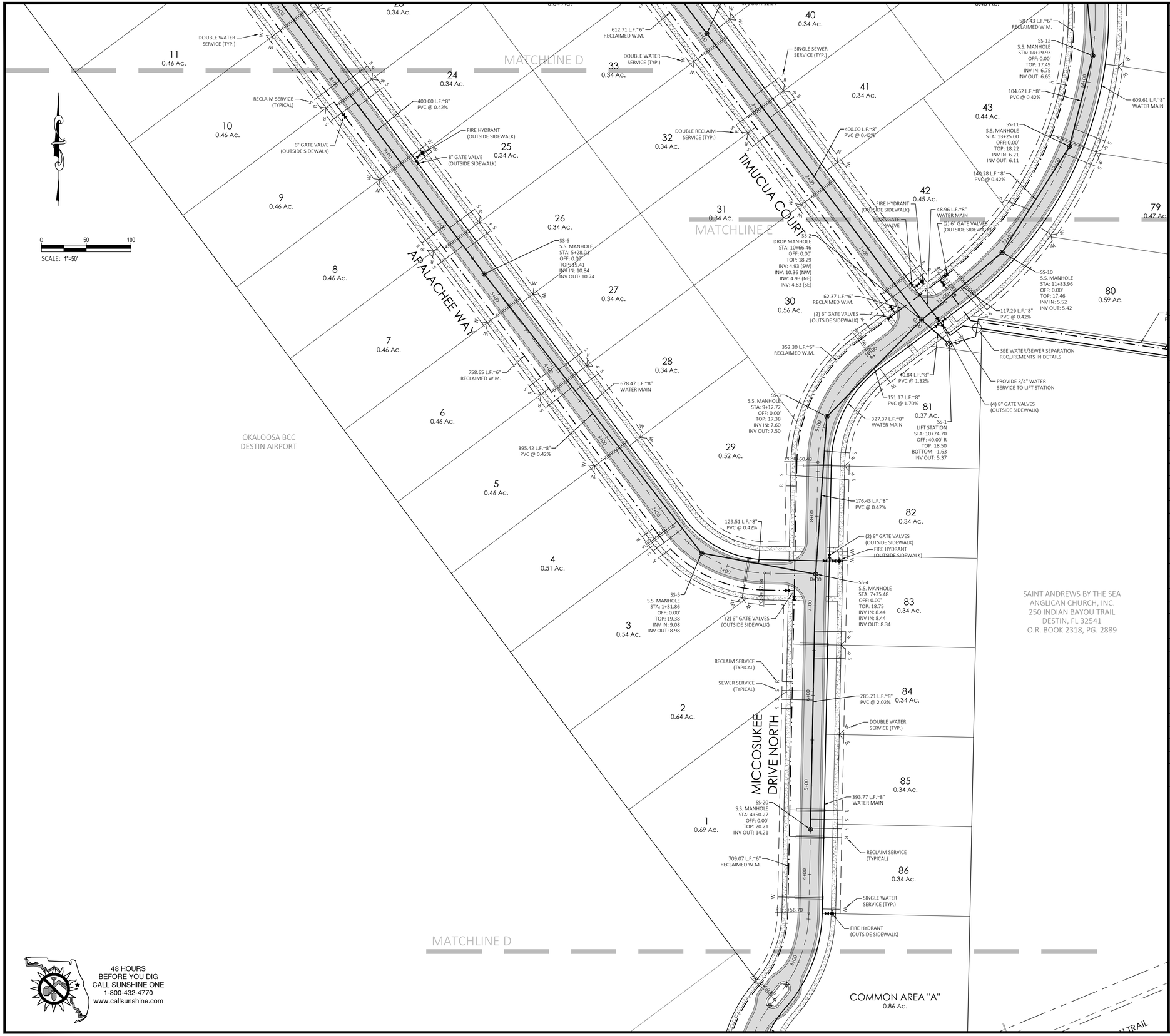
REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/29/20
PER EDEP & DWU COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (4 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.4
TOTAL SHEETS 47



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

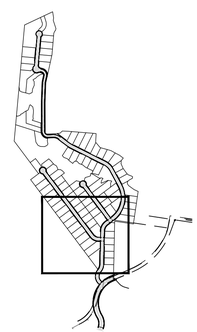
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
	SINGLE SANITARY SEWER SERVICE
	DOUBLE SANITARY SEWER SERVICE
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE RECLAIMED WATER SERVICE
	DOUBLE RECLAIMED WATER SERVICE
	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. #56762

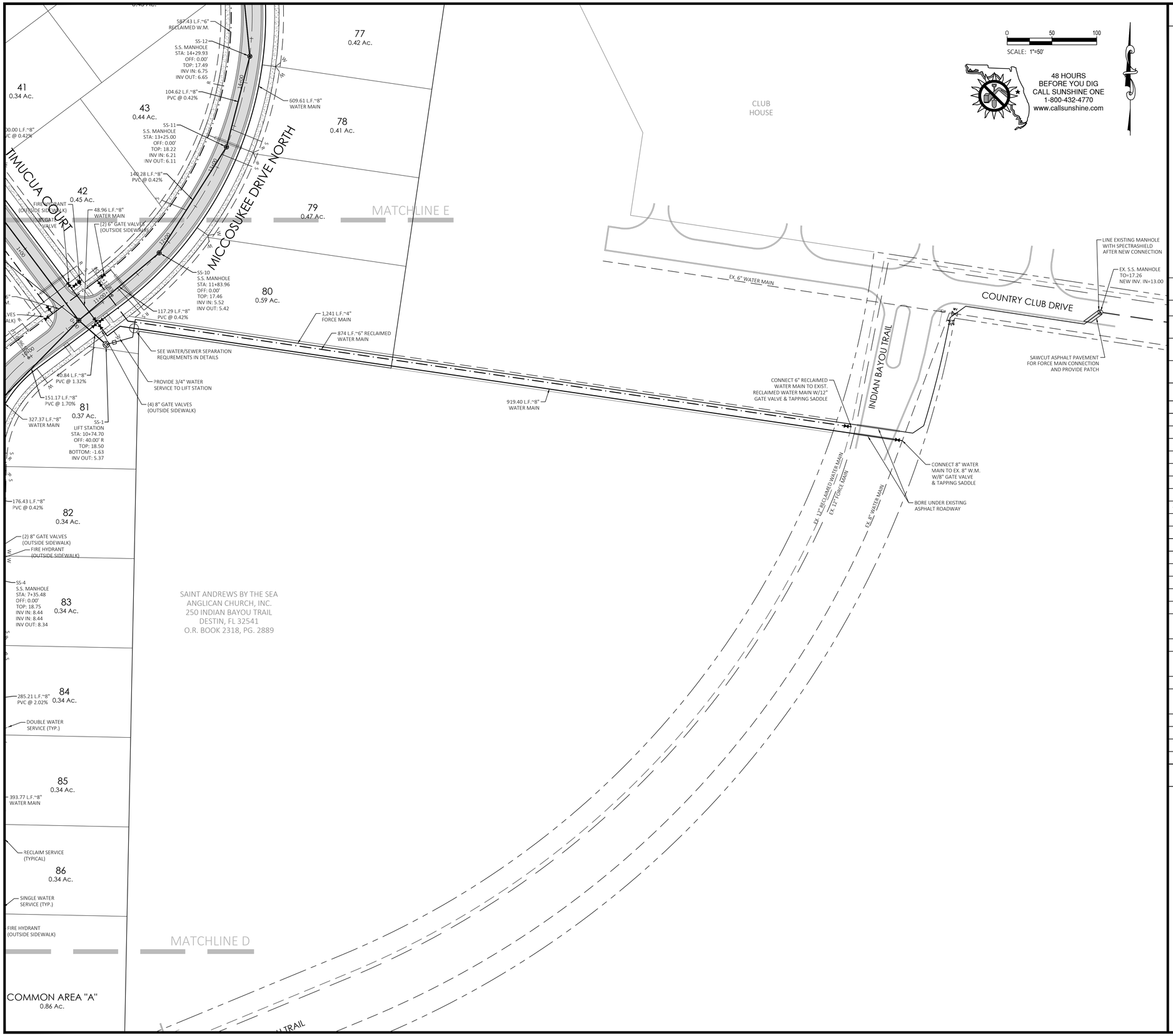
REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/29/20
PER FDEP COMMENTS	12/2/20
PER FDEP & DWU COMMENTS	1/25/21
PER MWYWD AND CITY OF DESTIN COMMENTS	2/17/21

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (5 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.5
TOTAL SHEETS 47



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

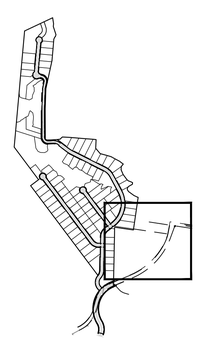
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
	SINGLE SANITARY SEWER SERVICE
	DOUBLE SANITARY SEWER SERVICE
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE RECLAIMED WATER SERVICE
	DOUBLE RECLAIMED WATER SERVICE
	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. License Number 56762

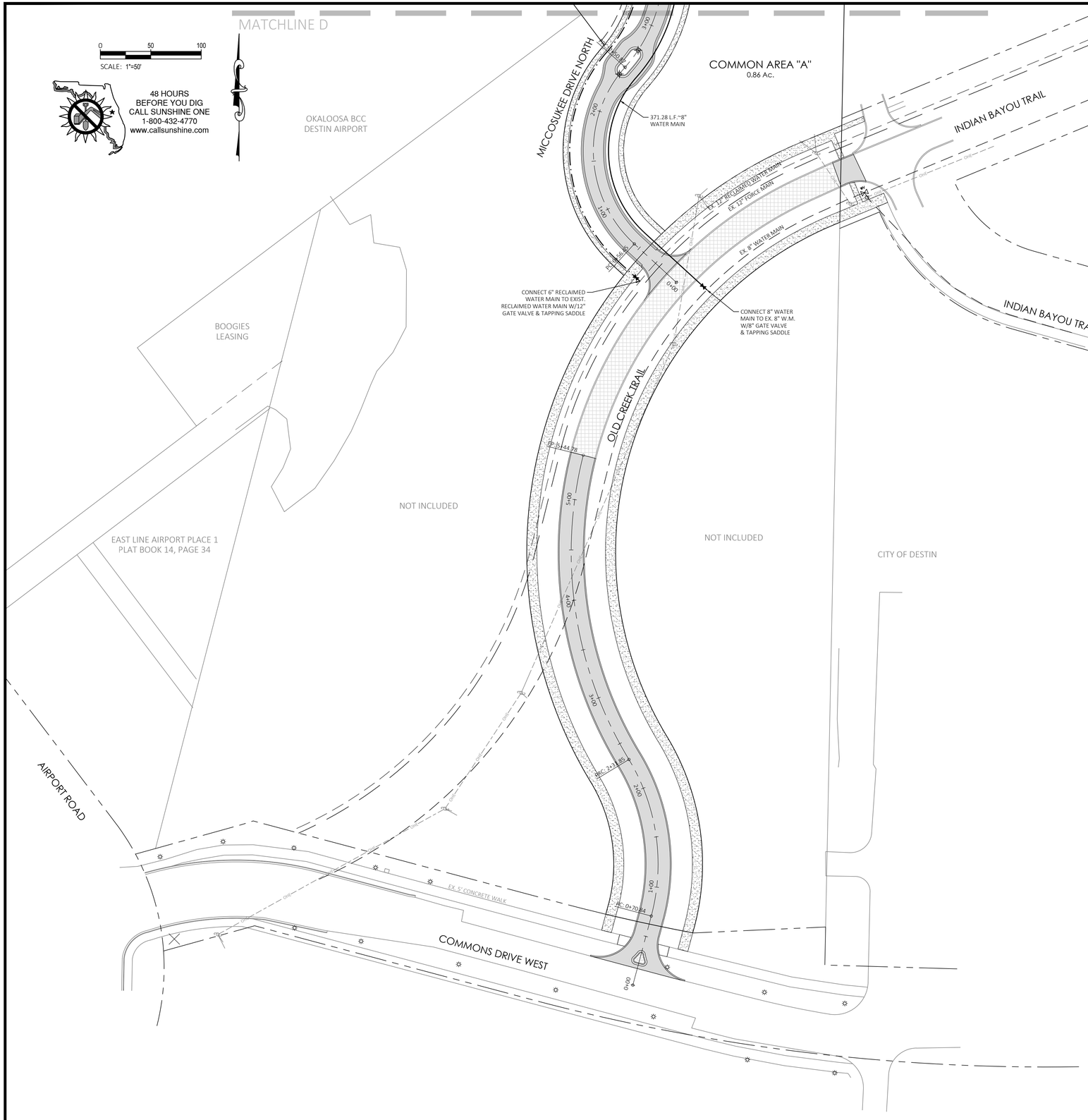
REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/29/20
PER FDEP COMMENTS	12/2/20
PER FDEP & DWU COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (6 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.6
TOTAL SHEETS 47



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

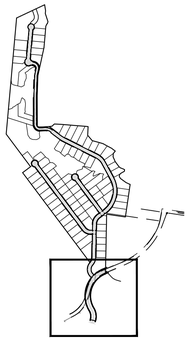
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
LP	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. License No. 56762

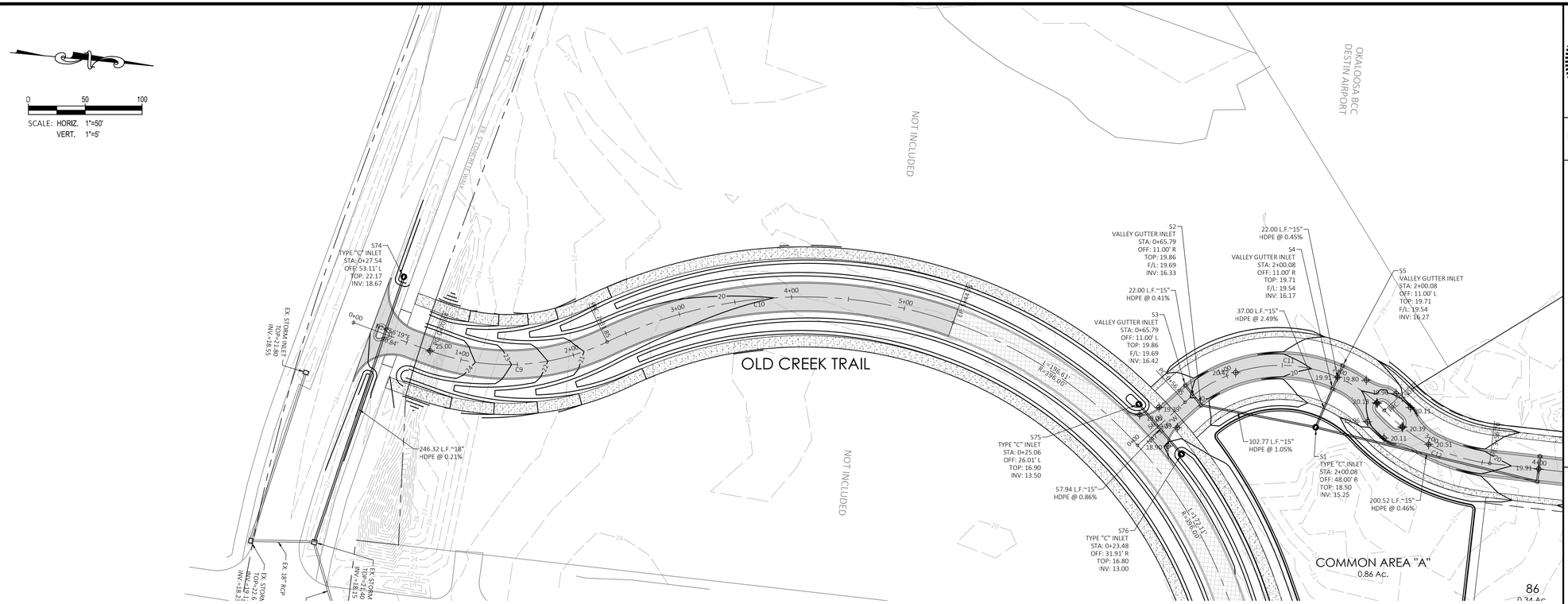
REVISIONS:	DATE:
ADD OKALOOSA GAS DISTRICT NOTE PRE CITY COMMENTS	9/23/09
PER FDEP & DWU COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

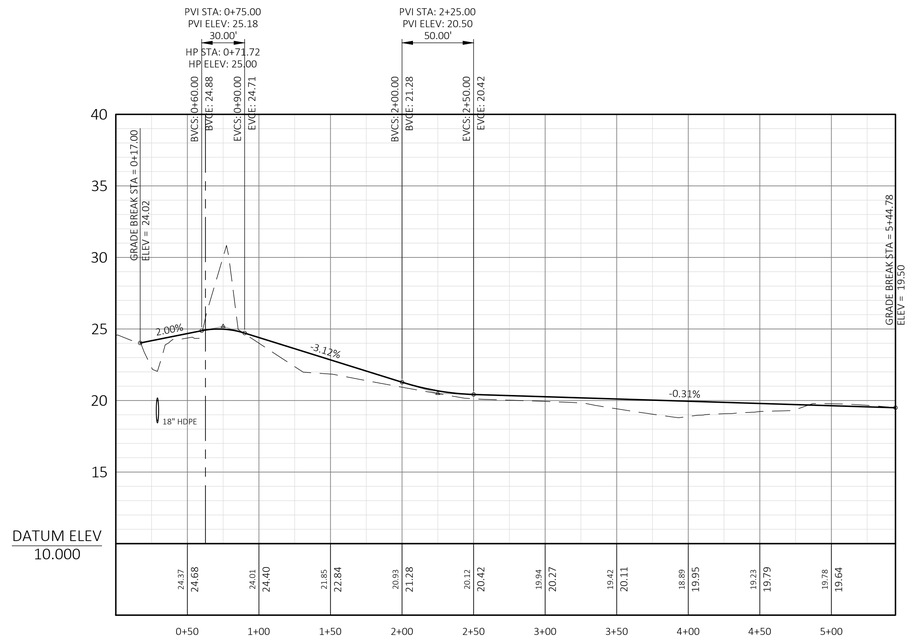
INDIAN BAYOU WEST

UTILITY PLAN (7 OF 7)

DATE: 8/27/20
SCALE: 1"=50'
SHEET
4.7
TOTAL SHEETS 47



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

Licensed Engineer: ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

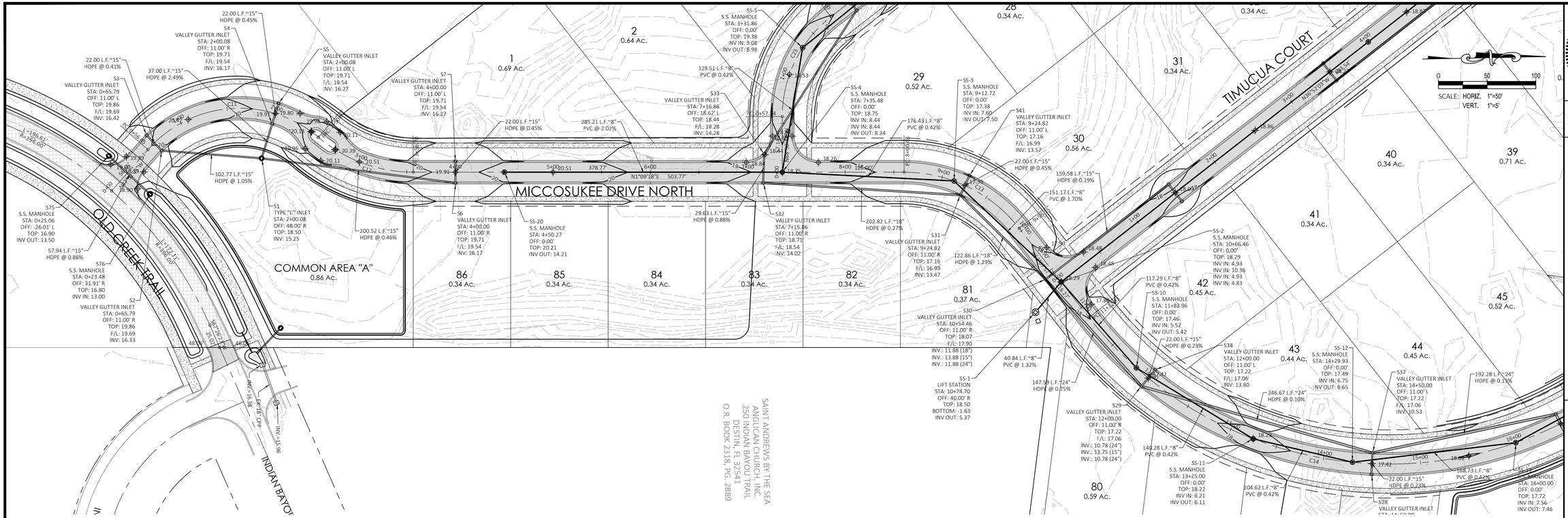
REVISIONS:	DATE:
1 PER CITY & DWU COMMENTS	1/25/21
2 PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
3	
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

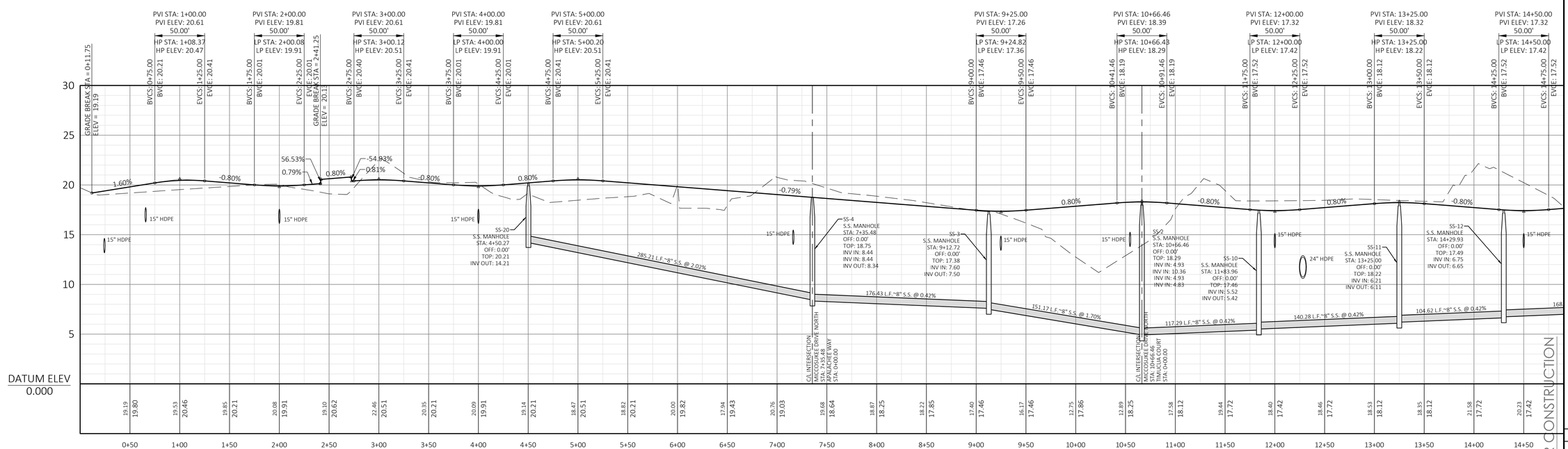
INDIAN BAYOU WEST

PLAN & PROFILE
OLD CREEK TRAIL

DATE: 8/27/20
SCALE: 1"=50' H / 1"=5' V
SHEET
5.1
TOTAL SHEETS 47



PLAN VIEW



PROFILE

REVISIONS:
1 PER CITY & DWU COMMENTS
2 PER NWFWMD AND CITY OF DESTIN COMMENTS

DATE: 1/25/21
2/17/21

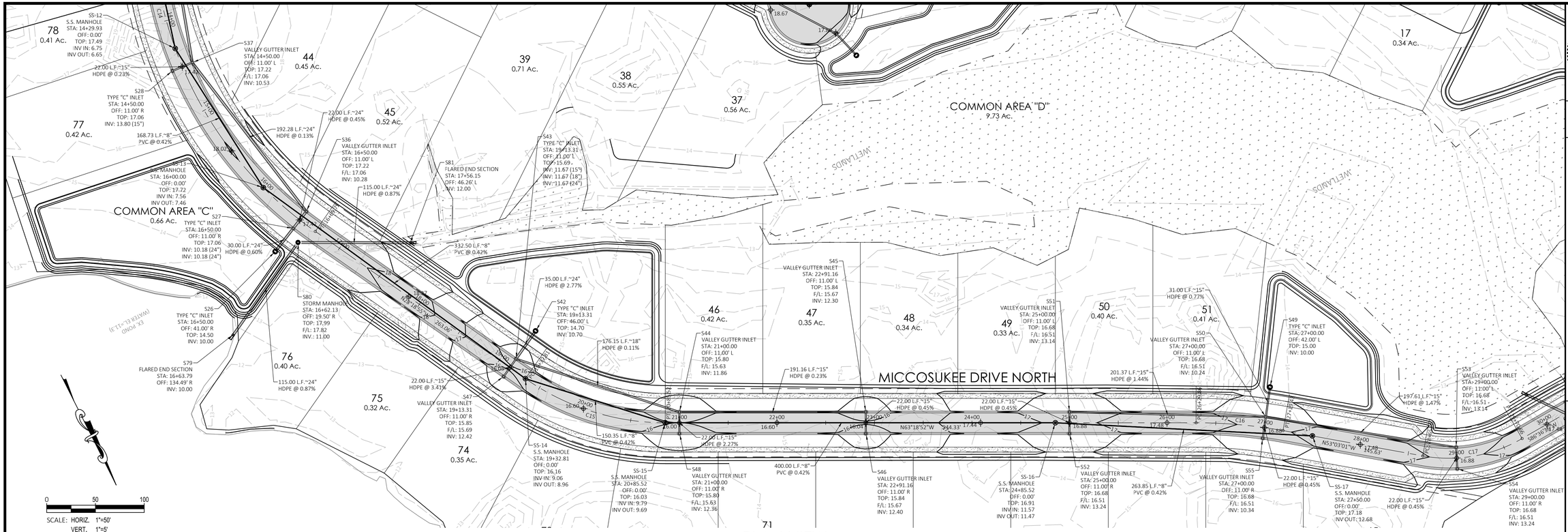
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

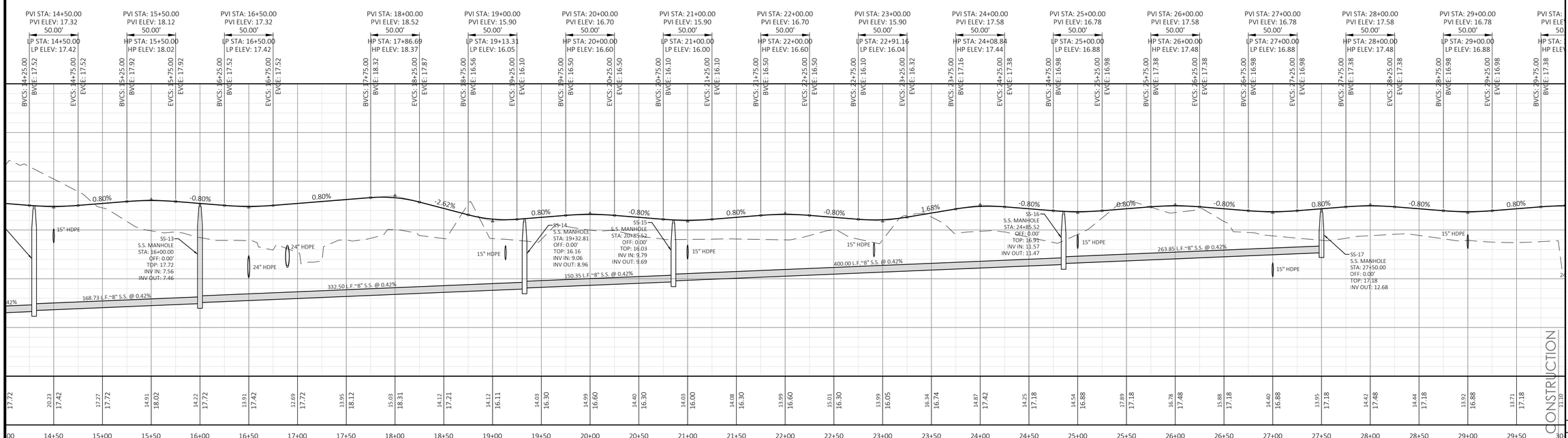
PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 0+00 ~ 14+50)

DATE: 8/27/20
SCALE: 1"=50' H / 1"=5' V
SHEET
5.2
TOTAL SHEETS 47



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley at 2:54:42 -04'00' 5/4/22

REVISIONS:	DATE:
PER CITY & JWW COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

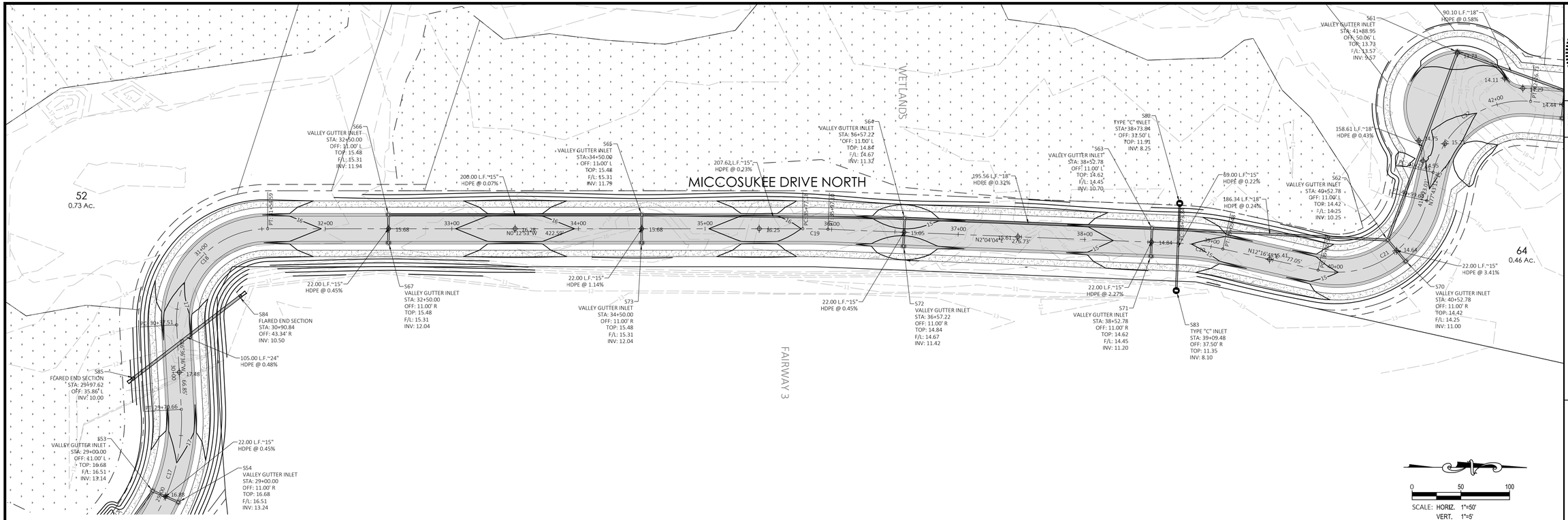
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

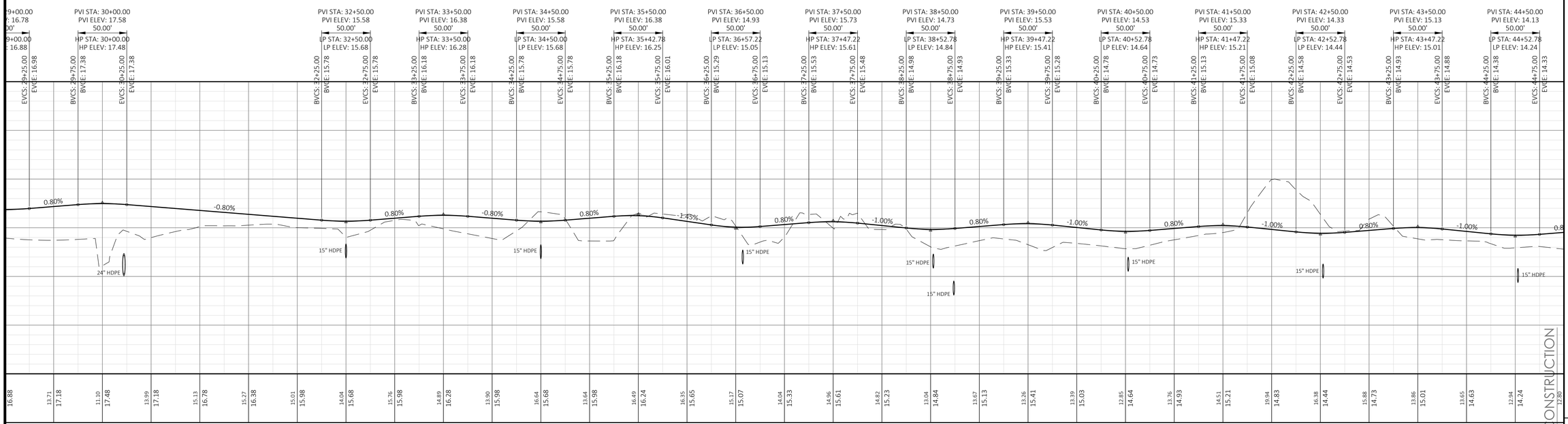
PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 14+50 ~ 29+50)

DATE: 8/27/20
SCALE: 1"=50' H / 1"=5' V
SHEET
5.3
TOTAL SHEETS 47



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

REVISIONS:
1. PER CITY & OWU COMMENTS
2. PER NWFWMD AND CITY OF DESTIN COMMENTS

DATE: 1/25/21, 2/17/21

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY, JR.
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Jr. P.E. 56762

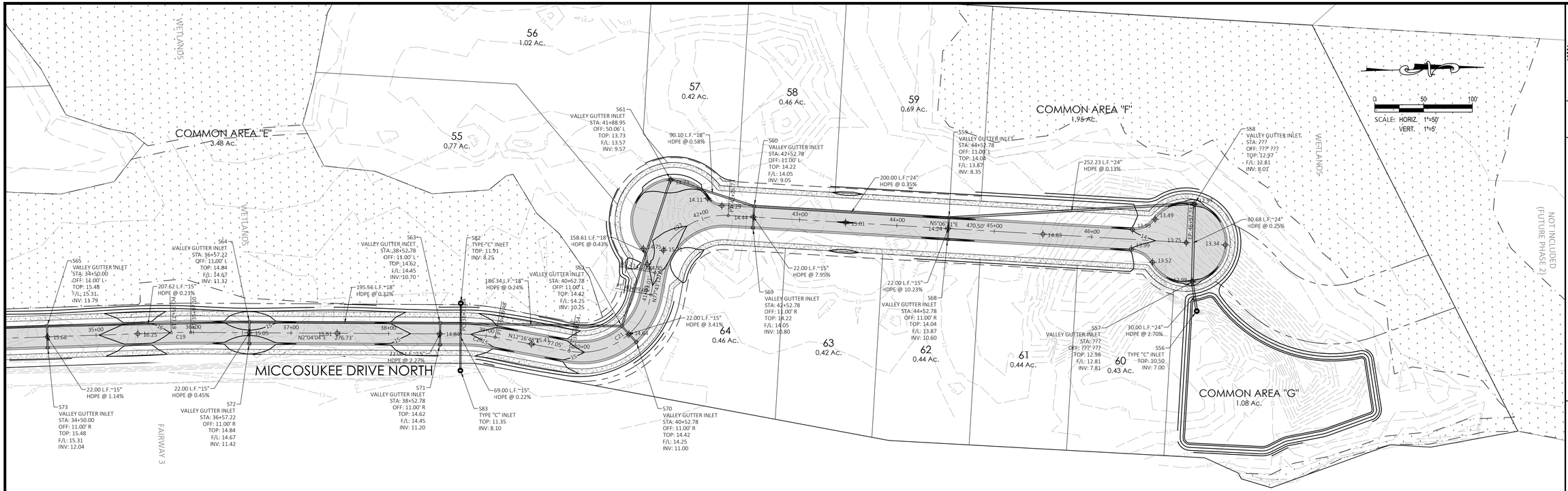
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

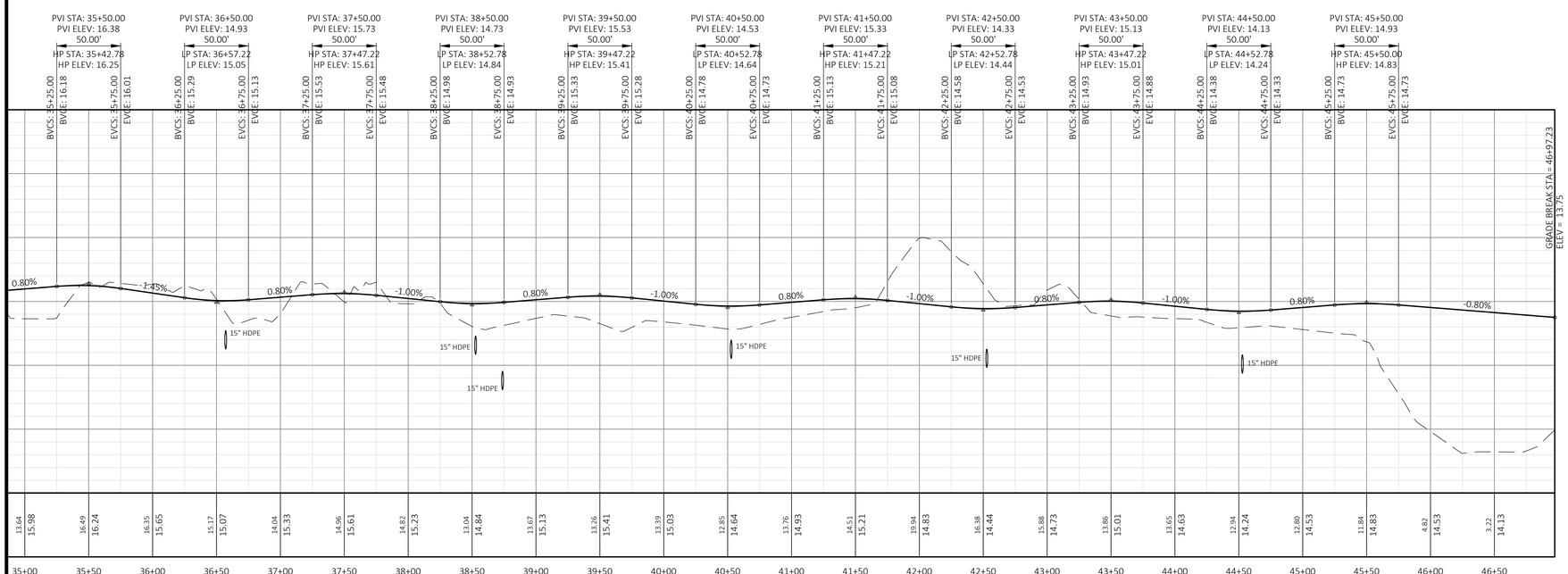
PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 29+50 ~ 42+00)

DATE: 8/27/20
SCALE: 1"=50' H / 1"=5' V
SHEET
5.4
TOTAL SHEETS 47



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

REVISIONS:
- PER CITY & OWU COMMENTS
- PER NWFWMD AND CITY OF DESTIN COMMENTS

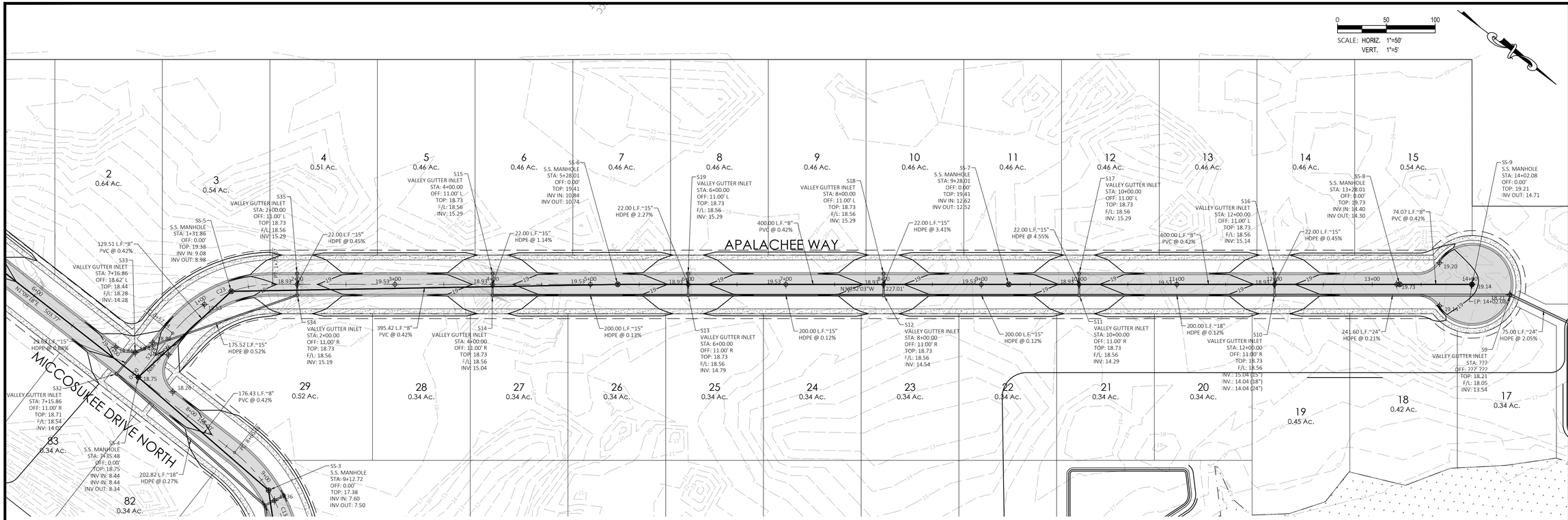
DATE: 1/25/21, 2/17/21

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

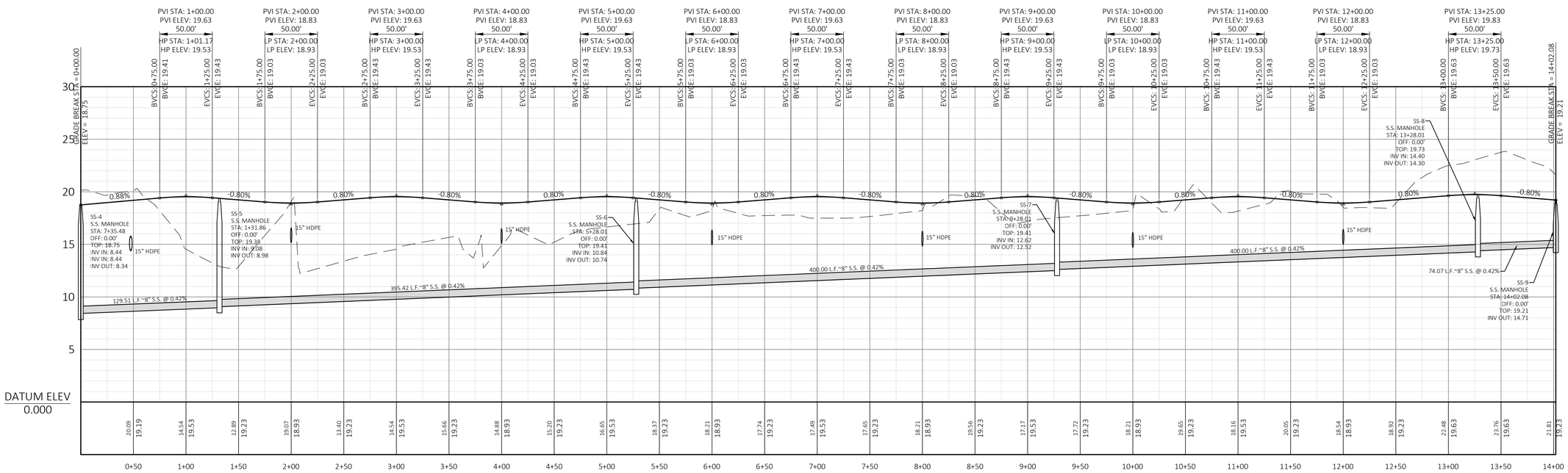
INDIAN BAYOU WEST
PLAN & PROFILE
MICCOSUKEE DRIVE NORTH (STA: 35+00 ~ END)

DATE: 8/27/20
SCALE: 1"=50' H / 1"=5' V

SHEET
5.5
TOTAL SHEETS 47



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762 — State of Florida — Professional Engineer

DATE:	
1/25/21	
2/17/21	

REVISIONS:
- PER CITY & DWU COMMENTS
- PER NWFWMD AND CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

PLAN & PROFILE

APALACHEE WAY

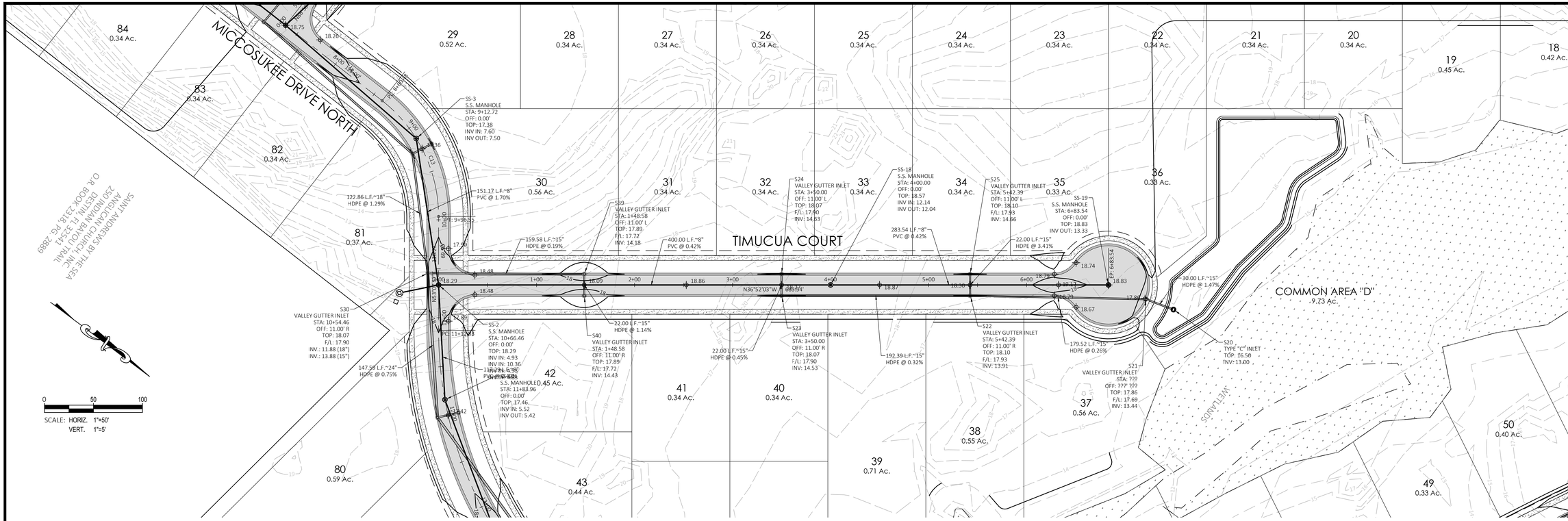
DATE: 8/27/20

SCALE: 1"=50' H / 1"=5' V

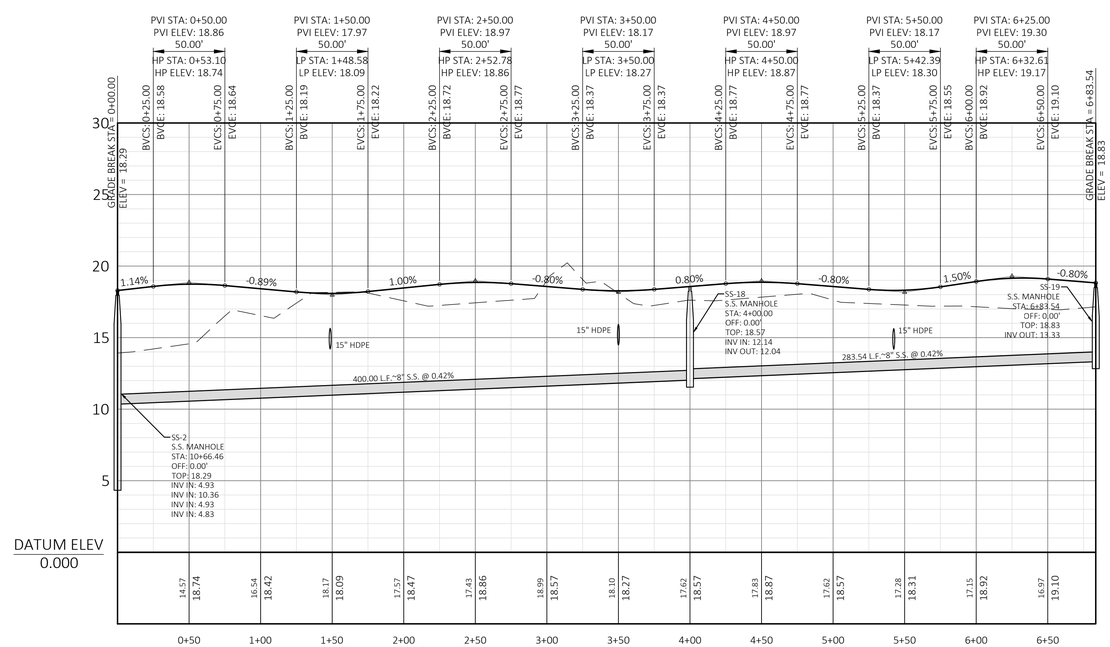
SHEET

5.6

TOTAL SHEETS 47



PLAN VIEW



PROFILE

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

LICENSED PROFESSIONAL ENGINEER
R. S. BINKLEY, JR.
No. 56762
STATE OF FLORIDA
Ross S. Binkley, Jr., P.E. 56762

DATE: 1/25/21, 2/17/21

REVISIONS:
1. PER CITY & DWU COMMENTS
2. PER NWFWMD AND CITY OF DESTIN COMMENTS

INDIAN BAYOU WEST

PLAN & PROFILE
TIMUCUA COURT

NOT FOR CONSTRUCTION

DATE: 8/27/20
SCALE: 1"=50' H / 1"=5' V
SHEET
5.7
TOTAL SHEETS 47

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	3,012,702 S.F. (69.16 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,935,640 S.F. (67.39 Ac.)
SUBDIVISION UPLAND AREA	2,415,176 S.F. (55.44 Ac.)
SUBDIVISION WETLAND AREA	520,464 S.F. (11.95 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	804,088 S.F. (18.46 Ac.)
IMPERVIOUS SURFACE AREA	290,808 S.F. (6.68 Ac.)
OPEN SPACE AREA	513,280 S.F. (11.78 Ac.)
OPEN SPACE PROPOSED	64%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	554
EXISTING TREE PRESERVATION CREDIT	6744
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	277

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

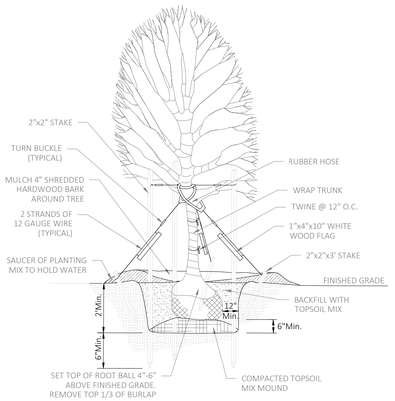
REFORESTATION TREE REQUIREMENTS

PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 55.44 ACRES, EQUATES TO 554 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 554 TREES/2 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 277 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 277 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 85 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

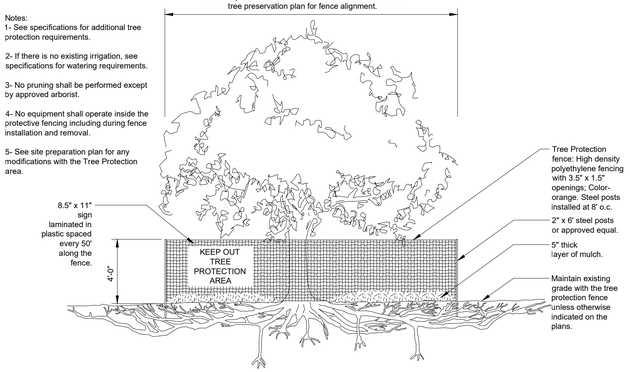
PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	71
	OAK TREE	9
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1



TREE PLANTING DETAIL

N.T.S.



TREE PROTECTION DETAIL

N.T.S.

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

LICENSED: R. S. BINKLEY, JR. CIVIL ENGINEER No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, Jr. PE #56762

REVISIONS:	DATE:
1 PER CITY COMMENTS	1/25/21
2 PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21
3	
4	
5	
6	

INDIAN BAYOU WEST

LANDSCAPE PLAN NORTH

NOT FOR CONSTRUCTION

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

DATE: 8/27/20
SCALE: 1"=100'
SHEET
6.1
TOTAL SHEETS 47

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

0 100 200
SCALE: 1"=100'

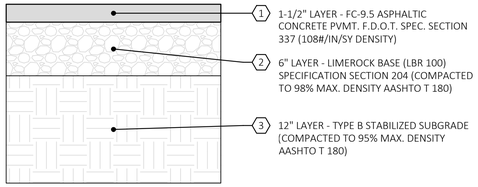
10 LIVE OAKS
17 LIVE OAKS
24 LIVE OAKS
7 LIVE OAKS

COMMON AREA "A" 0.86 Ac.
COMMON AREA "C" 0.66 Ac.
COMMON AREA "D" 9.73 Ac.

MICCOSUKEE DRIVE NORTH
TIMUCUA COURT
APALACHEE WAY
OLD CREEK TRAIL
INDIAN BAYOU TRAIL
BOOM LANDING TRAIL

5' LANDSCAPE AREA ALONG R/W

| | | |



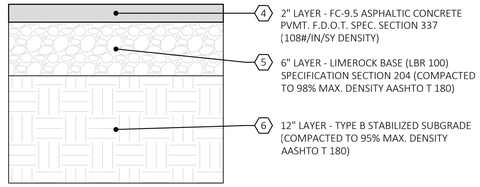
1-1/2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)

6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)

12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

STANDARD ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"



2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)

6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)

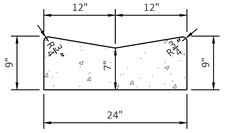
12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

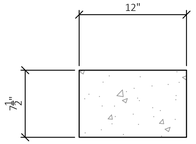


24" VALLEY GUTTER

SCALE: 1" = 1'-0"

NOTES:

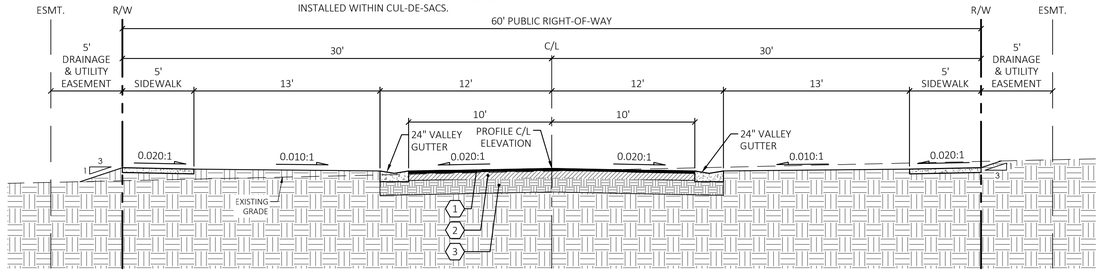
1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.



12" FLAT CURB

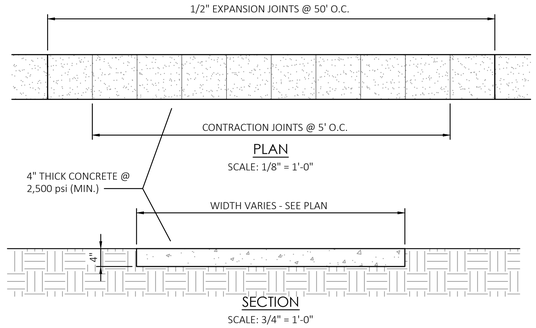
SCALE: 1-1/2" = 1'-0"

NOTE:
HEAVY DUTY ASPHALT PAVEMENT SHALL BE INSTALLED WITHIN CUL-DE-SACS.



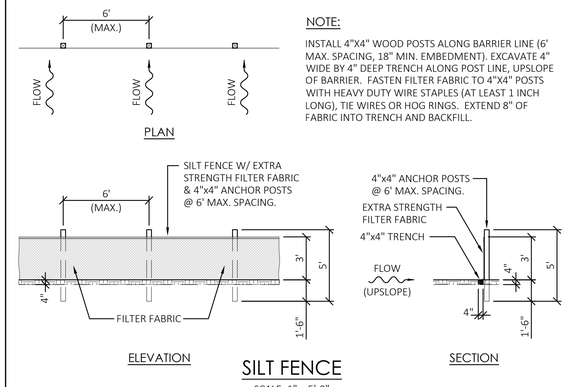
TYPICAL ROADWAY SECTION

SCALE: 1" = 5'



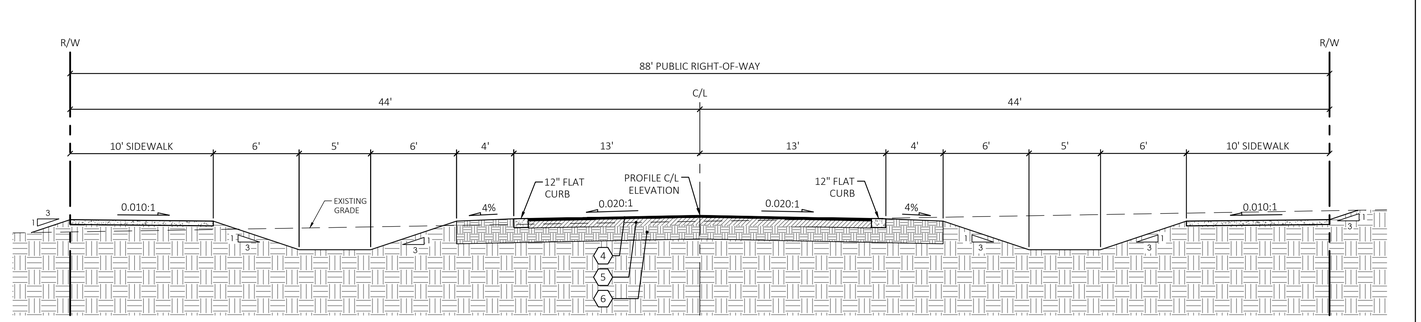
CONCRETE SIDEWALK

SCALE: AS SHOWN



SILT FENCE

SCALE: 1" = 5'-0"



OLD CREEK TRAIL SECTION

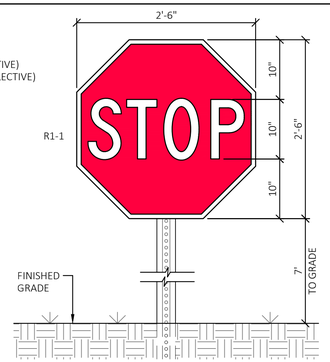
SCALE: 1" = 5'

COLORS:

LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

NOTE:

EMBED SIGN POST 2'-6" (MIN.) INTO FINISHED GRADE.

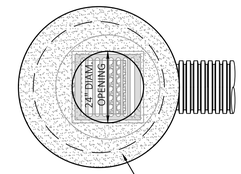


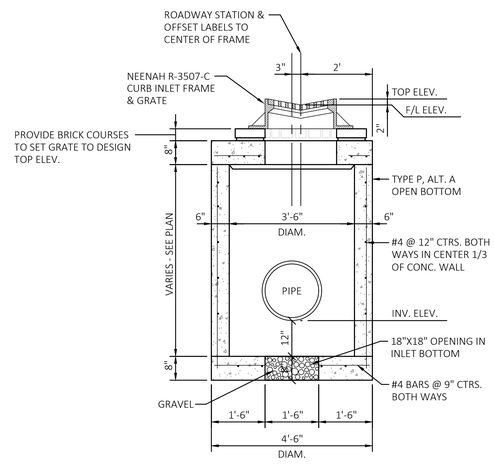
STOP SIGN

SCALE: 1" = 1'-0"

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX NO. 200 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED PIPE MATERIAL AND DIAMETER.
4. FRAME AND GRATE SHALL BE SLOPED ALONG PAVEMENT EDGE TO MATCH ROADWAY PROFILE GRADE.





VALLEY GUTTER INLET

SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

Licensed Professional Engineer: Ross S. Binkley
STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. No. 56762

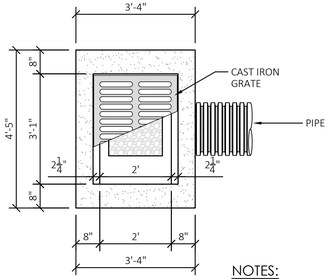
REVISIONS:	DATE:
PER CITY COMMENTS	1/25/21
PER NWFWMD AND CITY OF DESTIN COMMENTS	2/17/21

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

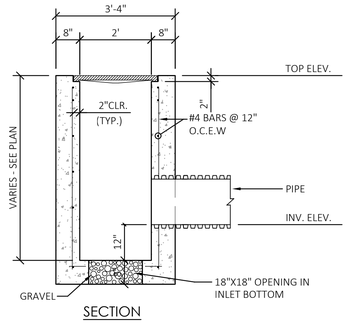
DATE: 8/27/20
SCALE: AS SHOWN
SHEET
7.1
TOTAL SHEETS 47



PLAN

NOTES:

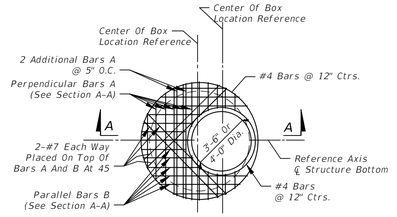
1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.



SECTION

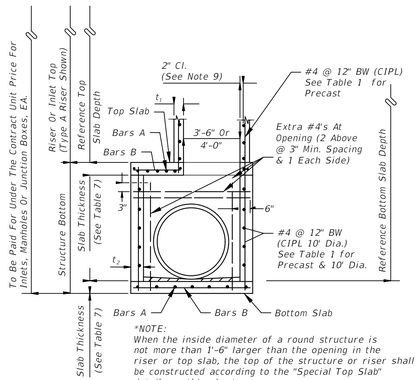
TYPE "C" INLET

SCALE: 1/2" = 1'-0"



NOTE:
Not Applicable For Type A, B, C, D & E Ditch Bottom Inlets Or Type S & V Gutter Inlets. See Index Nos. 220, 221, 230, 231 & 232.

TOP SLAB REINFORCING STEEL DIAGRAM (ALTERNATE A)



*NOTE:
When the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

SECTION A-A
(ALTERNATE A)

GENERAL NOTES

1. Standard structure bottoms 4'-0" diameter and smaller (Alt. A) and 3'-6" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures. Round risers are designated Type A, square risers are designated Type B.
2. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Precast and rectangular structures (Alt. B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (see modified wall thicknesses in Table 1).
4. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. All concrete shall be of Class II concrete, except use Class IV concrete when shown in the Plans, for special applications of structures located in extremely aggressive environments. Concrete as specified in ASTM C478 (4000 psi) may be used in lieu of Class II concrete for precast items manufactured in accordance with Specifications Section 449.
5. All reinforcement shown is Grade 60 steel, deformed bar. Equivalent area Grade 40 steel or equivalent area smooth or deformed welded wire reinforcement in accordance with Specification Section 931 may be substituted according to Index No. 201, unless otherwise noted.
6. Except when ACI hooks are specifically required, reinforcement in top and bottom slab shall be straight embedment.
7. All reinforcement must have 2" minimum cover except for 3'-6" diameter precast circular units manufactured under ASTM C478, keyed construction otherwise shown. Additional bars used to restrain hole formers for precast structures with grouted pipe connections,may be left flush with the hole surface. Cut or bend reinforcement at pipe openings to maintain cover. Exposed ends of reinforcing at precast pipe openings and grouted joints must be removed to 1" below the concrete surface and sealed with a Type F epoxy in accordance with Specification Section 926. Horizontal steel in rectangular structures shall be lapped a minimum of 30 bar diameters or by standard hooks at corners.
8. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and when used on skew with rectangular risers, inlets and inlet throats. Fillets will be required in the top slab of the Alt. A structure bottoms when used with the Alt. B risers. Each fillet shall be reinforced with two #5 bars.
9. Type J structure bottoms must have a minimum 6'-0" wall height when possible, for maintenance access.

ROUND STRUCTURE BOTTOMS (ALTERNATE A) & ROUND RISERS- TABLE 1
Wall Thickness (t_1 & t_2) and Vertical & Horizontal Areas of Reinforcement (A_s)

Type	Structure/Riser Diameter (ft)	Cast-In-Place Items Class II Concrete			Precast Items				
					Class II Concrete			ASTM C478	
		t_1 Riser (in.)	t_2 Bottom (in.)	A_s (in^2/ft.)	t_1 Riser (in.)	t_2 Bottom (in.)	A_s (in^2/ft.)	t_1 or t_2 (in.)	A_s *** (in^2/ft.)
P	3'-6"	6	8	0.20	6	8	0.20	4**	0.105
P	4'-0"	6	8	0.20	6	8	0.20	5**	0.120
J	5'-0"	–	8	0.20	–	8	0.20	6**	0.150
J	6'-0"	–	8	0.20	–	8	0.20	6	0.180
J	7'-0"	–	8	0.20	–	8	0.20	7	0.210
J	8'-0"	–	8	0.20	–	8	0.20	8	0.240
J	10'-0"	–	10	0.40##	–	10	0.40##	10	0.300
J	12'-0"	–	10	0.40##	–	12	0.40##	12	0.360

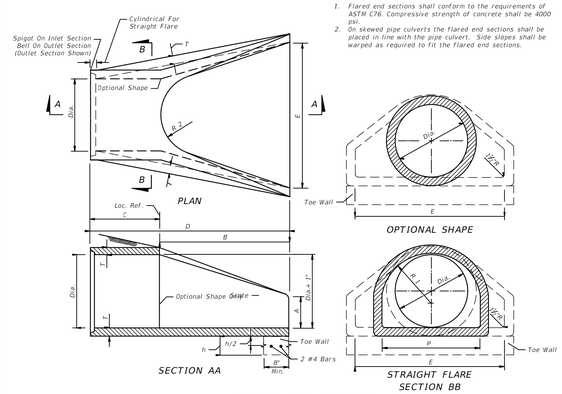
TABLE 1 NOTES:
##Provide 0.20 sq. in./ft. at each face, 12" max. bar spacing.
**Modified minimum wall thickness.
***Min. total circumferential reinforcement for continuous steel hoops:
A_s = 0.50 sq. in. for riser section height equal or less than 2'-0" (2 hoop min.)
A_s = 0.75 sq. in. for riser section height more than 2'-0" up to 4'-0" (3 hoop min.)
Areas of reinforcing for precast items are based on Grade 60 reinforcing;
No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1;
Area of vertical reinforcing may be reduced in accordance with ASTM C478.

TYPE "C" INLET ROUND BOTTOM

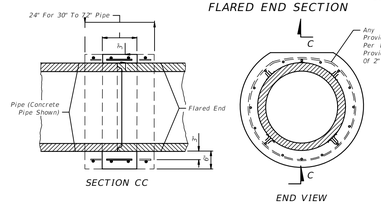
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. Flared end sections shall conform to the requirements of ASTM C76. Compressive strength of concrete shall be 4000 psi.
2. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.



FLARED END SECTION

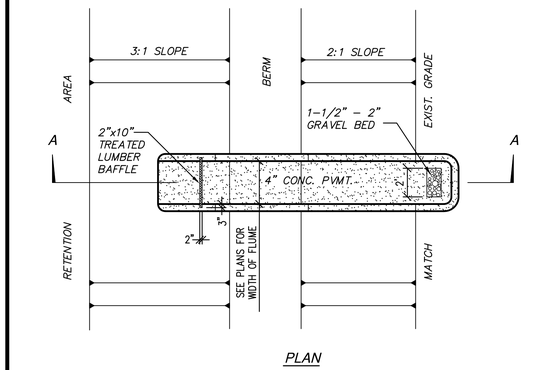


REINFORCED CONCRETE JACKET DETAIL

DIA.	T	REINF. (in2/ft)	BELL Or Spigot	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (lb)	h	TOE WALL CLASS I CONC (CY)
12"	2"	0.07	1¾"	4"	2'-0"	4'-0⅛"	6'-0⅛"	2'-0"	19'-9⅛"	10⅛"	9"	36°	530	12"	.06
15"	2⅛"	0.07	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	24'-8⅛"	12⅛"	11"	39°	740	12"	.07
18"	2½"	0.07	2⅛"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15⅛"	12"	4"	990	15"	.11
21"	2⅝"	0.07	2⅜"	9"	2'-11"	3'-2"	6'-1"	3'-6"	33'-9⅛"	16⅛"	13"	4"	1280	15"	.12
24"	3"	0.07	2⅝"	9"	2'-11"	3'-2"	6'-1"	4'-0"	33'-9⅛"	16'-9⅛"	14"	4"	1520	18"	.17

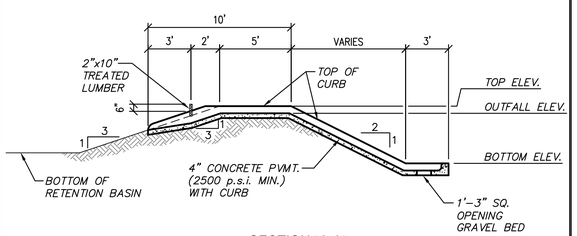
FLARED END SECTION

SCALE: 1/2" = 1'-0"



PLAN

NOTE: SEE GRADING & DRAINAGE PLAN FOR TOP, OUTFALL, & BOTTOM ELEVATIONS.



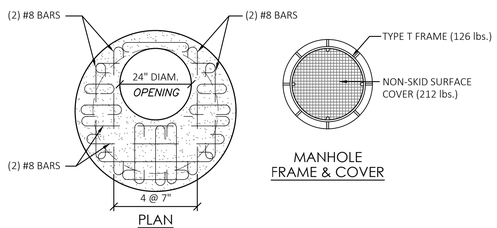
SECTION "A-A"

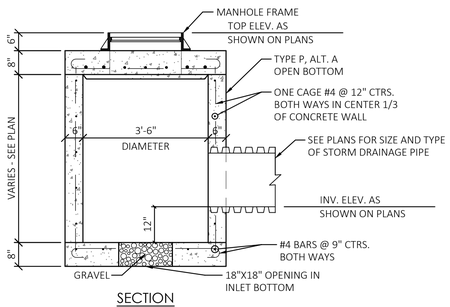
CONCRETE OVERFLOW FLUME

SCALE: 1" = 5'-0"

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER. ALL REINFORCEMENT #6 BARS EXCEPT (6) #8 BARS SHOWN. BARS SPACED @ 6" O.C.
4. BOTH WAYS EXCEPT MIDDLE BARS SHOWN @ 7" O.C. ALL BARS TO HAVE ACI STANDARD HOOKS CANTED APPROX. 45°.





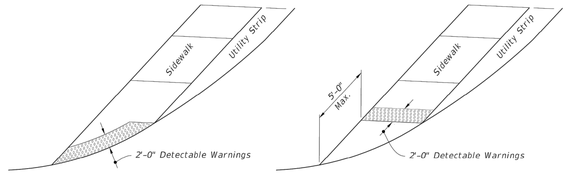
SECTION

STORM MANHOLE

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. Cross Slopes and Grades:
   A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   A. Install detectable warnings in accordance with Specification 527.
   B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings - Acceptance Criteria:
   A. Color and texture shall be complete and uniform.
   B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   C. There shall be no more than 4 non-compliant domes in any one square foot.
   D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   E. Surfaces shall not deviate more than 0.10" from a true plane.



DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

ECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7

LAST REVISION	DESCRIPTION:	FDOT	FY 202 STANDARD
11/01/19	REVISION		

NOT FOR CONSTRUCTION

Licensed Business: 32308
ROBERT S. BINKLEY, JR.
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Robert S. Binkley, Jr., P.E. No. 56762

DATE:	REVISIONS:
1/25/21	PER CITY COMMENTS
2/17/21	PER NWFWMD AND CITY OF DESTIN COMMENTS

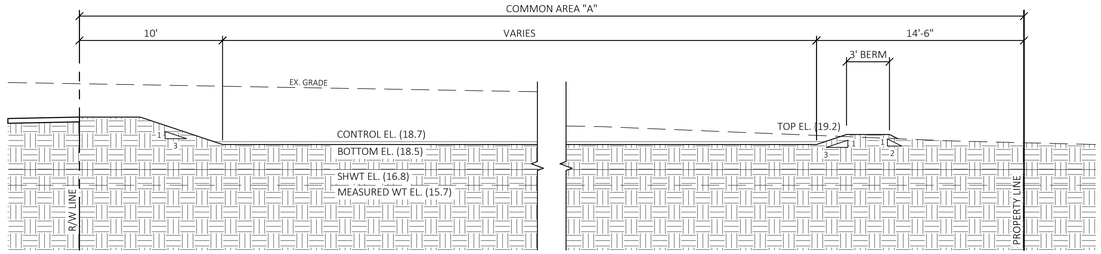
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

DATE: 8/27/20
SCALE: AS SHOWN
SHEET 7.2
TOTAL SHEETS 47

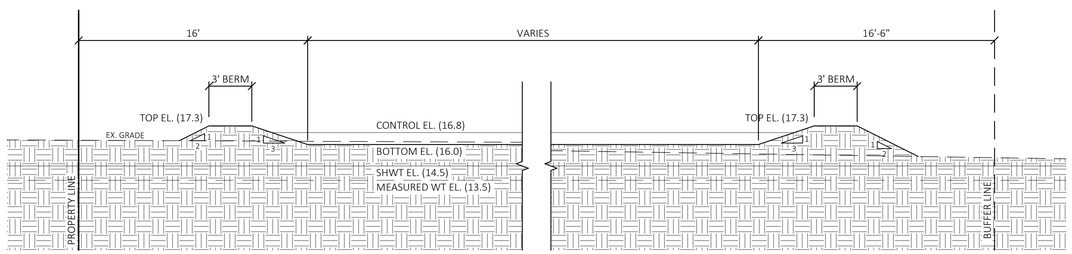
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "A" SECTION

SCALE: 1" = 5'-0"

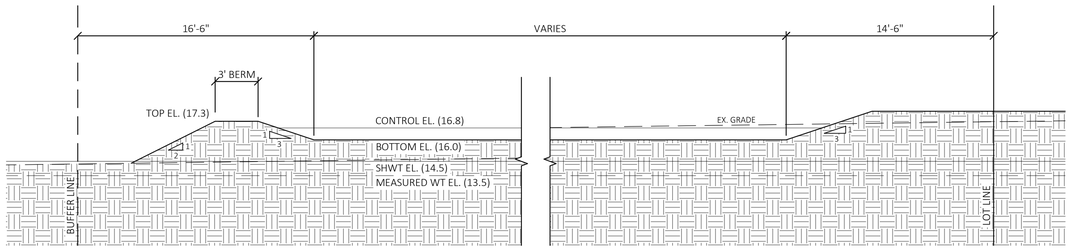
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "B" SECTION A-A

SCALE: 1" = 5'-0"

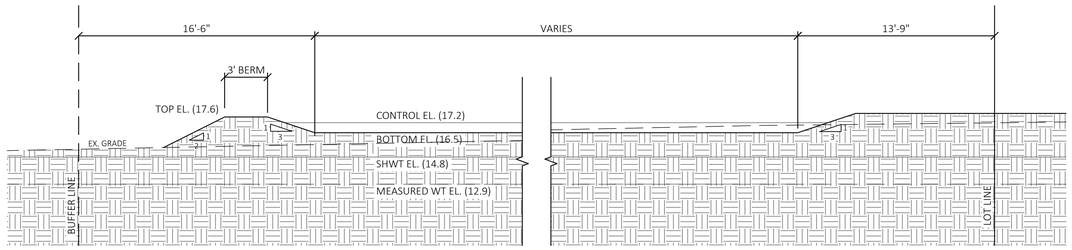
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "B" SECTION B-B

SCALE: 1" = 5'-0"

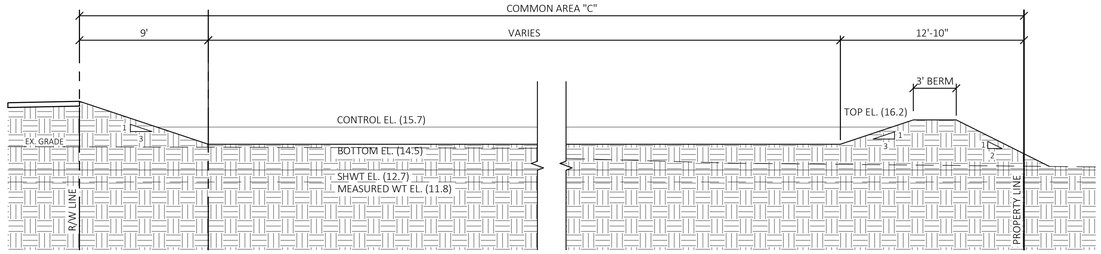
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "C" SECTION

SCALE: 1" = 5'-0"

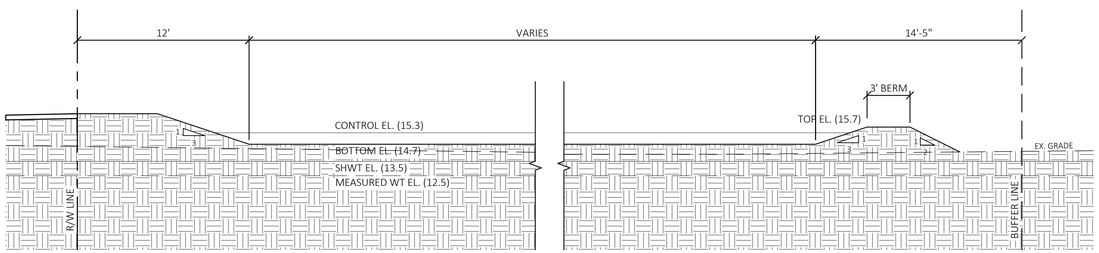
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "D" SECTION

SCALE: 1" = 5'-0"

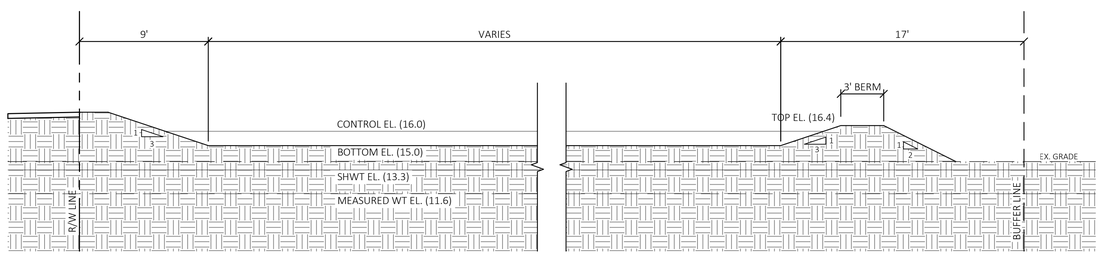
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "E" SECTION

SCALE: 1" = 5'-0"

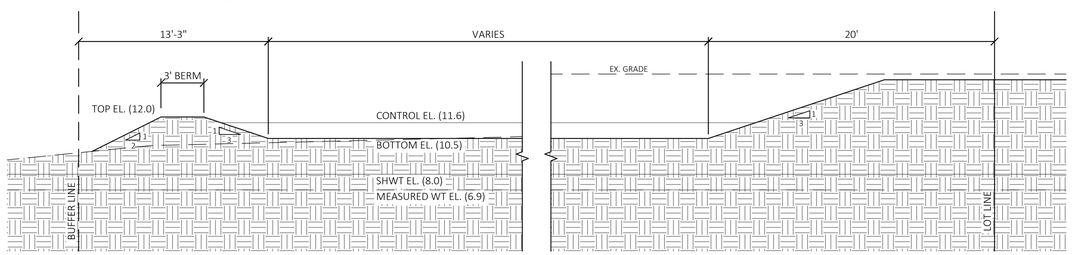
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "F" SECTION

SCALE: 1" = 5'-0"

NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "G" SECTION

SCALE: 1" = 5'-0"

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE No. 56762

DATE: 2/17/21

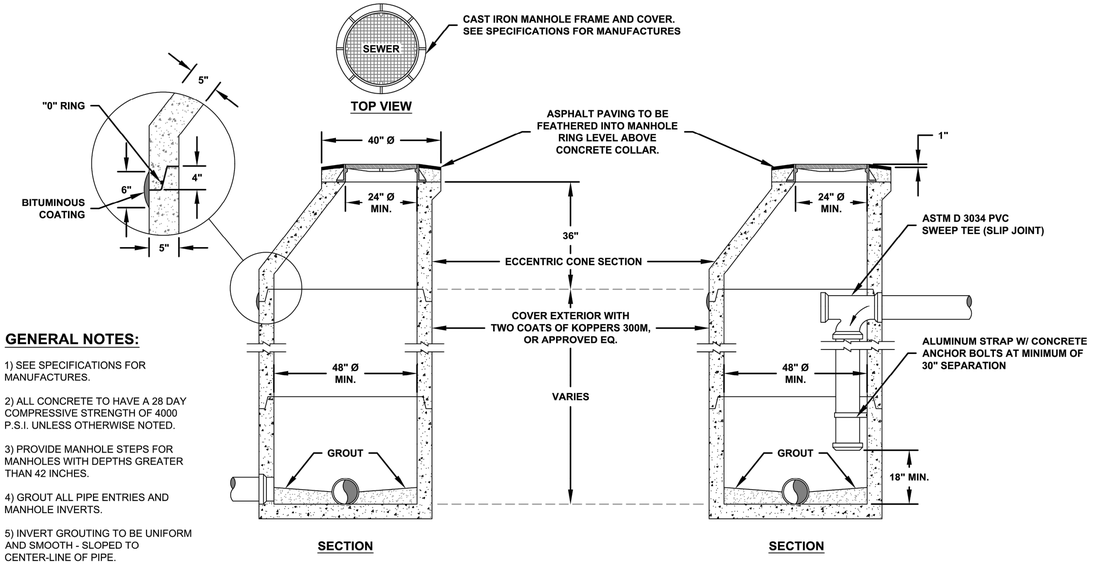
REVISIONS:
- PER NWFWMD AND CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

RETENTION BASIN SECTIONS

DATE: 1/25/20
SCALE: AS SHOWN
SHEET
7.3
TOTAL SHEETS 47



GENERAL NOTES:

1) SEE SPECIFICATIONS FOR MANUFACTURES.

2) ALL CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. UNLESS OTHERWISE NOTED.

3) PROVIDE MANHOLE STEPS FOR MANHOLES WITH DEPTHS GREATER THAN 42 INCHES.

4) GROUT ALL PIPE ENTRIES AND MANHOLE INVERTS.

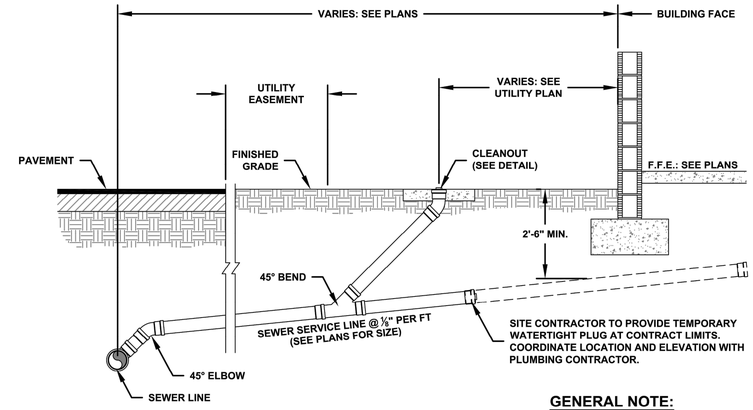
5) INVERT GROUTING TO BE UNIFORM AND SMOOTH - SLOPED TO CENTER-LINE OF PIPE.

STANDARD MANHOLE DETAIL

SCALE: 1" = 2'

DROP MANHOLE DETAIL

SCALE: 1" = 2'

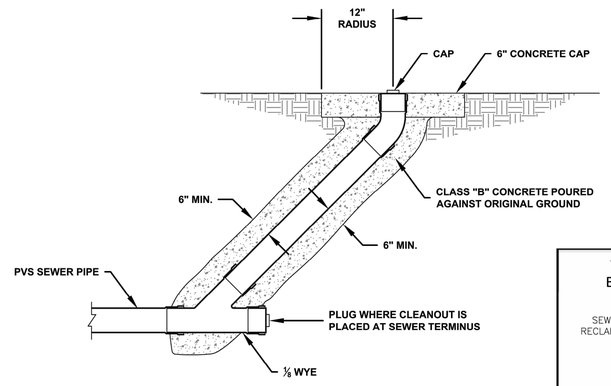


GENERAL NOTE:

1) SEWER CONNECTION TO BE MADE OF MANUFACTURED WYES. INVERT OF CONNECTION TO BE AT ELEVATION OF TOP OF MAIN.

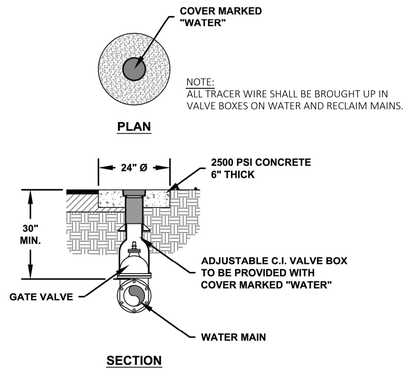
SEWER SERVICE DETAIL

SCALE: 1" = 2'



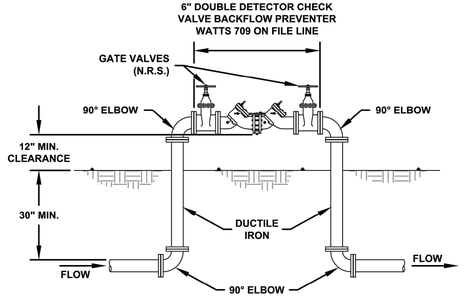
CLEANOUT DETAIL

SCALE: 1" = 1'



GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'



GENERAL NOTES:

1) ALL FITTINGS SHALL BE CAST OR DUCTILE IRON.

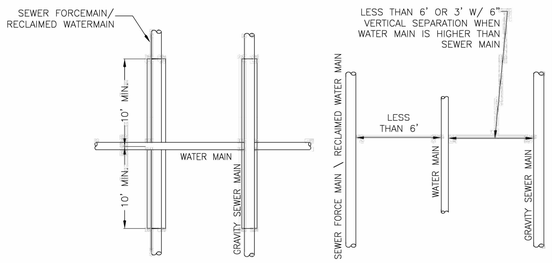
2) PROVIDE THRUST BLOCKS FOR BELOW GROUND FITTINGS, SEE THRUST BLOCK DETAIL.

3) PROVIDE SUPPORTS UNDER BACKFLOW PREVENTER AS REQUIRED.

BACKFLOW PREVENTER DETAIL

SCALE: 1" = 2'

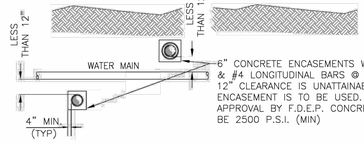
TO BE USED ONLY WHEN STANDARD SEPARATION (DETAIL M35A) CANNOT BE PROVIDED. USE OF PROVISIONS OF THIS DETAIL TO BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION



CROSSING - PLAN PARALLEL - PLAN

USE ANY OF THE FOLLOWING:

1.) GRAVITY SEWER ONLY – USE PRESSURE RATED PIPE PER AWWA STDS.
2.) ALL MAIN TYPES – USE WELDED OR FUSED JOINTS FOR EITHER WATER OR OTHER MAIN
3.) ALL MAIN TYPES – USE WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT PER DETAIL BELOW



CROSSING - SECTION

GENERAL NOTES:

1. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
   1.1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
   1.2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.
2. THE USE OF ANY ASPECT OF THIS DETAIL MUST BE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

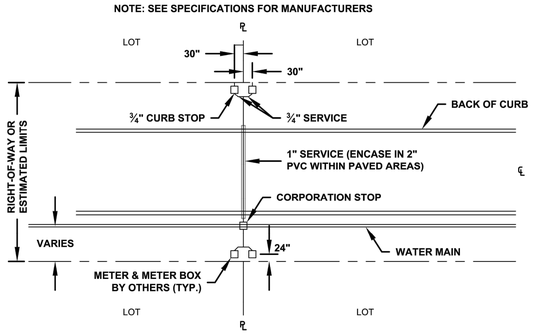
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

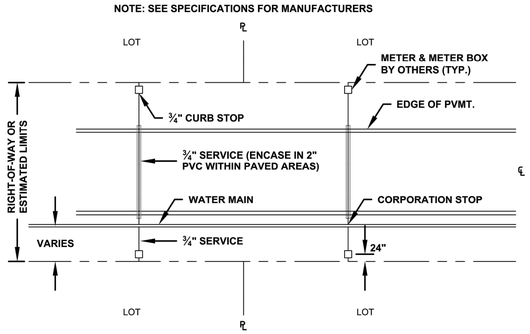
REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MASS
SHEET: 7.4 OF 47



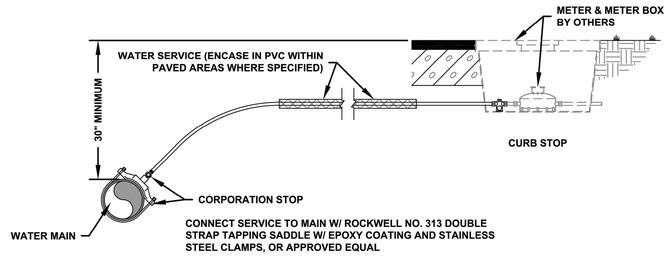
DOUBLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BACTERIOLOGICAL EXAMINATIONS ON ALL NEW WATER MAINS (AS REQUIRED BY AND TO THE SATISFACTION OF) THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. THESE REQUIREMENTS NECESSITATE A SATISFACTORY SAMPLE AT EACH SAMPLE LOCATION FOR TWO CONSECUTIVE DAYS. IF THE EXAMINATION IS BY PERSONS OTHER THAN THE LOCAL HEALTH DEPARTMENT, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE LABORATORY REPORTS TO THE ENGINEER FOR SUBMITTAL TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.).

2) INSTALLATION OF WATER MAINS AND SERVICES SHALL COMPLY WITH ALL GOVERNING AUTHORITIES.

3) THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

4) ALL PIPES SHALL BE PVC UNLESS OTHERWISE NOTED OR REQUIRED. ALL MAINS TO BE MARKED WITH NO. 14 INSULATED COPPER TRACER WIRE TO FACILITATE THEIR LOCATIONS.

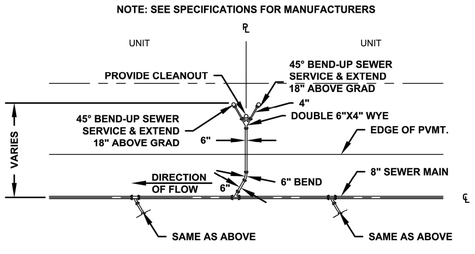
5) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS WITHIN PAVED AND UNPAVED AREAS.

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (SEE NTOE 1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER	WATER MAIN 3' MIN.	WATER MAIN 12" MIN. EXCEPT FOR STORM SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 3' MIN. WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10' PREFERRED 3' MIN.	WATER MAIN 12" PREFERRED 6" MIN.	ALTERNATE 3' MIN. WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN 10' PREFERRED 6' MIN. (SEE NTOE 2)	WATER MAIN 12" MIN. EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 6' MIN. WATER MAIN
ON - SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10' MIN.	-----	-----

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12".

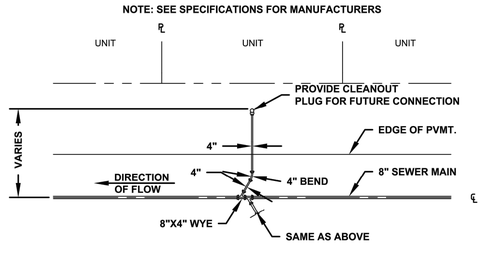
(2) 3' FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(3) IF REQUIRED SEPARATION CANNOT BE PROVIDED SEE DETAIL M-35B FOR REQ'D ADDITIONAL PROTECTION.



DOUBLE SANITARY SEWER SERVICE CONNECTION PLAN

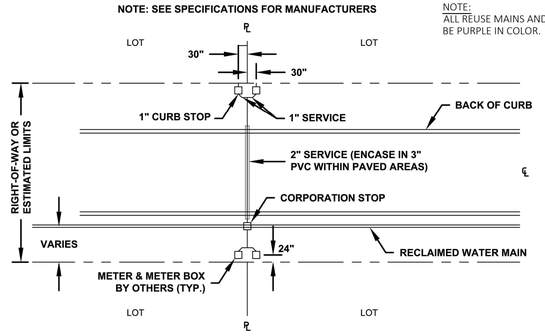
SCALE: 1" = 20'



SINGLE SANITARY SEWER SERVICE CONNECTION PLAN

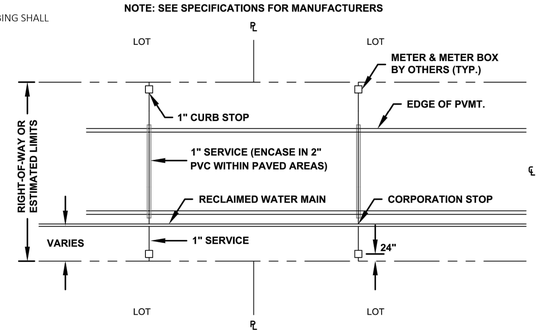
SCALE: 1" = 20'

NOTE:
ALL REUSE MAINS AND SERVICE TUBING SHALL BE PURPLE IN COLOR.



DOUBLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

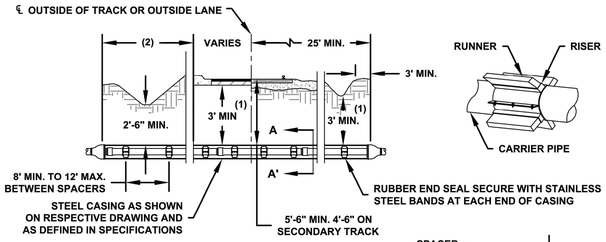
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MASS
SHEET: 7.5 OF 47



GENERAL NOTES:

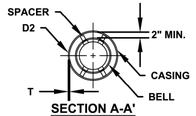
(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6' STATE & 2' CITY ROADS MINIMUM WITHOUT CURB: 8' STATE & 4' CITY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTMA-139, GRADE B.

(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

(5) FOR REFERENCE ONLY.



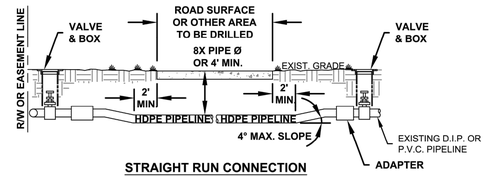
SECTION A-A'

PRESSURE MAIN TO BE RESTRAINED WITH MANUFACTURERS RESTRAINED JOINTS THROUGH CASING. USE (3) SS CASING SPACER CENTERED ON EACH PIPE LENGTH. TIMBER SKIDS ARE OPTIONAL.

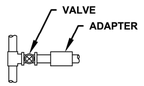
MINIMUM CASING SIZE AND THICKNESS																		
	D.I.P.-M.J.	-	-	-	4"	6"	-	8"	10"	12"	14"	16"	18"	20"	-	24"	30"	36"	42"	48"
	D.I.P.-P.O.	-	-	4"	-	6"	8"	10"	12"	-	14"	16"	18"	20"	24"	-	30"	36"	42"	48"
	P.V.C.	-	-	4"	6"	-	8"	10"	12"	-	-	-	-	-	-	-	-	-	-	-
(3)	STEEL CASING PIPE (D2)	8"(5)10"		12"	14"	16"	18"	20"	24"	24"	30"	30"	30"	36"	36"	42"	48"	54"	60"	66"
	WALL THICKNESS (T) ROADS	.188"	.188"	.188"	.250"	.250"	.250"	.250"	.250"	.250"	.312"	.312"	.312"	.375"	.375"	.500"	.500"	.500"	.500"	.500"
(4)	WALL THICKNESS (T) R.R.	.188"	.188"	.188"	.219"	.219"	.250"	.281"	.344"	.344"	.406"	.406"	.406"	.469"	.469"	.500"	-	-	-	-

JACK AND BORE DETAIL

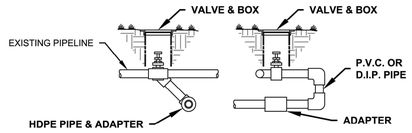
SCALE: N.T.S.



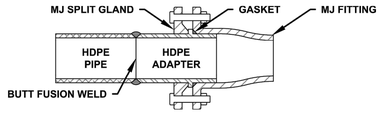
STRAIGHT RUN CONNECTION



PERPENDICULAR CONNECTION PLAN VIEW



LIMITED ACCESS CONNECTION



HDPE-MJ ADAPTER

GENERAL NOTES:

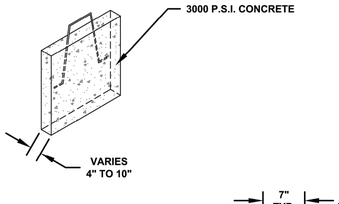
1) DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DUCTILE IRON SIZE.

2) ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.

3) ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILLING DETAIL

SCALE: N.T.S.

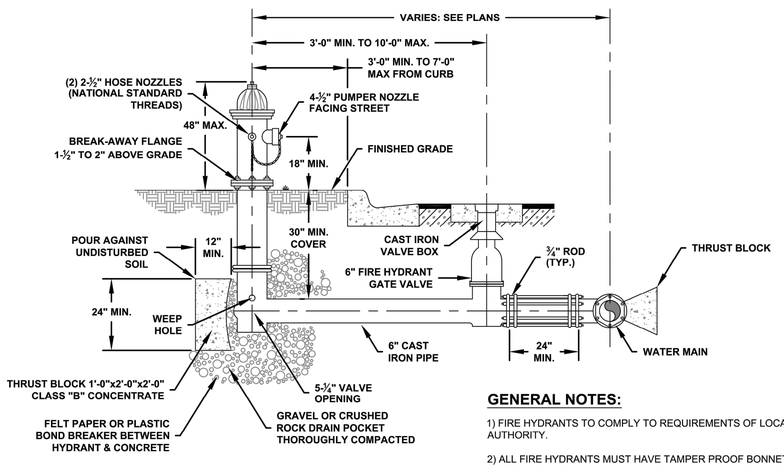


GENERAL NOTES:

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

THRUST BLOCK DETAIL

SCALE: N.T.S.



GENERAL NOTES:

1) FIRE HYDRANTS TO COMPLY TO REQUIREMENTS OF LOCAL GOVERNING AUTHORITY.

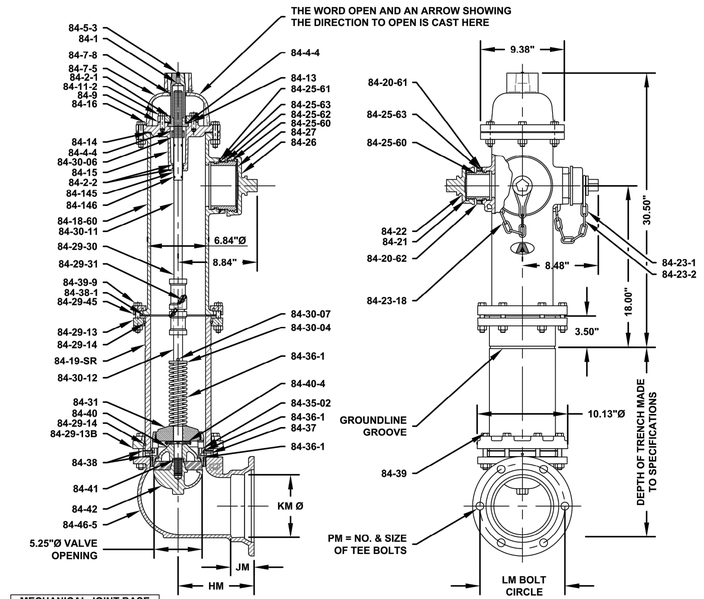
2) ALL FIRE HYDRANTS MUST HAVE TAMPER PROOF BONNETS INSTALLED.

3) THE OPERATING NUT MUST BE A 1.5" PENTAGON-OPERATING NUT.

4) NO THREADED RODS ARE ALLOWED BETWEEN THE HYDRANT AND HYDRANT ISOLATION VALVE.

FIRE HYDRANT CONNECTION DETAIL

SCALE: 1" = 2'



MECHANICAL JOINT BASE					
SIZE	HM	JM	KM	LM	E
4	8.50	2.50	4.91	7.50	4-¾
6	8.50	2.50	7.00	9.50	6-¾



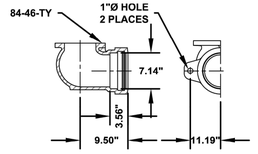
TOP VIEW OF SEAT & DRAIN LEVER ASSEMBLY



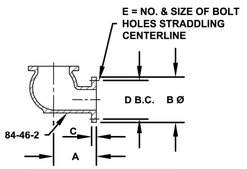
TOP VIEW OF CLEVIS PIN & CLIP PIN USED TO SECURE HYDRANT VALVE ASSEMBLY

GENERAL NOTES:

1) SIZE AND SHAPE OF OPERATING NUT AND NUT ON CAPS, THREADING ON NOZZLES AND CAPS AND THE DIRECTION OF OPENING MADE TO SPECIFICATIONS.
2) CAP CHAINS ARE NOT FURNISHED UNLESS SPECIFIED.
3) ALL GRAY IRON IS ASTM A126 CLASS B.
4) BOLTS AND NUTS ARE RUSTPROOFED STEEL ASTM A307 OR EQUIVALENT IN ACCORDANCE WITH AWWA C502.
5) WORKING PRESSURE: 250 P.S.I. AWWA 200 P.S.I. FACTORY MUTUAL & UNDERWRITERS LAB. TEST PRESSURE: 500 P.S.I.
6) HYDRANT CONFORMS TO AWWA STANDARD C502.
7) UPPER BARREL CAN BE ROTATED 360°.
8) FACTORY MUTUAL APPROVED AND UNDERWRITERS LABORATORIES LISTED IF MARKED.



6" TYTON WITH LUGS



FLANGED BASE						
SIZE	A	B	C	D	E	
4	8.00	9.00	0.94	7.50	8-¾	
6	8.50	11.00	1.00	9.50	8-⅞	

2 HOSE, 1 STEAMER



2 HOSE @ 90°



NOZZLE ARRANGEMENTS

PARTS LIST			
PART NO.	QTY.	PART NAME	MATERIAL & ASTM NO.
84-1	1	OPERATING NUT	BRONZE B763 ALLOY 865
84-2-1	2	COVER O-RING	BUNA N
84-2-2	2	HOUSING O-RING	BUNA N
84-4-4	1	THRUST WASHER	NYLATRON
84-5-3	1	PIPE PLUG	STEEL
84-7-5	1	TAMPER RESISTANT COVER	DUCTILE IRON
84-7-8	1	O-RING	BUNA N
84-9	1	HOUSING COVER	GRAY IRON
84-11-2	4	COVER CAP SCREWS	SEE NOTE 4
84-13	1	COVER GASKET	FIBER
84-14	1	HOUSING GASKET	COMPOSITION RUBBER
84-15	1	HOUSING	DUCTILE IRON
84-16	6	HOUSING BOLTS & NUTS	SEE NOTE 4
84-18-60	1	UPPER BARREL	DUCTILE IRON
84-19-SR	1	LOWER BARREL	DUCTILE IRON A536
84-20-60	2	HOSE NOZZLE	BRONZE B763 ALLOY 876
84-20-61	2	HOSE NOZZLE SEAL	BUNA N
84-20-62	2	HOSE NOZZLE RETAINER	DUCTILE IRON
84-20-63	2	HOSE NOZZLE RETAINER WASHER	TEFLON
84-21	2	HOSE CAPS	GRAY IRON
84-22	2	HOSE CAP GASKETS	RUBBER
84-23-1	2	HOSE CAP CHAINS WITH S HOOK	STEEL
84-23-2	3	S HOOK	STEEL
84-23-18	1	PUMPER CAP CHAIN WITH S-HOOK	STEEL
84-25-60	1	PUMPER NOZZLE	BRONZE B763 ALLOY 867
84-25-61	1	PUMPER NOZZLE SEAL	BUNA N
84-25-62	1	PUMPER NOZZLE RETAINER	DUCTILE IRON
84-25-63	1	PUMPER NOZ RETAINER WASHER	TEFLON
84-26	1	PUMPER CAP	GRAY IRON
84-27	1	PUMPER CAP GASKET	RUBBER
84-29-13	1	BARREL FLANGE	DUCTILE IRON A536
84-29-13B	1	BASE FLANGE	DUCTILE IRON A536
84-29-14	2	SNAP RINGS	STAINLESS STEEL
84-29-30	1	ROD COUPLING	GRAY IRON
84-29-31	2	COUPLING & CLIP PINS	STAINLESS STEEL
84-29-45	1	BREAKABLE FLANGE	GRAY IRON
84-30-03	1	HYDRANT SPRING	STAINLESS STEEL
84-30-04	1	SPRING PLATE	STAINLESS STEEL
84-30-06	1	TRAVEL STOP NUT	BRONZE B283 ALLOY 377
84-30-07	1	SPRING PLATE PIN	STAINLESS STEEL
84-30-11	1	UPPER ROD	STEEL
84-30-12	1	LOWER ROD	STEEL
84-31	1	DRAIN LEVER	BRONZE B584 ALLOY 922
84-35-02	1	HYDRANT SEAT	BRONZE B584 ALLOY 922
84-36-1	2	SEAT O-RINGS	BUNA N
84-37	1	DRAIN RING	BRONZE B763 ALLOY 876
84-38	2	DRAIN RING GASKETS	COMPOSITION RUBBER
84-38-1	1	BARREL GASKET	COMPOSITION RUBBER
84-39	8	BASE BOLTS & NUTS	STAINLESS STEEL 304
84-39-9	8	BARREL BOLTS & NUTS	SEE NOTE 4
84-40	1	VALVE TOP	GRAY IRON
84-40-4	1	VALVE TOP CLEVIS & CLIP PIN	STAINLESS STEEL
84-41	1	HYDRANT VALVE	RUBBER
84-42	1	VALVE BOTTOM	DUCTILE IRON
84-46-2	1	FLANGED BASE	DUCTILE IRON
84-46-5	1	MECHANICAL JOINT BASE	DUCTILE IRON
84-46-TY	1	TYTON BASE	DUCTILE IRON
84-145	1	ROD SLEEVE	BRONZE
84-146	2	SLEEVE O-RINGS	BUNA N

5-¼" B84B-5 AMERICAN DARLING HYDRANT WITH TAMPER PROOF COVER

SCALE: N.T.S.

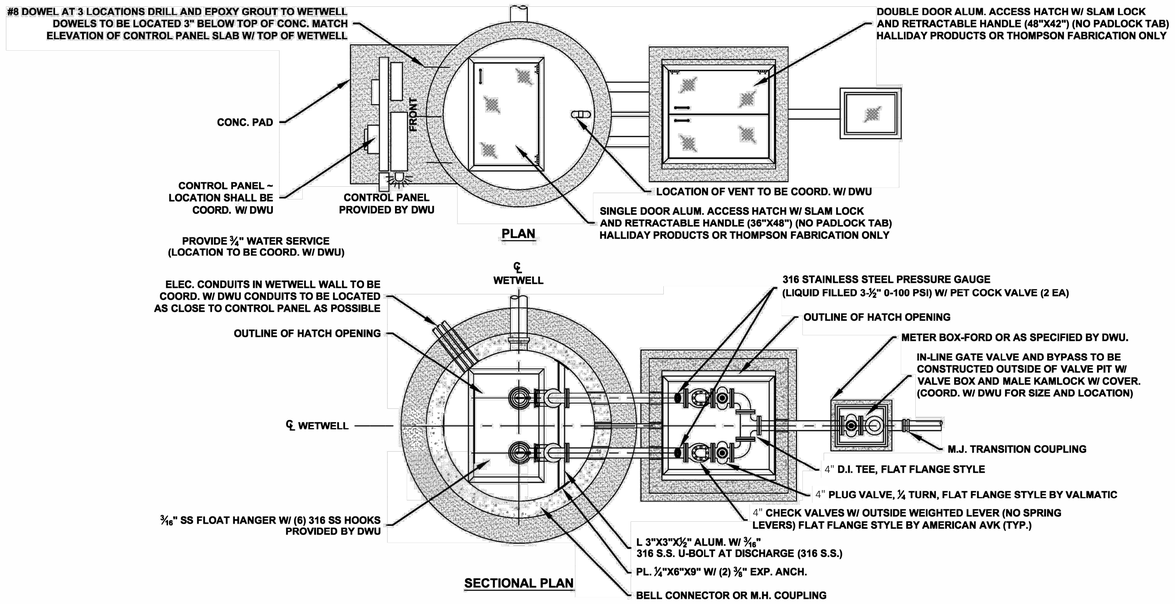
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

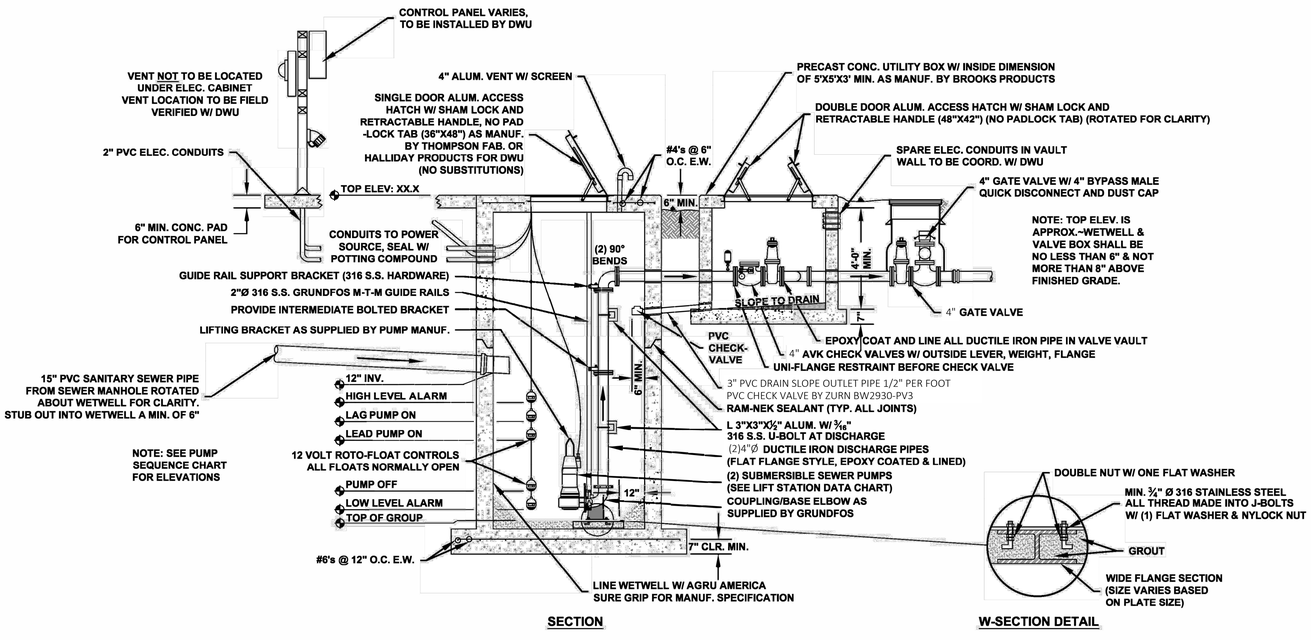
NOTES: SCALE AS SHOWN

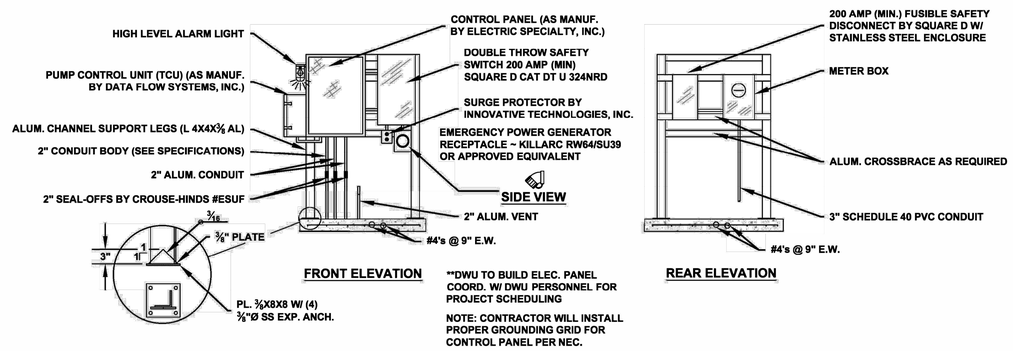
DWU TYPICAL DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.6 OF 47







LIFT STATION CONTROL PANEL INSTALLATION DETAIL

GENERAL NOTES:

1) VALVE VAULT SHALL BE COATED W/ KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT. (TWO COATS, 9 MILS EACH.)
2) BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3) VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES W/ MIN. CLEARANCES AS SHOWN FOR 6"Ø PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES. SIZE OF HATCH ON VALVE VAULT IS FOR 4" PIPE AND SHALL INCREASE ACCORDINGLY W/ LARGER PIPE SIZES.
4) ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WETWELL OR VALVE VAULT SHALL BE MADE WATERTIGHT W/ NON-SHRINK GROUT. PIPING SHALL BE WRAPPED W/ THREE LAYERS OF ASPHALTIC FELT.
5) THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELEC. JUNCTION BOXES IN WETWELL.
6) WETWELL AND VALVE VAULT COVERS SHALL BE ALUM. W/ 3/16" 316 S.S. HARDWARE. SIZE AS REQUIRED BY MANUF. AND APPROVED BY DESTIN WATER USERS, INC. ORIENTATION OF HATCH OPENINGS MAY VARY.
7) FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8) SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS. ACCEPTABLE PUMP MANUFACTURERS ARE GRUNDFOS, WILO, KSB & HYDROMATIC.
9) ALL HARDWARE IN WETWELL AND VALVE BOX SHALL BE 316 STAINLESS STEEL.
10) ALL CONDUIT CONNECTING TO THE CONTROL PANEL SHALL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF FILLED W/ APPLETON DUC NON-HARDENING COMPOUND.
11) ALL ENCLOSURES SHALL BE NEMA 4X SS.
12) THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIFT STATION IN ACCORDANCE W/ THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE W/ THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USERS, INC.
13) ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY W/ APPROPRIATE CODES. THE COMPLETE INSTALLATION SHALL COMPLY W/ THE NATIONAL ELEC. CODE.
14) ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN.
15) EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED W/ A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED W/ THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELEC. OR OTHER POWER CHARACTERISTICS. SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL.
16) THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUF. PRIOR TO SHIPMENT.
17) THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USERS, INC., FOUR (4) COMPLETE, BOUND OPERATION AND MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE CLEAR AND CONCISE INSTRUCTIONS FOR THE OPERATION, ADJUSTMENT, LUBRICATION (INCLUDING LUBRICATION CHART) AND OTHER MAINTENANCE OF THE EQUIPMENT FURNISHED. THE MANUAL SHALL ALSO INCLUDE A COMPLETE PARTS LIST, W/ CATALOG NUMBERS AND OTHER DATA NECESSARY FOR ORDERING REPLACEMENT PARTS. ALL INSTRUCTIONS AND PARTS LIST SHALL BE PREPARED SPECIFICALLY FOR THE MODEL TYPE OF EQUIPMENT FURNISHED.
18) THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUF. (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN).
19) THE CONTRACTOR SHALL KEEP A COMPLETE LIST OF AS-BUILT DRAWINGS SHOWING ALL ITEMS OF CONSTRUCTION AND EQUIPMENT WHICH DIFFER IN SIZE. SHAPE OR LOCATION FROM THOSE SHOWN ON THE PLANS. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE LIFT STATION INSTALLATION.

LIFT STATION DATA

DESIGNATION	**	KSB
WETWELL DIAMETER	**	6'
PUMP MODEL	**	KRT F 100-200/34XG-S
VOLTAGE	**	230
H.P.	**	5
R.P.M.	**	1750
DELIVERY, GPM	**	109
TDH, FEET	**	29.3
IMPELLER	**	7-5/16"
FORCE MAIN DIAMETER	**	4"
MIN. SOLID SIZE	**	4"
EFFICIENCY	**	

PUMP CONTROL SEQUENCE

ELEVATION SETTING	RISING WATER LEVEL	FALLING WATER LEVEL
(+)**	HIGH LEVEL ALARM	4.87
(+)**	3.87	STOP ALARM AND RESET OVERRIDE
(+)**	LAG PUMP ON	3.37
(+)**		
(+)**	LEAD PUMP ON	2.87
(+)**	(-)0.13	PUMPS OFF AND RESET ALTERNATOR
(+)**	(-)1.13	LOW LEVEL ALARM
(+)**	BOTTOM OF WETWELL	(-)1.63

ALL FLOAT SETTINGS ARE APPROXIMATE. CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED BY DWU DURING LIFT STATION TESTING.

LEGEND:

*	PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
℄	ELEVATION
DWU	DESTIN WATER USERS, INC.
O.C. E.W.	ON CENTER, EACH WAY
316 S.S.	316 STAINLESS STEEL
D.I.	DUCTILE IRON

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
DRAWING DETAILS AND SECTIONS ARE NOT TO SCALE.

LIFT STATION DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: March 3, 2018
REVISION DATE: *
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.7 OF 47

PUMP & PROCESS equipment incorporated
Butch Branton - Municipal Sales
3820 Hopkins Street · Pensacola, FL 32505
850.432.0334 Ofc · 850.432.1336 Fax
1.888.GO4.PUMP · www.ppeinc.net

SECTION 1
CLEARING AND GRUBBING

1-1 Description

The work specified in this Section consists of clearing and grubbing within the project limits. Included in the work under this Section is the removal and disposal of existing pavement, as well as all protruding objects such as trees, stumps, roots, etc., necessary to prepare the area for the proposed construction; and removal and disposal of all product and debris which are not required to be salvaged or not required to complete the construction. Clearing and Grubbing shall conform to the requirements of Section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition except as may herein be modified.

1-2 Work Included

Clearing and grubbing shall consist of the complete removal and disposal of all timber, brush, stumps, roots, rubbish, and debris and all other construction resting on or protruding through the surface of the existing ground and the surface of excavated areas, and all other structures and obstructions necessary to be removed and for which the removal thereof is not specified to be done under other items of the contract. Unless otherwise shown in the plans, clearing and grubbing shall be done in the following areas:

1. All areas where excavation is to be done including borrow pits, lateral ditches, right-of-way ditches, etc.
2. All areas where embankments will be constructed.
3. All areas where structures will be constructed.
4. Any other areas specifically called for on the plans to be cleared and grubbed.

1-3 Depths of Removal of Roots, Stumps, and Other Debris

In all areas where excavation is to be done and where the excavated material is to be used in the construction of embankments, or roadway base; also in all areas where roadway embankment will be constructed; roots, and other debris shall be removed to a depth of at least one foot below ground surface. The surface shall then be plowed to a depth of at least six inches and all roots thereby exposed shall be removed to a depth of at least one foot. All stumps within the construction limits shall be removed and disposed of by the Contractor.

Within all other areas where clearing and grubbing is to be done, roots and other debris projecting through or appearing on the surface of the original ground shall be removed to a depth of one foot below the surface; no plowing and harrowing will be required in these areas.

1-4 Disposal of Materials

Timber, stumps, brush, roots, and other objectionable material resulting from the clearing and grubbing shall be disposed of by the Contractor in locations and by methods approved by the local governing authority.

END OF SECTION

SECTION 2
EXCAVATION AND EMBANKMENT

2-1 Description

The work specified in this Section consists of the excavation and embankment required for the pavement and ditches; the excavation and backfilling of pipe and utility trenches, and includes the preparation of subgrades; the construction of embankments, and other utilization or satisfactory disposal of the materials excavated; and the compaction and dressing of excavated areas and embankments. All Excavation and Embankment shall conform to the requirements of Section 120 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

2-2 Excavation 2-2.1 Classification of Excavation

All excavation is classified as regular excavation. Regular excavation shall consist of the excavation and the utilization or satisfactory disposal of all materials necessary for the construction of the roadway and side ditches, and the installation of pipe and utility trenches.

2-2.2 Excavation for Pipework

All excavation shall be made along straight lines by open cut unless otherwise authorized by the Engineer or otherwise shown on the plans. Holes for pipe bells shall be hand-excavated to insure that the pipe rests upon the bottom of the trench for its entire length. If the bottom of the excavation is found to consist of rock, or any material that cannot be excavated to give a uniform bearing pressure, the material shall be removed to a depth at least six inches below established bottom grade and backfilled to grade with thoroughly compacted sand at the Contractor's expense. Any excavation carried below the depths indicated, without specific direction from the Engineer, shall be backfilled in the same manner. Trench width measured at one foot above the top of pipe for all pipe other than that approved for assembly prior to installation in the trench shall be:

1. The outside diameter of the pipe plus 16 inches for pipe up to and including 30 inches inside diameter.
2. The outside diameter of the pipe plus 24 inches for pipe greater than 30 inches inside diameter.
3. Where sheeting or shoring is used, the allowable width shall be measured between the inside face of the sheeting or shoring.

For all pressure line piping approved for complete assembly prior to installation in the trench, the minimum trench width shall be the outside diameter of the coupling or joint plus two inches.

Excavated material to be used for backfill shall be neatly deposited at the sides of the trenches where space is available. Where stockpiling of the excavated material is required, the Contractor shall obtain the sites to be used and maintain operations so as to provide for natural drainage and not present an unsightly appearance. Rock, shell, or other base materials for roads shall be carefully selected and kept separate. Grade and line stakes shall be protected. No excavated material shall be placed on private property other than the Owner's.

2-2.3 Dewatering for Pipework

Dewatering, if required, shall be continued during construction to keep the ground water below the level of the back-fill at all times until the backfill is completed. Water settling may be approved or required, and shall consist of continuing the well points in service and applying water as directed to the excavation during backfill.

2-2.4 Shoring

When necessary to protect workmen, banks, adjacent paving, structures and utilities, excavations shall be shored and braced by members of suitable size and arrangement. Shoring, bracing and sheeting shall be removed as excavations are backfilled in a manner to prevent injurious caving. Where directed by the Engineer, the sheeting shall be left in place in the backfill with proper bracing to provide lateral support.

2-3 Disposal of Unsuitable Materials

If not otherwise designated in the plans, unsuitable materials shall be disposed of by the Contractor in areas provided by him, to the satisfaction of the Engineer and the local governing authority.

2-4 Disposal of Excess Useable Materials

Excess useable materials shall be disposed of by the Contractor in areas provided by the Owner and to the satisfaction of the Owner. The determination whether material is classified as useable or unsuitable shall depend upon the judgement of the Engineer.

2-5 Materials for Embankment

All suitable material resulting from the excavation shall be used as much as practical during construction. Embankment shall not be constructed of material containing muck, stumps, roots, brush, vegetable matter, rubbish or other material that will not meet the compaction requirements. All material designated as undesirable shall be removed as provided above.

Material placed over the areas of the project which are to be grassed, seeded and mulched, or sodded shall be suitable for plant growth and free from appreciable quantities of hard clods, stiff clay, hardpan, gravel, brush, roots, refuse, or other deleterious materials and shall be of reasonably uniform quality.

2-6 Embankment Construction

Embankment shall be constructed true to lines, grades, and cross sections shown in the plans or as ordered by the Engineer within the tolerances specified herein.

2-7 Backfilling of Pipework

2-7.1 General

All fill and backfill shall be free from organic matter such as roots, stumps, trees, refuse, or other objectionable material. Except as specified otherwise, fill and backfill shall be placed in layers not more than 6 inches thick and each layer shall be compacted thoroughly and evenly. The moisture content of the fill material shall be such that proper compaction will be obtained. Backfill shall be not placed against concrete within seven days after it has been poured and only when directed by the Engineer.

2-7.2 Backfilling Trenches

The initial backfill shall be carefully deposited on both sides of the pipe at the same time and thoroughly compacted around the barrel of the pipe until enough backfill has been placed to provide a cover of one foot above the bell of the pipe. The remainder of the trench shall be backfilled in well compacted one-foot layers. Except for trenches excavated in roads and streets, the backfill shall be placed and compacted to the density specified in Article 2-8.4, with approved mechanical tampers in six inch layers to the top of the trench. Water settling may be used where approved and shall be used where directed by the Engineer. The top material shall be used last and the surface of the trench restored to its original elevation. Under no condition is construction debris to be included with the backfill. Excavated material consisting of muck, mud, clay or other unsuitable material may not be utilized in the backfill.

Where sheeting is withdrawn, all cavities remaining in or adjoining the trench shall be solidly filled and thoroughly compacted. Where sheeting is to remain in place, all cavities behind it shall be backfilled in the same manner as specified for trench backfill. No sheeting that has been driven below the pipe invert may be removed. Before backfilling is completed all sheeting to remain shall be cut off at a line three feet below finish grade.

2-8 Compaction Requirements

2-8.1 Compaction of Embankments

Each layer of the material used in the formation of the embankments shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. Each layer shall be uniformly compacted, using equipment which will achieve the required density, and as compactive operations progress, each layer shall be shaped and manipulated as necessary to assure uniform density throughout the embankment.

2-8.2 Compaction of Subgrade

The subgrade in both cuts and fills shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. It shall be the Contractor's responsibility to maintain the required density until the base or pavement, as applicable, is placed on the subgrade. A copy of the density test results shall be provided to the Engineer for approval prior to beginning base operations.

2-8.2.1 Compaction Test Requirements for Parking Areas

Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than one density test per horizontal layer per 500 square yards of subgrade or three (3) tests minimum to verify density.

2-8.2.2 Compaction Test Requirements for Roadways

Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than two hundred feet, staggered to the left, right, and on centerline to verify density.

2-8.3 Compaction of Grassed Areas

For the upper six-inch layer of areas to be grassed, no specific density will be required under this Section and compaction shall be only to the extent directed.

2-8.4 Compaction for Pipes, Culverts, Etc.

The backfill for trenches shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180 and in accordance with other sections of these specifications. Embankment over and around pipes and culverts shall be thoroughly compacted in a manner which will not place undue stress on the structures.

2-9 Final Dressing

As a final grading operation, the surface of the earth work shall be shaped to conform to the lines, grades, and cross sections shown in the plans, or as directed, within the tolerances specified below.

A tolerance of 0.3 foot above or below plan cross section will be allowed on the final earth work surface with the following exceptions:

(1) The surface of shoulders and berms shall be shaped to within 0.1 foot of the plan cross section.
(2) Earth work shall be shaped to match adjacent pavement, curb, sidewalk, structures, etc.
(3) Ditch bottoms shall be shaped so that no water will be impounded.

When dressing area adjacent to pavement, care shall be exercised to avoid possible damage to such pavements.

2-10 Inspection

The Contractor shall be responsible for notifying the local governing authority to arrange for inspections of the embankment and subgrade. The local governing authority shall be notified twenty-four (24) hours before the construction is ready for inspection.

END OF SECTION

SECTION 3
PAVEMENT BASE COURSE

3-1 Description

The work specified in this Section consists of the construction of a pavement base course. The base course shall be constructed on a prepared subgrade and in a single course. The base course shall be constructed in accordance with these specifications and in conformity with the material, lines, grades, notes and typical cross sections shown in the plans.

3-2 Sand-Clay Base Course

Sand-Clay material for use in the construction of Sand-Clay Base shall be a mixture of sand and clay, and shall be free of trash, foreign matter and other deleterious material. It shall not contain lumps or aggregate of such nature or in sufficient quantity to prevent the obtaining of a smooth surface, free from pits and pockets. It shall not contain particles of aggregate which will not pass a one-inch sieve. Sand-Clay Base Course shall conform to the requirements of Sections 240 and 912 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-2.1 Composition and Gradation

The material passing the 10-mesh sieve shall meet the following requirements for composition, gradation, etc.:

(of material passing the 10-Mesh Sieve)	Percent
Clay material (smaller than 0.005 mm)	8 to 21
Silt (material from, 0.005 to 0.05 mm)	0 to 25
Combined Clay and silt	8 to 25

3-2.2 Bearing Value and Plasticity

3-2.2.1 Bearing Value

The material shall have a Limerock Bearing Ratio Value of at least 75.

3-2.2.2 Plasticity

The material shall meet the following requirements for plasticity (based on tests made on the portion passing the No. 40 sieve):

Liquid Limit - Not greater than 25.
Plasticity Index - Not greater than 6.

3-2.3 Source of Material

The area where sand-clay base material is obtained shall be approved by the Engineer.

3-2.4 Equipment for Placing Sand-Clay Base

3-2.4.1 Graders

Blade graders shall be of the rubber-tired self-propelled type, of sufficient size and weight to accomplish the desired results.

3-2.4.2 Rollers

Pneumatic-tired rollers shall have a double row of wheels equipped with rubber tires so spaced that the tires on the front and rear rows together will cover the entire area over which the rollers travel.

3-2.5 Placing and Mixing Sand-Clay Base Materials

For one-course construction, the placing and mixing of the base course materials shall be done as provided hereinafter for either Case 1 or Case 2.

3-2.5.1 Case 1:

This covers the use of base course material consisting of natural sand-clay with which the mixture of additional sand or clay is not necessary. The material may be dumped directly on the subgrade but shall be uniformly distributed by approved methods. The loose thickness shall be as designated by the Engineer and shall be checked continuously by the Contractor to insure that the finished base will have the thickness and shape required by the typical section. The base course shall be thoroughly mixed for its full width and depth as shown in the plans. After the mixing is completed, the material shall be shaped to the required grade and cross section.

3-2.5.2 Case 2:

This covers the use of base course material consisting of a mixture of two materials, both of which are to be hauled in. The materials shall be spread in successive layers on the road and mixed in place. The Engineer will determine the order in which the two materials shall be spread, as well as the depth of layers of each material. The dumping and spreading of the material, the mixing of the two materials and the shaping of the base shall be done as specified for Case 1.

3-2.6 Compaction

The material shall have approximately the optimum moisture content and the proper loose consistency before being compacted. Wetting or drying will be required when the material does not have the property moisture content to insure the required density. If the material is deficient in moisture, water shall be added and uniformly mixed-in by disking the base course to its full depth. If the material contains an excess of moisture, it shall be caused to dry before being compacted. Wetting or drying operations shall involve manipulation of the entire width and depth of the base as a unit. As soon as proper conditions of moisture are attained, the material shall be compacted to a density not less than 98 percent of the maximum density as determined by AASHTO T 180. In-place compaction tests to verify densities will be taken which represent an area no greater than 500 square yards in size. A minimum of three (3) tests shall be taken. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

3-3 Limerock and Crushed Aggregate Base Course

Limerock Base Course shall conform to the requirements of Section 200 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

Crushed Aggregate Base Course shall conform to the requirements of Section 204 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-3.1 Gradation Requirements

3-3.1.1 Gradation Requirements for Limerock Base Course

Gradation requirements specified herein shall apply to the completed base course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified for #56 stone.

3-3.1.2 Gradation Requirements for Crushed Aggregate Base Course

Gradation requirements specified herein shall apply to the completed drive course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified in Table 1. Sieves shall conform to ASTM E11.

GRADATION OF AGGREGATES

Percentage by Weight Passing Square Mesh Sieve	
Sieve Designation	%
1-inch	100
1/2-inch	40-70
No. 4	20-50
No. 40	5-25
No. 200	0-10

3-3.2 Liquid Limit and Plasticity Index

3-3.2.1 Liquid Limit and Plasticity Index for Limerock Base Course

The liquid limit should not exceed 25 and the material shall be non-plastic.

3-3.2.2 Liquid Limit and Plasticity Index for Crushed Aggregate Base Course

Liquid limit and plasticity index requirements stated herein shall apply to any aggregate component that is blended to meet the required gradation and also to the aggregate in the completed driveway. The portion of the aggregate passing No. 40 sieve shall be either non plastic or have a liquid limit not greater than 25 and a plasticity index not greater than 5.

3-3.3 Limerock Bearing Ratio

Limerock material used in construction of loose rock base shall have an average LBR ratio of not less than 100.

3-3.4 Stockpiling Materials

Aggregate shall be stockpiled on the cleared and leveled areas designated by the Engineer. The material shall be placed in such a manner so as to prevent segregation and allow drainage of water.

3-3.5 Mixing of Materials

The coarse and fine aggregates shall be mixed in a stationary plant, or in a traveling plant or bucket loader on an approved paved working area, and delivered as one mixture containing the fine and coarse aggregate. The supplier shall make such adjustments in mixing procedures or in equipment as may be directed to minimize segregation or degradation, and to ensure a satisfactory base course meeting all requirements of this specification.

3-3.6 Equipment

The material shall be spread by mechanical rock spreaders, equipped with a device which strikes off the rock uniformly to the laying thickness and capable of producing an even distribution of the rock.

3-3.7 Spreading, Shaping, and Compacting

3-3.7.1 General

The material shall be spread uniformly with equipment as specified above. All segregated areas of fine or coarse material shall be removed and replaced with properly graded rock. After the spreading is completed, the entire surface shall be scarified and then shaped so as to produce the required grade and cross section after compaction.

3-3.7.2 Moisture Content

When the material does not have the proper moisture content to insure the required density, wetting or drying will be required. When water is added, it shall be uniformly mixed-in by disking to the full depth of the course which is to be compacted. Wetting or drying operations shall involve manipulation, as a unit, of the entire width and depth of the course which is to be compacted.

3-3.7.3 Density Requirements

The material shall be compacted to a density of not less than 98 percent of maximum density as determined AASHTO T 180 as soon as proper conditions of moisture are obtained.

3-3.7.4 Density Tests

In-place compaction tests shall be provided by the Contractor, at his expense, to verify densities. Such compaction tests shall represent an area no greater than 500 square yards in size, or a minimum of three (3) tests over the site. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

During final compacting operations, if blading of any areas is necessary to obtain the true grade and cross section, the compacting operations for such areas shall be completed prior to making the density tests on the finished base.

3-4 Testing Surface

The finished surface of the base course shall be checked with a 15-foot straightedge. All irregularities greater than 1/4 inch shall be corrected by scarifying and removing or adding base material as required, after which the entire area shall be recompacted as specified herein before.

3-5 Thickness Requirements

The thickness of the base shall be measured at various points representing an area no greater than 500 square yards, or at a minimum of three (3) points over the site, through holes not less than three inches in diameter. Where the compacted base is deficient by more than 1/2 inch from the required thickness, the Contractor shall correct such areas by scarifying, adding material, and recompacting. The base shall be scarified and material added for a distance of 100 feet in each direction from the edge of the the deficient area. The affected area shall then be brought to the required state of compaction and to the required thickness and cross section. A copy of the base thickness testings results shall be provided to the Engineer for approval prior to beginning paving operations.

3-6 Maintenance

The Contractor shall be responsible for assuring that the true crown and grade are maintained, with no rutting or other distortion, and that the base meets all other requirements of these specifications at the time of paving.

END OF SECTION

SECTION 4
ASPHALTIC CONCRETE PAVEMENT

4-1 Description

The work specified in this Section consists of constructing an asphaltic concrete wearing surface to a uniform grade and cross-section. The work shall be in accordance with these specifications and in conformity with the lines, grades, notes, and typical sections shown in the plans.

4-2 Materials 4-2.1 Asphaltic Concrete Wearing Surface

The asphaltic concrete wearing surface type shall be as specified in the asphaltic concrete pavement section as shown in plan details.

Type S-I Asphaltic Concrete shall conform to the requirements of Section 331, Type II Asphaltic Concrete shall conform to the requirements of Section 332, and Type S-III Asphaltic Concrete shall conform to the requirements of Section 331 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as herein modified:

The job mix formula shall produce a minimum Marshall Stability of 1500 pounds.

4-2.2 Prime Coat

The prime coat shall be cut-back Asphalt Grade RC-70 or RC-250 conforming to the requirements of Section 300 and Article 916-2 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition.

4-3 General Construction Requirements

The general construction requirements are as specified in Section 330 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

4-3.1 Asphaltic Concrete Wearing Surface

The asphaltic concrete wearing surface shall be placed to a compacted depth as specified in the asphaltic concrete pavement section as shown in plan details and shall have a minimum compacted density of 108 lbs/IN/SY. Prior to laying the mixture, the surface of the base course shall be cleaned of all loose and deleterious material and, if required, a prime coat as herein specified shall be applied.

4-4 Testing

The thickness of pavement and pavement density shall be determined by the length of cores, at two inches in diameter, taken at random points in the paved area. Each core shall represent a section no larger than 500 square yards in size. A minimum of three (3) tests shall be taken. Asphaltic Concrete Wearing Surface deficient in thickness and/or density shall be corrected to the satisfaction of the Engineer. A copy of the asphalt thickness testing results shall be provided to the Engineer.

END OF SECTION

SECTION 5
CONCRETE PAVEMENT, SIDEWALK, AND CURB

5-1 Description

The work specified in this Section consists of the construction of concrete pavement, sidewalks, and curbs in accordance with these specifications, and in conformity with the lines, grades, dimensions, and notes shown in the plans. Concrete pavement, sidewalks, and curbs shall conform to the requirements of Sections 345 and 350 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

5-2 Materials 5-2.1 Concrete

The material shall be obtained from an approved plant having an approved design mix. All concrete shall have a minimum strength in 28 days as specified shown in plan details.

5-2.2 Reinforcement

The concrete for concrete pavement areas shall be treated with synthetic reinforcing fibers as manufactured by Fibermesh Company, and in accordance with ASTM standard specification for fiber-reinforced concrete and Shotcrete, C 1116. The dosage rate shall be one and one-half (1-1/2) pounds of fibers per cubic yards of concrete.

5-3 Forms

Forms for this work shall be made of either wood or metal and shall have a depth equal to the plan dimensions for the depth of concrete being deposited against them. They shall be straight, free from warp or bends, and of sufficient strength, when staked, to resist the pressure of the concrete without deviation from line and grade. Forms shall be cleaned each time they are used and shall be oiled or saturated with water prior to placing the concrete.

5-4 Foundation

Excavation shall be made to the required depth and the foundation material upon which the concrete is to be set shall be compacted as specified below, true to grade and cross section, and shall be moist at the time that the concrete is placed.

The foundation over which concrete is placed shall be crushed aggregate base compacted to 98% of the maximum density as determined by AASHTO T 180 or compacted subgrade as specified in Article 2-8 of these specifications in accordance with the plan details.

5-5 Joints

5-5.1 Expansion Joints

Expansion joints shall be 1/2 inch, formed with a pre-formed joint filler. Expansion joints shall be provided at all points-of-tangency for curbs and shall be located at maximum intervals of 50 feet between other expansion joints or at ends of run. In addition, expansion joints shall be provided at the interface between concrete curbs and concrete pavement or other concrete objects.

5-5.2 Contraction Joints

5-5.2.1 Concrete Pavement
Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at maximum intervals of fifteen feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After the concrete has been finished over the joint, the slot shall be edged with a tool having a 1/4 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 1/8 inch wide and not less than 2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.2 Concrete Sidewalk
Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at intervals of five feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After finishing the sidewalk over the joint, the slot shall be edged with a tool having a 1/2 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 3/16 inch wide and not less than 1-1/2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.3 Concrete Curb

Except for machine placed items, at the option of the Contractor, joints may be formed by the use of dummy joints (either formed or sawed) or by the use of sheet metal templates. If sheet metal templates are used they shall be of the dimensions, and shall be set to the lines, shown in the plans. The templates shall be held firmly during the placing of the concrete and shall be left in place until the concrete has set sufficiently to hold its shape but shall be removed while the forms are still in place.

For machine placed items, unless an alternate method is approved by the Engineer, contraction joints shall be sawed. The joints shall be sawed as soon as the concrete has hardened to the degree that excessive raveling will not occur and before uncontrolled shrinkage cracking begins.

Contraction joints shall be spaced at intervals of fifteen feet except where a lesser interval is required for closure, but no section shall be less than four feet in length.

Where curb is adjacent to concrete pavement, the curb joints shall be made to align with the pavement joints.

5-6 Placing

The concrete shall be placed in the forms and tamped and spaded to prevent honeycomb and until the top of the structure can be floated smooth and the edges rounded to the required radius.

5-7 Finishing

5-7.1 Concrete Pavement and Sidewalk

5-7.1.1 Screeding: The concrete shall be struck-off by means of a wood or metal screed, used perpendicular to the forms, in order to obtain the required grade and remove surplus water and laitance.

5-7.1.2 Surface Requirements: Unless otherwise indicated on the plans, the concrete shall be given a broom finish. The surface variations shall not be more than 1/4 inch under a ten foot transverse section. The edge of the pavement shall be carefully finished with an edging tool having a radius of 1/2 inch.

5-7.2 Curbs

5-7.2.1 Repair of Minor Defects

The forms shall be removed within 24 hours after the concrete has been placed, and minor defects then filled with mortar composed of one part portland cement and two parts fine aggregate. Plastering will not be permitted on the face of the curb, and any rejected curb shall be removed and replaced without additional compensation.

5-7.2.2 Final Finish

All exposed surfaces shall be given a finish while the concrete is still green. In general, only a brush finish will be required. For any surface areas, however, which are too rough or where other surface defects make additional finishing necessary, the Engineer may require that the curb be rubbed to a smooth surface with a soft brick or wood block, with water used liberally. Also, if further necessary to provide a suitable surface, the Engineer may require additional rubbing, using a thin grout or mortar.

5-8 Curing

The concrete used for curbs shall be cured for 72 hours by a method approved by the Engineer.

END OF SECTION

SECTION 6
STORM DRAINAGE SYSTEM

6-1 Description

The work specified in this Section consists of the construction of inlets and the furnishing and installation of drainage pipe. All work shall be constructed in conformity with these specifications and the sizes and dimensions shown in the plans.

6-2 Materials

6-2.1 Concrete Inlets

All inlet construction covered under this Section shall be of concrete that will have a minimum compressive strength of 3,000 psi in 28 days.

6-2.1.1 Reinforcement

Reinforcing steel shall comply with ASTM A 1015, Grade 40. Reinforcement placement shall conform to ACI 315 and with the plans. Welded Wire Fabric shall comply with ASTM A 1105.

6-2.1.2 Gratings

Gratings and frames fabricated from structural steel shall be galvanized in accordance with the requirements of ASTM A 123 or shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. These requirements do not apply when A-588 steel is used.

6-2.2 Polyvinyl Chloride Inlets

Polyvinyl Chloride Inlets shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the specified configuration. The inlets shall be manufactured by Nyloplast or equal approved by the Engineer. The pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection. The joint tightness shall conform to ASTM D3212. The pipe stock used to manufacture the body and pipe stubs of the inlets shall conform to the mechanical property requirements for fabricated fittings as described by ASTM D3034 and ASTM F1336. Gratings, frames, and hoods for all PVC inlet structures shall be ductile iron conforming to ASTM A536 grade 70-50-05 and shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. The grates, frames, and hoods shall be made specifically for each inlet so as to provide a round bottom flange that closely matches the diameter of the inlet body. The grates, frames, and hoods shall be capable of supporting H-25 wheel loading for heavy-duty traffic. The hood section shall have a solid back and be adustable by use of three (3) locking hex head bolts.

6-2.3 Pipe

6-2.3.1 Reinforced Concrete Pipe

Reinforced Concrete Pipe shall be round reinforced concrete complying with ASTM C 76, Class III, with round rubber gasket complying with ASTM C 361.

6-2.3.2 Polyvinyl Chloride (PVC) Pipe

Polyvinyl Chloride Pipe shall comply with the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified. Non-perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM D 3034, SDR 35, or ASTM F 949. Perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM F 758 or ASTM F 949.

6-2.3.3 Corrugated Polyethylene Pipe

Corrugated Polyethylene pipe shall conform to the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition and AASHTO M 294, except as may herein be modified. Corrugated polyethylene pipe shall be N-12 as manufactured by Advance Drainage Systems (ADS) or approved equal. Where so designated on the plans, corrugated polyethylene pipe shall be provided with perforations and a sock filter.

6-3 Forms

Forms shall be of wood or metal, so designed and constructed that they may be removed without injury to the concrete. They shall be built true to line and grade and braced in a substantial and unyielding manner, and shall be approved by the Engineer before being filled with concrete.

6-4 Precast Inlets

The Contractor may substitute precast inlets in lieu of cast-in-place units unless otherwise shown on the plans. When precast units are substituted the construction of such units may be in accordance with ASTM C 478. The design and fabrication of precast units shall be in accordance with the drawings.

6-5 Construction Methods for Inlets

6-5.1 Excavation

Excavation shall conform with the requirements specified in Section 2 of these specifications.

6-5.2 Placing and Curing Concrete

The concrete shall be placed in the forms to the depth shown in the plans and thoroughly vibrated. After the concrete has hardened sufficiently it shall be covered with suitable material and kept moist for a period of three days.

6-5.3 Setting Manhole Castings

After the concrete has been cured as specified above, the frame of the casting shall be set in a full mortar bed composed of one part portland cement to two parts of fine aggregate.

6-5.4 Placing Pipe

Inlet and outlet pipes shall be of the same size and kind as the connecting pipe shown in the plans. They shall extend through the walls for a distance beyond the outside surface sufficient for the intended connections, and the concrete shall be constructed around them neatly so as to prevent leakage along their outer surface. The inlet and outlet pipes shall be flush with the inside of the wall.

6-5.5 Backfilling

Backfilling shall conform with the requirements specified in Section 2 of these specifications.

6-6 Laying Pipe

6-6.1 General

All pipe shall be carefully laid, true to the lines and grades given. Any pipe that is not in true alignment or which shows any settlement after laying shall be taken up and re-laid without additional compensation.

6-6.2 Concrete Pipe

Concrete pipe shall be laid with hubs upgrade and tongue fully entered into the hub. When pipe with quadrant reinforcement, or circular pipe with elliptical reinforcement is used, the pipe shall be installed in a position such that the manufacturer's marks designating "top" and "bottom" of the pipe shall not be more than five degrees from the vertical plane through the longitudinal axis of the pipe.

6-6.3 Corrugated Polyethylene Pipe

Corrugated polyethylene pipe shall be installed in accordance with the manufac- turer's installation instructions.

6.4 Trench Excavation

The excavation of the trench for pipe culverts and storm sewers shall be as specified in Section 2 of these specifications.

6-6.5 Foundation

Where the foundation material is of inadequate supporting value a suitable foundation shall be provided, as directed by the Engineer, by the removal of unsuitable material and replacing with suitable material. Pipe shall not be laid on blocks or timbers, or on other unyielding material, except where the use of such devices is called for in the plans.

6-6.6 Sealing Joints

For all concrete pipe other than side drain pipe, the pipe joints shall be sealed by the use of round rubber gaskets. The gasket and the surface of the pipe joint, including the gasket recess, shall be clean and free from grit, dirt and other foreign matter, at the time the joints are made. In order to facilitate closure of the joint, application of an approved vegetable soap lubricant immediately prior to closing of the joint will be permitted.

6-6.7 Backfilling

The backfilling around the pipe shall be as specified in Section 2 of these specifications.

6-7 End Treatment

The end treatment required at each cross drain, side drain, or storm sewer pipe end shall be as shown in the plans.

END OF SECTION

SECTION 7
PAVEMENT STRIPES AND MARKINGS

7-1 Description

The work specified in this Section consists of the painting of parking stripes and markings. All work shall be completed in conformity with the plans and specifications, and where so referenced, to the "Florida Department of Transportation Standard Specifi- cations for Road and Bridge Construction", latest edition, and to the Florida Department of Transportation Roadway and Traffic Design Standard Index Drawings.

7-2 Materials

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

LICENSED BINKLEY PROFESSIONAL ENGINEER No. 56762 STATE OF FLORIDA
Ross S. Binkley, P.E. License No. 56762

DATE:

REVISIONS:

INDIAN BAYOU WEST

SPECIFICATIONS

NOT FOR CONSTRUCTION

DATE: 8/27/20
SCALE: N/A
SHEET
8.1
TOTAL SHEETS 47

7-2.1 Paint
Paint for parking stripes shall conform to Section 971 of the referenced Florida Department of Transportation Standard Specifications, Code T-1 (white). Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.

7-3 Application and Installation

7-3.1 Paint
The surface which is to be painted shall be cleaned, by compressed air or other effective means, immediately before the start of painting, and shall be clean and dry when the paint is applied. Any vegetation or loose material shall be removed from the pavement before striping is begun.

The paint shall be thoroughly mixed before it is poured into the painting machine. The painting machine shall be of a type and design which will readily obtain uniformity with regard to paint stripe thickness and alignment. The contractor shall set tack points and stringlines as required to establish proper spacing and alignment.

7-3.2 Parking Stripes and Markings
All materials and work including thickness and width shall comply with the requirements of Section 710 of the referenced Florida Department of Transportation Standard Specifications. The minimum rate of application shall be one gallon per 320 linear feet for 4 inches solid stripes.

The contractor shall be responsible for protecting new parking stripes and markings from vehicular traffic. Any defective stripes or markings or portion of the stripes or markings damaged by passing traffic or from any other cause shall be corrected at the contractor's expense.

END OF SECTION

SECTION 8
GRASSING

8-1 Description
The work specified in the Section consists of the establishing of a stand of grass, within the limits shown on the plans by sodding or seeding, mulching, fertilizing, watering, grading and maintaining the grassed areas until the completion of the project and final acceptance.

The Contractor shall install permanent vegetated ground cover over all open areas within the limits of construction and adjacent road rights-of-way where existing vegetation has been disturbed by construction operations. All stormwater retention and detention basins and swales shall be solid sodded unless otherwise noted on plans. All slopes which are 3 horizontal to 1 vertical or greater shall be solid sodded unless otherwise noted on plans.

8-2 Materials

8-2.1 Seed
Unless otherwise directed, permanent type grass seed shall be a mixture of 20 parts Bermuda seed and 80 parts Pensacola Bahia seed. Quick-growing type grass seed shall be a species which will provide an early ground cover during the particular season when planting is done and will not later compete with permanent grass. The separate types of seed used shall be thoroughly dry-mixed immediately before sowing. Seed which has become wet shall not be used.

The Bermuda seed shall be an equal mixture of hulled and unhulled seed. The Pensacola Bahia seed shall be scarified seed, having a minimum active germination of 40 percent and a total germination of 85 percent. All seed shall meet the requirements of the State Department of Agriculture and Consumer Services and all applicable State Laws.

8-2.2 Sod
Unless otherwise directed by the Owner, sod shall be of centipede grass. It shall be taken up in commercial-size rectangles, except where 12 inch strip sod is called for. It shall be well matted with roots, dense, uniform, weed-free, be certified to be free of disease and insects, nematodes, and have good sod strength. It shall be planted as soon as possible after being dug and shall be shaded and kept moist from the time it is dug until it is planted. When stacked, it shall not be allowed to heat up above 100 degrees F.

8-2.3 Fertilizer
The fertilizer for seeding and sodding shall be 12-8-8 commercial fertilizer complying with the State fertilizer laws.

8-2.4 Dolomitic Limestone
Dolomitic Limestone shall be an approved product, designated for agricultural use.

8-2.5 Mulch
The mulch material used for seeding shall be dry straw or hay, consisting of oat, rye, or wheat straw, or of pangola, peanut, coastal Bermuda or Bahia grass hay.

8-2.6 Water
Water used in the grassing and planting operations may be obtained from any approved spring, pond, lake, stream, or municipal water system. The water shall be free of salt, of excess and harmful chemicals, acids, alkalies, or any substances harmful to plant growth or obnoxious to traffic.

8-3 Grassing Limits
The Contractor shall take all precautions necessary to limit the area disturbed by construction. Existing grassed areas disturbed by construction outside the limits shown on the plans, shall be re-grassed by seeding to match existing conditions, at the Contractor's expense.

8-4 Application of Fertilizer and Lime
In areas to be seeded or sodded, fertilizer and/or lime shall be applied at a rate of 500 pounds per acre. Fertilizer and/or lime shall be spread uniformly and mixed to a depth of approximately four (4) inches.

8-5 Seeding
The ground over which the seed is to be sown shall be prepared by disk-harrowing and thoroughly pulverizing the soil to a suitable depth. The prepared soil shall be loose and reasonably smooth. It shall be reasonably free of large clods, roots, and other material which will interfere with the work or subsequent mowing and maintenance operations. While the soil is loose and moist, the seed shall be scattered uniformly over the gassing area. Unless shown otherwise in the plans, the rate of spread for the permanent type seed mixture shall be 100 pounds per acre.

When so directed by the plans or the Engineer, seed of an approved quick-growing species of grass, such as rye, shall be spread in conjunction with the permanent seed mixture at the rate of 30 pounds per acre.

8-6 Mulching
Approximately two inches, loose thickness, of the mulch material shall be applied uniformly over the seeded area and the mulch material cut into the soil to produce a loosed mulched thickness of three or four inches.

8-7 Rolling
Immediately after the completion of the seeding, the entire area grassed and mulched shall be rolled with approved equipment. At least two trips over the entire area will be required.

8-8 Sodding
Whenever a suitable area has been graded and is ready for sodding, the Contractor shall proceed at once with sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. Sodding shall not be performed when weather and soil conditions are, in the Engineer's opinion, unsuitable for proper results. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appro- priate tools.

Where sodding is used in drainage ditches, the setting of the pieces shall be staggered, such as to avoid a continuous seam along the line of flow. Along the edges of such staggered areas, the offsets of individual strips shall be tamped so as to produce a featheredge effect.

On areas where the sod may slide, due to the height and slope, the Engineer may direct that the sod be pegged, with pegs driven through the side blocks into firm earth, at suitable intervals. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.

8-9 Watering
The seeded areas shall be watered so as to provide optimum growth conditions for the establishment of the grass. The seeded areas shall be kept in a moist condition for the duration of the contract period (and in no case less than two weeks). The moistened condition shall extend at least to the full depth of the rooting zone. Water shall not be applied, however, when there is danger of a freezing condition.

8-10 Maintenance
The Contractor shall maintain seeded areas in a satisfactory condition until final acceptance is made. Such maintenance shall include watering, and filling, leveling and repairing any washed or eroded areas.

END OF SECTION

SECTION 9
POTABLE WATER SYSTEM

9-1 Description

The work specified in this section consists of the construction of a potable water system, which includes the potable water distribution mains, valving, fire hydrants, and service piping. The potable water system shall be constructed in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

9-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-555 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code pertaining to the installation of potable water systems. Additionally, the contractor shall comply with the requirements of the local fire marshall and Utility Company regulations pertaining to fire hydrants, including hose unit threading and similar matching of connections. The contractor shall obtain required permits and inspections and shall coordinate tapping of existing water mains with the Utility Company.

9-3 Materials

9-3.1 Detector wire

No. 14 copper tracer wire shall be required for all non-metallic water mains. Tracer wire shall be well connected to fire hydrants and shall be protected during backfilling operations to prevent breakage.

9-3.2 Piping and Pipe Fittings

9-3.2.1 Water Mains

Water main piping shall be polyvinyl chloride (PVC) pipe. Water main piping 9-1/2" through 3" in size shall conform to ASTM D 2241, SDR 26 (PVC material 124512-b) with push-on joints conforming to ASTM D 3139 and elastomeric gaskets conforming to ASTM F 477. Water main piping 4" through 12" in size shall conform to AWWA C 900-89, DR 18, and shall be furnished in cast-iron pipe equivalent outside diameters with rubber gasketed joints as AWWA C 900 listed. All water main piping shall be Stamped "NSF-PW". All water main fittings shall be constructed of either ductile iron or cast iron conforming to AWWA C 110 or ANSI A 21.10, respectively.

9-3.2.2 Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert.

9-3.3 Valves

9-3.3.1 Gate Valves

Gate valves shall be of cast iron body, fully bronze mounted, double-disc, and having parallel seats, with wide flanged, mechanical joint, or spigot ends depending on installation. Gate valves shall have a minimum working pressure of 175 psi, and shall comply with AWWA C 500. Gate valves shall open by counterclockwise rotation of the valve stem and shall be fitted with hub-type hand operators. Gate valves shall be sized and located as indicated on the plans.

9-3.3.2 Water Service Clamps and Stops

9-3.3.2.1 Double Clamp Tapping Saddle

Double clamp tapping saddle shall be manufactured by Ford Metering, Co.

9-3.3.2.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.2.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.3 Valve Boxes

An adjustable cast-iron valve box of suitable size shall be provided at each gate valve. The head shall be round and the lid shall have the word "WATER" cast on it. The least dimension of the shaft of the box shall be 5-1/4". A 2'-0" diameter by 6" concrete collar shall be poured around the shaft at the valve box surface. The valve boxes shall be Clow F-2452, or approved equal.

9-3.4 Fire Hydrants

Fire hydrants shall be dry-barrel type conforming to AWWA C 502. Hydrants shall have 6" outlet, one 5-1/4" pumper connection, and two 10-1/2" hose connections. The size and shape of operating nuts and threads on hose and pumper connections shall be as required by the utility company. The hydrants shall be America Darling, (Model B84B-5) with tamper proof bonnet.

9-3.5 Anchorages

The contractor shall provide anchorages for tees, wyes, crosses, plugs, caps, bends, valves, and hydrants as required. After installation, apply full coat of bituminous material to surface of any ferrous anchorages. Anchorage types are as follows:

(1) clamps, straps, and washers: steel, ASTM A 506.
(2) rods: steel, ASTM A 575.
(3) rod couplings: malleable-iron, ASTM A 197.
(4) bolts: steel, ASTM A 307.
(5) thrust blocks: concrete, 2500 psi, sized as indicated.

9-3.6 Water Meters

Water meters for billing are to be procured from Destin Water Users, Inc.

9-4 Installation

9-4.1 Pipe Laying and Jointing

Pipe, fittings, valves and accessories shall be carefully inspected before and after installation and those found defective shall be rejected and replaced. Before placing in position, contractor to clean pipe, fittings, valves and accessories and maintain in clean condition. Cut pipe accurately to measurements established at the site and work into place without springing or forcing. Support pipe at its proper elevation and grade, taking care to secure firm and uniform support. Lay pipe so that the full length of each section of pipe and each fitting will rest solidly on the pipe bedding; excavate recesses to accommodate bells, joints, and couplings. Provide anchors and supports where necessary for fastening work into place. Concrete reaction, thrust blocks or restrained joints shall be applied for all tees, plugs, caps and bends deflecting 210-1/2 degrees or more. Keep trenches free of water until joints have been properly made. At the end of each day's work, close open ends of pipe temporarily with wood blocks or bulkheads. Do not lay pipe when conditions of trench or weather are unsuitable. In addition to the above, PVC pipe and fittings installation shall conform to the requirements of UNI B-3.

Water mains shall be laid at least 10' horizontally from any existing or proposed sewer. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by D.E.P., DWU, and the Engineer, the water main may be installed closer to the sewer, provided that the water main is laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at such an elevation that the bottom of the water main is at least 18" above the top of the sewer.

Between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between joints. Alternatively, the sewer main be placed in a sleeve or encased in concrete to obtain the equivalent of the required 10' separation.

Excavation and backfilling of water main trenches shall conform to Section 2 of these specifications. Provide a minimum of 36" of cover over water mains.

9-4.2 Gate Valves

Install gate valves in accordance with the requirements of AWWA C 600 for valve-and-fitting installation. Valve boxes shall be placed concentrically over the valve operating nut.

9-4.3 Fire Hydrants

Install fire hydrants in accordance with the requirements of AWWA C 600 and AWWA M 17, "Installation, Operation, and Maintenance of Fire Hydrants".

9-4.4 Connection to Existing Water System

Coordinate and make connections to the existing water system in a manner approved by the Utility Company, and with a minimum interruption of service on the existing system.

9-5 Field Testing

9-5.1 General

Conduct piping tests before joints are covered, and after thrust blocks have sufficiently hardened. Fill pipeline with water 24 hours prior to testing, and apply test pressure to stabilized system.

9-5.2 Hydrostatic Tests

9-5.2.1 Pressure During Test

After the pipe has been laid and backfilled as specified, each valved section of newly laid pipe shall, unless otherwise specified, be subjected to a hydrostatic pressure equal to 150 psi. The contractor shall record the testing by the use of a pressure recording gauge, and after all testing is complete, the recording shall be turned over to the engineer for his files.

9-5.2.2 Duration of Pressure Test

The duration of each pressure test shall be at least 2 hours.

9-5.2.3 Procedure

Each section of pipe shall be slowly filled with water and the specified test pressure, measured at the lowest point of the elevation, shall be applied by means of a pump connected to the pipe in a satisfactory manner. The pump, pipe connection, gauges meter, and all necessary apparatus shall be furnished by the contractor. The test shall be applied to each valved section in order to check the leakage through all valves.

9-5.2.4 Expelling Air Before Test

Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation and afterwards tightly plugged.

9-5.2.5 Definition of Leakage

Leakage is defined as the quantity of water to be supplied into the newly laid pipe, or any valved section of it, necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

9-5.2.6 Permissible Leakage

Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under normal operating pressure. No pipe installation will be accepted until or unless this leakage (evaluated at 150 psi) is less than the figure stated below:

	gal's/1000'/24 hrs.	Gal's/1000'/1 hr.
2"	3.8 gal.	0.16 gal.
3"	5.7 gal.	0.24 gal.
4"	7.6 gal.	0.32 gal.
6"	11.4 gal.	0.47 gal.
8"	15.2 gal.	0.63 gal.
10"	18.9 gal.	0.79 gal.
12"	22.7 gal.	0.95 gal.

9-5.2.7 Variation from Permissible Leakage

Should any test of combined sections of pipe laid disclose leakage greater than the specified limit, the contractor shall, at his expense, locate and repair the defective joints until the leakage is within the specified allowance.

9-5.2.8 Water for Testing

Water for testing shall be provided by the contractor at his expense.

9-5.2.9 Time for Making Test

Pipe may be subjected to hydrostatic pressure, inspected, and tested for leakage at any convenient time after partial completion of backfill. The contractor may test the system with joints exposed or with backfilling complete at his option. The Engineer and the Utility Company shall be notified at least 24 hours before scheduling testing with a Utility Company representative present.

9-5.3 Operating Tests

Open and close all valves and hydrants under system water pressure. Check dry barrel hydrants for proper drainage.

9-6 Disinfection

Flush and disinfect the new potable water system in accordance with AWWA C 601 to the satisfaction of the Engineer and the Utility Company. In the process of chlorinating water, all valves or other appurtenances shall be operated while the pipe line is filled with the chlorinating agent.

9-7 final flushing and testing

Following disinfection, all treated water shall be thoroughly flushed from the newly laid pipe system at its extremities until the replacement water throughout its length shall upon test, both chemically and bacteriologically, be approved by the Florida Department of Environmental Protection. The contractor shall be responsible for arranging and paying for the test samples.

9-8 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-555, the Engineer of Record will be responsible for observation of the construction of the potable water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction and cleaning and disinfecting described above before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the potable water system.

9-9 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the potable water system. The as-built plans shall show the location of water services, water valves, and fire hydrants. Engineering approval of the potable water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 10
RECLAIMED WATER DISTRIBUTION SYSTEM (A.K.A. REUSE WATER)

10-1 Description

The work specified in this section consists of the construction of reclaimed water services and other appurtenances, in conformity with the plans and in accordance with these specifications, or the general utility specifications of Destin Water Users, Inc. (Utility Company), whichever is more stringent.

10-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 and 610-610 of the Florida Department of Environmental Protection rules, the applicable portions of the National Standard Plumbing Code and Ten State Standards pertaining to the installation of reclaimed water systems, and the Utility Accommodation Manual of the Florida Department of Transportation, latest edition. The contractor shall obtain required permits and inspections from the Utility Company.

10-3 Materials

10-3.1 Detector Wire

No. 12 copper tracer wire shall be required for all non-metallic services and shall be protected during backfilling operations to prevent breakage.

10-3.2 Gate Valves - See Section 9

10-3.3 Piping and Pipe Fittings - See Section 9

10-3.3.1 Reclaimed Water Mains - See Section 9

10-3.3.2 Reclaimed Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert. All reclaimed water infrastructure (mains, services, etc.) shall be color coded using pantone purple 522C using light stable colorants.

10-3.3.3 Reclaimed Water Service Clamps and Stops

10-3.3.3.1 Service Clamps

Service clamps shall be Clow-Vega model F-6350 as manufactured by Clow, Wichita Falls, Texas, or Dresser style 194 as manufactured by Dresser Manufacturing Co., Bradford, PA, or approved equal.

10-3.3.3.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.3.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.4 Valve Boxes - See Section 9

10-3.4 Anchorages - See Section 9

10-5 Installation - See Section 9

10-6 Field Testing - See Section 9

10-7 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the reclaimed water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the reclaimed water system.

10-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the reclaimed water system. The as-built plans shall show the location of water services, bends and valves. Engineering approval of the reclaimed water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 11
SANITARY SEWAGE SYSTEM

11-1 Description

The work specified in this section consists of the construction of a gravity sanitary sewer collection system, including sanitary sewer collection lines, service lines, sanitary sewer manholes, and other appurtenances, in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

11-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code and Ten State Standards, pertaining to the installation of gravity sanitary sewer collection systems. The contractor shall obtain required permits from DEP and inspections required by the Utility Company.

11-3 Materials

11-3.1 Gravity Sewer Collection Lines and Fittings

Gravity sewer collection line piping and fittings (6" through 12") shall be polyvinyl chloride (PVC) conforming to ASTM D 3034, Type PSM, SDR 35. Jointing shall be accomplished by means of elastomeric gasket joints conforming to ASTM D 3212. Gasket material shall be suitable for use with domestic sewage and shall conform to ASTM F 477.

11-3.2 Sewer Service Lines

Sewer service line piping and fittings (4" and smaller) shall be polyvinyl chloride (PVC) conforming to ASTM D 2466. Extend sewer service lines to right-of-way line and bend up at a 45° angle. Extend 18" above ground and cap.

11-3.3 Manholes

Sanitary sewer manholes shall be constructed of precast reinforced concrete, sized as indicated, and complying with ASTM C 478. Manhole tops shall be eccentric cone type and manhole bases shall be base riser sections with integral floors. No steps shall be provided in any sanitary sewer manholes of any depth.

Sanitary sewer manhole frames and covers shall be of heavy-duty cast iron construction, sized as indicated. The manhole cover shall be of indented top design with lettering cast into the top reading "SEWER". Manhole frames and covers shall be Vulcan Foundry No. VM-37, Neenah Foundry No. R-1600, or approved equal. Manhole frames and covers are to be coated with coal-tar epoxy.

11-3.4 Cleanouts

Sanitary sewer cleanouts shall be constructed of PVC pipe extended to the ground surface with PVC plugs.

11-4 Installation

11-4.1 Gravity Collection and Service Lines

Each section of pipe shall be carefully inspected before and after it is installed and defective pipe shall be rejected and removed. Sewer lines shall be laid beginning at the low point of the system, true to the grade and alignment indicated, with unbroken continuity of invert. Clear interior of piping of dirt and other superfluous material as work progresses. Open ends of pipe at the end of each day's work shall be closed temporarily with wood blocks or bulkheads. In addition to the above, PVC gravity sewer lines shall be installed in accordance with UNI-B-5.

Sewers shall be laid at least 10' horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by DEP, DWU, and the Engineer, the sewer may be installed closer to the water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation so that the bottom of the water main is at least 18" above the top of the sewer.

Sewers crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between joints. Alternatively, the sewer main may be placed in a sleeve or encased in concrete to obtain the equivalent of the required 11' separation.

Excavation of pipe trenches shall conform to Section 2 of these specifications.

11-4.2 Sewer Manholes

Sanitary sewer manholes shall be installed in accordance with ASTM C 891. Where manholes occur in pavements, set top of frames and covers flush with the finished surface. Elsewhere, set tops 3" above finished surface, unless otherwise indicated. Grout inverts of manholes to provide continuity of grade and direction change through manhole. The exterior of the manhole shall be given two coats of Koppers 300M, or equal, before backfilling operation.

Sewer manholes shall be coated with a self-priming heavy duty cold applied coal tar material similar and equal to Koppers "bitumastic super service black". Provide a minimum of two (2) coats at a rate of 50 to 60 square feet per gallon per coat.

11-5 Backfilling

Backfill pipe trenches and around structures in accordance with Section 2 of these specifications.

11-6 Inspection and Testing

Inspect piping to determine whether line displacement or other damage has occurred. Make inspections after lines between manholes, or manhole locations, have been installed and approximately 2' of backfill is in place, and again at the completion of the project. If inspection indicates poor alignment, debris, displacement, or other defects, correct such defects and reinspect.

Leakage tests may include appropriate water or low pressure air testing. The leakage outward or inward (exfiltration or infiltration) shall not exceed 50 gallons per inch of pipe diameter per mile per day for any section of the system. An exfiltration or infiltration test as appropriate shall be performed with a minimum positive head of 2'. The water test, if used, shall be run continuously for a period of not less than 3 hours, with weir reading taken at 20 minute intervals. The air test, if used, shall, as a minimum, conform to the test procedure described in ASTM F 1417-92 (1998) "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines using Low-pressure Air". All test times shall be calculated using Ramseier's equation t = 0.085 (dk/q) where

t = shortest time, in seconds allowed for the air pressure to drop 1.0 psig
k = 0.000419 dl, but not less than 1.0
q = 0.0015 cubic feet/minute/ square feet of internal surface
d = nominal pipe diameter in inches
l = length of pipe being tested in feet

For more efficient testing of long test sections and /or sections of larger diameter pipes a timed pressure drop of 0.5 psig may be used in lieu of the 1.0 psig drop. If 0.5 psig pressure drop is used, appropriate required test times shall be exactly half as long as those obtained using Ramseier's equation for t cited above.

The testing methods provided should take into consideration the range in groundwater elevations projected and the situation during the test.

The test shall be made by the contractor with the Utility Company representative being present to verify the test accuracy. The Engineer and the Utility Company shall be notified 24 hours in advance. Where infiltration occurs in excess of the specified amount, the defective pipe or joints shall be located and repaired at the expense of the contractor. If the defective portions cannot be so located, the contractor, at his own expense, shall remove and reconstruct as much of the original work as necessary to obtain a sewer system within the allowable infiltration limits.

The sewer or sewers shall be pumped out and normal infiltration conditions prevail before testing shall be started.

All sewer mains and services shall be pressure tested as specified in this section or as required by the Florida Department of Environmental Protection and the Utility Company.

All sanitary sewer mains and manholes must be video taped and provided to the Utility Company before accepted for service.

11-7 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer collection system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sewer collection system.

11-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with three (3) sets of marked-up construction plans depicting as-built conditions of the sanitary sewer system. The as-built plans shall show the location of sanitary sewer services and the location and elevation of sanitary sewer manholes. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

SECTION 12
SANITARY SEWER PUMPING SYSTEM

12-1 Description

The work specified in this section consists of the construction of a sanitary sewer pumping system, including lift station, control panels, pressure conduit and valves, and other appurtenances in conformity with the plans and in accordance with these specifications, or the requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

12-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida DEP rules and the applicable portions of the National Standards Plumbing Code and Ten State Standards, pertaining to the installation of sanitary sewer systems. All electrical work shall be performed in the National Electric Code. The contractor shall obtain required permits and inspections from the Utility Company.

12-3 Submittals

The contractor shall submit manufacturer's product data and installation instruction for conduit and fittings, valves, and accessories. In addition, shop drawings and/or catalog performance (including installation drawings, wiring diagrams, operation and maintenance instruction) for pump station, and certified pump performance curves shall be submitted. The contractor shall not ship nor install equipment prior to receipt of shop drawings stamped "for job use" or "approved for construction" from the Engineer.

12-4 Products/materials

12-4.1 Pumps

Pump motors shall be sized as required to be non-overloading at any point on the pump performance curve. The pumps shall be Wilo, KSB or Grumdfos sewer pumps. The pumps shall be equipped with submersible motors, suitable for operation in domestic sewage, but with the capacity to run "dry" without damage. The pumps shall be designed for removal from above using a 2"ø guide rail system. Pumps must be able to pass minimum sphere of 3.0". Refer to lift station details for pump model and specifications.

12-4.2 Electrical Section

This section applies to lift station discharging 300 gallons per minute or less. All others shall be submitted to Destin Water Users for approval.

12-4.3 Control Panel

Provided by the Utility Company.

12-4.4 Power Supply and Main Disconnect

Power supply to the control panel shall be either 240 volt, 3 phase, 4 wire or 480 volt, 3 phase, 4 wire. Minimum service shall be 240 volt 200 amp. A 3" rigid schedule 40 conduit for incoming power from transformer to meter shall be provided. Single phase will not be accepted.

Fusible safety disconnect of rated incoming amperage shall be manufactured by Square D (Model #H324NRB). All disconnects shall be installed between meter and double throw safety switch.

12-4.5 Conduit

All conduit shall be 2" rigid schedule 40 (except as stated in 4.4). A seal off is required for all conduits between the wet well and control panel. The seal off shall be filled with Appleton duc seal non-hardening compound. These shall be mounted 12" off the concrete pad. Each conduit shall enter the control panel directly under the corresponding control point.

12-5 Wetwell Section

This section applies to lift stations discharging 300 gallons per minutes or less. All lift stations will be a duplex pump style. All others must be submitted for approval.

12-5.1 Wet Well

Minimum inside diameter of 4' and shall not have less than 7' of depth from bottom of the lowest invert to top of grout. The wet well floor shall be filled with grout up to bottom of the base ells. All inside seams shall be filled with non-shrink grout. Wet well shall be coated with HDPE liner or Spectrashield.

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
Ross S. Binkley, P.E. License No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

NOT FOR CONSTRUCTION

DATE: 8/27/20

SCALE: N/A

SHEET
8.2
TOTAL SHEETS 47

12-5.2 Piping

All piping shall be 4" or greater ductile iron. All connections will be made by means of flat flange type. Discharge pipes shall be one continuous piece from the base ell to the 90 degree elbow that exits wet well. For discharge pipes that have a length greater than 15', a solid sleeve coupling shall be used. The coupling will be mounted so it will not be submersed except under a flooded condition.

12-5.3 Base Ells

Base ells shall be high pressure coupling style as manufactured by approved pump manufacturer. It shall be a high pressure coupling style that utilizes a single stainless steel 2"Ø rail system. The rail shall be continuous from base ell to 6" above 90 degree elbow. The rails shall be mounted to the 90 degree elbows by an intermediate guide rail support flange mount.

12-5.4 Grout

The floor shall be poured with grout up to the bottom of base ells, at a 1 to 1 slope on the sides for chamfer (Rolloc) but is not to interfere with pump operation.

12-5.5 Float Hanger

Provided by DWU.

12-5.6 Air Vent

A 4" aluminum air vent is required. It is to be stub on opposite side as the conduit from wet well under the control panel a minimum of 18" above elevation of wet well.

12-5.7 Cross Brace

A cross brace made of 3"x3"x1/2" aluminum angle shall be used to brace the discharge pipes to the wet well. It will be mounted behind the pipes to the wet well wall with a base plate measuring 6"x9"x3/8". The base plate shall be aluminum flat stock and shall be secured to wall with two 3/8" anchor bolts stainless steel. The brace shall be connected to the discharge pipes with a 4"x3/16" stainless steel u-bolt. The brace shall be mounted 18" below the 90 degree elbows of the discharge pipes.

12-5.8 Access Cover

The access cover shall be manufactured by Hallidy or Thomson Fab. For DWU 36x48 aluminum with slamlock & anchors. Access cover shall open toward the drywell.

12-6 Drywell Section

This section applies to lift stations discharging 300 gallons per minute or less. All others will be submitted for approval.

12-6.1 Drywell

A precast concrete utility box with outside dimension of 6'x5'x4' is required. A minimum clearance of 6" from inside wall or floor and any assembly is required. A 48"x42" double door access hatch with recessed handle and slam lock, no padlock tab. As manufactured by Hallidy or Thompson Fab for Destin Water Users will be used.

12-6.2 Access Cover

The access cover shall be manufactured by Hallidy or Thompson Fab for DWU 48x42 aluminum with slamlock and anchors. Access cover shall be on center with discharge pipes and shall slamlock to wet well side.

12-6.3 Pipe

All piping shall be 4" or greater ductile iron. All connections shall be of flat flange type. Pipe from wet well to check valve will be continuous and will terminate no closer than 6" from inside wall.

12-6.4 Check Valve

Check valves shall be outside spring and lever 4" flat flange style as manufactured by AVK. Two are required.

12-6.5 Plug Valve

Plug valves shall be 1/4 turn flat flange style as manufactured by Val Matic.

12-6.6 Gate Valves

Gate valves shall be of resilient seat design, with wide flange, mechanical joint, or spigot ends, depending on installation. Gate valves shall have a minimum working pressure of 160 psi, shall open by counterclockwise rotation of the valve stem, and shall be fitted with wheel-type hand operator, as applicable. Gate valves shall comply with AWWA C 509.

12-6.7 Bypass

The bypass shall be a 4" male quick disconnect with dust plug. It shall be mounted to a 4" cast iron flat flange female adapter with a 4" galvanized close nipple 6" in length.

12-6.8 Forcemain

Ductile iron pipe shall be used to exit the drywell to a point 18" past outside wall. A mechanical joint transition coupling shall be used to connect to the PVC forcemain.

12-6.9 Pressure Gauge

One liquid filled, stainless steel, 0 to 100 psi pressure gauge with 11-1/2" face shall be used on each discharge pipe with a petcock valve.

12-6.10 Drain

The drain from drywell to wet well shall be a 3" PVC pipe, on a 1/2" fall per foot slope, extended a minimum of 8" into wet well. A gravity flow PVC check valve with removable top shall be used. Check valve shall be manufactured by Plastic Oddities (Model #PBF 380).

12-6.11 Miscellaneous Hardware

The contractor shall supply all miscellaneous hardware. All miscellaneous hardware shall be of Type 304 alloy, stainless steel construction.

12-7 Water Service

A 3/4" water service shall be supplied as shown. Location to be coordinated with Destin Water Users.

12-8 Access

Access shall be provided for operation and maintenance on a 24-hour basis. If a driveway is used, it must be constructed at a minimum of 12' wide and be able to support a heavy-duty vehicle with trailer mounted 100 KV generator. Location of drive to be coordinated with DWU.

12-9 Easement

A recorded easement shall be required for all lift stations and forcemains that are not on rights-of-way. All costs of recording easement shall be the responsibility of the owner.

12-10 Electrical Service

Owner shall initiate account, prior to any pump down test or acceptance by DWU. Owner shall incur any cost prior to acceptance by DWU.

12-11 Piping and Pipe Fittings

12-11.1 Cast Iron Pipe

All cast-iron shall be centrifugally cast conforming to ANSI A 21.6, and meeting all the quality and metallurgical provisions of ANSI standard specification A 21.10 "Thickness Design of Cast-iron Pipe". Lining and coating shall be of bituminous material as specified in article 12-4.8.3.

12-11.1.1 Flanged Joints

ANSI standard specifications B16.1, cast-iron pipe flanges and flanged fittings, 125 pounds, screwed on flanges, faced and drilled to ANSI Class 125 pound template with red sheet rubber gaskets.

12-11.1.2 Fittings

Fittings shall meet ANSI standard specification A21.10, cast-iron fittings, 10-inch through 48-inch for water and other liquids. Minimum pressure rating shall be equal to that of the pipe specified.

12-11.2 Coating for Wastewater Lines

All cast iron pipe and fittings to be installed underground shall be coated on the interior and exterior with hot-dip coal-tar. The exterior of all above ground pipe shall receive a coat of rust inhibitor prime compatible with the finish paint schedule. All bolts, nuts, studs and other uncoated parts of joints for underground installation shall be coated with asphalt or coal-tar prior to backfilling.

12-11.3 Detector Tape

All non-metallic sewer force main lines shall be marked with detector tape and 14 gauge tracer wire to enable location with a ferrous metal detector. The detector tape shall be placed approximately 12" above the pipe and throughout the entire pipe length. Care shall be taken to avoid damage to the detector tape during the backfilling operation.

12-12 Installation

12-12.1 Lift station and Appurtenances

12-12.1.1 General

The lift station and appurtenances shall be installed in accordance with the manufacturer's instructions or the requirements of Destin Water User's, whichever is more stringent.

12-12.1.2 Operation of System

Operation of the station shall be as follows: water level rises to lead pump on level; the lead pump starts and lowers the level to pump(s) off level; the pump stops and automatically alternates to position the second (lag) pump as lead pump for the next cycle. If the lead pump starts and the water level continues to rise to the lag pump on level, the lag pump will then start and both pumps will operate together until the water level is lowered to the pump's off level. If the lead pump fails for any reason, an override control shall begin operating the lag pump.

12-12.1.3 Start-up, Initial Operation

The contractor shall start up and provide initial testing before operation of the completed pumping station. The initial operation shall include filling (using potable water, if necessary) of the wet well as necessary, to cycle and test the pumps and controls, including simulated pump failure, and high water alarm, pump alternation, and other features of the specified equipment. Testing of the station shall be coordinated with the Engineer and the Utility Company.

12-12.2 Pressure Piping

12-12.2.1 General

Pressure piping shall be installed in accordance with the manufacturer's printed instructions. The trench shall be graded so that when the pipe rests on the trench bottom it will have a uniform bearing for its entire length. The pipe shall be carefully examined for defects and the inside cleaned. After placing the pipe in the trench, the ends shall be wiped free from all dirt, sand and foreign material. The joints shall be made in accordance with the recommendations of the pipe manufacturer.

Suitable concrete reaction or thrust blocks shall be applied on all tees, plugs, caps, and bends deflecting 22-1/2 degrees or more, or movement shall be prevented by attaching metal rods or straps approved by the Engineer. Unless otherwise directed, the pipe shall be laid with bell ends facing in the direction of laying. Whenever it is necessary to deflect the pipe from a straight line (either in the vertical or horizontal plane) to avoid obstruction, to plumb stems, or where long radius curves are permitted, the degree of deflection shall be as recommended by the manufacturer of the pipe.

Pressure piping crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pressure piping joints and water main joints are equidistant from the point of crossing with no less than 10' between any two joints. Alternatively, the sewer pressure piping may be placed in a sleeve or enclosed in concrete to obtain the equivalent of the 12' separation.

Excavation and backfilling of sewer pressure piping shall conform to Section 2 of these specifications. Provide a minimum of 30" of cover over sewer pressure piping.

12-13 Testing

Testing of the pressure conduit shall conform to Section 9-5 under potable water system of these specifications.

12-14 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer pumping system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sanitary sewer pumping system.

12-15 As-built Drawings

The contractor shall furnish the Engineer at the close of the project with one (1) set of marked-up construction plans depicting as-built conditions of the sanitary sewer pumping system. The as-built plans shall show the location and elevations of the sanitary sewer pumping system. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer pumping system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS: 1 2 3 4 5 6 7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

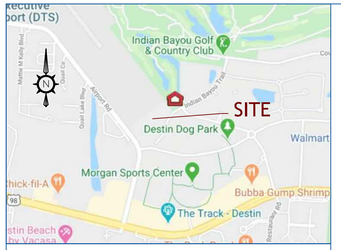
DATE: 8/27/20
SCALE: N/A
SHEET
8.3
TOTAL SHEETS 47

INDIAN BAYOU WEST

IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
MARCH 2021

PLAT BOOK _____, PAGE _____

APPROVED PRELIMINARY PLAT
EXHIBIT B
4/6/21
Daniel Butler



VICINITY MAP NOT TO SCALE

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN BAYOU PROPERTIES, A GENERAL PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, AS OWNER OF THE LANDS HEREON PLATTED AS "INDIAN BAYOU WEST", DO DECLARE THAT EASEMENTS, ROADWAYS, OR COMMON AREAS ARE DEDICATED TO THE INDIAN BAYOU WEST OWNERS' ASSOCIATION, INC. WITH EXCEPTION TO OLD CREEK TRAIL WILL BE DEDICATED THE PUBLIC BY MEANS OF THIS PLAT, AND DO HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

_____
ROBERT E. LEE, MANAGING PARTNER
INDIAN BAYOU PROPERTIES, A GENERAL PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA

_____
WITNESS

_____
WITNESS

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED CURTIS GWIN, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS MANAGER OF INDIAN BAYOU PROPERTIES, A GENERAL PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, AND HAS ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF INDIAN BAYOU PROPERTIES.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Joinder and Consent to Dedication:

_____THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREON.

_____
NAME: _____, ITS: _____
_____ BANK

Acknowledgment to Joinder and Consent:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, _____ BANK, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ BANK.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Title Opinion:

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON, AND THERE ARE NO UNSATISFIED MORTGAGES ON THE PROPERTY OTHER THAN AS SHOWN HEREON.

_____
NAME:ROBERT E. McGILL, III
FIRM NAME: _____

City of Destin Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS _____ DAY OF _____, 2021.

_____
MAYOR

_____
CITY CLERK

_____
MEMBER

_____
MEMBER

Community Development Department Approval:

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____ 2021.

_____
LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

Public Services Department Approval:

PRESENTED TO AND APPROVED BY THE PUBLIC SERVICES DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____, 2021.

_____
MICHAEL G. BURGESS MS, PH, CSM, CFM
DIRECTOR OF PUBLIC SERVICES

City Surveyor's Certificate:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011–177.151 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2021.

_____
ERIC B. STUART PROFESSIONAL SURVEYOR & MAPPER NO. 6707
CITY OF DESTIN SURVEYOR

Tax Collectors Statement

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE _____ DAY OF _____ 2021.

_____
BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

County Clerk Certificate of Recording:

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2021 IN PLAT BOOK _____, PAGE _____.

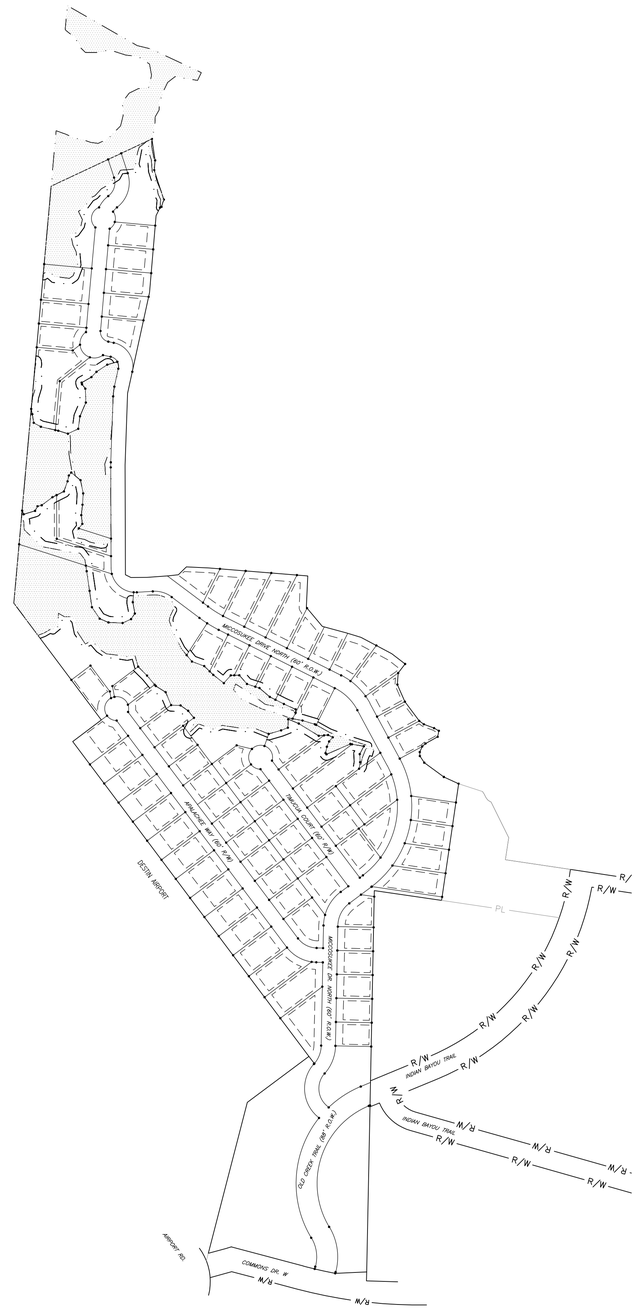
_____
J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

Surveyor's Certificate:

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, CORY E. RUSHING, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

_____
CORY E RUSHING, P.S.M. No. 6532
PLSGROUP, INC.
4417 COUNTY ROAD 2214, TROY, AL 36079
PHONE: (334) 403–42041 FAX: (334) 460–9851



OVERALL LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO 1/2" REBAR WITH CAP STAMPED LB#8096 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 64°51'18" E A DISTANCE OF 466.37 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 08°40'03" E A DISTANCE OF 90.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 05°16'32" W A DISTANCE OF 41.45 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°09'03" E A DISTANCE OF 129.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°18'51" W A DISTANCE OF 111.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 63°20'12" W A DISTANCE OF 6.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 26°05'29" W A DISTANCE OF 37.71 FEET TO A 5/8" REBAR WITH CAP STAMPED #7350; THENCE S 04°51'58" W A DISTANCE OF 324.04 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 02°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 02°38'36" W A DISTANCE OF 131.96 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 40°10'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 48°02'30" W A DISTANCE OF 18.09 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 53°51'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 08°19'10" W A DISTANCE OF 494.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 81°40'50" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE S 01°09'18" W A DISTANCE OF 1599.28 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 87°24'52" W A DISTANCE OF 131.16 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350 ON THE NORTH RIGHT OF WAY LINE OF COMMONS DR. W (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1882.87 FEET, AN ARC LENGTH OF 138.42 FEET AND A CHORD BEARING AND DISTANCE OF N 77°10'55" W, 138.39 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 75°04'34" W A DISTANCE OF 311.74 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 382.99 FEET, AN ARC LENGTH OF 18.54 FEET AND A CHORD BEARING AND DISTANCE OF S 73°07'17" W, 18.54 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 74°30'30" W A DISTANCE OF 82.09 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE LEAVING SAID RIGHT OF WAY N 14°28'59" E A DISTANCE OF 654.03 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 53°13'07" E A DISTANCE OF 322.54 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°52'03" W A DISTANCE OF 1649.80 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 53°04'25" E A DISTANCE OF 150.01 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°47'28" W A DISTANCE OF 612.40 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 77.11 ACRES, MORE OR LESS.

PURSUANT TO CHAPTER 177.091(27):
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVEN CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION..

PLS GROUP, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING, AERIAL MAPPING AND SOLUTIONS
LB#8096 LSF#260 CA–1067–LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334–403–4204
FAX: 334–460–9851

210 EAST GRUBBS AVE. ST. 6
ENTERPRISE, AL 36331
OFFICE: 334–347–5184
FAX: 334–460–9851

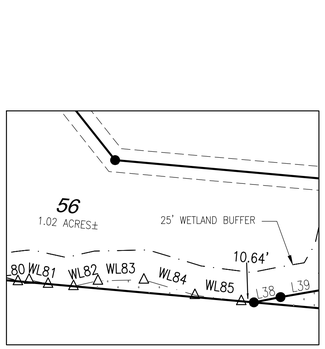
206 JOHNSON BAYOU DR.
PANAMA CITY BEACH, FL 32407
OFFICE: 850–588–5354

PLS GROUP, INC. COPYRIGHT @ 2019. ALL RIGHTS RESERVED

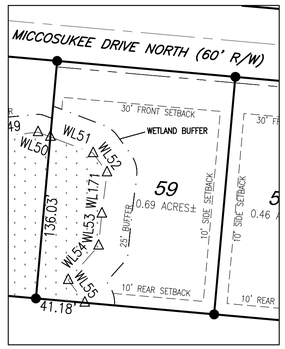
PLAT BOOK _____, PAGE _____

INDIAN BAYOU WEST

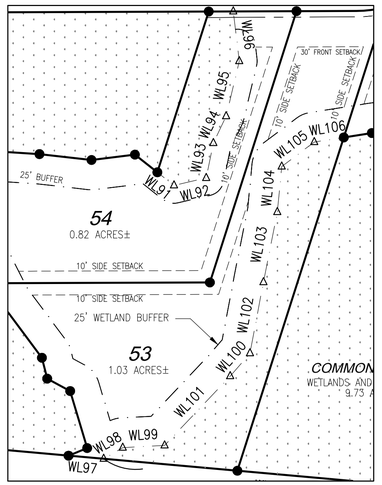
IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
MARCH 2021



LOT 56 WETLANDS DETAIL
SCALE: 1"=60'
LINE TABLE ON SHEET 4 OF 4



LOT 59 WETLANDS DETAIL
SCALE: 1"=60'
LINE TABLE ON SHEET 4 OF 4



LOT 53 AND 54 WETLANDS DETAIL
SCALE: 1"=60'
LINE TABLE ON SHEET 4 OF 4

OR BK 956, PG 130

OR BK 956, PG 130

OR BK 3202, PG 3145

OR BK 1973 PG 445

OR BK 297 PG 395

LAUREN COURT

HIDDEN PINES RETENTION AREA

LOT 42

LOT 43 EAGLES LANDING PLAT BOOK 14, PAGE 58

LOT 44

LOT 45 EAGLES LANDING PLAT BOOK 14, PAGE 58

LOT 1

LOT 2

LOT 3

LOT 4 BLOCK A

P.O.C.
SE CORNER LOT 4, BLOCK A, HIDDEN PINES, PLAT BOOK 17, PAGE 30 BEING IN AN UNDIVIDED SECTION, T-2-S, R-22-W, OKALOOSA CO., FL BEING MARKED BY A FND 4"X4" C.M.

S 05°07'09" W 760.14'

P.O.B.
SET P.R.M.
1/2" REBAR WITH CAP STAMPED LB#8096

328.25'

SET P.R.M.
WETLANDS
SET P.R.M.
SET P.R.M.
SET P.R.M.
SET P.R.M.
15' BUFFER
COMMON AREA "G"
WETLANDS AND STORM DRAINAGE
1.08 ACRES±
ARC=63.44'
RAD=69.60'
CBS: 73°12'40" E
CD=61.27'
FUTURE ROAD
S 04°51'58" W 324.04'
FND 1/2" REBAR WITH CAP STAMPED #7350
60
0.43 ACRES±
61
0.44 ACRES±
62
0.44 ACRES±
63
0.42 ACRES±
64
0.46 ACRES±
SCHEDULE WATER 20'
SCHEDULE SANITARY 20'
SCHEDULE UNDRAIN 20'
30' FRONT SETBACK
10' SIDE SETBACK
15' SIDE SETBACK
10' REAR SETBACK
SET P.C.P.
N 05°06'31" E 470.50'
SET P.C.P.
S 84°53'29" E 600.00'
15' BUFFER
59
0.69 ACRES±
58
0.46 ACRES±
57
0.42 ACRES±
50' HIGH WATER
30' FRONT SETBACK
10' REAR SETBACK
COMMON AREA "F"
WETLANDS AND STORM DRAINAGE
1.95 ACRES±
55
0.77 ACRES±
56
1.02 ACRES±
25' WETLAND BUFFER
259.49'
N 05°06'31" E 1755.17'
427.92'
S 02°04'04" W 301.29'
S 00°12'53" E 459.86'
N 02°04'04" E 276.73'
N 00°12'53" W 422.59'
MICCOSUKEE DRIVE NORTH (60' R/W)
COMMON AREA "E"
WETLANDS AND STORM DRAINAGE
3.48 ACRES±
52
0.73 ACRES±
54
0.82 ACRES±
53
1.03 ACRES±
COMMON AREA "D"
WETLANDS AND STORM DRAINAGE
9.73 ACRES±
242.41'
FND 1/2" REBAR WITH CAP STAMPED #7350
N 36°47'29" W 612.45'
MATCHLINE-SEE SHEET 3
MATCHLINE-SEE SHEET 3
71
0.37 ACRES±
70
0.38 ACRES±
69
0.62 ACRES±
68
0.63 ACRES±
67
0.53 ACRES±
66
0.43 ACRES±
65
0.39 ACRES±
51
0.41 ACRES±
FND 1/2" REBAR WITH CAP STAMPED #7350
15' WATER
S 85°29'36" E 66.65'
S 83°22'43" E 416.56'
S 83°13'57" W 54.03'
S 83°13'57" W 165.65'
S 83°13'57" W 185.87'
N 83°13'57" E 54.03'
N 83°13'57" E 185.87'
N 83°13'57" E 165.65'
N 83°13'57" E 416.56

INDIAN BAYOU WEST

IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
MARCH 2021

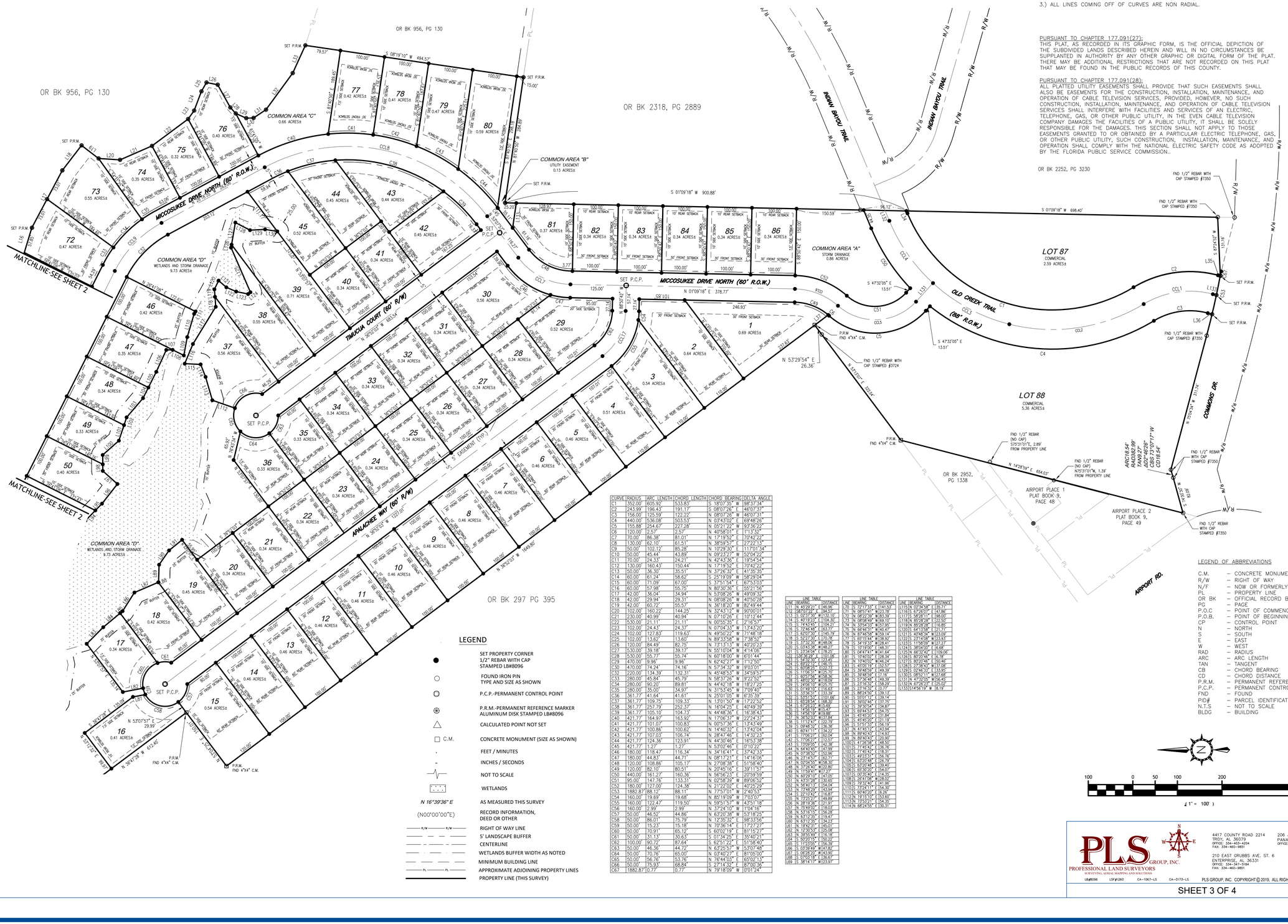
PLAT BOOK _____, PAGE _____

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. BASIS OF REFERENCE MADE TO THE EAST LINE OF THE CITY OF DESTIN PROPERTY AS RECORDED IN OR BK 1973 PG 44 SHOWN HEREON ARE GRID DISTANCES.
2.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
3.) ALL LINES COMING OFF OF CURVES ARE NON RADIAL.

PURSUANT TO CHAPTER 177.091(27):
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVEN CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION..


OR BK 956, PG 130
OR BK 2318, PG 2889
OR BK 2252, PG 3230
OR BK 2952, PG 1338
OR BK 297 PG 395
MICCOSUKEE DRIVE NORTH (60' R.O.W.)
TIMUCUA COURT (60' R/W)
APALACHEE WAY (60' R/W)
OLD CREEK TRAIL (60' R.O.W.)
INDIAN BAYOU TRAIL
COMMODORE DR.
AIRPORT RD.
COMMON AREA "A" STORM DRAINAGE 0.86 ACRES±
COMMON AREA "B" UTILITY EASEMENT 0.13 ACRES±
COMMON AREA "C" 0.66 ACRES±
COMMON AREA "D" WETLANDS AND STORM DRAINAGE 9.73 ACRES±
LOT 87 COMMERCIAL 2.59 ACRES±
LOT 88 COMMERCIAL 5.36 ACRES±
AIRPORT PLACE 1 PLAT BOOK 9, PAGE 48
AIRPORT PLACE 2 PLAT BOOK 9, PAGE 49
MATCHLINE-SEE SHEET 2
MATCHLINE-SEE SHEET 3
SET P.R.M.
SET P.C.P.
P.R.M. FND 4"X4" C.M.
FND 1/2" REBAR WITH CAP STAMPED #7350
FND 1/2" REBAR WITH CAP STAMPED #3724
FND 1/2" REBAR (NO CAP) S75°31'01"E, 2.89' FROM PROPERTY LINE
FND 1/2" REBAR (NO CAP) N75°31'01"W, 1.39' FROM PROPERTY LINE
ARC=18.54'
RAD=382.99'
CH=18.54'
ΔΔ2°46'26"
CBS 37°07'17"W
CD=18.54'
S 01°09'18" W 900.88'
S 01°09'18" W 698.40'
N 01°09'18" E 378.77'
N 53°29'54" E 26.36'
N 14°28'59" E 654.03'
N 37°07'17" W 317.91'
S 08°19'10" W 494.57'
N 38°47'26" W 612.40'
N 38°47'26" W 1249.80'
N 38°52'03" W 1221.01'
S 38°47'26" E 135.09'
N 53°07'57" E 29.99'
S 47°32'05" E 13.51'
S 47°43'45" E 131.16'
N 38°47'26" W 1110.00'
N 38°52'03" W 1165.54'
N 38°52'03" W 1221.01'
N 38°47'26" W 1249.80'
N 38°47'26" W 612.40'
N 38°47'26" W 135.09'
N 53°07'57" E 29.99'
S 38°47'26" E 1110.00'
S 38°52'03" E 1165.54'
S 38°52'03" E 1221.01'
S 38°47'26" E 1249.80'
S 38°47'26" E 612.40'
S 38°47'26" E 135.09'
N 53°07'57" E 29.99

INDIAN BAYOU WEST

IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
MARCH 2021

LINE TABLE

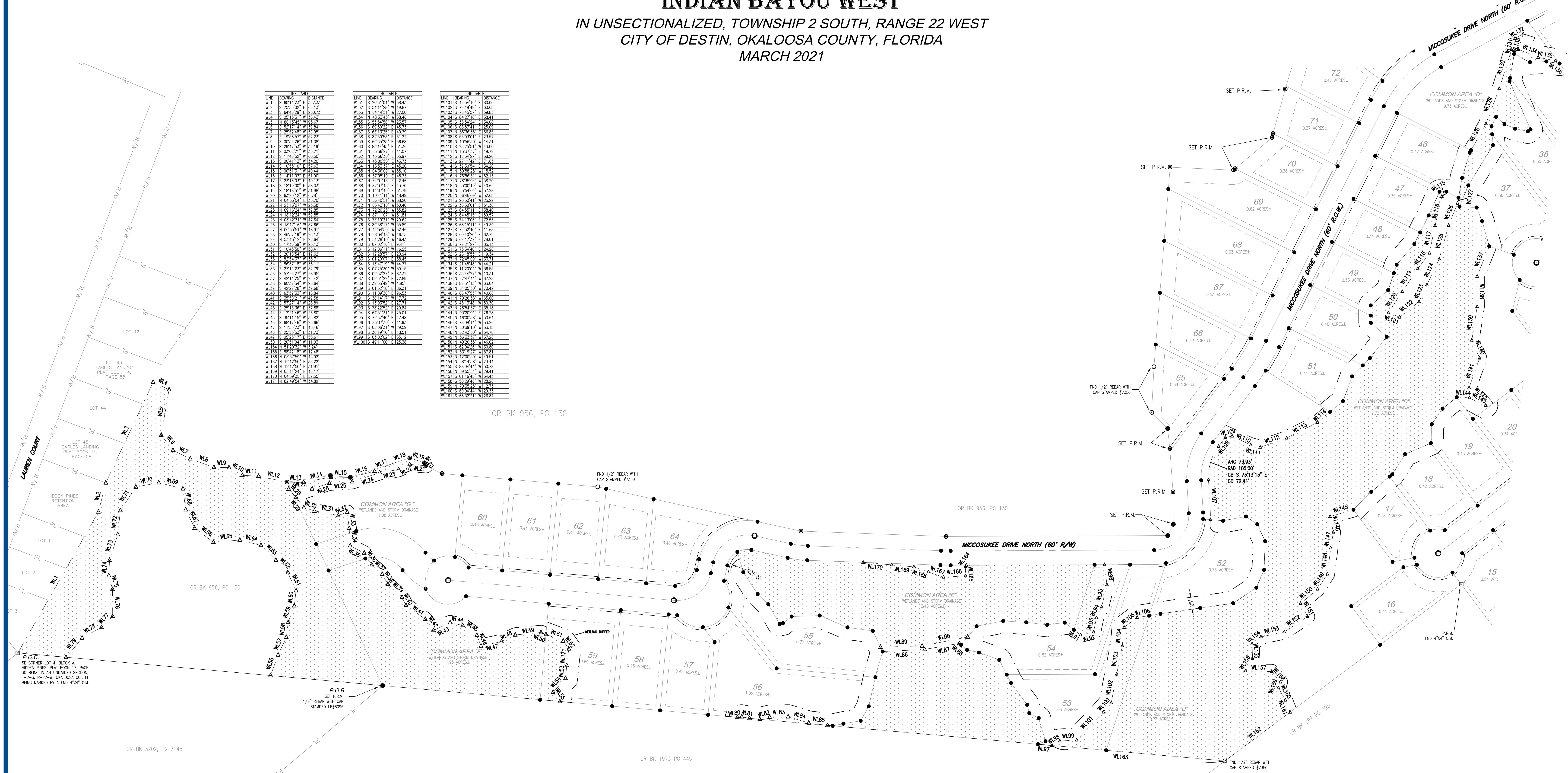
LINE	BEARING	DISTANCE
WL1	S 60°14'23" E	337.33'
WL2	S 75°55'02" E	62.13'
WL3	S 64°46'29" E	230.73'
WL4	S 25°13'31" W	36.43'
WL5	N 80°15'45" W	95.67'
WL6	S 52°17'14" W	39.84'
WL7	S 25°52'48" W	39.95'
WL8	S 19°58'57" W	52.23'
WL9	S 00°53'26" W	31.08'
WL10	S 29°47'53" W	32.19'
WL11	S 03°08'21" W	33.71'
WL12	S 11°48'52" W	60.50'
WL13	S 00°41'13" W	34.20'
WL14	S 10°55'10" E	57.63'
WL15	S 00°51'31" W	40.44'
WL16	S 14°11'03" E	51.90'
WL17	S 23°16'03" E	40.13'
WL18	S 18°10'00" E	38.03'
WL19	S 18°18'51" W	31.98'
WL20	S 63°20'12" W	6.78'
WL21	N 04°33'04" E	33.70'
WL22	N 25°13'27" W	25.38'
WL23	N 09°16'24" W	39.85'
WL24	N 18°12'24" W	59.85'
WL25	N 03°42'31" W	47.64'
WL26	N 18°17'16" W	37.66'
WL27	N 00°35'51" W	48.91'
WL28	S 46°57'19" W	23.13'
WL29	N 53°13'12" E	26.64'
WL30	S 17°36'59" W	23.13'
WL31	S 10°45'50" W	50.41'
WL32	S 20°10'54" E	19.62'
WL33	S 82°54'37" W	33.71'
WL34	S 86°37'18" W	36.11'
WL35	S 27°19'23" W	32.79'
WL36	S 57°26'27" W	28.95'
WL37	S 42°14'25" W	29.42'
WL38	S 60°37'34" W	23.64'
WL39	S 42°27'28" W	39.68'
WL40	S 63°59'33" W	18.84'
WL41	S 35°50'21" W	49.58'
WL42	S 53°27'14" W	28.89'
WL43	S 25°15'36" E	37.88'
WL44	S 12°21'46" W	26.80'
WL45	S 35°11'15" W	35.82'
WL46	S 68°17'46" W	23.66'
WL47	S 11°53'23" E	43.46'
WL48	S 25°53'53" E	31.73'
WL49	S 05°23'17" E	53.61'
WL50	S 20°51'04" W	11.03'
WL164	N 51°20'32" W	3.24'
WL165	S 88°42'18" W	12.48'
WL166	N 03°37'59" W	45.92'
WL167	N 19°12'50" E	33.22'
WL168	N 19°12'50" E	31.91'
WL169	N 05°14'24" E	46.17'
WL170	N 04°59'35" E	59.55'
WL171	N 82°49'54" W	34.89'

LINE TABLE

LINE	BEARING	DISTANCE
WL51	S 20°51'04" W	38.43'
WL52	S 54°11'28" W	19.87'
WL53	N 84°14'51" W	27.00'
WL54	N 48°33'43" W	38.46'
WL55	S 53°54'56" W	23.57'
WL56	S 69°50'22" E	45.73'
WL57	S 65°13'25" E	40.39'
WL58	S 82°30'53" E	31.22'
WL59	S 69°55'25" E	36.68'
WL60	S 83°14'45" E	31.36'
WL61	N 65°36'27" E	41.07'
WL62	N 45°56'30" E	35.97'
WL63	N 45°00'50" E	43.73'
WL64	N 13°53'37" E	45.20'
WL65	N 04°36'09" W	55.10'
WL66	N 37°05'10" E	48.73'
WL67	N 64°01'13" E	42.46'
WL68	N 82°37'45" E	43.70'
WL69	N 14°07'49" E	51.79'
WL70	N 10°41'11" W	48.49'
WL71	N 56°40'51" W	58.20'
WL72	N 83°43'10" W	50.40'
WL73	N 72°20'23" W	55.82'
WL74	N 87°11'07" W	31.81'
WL75	S 75°10'21" W	29.62'
WL76	S 89°38'17" W	55.89'
WL77	N 44°54'50" W	32.46'
WL78	N 28°34'48" W	46.15'
WL79	N 51°28'10" W	46.43'
WL80	S 07°02'16" E	9.41'
WL81	S 12°06'11" W	16.25'
WL82	S 12°28'57" E	20.94'
WL83	S 01°20'07" E	38.45'
WL84	S 16°47'19" W	44.77'
WL85	S 07°25'30" W	39.15'
WL86	S 02°52'27" E	87.32'
WL87	S 09°51'22" E	72.89'
WL88	S 39°55'49" W	4.85'
WL89	S 01°32'18" E	86.31'
WL90	S 11°09'36" E	96.53'
WL91	S 38°14'17" W	17.72'
WL92	S 13°03'52" E	27.71'
WL93	S 78°22'52" E	29.84'
WL94	S 64°31'31" E	25.01'
WL95	S 76°37'40" E	47.48'
WL96	N 83°07'30" E	41.93'
WL97	S 05°06'31" W	29.59'
WL98	S 30°19'10" E	18.51'
WL99	S 03°02'02" E	35.12'
WL100	S 49°11'00" E	25.38'

LINE TABLE

LINE	BEARING	DISTANCE
WL101	S 46°34'16" E	80.00'
WL102	S 79°18'49" E	60.68'
WL103	S 78°45'57" E	59.85'
WL104	S 84°27'18" E	38.41'
WL105	S 36°54'24" E	34.08'
WL106	S 08°57'41" E	25.09'
WL107	N 86°36'36" E	66.85'
WL108	S 53°03'01" E	23.57'
WL109	N 10°56'30" W	14.31'
WL110	S 25°25'51" W	43.00'
WL111	N 13°37'37" E	19.79'
WL112	S 18°54'27" E	58.20'
WL113	S 27°11'42" E	71.63'
WL114	S 39°30'54" E	34.20'
WL115	N 30°58'28" W	15.52'
WL116	N 76°56'51" W	62.13'
WL117	N 78°35'04" W	58.20'
WL118	N 53°00'19" W	40.62'
WL119	N 55°54'04" W	57.28'
WL120	N 56°46'09" W	52.68'
WL121	S 20°50'41" W	25.22'
WL122	S 38°30'01" E	51.38'
WL123	S 64°55'11" E	38.40'
WL124	S 64°45'15" E	59.57'
WL125	S 74°13'06" E	72.53'
WL126	S 68°15'11" E	49.39'
WL127	S 79°32'40" E	11.63'
WL128	S 60°40'20" E	62.79'
WL129	S 69°17'37" E	78.01'
WL130	S 72°21'27" E	85.13'
WL131	S 73°34'40" E	24.28'
WL132	S 28°18'55" E	19.34'
WL133	N 72°45'09" W	33.71'
WL134	S 21°45'48" W	44.21'
WL135	S 11°20'04" W	36.55'
WL136	S 33°44'27" W	10.31'
WL137	N 67°47'41" W	67.28'
WL138	S 89°51'13" W	63.04'
WL139	N 81°05'50" W	70.42'
WL140	S 66°47'55" W	40.66'
WL141	N 70°26'58" W	65.60'
WL142	S 46°13'48" W	50.30'
WL143	N 28°54'37" E	35.18'
WL144	N 03°20'01" E	26.28'
WL145	N 16°00'38" W	50.64'
WL146	S 78°08'14" W	33.26'
WL147	N 80°39'10" W	33.18'
WL148	N 82°43'50" W	54.78'
WL149	N 56°33'37" W	37.26'
WL150	N 40°20'35" W	46.02'
WL151	S 62°04'26" W	30.80'
WL152	N 33°19'27" W	57.81'
WL153	N 12°00'50" W	49.51'
WL154	N 38°14'58" W	23.44'
WL155	S 88°04'44" W	30.78'
WL156	N 59°55'54" W	29.41'
WL157	S 01°16'45" W	54.43'
WL158	S 50°29'46" W	28.28'
WL159	N 70°35'25" W	12.73'
WL160	S 60°04'44" W	29.33'
WL161	S 68°32'21" W	26.84'



WETLANDS DELINIATION

LEGEND

- SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED LB#8096
- FOUND IRON PIN TYPE AND SIZE AS SHOWN
- P.C.P.-PERMANENT CONTROL POINT
- P.R.M.-PERMANENT REFERENCE MARKER ALUMINUM DISK STAMPED LB#8096
- CALCULATED POINT NOT SET
- C.M. — CONCRETE MONUMENT (SIZE AS SHOWN)
- ' — FEET / MINUTES
- " — INCHES / SECONDS
- NOT TO SCALE
- WETLANDS
- N 16°39'36" E — AS MEASURED THIS SURVEY
- (N00°00'00"E) — RECORD INFORMATION, DEED OR OTHER
- RIGHT OF WAY LINE
- 5' LANDSCAPE BUFFER
- CENTERLINE
- WETLANDS BUFFER WIDTH AS NOTED
- MINIMUM BUILDING LINE
- APPROXIMATE ADJOINING PROPERTY LINES
- PROPERTY LINE (THIS SURVEY)

LEGEND OF ABBREVIATIONS

C.M.	– CONCRETE MONUMENT
R/W	– RIGHT OF WAY
N/F	– NOW OR FORMERLY
PL	– PROPERTY LINE
OR BK	– OFFICIAL RECORD BOOK
PG	– PAGE
P.O.C	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
CP	– CONTROL POINT
N	– NORTH
S	– SOUTH
E	– EAST
W	– WEST
RAD	– RADIUS
ARC	– ARC LENGTH
TAN	– TANGENT
CB	– CHORD BEARING
CD	– CHORD DISTANCE
P.R.M.	– PERMANENT REFERENCE MONUMENTS
P.C.P.	– PERMANENT CONTROL POINTS
FND	– FOUND
PID#	– PARCEL IDENTIFICATION NUMBER
N.T.S	– NOT TO SCALE
BLDG	– BUILDING
NR	– NOT RADIAL
R	– RADIAL

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. BASIS OF REFERENCE MADE TO THE EAST LINE OF THE CITY OF DESTIN PROPERTY AS RECORDED IN OR BK 1973 PG 44 SHOWN HEREON ARE GRID DISTANCES.
2.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
3.) ALL LINES COMING OFF OF CURVES ARE NOT RADIAL.

PURSUANT TO CHAPTER 177.091(27):
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVEN CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION..

100 0 50 100 200 400
(1" = 100')

PLS GROUP, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING, AERIAL MAPPING AND SOLUTIONS
4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851
206 JOHNSON BAYOU DR.
PANAMA CITY BEACH, FL 32407
OFFICE: 850-588-5354
210 EAST GRUBBS AVE. ST. 6
ENTERPRISE, AL 36331
OFFICE: 334-347-5184
FAX: 334-460-9851
LB#8096 LSF#1260 CA-1067-LS CA-0173-LS
PLS GROUP, INC. COPYRIGHT © 2019, ALL RIGHTS RESERVED

Community Development
Planning and Zoning Division
Phone: 850-654-1119
www.cityofdestin.com

MEMORANDUM

DATE: April 25, 2023

TO: Curtis Gwin, Due South

FROM: Daniel Butler, Senior Planner

SUBJECT: **DO-23-16 – Indian Bayou West, 1st Amendment**
1 Country Club Drive East – Simple Deviation

The subject Simple Deviation proposes to reduce the number of residential lots from the previously approved Development Order (DO-21-12) from 86 lots to 45 lots, along with all associated site infrastructure.

The Simple Deviation application was received by Staff on November 29, 2022. On April 13, the subject application was deemed complete. The project was then distributed to members of the City's internal Technical Review Committee (TRC). The reviewers include the City's Planning, Engineering, and Building Divisions. **The internal TRC approved the submitted Civil Plans (Exhibit A), Photometric Plan (Exhibit B), and Preliminary Plat (Exhibit C) with conditions, on April 21, 2023. The conditions are as follows:**

- All previous conditions for DO-21-12 remain in effect.
- Provide retaining wall construction details for roadway wetland crossing prior to obtaining construction permits.
- Old Creek Trail right of way shall follow LDC Article 2.20.00 for preliminary and permanent acceptance of infrastructure by City Council.

As a result of this approval, the applicant can now proceed to obtain all applicable permits. Should you have any questions, please reach out to planning@cityofdestin.com.

☒ APPROVED

☐ DENIED

Steve O'Connor
Principal Planner

4/25/23
Date

Cc: Lance Johnson, City Manager
Kimberly Kopp, City Land Use Attorney
Kyle Bauman, City Attorney
Planning Division
Engineering Division
Building and Permitting Division
Code Compliance Department
Clerk's Department

SITE DEVELOPMENT PLANS FOR:

INDIAN BAYOU WEST

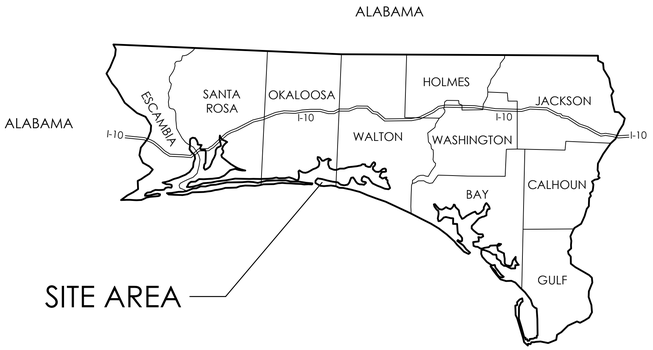
DESTIN, FLORIDA

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

EXHIBIT A

Licensed Binkley Engineer No. 56762 State of Florida Professional Engineer Ross S. Binkley 56762

AREA MAP:



NORTHWEST FLORIDA

PREPARED BY:

Binkley Engineering, P.A.
434 Benning Drive
Destin, FL 32541
Phone: (850) 974-5421

PREPARED FOR:

Indian Bayou West, LLC
4 Weekewachee Circle
Destin, FL 32541
Phone: (850) 585-4811

DATE PREPARED:

February 16, 2023
Revised: April 13, 2023

LOCATION MAP:

SITE LOCATION



INDEX OF SHEETS	
SHEET	DESCRIPTION
1.1	DEMOLITION PLAN (1 OF 5)
1.2	DEMOLITION PLAN (2 OF 5)
1.3	DEMOLITION PLAN (3 OF 5)
1.4	DEMOLITION PLAN (4 OF 5)
1.5	DEMOLITION PLAN (5 OF 5)
2.0	OVERALL SITE PLAN
2.1	SITE PLAN (1 OF 5)
2.2	SITE PLAN (2 OF 5)
2.3	SITE PLAN (3 OF 5)
2.4	SITE PLAN (4 OF 5)
2.5	SITE PLAN (5 OF 5)
3.1	GRADING & DRAINAGE PLAN (1 OF 5)
3.2	GRADING & DRAINAGE PLAN (2 OF 5)
3.3	GRADING & DRAINAGE PLAN (3 OF 5)
3.4	GRADING & DRAINAGE PLAN (4 OF 5)
3.5	GRADING & DRAINAGE PLAN (5 OF 5)
4.1	UTILITY PLAN (1 OF 4)
4.2	UTILITY PLAN (2 OF 4)
4.3	UTILITY PLAN (3 OF 4)
4.4	UTILITY PLAN (4 OF 4)
5.1	PLAN & PROFILE OLD CREEK TRAIL
5.2	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 9+00 ~ 23+50)
5.3	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 18+50 ~ 33+50)
5.4	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 30+00 ~ 44+50)
5.5	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 40+00 ~ END) & TIMUCUA COURT
6.1	LANDSCAPE PLAN NORTH
6.2	LANDSCAPE PLAN SOUTH
7.1	DETAILS
7.2	DETAILS
7.3	RETENTION BASIN SECTIONS
7.4	DESTIN WATER USERS DETAILS
7.5	DESTIN WATER USERS DETAILS
7.6	DESTIN WATER USERS DETAILS
7.7	LIFT STATION DETAILS
8.1	SPECIFICATIONS
8.2	SPECIFICATIONS
8.3	SPECIFICATIONS

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO 1/2" REBAR WITH CAP STAMPED LB#8096 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 64°51'18" E A DISTANCE OF 466.37 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 08°47'03" E A DISTANCE OF 90.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 05°56'32" W A DISTANCE OF 41.45 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°09'03" E A DISTANCE OF 129.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°18'51" W A DISTANCE OF 31.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 63°20'12" W A DISTANCE OF 6.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 26°05'29" W A DISTANCE OF 37.71 FEET TO A 5/8" REBAR WITH CAP STAMPED #7350; THENCE S 04°51'58" W A DISTANCE OF 324.04 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 01°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 02°38'36" W A DISTANCE OF 131.69 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 40°10'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 48°02'30" W A DISTANCE OF 18.09 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 53°51'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 08°19'10" W A DISTANCE OF 494.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 81°40'50" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE S 01°09'38" W A DISTANCE OF 900.88 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE A 5.67°26'23"W A DISTANCE OF 5.69 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 352.00 FEET, AN ARC LENGTH OF 605.92 FEET AND A CHORD BEARING AND DISTANCE OF S 18°07'35" W, 533.83 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 243.99 FEET, AN ARC LENGTH OF 196.43 FEET AND A CHORD BEARING AND DISTANCE OF S 08°07'26" E, 191.17 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 14°56'19" W A DISTANCE OF 5.46 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096 ON THE NORTH RIGHT OF WAY LINE OF COMMONS DR. WEST (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1882.87 FEET, AN ARC LENGTH OF 88.12 FEET AND A CHORD BEARING AND DISTANCE OF N 77°57'01" W, 88.11 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE LEAVING SAID RIGHT OF WAY N 14°56'19" E A DISTANCE OF 9.90 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 156.00 FEET, AN ARC LENGTH OF 125.59 FEET AND A CHORD BEARING AND DISTANCE OF N 08°07'26" W, 122.22 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 536.08 FEET AND A CHORD BEARING AND DISTANCE OF N 03°43'02" E, 503.53 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 155.88 FEET, AN ARC LENGTH OF 254.67 FEET AND A CHORD BEARING AND DISTANCE OF N 05°21'22" W, 227.28 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 2.57 FEET AND A CHORD BEARING AND DISTANCE OF N 40°58'01" E, 2.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 36°52'03 W A DISTANCE OF 37.84 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°52'03" W A DISTANCE OF 1649.80 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 53°04'25" E A DISTANCE OF 150.01 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°47'28" W A DISTANCE OF 612.40 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 69.16 ACRES, MORE OR LESS.

TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
OLD CREEK TRAIL R/W	77,062 S.F. (1.77 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
TOTAL PROJECT IMPERVIOUS SURFACE	544,568 S.F.
IMPERVIOUS SURFACE AREA (EXCLUDING OLD CREEK TRAIL R/W)	
IMPERVIOUS SURFACE	503,287 S.F. (24%)
OPEN SPACE	1,574,778 S.F. (76%)

BINKLEY ENGINEERING
Certificate of Authorization No. 32308

NOT FOR CONSTRUCTION

INDIAN BAYOU WEST



APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

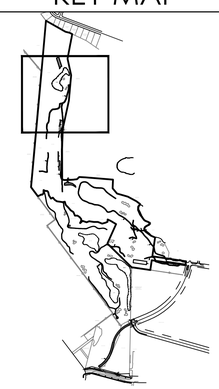
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, No. 56762

DATE:

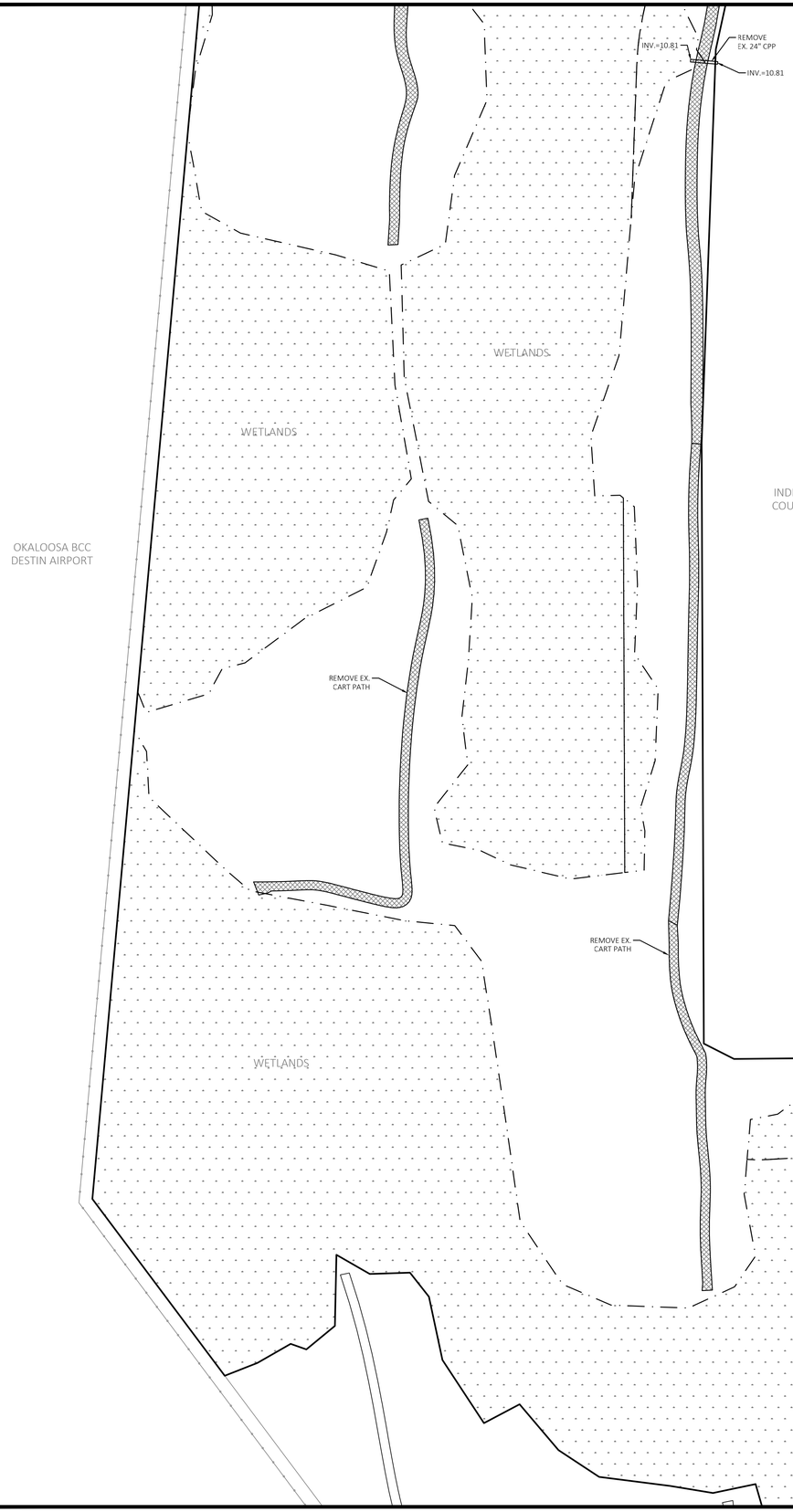
REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (1 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.1
TOTAL SHEETS 37



APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

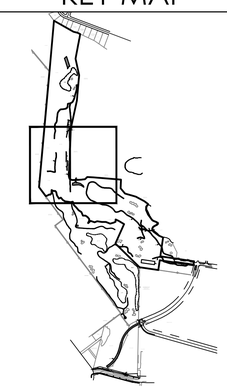
0 50 100
SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:
   - 7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).
   - 7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Professional Engineer
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. #56762

DATE:

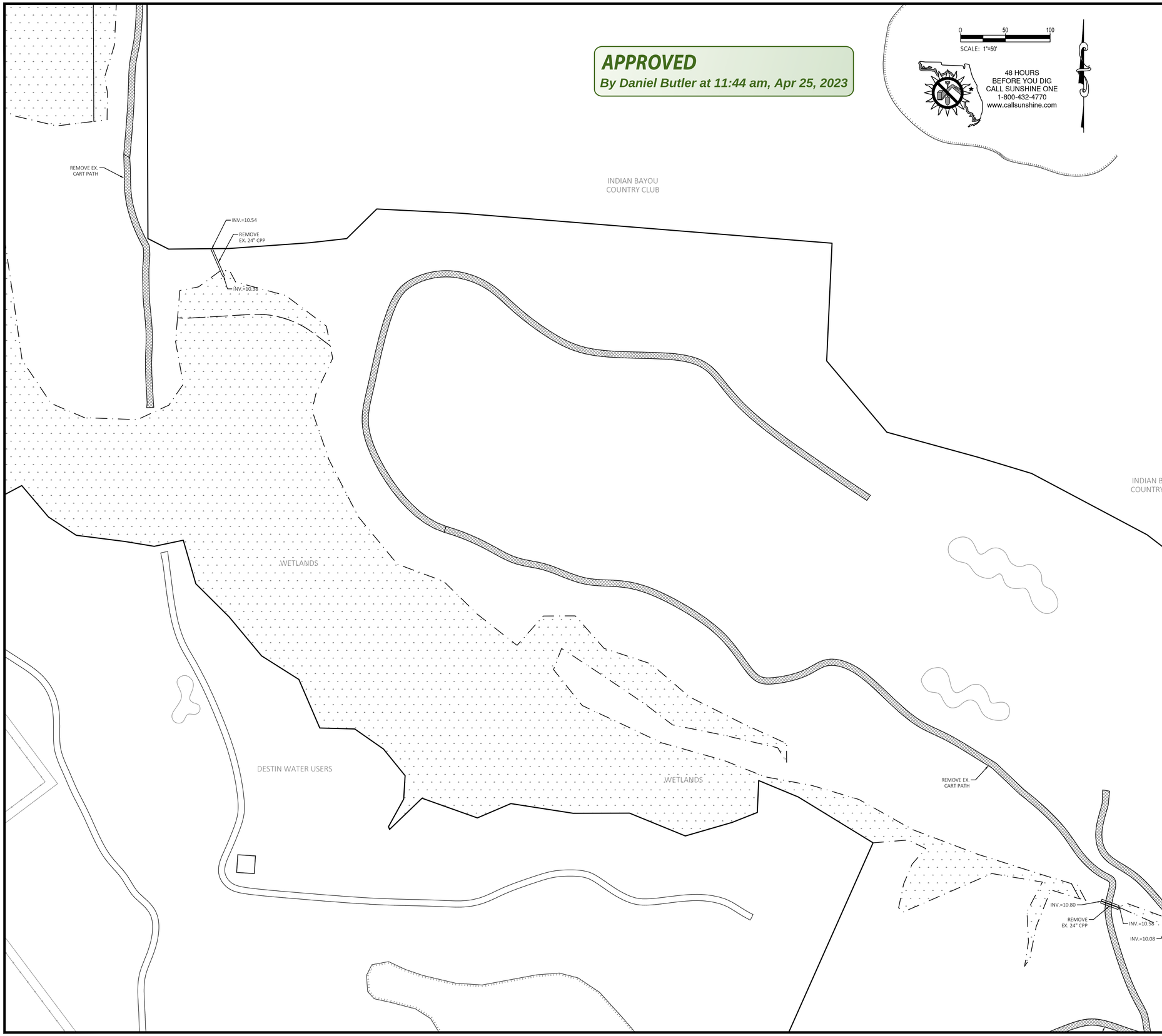
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (2 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.2
TOTAL SHEETS 37



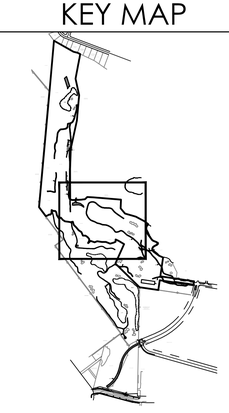
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, No. 56762

DATE:

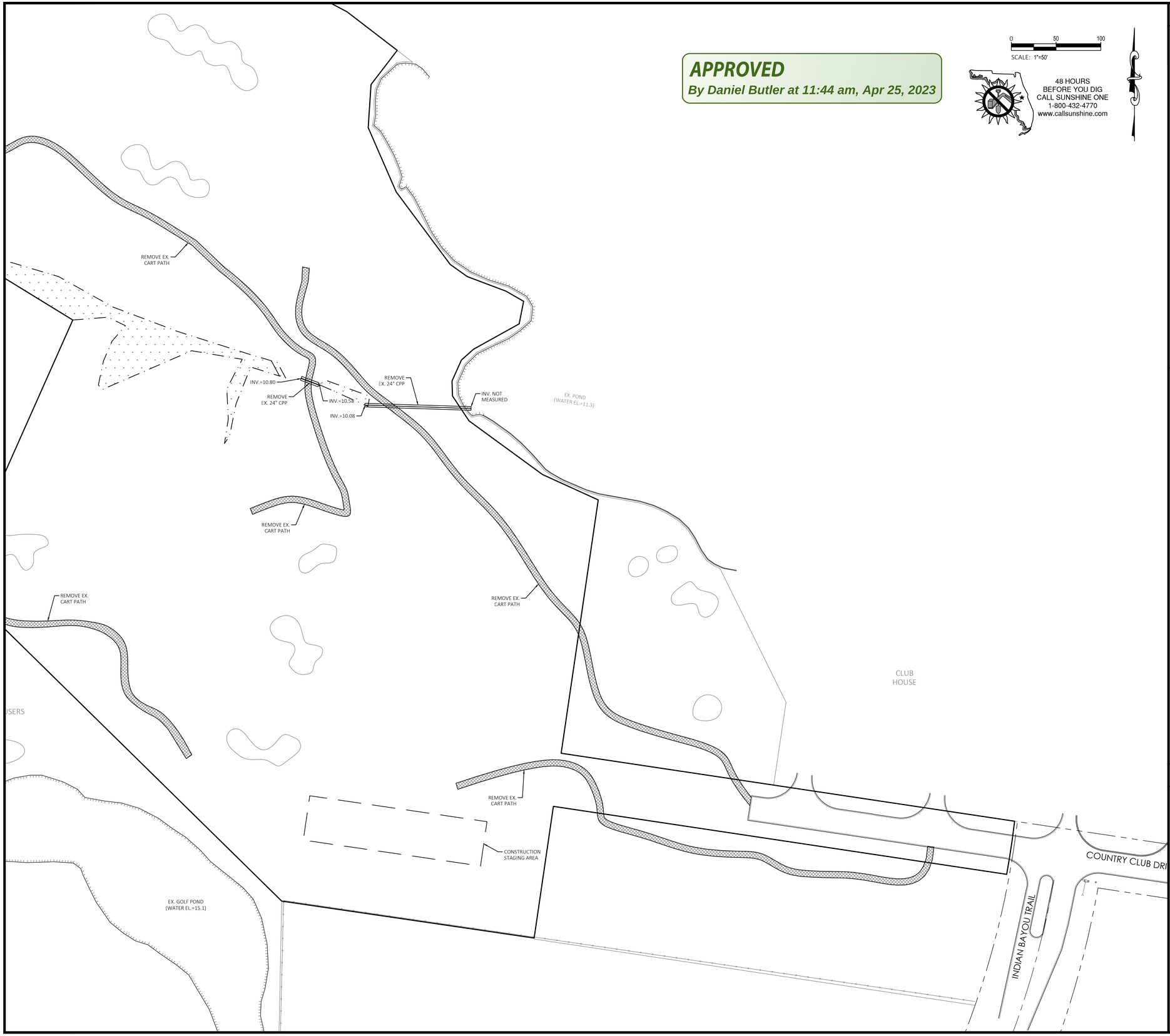
REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (3 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.3
TOTAL SHEETS 37



APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

0 50 100
SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

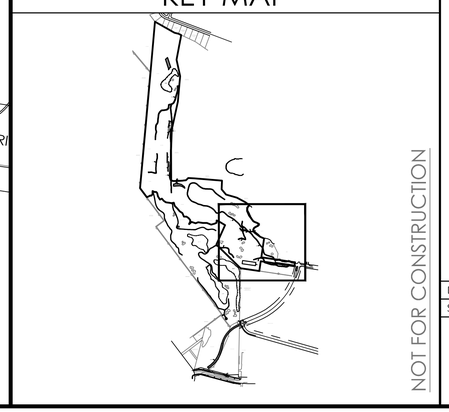
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE:

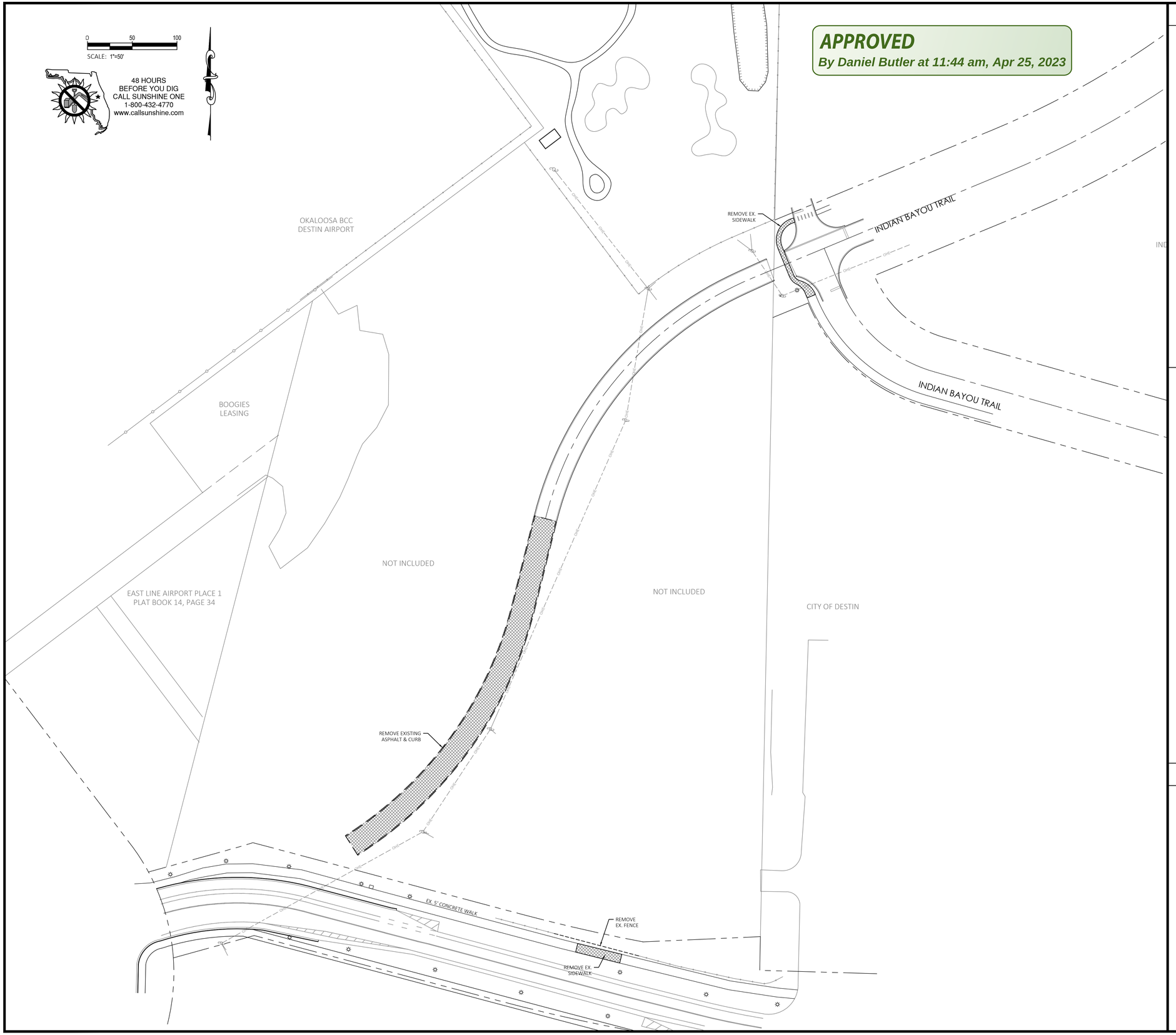
REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (4 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.4
TOTAL SHEETS 37



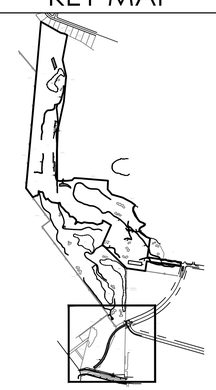
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley No. 56762

DATE:

REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (5 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.5
TOTAL SHEETS 37

0 120 240

SCALE: 1"=120'

NOTES

1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY RARE EARTH SURVEYING & MAPPING.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
5. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA AT THE END OF THE WORK DAY. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE LOCATED AS FAR AWAY FROM ADJOINING RESIDENTIAL DWELLINGS AS POSSIBLE.
6. OUTDOOR MECHANICAL EQUIPMENT, SUCH AS HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS, MUST BE PLACED ON THE ROOF, IN THE REAR OR TO THE SIDE OF THE BUILDING, OR OTHERWISE VISUALLY SCREENED.
7. THE OWNER OR OWNERS' REPRESENTATIVE SHALL INSTALL CONSTRUCTION SITE SCREENING, IN ACCORDANCE WITH THE REGULATIONS STATED IN CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, CONSTRUCTION SITE SCREENING, ALONG ALL PROPERTY LINES.
8. ALL PERMANENT STRIPING LOCATED WITHIN RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE, SHALL BE THERMOPLASTIC IN ACCORDANCE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.
9. ALL SIDEWALKS FRONTING COMMON AREAS AND CROSSWALKS SHALL BE PLACED BY THE DEVELOPER AT TIME OF ROAD AND UTILITY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ROADWAY TESTING RESULTS IN ACCORDANCE WITH CITY OF DESTIN LDC 8.03.04: TEST FOR PAVEMENT THICKNESS SHALL BE PERFORMED AT THE FOLLOWING INTERVALS, AND TAKEN AT RANDOM POINTS ON THE CROSS SECTIONS.
    - 10.1. IF THE TOTAL LENGTH OF THE ROAD IS:1.LESS THAN 500 FEET, INCLUDING ALL CULS-DE-SAC, A MINIMUM OF THREE TESTS SHALL BE TAKEN.
    - 10.2. ABOVE 500 FEET, TESTS SHALL BE TAKEN EVERY 200 FEET.

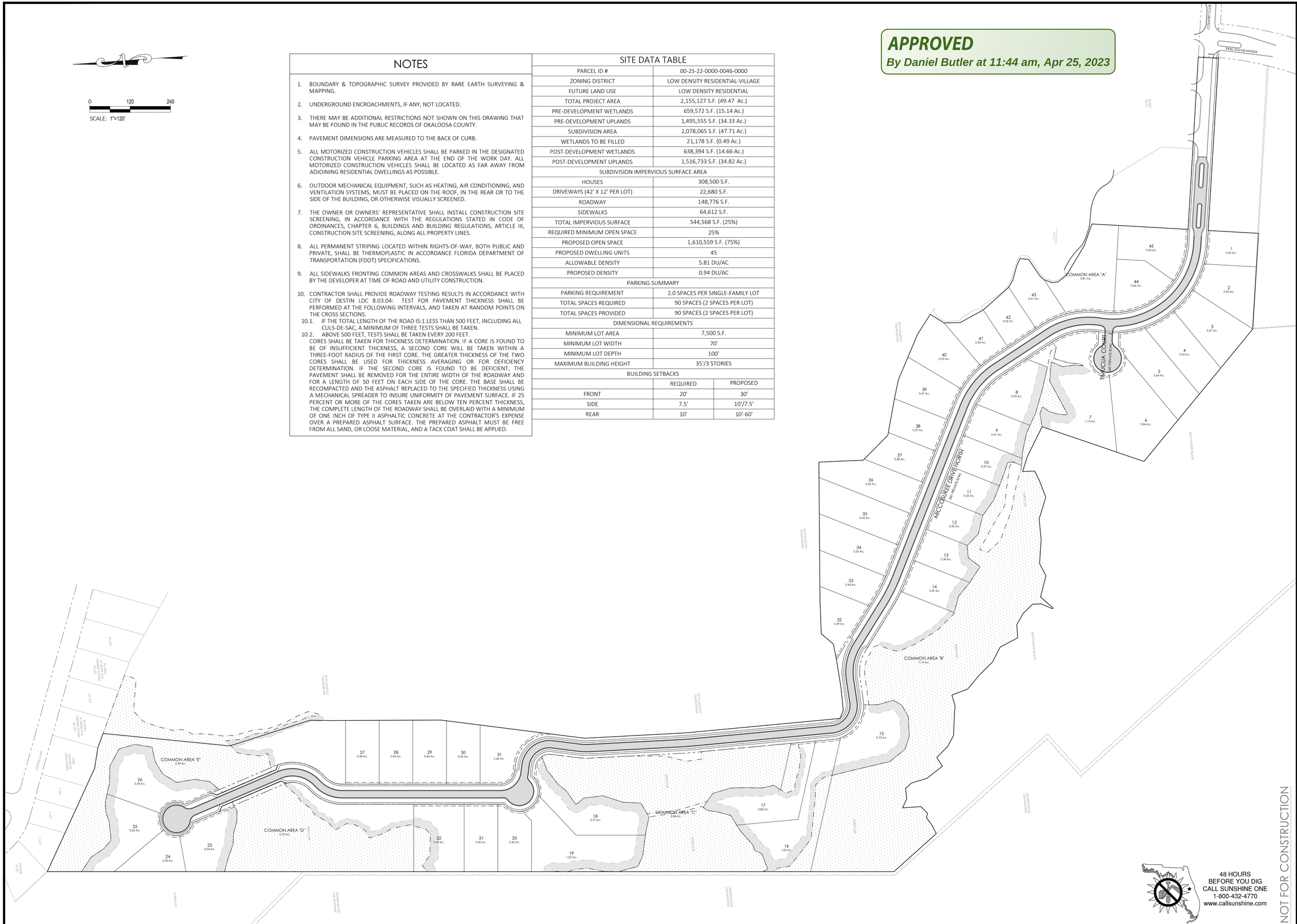
    CORES SHALL BE TAKEN FOR THICKNESS DETERMINATION. IF A CORE IS FOUND TO BE OF INSUFFICIENT THICKNESS, A SECOND CORE WILL BE TAKEN WITHIN A THREE-FOOT RADIUS OF THE FIRST CORE. THE GREATER THICKNESS OF THE TWO CORES SHALL BE USED FOR THICKNESS AVERAGING OR FOR DEFICIENCY DETERMINATION. IF THE SECOND CORE IS FOUND TO BE DEFICIENT, THE PAVEMENT SHALL BE REMOVED FOR THE ENTIRE WIDTH OF THE ROADWAY AND FOR A LENGTH OF 50 FEET ON EACH SIDE OF THE CORE. THE BASE SHALL BE RECOMPACTED AND THE ASPHALT REPLACED TO THE SPECIFIED THICKNESS USING A MECHANICAL SPREADER TO INSURE UNIFORMITY OF PAVEMENT SURFACE. IF 25 PERCENT OR MORE OF THE CORES TAKEN ARE BELOW TEN PERCENT THICKNESS, THE COMPLETE LENGTH OF THE ROADWAY SHALL BE OVERLAID WITH A MINIMUM OF ONE INCH OF TYPE II ASPHALTIC CONCRETE AT THE CONTRACTOR'S EXPENSE OVER A PREPARED ASPHALT SURFACE. THE PREPARED ASPHALT MUST BE FREE FROM ALL SAND, OR LOOSE MATERIAL, AND A TACK COAT SHALL BE APPLIED.

SITE DATA TABLE

PARCEL ID #	00-2S-22-0000-0046-0000
ZONING DISTRICT	LOW DENSITY RESIDENTIAL-VILLAGE
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
PRE-DEVELOPMENT WETLANDS	659,572 S.F. (15.14 Ac.)
PRE-DEVELOPMENT UPLANDS	1,495,555 S.F. (34.33 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
WETLANDS TO BE FILLED	21,178 S.F. (0.49 Ac.)
POST-DEVELOPMENT WETLANDS	638,394 S.F. (14.66 Ac.)
POST-DEVELOPMENT UPLANDS	1,516,733 S.F. (34.82 Ac.)
SUBDIVISION IMPERVIOUS SURFACE AREA	
HOUSES	308,500 S.F.
DRIVEWAYS (42' X 12' PER LOT)	22,680 S.F.
ROADWAY	148,776 S.F.
SIDEWALKS	64,612 S.F.
TOTAL IMPERVIOUS SURFACE	544,568 S.F. (25%)
REQUIRED MINIMUM OPEN SPACE	25%
PROPOSED OPEN SPACE	1,610,559 S.F. (75%)
PROPOSED DWELLING UNITS	45
ALLOWABLE DENSITY	5.81 DU/AC
PROPOSED DENSITY	0.94 DU/AC
PARKING SUMMARY	
PARKING REQUIREMENT	2.0 SPACES PER SINGLE-FAMILY LOT
TOTAL SPACES REQUIRED	90 SPACES (2 SPACES PER LOT)
TOTAL SPACES PROVIDED	90 SPACES (2 SPACES PER LOT)
DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35'/3 STORIES
BUILDING SETBACKS	

	REQUIRED	PROPOSED
FRONT	20'	30'
SIDE	7.5'	10'/7.5'
REAR	10'	10'-60'

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023



NOT FOR CONSTRUCTION

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer: Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. License No. 56762

DATE: 4/13/23

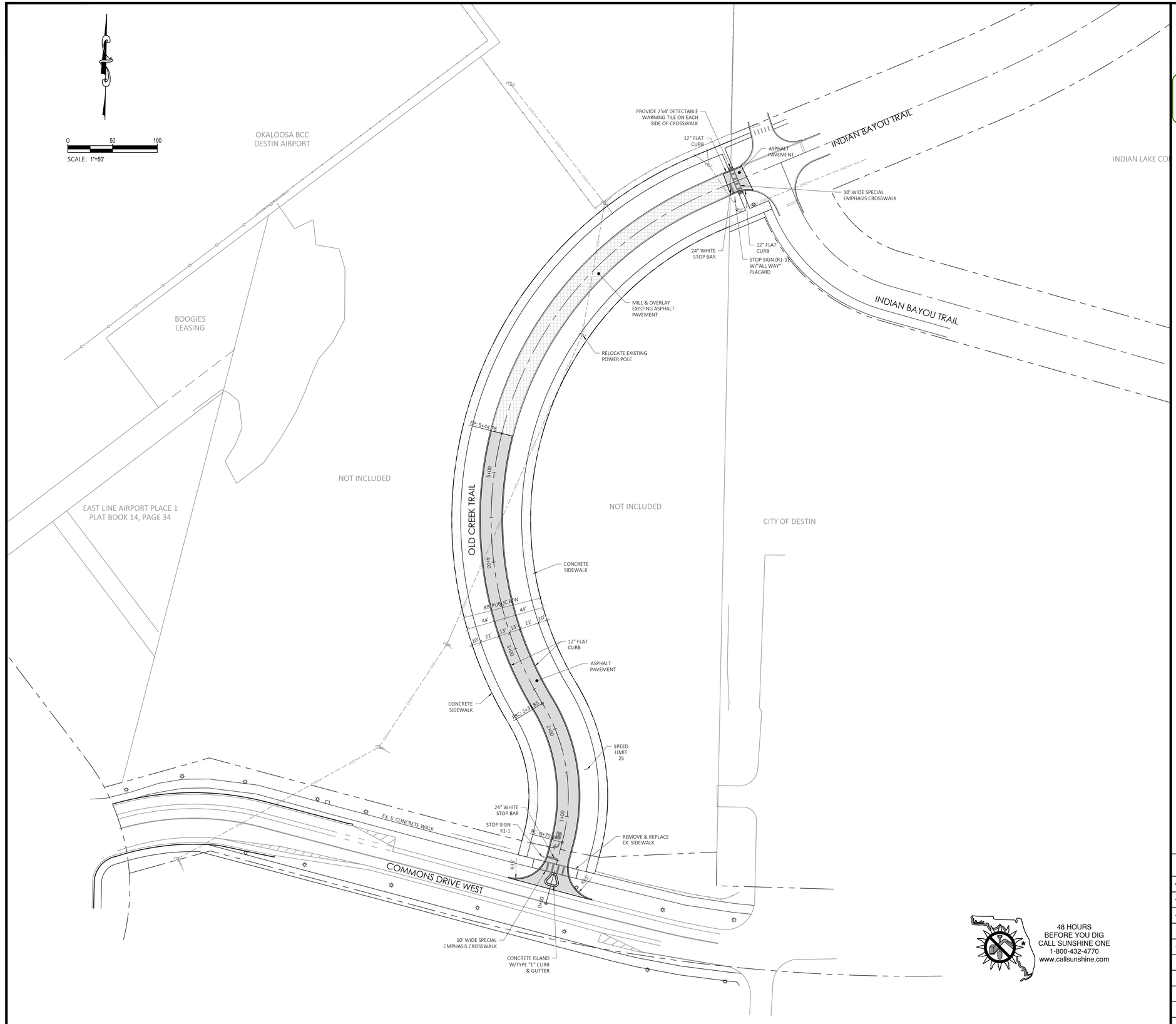
REVISIONS:
1. PER CITY COMMENTS DATED 4/7/23

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

OVERALL SITE PLAN

DATE: 10/20/22
SCALE: 1"=120'
SHEET
2.0
TOTAL SHEETS 37



APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER

NOT FOR CONSTRUCTION

Licensed Professional: ROSS S. BINKLEY
STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. No. 56762

DATE: 2/16/23

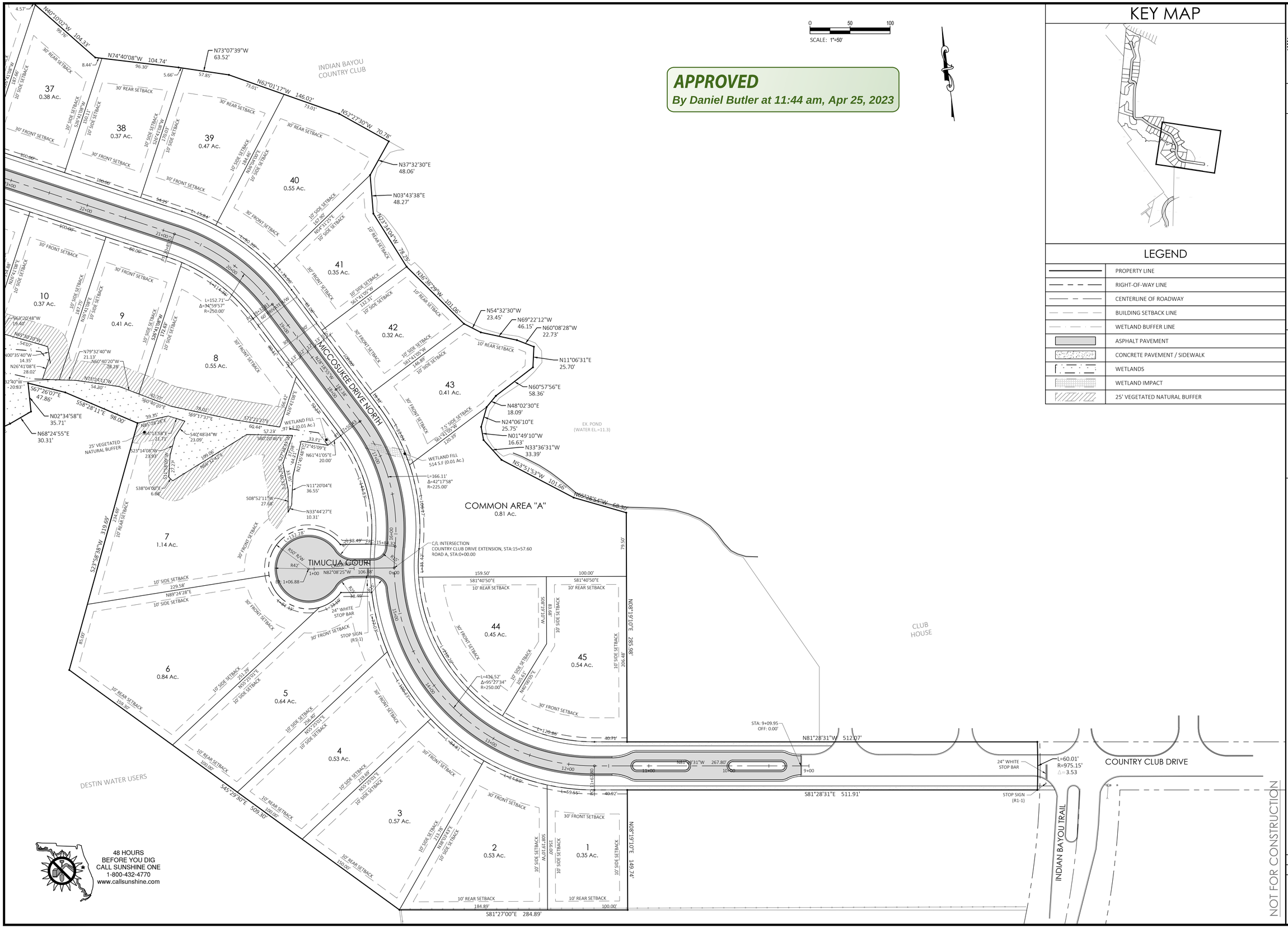
REVISIONS:
- PER CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (1 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
2.1
TOTAL SHEETS 37



KEY MAP

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

Licensed Professional: ROSS S. BINKLEY, JR.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, Jr., P.E. No. 56762

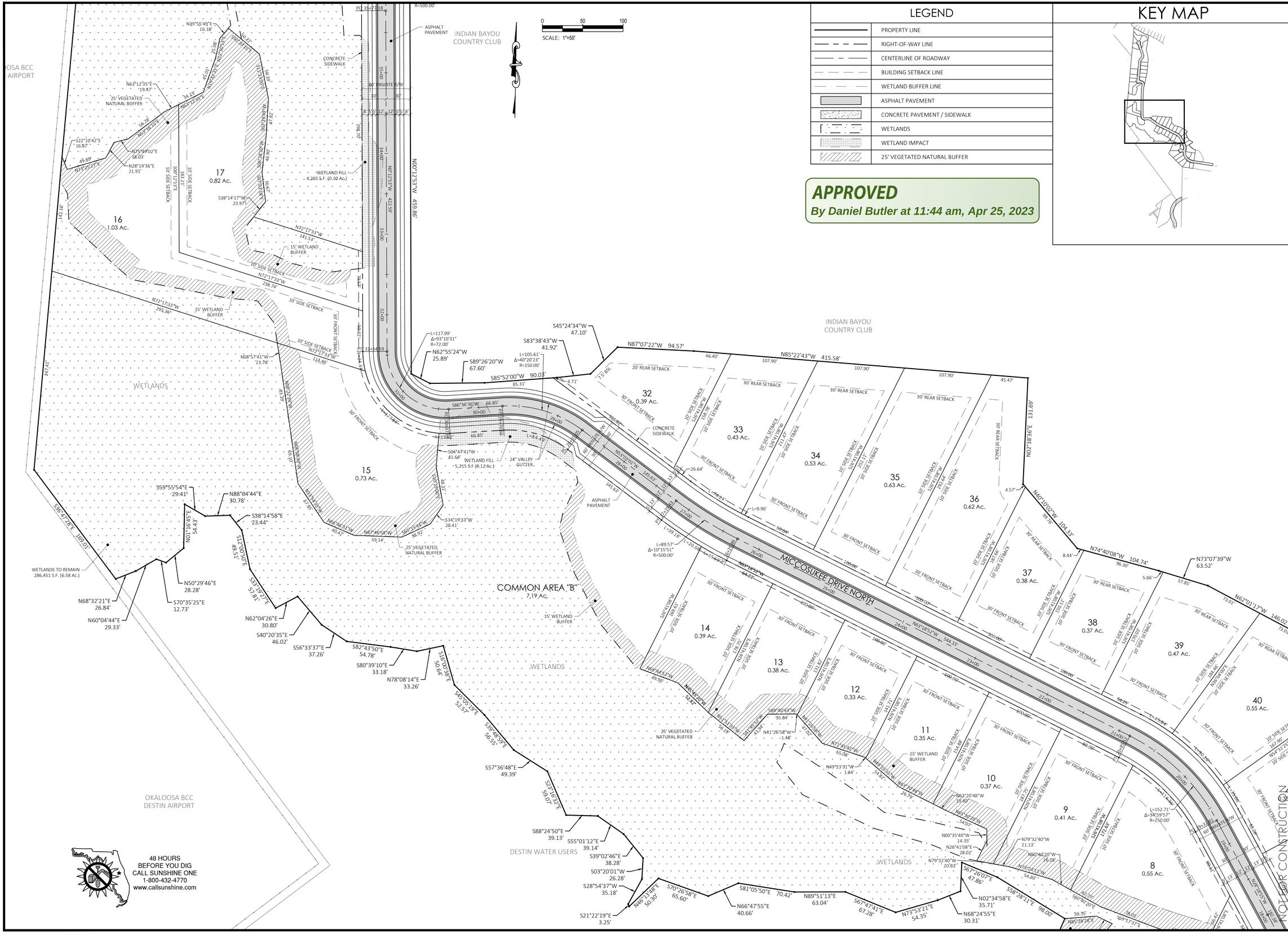
REVISIONS:	DATE:
1 PER CITY OF DESTIN COMMENTS	2/16/23
2 PER CITY COMMENTS DATED 4/7/23	4/13/23
3	
4	
5	
6	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (2 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
2.2
TOTAL SHEETS 37



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

KEY MAP

Licensed Engineer: ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2/16/23

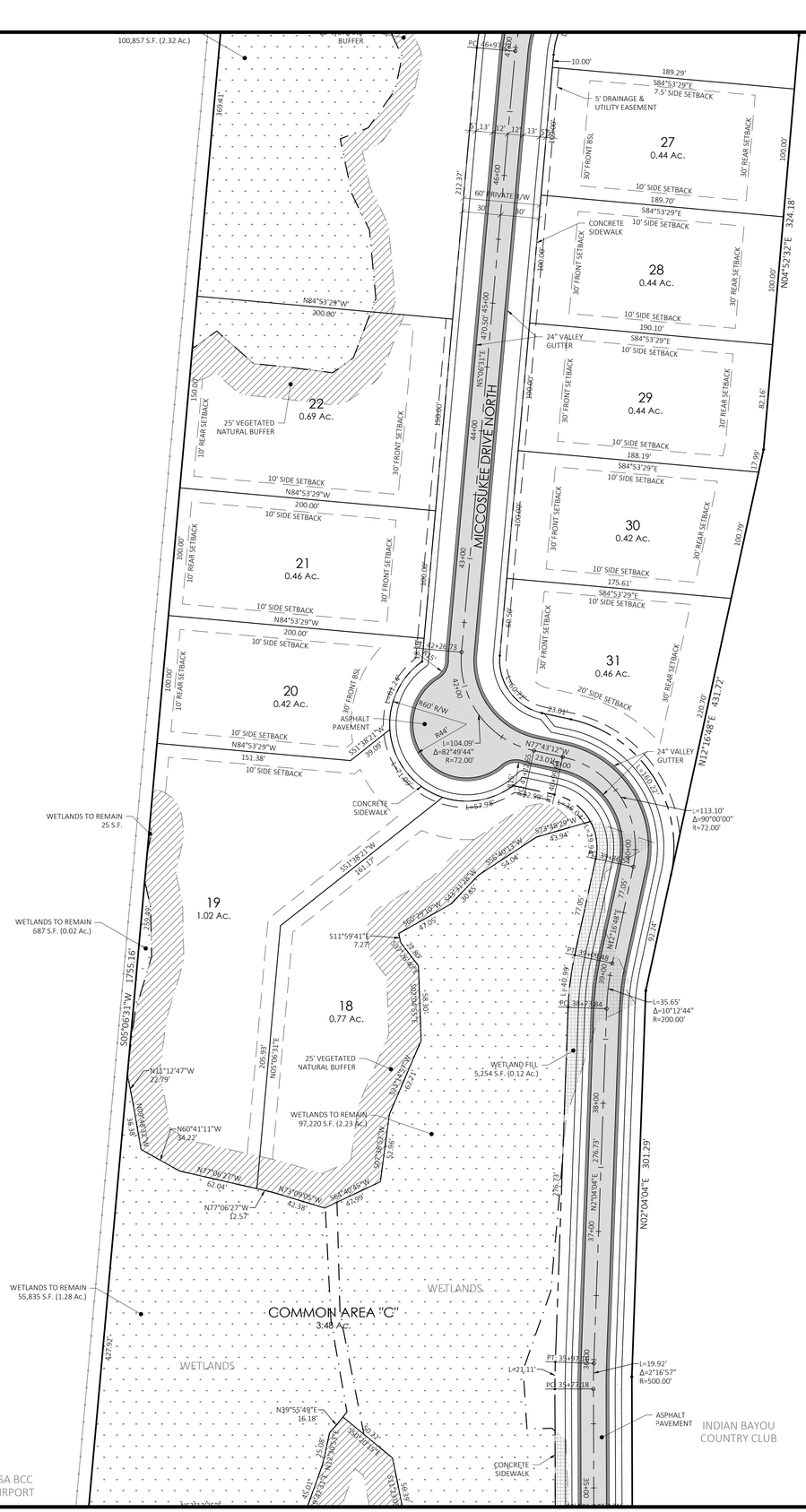
REVISIONS:
1. PER CITY OF DESTIN COMMENTS
2.
3.
4.
5.
6.
7.

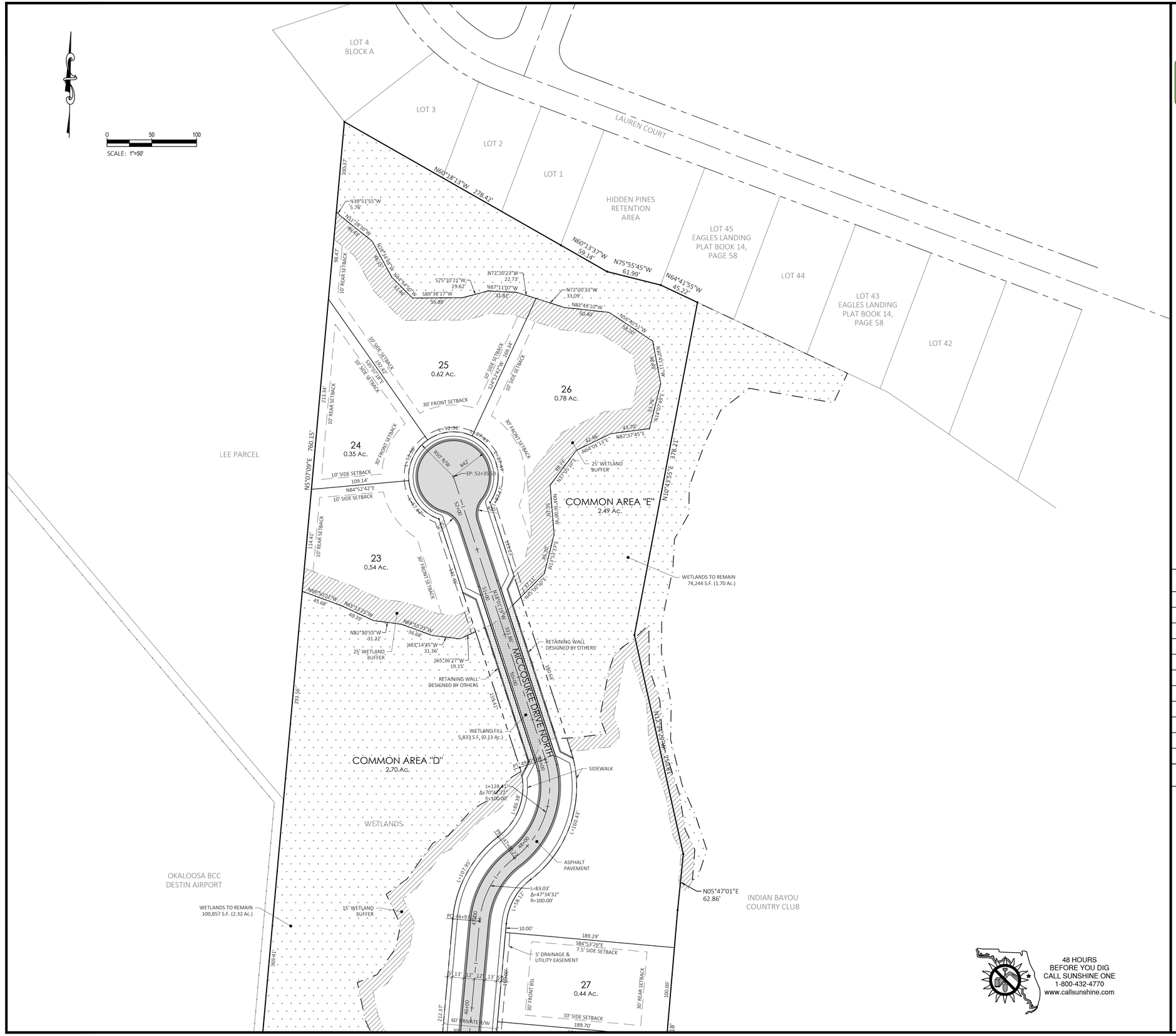
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

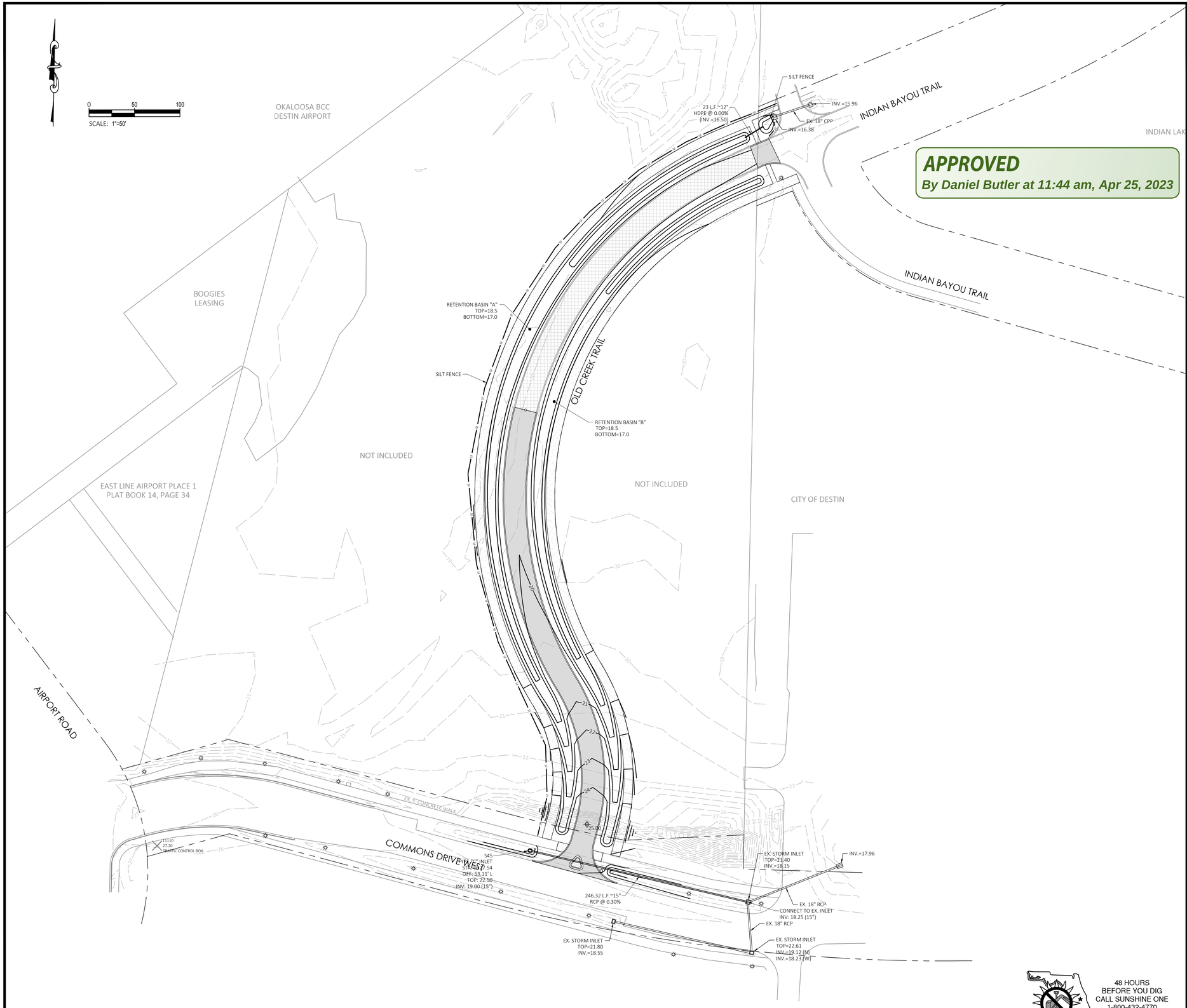
INDIAN BAYOU WEST

SITE PLAN (3 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
2.3
TOTAL SHEETS 37


100,857 S.F. (2.32 Ac.)
25' VEGETATED NATURAL BUFFER
PC 46+97.44
4420
10.00'
189.29'
S84°53'29"E
7.5' SIDE SETBACK
5' DRAINAGE & UTILITY EASEMENT
27
0.44 Ac.
30' FRONT BSL
30' REAR SETBACK
100.00'
10' SIDE SETBACK
60' PRIVATE R/W
189.70'
CONCRETE SIDEWALK
28
0.44 Ac.
190.10'
24" VALLEY GUTTER
29
0.44 Ac.
188.19'
30
0.42 Ac.
175.61'
31
0.46 Ac.
N04°52'32"E 324.18'
N84°53'29"W
200.00'
22
0.69 Ac.
150.00'
10' REAR SETBACK
30' FRONT SETBACK
21
0.46 Ac.
20
0.42 Ac.
MICCOSUKEE DRIVE NORTH
N05°08'31"E 470.50'
45+00
44+00
43+00
42+26.23
R60' R/W
R44
L=104.09'
Δ=82°49'44"
R=72.00'
N77°43'32"W
23.01'
24" VALLEY GUTTER
N12°16'48"E 431.72'
L=113.10'
Δ=90°00'00"
R=72.00'
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLANDS TO REMAIN 25 S.F.
S11°38'21"W 161.17'
19
1.02 Ac.
WETLANDS TO REMAIN 687 S.F. (0.02 Ac.)
S05°08'31"W 1755.16'
S11°59'41"E 7.27'
18
0.77 Ac.
PT 38+72.84
L=35.65'
Δ=10°12'44"
R=200.00'
25' VEGETATED NATURAL BUFFER
WETLAND FILL 5,254 S.F. (0.12 Ac.)
N13°12'47"W 22.79'
WETLANDS TO REMAIN 97,220 S.F. (2.23 Ac.)
N60°41'11"W 34.22'
N77°06'27"W 62.04'
N73°59'05"W 42.38'
S65°40'36"W 41.09'
N77°06'27"W 12.57'
WETLANDS TO REMAIN 55,835 S.F. (1.28 Ac.)
COMMON AREA "C"
3.48 Ac.
WETLANDS
PT 35+92.00
L=21.11'
L=19.92'
Δ=2°16'57"
R=500.00'
PC 35+77.18
N39°55'49"E 16.18'
ASPHALT PAVEMENT
INDIAN BAYOU COUNTRY CLUB
CONCRETE SIDEWALK
OKALOOSA BCC DESTIN AIRPORT
N02°04'04"E 301.29'
38+00
37+00
276.73'
276.72'
S12°38'29"W 43.94'
S05°40'13"W 54.04'
S80°09'10"W 30.65'
S43°31'18"W 47.05'
N02°41'48"E 77.05'
93.34'
L=40.99'
PT 39+32.84
PC 39+72.84
L=57.98'
R=72.00'
S05°08'31"E 205.93'
N05°08'31"E 205.93'
S24°45'49"W 62.21'
S08°38'02"W 52.96'
S00°40'36"W 42.38'
S05°08'31"E 96.38'
S00°40'36"W 25.08'
S12°30'54"E 95.01'
S00°40'36"W 30.27'
S12°30'54"E 95.01'
S00°40'36"W 30.27'
S12°30'54"E 95.01'
S00°40'36"W 30.27


SCALE: 1"=50'
0
50
100
LOT 4
BLOCK A
LOT 3
LOT 2
LOT 1
LAUREN COURT
HIDDEN PINES
RETENTION
AREA
LOT 45
EAGLES LANDING
PLAT BOOK 14,
PAGE 58
LOT 44
LOT 43
EAGLES LANDING
PLAT BOOK 14,
PAGE 58
LOT 42
N60°18'13"W 278.42'
N60°13'37"W
59.14'
N75°55'45"W
61.99'
N64°41'55"W
85.22'
N72°20'23"W
33.09'
N83°43'10"W
58.49'
N56°40'51"W
58.20'
N14°07'49"E
43.72'
N82°37'45"E
33.70'
N64°01'13"E
30.46'
N10°43'55"E
378.21'
N05°47'01"E
62.86'
N05°07'09"E
760.15'
N84°52'42"E
109.14'
S89°38'17"W
55.89'
S75°10'21"W
29.62'
N87°11'07"W
31.61'
N72°20'23"W
22.73'
N69°41'08"W
40.13'
N64°34'08"W
22.44'
N69°28'08"W
40.44'
N61°28'40"W
40.44'
N39°51'55"W
5.76'
100.37'
98.47'
10' REAR SETBACK
213.34'
10' REAR SETBACK
114.41'
10' REAR SETBACK
10' SIDE SETBACK
10' SIDE SETBACK
S35°07'09"E
102.47'
10' SIDE SETBACK
S32°53'32"W
169.34'
10' SIDE SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
25
0.62 Ac.
26
0.78 Ac.
24
0.35 Ac.
23
0.54 Ac.
L=52.36'
R=850.00'
R62'
EP: 52+35.03
PC: 46+97.40
PT: 47+49.76
L=52.36'
L=184.37'
L=184.37'
L=52.36'
L=184.37'
L=184.37'
L=52.36'
L=184.37'
L=184.37'



APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

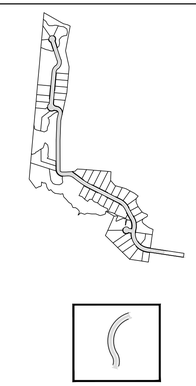
LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

KEY MAP



NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE: 2/16/23

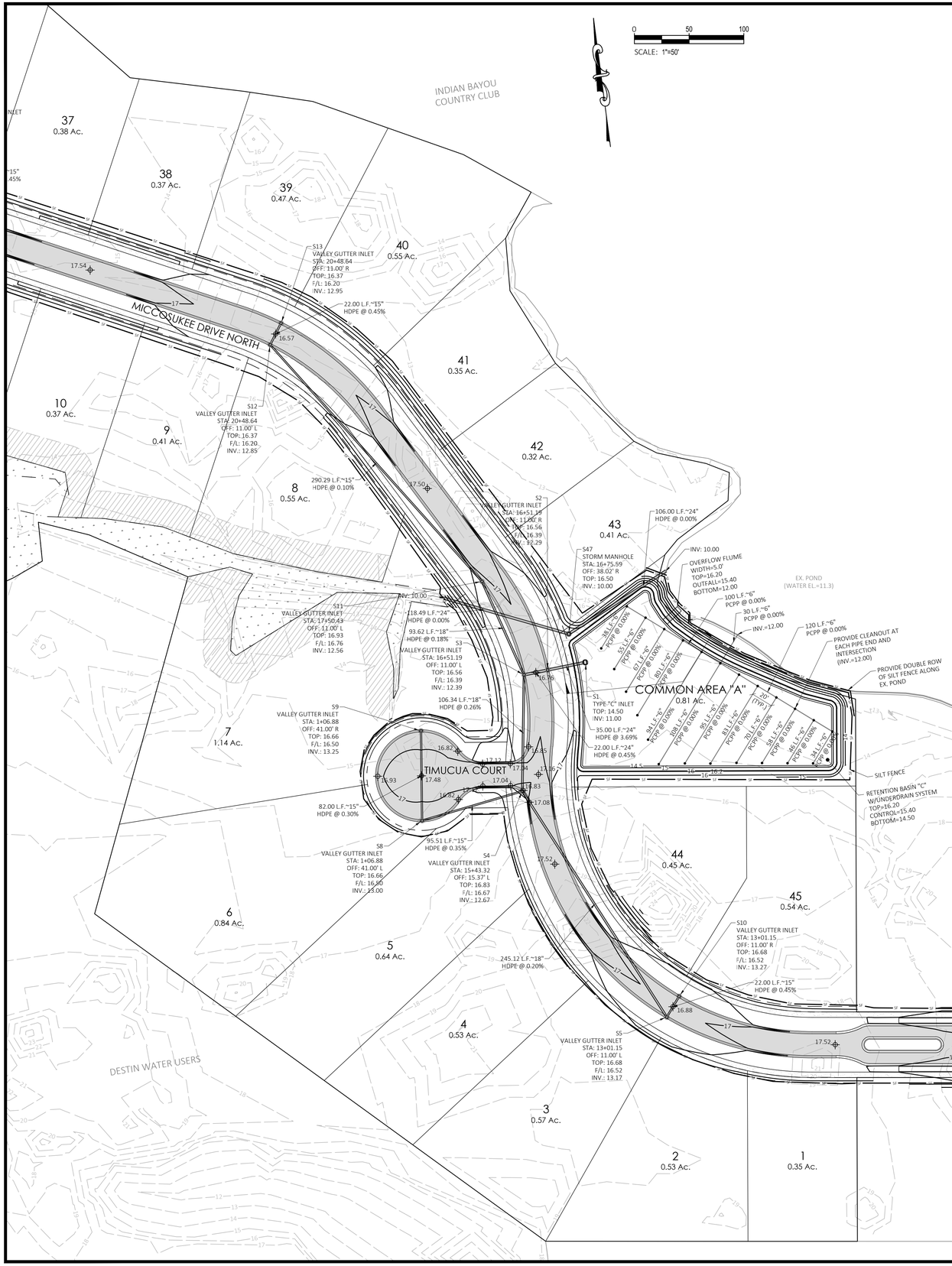
REVISIONS:
1 PER CITY OF DESTIN COMMENTS
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (1 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.1
TOTAL SHEETS 37

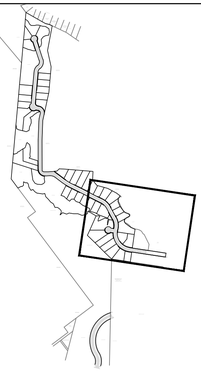


NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

KEY MAP



LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,250	24	7,004	1,285
2	9,004	1,925	25	7,004	2,264
3	9,004	2,077	26	7,004	2,630
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,582
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,229	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,968			

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

Licensed Professional: Ross S. Binkley, P.E. No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 2/16/23

REVISIONS: PER CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (2 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.2
TOTAL SHEETS 37

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

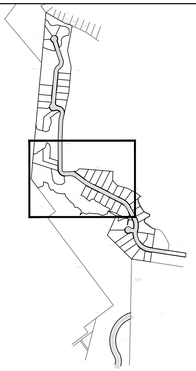
NOT FOR CONSTRUCTION

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,250	24	7,004	1,285
2	9,004	1,925	25	7,004	2,264
3	9,004	2,077	26	7,004	2,630
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,582
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,229	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,968			

KEY MAP



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

OKALOOSA BCC AIRPORT
INDIAN BAYOU COUNTRY CLUB
WETLANDS
OKALOOSA BCC DESTIN AIRPORT
DESTIN WATER USERS
COMMON AREA "B" 7.19 Ac.
MICCOSUKEE DRIVE NORTH
NOT FOR CONSTRUCTION

S27 VALLEY GUTTER INLET STA: 32+94.50 OFF: 11.00' L TOP: 15.99 F/L: 15.83 INV.: 12.90
S28 VALLEY GUTTER INLET STA: 32+52.50 OFF: 11.00' R TOP: 15.99 F/L: 15.83 INV.: 12.58
22.00 L.F.~15" HDPE @ 0.36%
S40 FLARED END SECTION STA: 30+90.84 OFF: 43.34' R INV: 10.50
105.00 L.F.~24" HDPE @ 0.10%
S39 FLARED END SECTION STA: 29+97.62 OFF: 35.86' L INV: 10.40
35.00 L.F.~15" HDPE @ 7.60%
PROVIDE DOUBLE ROW OF SILT FENCE ALONG WETLANDS
OVERFLOW FLUME WIDTH=5.0' TOP=16.40 OUTFALL=15.90 BOTTOM=13.80
S14 TYPE "C" INLET TOP: 15.00 INV: 11.00
297.50 L.F.~15" HDPE @ 0.17%
SILT FENCE
22.00 L.F.~15" HDPE @ 0.32%
EX. 12" CMP
INV.=11.67
INV.=11.41
INV.=12.71
INV.=10.74
EX. 6" CPP
S15 VALLEY GUTTER INLET STA: 27+50.00 OFF: 11.00' L TOP: 16.73 F/L: 16.56 INV.: 11.56
22.00 L.F.~15" HDPE @ 7.95%
S18 VALLEY GUTTER INLET STA: 27+50.00 OFF: 11.00' R TOP: 16.73 F/L: 16.56 INV.: 13.31
351.48 L.F.~15" HDPE @ 0.46%
S16 VALLEY GUTTER INLET STA: 23+99.78 OFF: 11.00' L TOP: 16.71 F/L: 16.54 INV.: 13.19
S17 VALLEY GUTTER INLET STA: 23+99.78 OFF: 11.00' R TOP: 16.71 F/L: 16.54 INV.: 13.29
22.00 L.F.~15" HDPE @ 0.45%
S13 VALLEY GUTTER INLET STA: 20+48.64 OFF: 11.00' R TOP: 16.37 F/L: 16.20 INV.: 12.95
22.00 L.F.~15" HDPE @ 0.45%
S12 VALLEY GUTTER INLET STA: 20+48.64 OFF: 11.00' L TOP: 16.37 F/L: 16.20 INV.: 12.85
290.29 L.F.~15" HDPE @ 0.10%

15.63 16.61 16.63 17.86 16.93 17.57 16.91 17.54 16.57 17.50

15 0.73 Ac. | 16 1.03 Ac. | 17 0.82 Ac. | 32 0.39 Ac. | 33 0.43 Ac. | 34 0.53 Ac. | 35 0.63 Ac. | 36 0.62 Ac. | 37 0.38 Ac. | 38 0.37 Ac. | 39 0.47 Ac. | 40 0.55 Ac. | 41 0.35 Ac. | 14 0.39 Ac. | 13 0.38 Ac. | 12 0.33 Ac. | 11 0.35 Ac. | 10 0.37 Ac. | 9 0.41 Ac. | 8 0.55 Ac.

0 50 100
SCALE: 1"=50'

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

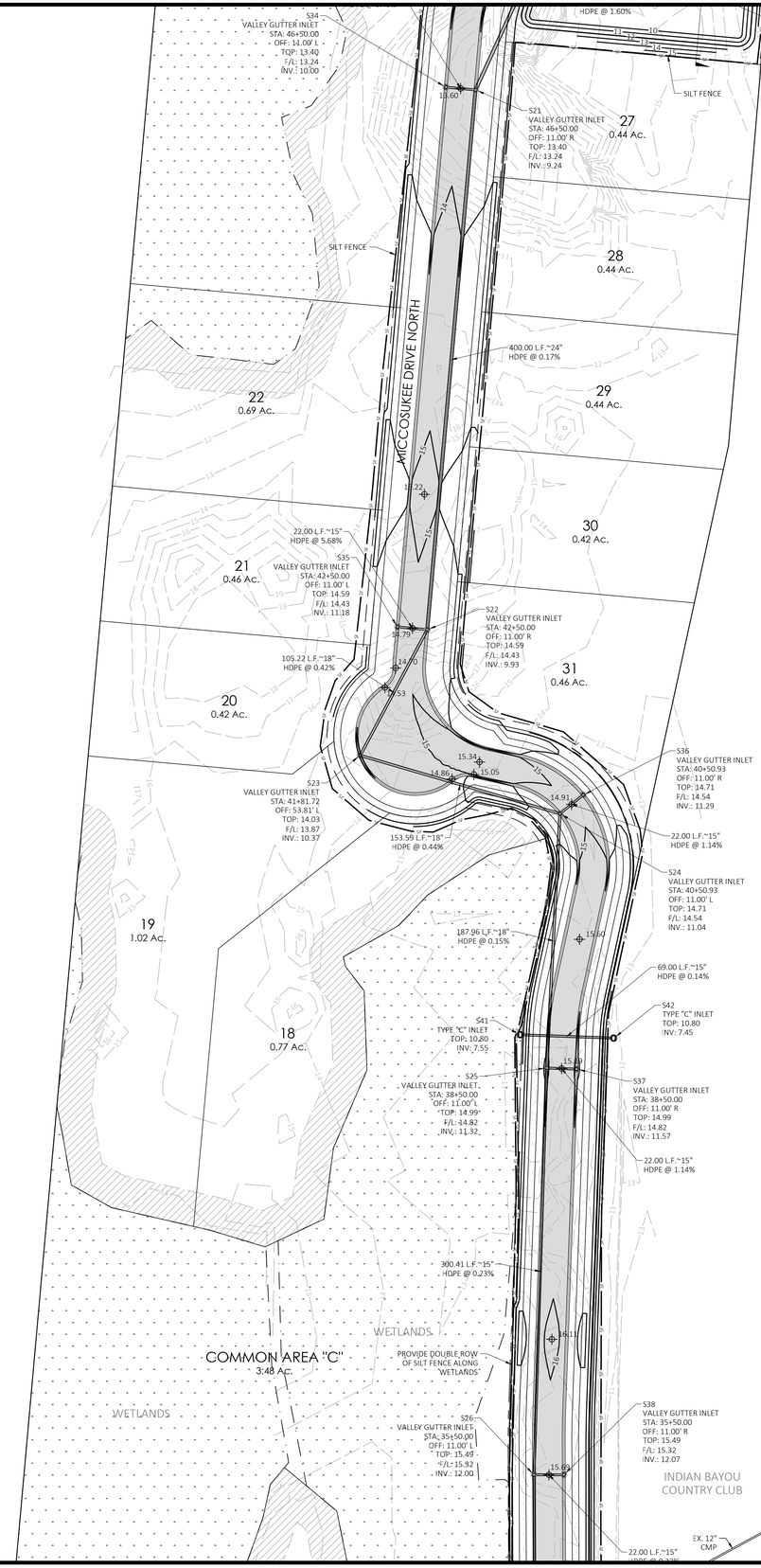
DATE: 2/16/23

REVISIONS:
- PER CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST
GRADING & DRAINAGE PLAN (3 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET 3.3
TOTAL SHEETS 37



0 50 100

SCALE: 1"=50'

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

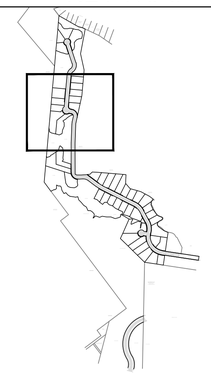
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,250	24	7,004	1,285
2	9,004	1,925	25	7,004	2,264
3	9,004	2,077	26	7,004	2,630
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,582
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,229	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,968			

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE License No. 56762

DATE: 2/16/23

REVISIONS:
PER CITY OF DESTIN COMMENTS

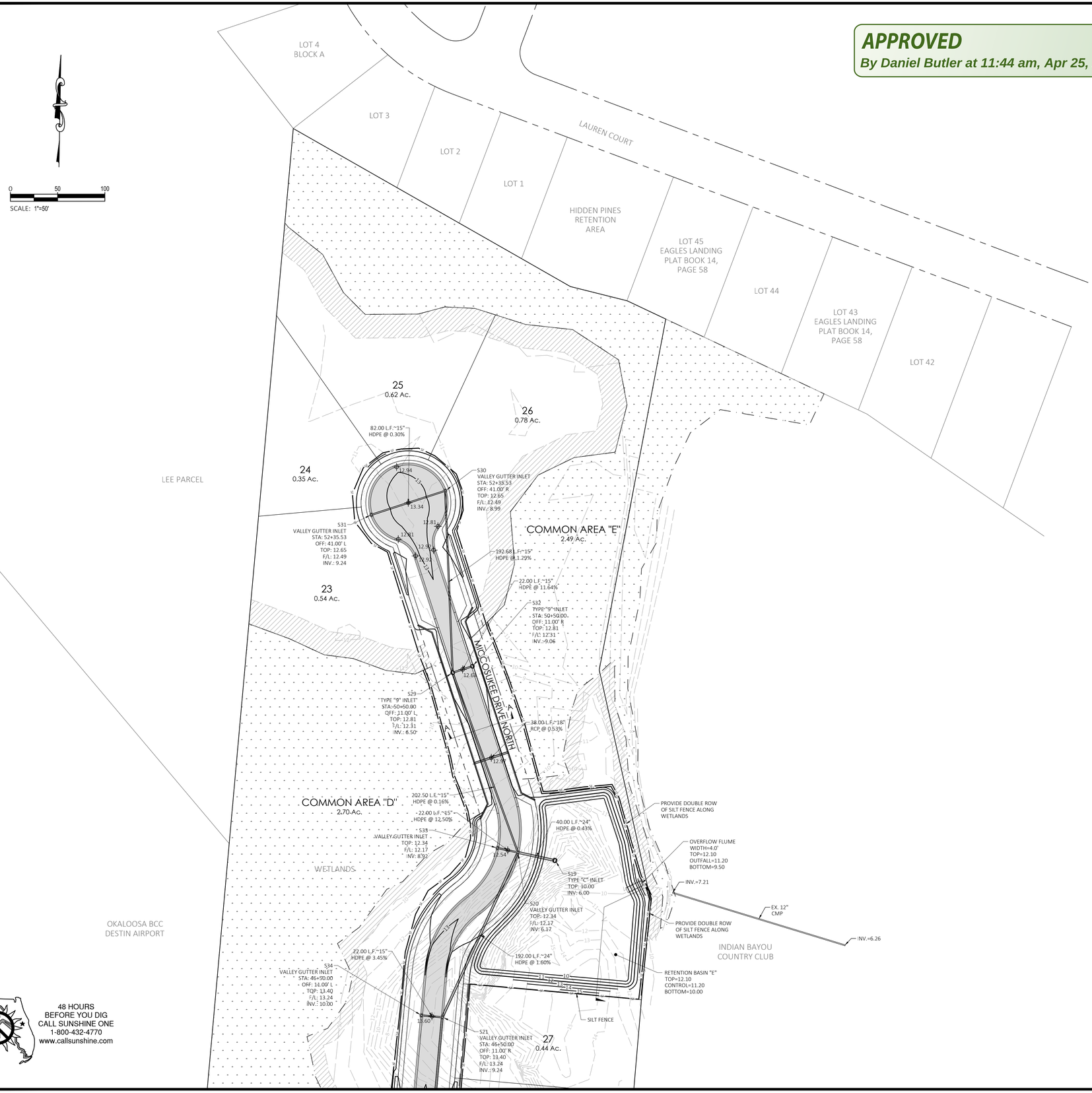
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (4 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.4
TOTAL SHEETS 37

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

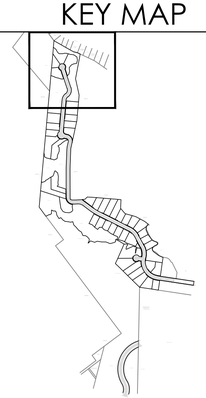
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,250	24	7,004	1,285
2	9,004	1,925	25	7,004	2,264
3	9,004	2,077	26	7,004	2,630
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,582
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,229	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,968			

KEY MAP



NOT FOR CONSTRUCTION

Licensed Professional Engineer: Ross S. Binkley
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. No. 56762

DATE: 2/16/23

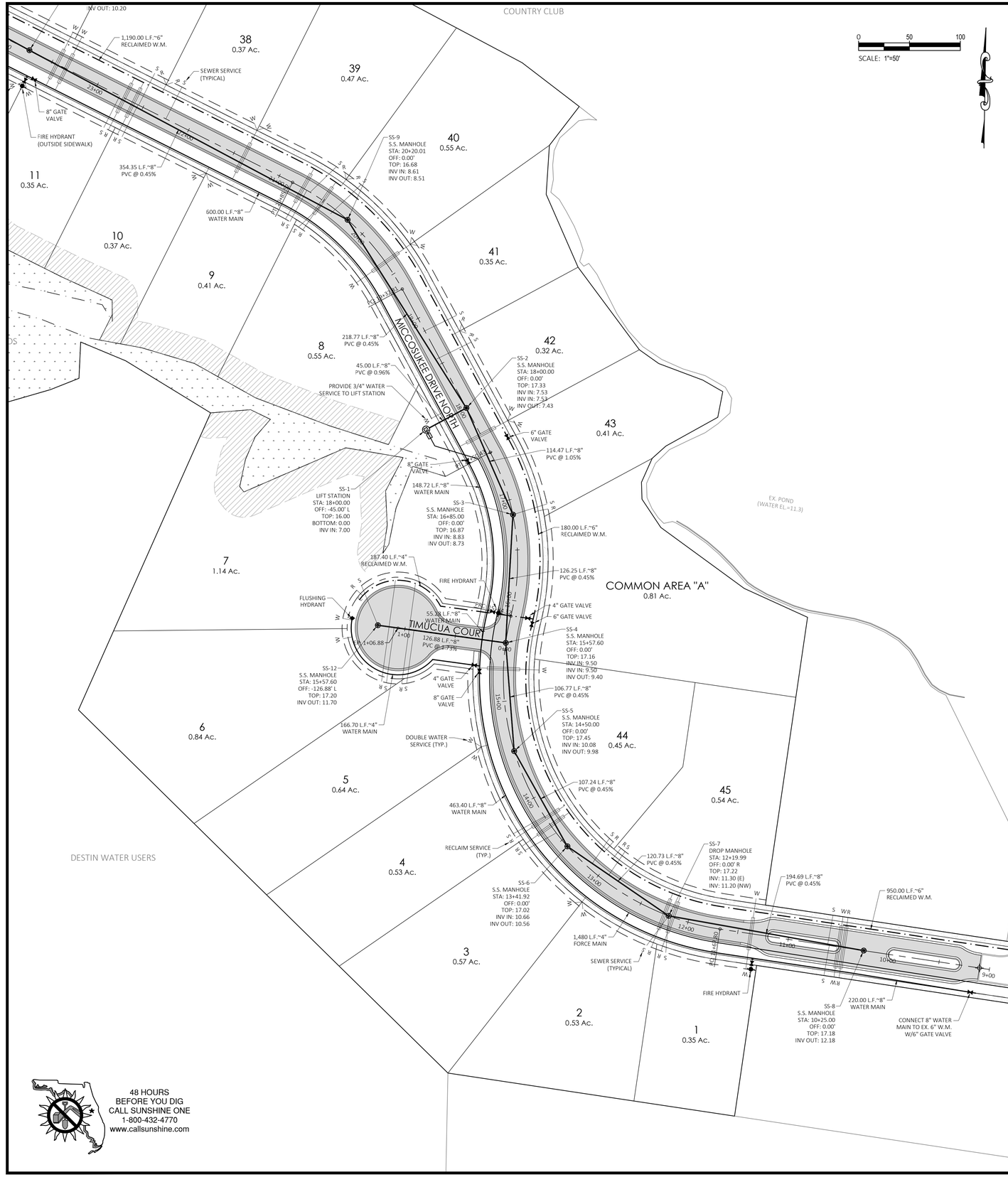
REVISIONS:
1. PER CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (5 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.5
TOTAL SHEETS 37



NOTES

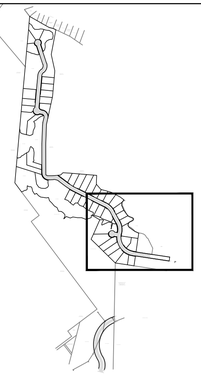
1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

KEY MAP



LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
W	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
S	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
LP	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT
	FLUSHING HYDRANT

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE No. 56762

DATE: 11/14/22

REVISIONS:
PER DESTIN FIRE CONTROL DISTRICT COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

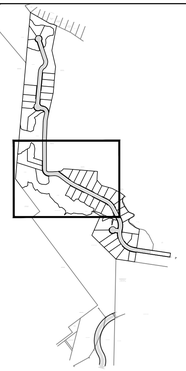
INDIAN BAYOU WEST

UTILITY PLAN (1 OF 4)

NOT FOR CONSTRUCTION

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.1
TOTAL SHEETS 37

KEY MAP



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
LP	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. License No. 56762

DATE: 11/15/22

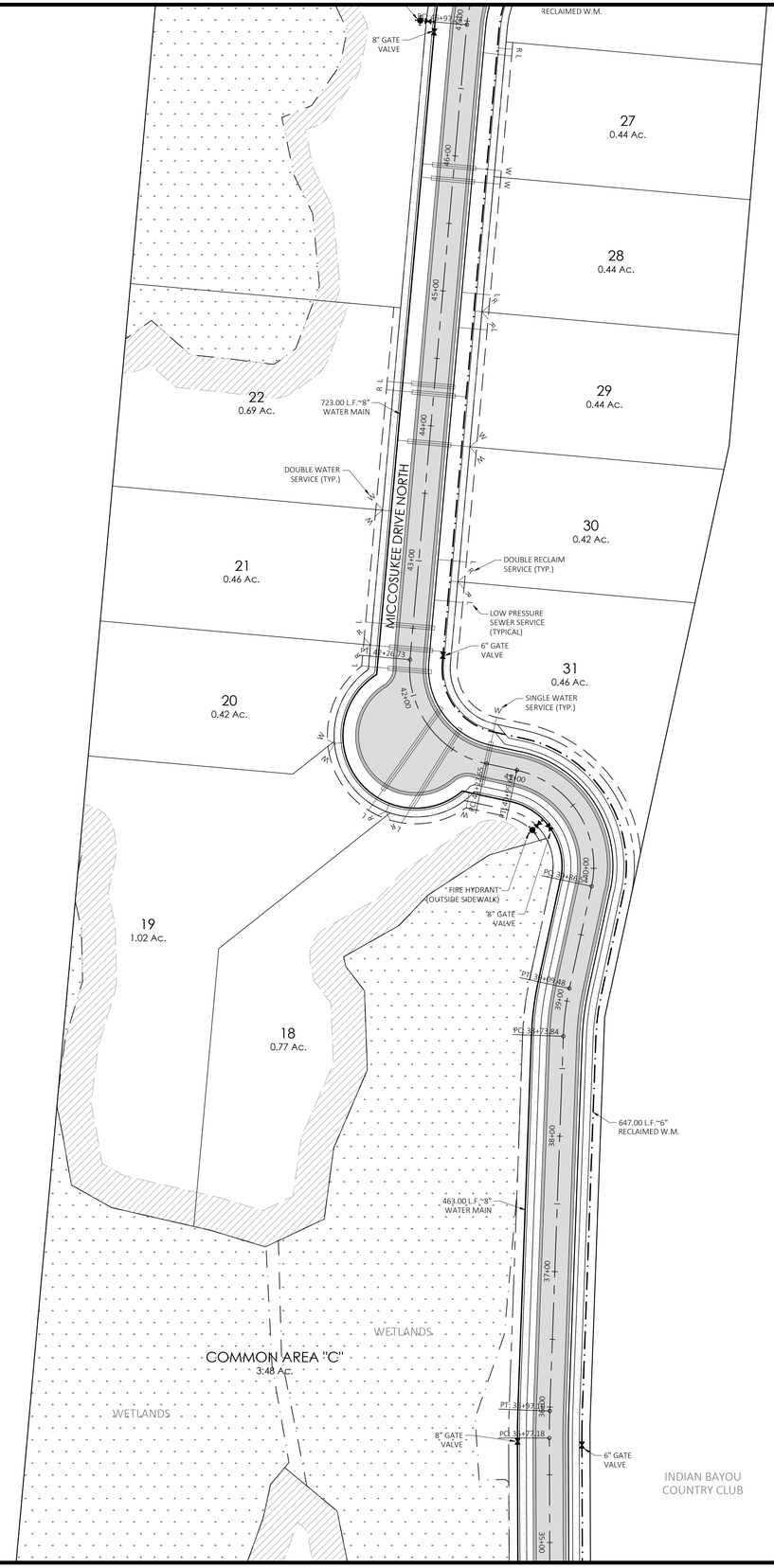
REVISIONS:
PER DWU COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (2 OF 4)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.2
TOTAL SHEETS 37





APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

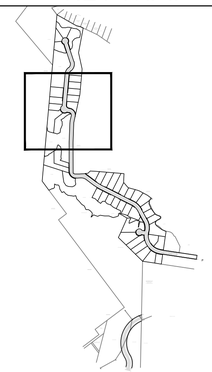
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OH	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



NOT FOR CONSTRUCTION

Licensed Professional Engineer: Ross S. Binkley
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 11/15/22

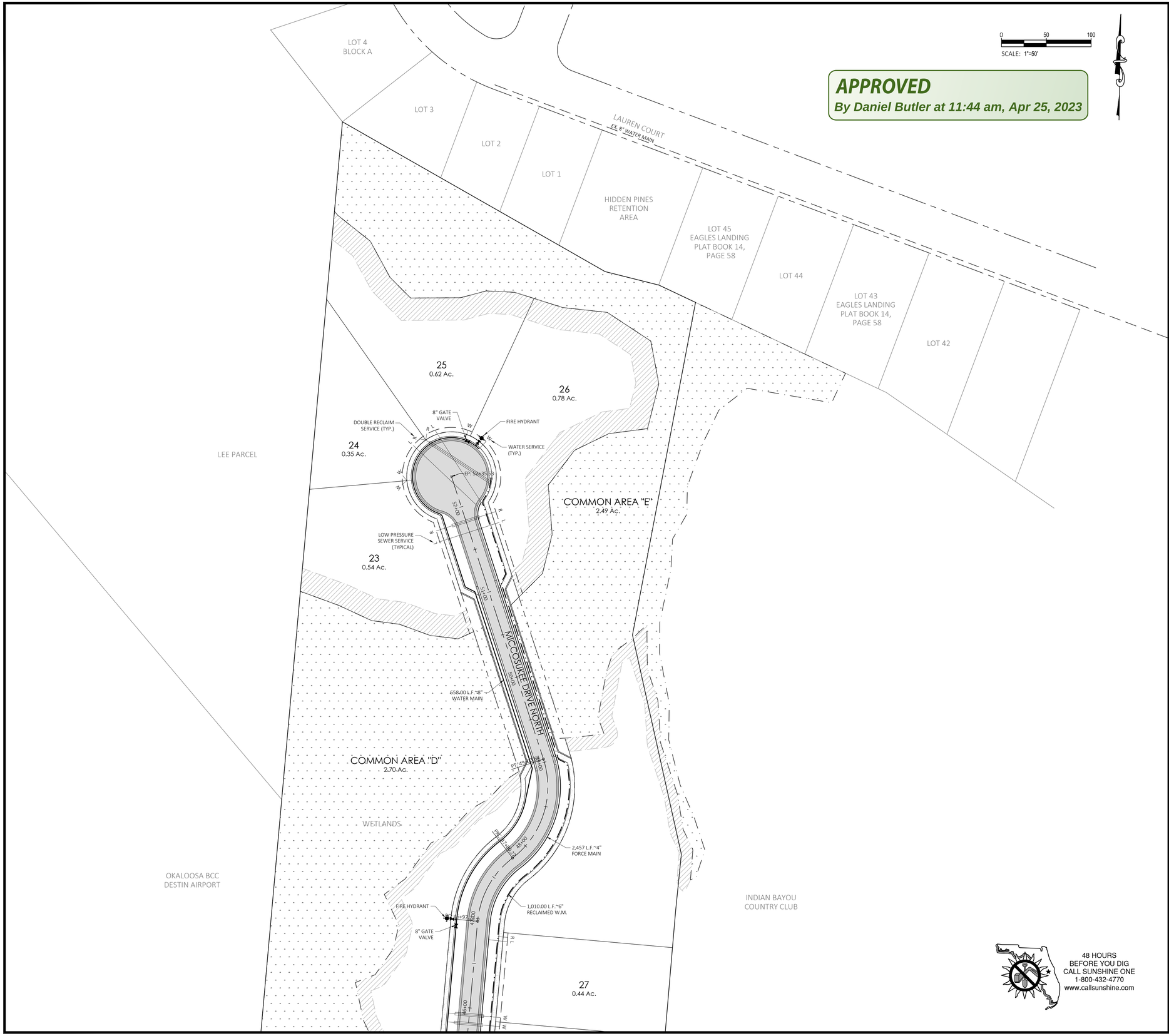
REVISIONS:
- PER DWU COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (3 OF 4)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.3
TOTAL SHEETS 37



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

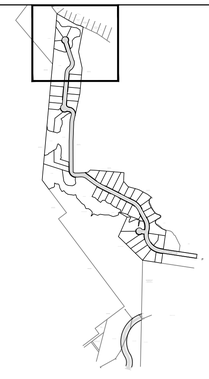
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOT FOR CONSTRUCTION

Licensed Professional Engineer
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. #56762

REVISIONS:	DATE:
PER DWU COMMENTS	11/15/22

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

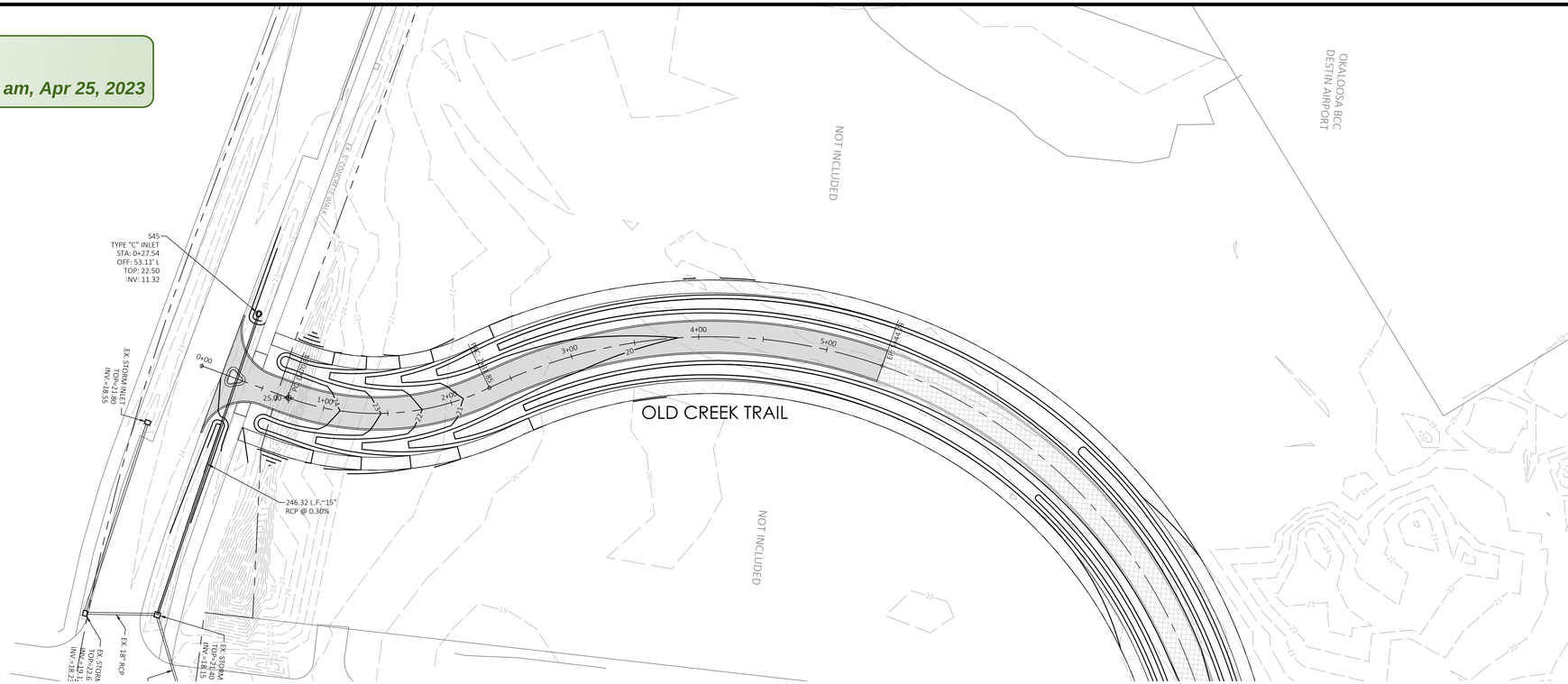
INDIAN BAYOU WEST

UTILITY PLAN (4 OF 4)

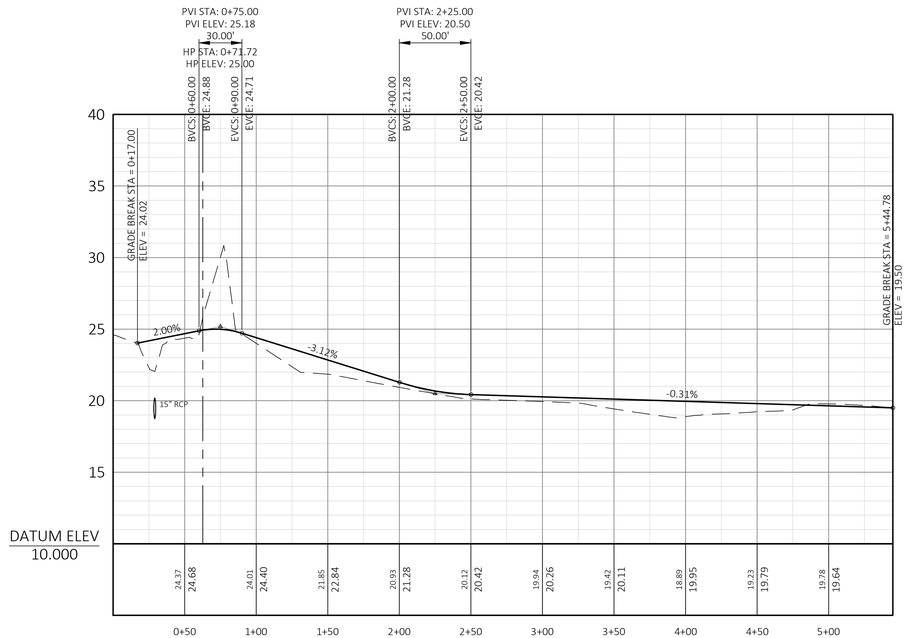
DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.4
TOTAL SHEETS 37

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

0 50 100
SCALE: 1"=50'



PLAN VIEW



PROFILE

0 50 100
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

NOT FOR CONSTRUCTION

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

Licensed Professional: ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

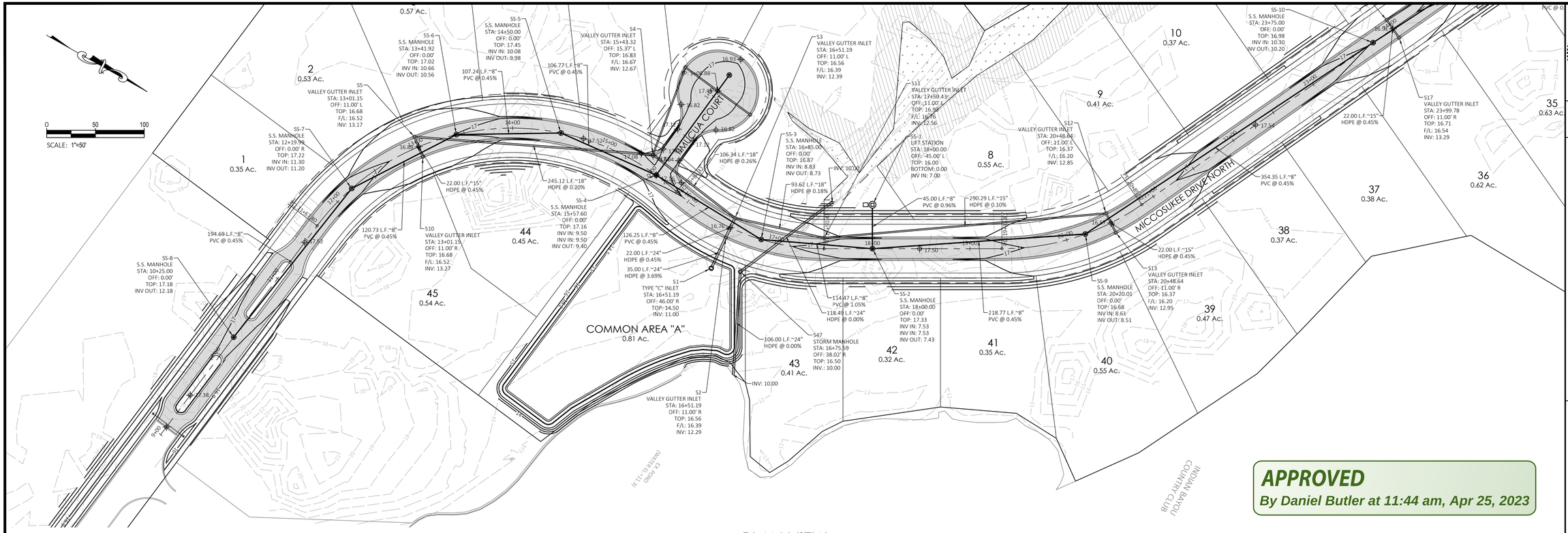
DATE: 4/13/23

REVISIONS:
1 PER CITY COMMENTS DATED 4/7/23

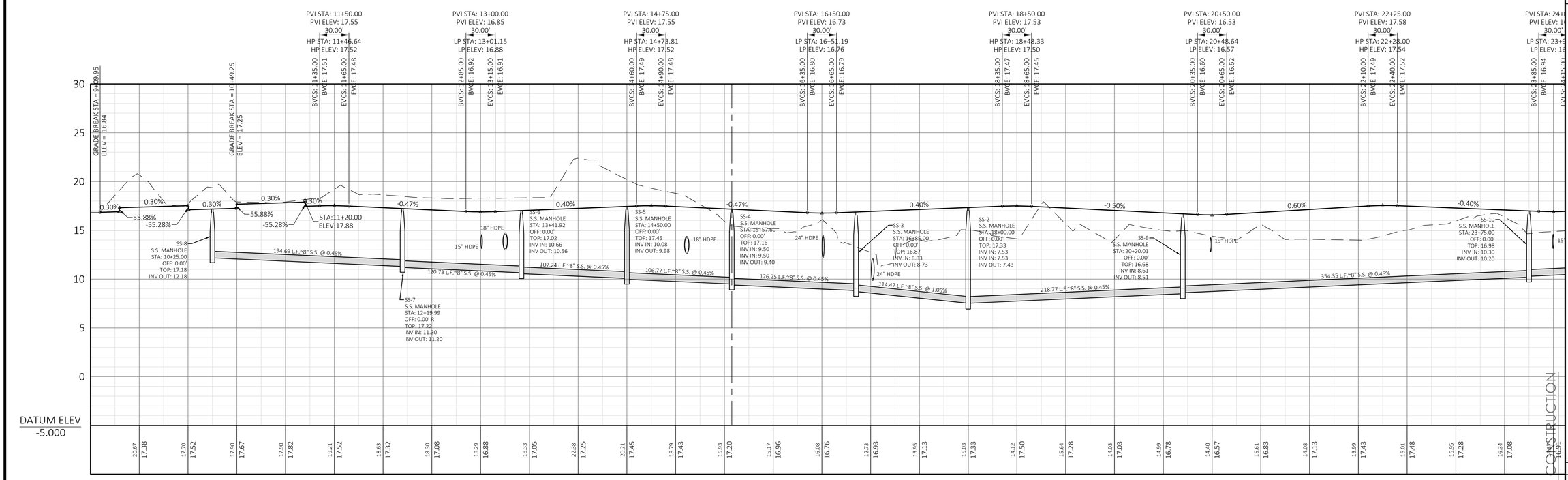
INDIAN BAYOU WEST

PLAN & PROFILE
OLD CREEK TRAIL

DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V
SHEET
5.1
TOTAL SHEETS 37



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

REVISIONS:

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 9+00 ~ 23+50)

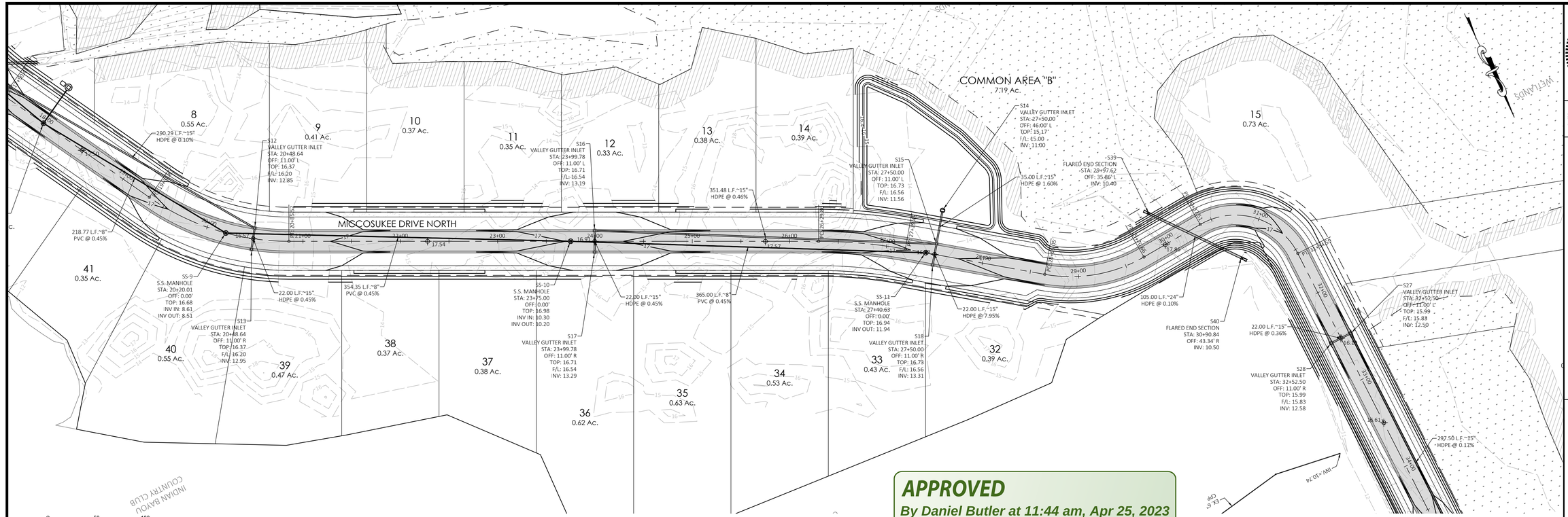
DATE: 10/20/22

SCALE: 1"=50' H / 1"=5' V

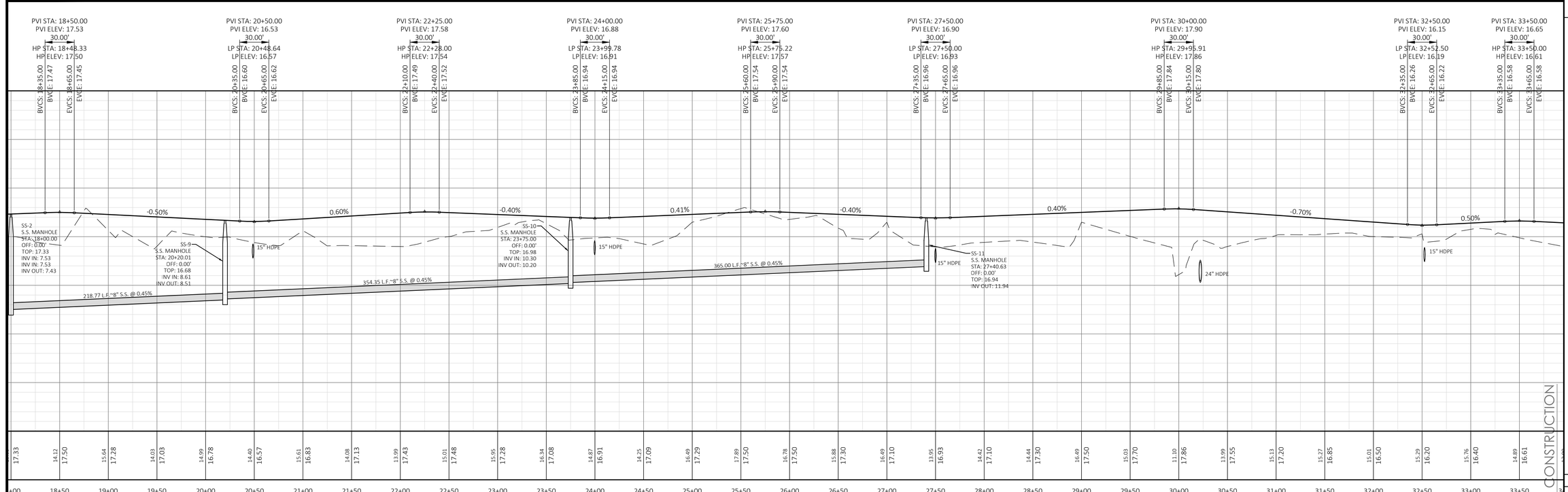
SHEET

5.2

TOTAL SHEETS 37



PLAN VIEW



PROFILE

NOT FOR CONSTRUCTION

Licensed Professional Engineer
Ross S. Binkley, P.E.
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 18+50 ~ 33+50)

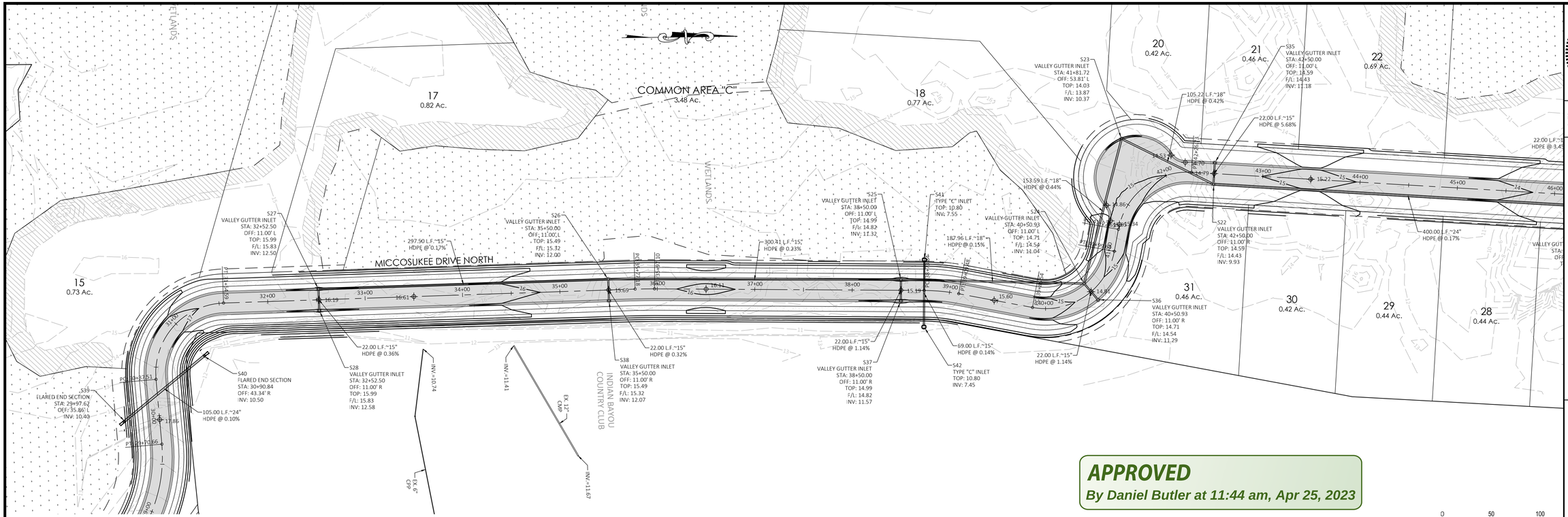
DATE: 10/20/22

SCALE: 1"=50' H / 1"=5' V

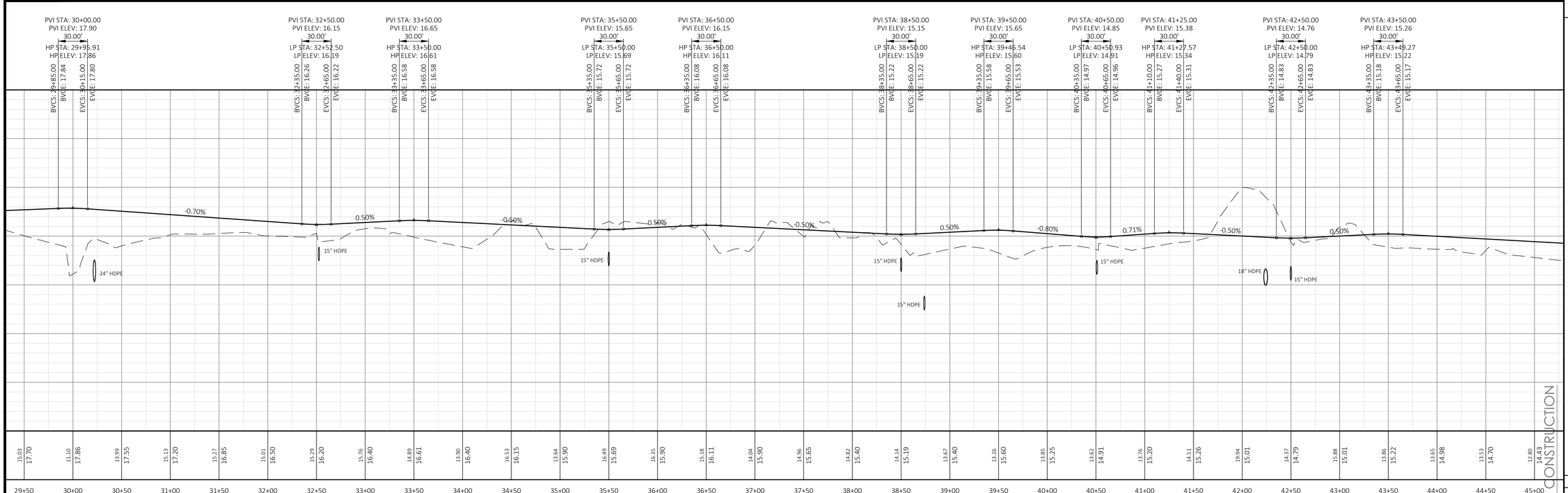
SHEET

5.3

TOTAL SHEETS 37



PLAN VIEW



PROFILE

0 50 100
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

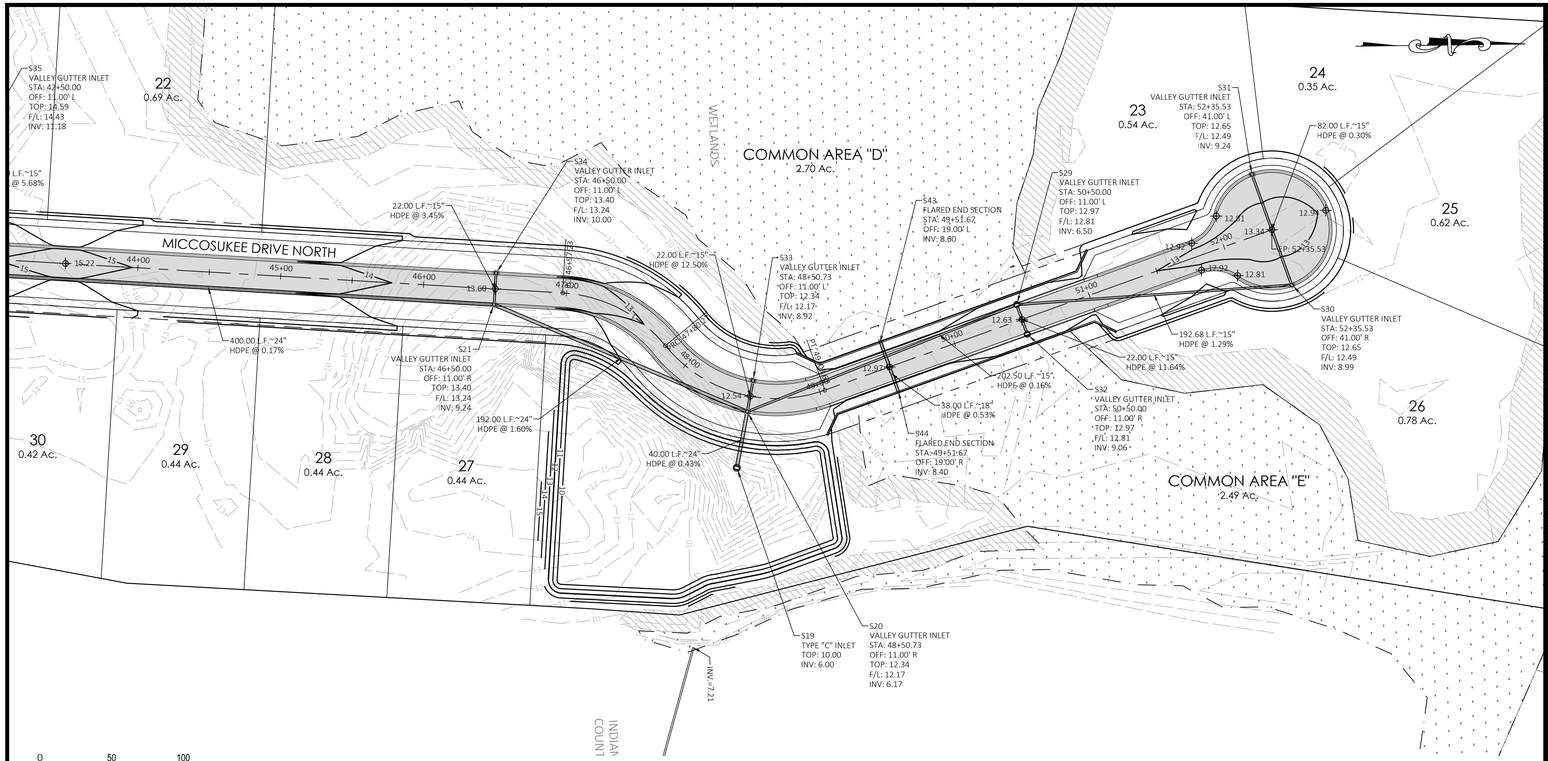
INDIAN BAYOU WEST

PLAN & PROFILE

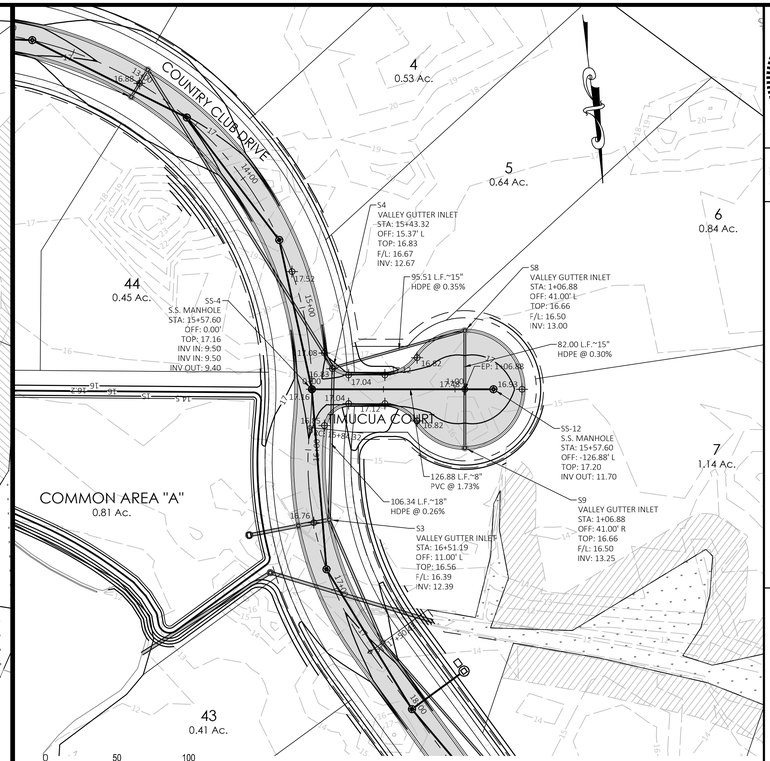
MICCOSUKEE DRIVE NORTH (STA: 30+00 ~ 44+50)

DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V

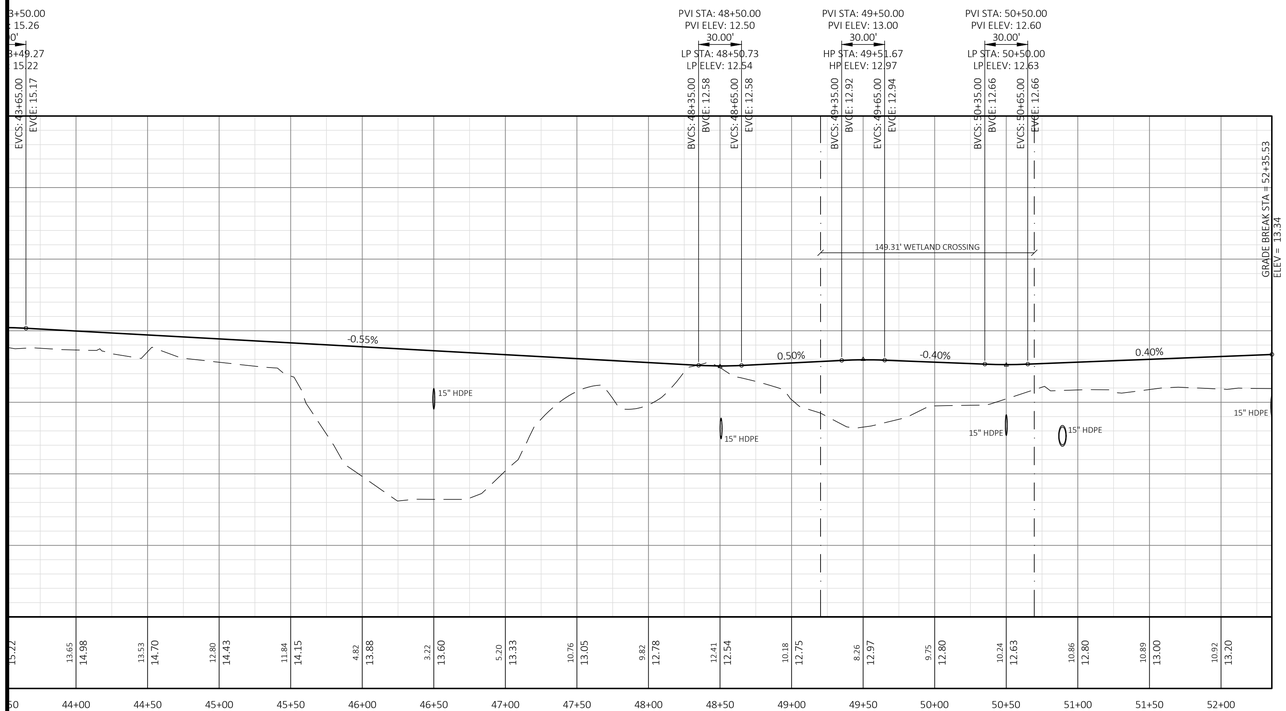
SHEET
5.4
TOTAL SHEETS 37



PLAN VIEW

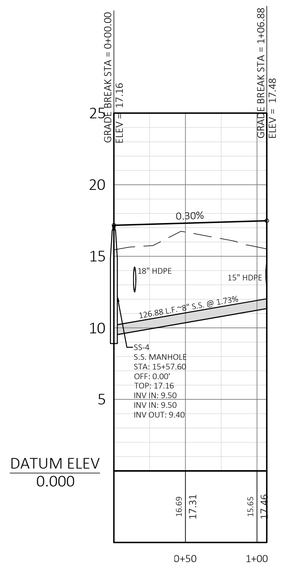


PLAN VIEW



PROFILE

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023



PROFILE

NOT FOR CONSTRUCTION

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. 56762

DATE:

REVISIONS:

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 40+00 ~ END) & TIMUCUA COURT

DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V

SHEET
5.5
TOTAL SHEETS 37

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	2,155,127 S.F. (49.47 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,078,065 S.F. (47.71 Ac.)
SUBDIVISION UPLAND AREA	1,439,671 S.F. (33.05 Ac.)
SUBDIVISION WETLAND AREA	638,394 S.F. (14.66 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	461,553 S.F. (10.60 Ac.)
IMPERVIOUS SURFACE AREA	213,388 S.F. (4.90 Ac.)
OPEN SPACE AREA	248,165 S.F. (5.70 Ac.)
OPEN SPACE PROPOSED	54%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	330
EXISTING TREE PRESERVATION CREDIT	925
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	330

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

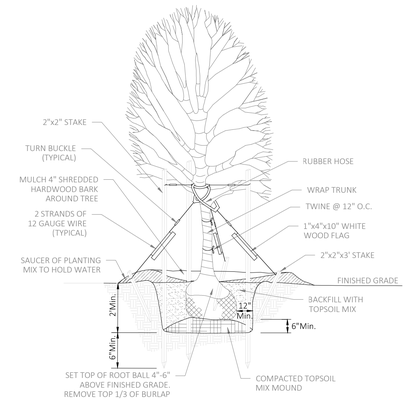
REFORESTATION TREE REQUIREMENTS

PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 33.05 ACRES, EQUATES TO 330 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 330 TREES/1 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 330 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 330 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 127 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

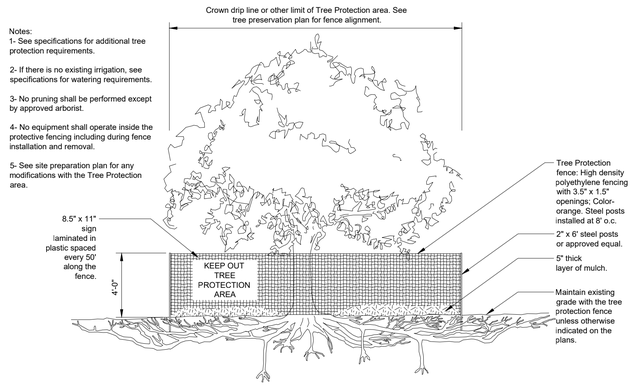
PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	116
	OAK TREE	4
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1
	MAGNOLIA TREE	2



TREE PLANTING DETAIL

N.T.S.



TREE PROTECTION DETAIL

N.T.S.

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

NOT FOR CONSTRUCTION

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762 — State of Florida — Professional Engineer

DATE:

REVISIONS:

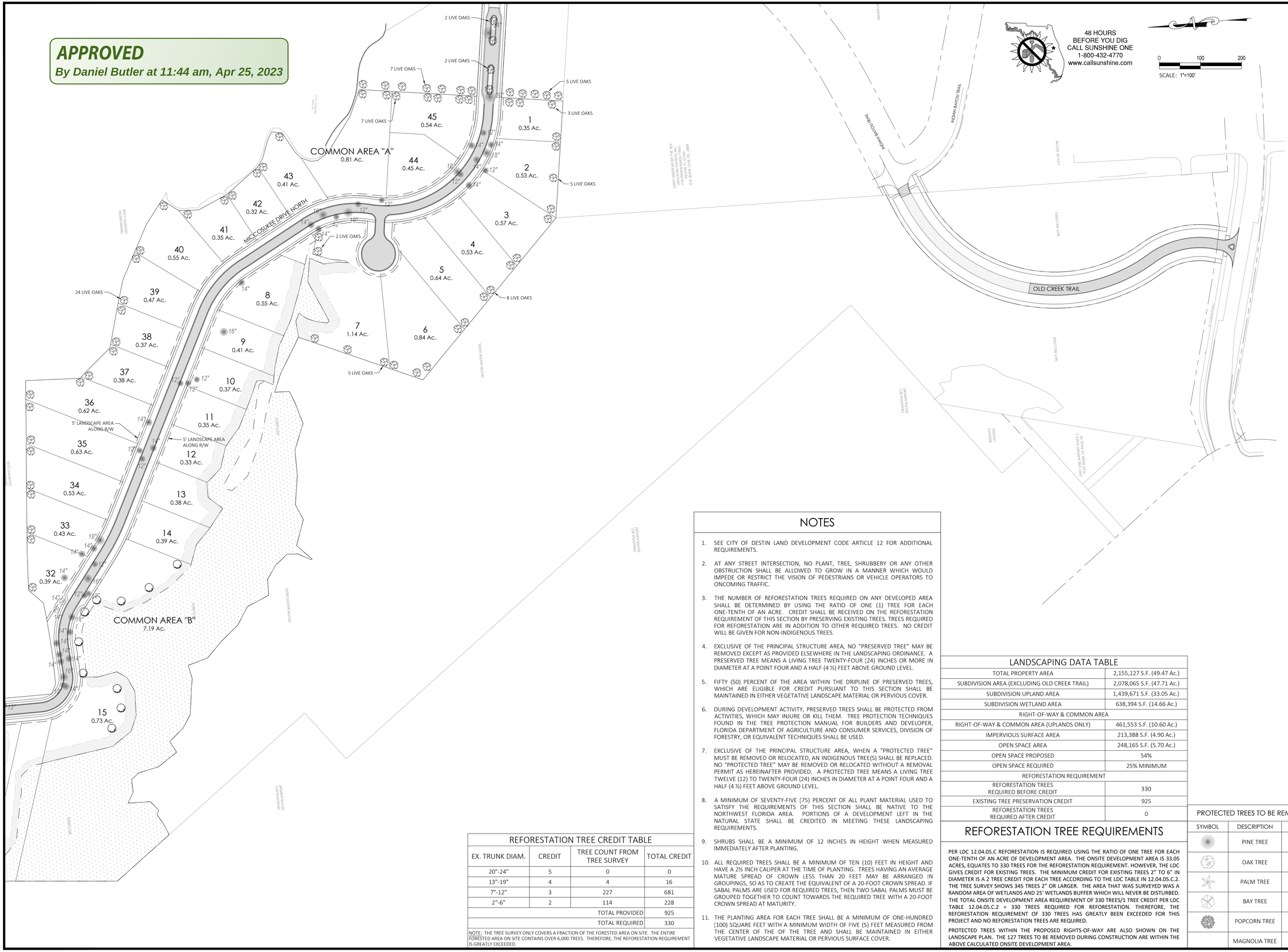
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

LANDSCAPE PLAN NORTH

DATE: 10/20/22
SCALE: 1"=100'
SHEET
6.1
TOTAL SHEETS 37

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

0 100 200
SCALE: 1"=100'

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	330

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	2,155,127 S.F. (49.47 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,078,065 S.F. (47.71 Ac.)
SUBDIVISION UPLAND AREA	1,439,671 S.F. (33.05 Ac.)
SUBDIVISION WETLAND AREA	638,394 S.F. (14.66 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	461,553 S.F. (10.60 Ac.)
IMPERVIOUS SURFACE AREA	213,388 S.F. (4.90 Ac.)
OPEN SPACE AREA	248,165 S.F. (5.70 Ac.)
OPEN SPACE PROPOSED	54%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	330
EXISTING TREE PRESERVATION CREDIT	925
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE REQUIREMENTS

PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 33.05 ACRES, EQUATES TO 330 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 330 TREES/1 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 330 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 330 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 127 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	118
	OAK TREE	4
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1
	MAGNOLIA TREE	2

NOT FOR CONSTRUCTION

Licensed Professional: ROSS S. BINKLEY
FLORIDA PROFESSIONAL ENGINEER
No. 56762
STATE OF FLORIDA
Ross S. Binkley, P.E. No. 56762

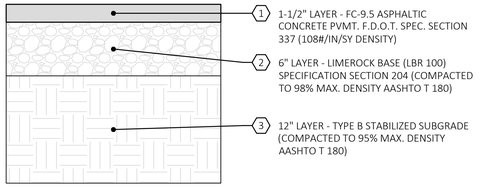
DATE:

REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST
LANDSCAPE PLAN SOUTH

DATE: 10/20/22
SCALE: 1"=100'
SHEET
6.2
TOTAL SHEETS 37

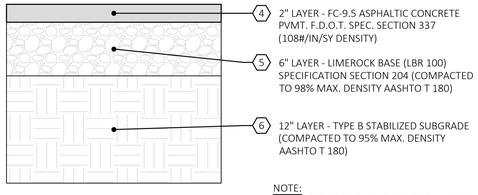


1. 1-1/2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)
2. 6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)
3. 12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

NOTE:
ASPHALT PLACED IN PUBLIC RIGHT-OF-WAY SHALL INCLUDE KEVLAR FIBER IN HOT MIX ASPHALT.

STANDARD ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"



4. 2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)
5. 6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)
6. 12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

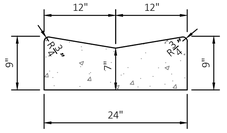
NOTE:
ASPHALT PLACED IN PUBLIC RIGHT-OF-WAY SHALL INCLUDE KEVLAR FIBER IN HOT MIX ASPHALT.

HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

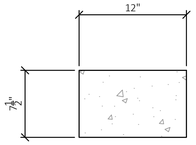


24" VALLEY GUTTER

SCALE: 1" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

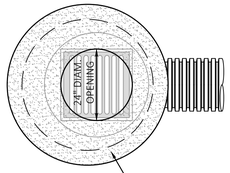


12" FLAT CURB

SCALE: 1-1/2" = 1'-0"

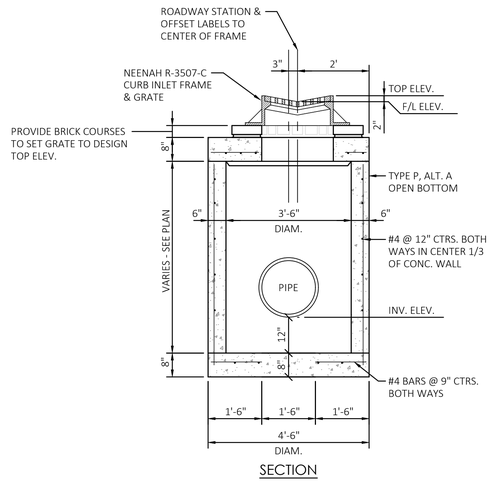
NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX NO. 200 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED PIPE MATERIAL AND DIAMETER.
4. FRAME AND GRATE SHALL BE SLOPED ALONG PAVEMENT EDGE TO MATCH ROADWAY PROFILE GRADE.



PLAN

PROVIDE GRADE 60 STEEL OR 65 KSI (WIRE FABRIC) REINF. @ 0.37 SQ.IN./FT.



SECTION

VALLEY GUTTER INLET

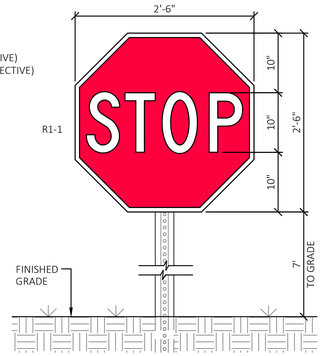
SCALE: 1/2" = 1'-0"

COLORS:

LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

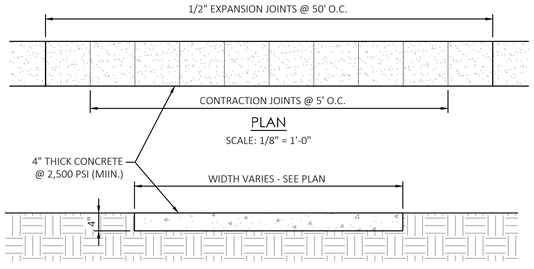
NOTE:

EMBED SIGN POST 2'-6" (MIN.) INTO FINISHED GRADE.



STOP SIGN

SCALE: 1" = 1'-0"



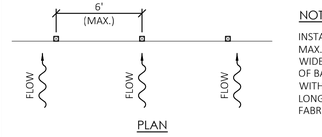
SECTION

SCALE: 3/4" = 1'-0"

NOTE:
SIDEWALKS IN PUBLIC RIGHT-OF-WAY SHALL CONSIST OF 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT.

CONCRETE SIDEWALK

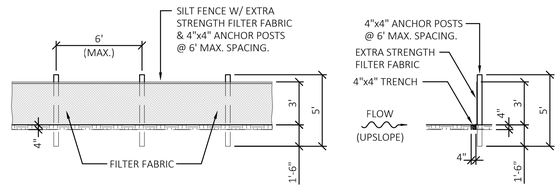
SCALE: AS SHOWN



PLAN

NOTE:

INSTALL 4"X4" WOOD POSTS ALONG BARRIER LINE (6' MAX. SPACING, 18" MIN. EMBEDMENT). EXCAVATE 4" WIDE BY 4" DEEP TRENCH ALONG POST LINE, UPSLOPE OF BARRIER. FASTEN FILTER FABRIC TO 4"X4" POSTS WITH HEAVY DUTY WIRE STAPLES (AT LEAST 1 INCH LONG), TIE WIRES OR HOG RINGS. EXTEND 8" OF FABRIC INTO TRENCH AND BACKFILL.

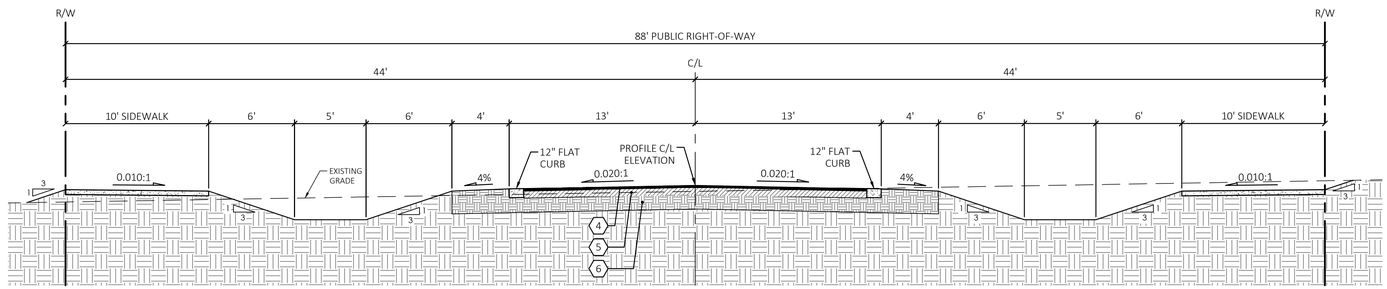


ELEVATION

SECTION

SILT FENCE

SCALE: 1" = 5'-0"



OLD CREEK TRAIL SECTION

SCALE: 1" = 5'

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. BINKLEY
ROSS S. BINKLEY, P.E. No. 56762

DATE: 2/16/23

REVISIONS:
PER CITY OF DESTIN COMMENTS

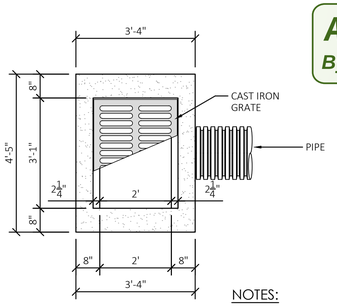
BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

DATE: 10/20/22
SCALE: AS SHOWN
SHEET
7.1
TOTAL SHEETS 37

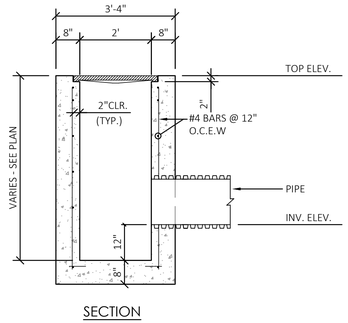
APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023



PLAN

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.

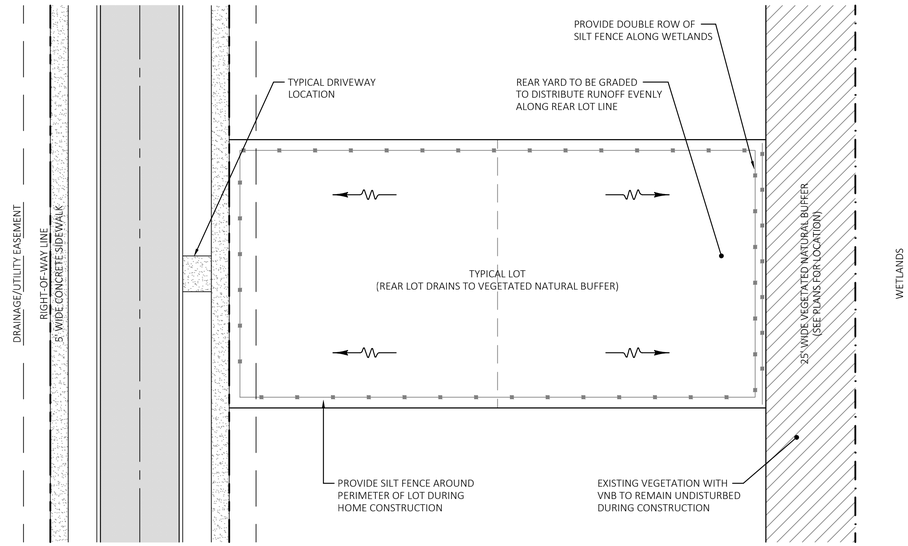


SECTION

TYPE "C" INLET

SCALE: 1/2" = 1'-0"

NOTE:
REAR LOT AREA SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER THAT IS CONSISTENT WITH THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.

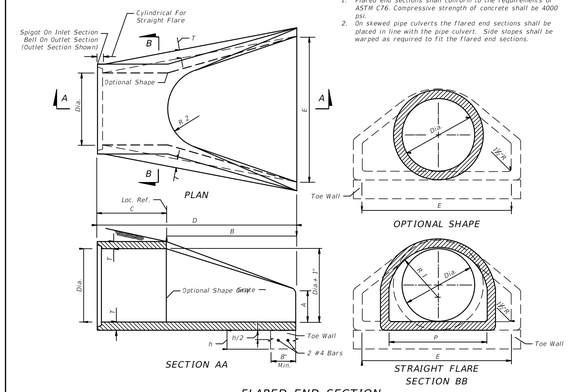


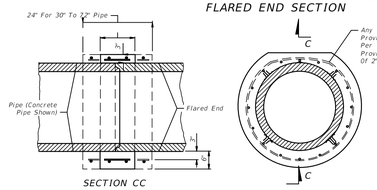
LOT GRADING PLAN ADJACENT TO WETLANDS

SCALE: 1" = 20'-0"

GENERAL NOTES

1. Flared end sections shall conform to the requirements of ASTM C76. Compressive strength of concrete shall be 4000 psi.
2. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.





FLARED END SECTION

REINFORCED CONCRETE JACKET DETAIL

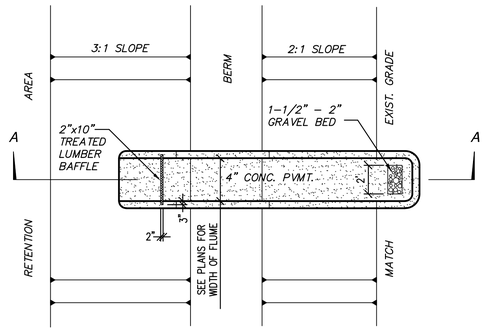
DIA.	T	REINF. (in2/ft)	BELL Or Spigot	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (lb)	h	TOE WALL CLASS 1 CONC (CY)
12"	2"	0.07	1¾"	4"	2'-0"	4'-0⅝"	6'-0⅛"	2'-0"	1'9¾₁₆"	10⅛"	9"	36°	530	12"	.06
15"	2½"	0.07	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'4⅛₁₆"	1'2½"	11"	33°	740	12"	.07
18"	2½"	0.07	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'9"	1'5½"	12"	4"	990	15"	.11
21"	2½"	0.07	2½"	9"	2'-11"	3'-2"	6'-1"	3'-6"	3'1⅝"	1'6½"	13"	4"	1280	15"	.12
24"	3"	0.07	2½"	9½"	2'-7½"	2'-6"	6'-1½"	4'-0"	3'3⅛"	1'8½"	14"	4½"	1520	18"	.17

FLARED END SECTION

SCALE: 1/2" = 1'-0"

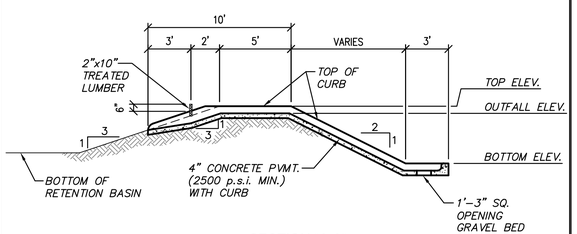
NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER. ALL REINFORCEMENT #6 BARS EXCEPT (6) #8 BARS SHOWN. BARS SPACED @ 6" O.C.
4. BOTH WAYS EXCEPT MIDDLE BARS SHOWN @ 7" O.C. ALL BARS TO HAVE ACI STANDARD HOOKS CANTED APPROX. 45°.



PLAN

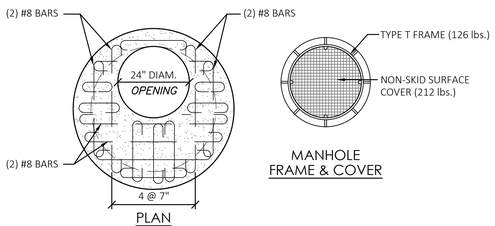
NOTE: SEE GRADING & DRAINAGE PLAN FOR TOP, OUTFALL, & BOTTOM ELEVATIONS.



SECTION "A-A"

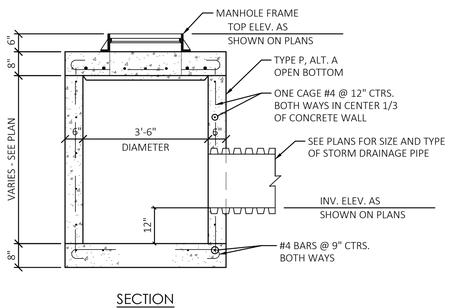
CONCRETE OVERFLOW FLUME

SCALE: 1" = 5'–0"



PLAN

MANHOLE FRAME & COVER



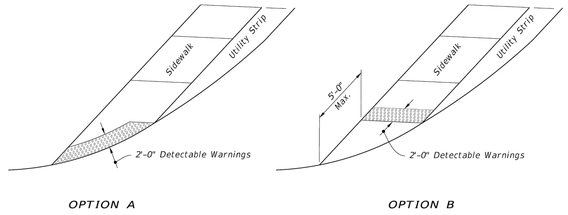
SECTION

STORM MANHOLE

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

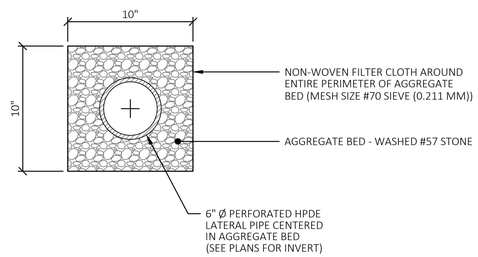
1. *Cross Slopes and Grades:*
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. *Curb, Curb and Gutter and/or Sidewalk:*
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. *Curb Ramp Alpha-Identification:*
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. *Detectable Warnings:*
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. *Detectable Warnings - Acceptance Criteria:*
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



DETECTABLE WARNINGS ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

TECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7



UNDERDRAIN LATERAL PIPE SECTION

SCALE: 1-1/2" = 1'-0"

LAST REVISION	DESCRIPTION:
11/01/19	

FDOT FY 202 STANDARD

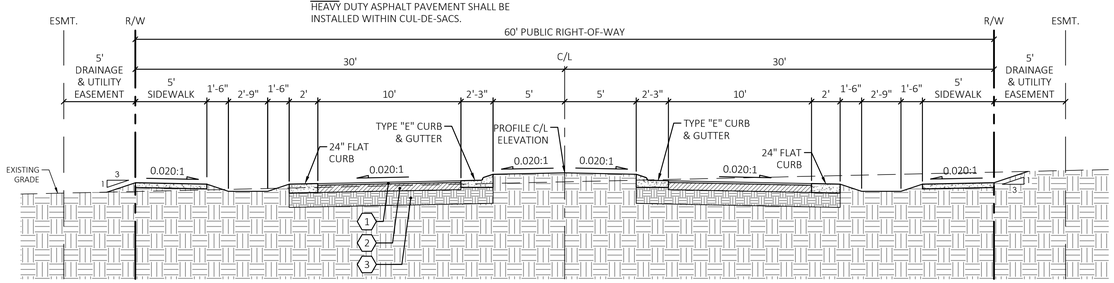
NOT FOR CONSTRUCTION

Licensed To Practice Engineering In The State Of Florida
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762
DATE:
REVISIONS:
BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

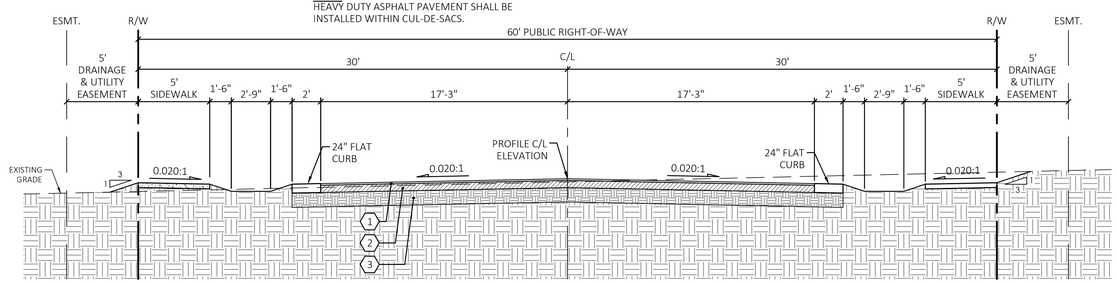
DETAILS

DATE: 10/20/22
SCALE: AS SHOWN
SHEET
7.2
TOTAL SHEETS 37



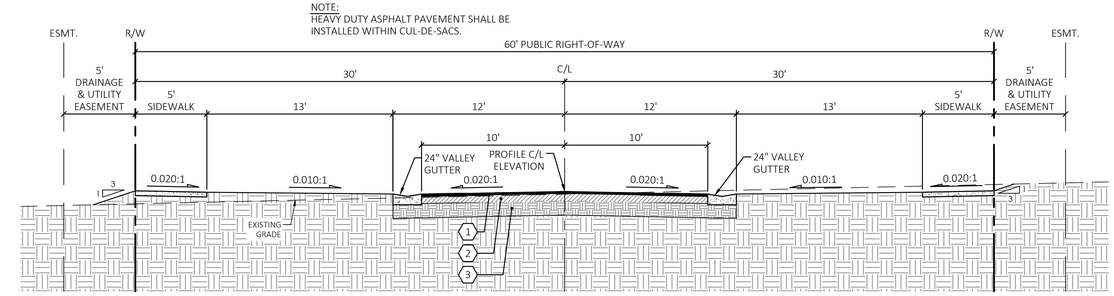
DIVIDED LANE SECTION

SCALE: 1" = 5'



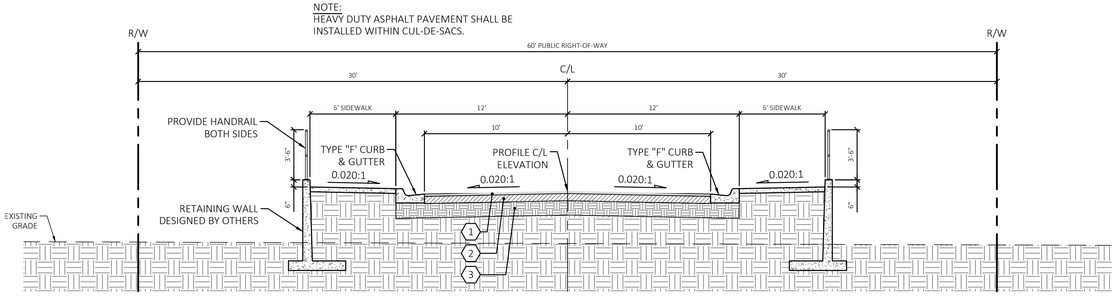
MEDIAN OPENING SECTION

SCALE: 1" = 5'



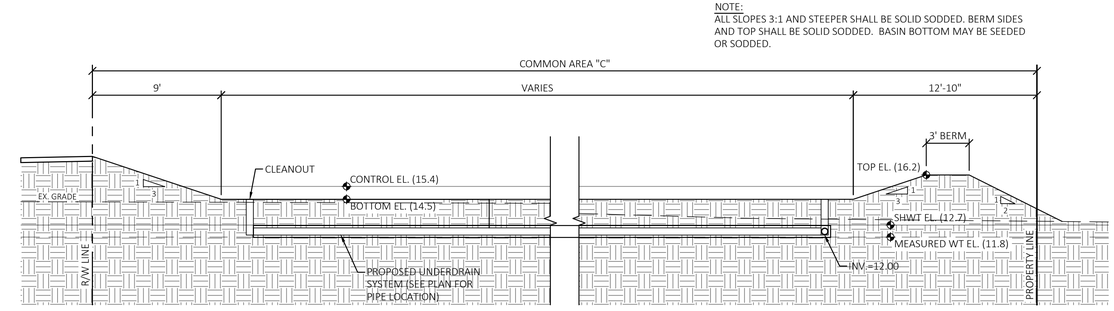
TYPICAL ROADWAY SECTION

SCALE: 1" = 5'



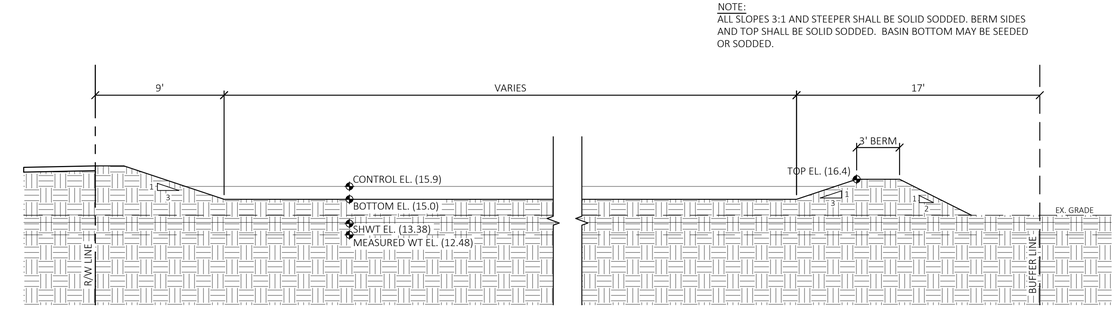
WETLAND CROSSING SECTION A-A

SCALE: 1" = 5'



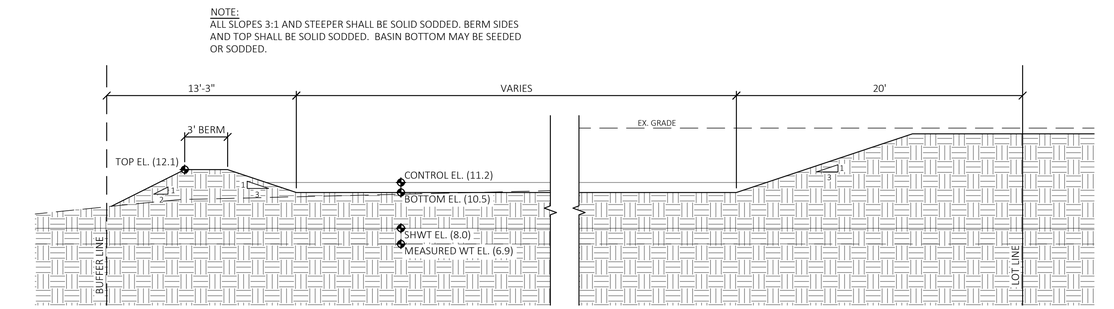
RETENTION BASIN "C" SECTION

SCALE: 1" = 5'-0"



RETENTION BASIN "D" SECTION

SCALE: 1" = 5'-0"



RETENTION BASIN "E" SECTION

SCALE: 1" = 5'-0"

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

NOT FOR CONSTRUCTION

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

Licensed to Practice: FLORIDA PROFESSIONAL ENGINEER
Ross S. BINKLEY
No. 56762
STATE OF FLORIDA
Ross S. Binkley, P.E. No. 56762

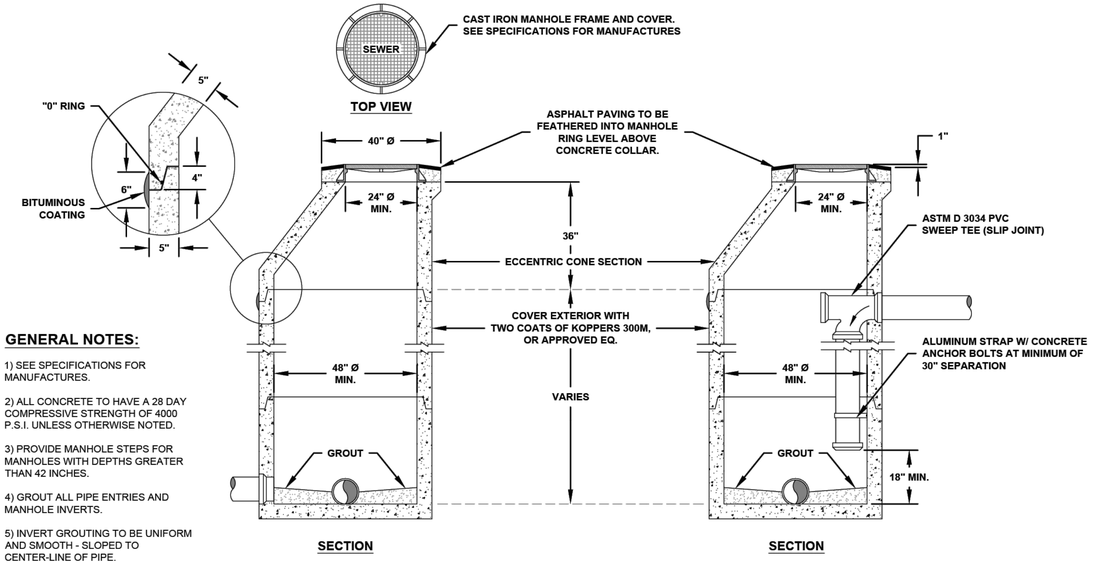
DATE:

REVISIONS:

INDIAN BAYOU WEST

DETAILS

DATE: 10/20/22
SCALE: AS SHOWN
SHEET
7.3
TOTAL SHEETS 37



GENERAL NOTES:

1) SEE SPECIFICATIONS FOR MANUFACTURES.

2) ALL CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. UNLESS OTHERWISE NOTED.

3) PROVIDE MANHOLE STEPS FOR MANHOLES WITH DEPTHS GREATER THAN 42 INCHES.

4) GROUT ALL PIPE ENTRIES AND MANHOLE INVERTS.

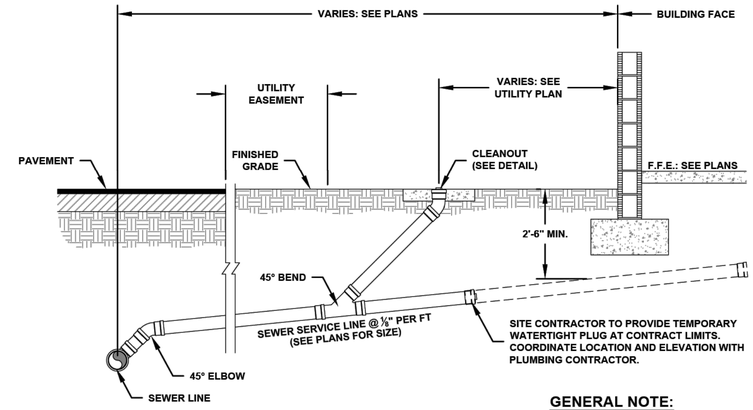
5) INVERT GROUTING TO BE UNIFORM AND SMOOTH - SLOPED TO CENTER-LINE OF PIPE.

STANDARD MANHOLE DETAIL

SCALE: 1" = 2'

DROP MANHOLE DETAIL

SCALE: 1" = 2'

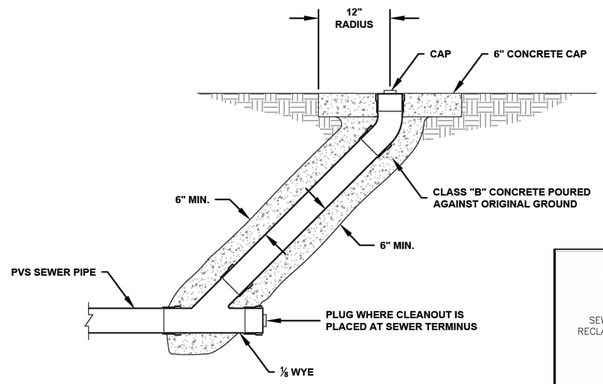


GENERAL NOTE:

1) SEWER CONNECTION TO BE MADE OF MANUFACTURED WYES. INVERT OF CONNECTION TO BE AT ELEVATION OF TOP OF MAIN.

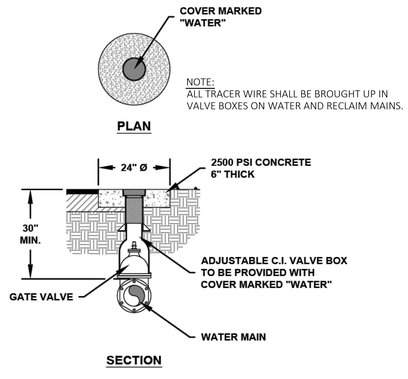
SEWER SERVICE DETAIL

SCALE: 1" = 2'



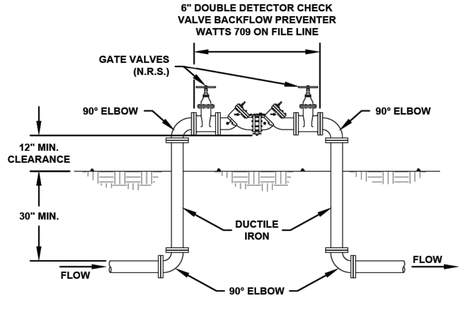
CLEANOUT DETAIL

SCALE: 1" = 1'



GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'



GENERAL NOTES:

1) ALL FITTINGS SHALL BE CAST OR DUCTILE IRON.

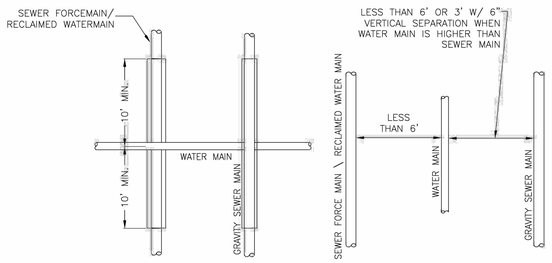
2) PROVIDE THRUST BLOCKS FOR BELOW GROUND FITTINGS, SEE THRUST BLOCK DETAIL.

3) PROVIDE SUPPORTS UNDER BACKFLOW PREVENTER AS REQUIRED.

BACKFLOW PREVENTER DETAIL

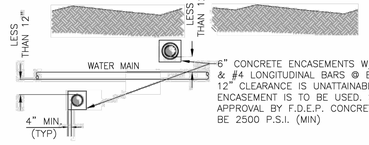
SCALE: 1" = 2'

TO BE USED ONLY WHEN STANDARD SEPARATION (DETAIL M35A) CANNOT BE PROVIDED. USE OF PROVISIONS OF THIS DETAIL TO BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION



USE ANY OF THE FOLLOWING:

1.) GRAVITY SEWER ONLY – USE PRESSURE RATED PIPE PER AWWA STDS.
2.) ALL MAIN TYPES – USE WELDED OR FUSED JOINTS FOR EITHER WATER OR OTHER MAIN
3.) ALL MAIN TYPES – USE WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT PER DETAIL BELOW



CROSSING - SECTION

GENERAL NOTES:

1. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
   1.1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
   1.2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.
2. THE USE OF ANY ASPECT OF THIS DETAIL MUST BE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

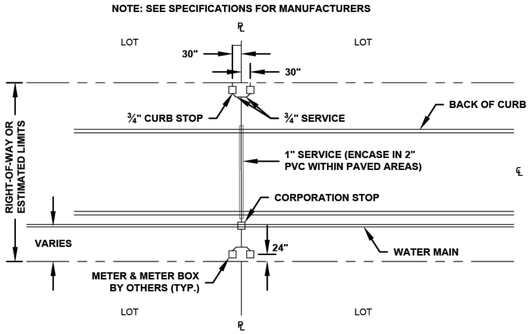
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES: SCALE AS SHOWN

DWU TYPICAL DETAILS

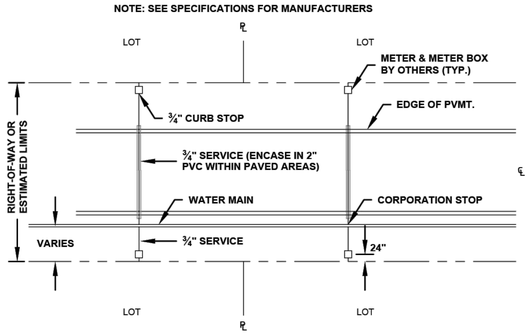
REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MASS
SHEET: 7.4 OF 47



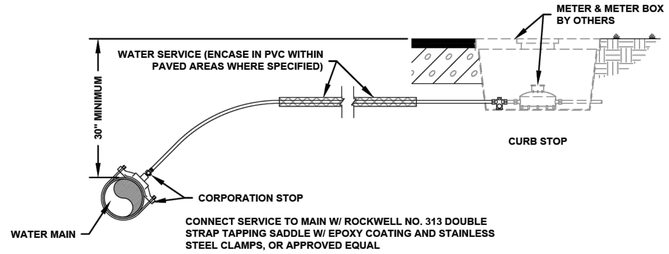
DOUBLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BACTERIOLOGICAL EXAMINATIONS ON ALL NEW WATER MAINS (AS REQUIRED BY AND TO THE SATISFACTION OF) THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. THESE REQUIREMENTS NECESSITATE A SATISFACTORY SAMPLE AT EACH SAMPLE LOCATION FOR TWO CONSECUTIVE DAYS. IF THE EXAMINATION IS BY PERSONS OTHER THAN THE LOCAL HEALTH DEPARTMENT, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE LABORATORY REPORTS TO THE ENGINEER FOR SUBMITTAL TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.).

2) INSTALLATION OF WATER MAINS AND SERVICES SHALL COMPLY WITH ALL GOVERNING AUTHORITIES.

3) THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

4) ALL PIPES SHALL BE PVC UNLESS OTHERWISE NOTED OR REQUIRED. ALL MAINS TO BE MARKED WITH NO. 14 INSULATED COPPER TRACER WIRE TO FACILITATE THEIR LOCATIONS.

5) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS WITHIN PAVED AND UNPAVED AREAS.

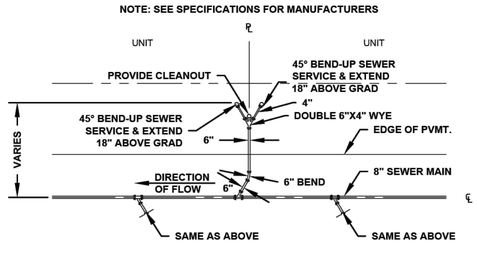
APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (SEE NTOE 1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER	WATER MAIN 3' MIN.	WATER MAIN 12" MIN. EXCEPT FOR STORM SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 3' MIN. WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10' PREFERRED 3' MIN.	WATER MAIN 12" PREFERRED 6" MIN.	ALTERNATE 3' MIN. WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN 10' PREFERRED 6' MIN. (SEE NTOE 2)	WATER MAIN 12" MIN. EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 6' MIN. WATER MAIN
ON - SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10' MIN.	-----	-----

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12".

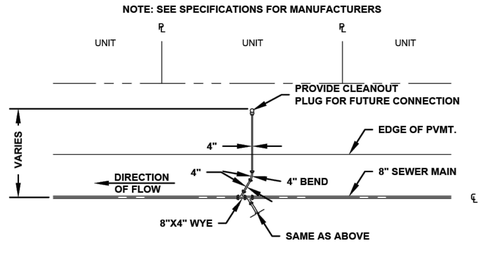
(2) 3' FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(3) IF REQUIRED SEPARATION CANNOT BE PROVIDED SEE DETAIL M-35B FOR REQ'D ADDITIONAL PROTECTION.



DOUBLE SANITARY SEWER SERVICE CONNECTION PLAN

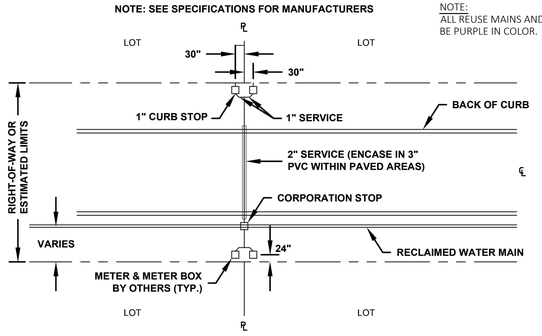
SCALE: 1" = 20'



SINGLE SANITARY SEWER SERVICE CONNECTION PLAN

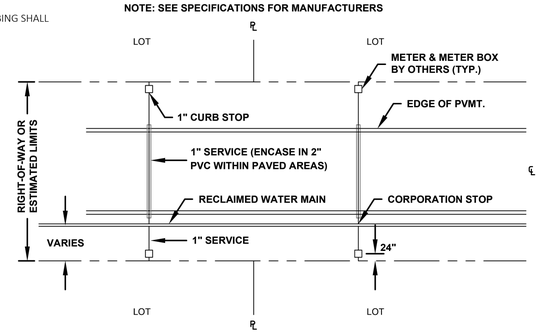
SCALE: 1" = 20'

NOTE:
ALL REUSE MAINS AND SERVICE TUBING SHALL BE PURPLE IN COLOR.



DOUBLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

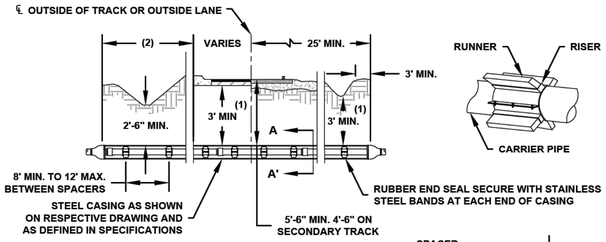
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES: SCALE AS SHOWN

DWU TYPICAL DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MASS
SHEET: 7.5 OF 47



GENERAL NOTES:

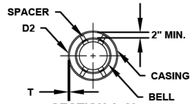
(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6' STATE & 2' CITY ROADS MINIMUM WITHOUT CURB: 8' STATE & 4' CITY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTMA-139, GRADE B.

(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

(5) FOR REFERENCE ONLY.



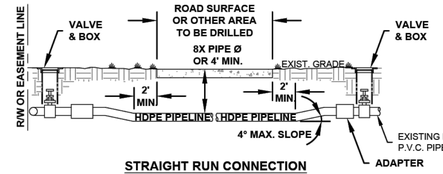
SECTION A-A'

PRESSURE MAIN TO BE RESTRAINED WITH MANUFACTURERS RESTRAINED JOINTS THROUGH CASING. USE (3) SS CASING SPACER CENTERED ON EACH PIPE LENGTH. TIMBER SKIDS ARE OPTIONAL.

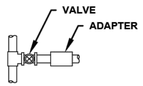
MINIMUM CASING SIZE AND THICKNESS																			
	D.I.P.-M.J.	-	-	-	4"	6"	-	8"	10"	12"	14"	16"	18"	20"	-	24"	30"	36"	42"	48"
	D.I.P.-P.O.	-	-	4"	-	6"	8"	10"	12"	-	14"	16"	18"	20"	24"	-	30"	36"	42"	48"
	P.V.C.	-	-	4"	6"	-	8"	10"	12"	-	-	-	-	-	-	-	-	-	-	-
(3)	STEEL CASING PIPE (D2)	8"(5)10"		12"	14"	16"	18"	20"	24"	24"	30"	30"	30"	36"	36"	42"	48"	54"	60"	66"
	WALL THICKNESS (T) ROADS	.188"	.188"	.188"	.250"	.250"	.250"	.250"	.250"	.250"	.312"	.312"	.312"	.375"	.375"	.500"	.500"	.500"	.500"	.500"
(4)	WALL THICKNESS (T) R.R.	.188"	.188"	.188"	.219"	.219"	.250"	.281"	.344"	.344"	.406"	.406"	.406"	.469"	.469"	.500"	-	-	-	-

JACK AND BORE DETAIL

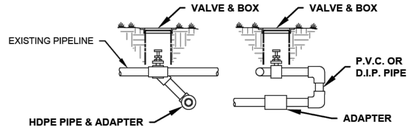
SCALE: N.T.S.



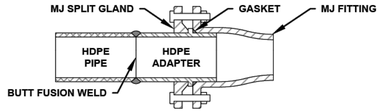
STRAIGHT RUN CONNECTION



PERPENDICULAR CONNECTION PLAN VIEW



LIMITED ACCESS CONNECTION



HDPE-MJ ADAPTER

GENERAL NOTES:

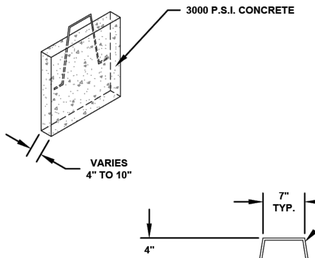
1) DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DUCTILE IRON SIZE.

2) ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.

3) ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILLING DETAIL

SCALE: N.T.S.

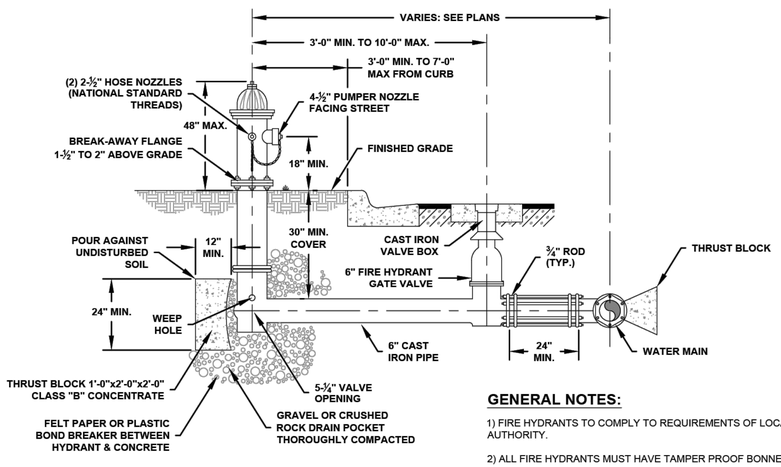


GENERAL NOTES:

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

THRUST BLOCK DETAIL

SCALE: N.T.S.



GENERAL NOTES:

1) FIRE HYDRANTS TO COMPLY TO REQUIREMENTS OF LOCAL GOVERNING AUTHORITY.

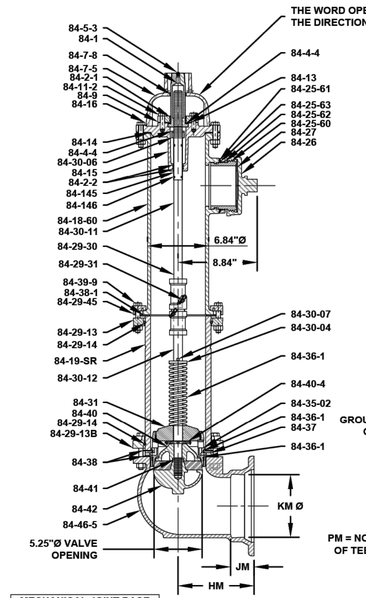
2) ALL FIRE HYDRANTS MUST HAVE TAMPER PROOF BONNETS INSTALLED.

3) THE OPERATING NUT MUST BE A 1.5" PENTAGON-OPERATING NUT.

4) NO THREADED RODS ARE ALLOWED BETWEEN THE HYDRANT AND HYDRANT ISOLATION VALVE.

FIRE HYDRANT CONNECTION DETAIL

SCALE: 1" = 2'



MECHANICAL JOINT BASE					
SIZE	HM	JM	KM	LM	E
4	8.50	2.50	4.91	7.50	4-¾
6	8.50	2.50	7.00	9.50	6-¾



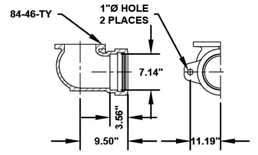
TOP VIEW OF SEAT & DRAIN LEVER ASSEMBLY



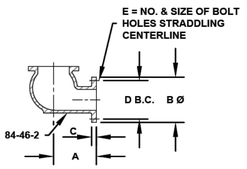
TOP VIEW OF CLEVIS PIN & CLIP PIN USED TO SECURE HYDRANT VALVE ASSEMBLY

GENERAL NOTES:

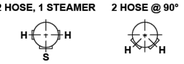
1) SIZE AND SHAPE OF OPERATING NUT AND NUT ON CAPS, THREADING ON NOZZLES AND CAPS AND THE DIRECTION OF OPENING MADE TO SPECIFICATIONS.
2) CAP CHAINS ARE NOT FURNISHED UNLESS SPECIFIED.
3) ALL GRAY IRON IS ASTM A126 CLASS B.
4) BOLTS AND NUTS ARE RUSTPROOFED STEEL ASTM A307 OR EQUIVALENT IN ACCORDANCE WITH AWWA C502.
5) WORKING PRESSURE: 250 P.S.I. AWWA 200 P.S.I. FACTORY MUTUAL & UNDERWRITERS LAB. TEST PRESSURE: 500 P.S.I.
6) HYDRANT CONFORMS TO AWWA STANDARD C502.
7) UPPER BARREL CAN BE ROTATED 360°.
8) FACTORY MUTUAL APPROVED AND UNDERWRITERS LABORATORIES LISTED IF MARKED.



6" TYTON WITH LUGS



FLANGED BASE						
SIZE	A	B	C	D	E	
4	8.00	9.00	0.94	7.50	8-¾	
6	8.50	11.00	1.00	9.50	8-⅞	



NOZZLE ARRANGEMENTS

PARTS LIST			
PART NO.	QTY.	PART NAME	MATERIAL & ASTM NO.
84-1	1	OPERATING NUT	BRONZE B763 ALLOY 865
84-2-1	2	COVER O-RING	BUNA N
84-2-2	2	HOUSING O-RING	BUNA N
84-4-4	1	THRUST WASHER	NYLATRON
84-5-3	1	PIPE PLUG	STEEL
84-7-5	1	TAMPER RESISTANT COVER	DUCTILE IRON
84-7-8	1	O-RING	BUNA N
84-9	1	HOUSING COVER	GRAY IRON
84-11-2	4	COVER CAP SCREWS	SEE NOTE 4
84-13	1	COVER GASKET	FIBER
84-14	1	HOUSING GASKET	COMPOSITION RUBBER
84-15	1	HOUSING	DUCTILE IRON
84-16	6	HOUSING BOLTS & NUTS	SEE NOTE 4
84-18-60	1	UPPER BARREL	DUCTILE IRON
84-19-SR	1	LOWER BARREL	DUCTILE IRON A536
84-20-60	2	HOSE NOZZLE	BRONZE B763 ALLOY 876
84-20-61	2	HOSE NOZZLE SEAL	BUNA N
84-20-62	2	HOSE NOZZLE RETAINER	DUCTILE IRON
84-20-63	2	HOSE NOZZLE RETAINER WASHER	TEFLON
84-21	2	HOSE CAPS	GRAY IRON
84-22	2	HOSE CAP GASKETS	RUBBER
84-23-1	2	HOSE CAP CHAINS WITH S HOOK	STEEL
84-23-2	3	S HOOK	STEEL
84-23-18	1	PUMPER CAP CHAIN WITH S-HOOK	STEEL
84-25-60	1	PUMPER NOZZLE	BRONZE B763 ALLOY 867
84-25-61	1	PUMPER NOZZLE SEAL	BUNA N
84-25-62	1	PUMPER NOZZLE RETAINER	DUCTILE IRON
84-25-63	1	PUMPER NOZ RETAINER WASHER	TEFLON
84-26	1	PUMPER CAP	GRAY IRON
84-27	1	PUMPER CAP GASKET	RUBBER
84-29-13	1	BARREL FLANGE	DUCTILE IRON A536
84-29-13B	1	BASE FLANGE	DUCTILE IRON A536
84-29-14	2	SNAP RINGS	STAINLESS STEEL
84-29-30	1	ROD COUPLING	GRAY IRON
84-29-31	2	COUPLING & CLIP PINS	STAINLESS STEEL
84-29-45	1	BREAKABLE FLANGE	GRAY IRON
84-30-03	1	HYDRANT SPRING	STAINLESS STEEL
84-30-04	1	SPRING PLATE	STAINLESS STEEL
84-30-06	1	TRAVEL STOP NUT	BRONZE B283 ALLOY 377
84-30-07	1	SPRING PLATE PIN	STAINLESS STEEL
84-30-11	1	UPPER ROD	STEEL
84-30-12	1	LOWER ROD	STEEL
84-31	1	DRAIN LEVER	BRONZE B584 ALLOY 922
84-35-02	1	HYDRANT SEAT	BRONZE B584 ALLOY 922
84-36-1	2	SEAT O-RINGS	BUNA N
84-37	1	DRAIN RING	BRONZE B763 ALLOY 876
84-38	2	DRAIN RING GASKETS	COMPOSITION RUBBER
84-38-1	1	BARREL GASKET	COMPOSITION RUBBER
84-39	8	BASE BOLTS & NUTS	STAINLESS STEEL 304
84-39-9	8	BARREL BOLTS & NUTS	SEE NOTE 4
84-40	1	VALVE TOP	GRAY IRON
84-40-4	1	VALVE TOP CLEVIS & CLIP PIN	STAINLESS STEEL
84-41	1	HYDRANT VALVE	RUBBER
84-42	1	VALVE BOTTOM	DUCTILE IRON
84-46-2	1	FLANGED BASE	DUCTILE IRON
84-46-5	1	MECHANICAL JOINT BASE	DUCTILE IRON
84-46-TY	1	TYTON BASE	DUCTILE IRON
84-145	1	ROD SLEEVE	BRONZE
84-146	2	SLEEVE O-RINGS	BUNA N

5-¼" B84B-5 AMERICAN DARLING HYDRANT WITH TAMPER PROOF COVER

SCALE: N.T.S.

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

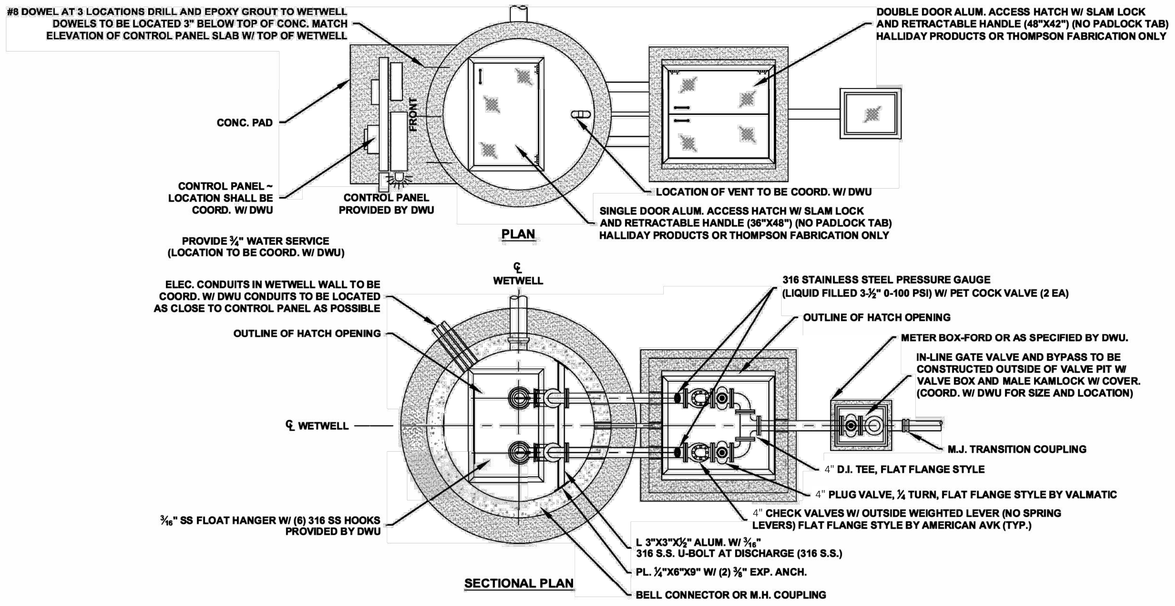
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

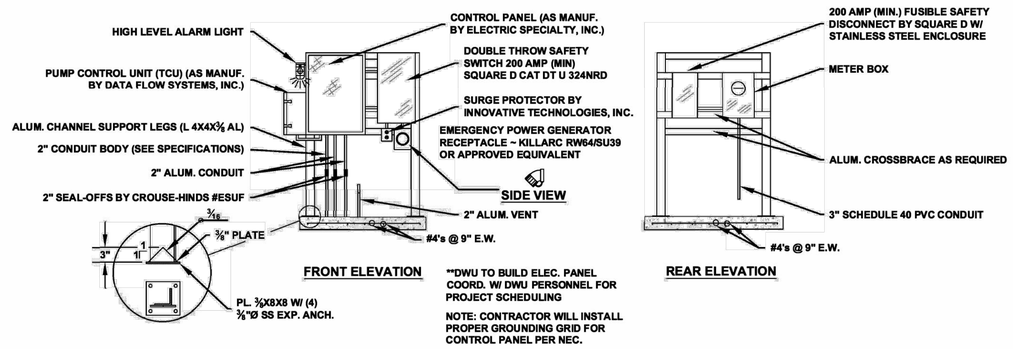
NOTES: SCALE AS SHOWN

DWU TYPICAL DETAILS

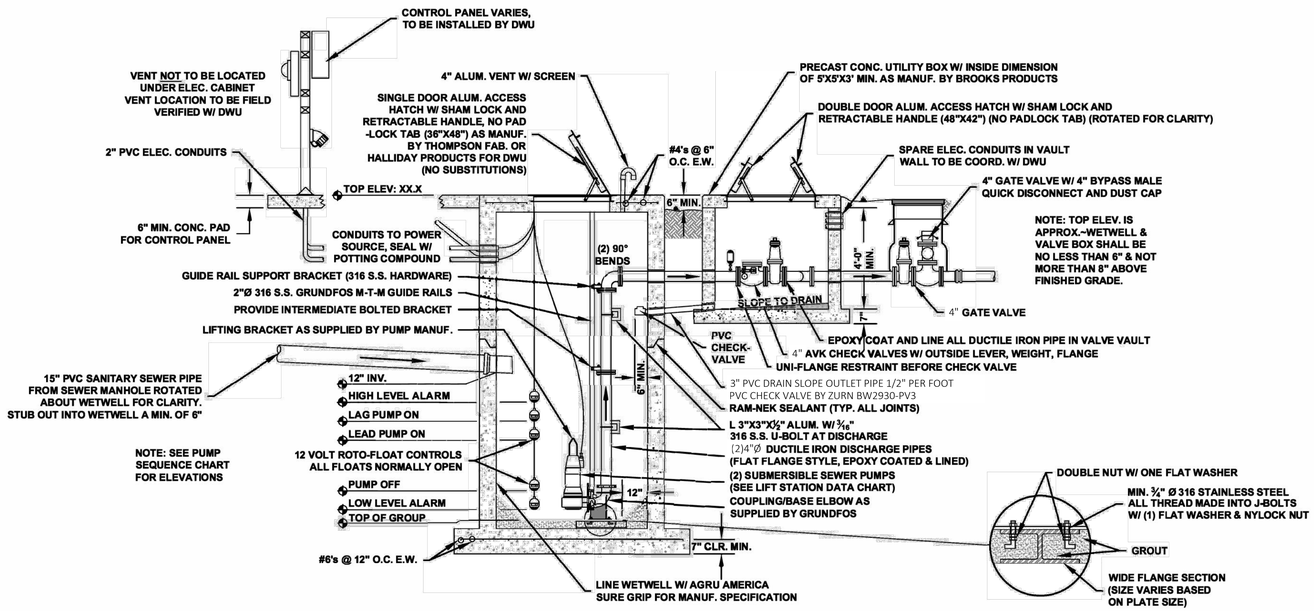
REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.6 OF 47





LIFT STATION CONTROL PANEL INSTALLATION DETAIL



GENERAL NOTES:

1) VALVE VAULT SHALL BE COATED W/ KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT. (TWO COATS, 9 MILS EACH.)
2) BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3) VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES W/ MIN. CLEARANCES AS SHOWN FOR 6"Ø PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES. SIZE OF HATCH ON VALVE VAULT IS FOR 4" PIPE AND SHALL INCREASE ACCORDINGLY W/ LARGER PIPE SIZES.
4) ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WETWELL OR VALVE VAULT SHALL BE MADE WATERTIGHT W/ NON-SHRINK GROUT. PIPING SHALL BE WRAPPED W/ THREE LAYERS OF ASPHALTIC FELT.
5) THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELEC. JUNCTION BOXES IN WETWELL.
6) WETWELL AND VALVE VAULT COVERS SHALL BE ALUM. W/ 3/16" 316 S.S. HARDWARE. SIZE AS REQUIRED BY MANUF. AND APPROVED BY DESTIN WATER USERS, INC. ORIENTATION OF HATCH OPENINGS MAY VARY.
7) FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8) SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS. ACCEPTABLE PUMP MANUFACTURERS ARE GRUNDFOS, WILO, KSB & HYDROMATIC.
9) ALL HARDWARE IN WETWELL AND VALVE BOX SHALL BE 316 STAINLESS STEEL.
10) ALL CONDUIT CONNECTING TO THE CONTROL PANEL SHALL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF FILLED W/ APPLETON DUC NON-HARDENING COMPOUND.
11) ALL ENCLOSURES SHALL BE NEMA 4X SS.
12) THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIFT STATION IN ACCORDANCE W/ THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE W/ THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USERS, INC.
13) ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY W/ APPROPRIATE CODES. THE COMPLETE INSTALLATION SHALL COMPLY W/ THE NATIONAL ELEC. CODE.
14) ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN.
15) EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED W/ A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED W/ THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELEC. OR OTHER POWER CHARACTERISTICS. SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL.
16) THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUF. PRIOR TO SHIPMENT.
17) THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USERS, INC., FOUR (4) COMPLETE, BOUND OPERATION AND MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE CLEAR AND CONCISE INSTRUCTIONS FOR THE OPERATION, ADJUSTMENT, LUBRICATION (INCLUDING LUBRICATION CHART) AND OTHER MAINTENANCE OF THE EQUIPMENT FURNISHED. THE MANUAL SHALL ALSO INCLUDE A COMPLETE PARTS LIST, W/ CATALOG NUMBERS AND OTHER DATA NECESSARY FOR ORDERING REPLACEMENT PARTS. ALL INSTRUCTIONS AND PARTS LIST SHALL BE PREPARED SPECIFICALLY FOR THE MODEL TYPE OF EQUIPMENT FURNISHED.
18) THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUF. (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN).
19) THE CONTRACTOR SHALL KEEP A COMPLETE LIST OF AS-BUILT DRAWINGS SHOWING ALL ITEMS OF CONSTRUCTION AND EQUIPMENT WHICH DIFFER IN SIZE, SHAPE OR LOCATION FROM THOSE SHOWN ON THE PLANS. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE LIFT STATION INSTALLATION.

LIFT STATION DATA

DESIGNATION	**	GRUNDFOS
WETWELL DIAMETER	**	6'
PUMP MODEL	**	SLV.30.A40.30.EX.4.61R.C
VOLTAGE	**	
H.P.	**	3
R.P.M.	**	1750
DELIVERY, GPM	**	118
TDH, FEET	**	34
IMPELLER	**	
FORCE MAIN DIAMETER	**	4"
MIN. SOLID SIZE	**	3-1/8"
EFFICIENCY	**	

PUMP CONTROL SEQUENCE

ELEVATION SETTING	RISING WATER LEVEL	FALLING WATER LEVEL
(+)**	HIGH LEVEL ALARM	6.50
(+)**	5.50	STOP ALARM AND RESET OVERRIDE
(+)**	LAG PUMP ON	5.00
(+)**		
(+)**	LEAD PUMP ON	4.50
(+)**	1.50	PUMPS OFF AND RESET ALTERNATOR
(+)**	0.50	LOW LEVEL ALARM
(+)**	BOTTOM OF WETWELL	0.00

ALL FLOAT SETTINGS ARE APPROXIMATE. CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED BY DWU DURING LIFT STATION TESTING.

LEGEND:

*	PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
⌖	ELEVATION
DWU	DESTIN WATER USERS, INC.
O.C. E.W.	ON CENTER, EACH WAY
316 S.S.	316 STAINLESS STEEL
D.I.	DUCTILE IRON

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
DRAWING DETAILS AND SECTIONS ARE NOT TO SCALE.

LIFT STATION DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: March 3, 2018
REVISION DATE: *
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.7 OF 47

SECTION 1
CLEARING AND GRUBBING

1-1 Description
The work specified in this Section consists of clearing and grubbing within the project limits. Included in the work under this Section is the removal and disposal of existing pavement, as well as all protruding objects such as trees, stumps, roots, etc., necessary to prepare the area for the proposed construction; and removal and disposal of all product and debris which are not required to be salvaged or not required to complete the construction. Clearing and Grubbing shall conform to the requirements of Section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition except as may herein be modified.

1-2 Work Included
Clearing and grubbing shall consist of the complete removal and disposal of all timber, brush, stumps, roots, rubbish, and debris and all other construction resting on or protruding through the surface of the existing ground and the surface of excavated areas, and all other structures and obstructions necessary to be removed and for which the removal thereof is not specified to be done under other items of the contract. Unless otherwise shown in the plans, clearing and grubbing shall be done in the following areas:

1. All areas where excavation is to be done including borrow pits, lateral ditches, right-of-way ditches, etc.
2. All areas where embankments will be constructed.
3. All areas where structures will be constructed.
4. Any other areas specifically called for on the plans to be cleared and grubbed.

1-3 Depths of Removal of Roots, Stumps, and Other Debris
In all areas where excavation is to be done and where the excavated material is to be used in the construction of embankments, or roadway base; also in all areas where roadway embankment will be constructed; roots, and other debris shall be removed to a depth of at least one foot below ground surface. The surface shall then be plowed to a depth of at least six inches and all roots thereby exposed shall be removed to a depth of at least one foot. All stumps within the construction limits shall be removed and disposed of by the Contractor.

Within all other areas where clearing and grubbing is to be done, roots and other debris projecting through or appearing on the surface of the original ground shall be removed to a depth of one foot below the surface; no plowing and harrowing will be required in these areas.

1-4 Disposal of Materials
Timber, stumps, brush, roots, and other objectionable material resulting from the clearing and grubbing shall be disposed of by the Contractor in locations and by methods approved by the local governing authority.

END OF SECTION

SECTION 2
EXCAVATION AND EMBANKMENT

2-1 Description
The work specified in this Section consists of the excavation and embankment required for the pavement and ditches; the excavation and backfilling of pipe and utility trenches, and includes the preparation of subgrades; the construction of embankments, and other utilization or satisfactory disposal of the materials excavated; and the compaction and dressing of excavated areas and embankments. All Excavation and Embankment shall conform to the requirements of Section 120 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition. except as may herein be modified.

2-2 Excavation 2-2.1 Classification of Excavation
All excavation is classified as regular excavation. Regular excavation shall consist of the excavation and the utilization or satisfactory disposal of all materials necessary for the construction of the roadway and side ditches, and the installation of pipe and utility trenches.

2-2.2 Excavation for Pipework
All excavation shall be made along straight lines by open cut unless otherwise authorized by the Engineer or otherwise shown on the plans. Holes for pipe bells shall be hand-excavated to insure that the pipe rests upon the bottom of the trench for its entire length. If the bottom of the excavation is found to consist of rock, or any material that cannot be excavated to give a uniform bearing pressure, the material shall be removed to a depth at least six inches below established bottom grade and backfilled to grade with thoroughly compacted sand at the Contractor's expense. Any excavation carried below the depths indicated, without specific direction from the Engineer, shall be backfilled in the same manner. Trench width measured at one foot above the top of pipe for all pipe other than that approved for assembly prior to installation in the trench shall be:
1. The outside diameter of the pipe plus 16 inches for pipe up to and including 30 inches inside diameter.
2. The outside diameter of the pipe plus 24 inches for pipe greater than 30 inches inside diameter.
3. Where sheeting or shoring is used, the allowable width shall be measured between the inside face of the sheeting or shoring.

For all pressure line piping approved for complete assembly prior to installation in the trench, the minimum trench width shall be the outside diameter of the coupling or joint plus two inches.

Excavated material to be used for backfill shall be neatly deposited at the sides of the trenches where space is available. Where stockpiling of the excavated material is required, the Contractor shall obtain the sites to be used and maintain operations so as to provide for natural drainage and not present an unsightly appearance. Rock, shell, or other base materials for roads shall be carefully selected and kept separate. Grade and line stakes shall be protected. No excavated material shall be placed on private property other than the Owner's.

2-2.3 Dewatering for Pipework
Dewatering, if required, shall be continued during construction to keep the ground water below the level of the back-fill at all times until the backfill is completed. Water settling may be approved or required, and shall consist of continuing the well points in service and applying water as directed to the excavation during backfill.

2-2.4 Shoring
When necessary to protect workmen, banks, adjacent paving, structures and utilities, excavations shall be shored and braced by members of suitable size and arrangement. Shoring, bracing and sheeting shall be removed as excavations are backfilled in a manner to prevent injurious caving. Where directed by the Engineer, the sheeting shall be left in place in the backfill with proper bracing to provide lateral support.

2-3 Disposal of Unsuitable Materials
If not otherwise designated in the plans, unsuitable materials shall be disposed of by the Contractor in areas provided by him, to the satisfaction of the Engineer and the local governing authority.

2-4 Disposal of Excess Useable Materials
Excess useable materials shall be disposed of by the Contractor in areas provided by the Owner and to the satisfaction of the Owner. The determination whether material is classified as useable or unsuitable shall depend upon the judgement of the Engineer.

2-5 Materials for Embankment
All suitable material resulting from the excavation shall be used as much as practical during construction. Embankment shall not be constructed of material containing muck, stumps, roots, brush, vegetable matter, rubbish or other material that will not meet the compaction requirements. All material designated as undesirable shall be removed as provided above.

Material placed over the areas of the project which are to be grassed, seeded and mulched, or sodded shall be suitable for plant growth and free from appreciable quantities of hard clods, stiff clay, hardpan, gravel, brush, roots, refuse, or other deleterious materials and shall be of reasonably uniform quality.

2-6 Embankment Construction
Embankment shall be constructed true to lines, grades, and cross sections shown in the plans or as ordered by the Engineer within the tolerances specified herein.

2-7 Backfilling of Pipework

2-7.1 General
All fill and backfill shall be free from organic matter such as roots, stumps, trees, refuse, or other objectionable material. Except as specified otherwise, fill and backfill shall be placed in layers not more than 6 inches thick and each layer shall be compacted thoroughly and evenly. The moisture content of the fill material shall be such that proper compaction will be obtained. Backfill shall be not placed against concrete within seven days after it has been poured and only when directed by the Engineer.

2-7.2 Backfilling Trenches
The initial backfill shall be carefully deposited on both sides of the pipe at the same time and thoroughly compacted around the barrel of the pipe until enough backfill has been placed to provide a cover of one foot above the bell of the pipe. The remainder of the trench shall be backfilled in well compacted one-foot layers. Except for trenches excavated in roads and streets, the backfill shall be placed and compacted to the density specified in Article 2-8.4, with approved mechanical tampers in six inch layers to the top of the trench. Water settling may be used where approved and shall be used where directed by the Engineer. The top material shall be used last and the surface of the trench restored to its original elevation. Under no condition is construction debris to be included with the backfill. Excavated material consisting of muck, mud, clay or other unsuitable material may not be utilized in the backfill.

Where sheeting is withdrawn, all cavities remaining in or adjoining the trench shall be solidly filled and thoroughly compacted. Where sheeting is to remain in place, all cavities behind it shall be backfilled in the same manner as specified for trench backfill. No sheeting that has been driven below the pipe invert may be removed. Before backfilling is completed all sheeting to remain shall be cut off at a line three feet below finish grade.

2-8 Compaction Requirements

2-8.1 Compaction of Embankments
Each layer of the material used in the formation of the embankments shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. Each layer shall be uniformly compacted, using equipment which will achieve the required density, and as compactive operations progress, each layer shall be shaped and manipulated as necessary to assure uniform density throughout the embankment.

2-8.2 Compaction of Subgrade
The subgrade in both cuts and fills shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. It shall be the Contractor's responsibility to maintain the required density until the base or pavement, as applicable, is placed on the subgrade. A copy of the density test results shall be provided to the Engineer for approval prior to beginning base operations.

2-8.2.1 Compaction Test Requirements for Parking Areas
Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than one density test per horizontal layer per 500 square yards of subgrade or three (3) tests minimum to verify density.

2-8.2.2 Compaction Test Requirements for Roadways
Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than two hundred feet, staggered to the left, right, and on centerline to verify density.

2-8.3 Compaction of Grassed Areas
For the upper six-inch layer of areas to be grassed, no specific density will be required under this Section and compaction shall be only to the extent directed.

2-8.4 Compaction for Pipes, Culverts, Etc.
The backfill for trenches shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180 and in accordance with other sections of these specifications. Embankment over and around pipes and culverts shall be thoroughly compacted in a manner which will not place undue stress on the structures.

2-9 Final Dressing
As a final grading operation, the surface of the earth work shall be shaped to conform to the lines, grades, and cross sections shown in the plans, or as directed, within the tolerances specified below.

A tolerance of 0.3 foot above or below plan cross section will be allowed on the final earth work surface with the following exceptions:
(1) The surface of shoulders and berms shall be shaped to within 0.1 foot of the plan cross section.
(2) Earth work shall be shaped to match adjacent pavement, curb, sidewalk, structures, etc.
(3) Ditch bottoms shall be shaped so that no water will be impounded.

When dressing area adjacent to pavement, care shall be exercised to avoid possible damage to such pavements.

2-10 Inspection
The Contractor shall be responsible for notifying the local governing authority to arrange for inspections of the embankment and subgrade. The local governing authority shall be notified twenty-four (24) hours before the construction is ready for inspection.

END OF SECTION

SECTION 3
PAVEMENT BASE COURSE

3-1 Description
The work specified in this Section consists of the construction of a pavement base course. The base course shall be constructed on a prepared subgrade and in a single course. The base course shall be constructed in accordance with these specifications and in conformity with the material, lines, grades, notes and typical cross sections shown in the plans.

3-2 Sand-Clay Base Course
Sand-Clay material for use in the construction of Sand-Clay Base shall be a mixture of sand and clay, and shall be free of trash, foreign matter and other deleterious material. It shall not contain lumps or aggregate of such nature or in sufficient quantity to prevent the obtaining of a smooth surface, free from pits and pockets. It shall not contain particles of aggregate which will not pass a one-inch sieve. Sand-Clay Base Course shall conform to the requirements of Sections 240 and 912 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-2.1 Composition and Gradation
The material passing the 10-mesh sieve shall meet the following requirements for composition, gradation, etc.:

	Percent (of material passing the 10-Mesh Sieve)
Clay material (smaller than 0.005 mm)	8 to 21
Silt (material from, 0.005 to 0.05 mm)	0 to 25
Combined Clay and silt	8 to 25

3-2.2 Bearing Value and Plasticity

3-2.2.1 Bearing Value
The material shall have a Limerock Bearing Ratio Value of at least 75.

3-2.2.2 Plasticity
The material shall meet the following requirements for plasticity (based on tests made on the portion passing the No. 40 sieve):

Liquid Limit - Not greater than 25.
Plasticity Index - Not greater than 6.

3-2.3 Source of Material
The area where sand-clay base material is obtained shall be approved by the Engineer.

3-2.4 Equipment for Placing Sand-Clay Base

3-2.4.1 Graders
Blade graders shall be of the rubber-tired self-propelled type, of sufficient size and weight to accomplish the desired results.

3-2.4.2 Rollers
Pneumatic-tired rollers shall have a double row of wheels equipped with rubber tires so spaced that the tires on the front and rear rows together will cover the entire area over which the rollers travel.

3-2.5 Placing and Mixing Sand-Clay Base Materials
For one-course construction, the placing and mixing of the base course materials shall be done as provided hereinafter for either Case 1 or Case 2.

3-2.5.1 Case 1:
This covers the use of base course material consisting of natural sand-clay with which the mixture of additional sand or clay is not necessary. The material may be dumped directly on the subgrade but shall be uniformly distributed by approved methods. The loose thickness shall be as designated by the Engineer and shall be checked continuously by the Contractor to insure that the finished base will have the thickness and shape required by the typical section. The base course shall be thoroughly mixed for its full width and depth as shown in the plans. After the mixing is completed, the material shall be shaped to the required grade and cross section.

3-2.5.2 Case 2:
This covers the use of base course material consisting of a mixture of two materials, both of which are to be hauled in. The materials shall be spread in successive layers on the road and mixed in place. The Engineer will determine the order in which the two materials shall be spread, as well as the depth of layers of each material. The dumping and spreading of the material, the mixing of the two materials and the shaping of the base shall be done as specified for Case 1.

3-2.6 Compaction
The material shall have approximately the optimum moisture content and the proper loose consistency before being compacted. Wetting or drying will be required when the material does not have the property moisture content to insure the required density. If the material is deficient in moisture, water shall be added and uniformly mixed-in by disking the base course to its full depth. If the material contains an excess of moisture, it shall be caused to dry before being compacted. Wetting or drying operations shall involve manipulation of the entire width and depth of the base as a unit. As soon as proper conditions of moisture are attained, the material shall be compacted to a density not less than 98 percent of the maximum density as determined by AASHTO T 180. In-place compaction tests to verify densities will be taken which represent an area no greater than 500 square yards in size. A miminum of three (3) tests shall be taken. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

3-3 Limerock and Crushed Aggregate Base Course
Limerock Base Course shall conform to the requirements of Section 200 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

Crushed Aggregate Base Course shall conform to the requirements of Section 204 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-3.1 Gradation Requirements

3-3.1.1 Gradation Requirements for Limerock Base Course
Gradation requirements specified herein shall apply to the completed base course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified for #56 stone.

3-3.1.2 Gradation Requirements for Crushed Aggregate Base Course
Gradation requirements specified herein shall apply to the completed drive course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified in Table 1. Sieves shall conform to ASTM E11.

GRADATION OF AGGREGATES
Percentage by Weight Passing Square Mesh Sieve

Sieve Designation	%
1-inch	100
1/2-inch	40-70
No. 4	20-50
No. 40	5-25
No. 200	0-10

3-3.2 Liquid Limit and Plasticity Index

3-3.2.1 Liquid Limit and Plasticity Index for Limerock Base Course
The liquid limit should not exceed 25 and the material shall be non-plastic.

3-3.2.2 Liquid Limit and Plasticity Index for Crushed Aggregate Base Course
Liquid limit and plasticity index requirements stated herein shall apply to any aggregate component that is blended to meet the required gradation and also to the aggregate in the completed driveway. The portion of the aggregate passing No. 40 sieve shall be either non plastic or have a liquid limit not greater than 25 and a plasticity index not greater than 5.

3-3.3 Limerock Bearing Ratio
Limerock material used in construction of loose rock base shall have an average LBR ratio of not less than 100.

3-3.4 Stockpiling Materials
Aggregate shall be stockpiled on the cleared and leveled areas designated by the Engineer. The material shall be placed in such a manner so as to prevent segregation and allow drainage of water.

3-3.5 Mixing of Materials
The coarse and fine aggregates shall be mixed in a stationary plant, or in a traveling plant or bucket loader on an approved paved working area, and delivered as one mixture containing the fine and coarse aggregate. The supplier shall make such adjustments in mixing procedures or in equipment as may be directed to minimize segregation or degradation, and to ensure a satisfactory base course meeting all requirements of this specification.

3-3.6 Equipment
The material shall be spread by mechanical rock spreaders, equipped with a device which strikes off the rock uniformly to the laying thickness and capable of producing an even distribution of the rock.

3-3.7 Spreading, Shaping, and Compacting

3-3.7.1 General
The material shall be spread uniformly with equipment as specified above. All segregated areas of fine or coarse material shall be removed and replaced with properly graded rock. After the spreading is completed, the entire surface shall be scarified and then shaped so as to produce the required grade and cross section after compaction.

3-3.7.2 Moisture Content
When the material does not have the proper moisture content to insure the required density, wetting or drying will be required. When water is added, it shall be uniformly mixed-in by disking to the full depth of the course which is to be compacted. Wetting or drying operations shall involve manipulation, as a unit, of the entire width and depth of the course which is to be compacted.

3-3.7.3 Density Requirements
The material shall be compacted to a density of not less than 98 percent of maximum density as determined AASHTO T 180 as soon as proper conditions of moisture are obtained.

3-3.7.4 Density Tests
In-place compaction tests shall be provided by the Contractor, at his expense, to verify densities. Such compaction tests shall represent an area no greater than 500 square yards in size, or a minimum of three (3) tests over the site. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

During final compacting operations, if blading of any areas is necessary to obtain the true grade and cross section, the compacting operations for such areas shall be completed prior to making the density tests on the finished base.

3-4 Testing Surface
The finished surface of the base course shall be checked with a 15-foot straightedge. All irregularities greater than 1/4 inch shall be corrected by scarifying and removing or adding base material as required, after which the entire area shall be recompacted as specified herein before.

3-5 Thickness Requirements
The thickness of the base shall be measured at various points representing an area no greater than 500 square yards, or at a minimum of three (3) points over the site, through holes not less than three inches in diameter. Where the compacted base is deficient by more than 1/2 inch from the required thickness, the Contractor shall correct such areas by scarifying, adding material, and recompacting. The base shall be scarified and material added for a distance of 100 feet in each direction from the edge of the the deficient area. The affected area shall then be brought to the required state of compaction and to the required thickness and cross section. A copy of the base thickness testings results shall be provided to the Engineer for approval prior to beginning paving operations.

3-6 Maintenance
The Contractor shall be responsible for assuring that the true crown and grade are maintained, with no rutting or other distortion, and that the base meets all other requirements of these specifications at the time of paving.

END OF SECTION

SECTION 4
ASPHALTIC CONCRETE PAVEMENT

4-1 Description
The work specified in this Section consists of constructing an asphaltic concrete wearing surface to a uniform grade and cross-section. The work shall be in accordance with these specifications and in conformity with the lines, grades, notes, and typical sections shown in the plans.

4-2 Materials 4-2.1 Asphaltic Concrete Wearing Surface
The asphaltic concrete wearing surface type shall be as specified in the asphaltic concrete pavement section as shown in plan details.

Type S-I Asphaltic Concrete shall conform to the requirements of Section 331, Type II Asphaltic Concrete shall conform to the requirements of Section 332, and Type S-III Asphaltic Concrete shall conform to the requirements of Section 331 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as herein modified:

The job mix formula shall produce a minimum Marshall Stability of 1500 pounds.

4-2.2 Prime Coat
The prime coat shall be cut-back Asphalt Grade RC-70 or RC-250 conforming to the requirements of Section 300 and Article 916-2 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition.

4-3 General Construction Requirements
The general construction requirements are as specified in Section 330 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

4-3.1 Asphaltic Concrete Wearing Surface
The asphaltic concrete wearing surface shall be placed to a compacted depth as specified in the asphaltic concrete pavement section as shown in plan details and shall have a minimum compacted density of 108 lbs/IN/SY. Prior to laying the mixture, the surface of the base course shall be cleaned of all loose and deleterious material and, if required, a prime coat as herein specified shall be applied.

4-4 Testing
The thickness of pavement and pavement density shall be determined by the length of cores, at two inches in diameter, taken at random points in the paved area. Each core shall represent a section no larger than 500 square yards in size. A minimum of three (3) tests shall be taken. Asphaltic Concrete Wearing Surface deficient in thickness and/or density shall be corrected to the satisfaction of the Engineer. A copy of the asphalt thickness testing results shall be provided to the Engineer.

END OF SECTION

SECTION 5
CONCRETE PAVEMENT, SIDEWALK, AND CURB

5-1 Description
The work specified in this Section consists of the construction of concrete pavement, sidewalks, and curbs in accordance with these specifications, and in conformity with the lines, grades, dimensions, and notes shown in the plans. Concrete pavement, sidewalks, and curbs shall conform to the requirements of Sections 345 and 350 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

5-2 Materials 5-2.1 Concrete
The material shall be obtained from an approved plant having an approved design mix. All concrete shall have a minimum strength in 28 days as specified shown in plan details.

5-2.2 Reinforcement
The concrete for concrete pavement areas shall be treated with synthetic reinforcing fibers as manufactured by Fibermesh Company, and in accordance with ASTM standard specification for fiber-reinforced concrete and Shotcrete, C 1116. The dosage rate shall be one and one-half (1-1/2) pounds of fibers per cubic yards of concrete.

5-3 Forms
Forms for this work shall be made of either wood or metal and shall have a depth equal to the plan dimensions for the depth of concrete being deposited against them. They shall be straight, free from warp or bends, and of sufficient strength, when staked, to resist the pressure of the concrete without deviation from line and grade. Forms shall be cleaned each time they are used and shall be oiled or saturated with water prior to placing the concrete.

5-4 Foundation
Excavation shall be made to the required depth and the foundation material upon which the concrete is to be set shall be compacted as specified below, true to grade and cross section, and shall be moist at the time that the concrete is placed.

The foundation over which concrete is placed shall be crushed aggregate base compacted to 98% of the maximum density as determined by AASHTO T 180 or compacted subgrade as specified in Article 2-8 of these specifications in accordance with the plan details.

5-5 Joints

5-5.1 Expansion Joints
Expansion joints shall be 1/2 inch, formed with a pre-formed joint filler. Expansion joints shall be provided at all points-of-tangency for curbs and shall be located at maximum intervals of 50 feet between other expansion joints or at ends of run. In addition, expansion joints shall be provided at the interface between concrete curbs and concrete pavement or other concrete objects.

5-5.2 Contraction Joints

5-5.2.1 Concrete Pavement
Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at maximum intervals of fifteen feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After the concrete has been finished over the joint, the slot shall be edged with a tool having a 1/4 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 1/8 inch wide and not less than 2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.2 Concrete Sidewalk
Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at intervals of five feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After finishing the sidewalk over the joint, the slot shall be edged with a tool having a 1/2 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 3/16 inch wide and not less than 1-1/2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.3 Concrete Curb
Except for machine placed items, at the option of the Contractor, joints may be formed by the use of dummy joints (either formed or sawed) or by the use of sheet metal templates. If sheet metal templates are used they shall be of the dimensions, and shall be set to the lines, shown in the plans. The templates shall be held firmly during the placing of the concrete and shall be left in place until the concrete has set sufficiently to hold its shape but shall be removed while the forms are still in place.

For machine placed items, unless an alternate method is approved by the Engineer, contraction joints shall be sawed. The joints shall be sawed as soon as the concrete has hardened to the degree that excessive raveling will not occur and before uncontrolled shrinkage cracking begins.

Contraction joints shall be spaced at intervals of fifteen feet except where a lesser interval is required for closure, but no section shall be less than four feet in length.

Where curb is adjacent to concrete pavement, the curb joints shall be made to align with the pavement joints.

5-6 Placing
The concrete shall be placed in the forms and tamped and spaded to prevent honeycomb and until the top of the structure can be floated smooth and the edges rounded to the required radius.

5-7 Finishing

5-7.1 Concrete Pavement and Sidewalk

5-7.1.1 Screeding: The concrete shall be struck-off by means of a wood or metal screed, used perpendicular to the forms, in order to obtain the required grade and remove surplus water and laitance.

5-7.1.2 Surface Requirements: Unless otherwise indicated on the plans, the concrete shall be given a broom finish. The surface variations shall not be more than 1/4 inch under a ten foot transverse section. The edge of the pavement shall be carefully finished with an edging tool having a radius of 1/2 inch.

5-7.2 Curbs

5-7.2.1 Repair of Minor Defects
The forms shall be removed within 24 hours after the concrete has been placed, and minor defects then filled with mortar composed of one part portland cement and two parts fine aggregate. Plastering will not be permitted on the face of the curb, and any rejected curb shall be removed and replaced without additional compensation.

5-7.2.2 Final Finish
All exposed surfaces shall be given a finish while the concrete is still green. In general, only a brush finish will be required. For any surface areas, however, which are too rough or where other surface defects make additional finishing necessary, the Engineer may require that the curb be rubbed to a smooth surface with a soft brick or wood block, with water used liberally. Also, if further necessary to provide a suitable surface, the Engineer may require additional rubbing, using a thin grout or mortar.

5-8 Curing
The concrete used for curbs shall be cured for 72 hours by a method approved by the Engineer.

END OF SECTION

SECTION 6
STORM DRAINAGE SYSTEM

6-1 Description
The work specified in this Section consists of the construction of inlets and the furnishing and installation of drainage pipe. All work shall be constructed in conformity with these specifications and the sizes and dimensions shown in the plans.

6-2 Materials

6-2.1 Concrete Inlets
All inlet construction covered under this Section shall be of concrete that will have a minimum compressive strength of 3,000 psi in 28 days.

6-2.1.1 Reinforcement
Reinforcing steel shall comply with ASTM A 1015, Grade 40. Reinforcement placement shall conform to ACI 315 and with the plans. Welded Wire Fabric shall comply with ASTM A 1105.

6-2.1.2 Gratings
Gratings and frames fabricated from structural steel shall be galvanized in accordance with the requirements of ASTM A 123 or shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. These requirements do not apply when A-588 steel is used.

6-2.2 Polyvinyl Chloride Inlets
Polyvinyl Chloride Inlets shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the specified configuration. The inlets shall be manufactured by Nyloplast or equal approved by the Engineer. The pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection. The joint tightness shall conform to ASTM D3212. The pipe stock used to manufacture the body and pipe stubs of the inlets shall conform to the mechanical property requirements for fabricated fittings as described by ASTM D3034 and ASTM F1336. Gratings, frames, and hoods for all PVC innlet structures shall be ductile iron conforming to ASTM A536 grade 70-50-05 and shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. The grates, frames, and hoods shall be made specifically for each inlet so as to provide a round bottom flange that closely matches the diameter of the inlet body. The grates, frames, and hoods shall be capable of supporting H-25 wheel loading for heavy-duty traffic. The hood section shall have a solid back and be adustable by use of three (3) locking hex head bolts.

6-2.3 Pipe

6-2.3.1 Reinforced Concrete Pipe
Reinforced Concrete Pipe shall be round reinforced concrete complying with ASTM C 76, Class III, with round rubber gasket complying with ASTM C 361.

6-2.3.2 Polyvinyl Chloride (PVC) Pipe
Polyvinyl Chloride Pipe shall comply with the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified. Non-perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM D 3034, SDR 35, or ASTM F 949. Perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM F 758 or ASTM F 949.

6-2.3.3 Corrugated Polyethylene Pipe
Corrugated Polyethylene pipe shall conform to the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition and AASHTO M 294, except as may herein be modified. Corrugated polyethylene pipe shall be N-12 as manufactured by Advance Drainage Systems (ADS) or approved equal. Where so designated on the plans, corrugated polyethylene pipe shall be provided with perforations and a sock filter.

6-3 Forms
Forms shall be of wood or metal, so designed and constructed that they may be removed without injury to the concrete. They shall be built true to line and grade and braced in a substantial and unyielding manner, and shall be approved by the Engineer before being filled with concrete.

6-4 Precast Inlets
The Contractor may substitute precast inlets in lieu of cast-in-place units unless otherwise shown on the plans. When precast units are substituted the construction of such units may be in accordance with ASTM C 478. The design and fabrication of precast units shall be in accordance with the drawings.

6-5 Construction Methods for Inlets

6-5.1 Excavation
Excavation shall conform with the requirements specified in Section 2 of these specifications.

6-5.2 Placing and Curing Concrete
The concrete shall be placed in the forms to the depth shown in the plans and thoroughly vibrated. After the concrete has hardened sufficiently it shall be covered with suitable material and kept moist for a period of three days.

6-5.3 Setting Manhole Castings
After the concrete has been cured as specified above, the frame of the casting shall be set in a full mortar bed composed of one part portland cement to two parts of fine aggregate.

6-5.4 Placing Pipe
Inlet and outlet pipes shall be of the same size and kind as the connecting pipe shown in the plans. They shall extend through the walls for a distance beyond the outside surface sufficient for the intended connections, and the concrete shall be constructed around them neatly so as to prevent leakage along their outer surface. The inlet and outlet pipes shall be flush with the inside of the wall.

6-5.5 Backfilling
Backfilling shall conform with the requirements specified in Section 2 of these specifications.

6-6 Laying Pipe

6-6.1 General
All pipe shall be carefully laid, true to the lines and grades given. Any pipe that is not in true alignment or which shows any settlement after laying shall be taken up and re-laid without additional compensation.

6-6.2 Concrete Pipe
Concrete pipe shall be laid with hubs upgrade and tongue fully entered into the hub. When pipe with quadrant reinforcement, or circular pipe with elliptical reinforcement is used, the pipe shall be installed in a position such that the manufacturer's marks designating "top" and "bottom" of the pipe shall not be more than five degrees from the vertical plane through the longitudinal axis of the pipe.

6-6.3 Corrugated Polyethylene Pipe
Corrugated polyethylene pipe shall be installed in accordance with the manufac- turer's installation instructions.

6.4 Trench Excavation
The excavation of the trench for pipe culverts and storm sewers shall be as specified in Section 2 of these specifications.

6-6.5 Foundation
Where the foundation material is of inadequate supporting value a suitable foundation shall be provided, as directed by the Engineer, by the removal of unsuitable material and replacing with suitable material. Pipe shall not be laid on blocks or timbers, or on other unyielding material, except where the use of such devices is called for in the plans.

6-6.6 Sealing Joints
For all concrete pipe other than side drain pipe, the pipe joints shall be sealed by the use of round rubber gaskets. The gasket and the surface of the pipe joint, including the gasket recess, shall be clean and free from grit, dirt and other foreign matter, at the time the joints are made. In order to facilitate closure of the joint, application of an approved vegetable soap lubricant immediately prior to closing of the joint will be permitted.

6-6.7 Backfilling
The backfilling around the pipe shall be as specified in Section 2 of these specifications.

6-7 End Treatment
The end treatment required at each cross drain, side drain, or storm sewer pipe end shall be as shown in the plans.

END OF SECTION

SECTION 7
PAVEMENT STRIPES AND MARKINGS

7-1 Description
The work specified in this Section consists of the painting of parking stripes and markings. All work shall be completed in conformity with the plans and specifications, and where so referenced, to the "Florida Department of Transportation Standard Specifi- cations for Road and Bridge Construction", latest edition, and to the Florida Department of Transportation Roadway and Traffic Design Standard Index Drawings.

7-2 Materials

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY
LICENSE No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley P.E. No. 56762

DATE:

REVISIONS: 1 2 3 4 5 6 7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 10/20/22
SCALE: N/A
SHEET
8.1
TOTAL SHEETS 37

7-2.1 Paint
Paint for parking stripes shall conform to Section 971 of the referenced Florida Department of Transportation Standard Specifications, Code T-1 (white). Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.

7-3 Application and Installation

7-3.1 Paint
The surface which is to be painted shall be cleaned, by compressed air or other effective means, immediately before the start of painting, and shall be clean and dry when the paint is applied. Any vegetation or loose material shall be removed from the pavement before striping is begun.

The paint shall be thoroughly mixed before it is poured into the painting machine. The painting machine shall be of a type and design which will readily obtain uniformity with regard to paint stripe thickness and alignment. The contractor shall set tack points and stringlines as required to establish proper spacing and alignment.

7-3.2 Parking Stripes and Markings
All materials and work including thickness and width shall comply with the requirements of Section 710 of the referenced Florida Department of Transportation Standard Specifications. The minimum rate of application shall be one gallon per 320 linear feet for 4 inches solid stripes.

The contractor shall be responsible for protecting new parking stripes and markings from vehicular traffic. Any defective stripes or markings or portion of the stripes or markings damaged by passing traffic or from any other cause shall be corrected at the contractor's expense.

END OF SECTION

SECTION 8
GRASSING

8-1 Description
The work specified in the Section consists of the establishing of a stand of grass, within the limits shown on the plans by sodding or seeding, mulching, fertilizing, watering, grading and maintaining the grassed areas until the completion of the project and final acceptance.

The Contractor shall install permanent vegetated ground cover over all open areas within the limits of construction and adjacent road rights-of-way where existing vegetation has been disturbed by construction operations. All stormwater retention and detention basins and swales shall be solid sodded unless otherwise noted on plans. All slopes which are 3 horizontal to 1 vertical or greater shall be solid sodded unless otherwise noted on plans.

8-2 Materials

8-2.1 Seed
Unless otherwise directed, permanent type grass seed shall be a mixture of 20 parts Bermuda seed and 80 parts Pensacola Bahia seed. Quick-growing type grass seed shall be a species which will provide an early ground cover during the particular season when planting is done and will not later compete with permanent grass. The separate types of seed used shall be thoroughly dry-mixed immediately before sowing. Seed which has become wet shall not be used.

The Bermuda seed shall be an equal mixture of hulled and unhulled seed. The Pensacola Bahia seed shall be scarified seed, having a minimum active germination of 40 percent and a total germination of 85 percent. All seed shall meet the requirements of the State Department of Agriculture and Consumer Services and all applicable State Laws.

8-2.2 Sod
Unless otherwise directed by the Owner, sod shall be of centipede grass. It shall be taken up in commercial-size rectangles, except where 12 inch strip sod is called for. It shall be well matted with roots, dense, uniform, weed-free, be certified to be free of disease and insects, nematodes, and have good sod strength. It shall be planted as soon as possible after being dug and shall be shaded and kept moist from the time it is dug until it is planted. When stacked, it shall not be allowed to heat up above 100 degrees F.

8-2.3 Fertilizer
The fertilizer for seeding and sodding shall be 12-8-8 commercial fertilizer complying with the State fertilizer laws.

8-2.4 Dolomitic Limestone
Dolomitic Limestone shall be an approved product, designated for agricultural use.

8-2.5 Mulch
The mulch material used for seeding shall be dry straw or hay, consisting of oat, rye, or wheat straw, or of pangola, peanut, coastal Bermuda or Bahia grass hay.

8-2.6 Water
Water used in the grassing and planting operations may be obtained from any approved spring, pond, lake, stream, or municipal water system. The water shall be free of salt, of excess and harmful chemicals, acids, alkalies, or any substances harmful to plant growth or obnoxious to traffic.

8-3 Grassing Limits
The Contractor shall take all precautions necessary to limit the area disturbed by construction. Existing grassed areas disturbed by construction outside the limits shown on the plans, shall be re-grassed by seeding to match existing conditions, at the Contractor's expense.

8-4 Application of Fertilizer and Lime
In areas to be seeded or sodded, fertilizer and/or lime shall be applied at a rate of 500 pounds per acre. Fertilizer and/or lime shall be spread uniformly and mixed to a depth of approximately four (4) inches.

8-5 Seeding
The ground over which the seed is to be sown shall be prepared by disk-harrowing and thoroughly pulverizing the soil to a suitable depth. The prepared soil shall be loose and reasonably smooth. It shall be reasonably free of large clods, roots, and other material which will interfere with the work or subsequent mowing and maintenance operations. While the soil is loose and moist, the seed shall be scattered uniformly over the gassing area. Unless shown otherwise in the plans, the rate of spread for the permanent type seed mixture shall be 100 pounds per acre.

When so directed by the plans or the Engineer, seed of an approved quick-growing species of grass, such as rye, shall be spread in conjunction with the permanent seed mixture at the rate of 30 pounds per acre.

8-6 Mulching
Approximately two inches, loose thickness, of the mulch material shall be applied uniformly over the seeded area and the mulch material cut into the soil to produce a loosed mulched thickness of three or four inches.

8-7 Rolling
Immediately after the completion of the seeding, the entire area grassed and mulched shall be rolled with approved equipment. At least two trips over the entire area will be required.

8-8 Sodding
Whenever a suitable area has been graded and is ready for sodding, the Contractor shall proceed at once with sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. Sodding shall not be performed when weather and soil conditions are, in the Engineer's opinion, unsuitable for proper results. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appro- priate tools.

Where sodding is used in drainage ditches, the setting of the pieces shall be staggered, such as to avoid a continuous seam along the line of flow. Along the edges of such staggered areas, the offsets of individual strips shall be tamped so as to produce a featheredge effect.

On areas where the sod may slide, due to the height and slope, the Engineer may direct that the sod be pegged, with pegs driven through the side blocks into firm earth, at suitable intervals. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.

8-9 Watering
The seeded areas shall be watered so as to provide optimum growth conditions for the establishment of the grass. The seeded areas shall be kept in a moist condition for the duration of the contract period (and in no case less than two weeks). The moistened condition shall extend at least to the full depth of the rooting zone. Water shall not be applied, however, when there is danger of a freezing condition.

8-10 Maintenance
The Contractor shall maintain seeded areas in a satisfactory condition until final acceptance is made. Such maintenance shall include watering, and filling, leveling and repairing any washed or eroded areas.

END OF SECTION

SECTION 9
POTABLE WATER SYSTEM

9-1 Description

The work specified in this section consists of the construction of a potable water system, which includes the potable water distribution mains, valving, fire hydrants, and service piping. The potable water system shall be constructed in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

9-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-555 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code pertaining to the installation of potable water systems. Additionally, the contractor shall comply with the requirements of the local fire marshall and Utility Company regulations pertaining to fire hydrants, including hose unit threading and similar matching of connections. The contractor shall obtain required permits and inspections and shall coordinate tapping of existing water mains with the Utility Company.

9-3 Materials

9-3.1 Detector wire

No. 14 copper tracer wire shall be required for all non-metallic water mains. Tracer wire shall be well connected to fire hydrants and shall be protected during backfilling operations to prevent breakage.

9-3.2 Piping and Pipe Fittings

9-3.2.1 Water Mains

Water main piping shall be polyvinyl chloride (PVC) pipe. Water main piping 9-1/2" through 3" in size shall conform to ASTM D 2241, SDR 26 (PVC material 124512-b) with push-on joints conforming to ASTM D 3139 and elastomeric gaskets conforming to ASTM F 477. Water main piping 4" through 12" in size shall conform to AWWA C 900-89, DR 18, and shall be furnished in cast-iron pipe equivalent outside diameters with rubber gasketed joints as AWWA C 900 listed. All water main piping shall be Stamped "NSF-PW". All water main fittings shall be constructed of either ductile iron or cast iron conforming to AWWA C 110 or ANSI A 21.10, respectively.

9-3.2.2 Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert.

9-3.3 Valves

9-3.3.1 Gate Valves

Gate valves shall be of cast iron body, fully bronze mounted, double-disc, and having parallel seats, with wide flanged, mechanical joint, or spigot ends depending on installation. Gate valves shall have a minimum working pressure of 175 psi, and shall comply with AWWA C 500. Gate valves shall open by counterclockwise rotation of the valve stem and shall be fitted with hub-type hand operators. Gate valves shall be sized and located as indicated on the plans.

9-3.3.2 Water Service Clamps and Stops

9-3.3.2.1 Double Clamp Tapping Saddle

Double clamp tapping saddle shall be manufactured by Ford Metering, Co.

9-3.3.2.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.2.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.3 Valve Boxes

An adjustable cast-iron valve box of suitable size shall be provided at each gate valve. The head shall be round and the lid shall have the word "WATER" cast on it. The least dimension of the shaft of the box shall be 5-1/4". A 2'-0" diameter by 6" concrete collar shall be poured around the shaft at the valve box surface. The valve boxes shall be Clow F-2452, or approved equal.

9-3.4 Fire Hydrants

Fire hydrants shall be dry-barrel type conforming to AWWA C 502. Hydrants shall have 6" outlet, one 5-1/4" pumper connection, and two 10-1/2" hose connections. The size and shape of operating nuts and threads on hose and pumper connections shall be as required by the utility company. The hydrants shall be America Darling, (Model B84B-5) with tamper proof bonnet.

9-3.5 Anchorages

The contractor shall provide anchorages for tees, wyes, crosses, plugs, caps, bends, valves, and hydrants as required. After installation, apply full coat of bituminous material to surface of any ferrous anchorages. Anchorage types are as follows:

(1) clamps, straps, and washers: steel, ASTM A 506.
(2) rods: steel, ASTM A 575.
(3) rod couplings: malleable-iron, ASTM A 197.
(4) bolts: steel, ASTM A 307.
(5) thrust blocks: concrete, 2500 psi, sized as indicated.

9-3.6 Water Meters

Water meters for billing are to be procured from Destin Water Users, Inc.

9-4 Installation

9-4.1 Pipe Laying and Jointing

Pipe, fittings, valves and accessories shall be carefully inspected before and after installation and those found defective shall be rejected and replaced. Before placing in position, contractor to clean pipe, fittings, valves and accessories and maintain in clean condition. Cut pipe accurately to measurements established at the site and work into place without springing or forcing. Support pipe at its proper elevation and grade, taking care to secure firm and uniform support. Lay pipe so that the full length of each section of pipe and each fitting will rest solidly on the pipe bedding; excavate recesses to accommodate bells, joints, and couplings. Provide anchors and supports where necessary for fastening work into place. Concrete reaction, thrust blocks or restrained joints shall be applied for all tees, plugs, caps and bends deflecting 210-1/2 degrees or more. Keep trenches free of water until joints have been properly made. At the end of each day's work, close open ends of pipe temporarily with wood blocks or bulkheads. Do not lay pipe when conditions of trench or weather are unsuitable. In addition to the above, PVC pipe and fittings installation shall conform to the requirements of UNI B-3.

Water mains shall be laid at least 10' horizontally from any existing or proposed sewer. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by D.E.P., DWU, and the Engineer, the water main may be installed closer to the sewer, provided that the water main is laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at such an elevation that the bottom of the water main is at least 18" above the top of the sewer.

Between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between joints. Alternatively, the sewer main be placed in a sleeve or encased in concrete to obtain the equivalent of the required 10' separation.

Excavation and backfilling of water main trenches shall conform to Section 2 of these specifications. Provide a minimum of 36" of cover over water mains.

9-4.2 Gate Valves

Install gate valves in accordance with the requirements of AWWA C 600 for valve-and-fitting installation. Valve boxes shall be placed concentrically over the valve operating nut.

9-4.3 Fire Hydrants

Install fire hydrants in accordance with the requirements of AWWA C 600 and AWWA M 17, "Installation, Operation, and Maintenance of Fire Hydrants".

9-4.4 Connection to Existing Water System

Coordinate and make connections to the existing water system in a manner approved by the Utility Company, and with a minimum interruption of service on the existing system.

9-5 Field Testing

9-5.1 General

Conduct piping tests before joints are covered, and after thrust blocks have sufficiently hardened. Fill pipeline with water 24 hours prior to testing, and apply test pressure to stabilized system.

9-5.2 Hydrostatic Tests

9-5.2.1 Pressure During Test

After the pipe has been laid and backfilled as specified, each valved section of newly laid pipe shall, unless otherwise specified, be subjected to a hydrostatic pressure equal to 150 psi. The contractor shall record the testing by the use of a pressure recording gauge, and after all testing is complete, the recording shall be turned over to the engineer for his files.

9-5.2.2 Duration of Pressure Test

The duration of each pressure test shall be at least 2 hours.

9-5.2.3 Procedure

Each section of pipe shall be slowly filled with water and the specified test pressure, measured at the lowest point of the elevation, shall be applied by means of a pump connected to the pipe in a satisfactory manner. The pump, pipe connection, gauges meter, and all necessary apparatus shall be furnished by the contractor. The test shall be applied to each valved section in order to check the leakage through all valves.

9-5.2.4 Expelling Air Before Test

Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation and afterwards tightly plugged.

9-5.2.5 Definition of Leakage

Leakage is defined as the quantity of water to be supplied into the newly laid pipe, or any valved section of it, necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

9-5.2.6 Permissible Leakage

Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under normal operating pressure. No pipe installation will be accepted until or unless this leakage (evaluated at 150 psi) is less than the figure stated below:

	gal's/1000'/24 hrs.	Gal's/1000'/1 hr.
2"	3.8 gal.	0.16 gal.
3"	5.7 gal.	0.24 gal.
4"	7.6 gal.	0.32 gal.
6"	11.4 gal.	0.47 gal.
8"	15.2 gal.	0.63 gal.
10"	18.9 gal.	0.79 gal.
12"	22.7 gal.	0.95 gal.

9-5.2.7 Variation from Permissible Leakage

Should any test of combined sections of pipe laid disclose leakage greater than the specified limit, the contractor shall, at his expense, locate and repair the defective joints until the leakage is within the specified allowance.

9-5.2.8 Water for Testing

Water for testing shall be provided by the contractor at his expense.

9-5.2.9 Time for Making Test

Pipe may be subjected to hydrostatic pressure, inspected, and tested for leakage at any convenient time after partial completion of backfill. The contractor may test the system with joints exposed or with backfilling complete at his option. The Engineer and the Utility Company shall be notified at least 24 hours before scheduling testing with a Utility Company representative present.

9-5.3 Operating Tests

Open and close all valves and hydrants under system water pressure. Check dry barrel hydrants for proper drainage.

9-6 Disinfection

Flush and disinfect the new potable water system in accordance with AWWA C 601 to the satisfaction of the Engineer and the Utility Company. In the process of chlorinating water, all valves or other appurtenances shall be operated while the pipe line is filled with the chlorinating agent.

9-7 final flushing and testing

Following disinfection, all treated water shall be thoroughly flushed from the newly laid pipe system at its extremities until the replacement water throughout its length shall upon test, both chemically and bacteriologically, be approved by the Florida Department of Environmental Protection. The contractor shall be responsible for arranging and paying for the test samples.

9-8 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-555, the Engineer of Record will be responsible for observation of the construction of the potable water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction and cleaning and disinfecting described above before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the potable water system.

9-9 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the potable water system. The as-built plans shall show the location of water services, water valves, and fire hydrants. Engineering approval of the potable water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 10
RECLAIMED WATER DISTRIBUTION SYSTEM (A.K.A. REUSE WATER)

10-1 Description

The work specified in this section consists of the construction of reclaimed water services and other appurtenances, in conformity with the plans and in accordance with these specifications, or the general utility specifications of Destin Water Users, Inc. (Utility Company), whichever is more stringent.

10-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 and 610-610 of the Florida Department of Environmental Protection rules, the applicable portions of the National Standard Plumbing Code and Ten State Standards pertaining to the installation of reclaimed water systems, and the Utility Accommodation Manual of the Florida Department of Transportation, latest edition. The contractor shall obtain required permits and inspections from the Utility Company.

10-3 Materials

10-3.1 Detector Wire

No. 12 copper tracer wire shall be required for all non-metallic services and shall be protected during backfilling operations to prevent breakage.

10-3.2 Gate Valves - See Section 9

10-3.3 Piping and Pipe Fittings - See Section 9

10-3.3.1 Reclaimed Water Mains - See Section 9

10-3.3.2 Reclaimed Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert. All reclaimed water infrastructure (mains, services, etc.) shall be color coded using pantone purple 522C using light stable colorants.

10-3.3.3 Reclaimed Water Service Clamps and Stops

10-3.3.3.1 Service Clamps

Service clamps shall be Clow-Vega model F-6350 as manufactured by Clow, Wichita Falls, Texas, or Dresser style 194 as manufactured by Dresser Manufacturing Co., Bradford, PA, or approved equal.

10-3.3.3.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.3.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.4 Valve Boxes - See Section 9

10-3.4 Anchorages - See Section 9

10-5 Installation - See Section 9

10-6 Field Testing - See Section 9

10-7 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the reclaimed water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the reclaimed water system.

10-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the reclaimed water system. The as-built plans shall show the location of water services, bends and valves. Engineering approval of the reclaimed water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 11
SANITARY SEWAGE SYSTEM

11-1 Description

The work specified in this section consists of the construction of a gravity sanitary sewer collection system, including sanitary sewer collection lines, service lines, sanitary sewer manholes, and other appurtenances, in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

11-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code and Ten State Standards, pertaining to the installation of gravity sanitary sewer collection systems. The contractor shall obtain required permits from DEP and inspections required by the Utility Company.

11-3 Materials

11-3.1 Gravity Sewer Collection Lines and Fittings

Gravity sewer collection line piping and fittings (6" through 12") shall be polyvinyl chloride (PVC) conforming to ASTM D 3034, Type PSM, SDR 35. Jointing shall be accomplished by means of elastomeric gasket joints conforming to ASTM D 3212. Gasket material shall be suitable for use with domestic sewage and shall conform to ASTM F 477.

11-3.2 Sewer Service Lines

Sewer service line piping and fittings (4" and smaller) shall be polyvinyl chloride (PVC) conforming to ASTM D 2466. Extend sewer service lines to right-of-way line and bend up at a 45° angle. Extend 18" above ground and cap.

11-3.3 Manholes

Sanitary sewer manholes shall be constructed of precast reinforced concrete, sized as indicated, and complying with ASTM C 478. Manhole tops shall be eccentric cone type and manhole bases shall be base riser sections with integral floors. No steps shall be provided in any sanitary sewer manholes of any depth.

Sanitary sewer manhole frames and covers shall be of heavy-duty cast iron construction, sized as indicated. The manhole cover shall be of indented top design with lettering cast into the top reading "SEWER". Manhole frames and covers shall be Vulcan Foundry No. VM-37, Neenah Foundry No. R-1600, or approved equal. Manhole frames and covers are to be coated with coal-tar epoxy.

11-3.4 Cleanouts

Sanitary sewer cleanouts shall be constructed of PVC pipe extended to the ground surface with PVC plugs.

11-4 Installation

11-4.1 Gravity Collection and Service Lines

Each section of pipe shall be carefully inspected before and after it is installed and defective pipe shall be rejected and removed. Sewer lines shall be laid beginning at the low point of the system, true to the grade and alignment indicated, with unbroken continuity of invert. Clear interior of piping of dirt and other superfluous material as work progresses. Open ends of pipe at the end of each day's work shall be closed temporarily with wood blocks or bulkheads. In addition to the above, PVC gravity sewer lines shall be installed in accordance with UNI-B-5.

Sewers shall be laid at least 10' horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by DEP, DWU, and the Engineer, the sewer may be installed closer to the water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation so that the bottom of the water main is at least 18" above the top of the sewer.

Sewers crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between any two joints. Alternatively, the sewer main may be placed in a sleeve or encased in concrete to obtain the equivalent of the required 11' separation.

Excavation of pipe trenches shall conform to Section 2 of these specifications.

11-4.2 Sewer Manholes

Sanitary sewer manholes shall be installed in accordance with ASTM C 891. Where manholes occur in pavements, set top of frames and covers flush with the finished surface. Elsewhere, set tops 3" above finished surface, unless otherwise indicated. Grout inverts of manholes to provide continuity of grade and direction change through manhole. The exterior of the manhole shall be given two coats of Koppers 300M, or equal, before backfilling operation.

Sewer manholes shall be coated with a self-priming heavy duty cold applied coal tar material similar and equal to Koppers "bitumastic super service black". Provide a minimum of two (2) coats at a rate of 50 to 60 square feet per gallon per coat.

11-5 Backfilling

Backfill pipe trenches and around structures in accordance with Section 2 of these specifications.

11-6 Inspection and Testing

Inspect piping to determine whether line displacement or other damage has occurred. Make inspections after lines between manholes, or manhole locations, have been installed and approximately 2' of backfill is in place, and again at the completion of the project. If inspection indicates poor alignment, debris, displacement, or other defects, correct such defects and reinspect.

Leakage tests may include appropriate water or low pressure air testing. The leakage outward or inward (exfiltration or infiltration) shall not exceed 50 gallons per inch of pipe diameter per mile per day for any section of the system. An exfiltration or infiltration test as appropriate shall be performed with a minimum positive head of 2'. The water test, if used, shall be run continuously for a period of not less than 3 hours, with weir reading taken at 20 minute intervals. The air test, if used, shall, as a minimum, conform to the test procedure described in ASTM F 1417-92 (1998) "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines using Low-pressure Air". All test times shall be calculated using Ramseier's equation $t = 0.085\ (dk/q)$ where

t = shortest time, in seconds allowed for the air pressure to drop 1.0 psig
k = 0.000419 dl, but not less than 1.0
q = 0.0015 cubic feet/minute/ square feet of internal surface
d = nominal pipe diameter in inches
l = length of pipe being tested in feet

For more efficient testing of long test sections and /or sections of larger diameter pipes a timed pressure drop of 0.5 psig may be used in lieu of the 1.0 psig drop. If 0.5 psig pressure drop is used, appropriate required test times shall be exactly half as long as those obtained using Ramseier's equation for t cited above.

The testing methods provided should take into consideration the range in groundwater elevations projected and the situation during the test.

The test shall be made by the contractor with the Utility Company representative being present to verify the test accuracy. The Engineer and the Utility Company shall be notified 24 hours in advance. Where infiltration occurs in excess of the specified amount, the defective pipe or joints shall be located and repaired at the expense of the contractor. If the defective portions cannot be so located, the contractor, at his own expense, shall remove and reconstruct as much of the original work as necessary to obtain a sewer system within the allowable infiltration limits.

The sewer or sewers shall be pumped out and normal infiltration conditions prevail before testing shall be started.

All sewer mains and services shall be pressure tested as specified in this section or as required by the Florida Department of Environmental Protection and the Utility Company.

All sanitary sewer mains and manholes must be video taped and provided to the Utility Company before accepted for service.

11-7 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer collection system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sewer collection system.

11-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with three (3) sets of marked-up construction plans depicting as-built conditions of the sanitary sewer system. The as-built plans shall show the location of sanitary sewer services and the location and elevation of sanitary sewer manholes. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

SECTION 12
SANITARY SEWER PUMPING SYSTEM

12-1 Description

The work specified in this section consists of the construction of a sanitary sewer pumping system, including lift station, control panels, pressure conduit and valves, and other appurtenances in conformity with the plans and in accordance with these specifications, or the requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

12-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida DEP rules and the applicable portions of the National Standards Plumbing Code and Ten State Standards, pertaining to the installation of sanitary sewer systems. All electrical work shall be performed in the National Electric Code. The contractor shall obtain required permits and inspections from the Utility Company.

12-3 Submittals

The contractor shall submit manufacturer's product data and installation instruction for conduit and fittings, valves, and accessories. In addition, shop drawings and/or catalog performance (including installation drawings, wiring diagrams, operation and maintenance instruction) for pump station, and certified pump performance curves shall be submitted. The contractor shall not ship nor install equipment prior to receipt of shop drawings stamped "for job use" or "approved for construction" from the Engineer.

12-4 Products/materials

12-4.1 Pumps

Pump motors shall be sized as required to be non-overloading at any point on the pump performance curve. The pumps shall be Wilo, KSB or Grumdfos sewer pumps. The pumps shall be equipped with submersible motors, suitable for operation in domestic sewage, but with the capacity to run "dry" without damage. The pumps shall be designed for removal from above using a 2"Ø guide rail system. Pumps must be able to pass minimum sphere of 3.0". Refer to lift station details for pump model and specifications.

12-4.2 Electrical Section

This section applies to lift station discharging 300 gallons per minute or less. All others shall be submitted to Destin Water Users for approval.

12-4.3 Control Panel

Provided by the Utility Company.

12-4.4 Power Supply and Main Disconnect

Power supply to the control panel shall be either 240 volt, 3 phase, 4 wire or 480 volt, 3 phase, 4 wire. Minimum service shall be 240 volt 200 amp. A 3" rigid schedule 40 conduit for incoming power from transformer to meter shall be provided. Single phase will not be accepted.

Fusible safety disconnect of rated incoming amperage shall be manufactured by Square D (Model #H324NRB). All disconnects shall be installed between meter and double throw safety switch.

12-4.5 Conduit

All conduit shall be 2" rigid schedule 40 (except as stated in 4.4). A seal off is required for all conduits between the wet well and control panel. The seal off shall be filled with Appleton duc seal non-hardening compound. These shall be mounted 12" off the concrete pad. Each conduit shall enter the control panel directly under the corresponding control point.

12-5 Wetwell Section

This section applies to lift stations discharging 300 gallons per minutes or less. All lift stations will be a duplex pump style. All others must be submitted for approval.

12-5.1 Wet Well

Minimum inside diameter of 4' and shall not have less than 7' of depth from bottom of the lowest invert to top of grout. The wet well floor shall be filled with grout up to bottom of the base ells. All inside seams shall be filled with non-shrink grout. Wet well shall be coated with HDPE liner or Spectrashield.

NOT FOR CONSTRUCTION

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS: 1 2 3 4 5 6 7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST
SPECIFICATIONS

DATE: 10/20/22
SCALE: N/A
SHEET
8.2
TOTAL SHEETS 37

12-5.2 Piping

All piping shall be 4" or greater ductile iron. All connections will be made by means of flat flange type. Discharge pipes shall be one continuous piece from the base ell to the 90 degree elbow that exits wet well. For discharge pipes that have a length greater than 15', a solid sleeve coupling shall be used. The coupling will be mounted so it will not be submersed except under a flooded condition.

12-5.3 Base Ells

Base ells shall be high pressure coupling style as manufactured by approved pump manufacturer. It shall be a high pressure coupling style that utilizes a single stainless steel 2"Ø rail system. The rail shall be continuous from base ell to 6" above 90 degree elbow. The rails shall be mounted to the 90 degree elbows by an intermediate guide rail support flange mount.

12-5.4 Grout

The floor shall be poured with grout up to the bottom of base ells, at a 1 to 1 slope on the sides for chamfer (Rolloc) but is not to interfere with pump operation.

12-5.5 Float Hanger

Provided by DWU.

12-5.6 Air Vent

A 4" aluminum air vent is required. It is to be stub on opposite side as the conduit from wet well under the control panel a minimum of 18" above elevation of wet well.

12-5.7 Cross Brace

A cross brace made of 3"x3"x1/2" aluminum angle shall be used to brace the discharge pipes to the wet well. It will be mounted behind the pipes to the wet well wall with a base plate measuring 6"x9"x3/8". The base plate shall be aluminum flat stock and shall be secured to wall with two 3/8" anchor bolts stainless steel. The brace shall be connected to the discharge pipes with a 4"x3/16" stainless steel u-bolt. The brace shall be mounted 18" below the 90 degree elbows of the discharge pipes.

12-5.8 Access Cover

The access cover shall be manufactured by Hallidy or Thomson Fab. For DWU 36x48 aluminum with slamlock & anchors. Access cover shall open toward the drywell.

12-6 Drywell Section

This section applies to lift stations discharging 300 gallons per minute or less. All others will be submitted for approval.

12-6.1 Drywell

A precast concrete utility box with outside dimension of 6'x5'x4' is required. A minimum clearance of 6" from inside wall or floor and any assembly is required. A 48"x42" double door access hatch with recessed handle and slam lock, no padlock tab. As manufactured by Hallidy or Thompson Fab for Destin Water Users will be used.

12-6.2 Access Cover

The access cover shall be manufactured by Hallidy or Thompson Fab for DWU 48x42 aluminum with slamlock and anchors. Access cover shall be on center with discharge pipes and shall slamlock to wet well side.

12-6.3 Pipe

All piping shall be 4" or greater ductile iron. All connections shall be of flat flange type. Pipe from wet well to check valve will be continuous and will terminate no closer than 6" from inside wall.

12-6.4 Check Valve

Check valves shall be outside spring and lever 4" flat flange style as manufactured by AVK. Two are required.

12-6.5 Plug Valve

Plug valves shall be 1/4 turn flat flange style as manufactured by Val Matic.

12-6.6 Gate Valves

Gate valves shall be of resilient seat design, with wide flange, mechanical joint, or spigot ends, depending on installation. Gate valves shall have a minimum working pressure of 160 psi, shall open by counterclockwise rotation of the valve stem, and shall be fitted with wheel-type hand operator, as applicable. Gate valves shall comply with AWWA C 509.

12-6.7 Bypass

The bypass shall be a 4" male quick disconnect with dust plug. It shall be mounted to a 4" cast iron flat flange female adapter with a 4" galvanized close nipple 6" in length.

12-6.8 Forcemain

Ductile iron pipe shall be used to exit the drywell to a point 18" past outside wall. A mechanical joint transition coupling shall be used to connect to the PVC forcemain.

12-6.9 Pressure Gauge

One liquid filled, stainless steel, 0 to 100 psi pressure gauge with 11-1/2" face shall be used on each discharge pipe with a petcock valve.

12-6.10 Drain

The drain from drywell to wet well shall be a 3" PVC pipe, on a 1/2" fall per foot slope, extended a minimum of 8" into wet well. A gravity flow PVC check valve with removable top shall be used. Check valve shall be manufactured by Plastic Oddities (Model #PBF 380).

12-6.11 Miscellaneous Hardware

The contractor shall supply all miscellaneous hardware. All miscellaneous hardware shall be of Type 304 alloy, stainless steel construction.

12-7 Water Service

A 3/4" water service shall be supplied as shown. Location to be coordinated with Destin Water Users.

12-8 Access

Access shall be provided for operation and maintenance on a 24-hour basis. If a driveway is used, it must be constructed at a minimum of 12' wide and be able to support a heavy-duty vehicle with trailer mounted 100 KV generator. Location of drive to be coordinated with DWU.

12-9 Easement

A recorded easement shall be required for all lift stations and forcemains that are not on rights-of-way. All costs of recording easement shall be the responsibility of the owner.

12-10 Electrical Service

Owner shall initiate account, prior to any pump down test or acceptance by DWU. Owner shall incur any cost prior to acceptance by DWU.

12-11 Piping and Pipe Fittings

12-11.1 Cast Iron Pipe

All cast-iron shall be centrifugally cast conforming to ANSI A 21.6, and meeting all the quality and metallurgical provisions of ANSI standard specification A 21.10 "Thickness Design of Cast-iron Pipe". Lining and coating shall be of bituminous material as specified in article 12-4.8.3.

12-11.1.1 Flanged Joints

ANSI standard specifications B16.1, cast-iron pipe flanges and flanged fittings, 125 pounds, screwed on flanges, faced and drilled to ANSI Class 125 pound template with red sheet rubber gaskets.

12-11.1.2 Fittings

Fittings shall meet ANSI standard specification A21.10, cast-iron fittings, 10-inch through 48-inch for water and other liquids. Minimum pressure rating shall be equal to that of the pipe specified.

12-11.2 Coating for Wastewater Lines

All cast iron pipe and fittings to be installed underground shall be coated on the interior and exterior with hot-dip coal-tar. The exterior of all above ground pipe shall receive a coat of rust inhibitor prime compatible with the finish paint schedule. All bolts, nuts, studs and other uncoated parts of joints for underground installation shall be coated with asphalt or coal-tar prior to backfilling.

12-11.3 Detector Tape

All non-metallic sewer force main lines shall be marked with detector tape and 14 gauge tracer wire to enable location with a ferrous metal detector. The detector tape shall be placed approximately 12" above the pipe and throughout the entire pipe length. Care shall be taken to avoid damage to the detector tape during the backfilling operation.

12-12 Installation

12-12.1 Lift station and Appurtenances

12-12.1.1 General

The lift station and appurtenances shall be installed in accordance with the manufacturer's instructions or the requirements of Destin Water User's, whichever is more stringent.

12-12.1.2 Operation of System

Operation of the station shall be as follows: water level rises to lead pump on level; the lead pump starts and lowers the level to pump(s) off level; the pump stops and automatically alternates to position the second (lag) pump as lead pump for the next cycle. If the lead pump starts and the water level continues to rise to the lag pump on level, the lag pump will then start and both pumps will operate together until the water level is lowered to the pump's off level. If the lead pump fails for any reason, an override control shall begin operating the lag pump.

12-12.1.3 Start-up, Initial Operation

The contractor shall start up and provide initial testing before operation of the completed pumping station. The initial operation shall include filling (using potable water, if necessary) of the wet well as necessary, to cycle and test the pumps and controls, including simulated pump failure, and high water alarm, pump alternation, and other features of the specified equipment. Testing of the station shall be coordinated with the Engineer and the Utility Company.

12-12.2 Pressure Piping

12-12.2.1 General

Pressure piping shall be installed in accordance with the manufacturer's printed instructions. The trench shall be graded so that when the pipe rests on the trench bottom it will have a uniform bearing for its entire length. The pipe shall be carefully examined for defects and the inside cleaned. After placing the pipe in the trench, the ends shall be wiped free from all dirt, sand and foreign material. The joints shall be made in accordance with the recommendations of the pipe manufacturer.

Suitable concrete reaction or thrust blocks shall be applied on all tees, plugs, caps, and bends deflecting 22-1/2 degrees or more, or movement shall be prevented by attaching metal rods or straps approved by the Engineer. Unless otherwise directed, the pipe shall be laid with bell ends facing in the direction of laying. Whenever it is necessary to deflect the pipe from a straight line (either in the vertical or horizontal plane) to avoid obstruction, to plumb stems, or where long radius curves are permitted, the degree of deflection shall be as recommended by the manufacturer of the pipe.

Pressure piping crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pressure piping joints and water main joints are equidistant from the point of crossing with no less than 10' between any two joints. Alternatively, the sewer pressure piping may be placed in a sleeve or enclosed in concrete to obtain the equivalent of the 12' separation.

Excavation and backfilling of sewer pressure piping shall conform to Section 2 of these specifications. Provide a minimum of 30" of cover over sewer pressure piping.

12-13 Testing

Testing of the pressure conduit shall conform to Section 9-5 under potable water system of these specifications.

12-14 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer pumping system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sanitary sewer pumping system.

12-15 As-built Drawings

The contractor shall furnish the Engineer at the close of the project with one (1) set of marked-up construction plans depicting as-built conditions of the sanitary sewer pumping system. The as-built plans shall show the location and elevations of the sanitary sewer pumping system. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer pumping system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

APPROVED
By Daniel Butler at 11:44 am, Apr 25, 2023

NOT FOR CONSTRUCTION

Licensed Engineer:
ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:
REVISIONS: 1 2 3 4 5 6 7

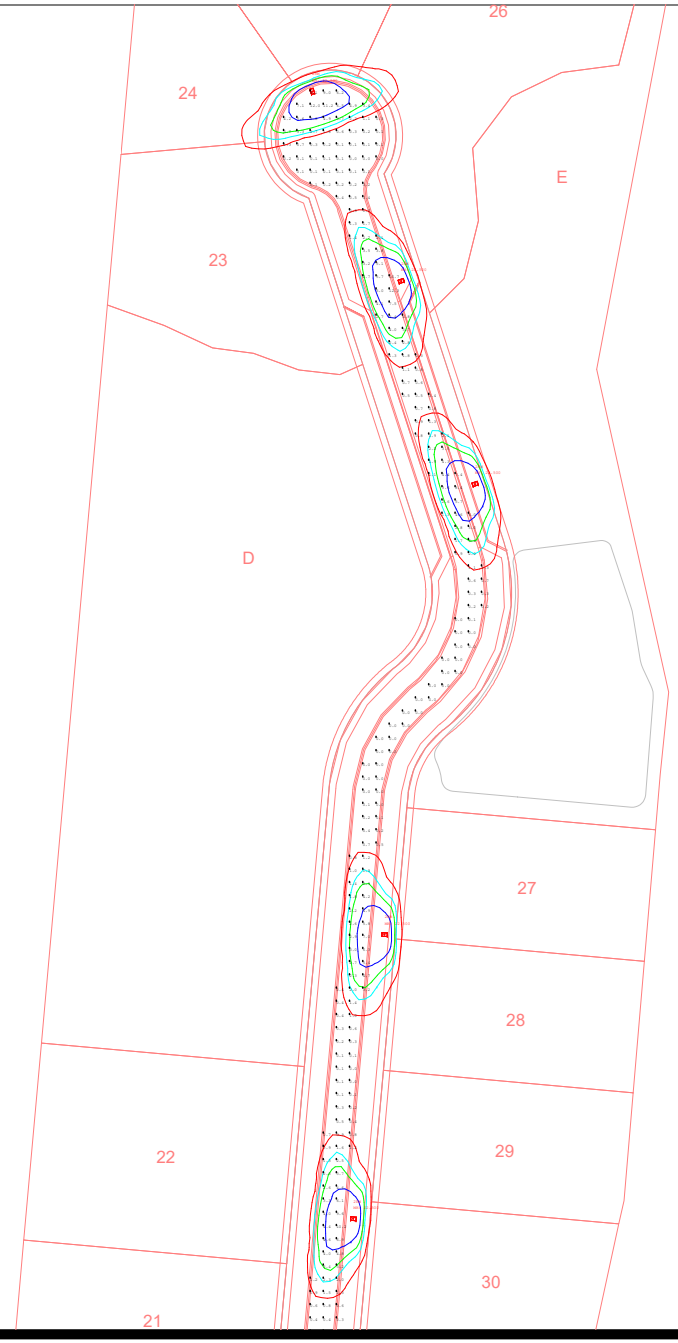
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 10/20/22
SCALE: N/A
SHEET
8.3
TOTAL SHEETS 37

Caption



APPROVED
By Daniel Butler at 11:49 am, Apr 25, 2023

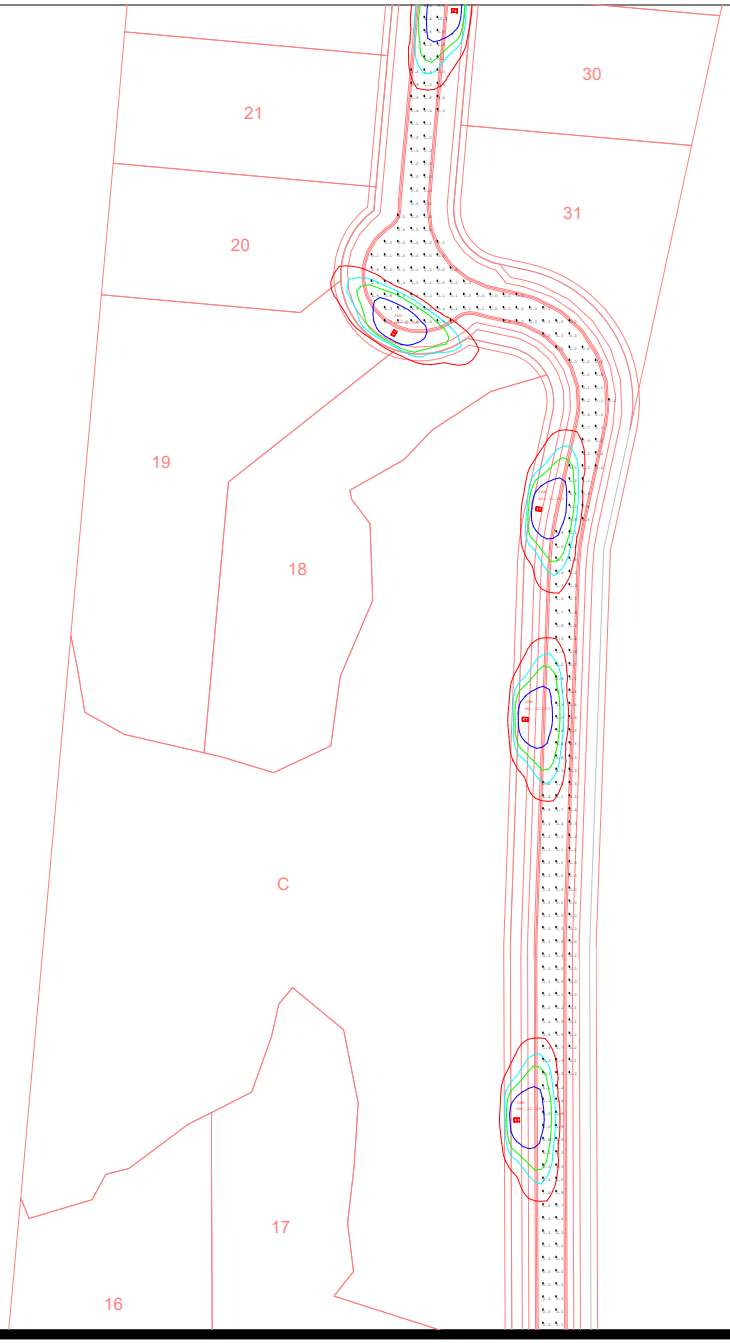
EXHIBIT B

Luminaire Schedule							
Symbol	Qty	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
	22	Single	GL3-20H-2RM-730	2RM	19465	125.5	2761

Calculation Summary						
CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	1.67	12.8	0.0	N.A.	N.A.

APPROVED
By Daniel Butler at 11:49 am, Apr 25, 2023

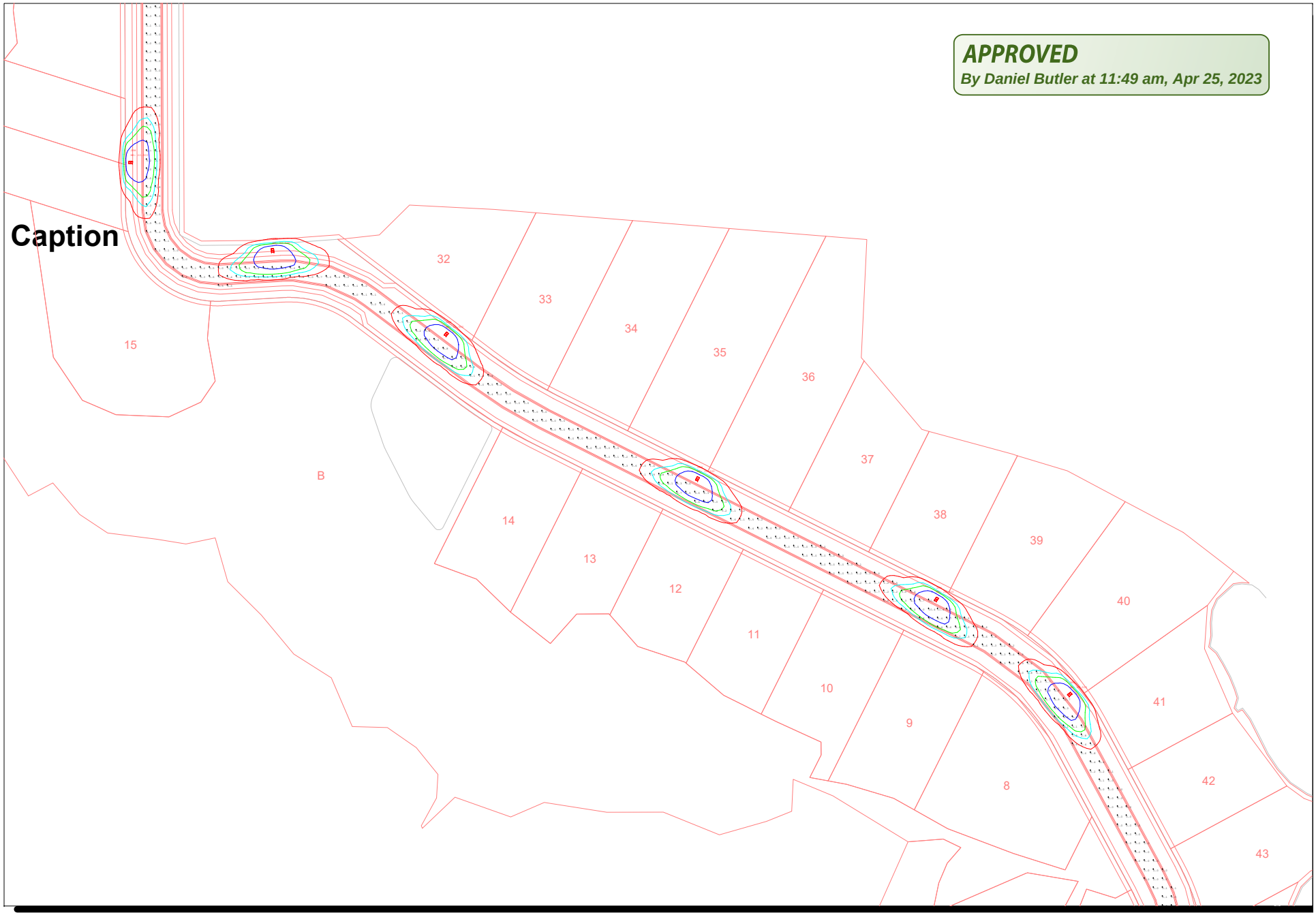
Caption



Luminaire Schedule							
Symbol	Qty	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
	22	Single	GL3-20H-2RM-730	2RM	19465	125.5	2761

Calculation Summary						
CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	1.67	12.8	0.0	N.A.	N.A.

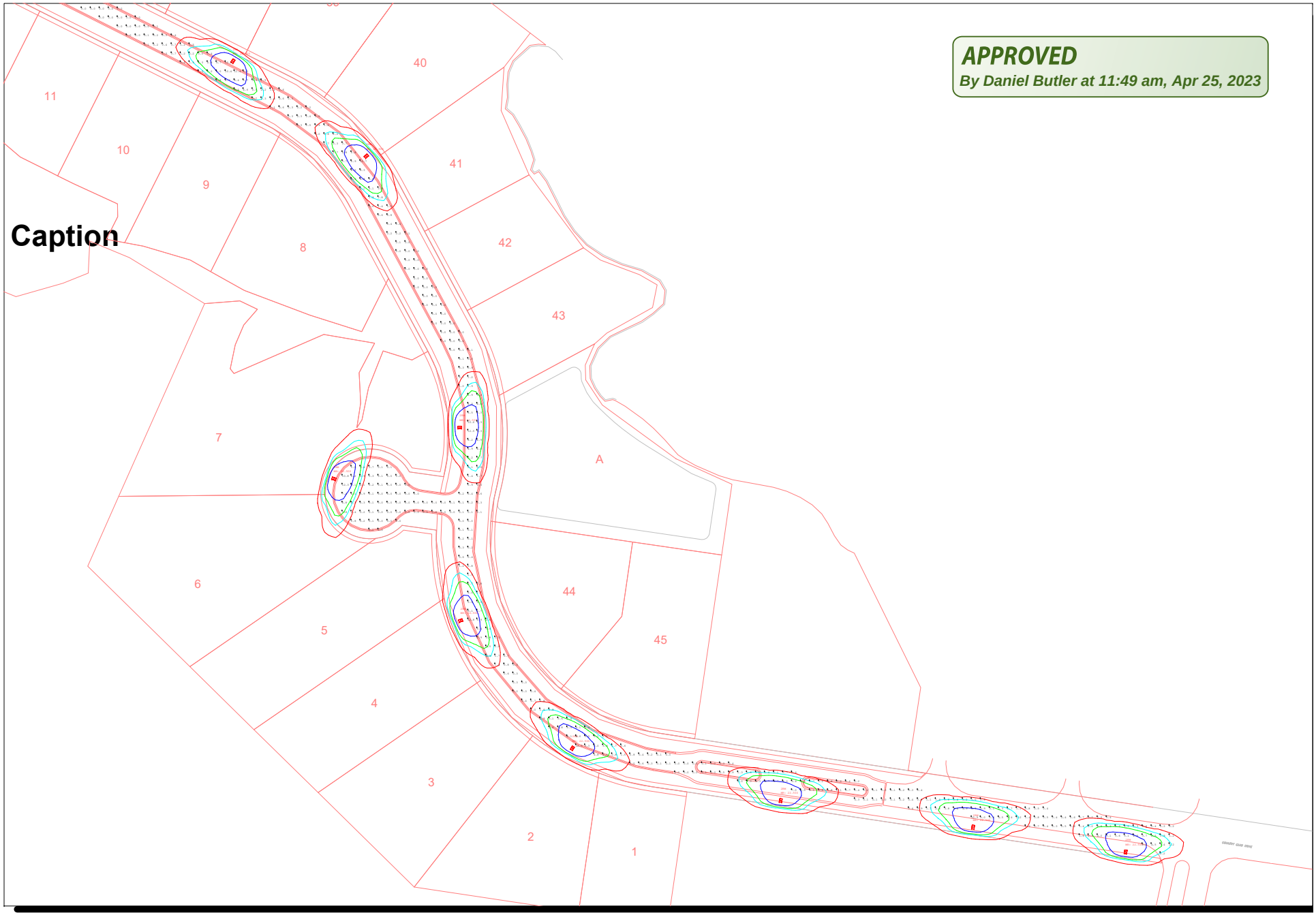
APPROVED
By Daniel Butler at 11:49 am, Apr 25, 2023



Luminaire Schedule							
Symbol	Qty	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
	22	Single	GL3-20H-2RM-730	2RM	19465	125.5	2761

Calculation Summary						
CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	1.67	12.8	0.0	N.A.	N.A.

APPROVED
By Daniel Butler at 11:49 am, Apr 25, 2023



Luminaire Schedule							
Symbol	Qty	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
	22	Single	GL3-20H-2RM-730	2RM	19465	125.5	2761

Calculation Summary						
CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	1.67	12.8	0.0	N.A.	N.A.

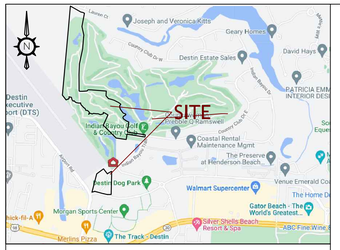
PLAT BOOK _____, PAGE _____

INDIAN BAYOU WEST

IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
FEBRUARY 2023

APPROVED
By Daniel Butler at 11:50 am, Apr 25, 2023

EXHIBIT C



VICINITY MAP NOT TO SCALE

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN BAYOU PROPERTIES, A GENERAL PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, AS OWNER OF THE LANDS HEREON PLATTED AS "INDIAN BAYOU WEST", DO DECLARE THAT EASEMENTS, ROADWAYS, OR COMMON AREAS ARE DEDICATED TO THE INDIAN BAYOU WEST OWNERS' ASSOCIATION, INC. WITH EXCEPTION TO OLD CREEK TRAIL [WHICH] WILL BE DEDICATED [TO] THE PUBLIC BY MEANS OF THIS PLAT, AND DO HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

_____
ROBERT E. LEE, MANAGING PARTNER
INDIAN BAYOU PROPERTIES, A GENERAL PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA

_____
WITNESS

_____
WITNESS

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED CURTIS GWIN, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AS MANAGER OF INDIAN BAYOU PROPERTIES, A GENERAL PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, AND HAS ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF INDIAN BAYOU PROPERTIES.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Joinder and Consent to Dedication:

_____THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREON.

_____

NAME: _____, ITS: _____
_____ BANK

Acknowledgment to Joinder and Consent:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, _____ BANK, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF _____ BANK.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Title Opinion:

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON, AND THERE ARE NO UNSATISFIED MORTGAGES ON THE PROPERTY OTHER THAN AS SHOWN HEREON.

_____
NAME: ROBERT E, McGILL, III
FIRM NAME: _____

City of Destin Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS _____ DAY OF _____, 2023.

_____
MAYOR

_____
CITY CLERK

_____
MEMBER

_____
MEMBER

PURSUANT TO CHAPTER 177.091(27):
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVEN CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION..

Community Development Department Approval:

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____ 2023.

_____
LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

Public Services Department Approval:

PRESENTED TO AND APPROVED BY THE PUBLIC SERVICES DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____, 2023.

_____
MICHAEL G. BURGESS MS, PH, CSM, CFM
DIRECTOR OF PUBLIC SERVICES

City Surveyor's Certificate:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011–177.151 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2023.

_____
ERIC B. STUART PROFESSIONAL SURVEYOR & MAPPER NO. 6707
CITY OF DESTIN SURVEYOR

Tax Collectors Statement

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE _____ DAY OF _____ 2023.

_____
BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

County Clerk Certificate of Recording:

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023 IN PLAT BOOK _____, PAGE _____.

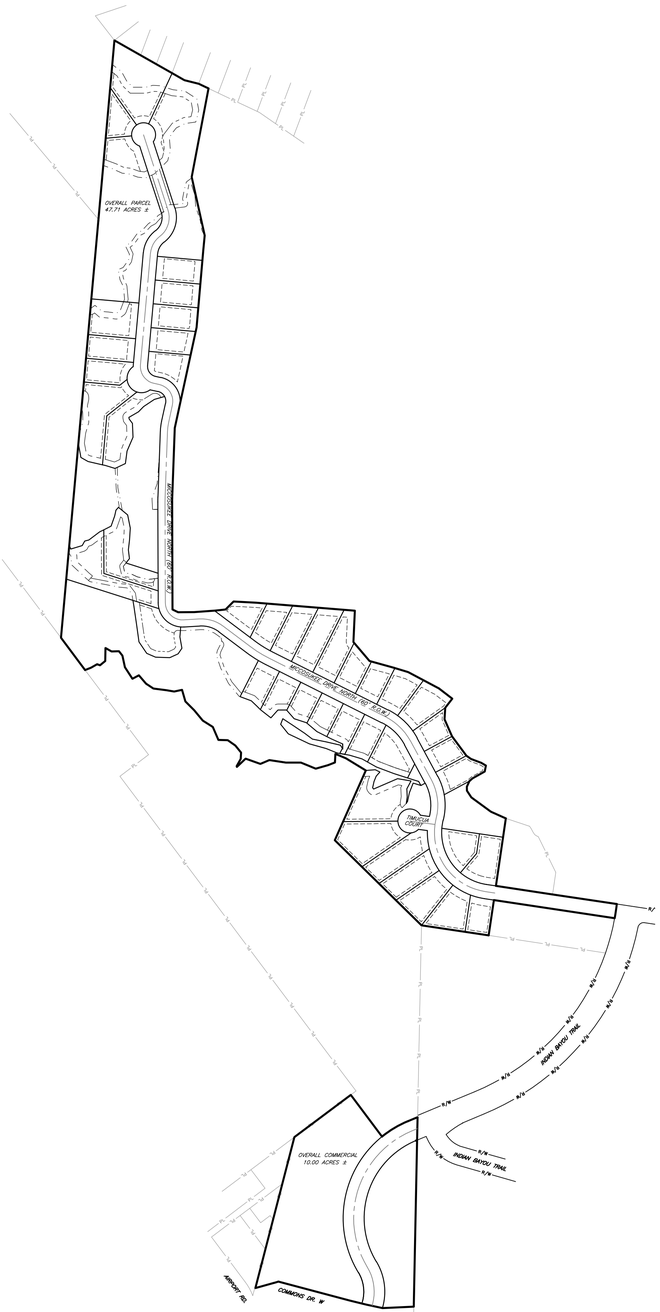
_____
J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

Surveyor's Certificate:

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, JUSTIN R. THOMLEY, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

_____
JUSTIN R. THOMLEY, P.S.M. No. 7039
PLSGROUP, INC.
4417 COUNTY ROAD 2214, TROY, AL 36079
PHONE: (334) 403-4204 FAX: (334) 460-9851



OVERALL LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT AND ALSO BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID BLOCK A, HIDDEN PINES S 60°18'13" E A DISTANCE OF 278.42 FEET TO A 1/2" REBAR NO CAP; THENCE CONTINUE ALONG SAID LINE S 60°13'37" E A DISTANCE OF 59.14 FEET TO A 1/2" REBAR NO CAP; THENCE S 75°55'45" E A DISTANCE OF 61.99 FEET TO A 4"X4" CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 45, EAGLES LANDING, AS RECORDED IN PLAT BOOK 14, PAGE 58; THENCE ALONG THE SOUTH LINE OF SAID LOT S 64°41'55" E A DISTANCE OF 45.22 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE LEAVING SAID LOT LINE S 10°43'55" W A DISTANCE OF 378.21 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 12°34'29" E A DISTANCE OF 250.81 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 05°47'01" W A DISTANCE OF 62.86 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 04°52'32" W A DISTANCE OF 324.18 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 02°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 02°38'36" W A DISTANCE OF 131.69 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 40°16'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 49°02'30" W A DISTANCE OF 18.09 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 53°51'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 08°19'10" W A DISTANCE OF 285.98 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 81°28'31" E A DISTANCE OF 239.98 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 81°28'31" E A DISTANCE OF 272.09 FEET TO A 1/2" REBAR WITH CAP LB#8096 AT THE INTERSECTION OF NORTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE AND THE WESTERLY RIGHT OF WAY LINE OF INDIAN BAYOU TRAIL (100 FOOT RIGHT OF WAY); THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF INDIAN BAYOU TRAIL IN A CURVE TO THE RIGHT HAVING A RADIUS OF 975.15 FEET, AN ARC LENGTH OF 60.01 FEET AND A CHORD BEARING OF S 08°28'27" W, 60.00 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE LEAVING SAID RIGHT OF WAY LINE N 81°28'31" W A DISTANCE OF 511.91 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 08°19'10" W A DISTANCE OF 149.74 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 81°27'00" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE N 45°29'30" W A DISTANCE OF 509.30 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 23°58'38" E A DISTANCE OF 319.69 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 58°28'11" W A DISTANCE OF 98.00 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 67°26'07" W A DISTANCE OF 47.86 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 02°34'58" W A DISTANCE OF 35.71 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 68°24'55" W A DISTANCE OF 30.31 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 73°53'21" W A DISTANCE OF 54.35 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 67°47'41" W A DISTANCE OF 67.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 89°51'13" W A DISTANCE OF 63.04 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 81°05'50" W A DISTANCE OF 70.42 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 66°47'55" W A DISTANCE OF 40.66 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 70°26'58" W A DISTANCE OF 65.60 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 46°13'48" W A DISTANCE OF 50.30 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 21°22'19" W A DISTANCE OF 3.25 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 28°54'37" E A DISTANCE OF 35.18 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 03°20'01" E A DISTANCE OF 26.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 39°02'46" W A DISTANCE OF 38.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 55°01'12" W A DISTANCE OF 39.14 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 88°24'50" W A DISTANCE OF 39.13 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 23°16'32" W A DISTANCE OF 59.07 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 57°36'48" W A DISTANCE OF 49.39 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 39°48'59" A DISTANCE OF 56.55 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 45°05'19" W A DISTANCE OF 52.57 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 16°00'38" W A DISTANCE OF 50.64 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 78°08'14" W A DISTANCE OF 33.26 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 80°39'10" W A DISTANCE OF 33.18 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 82°43'50" W A DISTANCE OF 54.78 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 56°33'37" W A DISTANCE OF 37.26 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 40°20'35" W A DISTANCE OF 46.02 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 62°04'26" W A DISTANCE OF 30.80 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 33°19'27" W A DISTANCE OF 57.81 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 12°00'50" W A DISTANCE OF 49.51 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 38°14'58" W A DISTANCE OF 23.44 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 88°04'44" W A DISTANCE OF 30.78 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 59°55'54" W A DISTANCE OF 29.41 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 01°16'45" W A DISTANCE OF 54.43 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 50°29'46" W A DISTANCE OF 28.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 70°35'25" W A DISTANCE OF 12.73 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 60°04'44" W A DISTANCE OF 29.33 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 68°32'21" W A DISTANCE OF 26.84 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 36°47'28" W A DISTANCE OF 169.01 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 05°07'09" E A DISTANCE OF 760.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 47.71 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – OVERALL COMMERCIAL LOTS (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, PLAT BOOK 17, PAGE 30 BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA CO., FLORIDA BEING MARKED BY A FOUND 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 05°06'31" W A DISTANCE OF 1755.17 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 36°47'28" E A DISTANCE OF 169.01 FEET TO A POINT; THENCE S 36°47'28" E A DISTANCE OF 443.39 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE S 53°04'25" W A DISTANCE OF 150.01 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE S 36°52'03" E A DISTANCE OF 1649.80 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE S 53°13'07" W A DISTANCE OF 27.46 FEET TO A SET P.R.M. AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE S 36°55'36" E A DISTANCE OF 218.44 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 126.07 FEET, WITH A CHORD BEARING AND DISTANCE OF N 59°13'54" E, 125.64 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 67°26'23" E A DISTANCE OF 44.35 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 01°09'18" W A DISTANCE OF 96.12 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 01°09'18" W A DISTANCE OF 698.40 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 87°24'52" W A DISTANCE OF 131.16 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1931.76 FEET, AN ARC LENGTH OF 138.42 FEET, WITH A CHORD BEARING AND DISTANCE OF N 77°10'55" W, 138.39 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 75°04'34" W A DISTANCE OF 311.74 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 382.99 FEET, AN ARC LENGTH OF 18.54 FEET, AND A CHORD BEARING AND DISTANCE OF S 73°07'17" W, 18.54 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 74°30'30" W A DISTANCE OF 82.09 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 14°28'59" E A DISTANCE OF 654.03 FEET TO A 4"X4" CONCRETE MONUMENT P.R.M.; THENCE N 53°13'07" E A DISTANCE OF 295.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 10.00 ACRES, MORE OR LESS.

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
LB#8096 LSF#380 CA-1087-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

1401 RUCKER BLVD
ENTERPRISE, AL 36330
OFFICE: 334-347-3586
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-661-4030

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-431-1434

PROJECT #20-315-1

PLS GROUP, INC. COPYRIGHT@ 2023, ALL RIGHTS RESERVED

PLAT BOOK _____, PAGE _____

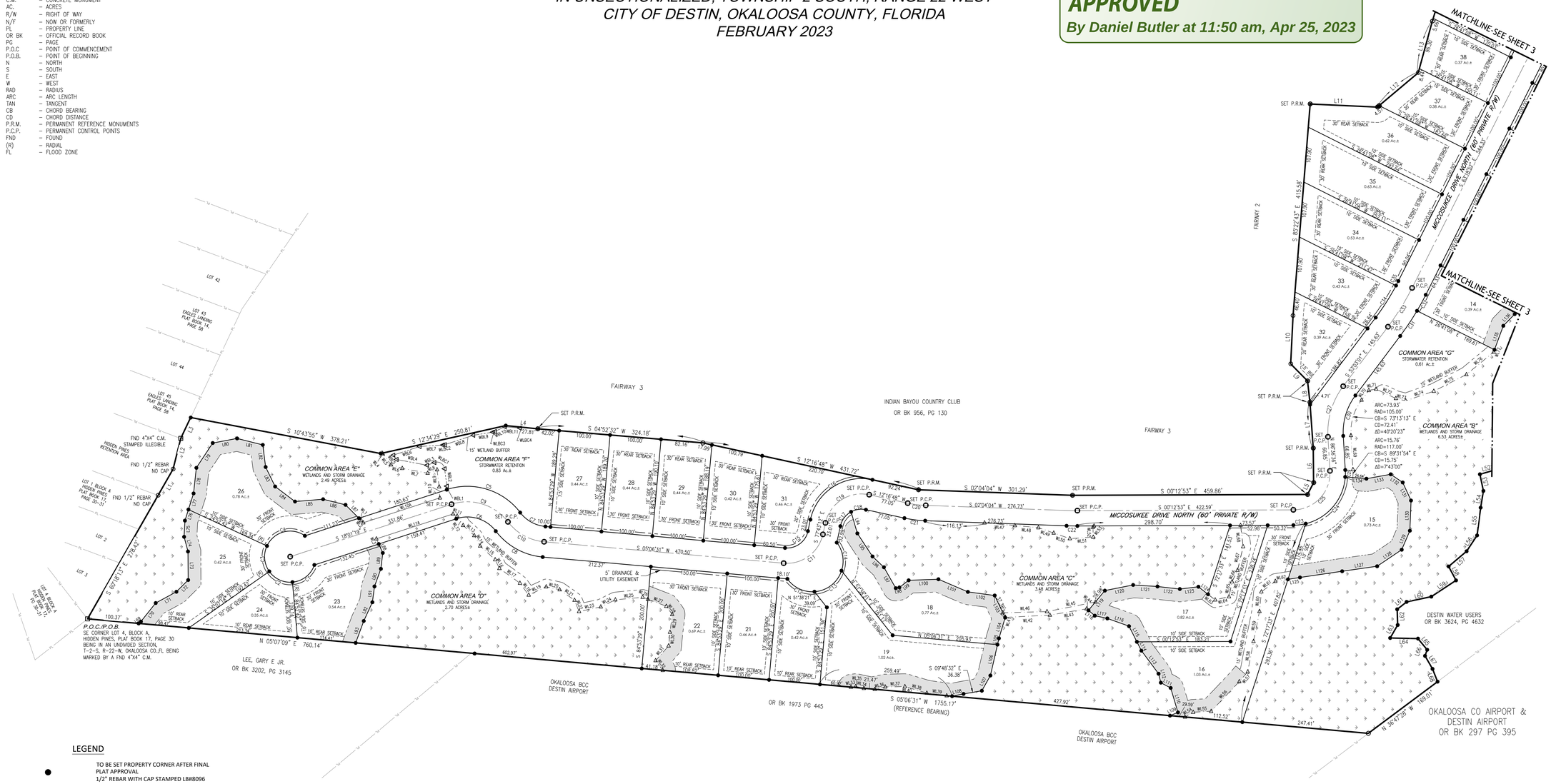
INDIAN BAYOU WEST

IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
FEBRUARY 2023

APPROVED
By Daniel Butler at 11:50 am, Apr 25, 2023

LEGEND OF ABBREVIATIONS

C.M.	– CONCRETE MONUMENT
AC.	– ACRES
R/W	– RIGHT OF WAY
N/F	– NOW OR FORMERLY
PL	– PROPERTY LINE
OR BK	– OFFICIAL RECORD BOOK
PG	– PAGE
P.O.C	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
N	– NORTH
S	– SOUTH
E	– EAST
W	– WEST
RAD	– RADIUS
ARC	– ARC LENGTH
TAN	– TANGENT
CB	– CHORD BEARING
CD	– CHORD DISTANCE
P.R.M.	– PERMANENT REFERENCE MONUMENTS
P.C.P.	– PERMANENT CONTROL POINTS
FND	– FOUND
(R)	– RADIAL
FL	– FLOOD ZONE


MATCHLINE-SEE SHEET 3
MATCHLINE-SEE SHEET 3
MICCOSUKEE DRIVE NORTH (60' PRIVATE R/W)
MICCOSUKEE DRIVE NORTH (60' PRIVATE R/W)
FAIRWAY 3
FAIRWAY 3
FAIRWAY 2
INDIAN BAYOU COUNTRY CLUB
OR BK 956, PG 130
COMMON AREA "E"
WETLANDS AND STORM DRAINAGE
2.49 ACRES±
COMMON AREA "F"
STORMWATER RETENTION
0.83 Ac.±
COMMON AREA "D"
WETLANDS AND STORM DRAINAGE
2.70 ACRES±
COMMON AREA "C"
WETLANDS AND STORM DRAINAGE
3.48 ACRES±
COMMON AREA "G"
STORMWATER RETENTION
0.61 Ac.±
COMMON AREA "B"
WETLANDS AND STORM DRAINAGE
6.53 ACRES±
P.O.C./P.O.B.
SE CORNER LOT 4, BLOCK A,
HIDDEN PINES, PLAT BOOK 17, PAGE 30
BEING IN AN UNSURVEYED SECTION,
T-2-S, R-22-W, OKALOOSA CO.,FL BEING
MARKED BY A FND 4"X4" C.M.
N 05°07'09" E 760.14'
LEE, GARY E JR.
OR BK 3202, PG 3145
OKALOOSA BCC
DESTIN AIRPORT
OR BK 1973 PG 445
S 05°06'31" W 1755.17'
(REFERENCE BEARING)
OKALOOSA BCC
DESTIN AIRPORT
DESTIN WATER USERS
OR BK 3624, PG 4632
OKALOOSA CO AIRPORT &
DESTIN AIRPORT
OR BK 297 PG 395
FND 4"X4" C.M.
STAMPED ILLEGIBLE
HIDDEN PINES
RETENTION AREA
FND 1/2" REBAR
NO CAP
LOT 1 BLOCK A
HIDDEN PINES
PLAT BOOK 17,
PAGE 30-31
FND 1/2" REBAR
NO CAP
LOT 42
LOT 43
EAGLES LANDING
PLAT BOOK 14,
PAGE 58
LOT 44
LOT 45
EAGLES LANDING
PLAT BOOK 14,
PAGE 58
LOT 2
LOT 3
LOT 4 BLOCK A
HIDDEN PINES
PC 30-31
15' WETLAND BUFFER
30' REAR SETBACK
30' FRONT SETBACK
10' SIDE SETBACK
10' REAR SETBACK
25' FRONT SETBACK
S 10°43'55" W 378.21'
S 12°34'25" E 250.81'
S 04°52'32" W 324.18'
S 12°16'48" W 431.72'
S 02°04'04" W 301.29'
S 00°12'53" E 459.86'
S 02°04'04" W 276.73'
S 00°12'53" E 422.59'
S 05°06'31" W 470.50'
S 05°01'13" E 278.49'
S 18°01'13" W
S 85°27'43" E 415.59'
S 37°10'01" E 144.65'
S 37°10'01" E 169.61'
S 27°13'37" E 403.60'
N 30°47'25" W 169.01'
N 51°38'21" E 39.09'
N 00°00'31" E 205.94'
S 09°48'32" E 36.38'
S 00°12'53" E 185.21'
S 89°47'07" E 427.92'
S 89°47'07" E 247.41'
S 89°47'07" E 112.50'
S 89°47'07" E 259.49'
S 89°47'07" E 21.47'
N 89°47'07" W 298.30'
N 89°47'07" W 77.05'
N 89°47'07" W 77.05'
N 89°47'07" W 92.34'
N 89°47'07" W 116.13'
N 89°47'07" W 52.98'
N 89°47'07" W 50.32

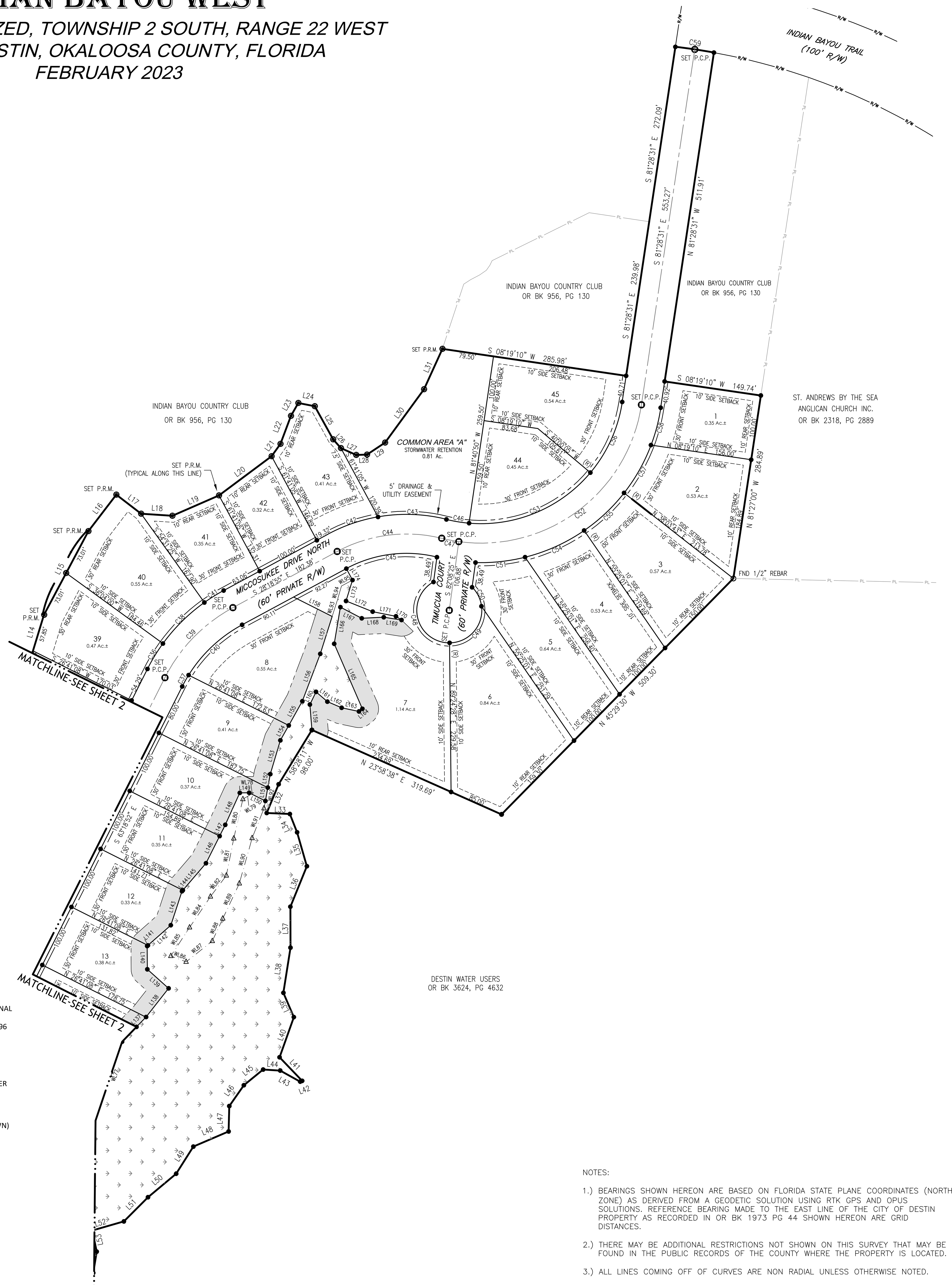
PLAT BOOK _____, PAGE _____

INDIAN BAYOU WEST

IN UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
FEBRUARY 2023

LEGEND OF ABBREVIATIONS

C.M.	– CONCRETE MONUMENT
AC.	– ACRES
R/W	– RIGHT OF WAY
N/F	– NOW OR FORMERLY
PL	– PROPERTY LINE
OR BK	– OFFICIAL RECORD BOOK
PG	– PAGE
P.O.C	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
N	– NORTH
S	– SOUTH
E	– EAST
W	– WEST
RAD	– RADIUS
ARC	– ARC LENGTH
TAN	– TANGENT
CB	– CHORD BEARING
CD	– CHORD DISTANCE
P.R.M.	– PERMANENT REFERENCE MONUMENTS
P.C.P.	– PERMANENT CONTROL POINTS
FND	– FOUND
(R)	– RADIAL
FL	– FLOOD ZONE



LEGEND

- TO BE SET PROPERTY CORNER AFTER FINAL PLAT APPROVAL 1/2" REBAR WITH CAP STAMPED LB#8096
- FOUND 1/2" REBAR CAP (#7350) (UNLESS OTHERWISE NOTED)
- P.C.P.-PERMANENT CONTROL POINT
- P.R.M.-PERMANENT REFERENCE MARKER ALUMINUM DISK STAMPED LB#8096
- CALCULATED POINT NOT SET
- CONCRETE MONUMENT (SIZE AS SHOWN)
- ' FEET / MINUTES
- " INCHES / SECONDS
- NOT TO SCALE
- WETLAND (AS PROVIDED BY OTHERS)
- 25' WETLAND BUFFER
- N 16°39'36" E — AS MEASURED THIS SURVEY
- RIGHT OF WAY LINE
- 5' DRAINAGE & UTILITY EASEMENT
- CENTERLINE
- WETLAND BUFFER (WIDTH AS NOTED)
- WETLAND LINE (AS PROVIDED BY OTHERS)
- BUILDING SETBACK LINE
- APPROXIMATE ADJOINING PROPERTY LINES
- PROPERTY LINE (THIS SURVEY)
- MATCHLINE

LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 45°00'50" W	6.62'
WL2	S 45°56'30" W	5.68'
WL3	S 65°36'27" W	11.07'
WL4	S 46°57'19" W	2.01'
WL5	S 53°13'12" W	26.64'
WL6	S 17°36'59" W	23.13'
WL7	S 10°45'50" W	50.41'
WL8	S 20°10'54" E	19.62'
WL9	S 82°54'37" W	33.71'
WL10	S 86°37'18" W	21.63'
WL10A	S 18°01'19" E	157.32'
WL11	S 26°58'41" W	8.86'
WL11A	S 18°01'19" E	157.73'
WL12	S 57°26'27" W	21.79'
WL13	S 42°14'25" W	29.42'
WL14	S 60°37'34" W	23.64'
WL15	S 42°27'28" W	39.68'
WL16	S 63°59'33" W	18.84'
WL17	S 35°50'21" W	49.58'
WL18	S 53°27'14" W	28.89'
WL19	S 25°15'36" E	37.88'
WL20	S 12°21'46" W	26.80'
WL21	S 35°11'15" W	35.82'
WL22	S 68°17'46" W	23.66'
WL23	S 11°53'23" E	43.46'
WL24	S 25°53'53" E	31.73'
WL25	S 05°23'17" E	53.61'
WL26	S 20°51'04" W	11.03'
WL27	S 20°51'04" W	38.43'
WL28	S 54°11'28" W	19.87'
WL29	N 82°49'54" W	34.89'
WL30	N 84°14'51" W	27.00'
WL31	N 48°33'43" W	38.46'
WL32	S 53°54'56" W	23.57'
WL33	S 07°02'16" E	9.41'
WL34	S 12°06'11" W	16.25'
WL35	N 05°06'31" E	25.33'
WL36	S 12°28'57" E	20.94'
WL37	S 01°20'07" E	38.45'
WL38	S 16°47'19" W	44.77'
WL39	S 07°25'30" W	39.15'
WL40	N 05°06'31" E	141.13'
WL41	S 73°09'05" E	0.52'
WL42	S 02°52'27" E	87.32'
WL43	S 09°51'22" E	72.89'
WL44	S 39°55'49" W	4.85'
WL45	N 11°09'36" W	96.53'
WL46	N 01°32'18" W	86.31'
WL47	S 04°59'35" W	59.55'
WL48	S 05°14'24" W	46.17'
WL49	S 19°12'50" W	31.91'
WL50	S 19°12'50" W	33.22'
WL51	S 03°37'59" E	45.92'
WL52	N 88°42'18" E	19.38'
WL53	S 51°20'32" E	3.24'
WL54	S 30°19'10" E	18.51'
WL55	S 03°02'02" E	35.12'
WL56	S 46°34'16" E	80.00'
WL57	S 49°11'00" E	25.38'
WL58	S 79°18'49" E	60.68'
WL59	S 78°45'57" E	59.85'
WL60	S 84°27'18" E	38.41'
WL61	S 36°54'24" E	34.08'
WL62	S 08°57'41" E	25.09'
WL63	S 38°14'17" W	17.72'
WL64	S 13°03'52" E	27.71'
WL65	S 78°22'52" E	29.84'
WL66	S 64°31'31" E	25.01'
WL67	S 76°37'40" E	47.48'
WL68	N 83°07'30" E	41.93'
WL69	N 86°36'36" E	66.85'
WL70	S 53°03'01" E	23.57'
WL71	S 10°56'30" E	14.31'
WL72	S 25°25'51" W	43.00'
WL73	S 13°37'37" W	19.79'
WL74	S 18°54'27" E	58.20'
WL75	S 27°11'42" E	71.63'
WL76	S 39°30'54" E	69.07'
WL77	S 69°44'53" E	4.79'
WL78	S 00°35'40" E	6.95'
WL79	N 30°58'28" W	19.29'
WL80	N 76°56'51" W	62.13'
WL81	N 78°35'04" W	58.20'
WL82	N 53°00'19" W	40.62'
WL84	N 55°54'04" W	57.28'
WL85	N 56°46'09" W	52.68'
WL86	S 20°50'41" W	25.22'
WL87	S 38°30'01" E	51.38'
WL88	S 64°55'11" E	38.40'
WL89	S 64°45'15" E	59.57'
WL90	S 74°13'06" E	72.53'
WL91	S 68°15'11" E	49.39'
WL92	N 79°32'40" W	32.46'
WL93	S 72°21'27" E	24.69'
WL94	S 73°34'40" E	24.28'
WL95	S 28°18'55" E	19.34'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	57.62'	54.49'	N 38°08'13" W	66°01'50"
C2	50.00'	52.36'	50.00'	N 24°52'42" E	60°00'00"
C3	50.00'	52.36'	50.00'	N 84°52'42" E	60°00'00"
C4	50.00'	87.47'	76.73'	S 15°00'24" E	100°13'47"
C5	130.00'	160.43'	150.44'	S 17°19'52" W	70°42'22"
C6	70.00'	86.38'	81.01'	S 17°19'52" W	70°42'22"
C7	70.00'	58.12'	56.47'	S 28°53'47" W	47°34'32"
C8	130.00'	107.95'	104.87'	S 28°53'47" W	47°34'32"
C9	100.00'	123.41'	115.72'	S 17°19'52" W	70°42'22"
C10	100.00'	83.03'	80.67'	S 28°53'47" W	47°34'32"
C11	72.00'	104.09'	95.26'	S 36°18'20" E	82°49'44"
C12	60.00'	61.24'	58.62'	S 25°19'09" W	58°29'04"
C13	60.00'	71.09'	67.00'	S 37°51'54" E	67°53'03"
C14	60.00'	57.98'	55.75'	N 80°30'36" E	55°21'56"
C15	42.00'	60.72'	55.57'	S 36°18'20" E	82°49'44"
C16	102.00'	160.22'	144.25'	S 32°43'12" E	90°00'01"
C17	42.00'	36.04'	34.94'	S 53°08'26" E	49°09'32"
C18	42.00'	29.94'	29.31'	S 08°08'26" E	40°50'28"
C19	72.00'	113.10'	101.82'	S 32°43'12" E	90°00'00"
C20	200.00'	35.65'	35.60'	S 07°10'26" W	10°12'44"
C21	230.00'	40.99'	40.94'	S 07°10'26" W	10°12'44"
C22	530.00'	21.11'	21.11'	S 00°55'35" W	2°16'57"
C23	102.00'	24.43'	24.37'	S 07°04'33" E	13°43'20"
C24	102.00'	127.83'	119.63'	S 49°50'22" E	71°48'18"
C25	72.00'	117.09'	104.61'	S 46°48'09" E	93°10'31"
C27	150.00'	105.61'	103.44'	S 73°13'13" E	40°20'23"
C29	102.00'	13.62'	13.60'	S 89°33'58" E	7°38'52"
C30	120.00'	84.49'	82.75'	S 73°13'13" E	40°20'23"
C31	530.00'	59.25'	59.22'	S 56°15'11" E	6°24'20"
C32	530.00'	35.69'	35.69'	N 61°23'06" W	3°51'31"
C33	500.00'	89.57'	89.45'	S 58°10'57" E	10°15'51"
C34	470.00'	74.24'	74.16'	S 57°34'32" E	9°03'01"
C35	470.00'	9.96'	9.96'	S 62°42'27" E	1°12'50"
C36	280.00'	45.84'	45.79'	S 58°37'26" E	9°22'52"
C37	220.00'	20.03'	20.02'	S 60°42'23" E	5°12'57"
C38	280.00'	90.20'	89.81'	S 44°42'18" E	18°27'25"
C39	250.00'	152.71'	150.35'	S 45°48'53" E	34°59'57"
C40	220.00'	114.36'	113.08'	S 43°12'25" E	29°47'00"
C41	280.00'	35.00'	34.97'	S 31°53'45" E	7°09'40"
C42	255.00'	82.09'	81.74'	S 19°05'34" E	18°26'43"
C43	255.00'	106.17'	105.40'	S 02°03'25" W	23°51'15"
C44	225.00'	166.11'	162.36'	S 07°09'56" E	42°17'58"
C45	195.00'	143.83'	140.60'	S 07°11'04" E	42°15'43"
C46	220.00'	35.42'	35.38'	S 09°22'19" W	9°13'28"
C47	250.00'	26.72'	26.71'	S 10°55'19" W	6°07'28"
C48	50.00'	132.28'	96.94'	S 75°11'56" W	151°34'55"
C49	50.00'	84.43'	74.75'	S 48°57'56" E	96°44'49"
C50	50.00'	33.10'	32.50'	N 63°41'43" E	37°55'53"
C51	280.00'	77.03'	76.79'	S 06°10'20" E	15°45'46"
C52	250.00'	389.80'	351.50'	S 36°48'28" E	89°20'06"
C53	220.00'	210.26'	202.35'	S 22°37'10" E	54°45'30"
C54	280.00'	100.33'	99.79'	S 24°19'06" E	20°31'46"
C55	280.00'	84.81'	84.49'	S 43°15'38" E	17°21'17"
C56	220.00'	120.86'	119.35'	S 65°44'13" E	31°28'37"
C57	280.00'	84.80'	84.48'	S 60°36'51" E	17°21'09"
C58	280.00'	59.55'	59.43'	S 75°22'59" E	12°11'06"
C59	975.15'	60.01'	60.00'	S 08°28'27" W	3°31'33"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°13'37" E	59.14'
L2	S 75°55'45" E	61.99'
L3	S 64°41'55" E	45.22'
L4	S 05°47'01" W	62.86'
L5	S 62°55'24" E	25.89'
L6	N 89°26'20" E	67.60'
L7	N 85°52'00" E	90.03'
L8	N 83°38'43" E	41.92'
L9	N 45°24'34" E	47.10'
L10	S 87°07'22" E	94.57'
L11	S 02°38'36" W	131.69'
L12	S 40°10'02" E	104.33'
L13	S 74°40'08" E	104.74'
L14	S 73°07'39" E	63.52'
L15	S 62°01'17" E	146.02'
L16	S 52°27'30" E	70.78'
L17	S 37°32'30" W	48.06'
L18	S 03°43'38" W	48.27'
L19	S 23°34'04" E	78.25'
L20	S 36°36'29" E	101.06'
L21	S 54°32'30" E	23.45'
L22	S 69°22'12" E	46.15'
L23	S 60°08'28" E	22.73'
L24	S 11°06'31" W	25.70'
L25	S 60°57'56" W	58.36'
L26	S 48°02'30" W	18.09'
L27	S 24°06'10" W	25.75'
L28	S 01°49'10" E	16.63'
L29	S 33°36'31" E	33.39'
L30	S 53°51'53" E	101.66'
L31	S 65°28'54" E	68.30'
L32	N 67°26'07" W	47.86'
L33	S 02°34'58" W	35.71'
L34	S 68°24'55" W	30.31'
L35	S 73°53'21" W	54.35'
L36	N 67°47'41" W	67.28'
L37	S 89°51'13" W	63.04'
L38	N 81°05'50" W	70.42'
L39	S 66°47'55" W	40.66'
L40	N 70°26'58" W	65.60'
L41	S 46°13'48" W	50.30'
L42	N 21°22'19" W	3.25'
L43	N 28°54'37" E	35.18'
L44	N 03°20'01" E	26.28'
L45	N 39°02'46" W	38.28'
L46	N 55°01'12" W	39.14'
L47	N 88°24'50" W	39.13'
L48	N 23°16'32" W	59.07'
L49	N 57°36'48" W	49.39'
L50	N 39°48'59" W	56.55'
L51	N 45°05'19" W	52.57'
L52	N 16°00'38" W	50.64'
L53	S 78°08'14" W	33.26'
L54	N 80°39'10" W	33.18'
L55	N 82°43'50" W	54.78'
L56	N 56°33'37" W	37.26'
L57	N 40°20'35" W	46.02'
L58	S 62°04'26" W	30.80'
L59	N 33°19'27" W	57.81'
L60	N 12°00'50" W	49.51'
L61	N 38°14'58" W	23.44'
L62	S 88°04'44" W	30.78'
L63	N 59°55'54" W	29.41'
L64	S 01°16'45" W	54.43'
L65	S 50°29'46" W	28.28'
L66	N 70°35'25" W	12.73'
L67	S 60°04'44" W	29.33'
L68	S 68°32'21" W	26.84'

LINE TABLE

LINE	BEARING	DISTANCE
L69	S 39°51'55" E	5.76'
L70	S 51°28'10" E	46.43'
L71	S 28°34'48" E	46.15'
L72	S 44°54'50" E	32.46'
L73	N 89°38'17" E	55.89'
L74	N 75°10'21" E	29.62'
L75	S 87°11'07" E	31.81'
L76	S 72°20'23" E	22.73'
L77	S 72°20'23" E	33.09'
L78	S 83°43'10" E	50.40'
L79	S 56°40'51" E	58.20'
L80	S 10°41'11" E	48.49'
L81	S 14°07'49" W	51.79'
L82	S 82°37'45" W	43.70'
L83	S 64°01'13" W	42.46'
L84	S 37°05'10" W	48.73'
L85	S 04°36'09" E	55.10'
L86	S 13°53'37" W	45.20'
L87	S 45°00'50" W	37.11'
L88	S 65°36'27" W	19.15'
L89	N 83°14'45" W	31.36'
L90	N 69°55'25" W	36.68'
L91	N 82°30'53" W	31.22'
L92	N 65°13'25" W	40.39'
L93	N 69°50'22" W	45.68'
L94	S 73°48'29" W	43.94'
L95	S 56°40'13" W	54.04'
L96	S 43°31'28" W	30.65'
L97	S 60°29'10" W	47.05'
L98	S 11°59'41" E	7.27'
L99	S 37°26'40" E	22.80'
L100	S 02°04'55" E	58.30'
L101	S 23°14'57" W	62.71'
L102	S 07°38'52" W	52.96'
L103	S 64°40'45" W	47.99'
L104	N 73°09'05" W	42.38'
L105	N 77°06'27" W	12.57'
L106	N 77°06'27" W	62.04'
L107	N 60°41'11" W	34.22'
L108	S 11°12'47" E	22.79'
L109	S 22°10'42" E	16.87'
L110	N 73°25'27" E	49.89'
L111	N 28°19'36" E	21.91'
L112	N 75°49'02" E	18.03'
L113	N 53°16'15" E	56.28'
L114	N 63°12'35" E	19.47'
L115	N 63°12'35" E	34.23'
L116	N 19°42'31" E	45.01'
L117	N 12°30'53" E	25.08'
L118	N 39°55'49" E	16.18'
L119	S 50°20'15" E	50.22'
L120	S 11°23'05" E	56.39'
L121	S 03°39'49" E	47.82'
L122	S 06°28'20" W	43.90'
L123	S 07°03'18" E	36.67'
L124	S 38°14'17" W	23.97'
L125	S 08°57'41" E	23.78'
L126	S 08°22'39" E	83.39'
L127	S 08°08'49" E	69.10'
L128	S 33°54'33" E	57.95'
L129	S 66°46'31" E	40.47'
L130	S 87°46'58" E	59.14'
L131	N 65°15'44" E	38.92'
L132	N 34°19'33" E	28.41'
L133	N 10°19'00" W	48.31'
L134	N 04°47'41" E	41.64'
L135	S 69°44'53" E	49.96'
L136	S 45°45'20" E	31.84'
L137	S 45°45'20" E	21.19'
L138	S 51°51'33" E	56.19'
L139	N 41°45'12" E	43.94'
L140	N 89°40'43" E	35.84'
L141	S 41°26'58" E	1.48'
L142	S 41°26'58" E	47.02'
L143	S 71°45'42" E	55.08'
L144	S 49°23'31" E	1.94'
L145	S 49°23'31" E	54.82'
L146	S 63°20'48" E	46.79'
L147	S 63°20'48" E	19.40'
L148	S 65°30'20" E	54.07'
L149	S 00°35'40" E	14.35'
L150	S 26°41'08" W	28.02'
L151	S 79°32'40" E	20.83'
L152	S 79°32'40" E	21.13'
L153	S 73°24'11" E	54.30'
L154	S 60°40'20" E	26.28'
L155	S 60°40'20" E	42.77'
L156	S 69°17'37" E	78.01'
L157	S 72°21'27" E	60.44'
L158	N 26°41'08" E	66.42'
L159	N 85°28'28" E	39.35'
L160	S 64°13'58" E	21.71'
L161	S 40°48'34" W	23.09'
L162	S 23°14'08" W	23.93'
L163	S 11°58'09" W	27.27'
L164	S 38°04'00" E	6.68'
L165	N 66°32'42" E	109.06'
L166	S 80°20'46" E	57.23'
L167	S 27°38'43" W	37.08'
L168	S 02°46'33" E	33.95'
L169	S 08°52'11" W	27.68'
L170	N 33°44'27" E	10.31'
L171	N 11°20'04" E	36.55'
L172	N 21°45'48" E	44.21'
L173	S 72°45'09" E	33.71'
L174	N 61°41'05" E	20.00'

APPROVED
By Daniel Butler at 11:50 am, Apr 25, 2023

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. REFERENCE BEARING MADE TO THE EAST LINE OF THE CITY OF DESTIN PROPERTY AS RECORDED IN OR BK 1973 PG 44 SHOWN HEREON ARE GRID DISTANCES.

2.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.

3.) ALL LINES COMING OFF OF CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

5.) PURSUANT TO CHAPTER 177.091(27):
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVEN CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

100 0 50 100 200 400
(1" = 100')

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
LB#8096 LSF#1260 CA-1067-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

1401 RUCKER BLVD
ENTERPRISE, AL 36330
OFFICE: 334-347-5184
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-661-4030

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-937-1434

PROJECT #20-315-1

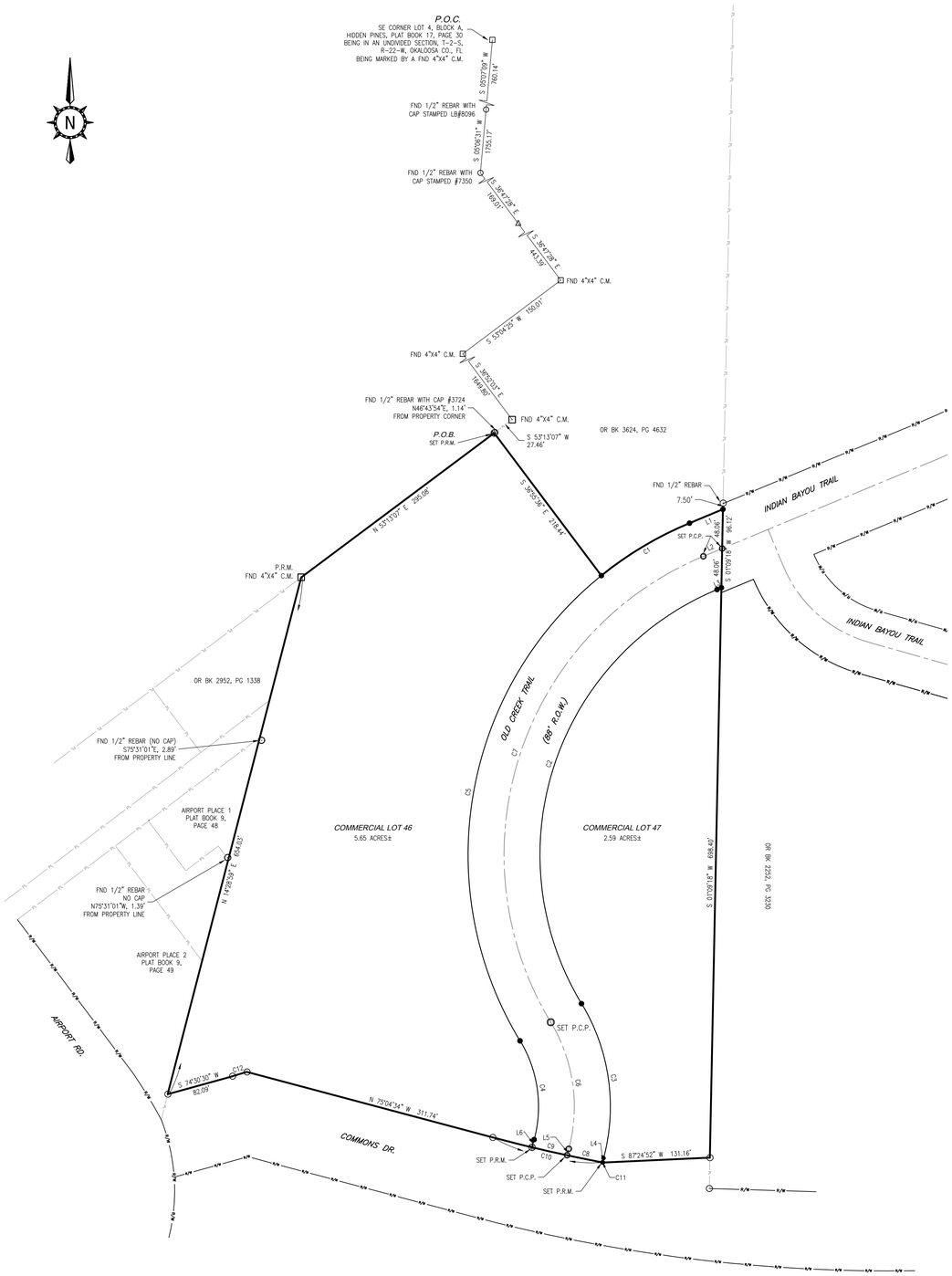
PLS GROUP, INC. COPYRIGHT © 2023, ALL RIGHTS RESERVED

PLAT BOOK _____, PAGE _____

INDIAN BAYOU WEST

UNSECTIONALIZED 00, TOWNSHIP 2 SOUTH, RANGE 22 WEST
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
FEBRUARY 2023

APPROVED
By Daniel Butler at 11:50 am, Apr 25, 2023



LEGEND OF ABBREVIATIONS

C.M.	– CONCRETE MONUMENT
R/W	– RIGHT OF WAY
N/F	– NOW OR FORMERLY
OR BK	– OFFICIAL RECORD BOOK
PB	– PAGE
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
N	– NORTH
S	– SOUTH
E	– EAST
W	– WEST
BSL	– BUILDING SETBACK LINE
P.R.M.	– PERMANENT REFERENCE MONUMENTS
P.C.P.	– PERMANENT CONTROL POINTS
FND	– FOUND

LEGEND

- TO BE SET PROPERTY CORNER UPON FINAL PLAT APPROVAL 1/2" REBAR WITH CAP LB#8096
- CONCRETE MONUMENT (SIZED AS SHOWN)
- FOUND 1/2" REBAR WITH CAP #7350 (UNLESS OTHERWISE SPECIFIED)
- CALCULATED POINT NOT SET
- P.R.M. -PERMANENT REFERENCE MARKER ALUMINUM DISK STAMPED LB#8096
- P.C.P.-PERMANENT CONTROL POINT
- NOT TO SCALE
- N00°00'00"E AS SURVEYED
- R/W — R/W RIGHT OF WAY
- CENTERLINE
- PL — PL APPROXIMATE ADJOINING PROPERTY LINE
- PROPERTY LINE (THIS SURVEY)

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. REFERENCE BEARING MADE TO THE EAST LINE OF THE CITY OF DESTIN PROPERTY AS RECORDED IN OR BK 1973 PG 44 SHOWN HEREON ARE GRID DISTANCES.

2.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.

3.) ALL LINES COMING OFF OF CURVES ARE NON RADIAL UNLESS OTHERWISE NOTED.

5.) PURSUANT TO CHAPTER 177.091(27):
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6.) PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVEN CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°26'23" E	44.35'
L2	N 67°26'23" E	25.02'
L3	S 67°26'23" W	5.69'
L4	S 14°56'19" W	5.47'
L5	S 14°56'19" W	8.16'
L6	S 14°56'19" W	9.85'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	440.00'	126.07'	125.64'	N 59°13'54" E	16°24'58"
C2	352.00'	605.92'	533.83'	S 18°07'35" W	98°37'34"
C3	244.00'	196.43'	191.17'	S 08°07'26" E	46°07'31"
C4	156.00'	125.59'	122.22'	N 08°07'26" W	46°07'31"
C5	440.00'	631.33'	578.55'	N 09°55'07" E	82°12'36"
C6	200.00'	161.01'	156.69'	N 08°07'26" W	46°07'31"
C7	396.00'	681.66'	600.56'	N 18°07'35" E	98°37'34"
C8	1931.76'	44.08'	44.08'	N 78°33'42" W	1°18'27"
C9	1931.76'	44.03'	44.03'	N 77°15'18" W	1°18'22"
C10	1931.76'	138.42'	138.39'	N 77°10'55" W	4°06'20"
C11	1931.76'	0.64'	0.64'	N 79°13'30" W	0°01'09"
C12	382.99'	18.54'	18.54'	S 73°07'17" W	2°46'26"

0 80 160 240

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
LB#8096 LSF#260 CA-1067-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

1401 RUCKER BLVD
ENTERPRISE, AL 36330
OFFICE: 334-347-0028
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-681-4030

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251-927-1434

PROJECT #20-315-1

PLS GROUP, INC. COPYRIGHT @2023. ALL RIGHTS RESERVED

Community Development
Planning and Zoning Division
Phone: 850-654-1119
www.cityofdestin.com

MEMORANDUM

DATE: July 16, 2025

TO: Curtis Gwin, Due South

THRU: Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

SUBJECT: **DO-25-16 – Indian Bayou West Subdivision; Sidewalk Deviation Parcel ID # 00-2S-22-0000-0046-0040 – Simple Deviation to a Major DO (DO-21-12)**

The previously approved Major Development Order for the Indian Bayou West was issued on April 6, 2021, with a Simple Deviation being approved on April 25, 2023 that reduced the proposed lots from 86 to 45. On June 16, 2025, City Staff received an application for a Simple Deviation to the previously approved civil site plan reflecting the following changes:

- The previously approved eastern sidewalk between Lots 31 and 32 will be removed, as the 1,050-foot distance between these parcels eliminates the need for a sidewalk in this area. Instead, the sidewalk will now terminate at Lot 32, where a crosswalk will provide safe access to the sidewalk on the western side of Miccosukee Drive North. The sidewalk network will continue along the west side of Miccosukee Drive North, with an additional crosswalk offering connectivity back to the eastern side in front of Lot 31. Similarly, the reclaimed water main will be rerouted underground, shifting from the east to the west side of the road to mirror this revised alignment. These changes are illustrated in the overall site plan on Sheet 2.0 (Sidewalk) and in the utility plans on Sheets 4.2 and 4.3 (Reclaimed Water Main) of the approved Civil Plans (Exhibit A).

The project was deemed complete on June 17, 2025. The project was then distributed to the City's internal Technical Review Committee (TRC), in accordance with ***Land Development Code (LDC) Section 2.07.04***. **The Staff approved the submittal, with conditions, on June 27, 2025. The conditions are as follows:**

- **Approved for removal a portion of the western sidewalk along with the rerouting of the reclaim water main and addition of two crosswalks as outlined in the approved Plan Set (Exhibit A). All other terms and conditions of DO-21-12 and DO-23-16 remain in effect.**

- **Per *LDC Section 8.01.00.G.6.g*, any sidewalk damaged during construction shall be replace from joint to joint, be 4" thick minimum, with a light broom finish. Where a sidewalk cuts through a driveway, concrete shall be a minimum of 6" thick. Sidewalks 6 feet or wider in width must use 4000 psi fiber reinforced concrete.**

- **Per *LDC Section 8.01.00.A*, any infrastructure damaged during construction will require repairs to the right-of-way to original or better condition.**

- **All striping within the rights-of-way shall be thermoplastic.**

- **Provide detectable warning surfaces at all sidewalk landings.**

Aside from the scope of work modification listed above, there are no other permitted deviations to the previously approved site plan as part of this review. The proposed revisions illustrated in the approved Plan Set (Exhibit A) comply with the requirements listed in the City's *Land Development Code (LDC)*.

As a result of this approval, the applicant can now proceed to obtain any applicable permits. Should you have any questions, please reach out to planning@cityofdestin.com.

☑ APPROVED

☐ DENIED

Daniel Butler
Principal Planner

7/16/25
Date

Cc: Larry Jones, City Manager
Kimberly Kopp, City Attorney
David Prichard
Planning Division
Engineering Division
Building and Permitting Division
Code Compliance Department
Clerks Department

APPROVED
By Jesse Hernandez at 4:30 pm, Jul 16, 2025

SITE DEVELOPMENT PLANS FOR:

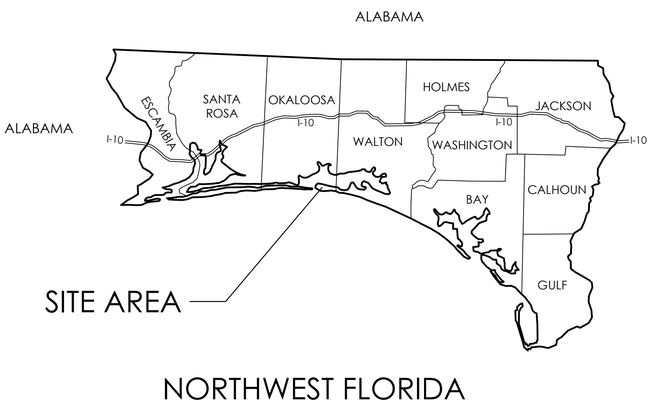
Exhibit A

INDIAN BAYOU WEST

DESTIN, FLORIDA

Licensed Engineer: Ross S. Binkley
Florida License No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AREA MAP:



PREPARED BY:

Binkley Engineering, P.A.
434 Benning Drive
Destin, FL 32541
Phone: (850) 974-5421

PREPARED FOR:

Indian Bayou West, LLC
4 Weekewachee Circle
Destin, FL 32541
Phone: (850) 585-4811

DATE PREPARED:

February 16, 2023
Revised: May 23, 2025

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO 1/2" REBAR WITH CAP STAMPED LB#8096 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 64°51'18" E A DISTANCE OF 466.37 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 08°47'03" E A DISTANCE OF 90.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 05°56'32" W A DISTANCE OF 41.45 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°09'03" E A DISTANCE OF 129.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°18'51" W A DISTANCE OF 31.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 63°20'12" W A DISTANCE OF 6.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 26°05'29" W A DISTANCE OF 37.71 FEET TO A 5/8" REBAR WITH CAP STAMPED #7350; THENCE S 04°51'58" W A DISTANCE OF 324.04 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 01°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 02°38'36" W A DISTANCE OF 131.69 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 40°10'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 48°02'30" W A DISTANCE OF 18.09 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 53°51'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 08°19'10" W A DISTANCE OF 494.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 81°40'50" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE S 01°09'18" W A DISTANCE OF 900.88 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE A S 67°26'23"W A DISTANCE OF 5.69 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 352.00 FEET, AN ARC LENGTH OF 605.92 FEET AND A CHORD BEARING AND DISTANCE OF S 18°07'35" W, 533.83 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 243.99 FEET, AN ARC LENGTH OF 196.43 FEET AND A CHORD BEARING AND DISTANCE OF S 08°07'26" E, 191.17 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 14°56'19" W A DISTANCE OF 5.46 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096 ON THE NORTH RIGHT OF WAY LINE OF COMMONS DR. WEST (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1882.87 FEET, AN ARC LENGTH OF 88.12 FEET AND A CHORD BEARING AND DISTANCE OF N 77°57'01" W, 88.11 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE LEAVING SAID RIGHT OF WAY N 14°56'19" E A DISTANCE OF 9.90 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 156.00 FEET, AN ARC LENGTH OF 125.59 FEET AND A CHORD BEARING AND DISTANCE OF N 08°07'26" W, 122.22 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 536.08 FEET AND A CHORD BEARING AND DISTANCE OF N 03°43'02" E, 503.53 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 155.88 FEET, AN ARC LENGTH OF 254.67 FEET AND A CHORD BEARING AND DISTANCE OF N 05°21'22" W, 227.28 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 2.57 FEET AND A CHORD BEARING AND DISTANCE OF N 40°58'01" E, 2.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 36°52'03 W A DISTANCE OF 37.84 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°52'03" W A DISTANCE OF 1649.80 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 53°04'25" E A DISTANCE OF 150.01 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°47'28" W A DISTANCE OF 612.40 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 69.16 ACRES, MORE OR LESS.

INDEX OF SHEETS

SHEET	DESCRIPTION
1.1	DEMOLITION PLAN (1 OF 5)
1.2	DEMOLITION PLAN (2 OF 5)
1.3	DEMOLITION PLAN (3 OF 5)
1.4	DEMOLITION PLAN (4 OF 5)
1.5	DEMOLITION PLAN (5 OF 5)
2.0	OVERALL SITE PLAN
2.1	SITE PLAN (1 OF 5)
2.2	SITE PLAN (2 OF 5)
2.3	SITE PLAN (3 OF 5)
2.4	SITE PLAN (4 OF 5)
2.5	SITE PLAN (5 OF 5)
3.1	GRADING & DRAINAGE PLAN (1 OF 5)
3.2	GRADING & DRAINAGE PLAN (2 OF 5)
3.3	GRADING & DRAINAGE PLAN (3 OF 5)
3.4	GRADING & DRAINAGE PLAN (4 OF 5)
3.5	GRADING & DRAINAGE PLAN (5 OF 5)
4.1	UTILITY PLAN (1 OF 4)
4.2	UTILITY PLAN (2 OF 4)
4.3	UTILITY PLAN (3 OF 4)
4.4	UTILITY PLAN (4 OF 4)
5.1	PLAN & PROFILE OLD CREEK TRAIL
5.2	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 9+00 ~ 23+50)
5.3	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 18+50 ~ 33+50)
5.4	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 30+00 ~ 44+50)
5.5	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 40+00 ~ END) & TIMUCUA COURT
6.1	LANDSCAPE PLAN NORTH
6.2	LANDSCAPE PLAN SOUTH
7.1	DETAILS
7.2	DETAILS
7.3	RETENTION BASIN SECTIONS
7.4	DESTIN WATER USERS DETAILS
7.5	DESTIN WATER USERS DETAILS
7.6	DESTIN WATER USERS DETAILS
7.7	LIFT STATION DETAILS
8.1	SPECIFICATIONS
8.2	SPECIFICATIONS
8.3	SPECIFICATIONS

LOCATION MAP:

SITE LOCATION



TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
OLD CREEK TRAIL R/W	77,062 S.F. (1.77 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
TOTAL PROJECT IMPERVIOUS SURFACE	544,568 S.F.
IMPERVIOUS SURFACE AREA (EXCLUDING OLD CREEK TRAIL R/W)	
IMPERVIOUS SURFACE	503,287 S.F. (24%)
OPEN SPACE	1,574,778 S.F. (76%)

BINKLEY ENGINEERING
Certificate of Authorization No. 32308

INDIAN BAYOU WEST



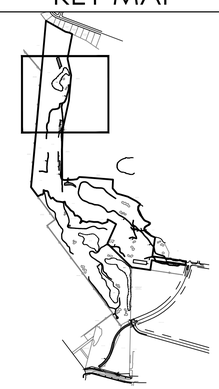
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

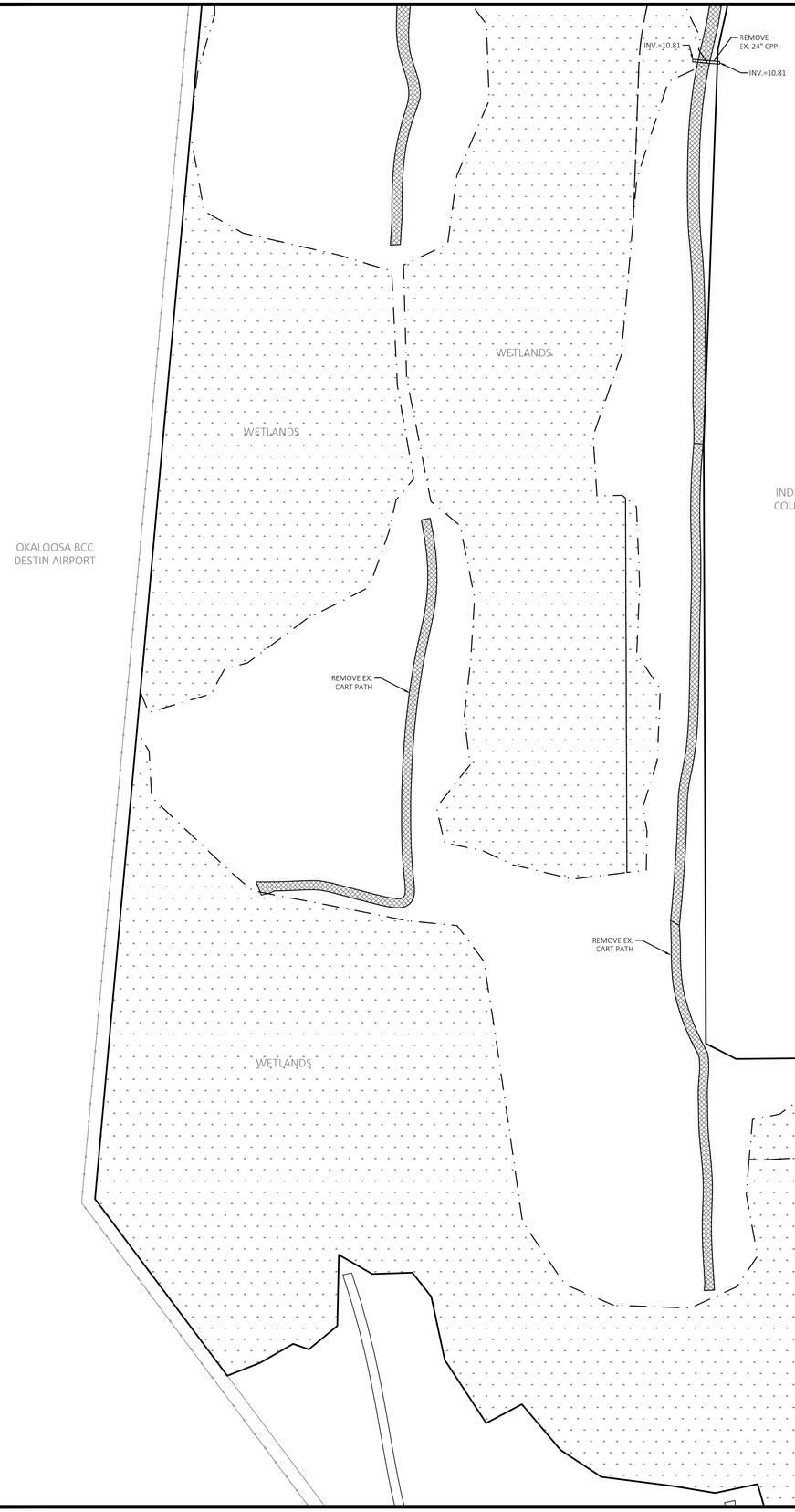
REVISIONS:	DATE:
1	
2	
3	
4	
5	
6	
7	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (1 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.1
TOTAL SHEETS 37



APPROVED
By Jesse Hernandez at 4:30 pm, Jul 16, 2025

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

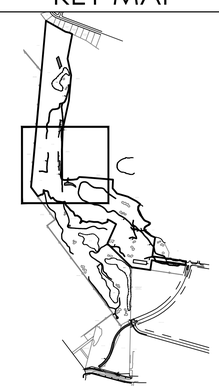
0 50 100
SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:
   - 7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).
   - 7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. #56762

DATE:

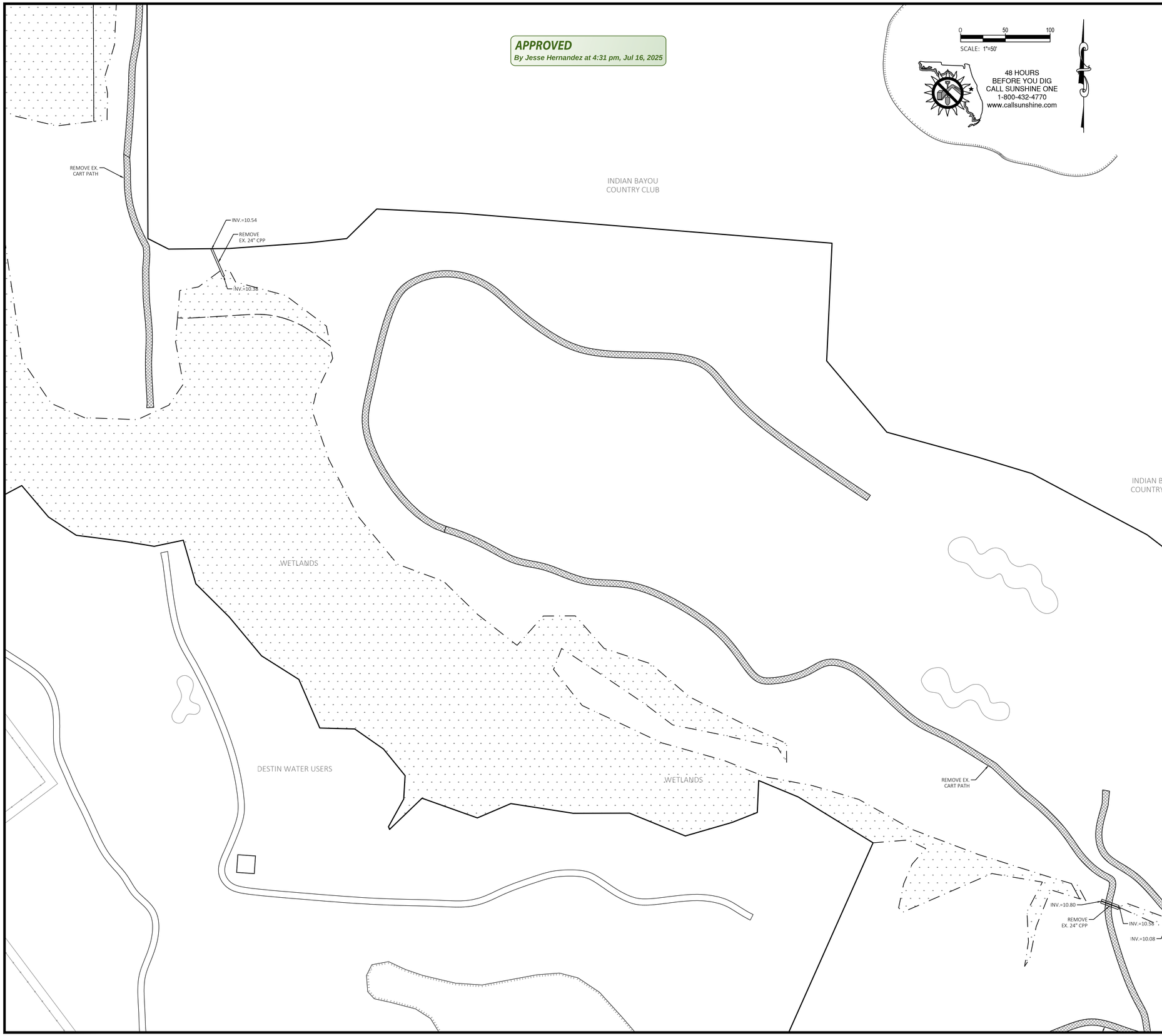
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (2 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.2
TOTAL SHEETS 37



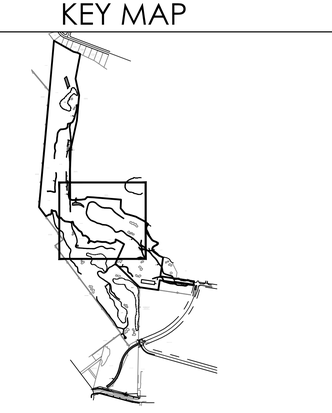
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE:

REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (3 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.3
TOTAL SHEETS 37



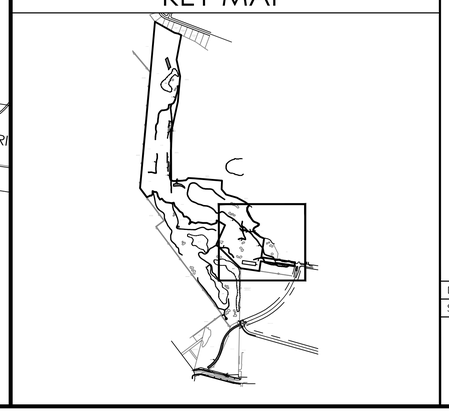
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, No. 56762

DATE:

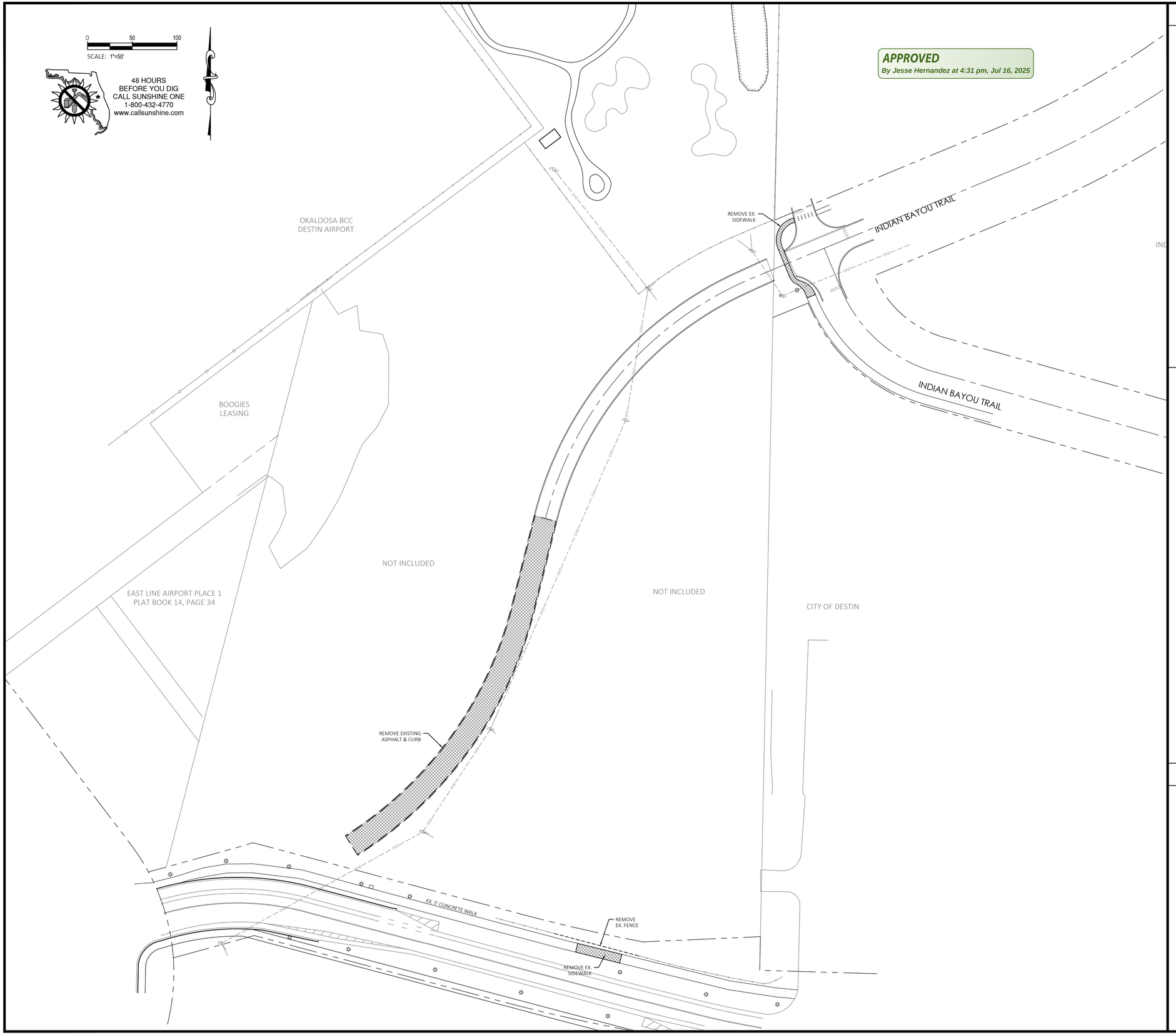
REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (4 OF 5)

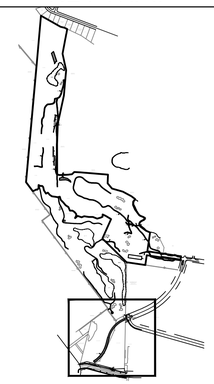
DATE: 10/20/22
SCALE: 1"=50'
SHEET
1.4
TOTAL SHEETS 37



NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:
   - 7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).
   - 7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Professional Engineer: Ross S. Binkley
STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (5 OF 5)

DATE: 10/20/22

SCALE: 1"=50'

SHEET

1.5

TOTAL SHEETS 37

0 120 240

SCALE: 1"=120'

NOTES

1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY RARE EARTH SURVEYING & MAPPING.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
5. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA AT THE END OF THE WORK DAY. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE LOCATED AS FAR AWAY FROM ADJOINING RESIDENTIAL DWELLINGS AS POSSIBLE.
6. OUTDOOR MECHANICAL EQUIPMENT, SUCH AS HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS, MUST BE PLACED ON THE ROOF, IN THE REAR OR TO THE SIDE OF THE BUILDING, OR OTHERWISE VISUALLY SCREENED.
7. THE OWNER OR OWNERS' REPRESENTATIVE SHALL INSTALL CONSTRUCTION SITE SCREENING, IN ACCORDANCE WITH THE REGULATIONS STATED IN CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, CONSTRUCTION SITE SCREENING, ALONG ALL PROPERTY LINES.
8. ALL PERMANENT STRIPING LOCATED WITHIN RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE, SHALL BE THERMOPLASTIC IN ACCORDANCE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.
9. ALL SIDEWALKS FRONTING COMMON AREAS AND CROSSWALKS SHALL BE PLACED BY THE DEVELOPER AT TIME OF ROAD AND UTILITY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ROADWAY TESTING RESULTS IN ACCORDANCE WITH CITY OF DESTIN LDC 8.03.04: TEST FOR PAVEMENT THICKNESS SHALL BE PERFORMED AT THE FOLLOWING INTERVALS, AND TAKEN AT RANDOM POINTS ON THE CROSS SECTIONS.
    - 10.1. IF THE TOTAL LENGTH OF THE ROAD IS:1.LESS THAN 500 FEET, INCLUDING ALL CULS-DE-SAC, A MINIMUM OF THREE TESTS SHALL BE TAKEN.
    - 10.2. ABOVE 500 FEET, TESTS SHALL BE TAKEN EVERY 200 FEET.

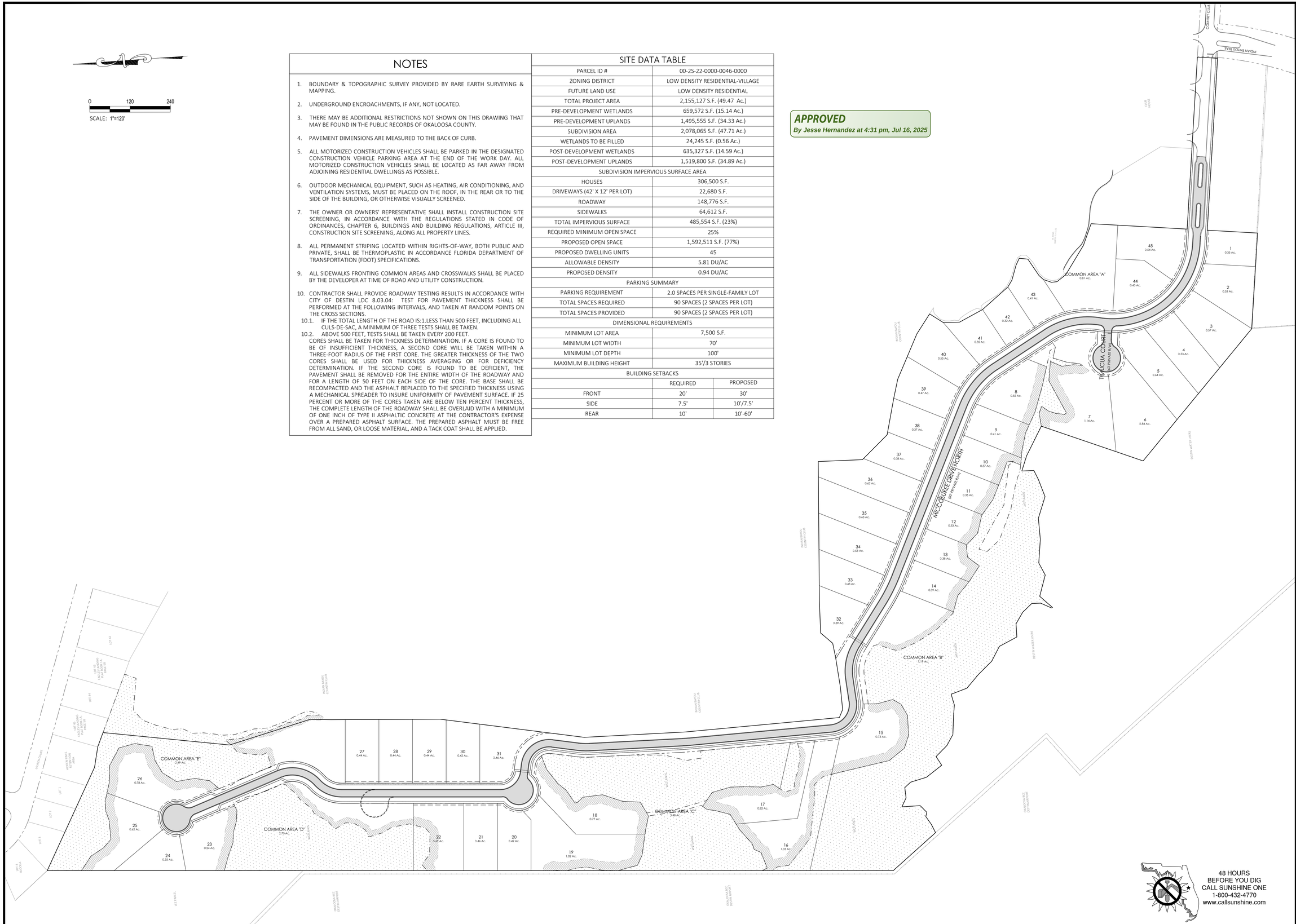
    CORES SHALL BE TAKEN FOR THICKNESS DETERMINATION. IF A CORE IS FOUND TO BE OF INSUFFICIENT THICKNESS, A SECOND CORE WILL BE TAKEN WITHIN A THREE-FOOT RADIUS OF THE FIRST CORE. THE GREATER THICKNESS OF THE TWO CORES SHALL BE USED FOR THICKNESS AVERAGING OR FOR DEFICIENCY DETERMINATION. IF THE SECOND CORE IS FOUND TO BE DEFICIENT, THE PAVEMENT SHALL BE REMOVED FOR THE ENTIRE WIDTH OF THE ROADWAY AND FOR A LENGTH OF 50 FEET ON EACH SIDE OF THE CORE. THE BASE SHALL BE RECOMPACTED AND THE ASPHALT REPLACED TO THE SPECIFIED THICKNESS USING A MECHANICAL SPREADER TO INSURE UNIFORMITY OF PAVEMENT SURFACE. IF 25 PERCENT OR MORE OF THE CORES TAKEN ARE BELOW TEN PERCENT THICKNESS, THE COMPLETE LENGTH OF THE ROADWAY SHALL BE OVERLAID WITH A MINIMUM OF ONE INCH OF TYPE II ASPHALTIC CONCRETE AT THE CONTRACTOR'S EXPENSE OVER A PREPARED ASPHALT SURFACE. THE PREPARED ASPHALT MUST BE FREE FROM ALL SAND, OR LOOSE MATERIAL, AND A TACK COAT SHALL BE APPLIED.

SITE DATA TABLE

PARCEL ID #	00-2S-22-0000-0046-0000
ZONING DISTRICT	LOW DENSITY RESIDENTIAL-VILLAGE
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
PRE-DEVELOPMENT WETLANDS	659,572 S.F. (15.14 Ac.)
PRE-DEVELOPMENT UPLANDS	1,495,555 S.F. (34.33 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
WETLANDS TO BE FILLED	24,245 S.F. (0.56 Ac.)
POST-DEVELOPMENT WETLANDS	635,327 S.F. (14.59 Ac.)
POST-DEVELOPMENT UPLANDS	1,519,800 S.F. (34.89 Ac.)
SUBDIVISION IMPERVIOUS SURFACE AREA	
HOUSES	306,500 S.F.
DRIVEWAYS (42' X 12' PER LOT)	22,680 S.F.
ROADWAY	148,776 S.F.
SIDEWALKS	64,612 S.F.
TOTAL IMPERVIOUS SURFACE	485,554 S.F. (23%)
REQUIRED MINIMUM OPEN SPACE	25%
PROPOSED OPEN SPACE	1,592,511 S.F. (77%)
PROPOSED DWELLING UNITS	45
ALLOWABLE DENSITY	5.81 DU/AC
PROPOSED DENSITY	0.94 DU/AC
PARKING SUMMARY	
PARKING REQUIREMENT	2.0 SPACES PER SINGLE-FAMILY LOT
TOTAL SPACES REQUIRED	90 SPACES (2 SPACES PER LOT)
TOTAL SPACES PROVIDED	90 SPACES (2 SPACES PER LOT)
DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35'/3 STORIES
BUILDING SETBACKS	

	REQUIRED	PROPOSED
FRONT	20'	30'
SIDE	7.5'	10'/7.5'
REAR	10'	10'-60'

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer: Ross S. Binkley
STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. No. 56762

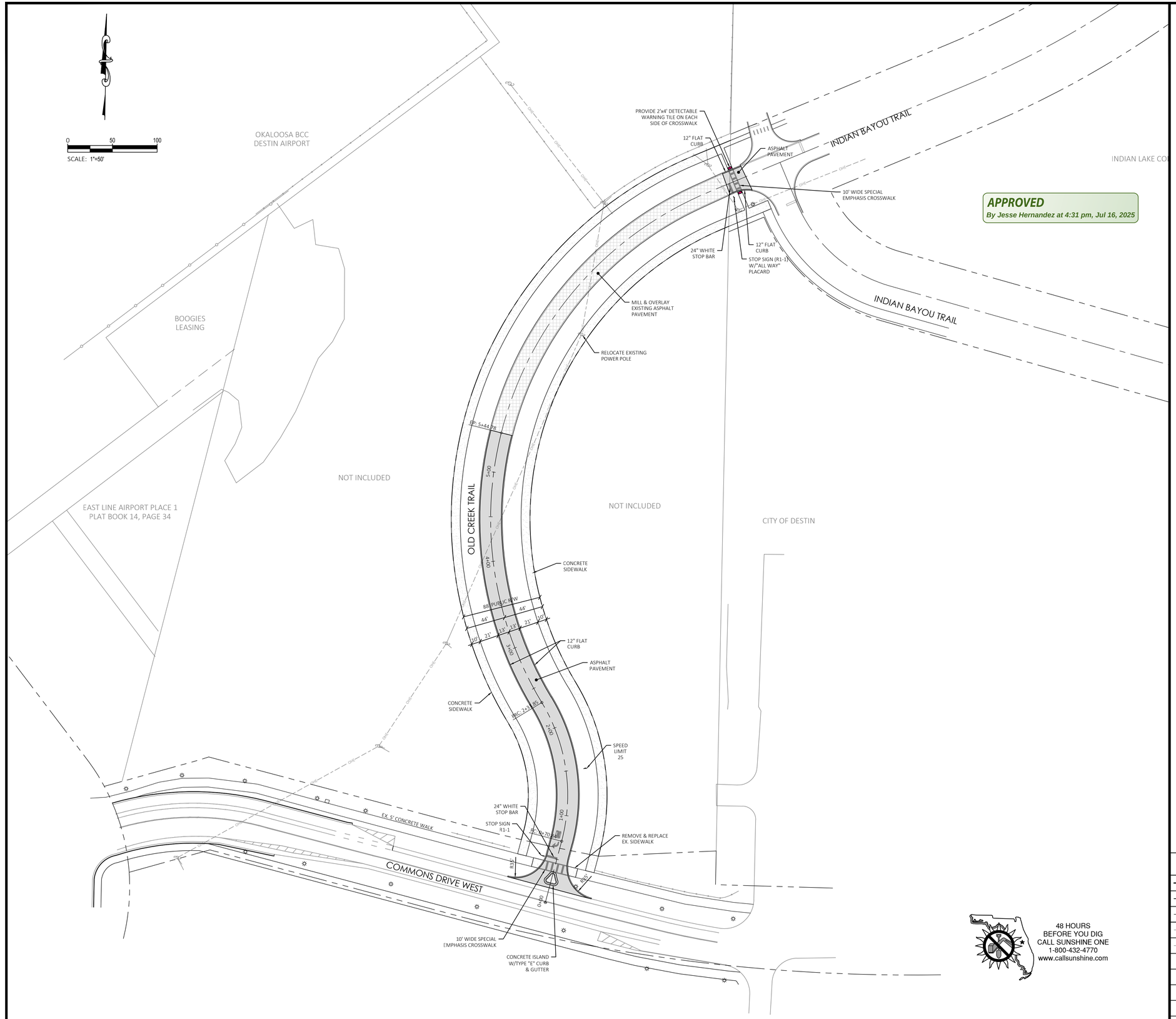
REVISIONS:	DATE:
1 PER CITY COMMENTS DATED 4/7/23	4/13/23
2 REMOVE RETAINING WALLS AT WETLAND CROSSING PER CLIENT	1/13/25
3 REMOVE SIDEWALK AND ADD CROSSWALKS PER OWNER	5/23/25
4	
5	
6	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

OVERALL SITE PLAN

DATE: 10/20/22
SCALE: 1"=120'
SHEET
2.0
TOTAL SHEETS 37



APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER

Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE: 2/16/23

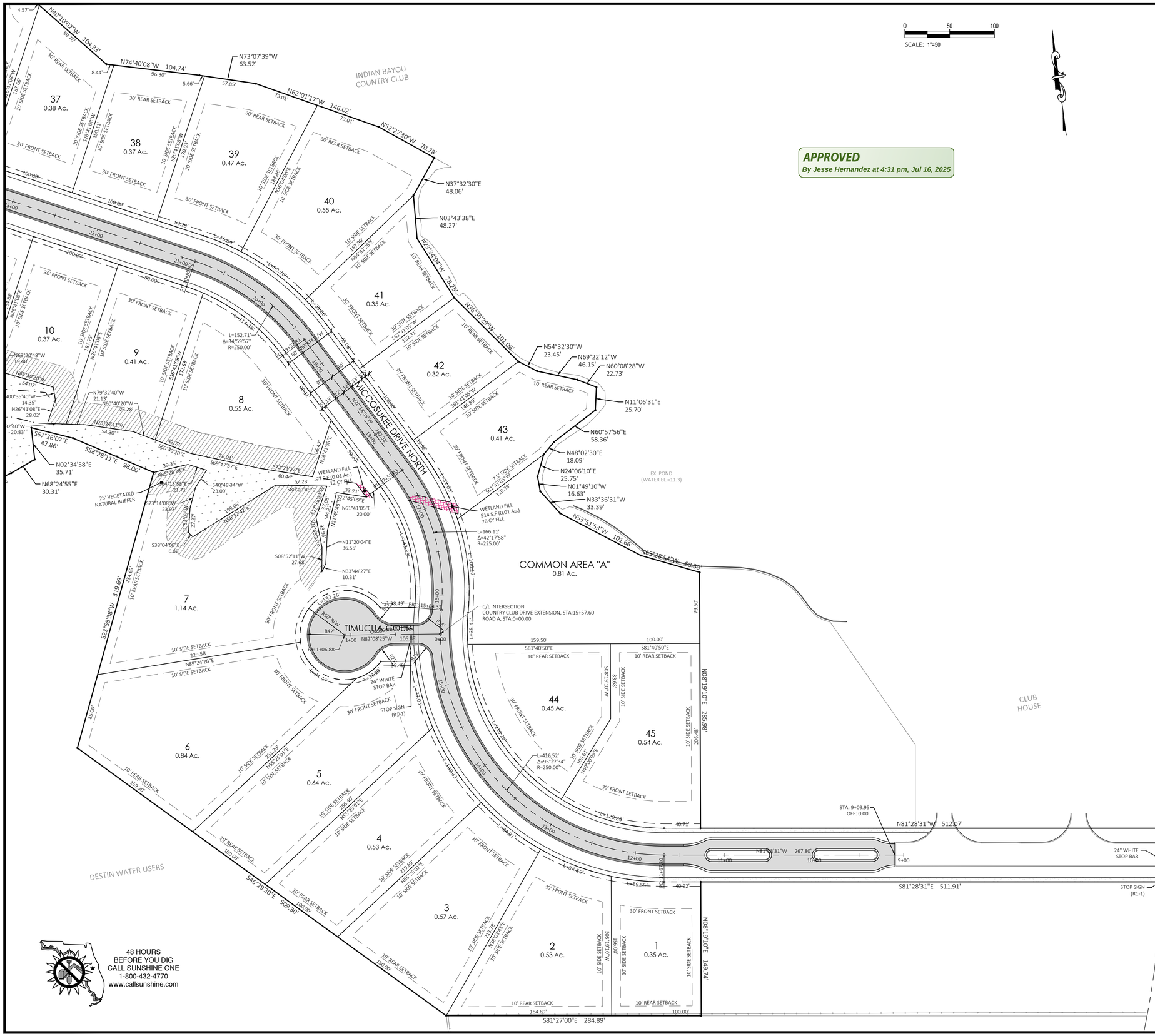
REVISIONS:
1 PER CITY OF DESTIN COMMENTS
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (1 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
2.1
TOTAL SHEETS 37

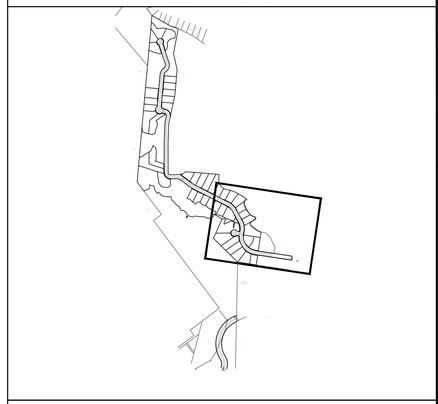


APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

SCALE: 1"=50'

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

KEY MAP



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER

Licensed Engineer: ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER Ross S. Binkley No. 56762

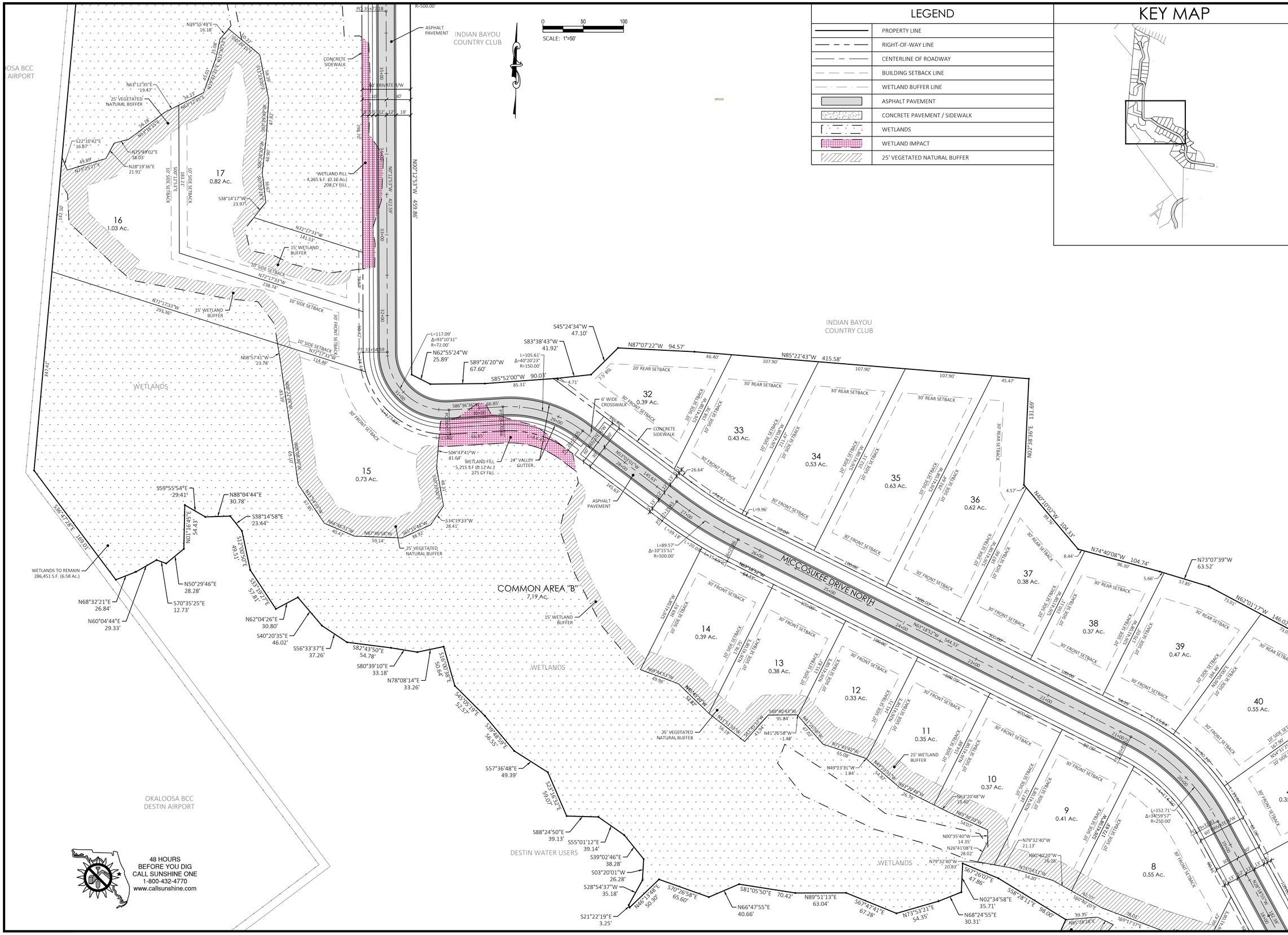
REVISIONS:		DATE:
1	PER CITY OF DESTIN COMMENTS	2/16/23
2	PER CITY COMMENTS DATED 4/7/23	4/13/23
3	ADD FILL DATA TO WETLAND IMPACTS PER FDEP	6/19/23
4		
5		
6		
7		

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (2 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
2.2
TOTAL SHEETS 37



REVISIONS:

		DATE:
1	PER CITY OF DESTIN COMMENTS	2/16/23
2	ADD FILL DATA TO WETLAND IMPACTS PER FDEP	6/19/23
3	REMOVE SIDEWALK AND ADD CROSSWALKS PER OWNER	5/23/25
4		
5		
6		
7		

BINKLEY ENGINEERING

Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (3 OF 5)

DATE: 10/20/22

SCALE: 1"=50'

SHEET

2.3

TOTAL SHEETS 37

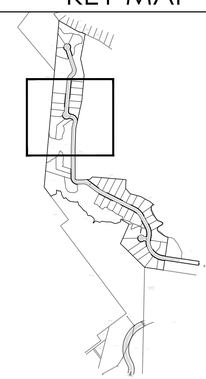


APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER
	AIRPORT NOISE ZONE

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional: ROSS S. BINKLEY
LICENSE NUMBER: 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, Florida PE License No. 56762

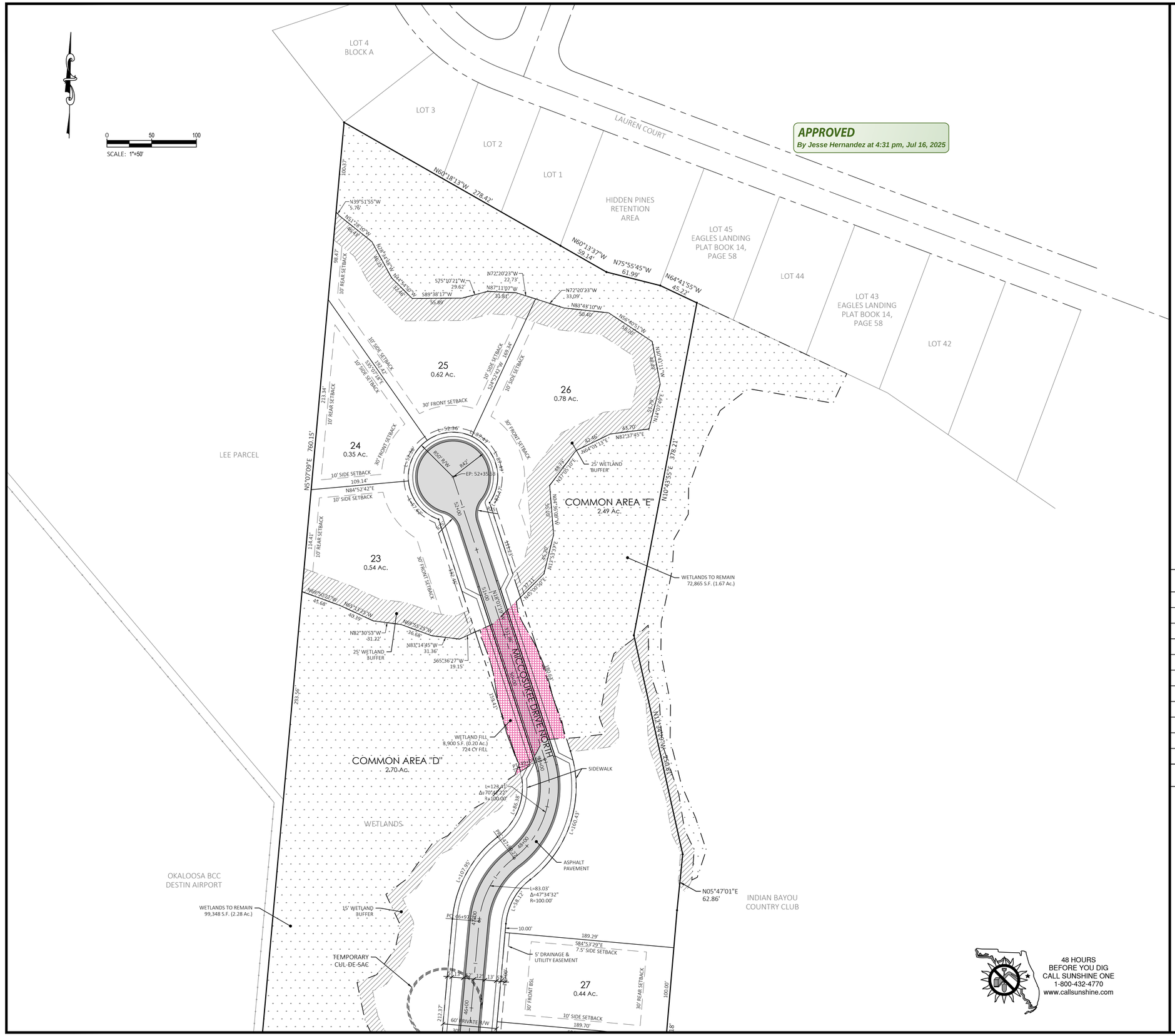
REVISIONS:	DATE:
PER CITY OF DESTIN COMMENTS	2/16/23
ADD FILL DATA TO WETLAND IMPACTS PER FDEP	6/19/23
SHOW LOCATION OF TEMPORARY CUL-DE-SAC	6/26/24
REMOVE SIDEWALK AND ADD CROSSWALKS PER OWNER	5/23/25

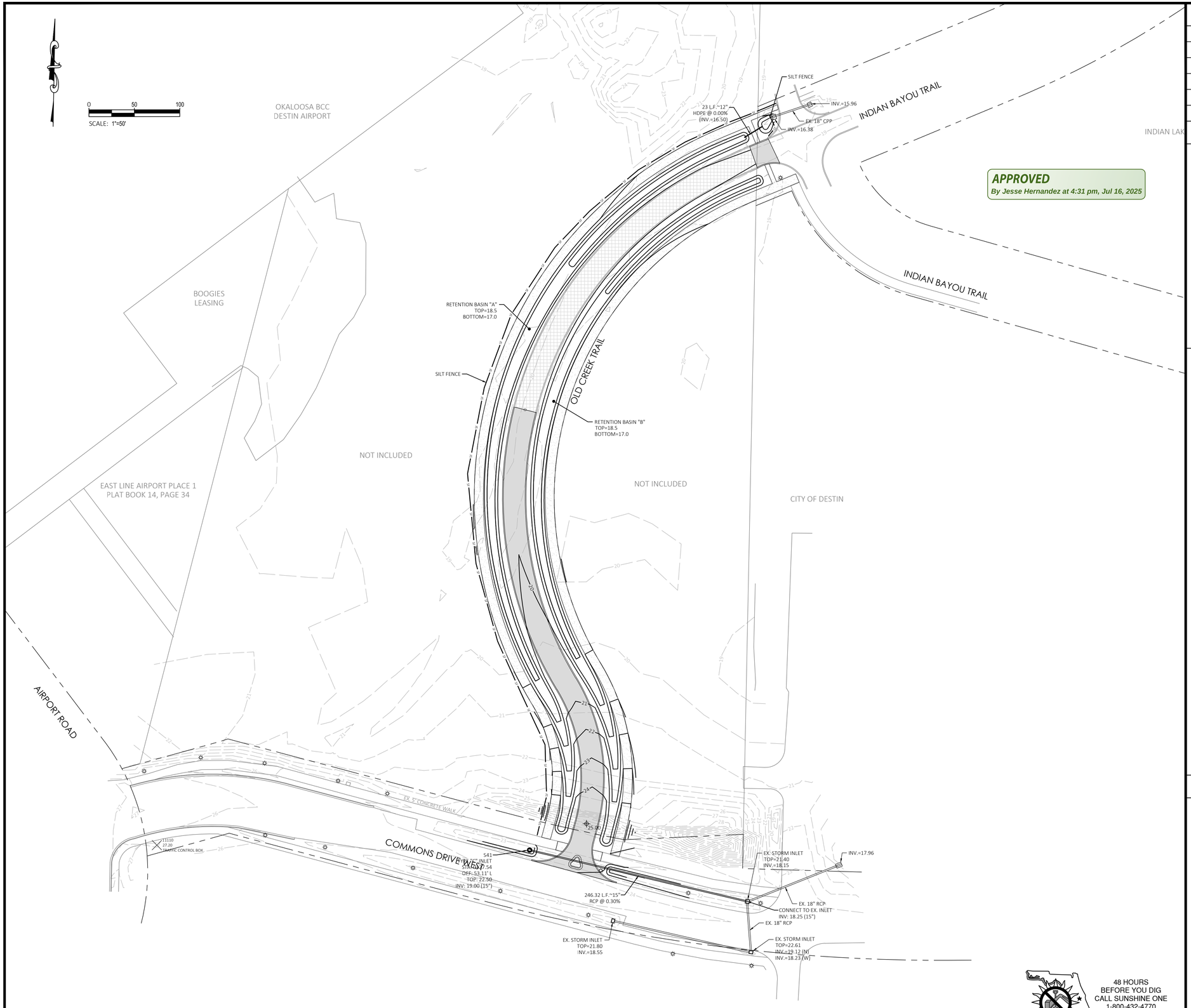
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (4 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
2.4
TOTAL SHEETS 37


APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025
0
50
100
SCALE: 1"=50'
LOT 4
BLOCK A
LOT 3
LOT 2
LOT 1
LAUREN COURT
HIDDEN PINES
RETENTION
AREA
LOT 45
EAGLES LANDING
PLAT BOOK 14,
PAGE 58
LOT 44
LOT 43
EAGLES LANDING
PLAT BOOK 14,
PAGE 58
LOT 42
LEE PARCEL
N60°18'13"W 278.42'
100.37'
N39°51'55"W
5.76'
N61°28'00"W
46.44'
N28°44'08"W
46.33'
N64°34'08"W
22.44'
S89°38'17"W
55.89'
S75°10'21"W
29.62'
N72°20'23"W
22.73'
N87°11'07"W
31.61'
N72°20'23"W
33.09'
N83°48'10"W
58.49'
N56°40'51"W
58.80'
N60°13'37"W
59.14'
N75°55'45"W
61.99'
N64°41'55"W
85.22'
N14°41'14"W
98.49'
N14°07'49"E
42.74'
33.70'
N82°37'45"E
30.46'
N64°01'13"E
25' WETLAND
'BUFFER'
N10°43'55"E 378.21'
N07°05'10"E
48.38'
N10°43'55"E
101.95'
N15°07'09"E
51.00'
N05°47'01"E
62.86'
N05°07'09"E 760.15'
98.47'
10' REAR SETBACK
213.34'
10' REAR SETBACK
114.41'
10' REAR SETBACK
253.56'
10' SIDE SETBACK
330.07'
10' SIDE SETBACK
10' SIDE SETBACK
109.14'
N84°52'42"E
10' SIDE SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
30' FRONT SETBACK
30' FRONT BSL
30' REAR SETBACK
10' SIDE SETBACK
189.29'
S84°53'29"E
7.5' SIDE SETBACK
10' SIDE SETBACK
189.70'
10.00'
100.00'
25
0.62 Ac.
26
0.78 Ac.
24
0.35 Ac.
23
0.54 Ac.
27
0.44 Ac.
L=52.36'
R=50.00'
R=50'
EP: 52+35.03
L=52.36'
L=84.47'
L=84.47'
L=84.47



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

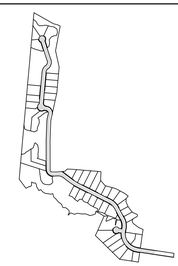
NOTES

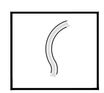
1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

KEY MAP





Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 2/16/23

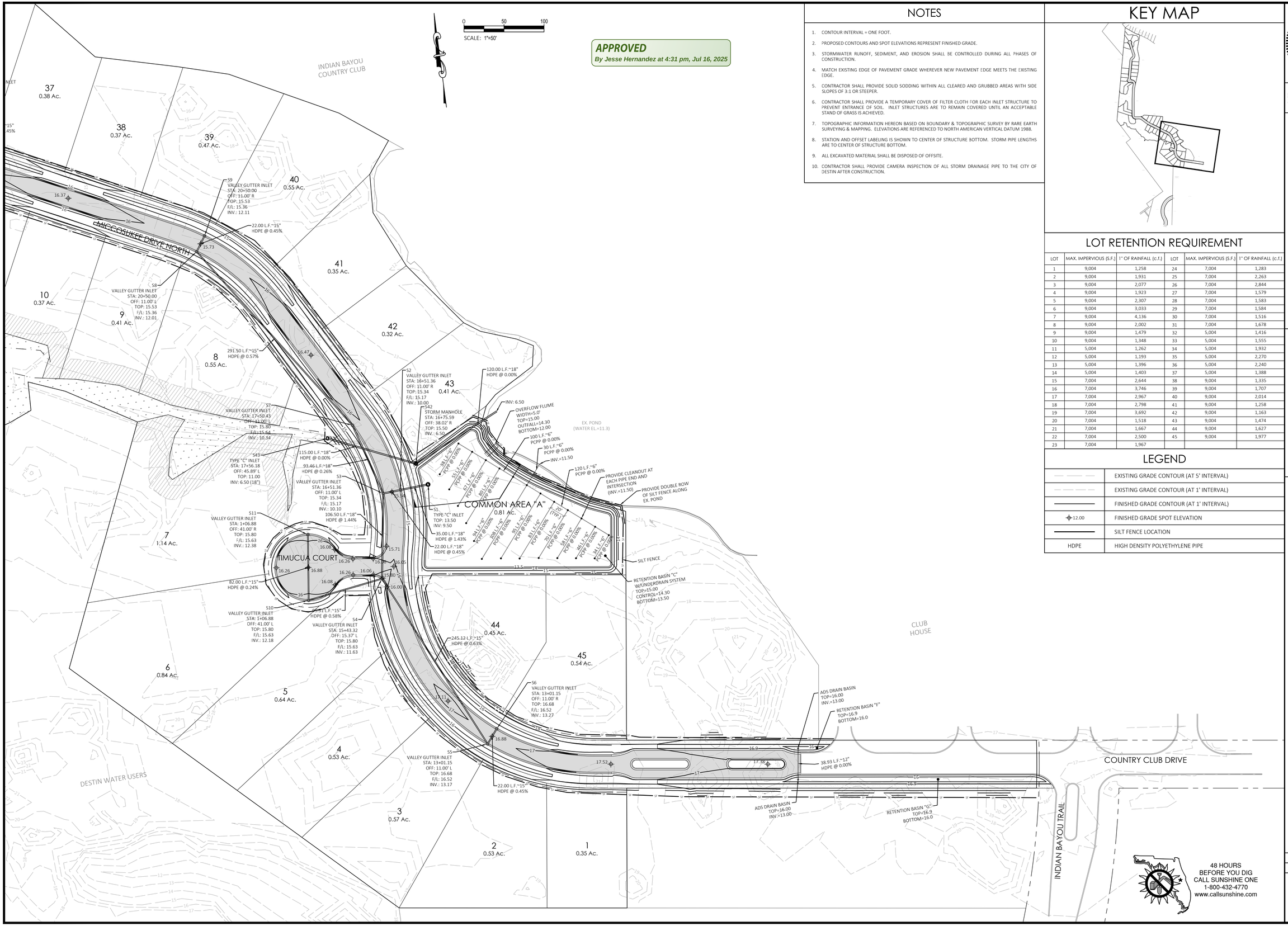
REVISIONS:
1. PER CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (1 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.1
TOTAL SHEETS 37



NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

KEY MAP

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE License No. 56762

REVISIONS:	DATE:
PER CITY OF DESTIN COMMENTS	2/16/23
LOWER ROAD GRADES	12/19/24

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

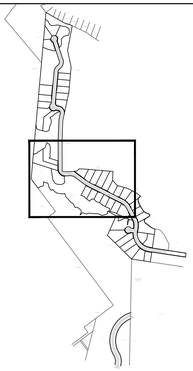
GRADING & DRAINAGE PLAN (2 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.2
TOTAL SHEETS 37

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

KEY MAP



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

OKALOOSA BCC AIRPORT
INDIAN BAYOU COUNTRY CLUB
WETLANDS
DESTIN WATER USERS
OKALOOSA BCC DESTIN AIRPORT
MIGGOSUKEE DRIVE NORTH

S24 VALLEY GUTTER INLET STA: 35+50.00 OFF: 11.00' L TOP: 13.73 F/L: 13.56 INV.: 9.81
22.00 L.F.~15" HDPE @ 2.27%
OFF: 11.00' R TOP: 13.73 F/L: 13.56 INV.: 10.31
EX. 12" CMP
INV.=11.67
INV.=11.41
INV.=12.71
297.74 L.F.~15" HDPE @ 0.27%
SILT FENCE
INV.=10.74
EX. 6" CPP
S25 VALLEY GUTTER INLET STA: 32+52.26 OFF: 11.00' L TOP: 14.14 F/L: 13.97 INV.: 10.62
S26 VALLEY GUTTER INLET STA: 32+52.04 OFF: 11.00' R TOP: 14.14 F/L: 13.97 INV.: 10.72
22.00 L.F.~15" HDPE @ 0.45%
S38 FLARED END SECTION STA: 30+73.03 OFF: 41.04' R INV: 10.50
100.00 L.F.~24" HDPE @ 0.10%
S13 VALLEY GUTTER INLET STA: 27+50.00 OFF: 11.00' L TOP: 15.53 F/L: 15.36 INV.: 11.01
22.00 L.F.~15" HDPE @ 5.00%
S16 VALLEY GUTTER INLET STA: 27+50.00 OFF: 11.00' R TOP: 15.53 F/L: 15.36 INV.: 12.11
S37 FLARED END SECTION STA: 29+90.10 OFF: 33.67' L INV: 10.60
30.00 L.F.~15" HDPE @ 0.87%
S12 TYPE "C" INLET TOP: 14.00 INV: 10.75
PROVIDE DOUBLE BOW OF SILT FENCE ALONG WETLANDS
OVERFLOW FLUME WIDTH=5.0' TOP=15.20 OUTFALL=14.70 BOTTOM=13.80
COMMON AREA "B" 7.19 Ac.
RETENTION BASIN "D" TOP=15.20 CONTROL=14.70 BOTTOM=14.00
S15 VALLEY GUTTER INLET STA: 24+00.00 OFF: 11.00' R TOP: 15.53 F/L: 15.36 INV.: 12.11
351.26 L.F.~15" HDPE @ 0.28%
22.00 L.F.~15" HDPE @ 0.45%
S14 VALLEY GUTTER INLET STA: 24+00.00 OFF: 11.00' L TOP: 15.53 F/L: 15.36 INV.: 12.01
S9 VALLEY GUTTER INLET STA: 20+50.00 OFF: 11.00' R TOP: 15.53 F/L: 15.36 INV.: 12.11
22.00 L.F.~15" HDPE @ 0.45%
S8 VALLEY GUTTER INLET STA: 20+50.00 OFF: 11.00' L TOP: 15.53 F/L: 15.36 INV.: 12.01
291.50 L.F.~15" HDPE @ 0.57%
S7 VALLEY GUTTER INLET

15 0.73 Ac.
16 1.03 Ac.
17 0.82 Ac.
32 0.39 Ac.
33 0.43 Ac.
34 0.53 Ac.
35 0.63 Ac.
36 0.62 Ac.
37 0.38 Ac.
38 0.37 Ac.
39 0.47 Ac.
40 0.55 Ac.
41 0.35 Ac.
14 0.39 Ac.
13 0.38 Ac.
12 0.33 Ac.
11 0.35 Ac.
10 0.37 Ac.
9 0.41 Ac.
8 0.55 Ac.

0 50 100
SCALE: 1"=50'

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS:	DATE:
PER CITY OF DESTIN COMMENTS	2/16/23
LOWER ROAD GRADES	12/19/24
REMOVE SIDEWALK PER OWNER	5/23/25

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST
GRADING & DRAINAGE PLAN (3 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET 3.3
TOTAL SHEETS 37



0 50 100

SCALE: 1"=50'

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

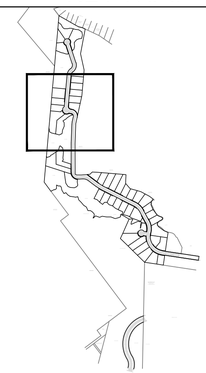
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

KEY MAP



Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE License No. 56762

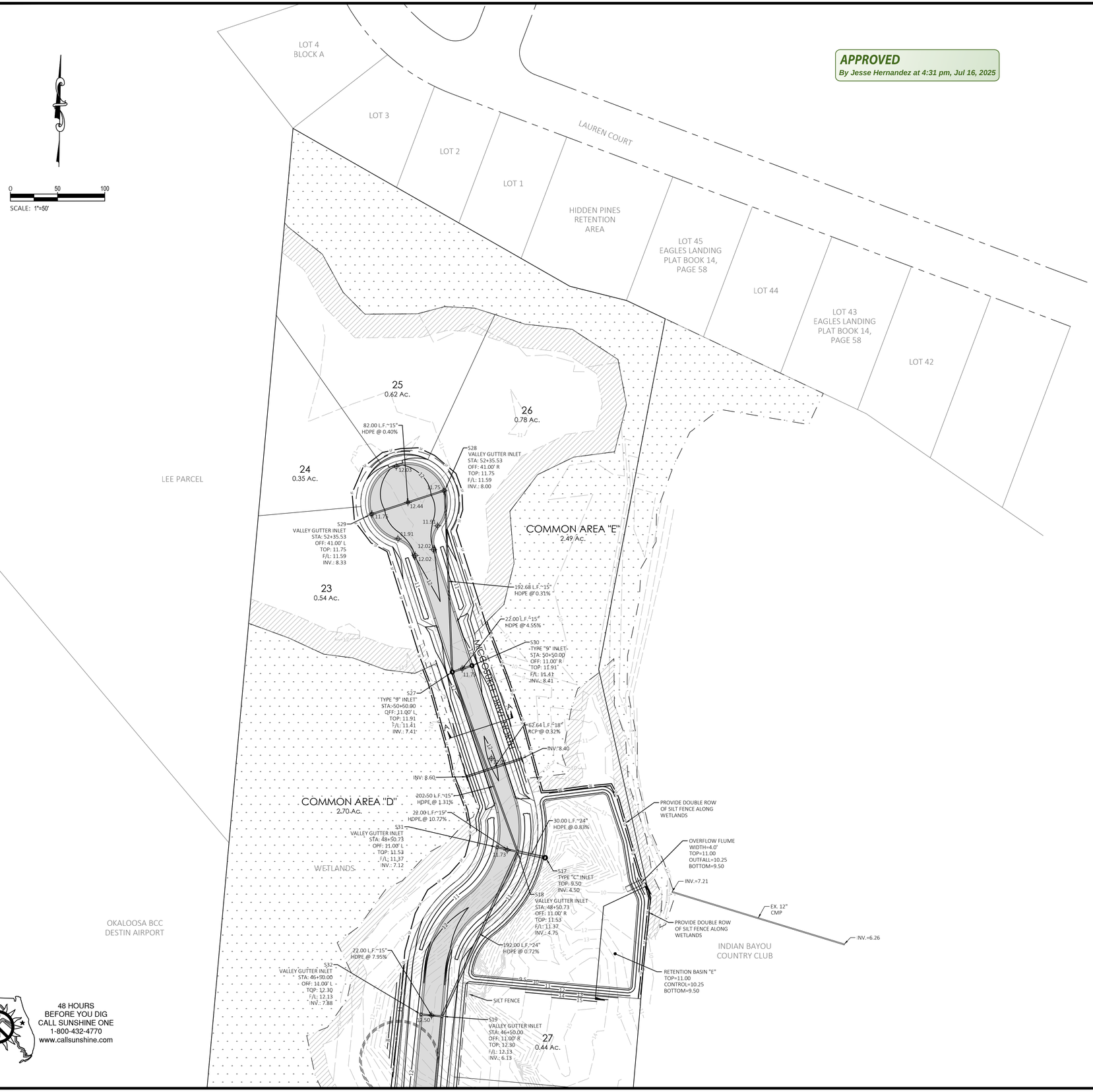
REVISIONS:	DATE:
PER CITY OF DESTIN COMMENTS	2/16/23
LOWER ROAD GRADES	12/19/24
REMOVE SIDEWALK PER OWNER	5/23/25

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (4 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.4
TOTAL SHEETS 37



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

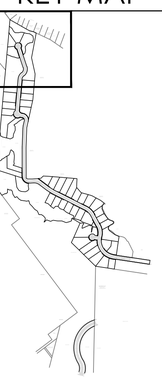
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

KEY MAP



Licensed Professional Engineer: Ross S. Binkley
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. No. 56762

REVISIONS:	DATE:
PER CITY OF DESTIN COMMENTS	2/16/23
LOWER ROAD GRADES	12/19/24
REMOVE RETAINING WALLS AT WETLAND CROSSING PER CLIENT; STORM DRAIN INVERTS	1/13/25

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (5 OF 5)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
3.5
TOTAL SHEETS 37

COUNTRY CLUB

SCALE: 1"=50'

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

1,104.00 L.F.~6" RECLAIMED W.M.
SEWER SERVICE (TYPICAL)
DOUBLE WATER SERVICE (TYP.)
DOUBLE RECLAIM SERVICE (TYPICAL)
354.35 L.F.~8" PVC @ 0.45%
765.00 L.F.~8" WATER MAIN
DOUBLE RECLAIM SERVICE (TYPICAL)
218.77 L.F.~8" PVC @ 0.45%
45.00 L.F.~8" PVC @ 0.51%
PROVIDE 3/4" WATER SERVICE TO LIFT STATION
SS-1 LIFT STATION STA: 18+00.00 OFF: -45.00' L TOP: 16.00 BOTTOM: -1.00 INV IN: 6.00
SS-9 S.S. MANHOLE STA: 20+20.01 OFF: 0.00' TOP: 15.82 INV IN: 7.41 INV OUT: 7.31
SS-2 S.S. MANHOLE STA: 18+00.00 OFF: 0.00' TOP: 16.25 INV IN: 6.33 INV IN: 6.33 INV OUT: 6.23
6" GATE VALVE
114.47 L.F.~8" PVC @ 2.10%
SS-3 S.S. MANHOLE STA: 16+85.00 OFF: 0.00' TOP: 15.67 INV IN: 8.83 INV OUT: 8.73
180.00 L.F.~6" RECLAIMED W.M.
126.25 L.F.~8" PVC @ 0.45%
FIRE HYDRANT
8" GATE VALVE
2" GATE VALVE
6" GATE VALVE
187.50 L.F.~2" RECLAIMED W.M.
SS-12 S.S. MANHOLE STA: 15+57.60 OFF: -126.88' L TOP: 16.57 INV OUT: 10.07
55.38 L.F.~8" WATER MAIN
SS-4 S.S. MANHOLE STA: 15+57.60 OFF: 0.00' TOP: 16.05 INV IN: 9.50 INV IN: 9.50 INV OUT: 9.40
126.88 L.F.~8" PVC @ 0.45%
EX. 1+06.88
2" GATE VALVE
166.70 L.F.~2" WATER MAIN
106.77 L.F.~8" PVC @ 0.45%
SS-5 S.S. MANHOLE STA: 14+50.00 OFF: 0.00' TOP: 16.70 INV IN: 10.08 INV OUT: 9.98
DOUBLE RECLAIM SERVICE (TYPICAL)
DOUBLE WATER SERVICE (TYP.)
107.24 L.F.~8" PVC @ 0.45%
463.40 L.F.~8" WATER MAIN
DOUBLE RECLAIM SERVICE (TYPICAL)
DOUBLE RECLAIM SERVICE (TYPICAL)
SS-6 S.S. MANHOLE STA: 13+41.92 OFF: 0.00' TOP: 17.02 INV IN: 10.66 INV OUT: 10.56
1,480 L.F.~4" PVC FORCE MAIN
SEWER SERVICE (TYPICAL)
DOUBLE RECLAIM SERVICE (TYPICAL)
120.73 L.F.~8" PVC @ 0.45%
SS-7 DROP MANHOLE STA: 12+19.99 OFF: 0.00' R TOP: 17.22 INV: 11.20 (NW)
FIRE HYDRANT
950.00 L.F.~6" RECLAIMED W.M.
220.00 L.F.~8" WATER MAIN
CONNECT 8" WATER MAIN TO EX. 6" W.M. W/6" GATE VALVE
OPEN CUT DRIVEWAY
OPEN CUT DRIVEWAY
CONNECT 6" RECLAIMED WATER MAIN TO EXIST. RECLAIMED WATER MAIN W/12" GATE VALVE & TAPPING SADDLE
EX. S.S. MANHOLE TO=17.26 NEW INV. IN=13.00
LINE EXISTING MANHOLE WITH SPECTRASHIELD AFTER NEW CONNECTION
110.00 L.F.~DIRECTIONAL BORE UNDER DRIVEWAY
SAWCUT ASPHALT PAVEMENT FOR FORCE MAIN CONNECTION AND PROVIDE PATCH

38 0.37 Ac.
39 0.47 Ac.
40 0.55 Ac.
41 0.35 Ac.
42 0.32 Ac.
43 0.41 Ac.
44 0.45 Ac.
45 0.54 Ac.
11 0.35 Ac.
10 0.37 Ac.
9 0.41 Ac.
8 0.55 Ac.
7 1.14 Ac.
6 0.84 Ac.
5 0.64 Ac.
4 0.53 Ac.
3 0.57 Ac.
2 0.53 Ac.
1 0.35 Ac.
COMMON AREA "A" 0.81 Ac.

MICCOSUKEE DRIVE NORTH
TIMUCUA COURT
COUNTRY CLUB DRIVE
INDIAN BAYOU TRAIL
EX. 6" WATER MAIN
EX. 12" RECLAIMED W.M.
EX. 12" FORCE MAIN
EX. 8" WATER MAIN
EX. POND (WATER EL.=11.3)
DESTIN WATER USERS
CLUB HOUSE

48 HOURS BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

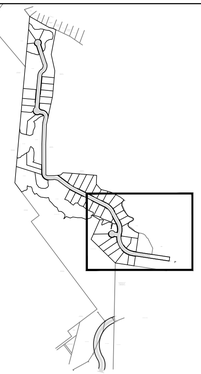
NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

KEY MAP



LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT
	FLUSHING HYDRANT

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
Ross S. Binkley, FL License No. 56762

REVISIONS:	DATE:
PER DESTIN FIRE CONTROL DISTRICT COMMENTS	11/14/22
LOWER ROAD GRADES	12/19/24
PER RWU COMMENTS DATED 1/24/25	1/28/25

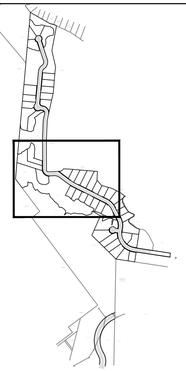
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (1 OF 4)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.1
TOTAL SHEETS 37

KEY MAP



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

APPROVED
By Jesse Hernandez at 4:31 pm, Jul 16, 2025

SCALE: 1"=50'

OKALOOSA BCC AIRPORT
OKALOOSA BCC DESTIN AIRPORT
INDIAN BAYOU COUNTRY CLUB
WETLANDS
COMMON AREA "B" 7.19 Ac.
DESTIN WATER USERS
MICCOSUKEE DRIVE NORTH

PCI 35+77.18
6" GATE VALVE
2,457 L.F.~2" FORCE MAIN
780.00 L.F.~6" RECLAIMED W.M.
8" GATE VALVE (OUTSIDE SIDEWALK)
FIRE HYDRANT (OUTSIDE SIDEWALK)
PT 33+58.59
850.00 L.F.~8" WATER MAIN
LOW PRESSURE SEWER SERVICE (TYPICAL)
RECLAIM SERVICE (TYPICAL)
PCI 30+08.56
PT 29+10.56
CONNECT F.M. TO S.S. MANHOLE
SS-11 S.S. MANHOLE STA: 27+40.63 OFF: 0.00' TOP: 15.74 INV OUT: 10.74
365.00 L.F.~8" PVC @ 0.45%
SS-10 S.S. MANHOLE STA: 23+75.00 OFF: 0.00' TOP: 15.80 INV IN: 9.10 INV OUT: 9.00
1,104.00 L.F.~6" RECLAIMED W.M.
DOUBLE RECLAIM SERVICE (TYP.)
8" GATE VALVE
FIRE HYDRANT (OUTSIDE SIDEWALK)
DOUBLE WATER SERVICE (TYP.)
SEWER SERVICE (TYPICAL)
DOUBLE RECLAIM SERVICE (TYPICAL)
354.35 L.F.~8" PVC @ 0.45%
SS-9 S.S. MANHOLE STA: 20+20.01 OFF: 0.00' TOP: 15.82 INV IN: 7.41 INV OUT: 7.31
765.00 L.F.~8" WATER MAIN
DOUBLE RECLAIM SERVICE (TYPICAL)
218.77 L.F.~8" PVC @ 0.45%
45.00 L.F.~8" PVC @ 0.51%
PROVIDE 3/4" WATER SERVICE TO LIFT STATION

17 0.82 Ac.
16 1.03 Ac.
15 0.73 Ac.
32 0.39 Ac.
33 0.43 Ac.
34 0.53 Ac.
35 0.63 Ac.
36 0.62 Ac.
37 0.38 Ac.
38 0.37 Ac.
39 0.47 Ac.
40 0.55 Ac.
41 0.35 Ac.
14 0.39 Ac.
13 0.38 Ac.
12 0.33 Ac.
11 0.35 Ac.
10 0.37 Ac.
9 0.41 Ac.
8 0.55 Ac.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. 56762

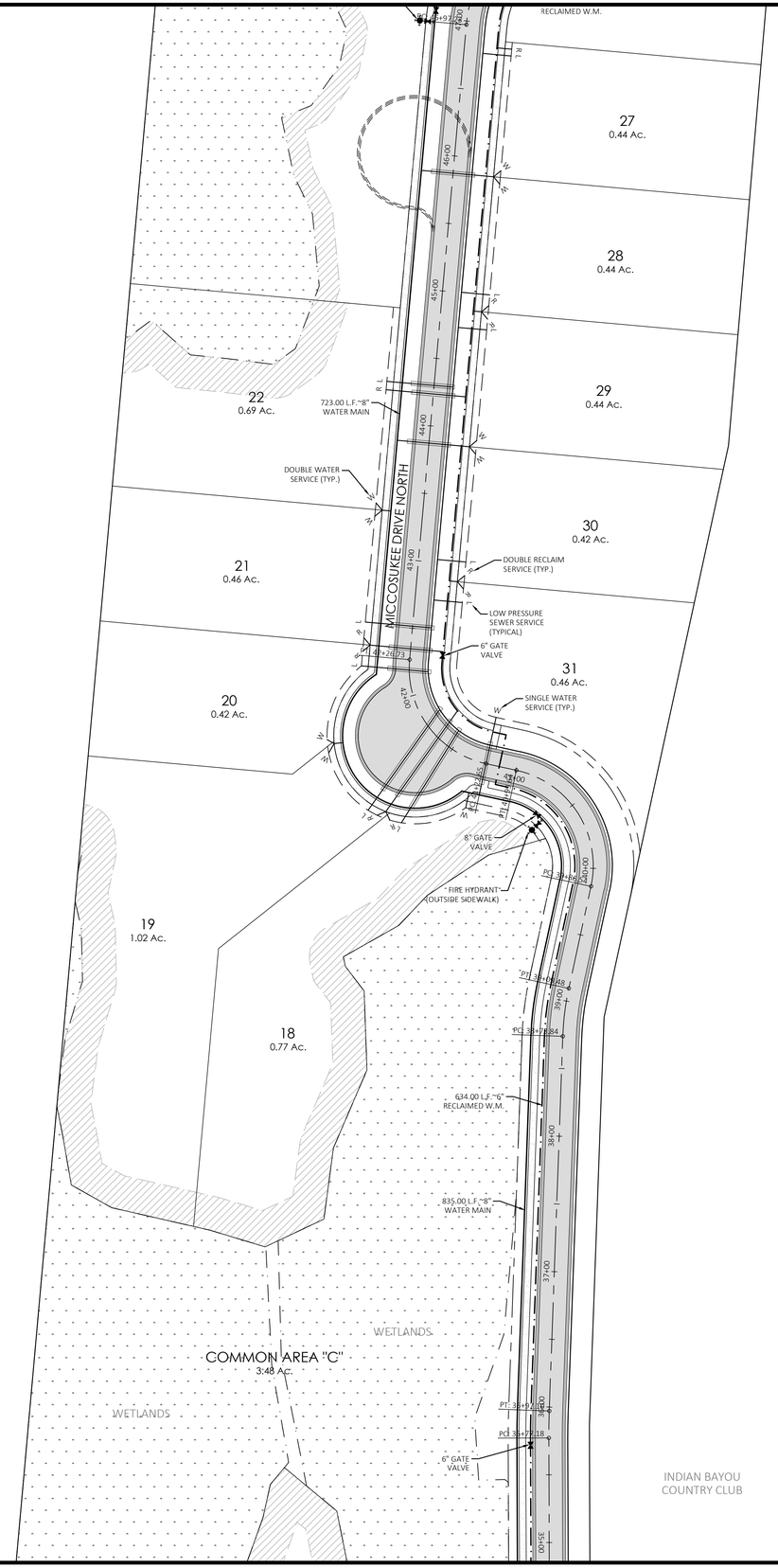
REVISIONS:	DATE:
PER DWU COMMENTS	11/15/22
LOWER ROAD GRADES	12/19/24
PER DWU COMMENTS DATED 1/24/25	1/28/25
REMOVE SIDEWALK AND RELOCATE RECLAIM WATER MAIN PER OWNER	5/23/25

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (2 OF 4)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.2
TOTAL SHEETS 37



APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

0 50 100
SCALE: 1"=50'

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

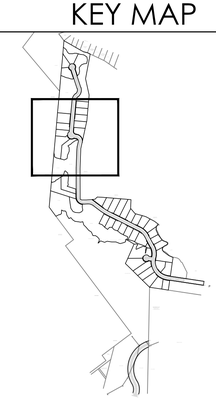
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE License Number 56762

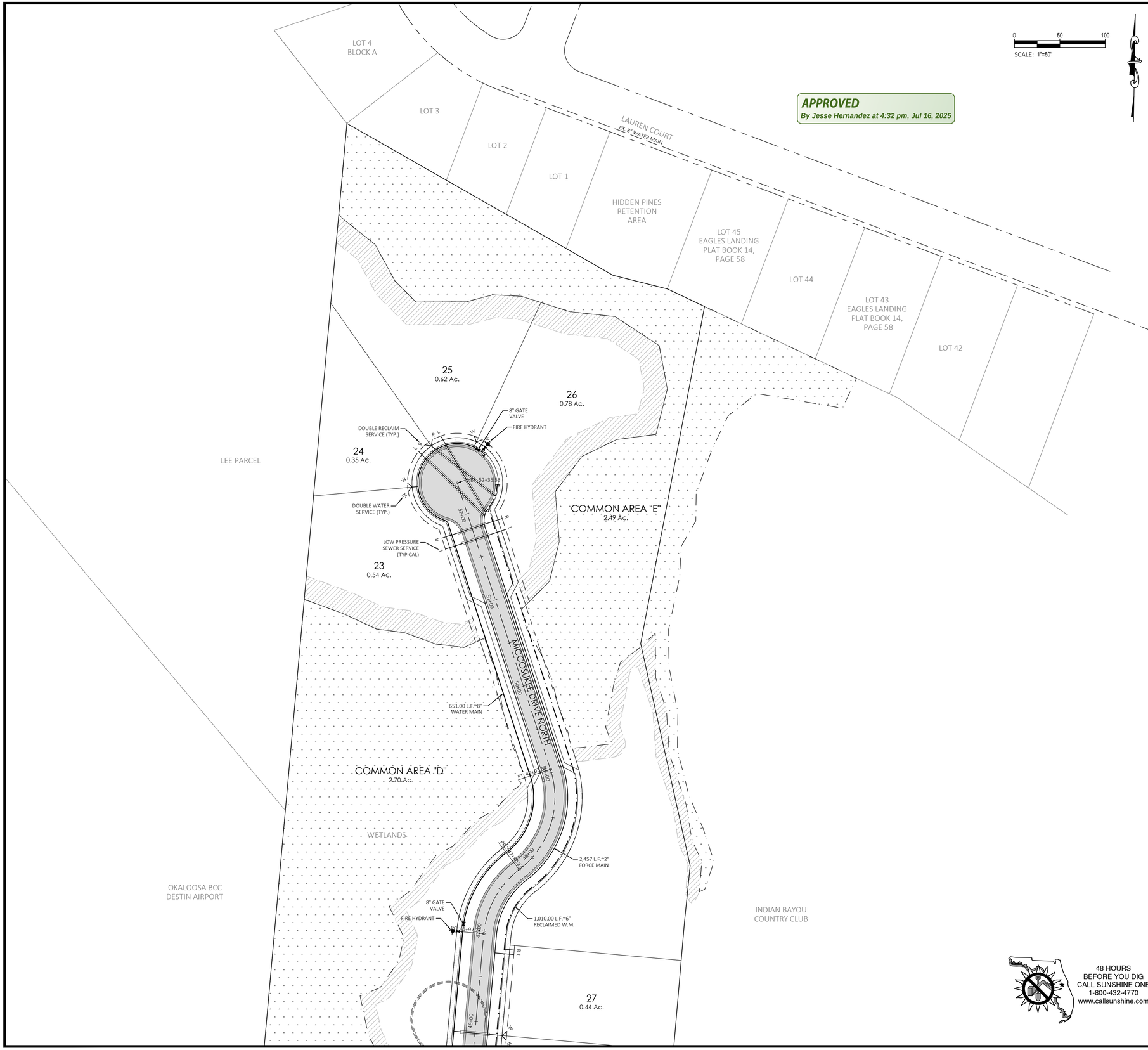
REVISIONS:	DATE:
PER DWU COMMENTS	11/15/22
LOWER ROAD GRADES	12/19/24
PER DWU COMMENTS DATED 1/24/25	1/28/25
REMOVE SIDEWALK AND RELOCATE RECLAIM WATER MAIN PER OWNER	5/23/25

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (3 OF 4)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.3
TOTAL SHEETS 37



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

UTILITY COMPANIES

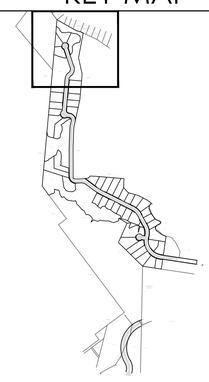
COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE

PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
STATE OF FLORIDA
No. 56762
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. License No. 56762

REVISIONS:	DATE:
1 PER DWU COMMENTS	11/15/22
2 LOWER ROAD GRADES	12/19/24
3 REMOVE RETAINING WALLS AT WETLAND CROSSING PER CLIENT	1/13/25
4 PER DWU COMMENTS DATED 1/24/25	1/28/25
5	
6	

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

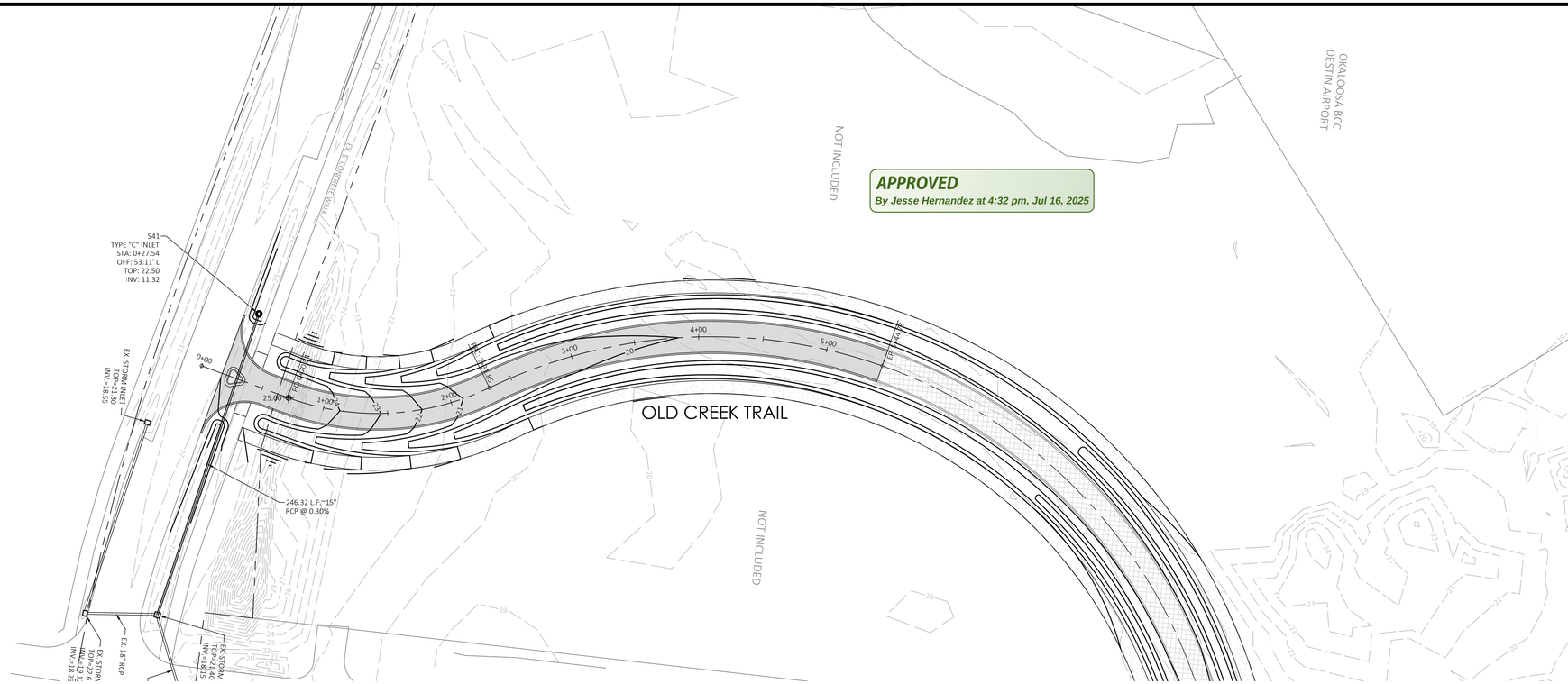
INDIAN BAYOU WEST

UTILITY PLAN (4 OF 4)

DATE: 10/20/22
SCALE: 1"=50'
SHEET
4.4
TOTAL SHEETS 37

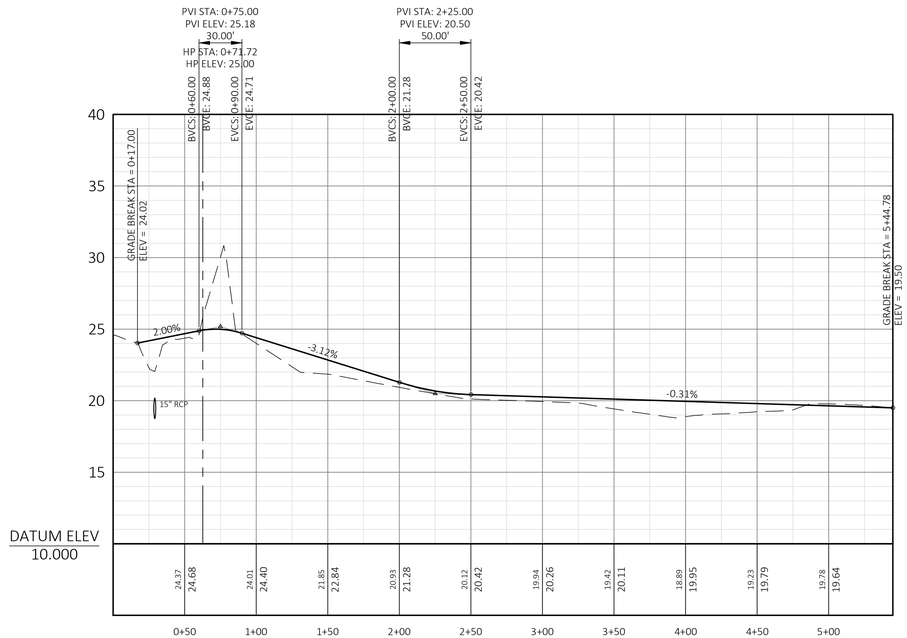
0 50 100

SCALE: 1"=50'



PLAN VIEW

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025



PROFILE

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

0 50 100

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

Licensed Professional Engineer: Ross S. Binkley
FLORIDA PROFESSIONAL ENGINEER
No. 56762
STATE OF FLORIDA
Ross S. Binkley, P.E. License No. 56762

DATE: 4/13/23

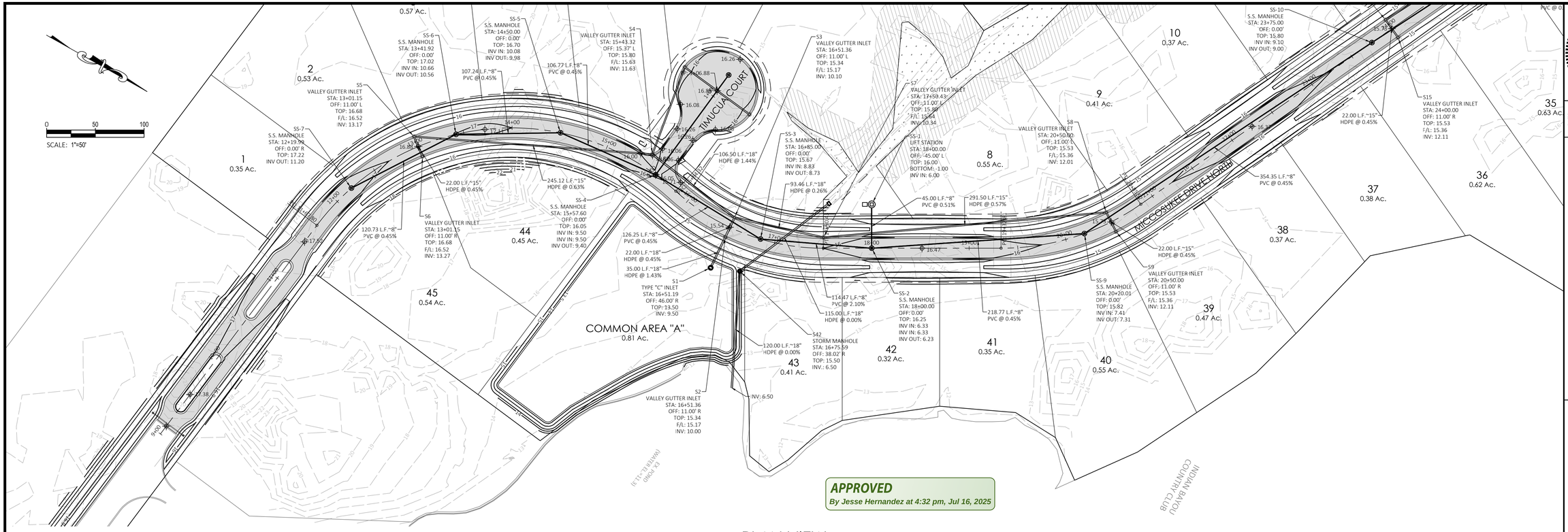
REVISIONS:
1. PER CITY COMMENTS DATED 4/7/23

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

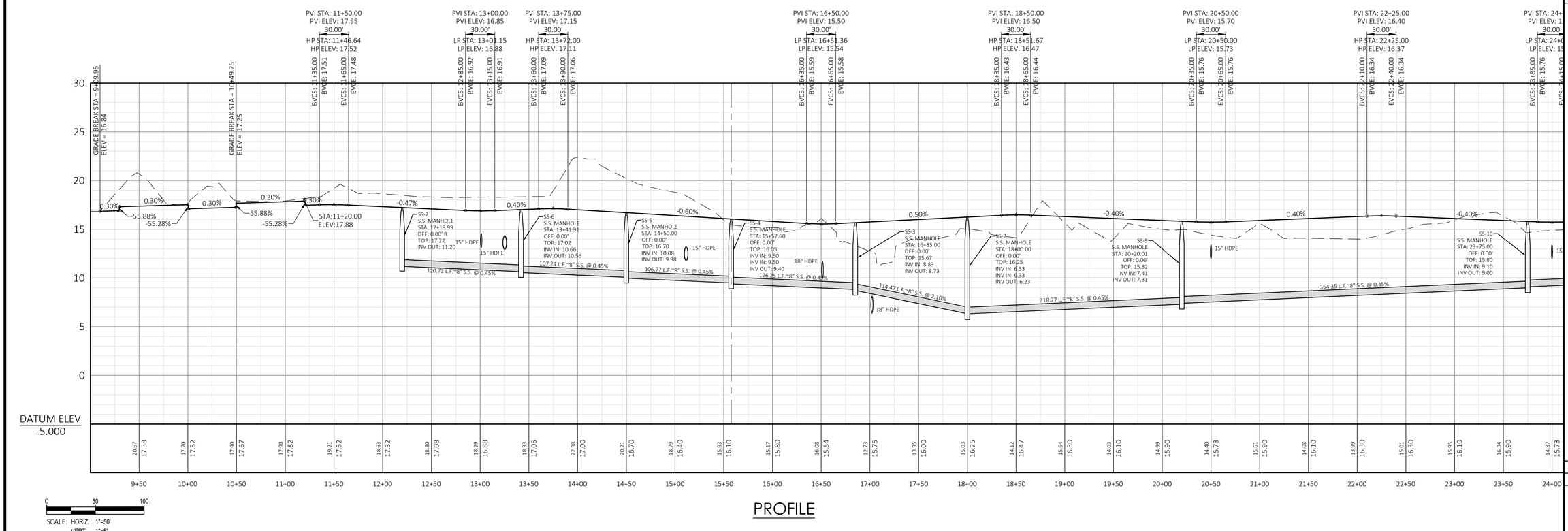
INDIAN BAYOU WEST

PLAN & PROFILE
OLD CREEK TRAIL

DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V
SHEET
5.1
TOTAL SHEETS 37



PLAN VIEW



PROFILE

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

REVISIONS:
1. LOWER ROAD GRADES
2. REMOVE MANHOLE SS-8 PER CLIENT

DATE: 12/19/24, 1/28/25

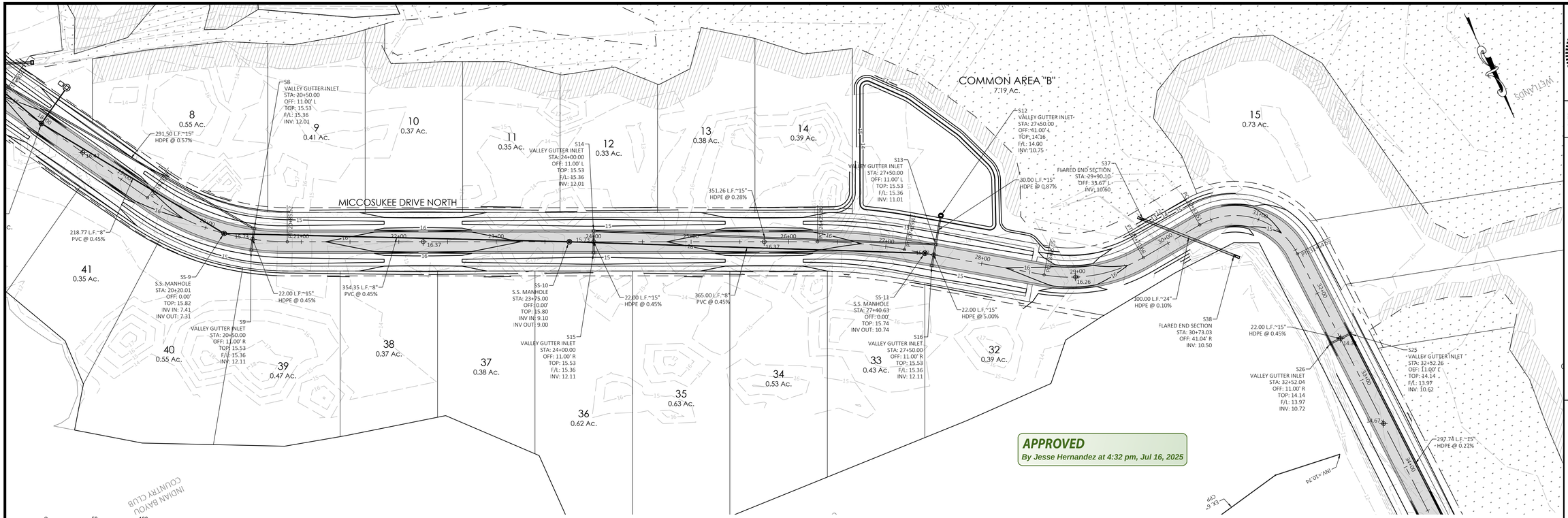
Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE No. 56762

INDIAN BAYOU WEST

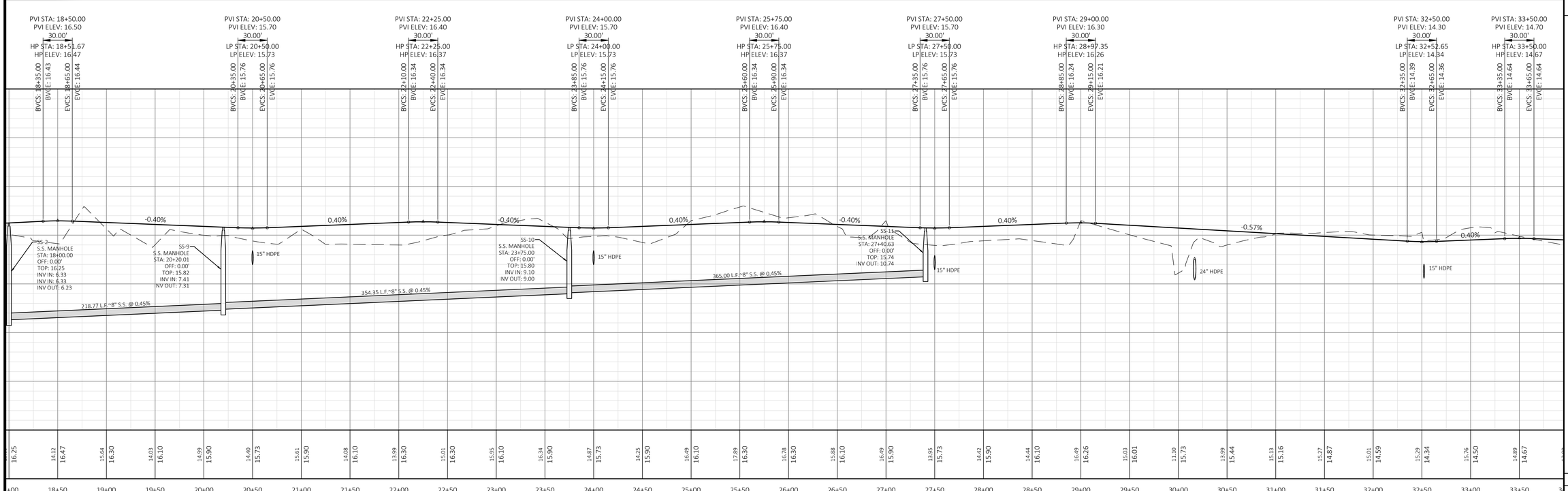
PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 9+00 ~ 23+50)

DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V
SHEET
5.2
TOTAL SHEETS 37



PLAN VIEW



PROFILE

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

0 50 100
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

REVISIONS:	DATE:
LOWER ROAD GRADES	12/19/24
REMOVE SIDEWALK PER OWNER	5/23/25

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

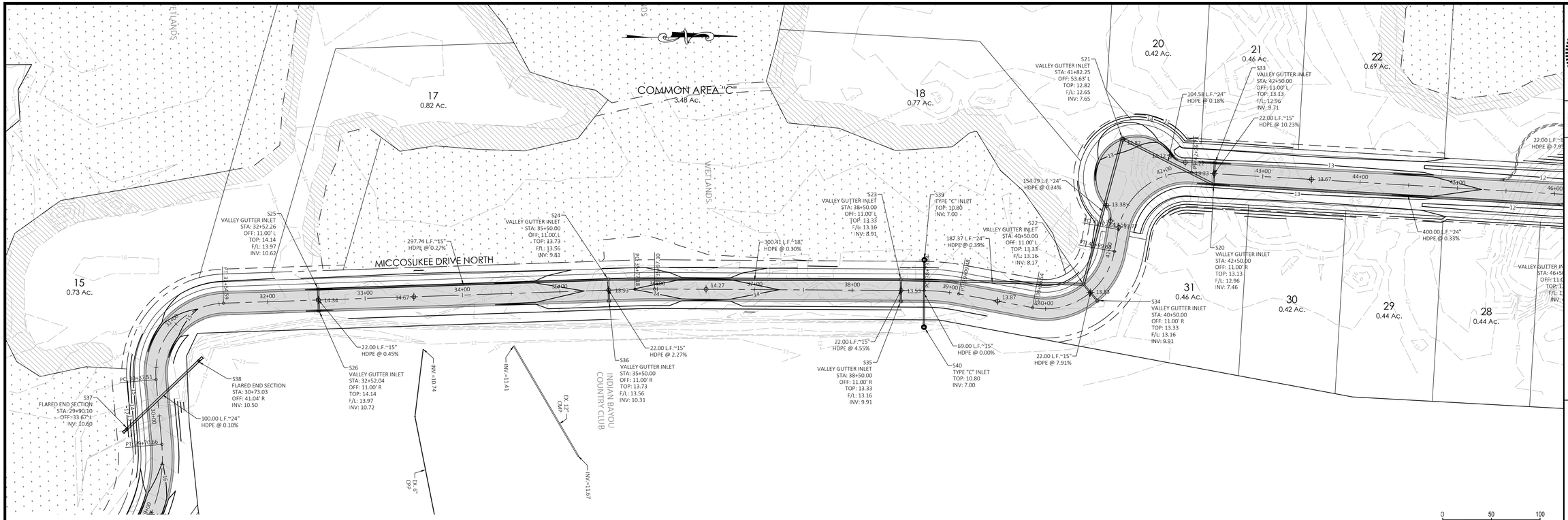
INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 18+50 ~ 33+50)

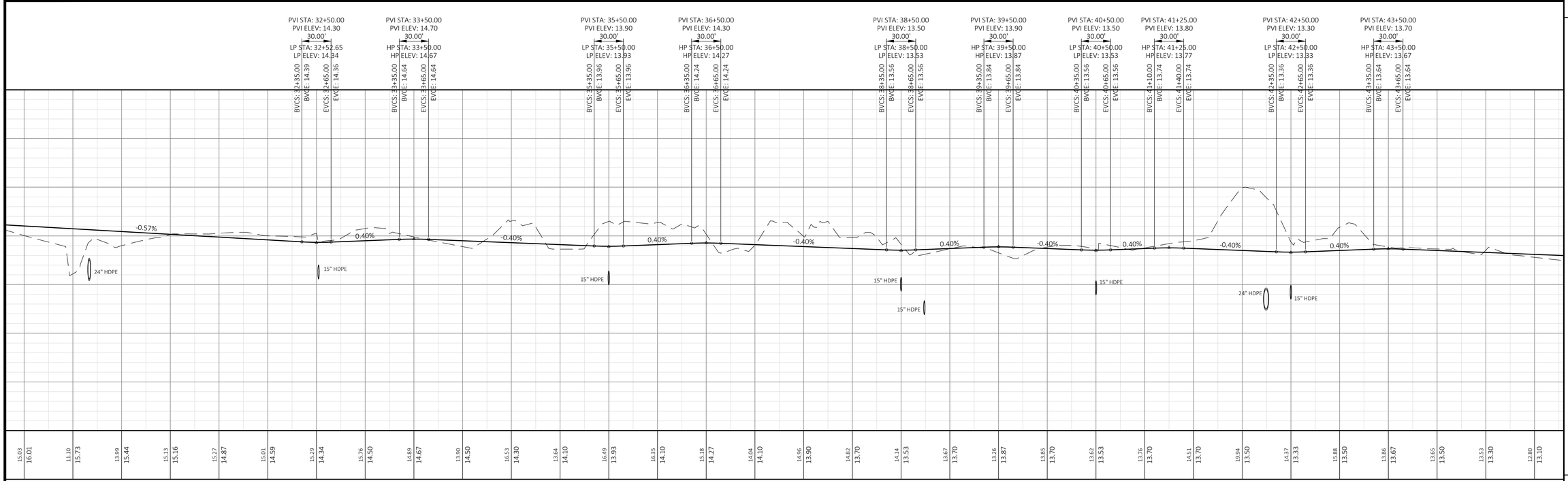
DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V

SHEET
5.3
TOTAL SHEETS 37



PLAN VIEW

SCALE: 1"=50'



PROFILE

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. BINKLEY
Ross S. BINKLEY, P.E. No. 56762

DATE: 12/19/24, 5/23/25

REVISIONS:
1. LOWER ROAD GRADES
2. REMOVE SIDEWALK PER OWNER

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

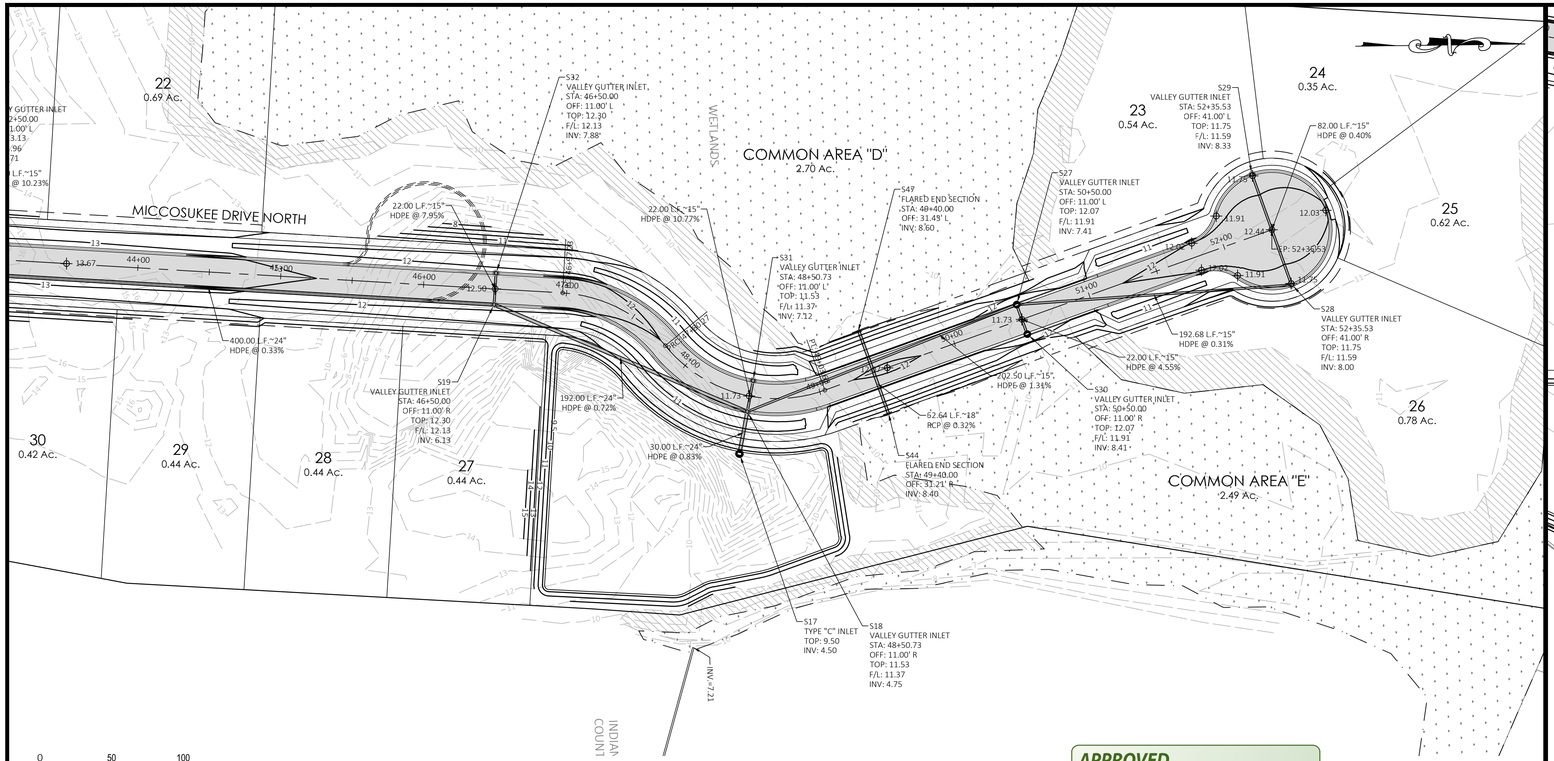
INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 30+00 ~ 44+50)

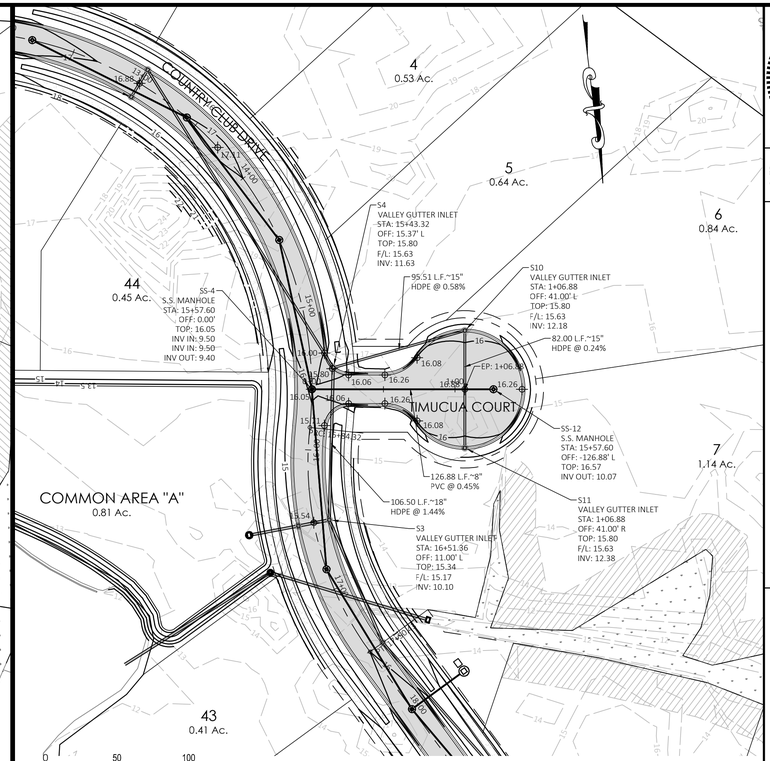
DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V

SHEET
5.4
TOTAL SHEETS 37

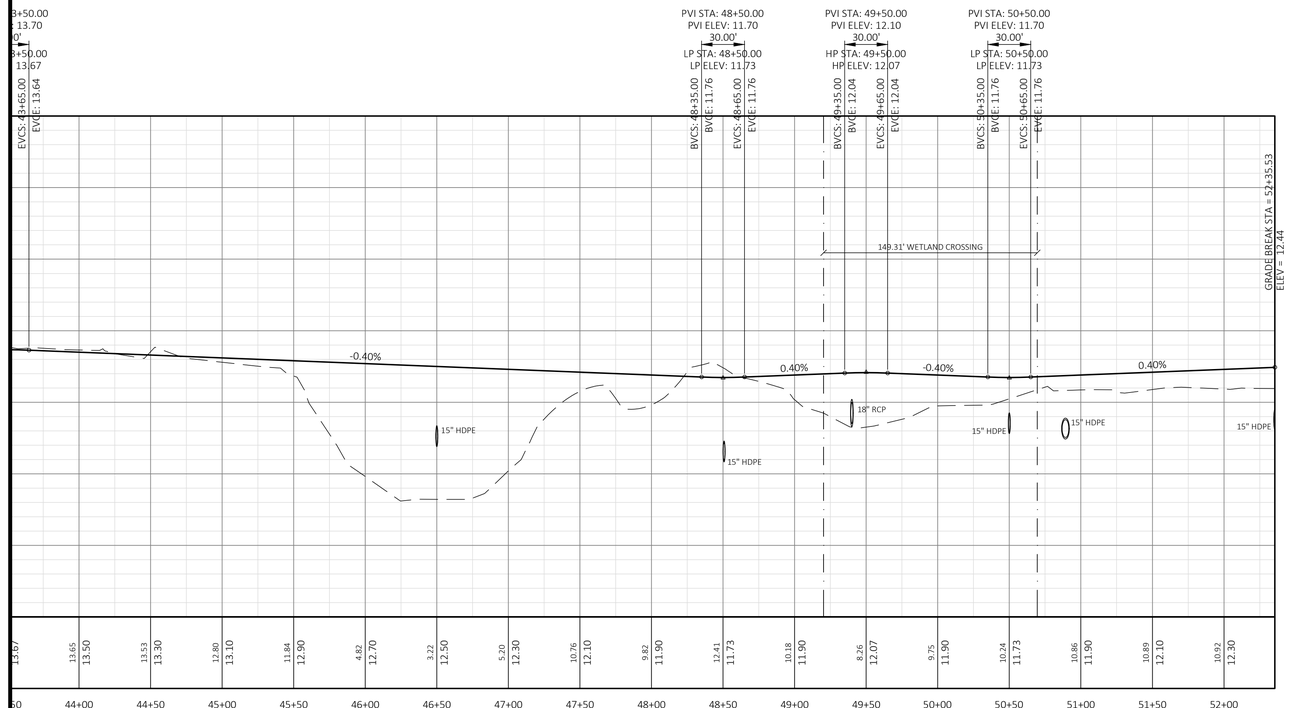


PLAN VIEW

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

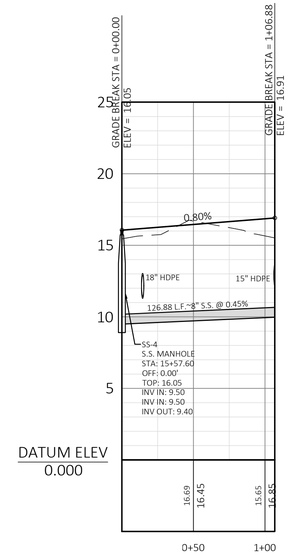


PLAN VIEW



PROFILE

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025



DATUM ELEV
0.000

0
50
100
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

PROFILE

LICENSED BUSINESS
BINKLEY ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 32308
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 56762
Ross S. Binkley, P.E. 56762

DATE: 12/19/24, 1/13/25

REVISIONS:
- LOWER ROAD GRADES
- REMOVE RETAINING WALLS AT WETLAND CROSSING PER CLIENT, STORM DRAIN INVERTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 40+00 ~ END) & TIMUCUA COURT

DATE: 10/20/22
SCALE: 1"=50' H / 1"=5' V

SHEET
5.5
TOTAL SHEETS 37

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	2,155,127 S.F. (49.47 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,078,065 S.F. (47.71 Ac.)
SUBDIVISION UPLAND AREA	1,442,738 S.F. (33.12 Ac.)
SUBDIVISION WETLAND AREA	635,327 S.F. (14.59 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	387,584 S.F. (8.90 Ac.)
IMPERVIOUS SURFACE AREA	156,374 S.F. (3.59 Ac.)
OPEN SPACE AREA	231,210 S.F. (5.31 Ac.)
OPEN SPACE PROPOSED	60%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	330
EXISTING TREE PRESERVATION CREDIT	925
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	330

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

REFORESTATION TREE REQUIREMENTS

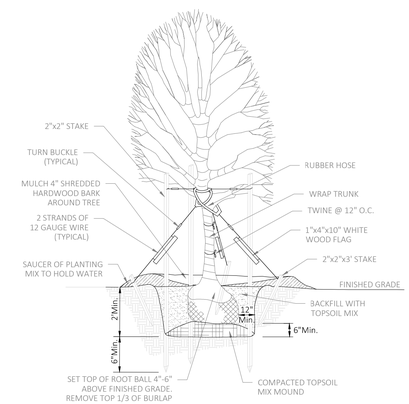
PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 33.05 ACRES, EQUATES TO 330 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 330 TREES/1 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 330 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 330 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 127 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

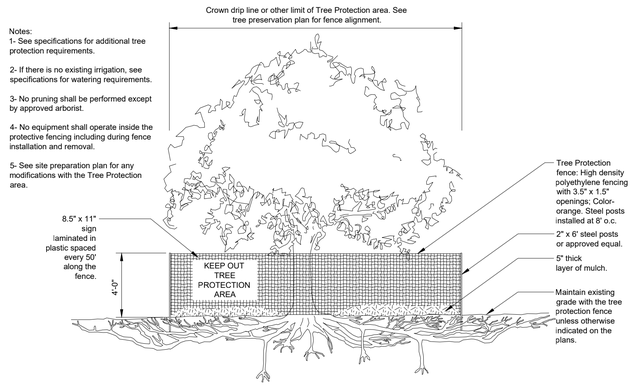
PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	116
	OAK TREE	4
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1
	MAGNOLIA TREE	2

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025



TREE PLANTING DETAIL
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

0 100 200
SCALE: 1"=100'

48 HOURS BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Business: BINKLEY ENGINEERING, LLC, No. 32308
Licensed Professional: STATE OF FLORIDA, PROFESSIONAL ENGINEER, No. 56762, Ross S. Binkley, P.E.

DATE: 1/13/25, 5/23/25

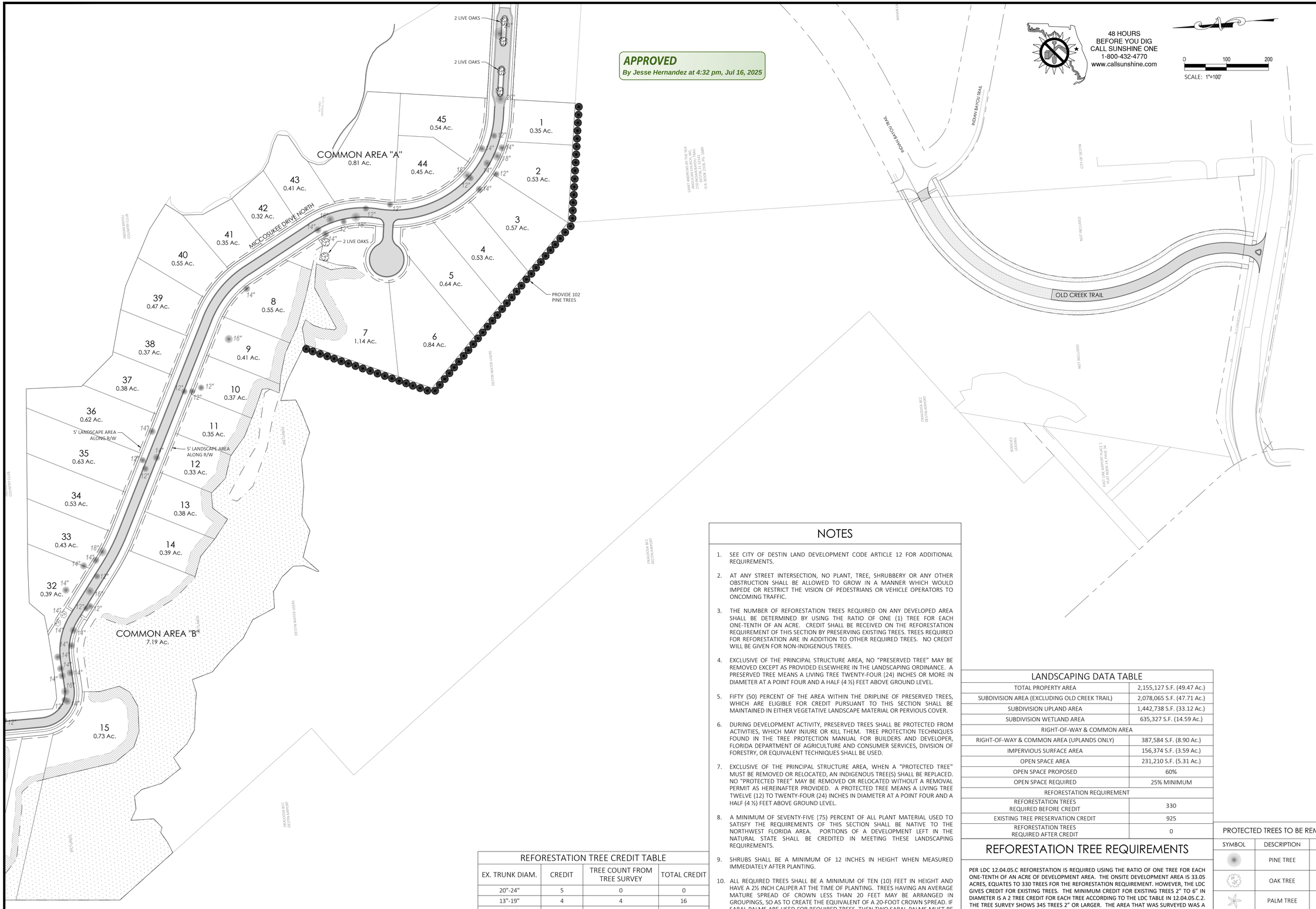
REVISIONS:
1. REMOVE RETAINING WALLS AT WETLAND CROSSING PER CLIENT
2. REPLACE TREE PLANTINGS PER OWNER

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

LANDSCAPE PLAN NORTH

DATE: 10/20/22
SCALE: 1"=100'
SHEET
6.1
TOTAL SHEETS 37



APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

0 100 200
SCALE: 1"=100'

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	330

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	2,155,127 S.F. (49.47 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,078,065 S.F. (47.71 Ac.)
SUBDIVISION UPLAND AREA	1,442,738 S.F. (33.12 Ac.)
SUBDIVISION WETLAND AREA	635,327 S.F. (14.59 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	387,584 S.F. (8.90 Ac.)
IMPERVIOUS SURFACE AREA	156,374 S.F. (3.59 Ac.)
OPEN SPACE AREA	231,210 S.F. (5.31 Ac.)
OPEN SPACE PROPOSED	60%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	330
EXISTING TREE PRESERVATION CREDIT	925
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE REQUIREMENTS

PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 33.05 ACRES, EQUATES TO 330 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 330 TREES/1 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 330 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 330 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 127 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	116
	OAK TREE	4
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1
	MAGNOLIA TREE	2

Licensed Professional: ROSS S. BINKLEY, P.E. No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 5/23/25

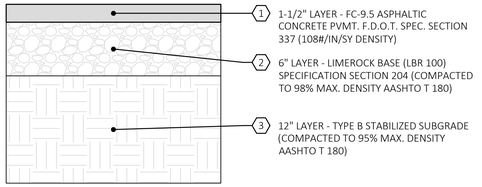
REVISIONS:
1 REPLACE TREE PLANTINGS PER OWNER

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

LANDSCAPE PLAN SOUTH

DATE: 10/20/22
SCALE: 1"=100'
SHEET
6.2
TOTAL SHEETS 37

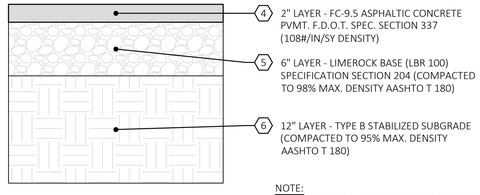


1. 1-1/2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)
2. 6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)
3. 12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

NOTE:
ASPHALT PLACED IN PUBLIC RIGHT-OF-WAY SHALL INCLUDE KEVLAR FIBER IN HOT MIX ASPHALT.

STANDARD ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"



4. 2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)
5. 6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)
6. 12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

NOTE:
ASPHALT PLACED IN PUBLIC RIGHT-OF-WAY SHALL INCLUDE KEVLAR FIBER IN HOT MIX ASPHALT.

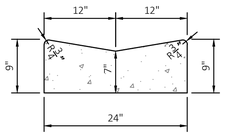
HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

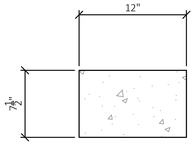


24" VALLEY GUTTER

SCALE: 1" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

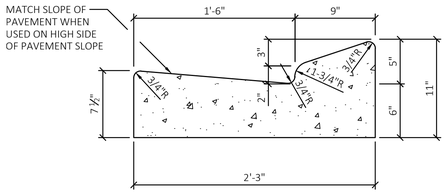


12" FLAT CURB

SCALE: 1-1/2" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.



TYPE "E" CURB & GUTTER

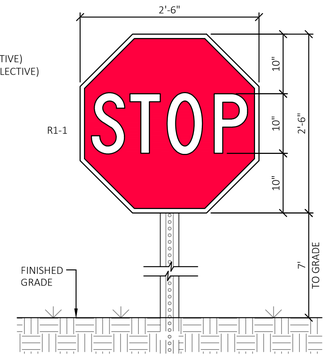
SCALE: 1-1/2" = 1'-0"

COLORS:

LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

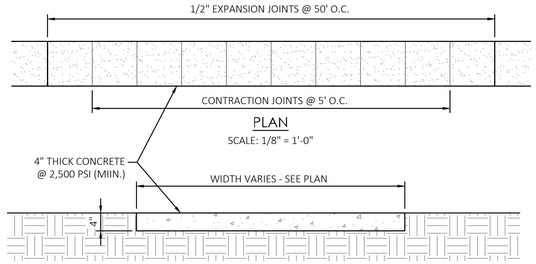
NOTE:

EMBED SIGN POST 2'-6" (MIN.) INTO FINISHED GRADE.



STOP SIGN

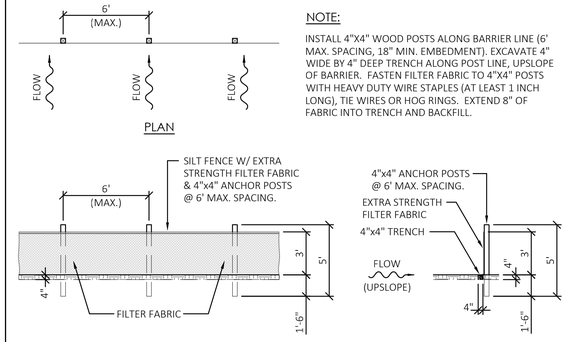
SCALE: 1" = 1'-0"



NOTE:
SIDEWALKS IN PUBLIC RIGHT-OF-WAY SHALL CONSIST OF 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT.

CONCRETE SIDEWALK

SCALE: AS SHOWN



NOTE:

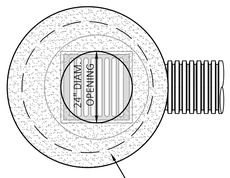
INSTALL 4"X4" WOOD POSTS ALONG BARRIER LINE (6' MAX. SPACING, 18" MIN. EMBEDMENT). EXCAVATE 4" WIDE BY 4" DEEP TRENCH ALONG POST LINE, UPSLOPE OF BARRIER. FASTEN FILTER FABRIC TO 4"X4" POSTS WITH HEAVY DUTY WIRE STAPLES (AT LEAST 1 INCH LONG), TIE WIRES OR HOG RINGS. EXTEND 8" OF FABRIC INTO TRENCH AND BACKFILL.

SILT FENCE

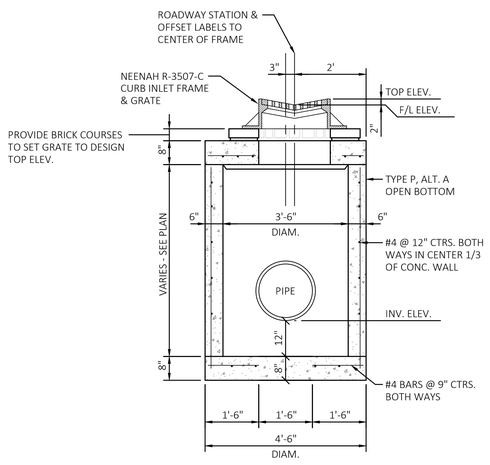
SCALE: 1" = 5'-0"

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX NO. 200 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED PIPE MATERIAL AND DIAMETER.
4. FRAME AND GRATE SHALL BE SLOPED ALONG PAVEMENT EDGE TO MATCH ROADWAY PROFILE GRADE.



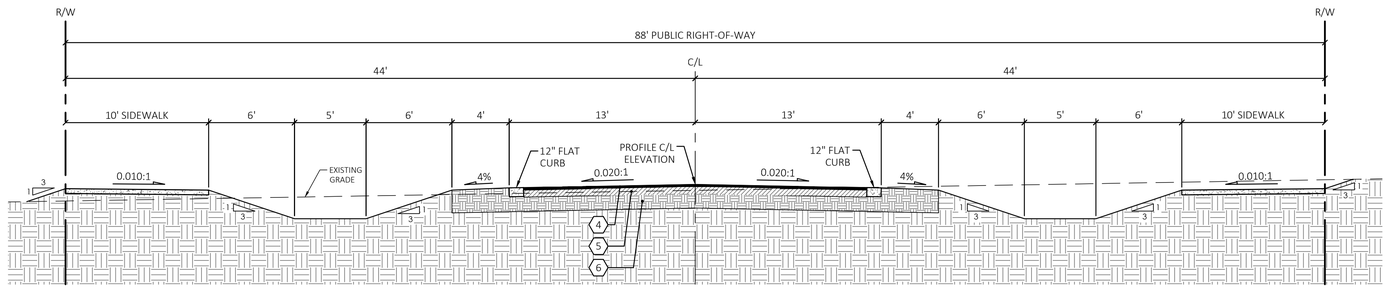
PLAN



SECTION

VALLEY GUTTER INLET

SCALE: 1/2" = 1'-0"



OLD CREEK TRAIL SECTION

SCALE: 1" = 5'

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

Licensed Professional Engineer: Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 2/16/23

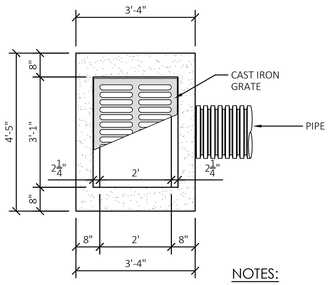
REVISIONS:
PER CITY OF DESTIN COMMENTS

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

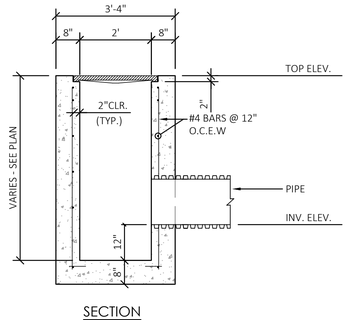
DATE: 10/20/22
SCALE: AS SHOWN
SHEET
7.1
TOTAL SHEETS 37



PLAN

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.



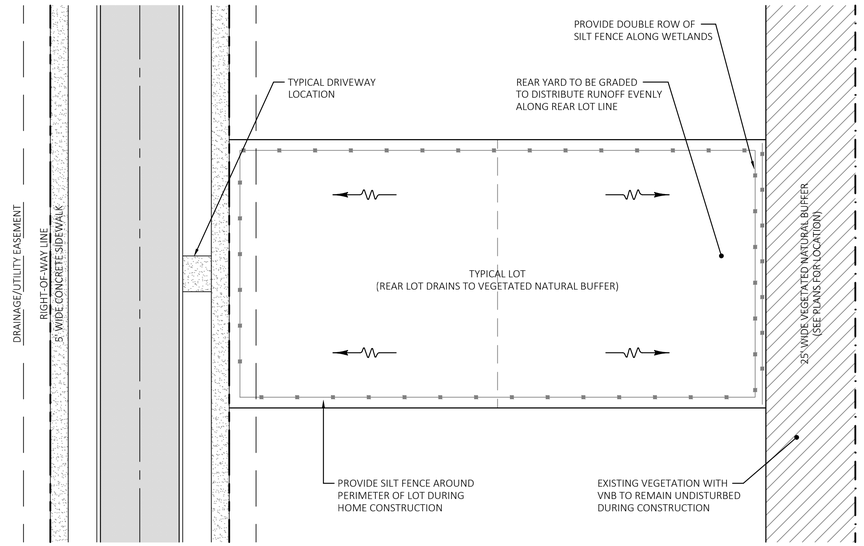
SECTION

TYPE "C" INLET

SCALE: 1/2" = 1'-0"

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

NOTE:
REAR LOT AREA SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER THAT IS CONSISTENT WITH THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.

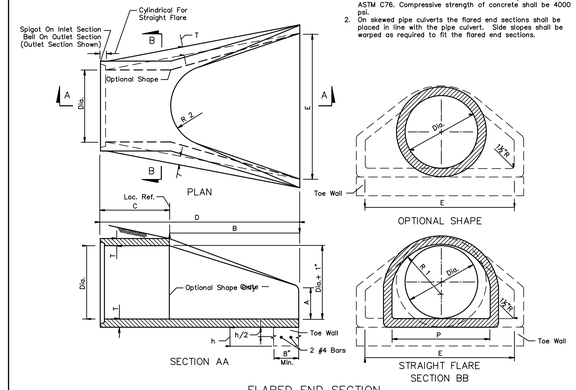


LOT GRADING PLAN ADJACENT TO WETLANDS

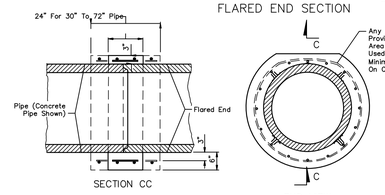
SCALE: 1" = 20'-0"

GENERAL NOTES

1. Flared end sections shall conform to the requirements of ASTM C76. Compressive strength of concrete shall be 4000 psi.
2. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.



FLARED END SECTION

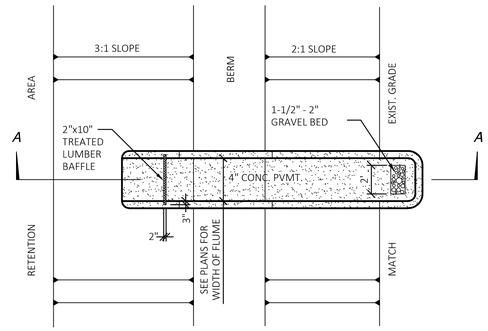


REINFORCED CONCRETE JACKET DETAIL

DIA.	T	REINF. (in2/Ft)	BELL Or Spigot	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (lb)	h	TOE WALL CLASS I CONC (CY)
12"	2"	0.07	1⅜"	4"	2'-0"	4'-0⅜"	6'-0⅜"	2'-0"	19'⅜"	10⅜"	9"	3⅜"	530	12"	.06
15"	2⅜"	0.07	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	24'⅜"	12⅜"	11"	3⅜"	740	12"	.07
18"	2⅝"	0.07	2⅝"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15⅜"	12"	4"	990	15"	.11
21"	2⅞"	0.07	2⅞"	9"	2'-11"	3'-2"	6'-1"	3'-6"	33⅜"	18⅜"	13"	4"	1280	15"	.12
24"	3"	0.07	2⅞"	9⅝"	3'-7⅝"	2'-6"	6'-1⅝"	4'-0"	3.33⅜"	16'⅜"	14"	4⅝"	1520	18"	.17

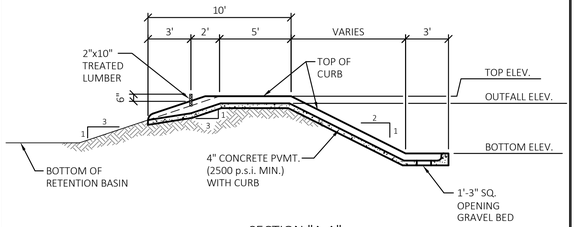
FLARED END SECTION

SCALE: 1/2" = 1'-0"



PLAN

NOTE: SEE GRADING & DRAINAGE PLAN FOR TOP, OUTFALL, & BOTTOM ELEVATIONS.



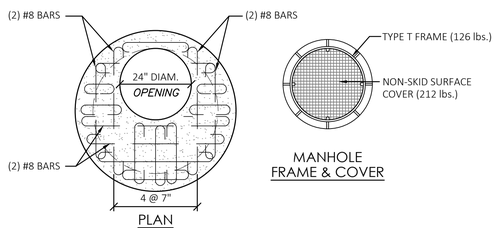
SECTION "A-A"

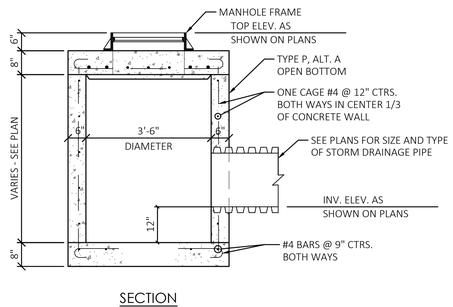
CONCRETE OVERFLOW FLUME

SCALE: 1" = 5'-0"

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER. ALL REINFORCEMENT #6 BARS EXCEPT (6) #8 BARS SHOWN. BARS SPACED @ 6" O.C.
4. BOTH WAYS EXCEPT MIDDLE BARS SHOWN @ 7" O.C. ALL BARS TO HAVE ACI STANDARD HOOKS CANTED APPROX. 45°.





SECTION

STORM MANHOLE

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. Cross Slopes and Grades:

A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.

B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.

D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

A. Refer to Index 522-001 for concrete thickness and sidewalk details.

B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

3. Curb Ramp Alpha-Identification:

A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

A. Install detectable warnings in accordance with Specification 527.

B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

5. Detectable Warnings - Acceptance Criteria:

A. Color and texture shall be complete and uniform.

B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.

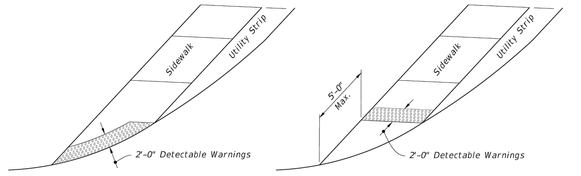
C. There shall be no more than 4 non-compliant domes in any one square foot.

D. Non-compliant domes shall not be adjacent to other non-compliant domes.

E. Surfaces shall not deviate more than 0.10" from a true plane.

LAST REVISION	DESCRIPTION:
11/01/19	

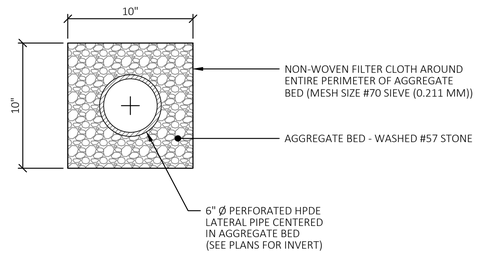
FDOT FY 202 STANDARD



DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

ECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7



UNDERDRAIN LATERAL PIPE SECTION

SCALE: 1-1/2" = 1'-0"

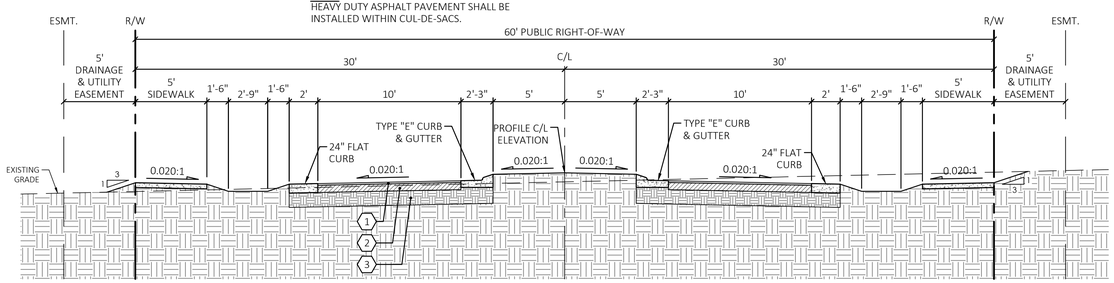
Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:
REVISIONS:
BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

DATE: 10/20/22
SCALE: AS SHOWN
SHEET
7.2
TOTAL SHEETS 37

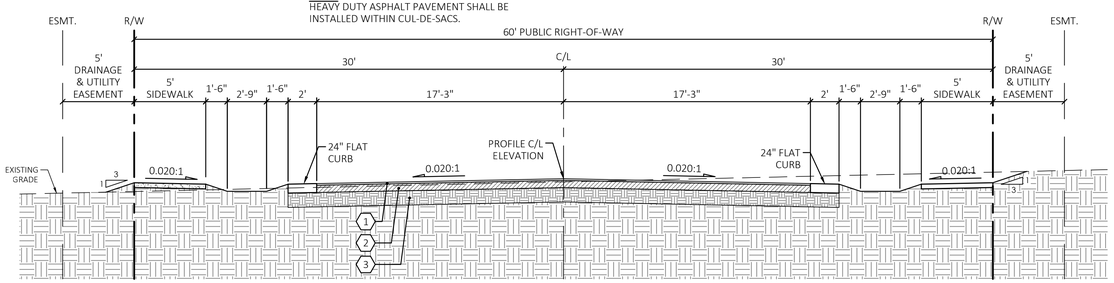
NOTE:
HEAVY DUTY ASPHALT PAVEMENT SHALL BE INSTALLED WITHIN CUL-DE-SACS.



DIVIDED LANE SECTION

SCALE: 1" = 5'

NOTE:
HEAVY DUTY ASPHALT PAVEMENT SHALL BE INSTALLED WITHIN CUL-DE-SACS.

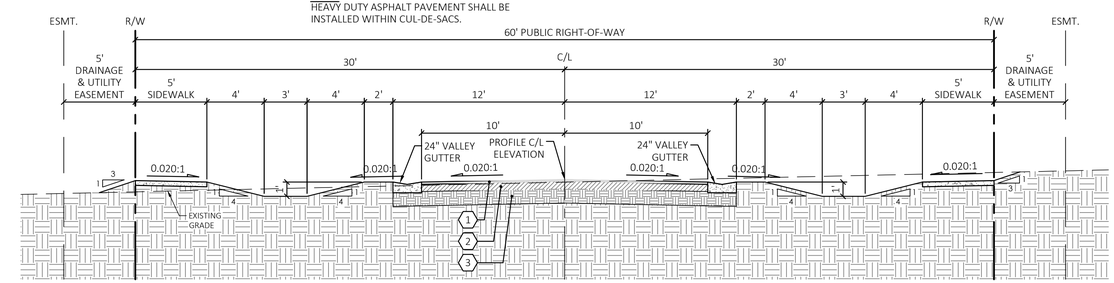


APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

MEDIAN OPENING SECTION

SCALE: 1" = 5'

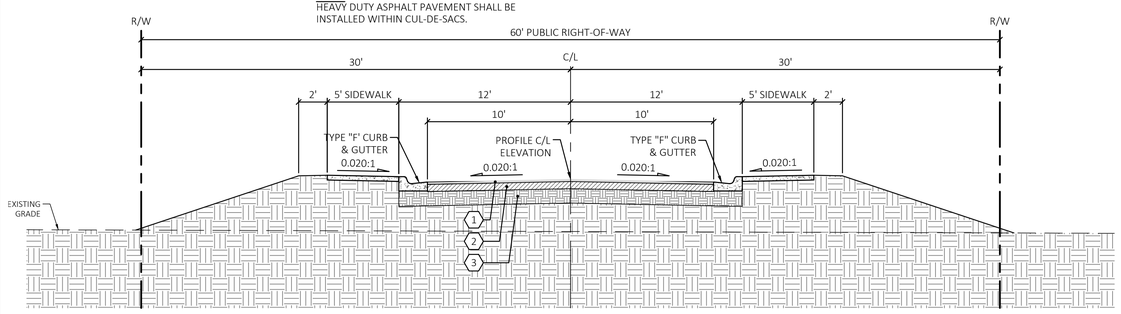
NOTE:
HEAVY DUTY ASPHALT PAVEMENT SHALL BE INSTALLED WITHIN CUL-DE-SACS.



TYPICAL ROADWAY SECTION

SCALE: 1" = 5'

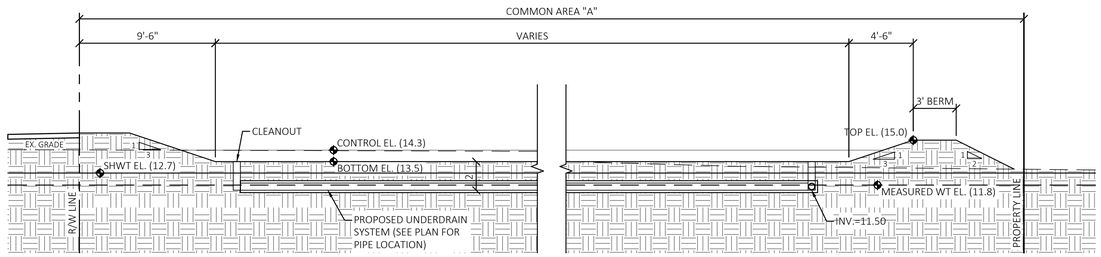
NOTE:
HEAVY DUTY ASPHALT PAVEMENT SHALL BE INSTALLED WITHIN CUL-DE-SACS.



WETLAND CROSSING SECTION A-A

SCALE: 1" = 5'

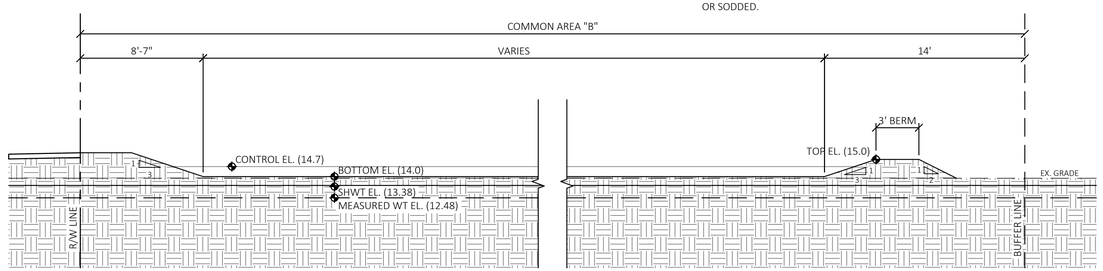
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "C" SECTION

SCALE: 1" = 5'-0"

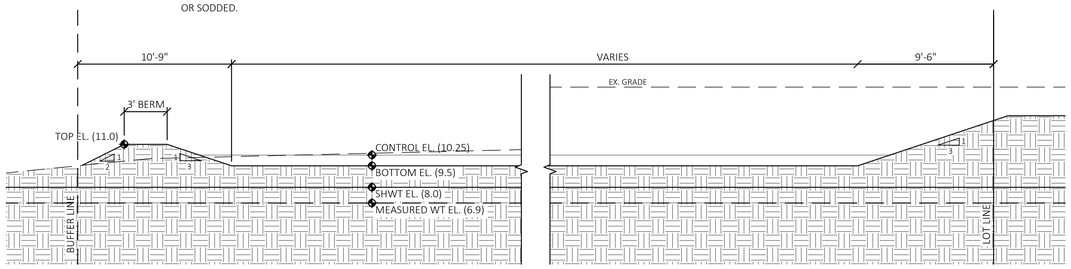
NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "D" SECTION

SCALE: 1" = 5'-0"

NOTE:
ALL SLOPES 3:1 AND STEEPER SHALL BE SOLID SODDED. BERM SIDES AND TOP SHALL BE SOLID SODDED. BASIN BOTTOM MAY BE SEEDED OR SODDED.



RETENTION BASIN "E" SECTION

SCALE: 1" = 5'-0"

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762
STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE: 1/13/25

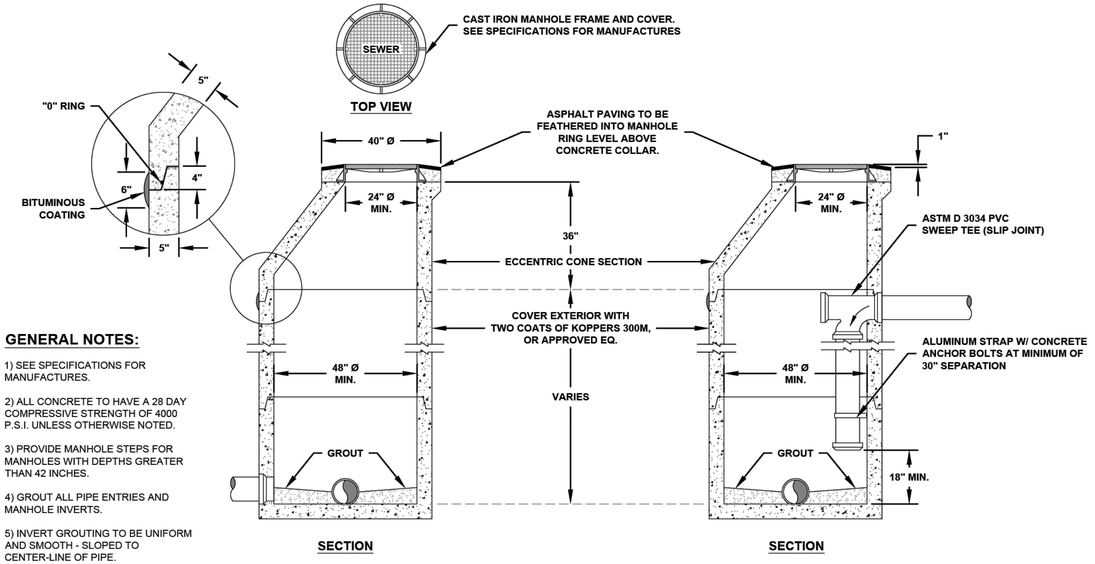
REVISIONS:
1. REMOVE RETAINING WALLS AT WETLAND CROSSING PER CLIENT

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

DATE: 10/20/22
SCALE: AS SHOWN
SHEET
7.3
TOTAL SHEETS 37



GENERAL NOTES:

1) SEE SPECIFICATIONS FOR MANUFACTURES.

2) ALL CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. UNLESS OTHERWISE NOTED.

3) PROVIDE MANHOLE STEPS FOR MANHOLES WITH DEPTHS GREATER THAN 42 INCHES.

4) GROUT ALL PIPE ENTRIES AND MANHOLE INVERTS.

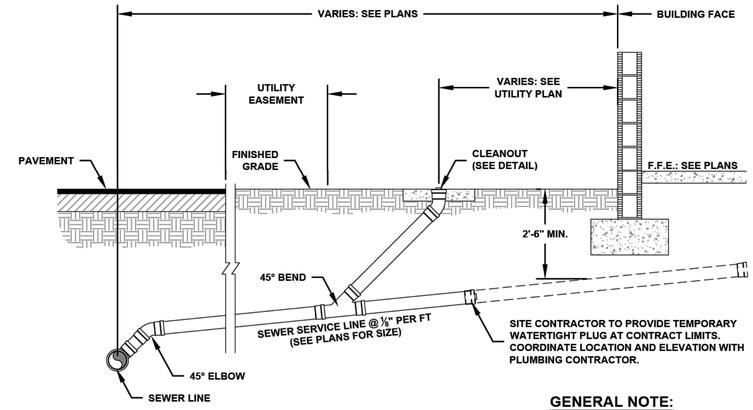
5) INVERT GROUTING TO BE UNIFORM AND SMOOTH - SLOPED TO CENTER-LINE OF PIPE.

STANDARD MANHOLE DETAIL

SCALE: 1" = 2'

DROP MANHOLE DETAIL

SCALE: 1" = 2'

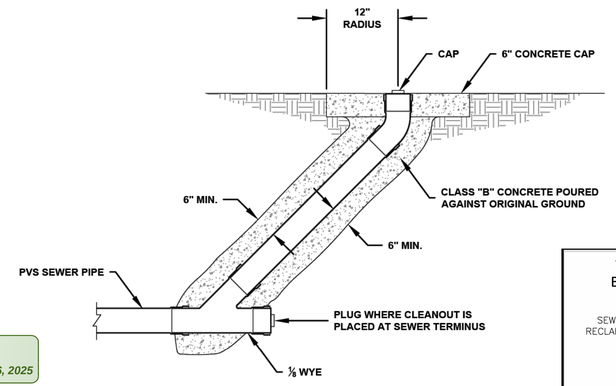


GENERAL NOTE:

1) SEWER CONNECTION TO BE MADE OF MANUFACTURED WYES. INVERT OF CONNECTION TO BE AT ELEVATION OF TOP OF MAIN.

SEWER SERVICE DETAIL

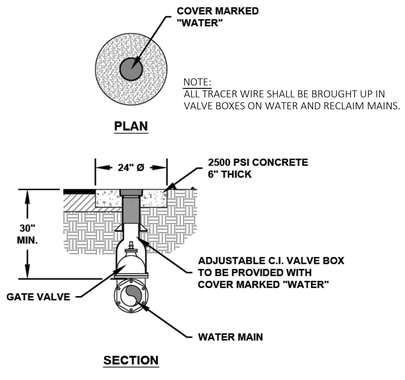
SCALE: 1" = 2'



CLEANOUT DETAIL

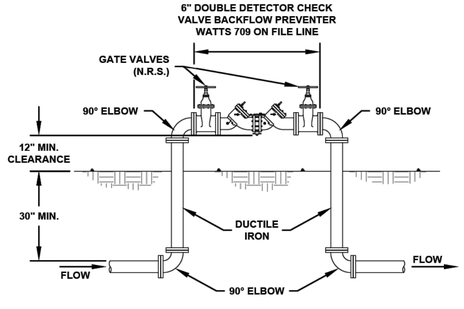
SCALE: 1" = 1'

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025



GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'



GENERAL NOTES:

1) ALL FITTINGS SHALL BE CAST OR DUCTILE IRON.

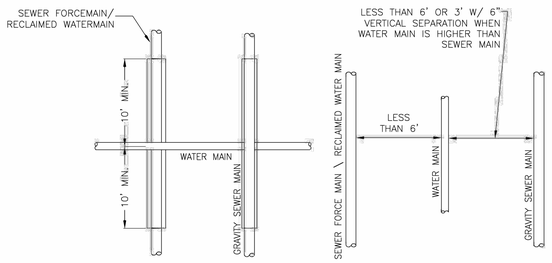
2) PROVIDE THRUST BLOCKS FOR BELOW GROUND FITTINGS, SEE THRUST BLOCK DETAIL.

3) PROVIDE SUPPORTS UNDER BACKFLOW PREVENTER AS REQUIRED.

BACKFLOW PREVENTER DETAIL

SCALE: 1" = 2'

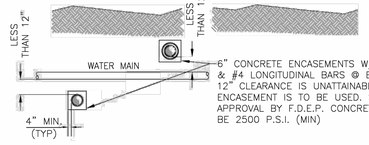
TO BE USED ONLY WHEN STANDARD SEPARATION (DETAIL M35A) CANNOT BE PROVIDED. USE OF PROVISIONS OF THIS DETAIL TO BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION



CROSSING - PLAN PARALLEL - PLAN

USE ANY OF THE FOLLOWING:

1.) GRAVITY SEWER ONLY – USE PRESSURE RATED PIPE PER AWWA STDS.
2.) ALL MAIN TYPES – USE WELDED OR FUSED JOINTS FOR EITHER WATER OR OTHER MAIN
3.) ALL MAIN TYPES – USE WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT PER DETAIL BELOW



CROSSING - SECTION

GENERAL NOTES:

1. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
   1.1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
   1.2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.
2. THE USE OF ANY ASPECT OF THIS DETAIL MUST BE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

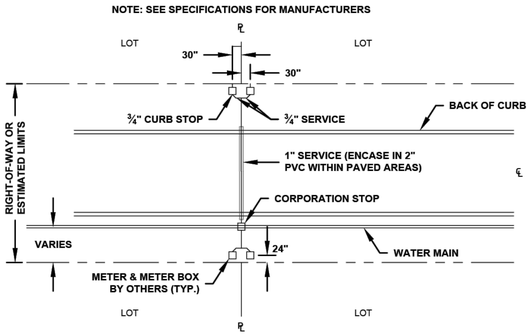
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES: SCALE AS SHOWN

DWU TYPICAL DETAILS

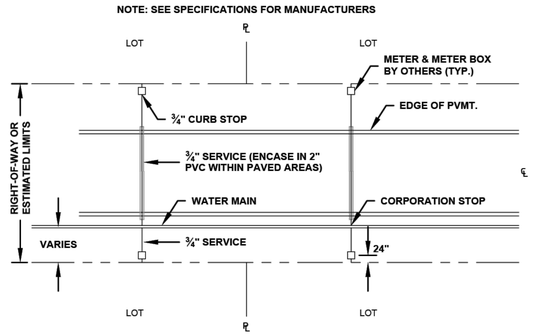
REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MASS
SHEET: 7.4 OF 47



DOUBLE WATER SERVICE CONNECTION PLAN

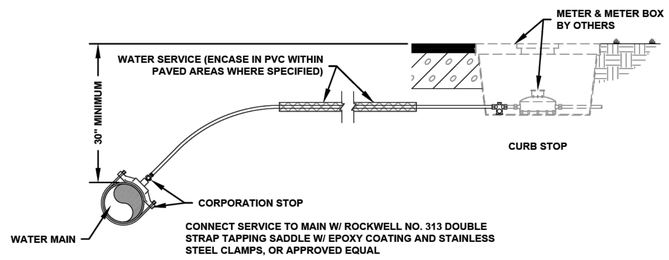
SCALE: 1" = 20'



SINGLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025



WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

GENERAL NOTES:

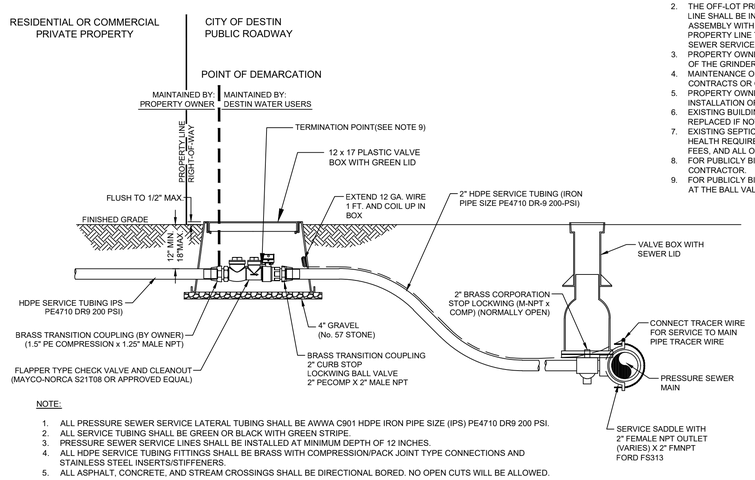
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BACTERIOLOGICAL EXAMINATIONS ON ALL NEW WATER MAINS (AS REQUIRED BY AND TO THE SATISFACTION OF) THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. THESE REQUIREMENTS NECESSITATE A SATISFACTORY SAMPLE AT EACH SAMPLE LOCATION FOR TWO CONSECUTIVE DAYS. IF THE EXAMINATION IS BY PERSONS OTHER THAN THE LOCAL HEALTH DEPARTMENT, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE LABORATORY REPORTS TO THE ENGINEER FOR SUBMITTAL TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.).

2) INSTALLATION OF WATER MAINS AND SERVICES SHALL COMPLY WITH ALL GOVERNING AUTHORITIES.

3) THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

4) ALL PIPES SHALL BE PVC UNLESS OTHERWISE NOTED OR REQUIRED. ALL MAINS TO BE MARKED WITH NO. 14 INSULATED COPPER TRACER WIRE TO FACILITATE THEIR LOCATIONS.

5) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS WITHIN PAVED AND UNPAVED AREAS.



PRESSURE SEWER COLLECTION SYSTEM - CENTRAL MANAGEMENT ENTITY

1. THE ON-LOT PRESSURE SEWER FACILITIES INCLUDING BUT NOT LIMITED TO THE GRINDER PUMP, FIBERGLASS WET WELL BASIN, INTERNAL CHECK VALVE AND SHUT OFF VALVE, FLOAT SWITCHES, PUMP CONTROL PANEL, AND ON-LOT SEWER SERVICE LINE SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.
2. THE OFF-LOT PRESSURE SEWER COLLECTION SYSTEM AND SERVICE LATERALS UP TO THE PRIVATE PROPERTY LINE SHALL BE INSTALLED AND MAINTAINED BY DESTIN WATER USERS. A PRESSURE SEWER SERVICE LATERAL ASSEMBLY WITH AN INTEGRAL BALL VALVE, CHECK VALVE, AND CLEANOUT SHALL BE INSTALLED AT THE PRIVATE PROPERTY LINE TO FACILITATE THE PUBLIC TO PRIVATE MAINTENANCE RESPONSIBILITY TRANSITION FOR THE SEWER SERVICE LINES.
3. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED WORK AND COST RELATED TO THE INSTALLATION OF THE GRINDER PUMP STATION.
4. MAINTENANCE OF GRINDER PUMP STATION WILL BE PROPERTY OWNER'S RESPONSIBILITY. NO MAINTENANCE CONTRACTS OR GRINDER PUMP STATION PACKAGES WILL BE PROVIDED BY DESTIN WATER USERS.
5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED ELECTRICAL WORK AND COST RELATED TO THE INSTALLATION OF THE RESIDENTIAL GRINDER PUMP STATION.
6. EXISTING BUILDING SEWERS SHALL BE INSPECTED AS DESCRIBED IN THE UNIFORM PLUMBING CODE AND REPLACED IF NOT WATERTIGHT.
7. EXISTING SEPTIC TANK ABANDONMENT MUST BE IN ACCORDANCE WITH OKALOOSA COUNTY'S DEPARTMENT OF HEALTH REQUIREMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, FEES, AND ALL OTHER ABANDONMENT COSTS.
8. FOR PUBLICLY BID PROJECTS, METER BOX SHALL BE INCLUDED IN PRICE FOR SERVICE LINE AND INSTALLED BY CONTRACTOR.
9. FOR PUBLICLY BID PROJECTS, THE TERMINATION POINT OF THE LOW PRESSURE SEWER CONNECTION SHALL BE AT THE BALL VALVE CURB STOP CONNECTION. (FOR FUTURE CONNECTIONS ONLY)

NOTE:

1. ALL PRESSURE SEWER SERVICE LATERAL TUBING SHALL BE AWWA C901 HDPE IRON PIPE SIZE (IPS) PE4710 DR9 200 PSI.
2. ALL SERVICE TUBING SHALL BE GREEN OR BLACK WITH GREEN STRIPE.
3. PRESSURE SEWER SERVICE LINES SHALL BE INSTALLED AT MINIMUM DEPTH OF 12 INCHES.
4. ALL HDPE SERVICE TUBING FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS AND STAINLESS STEEL INSERTS/STIFFENERS.
5. ALL ASPHALT, CONCRETE, AND STREAM CROSSINGS SHALL BE DIRECTIONAL BORED. NO OPEN CUTS WILL BE ALLOWED.

2" PRESSURE SEWER SERVICE CONNECTION DETAIL

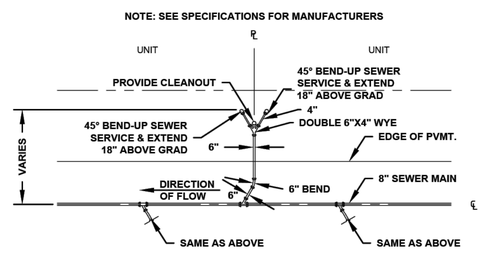
NOT TO SCALE

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (SEE NTOE 1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER	WATER MAIN 3' MIN.	WATER MAIN 12" MIN. EXCEPT FOR STORM SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 3' MIN. WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10' PREFERRED 3' MIN.	WATER MAIN 12" PREFERRED 6" MIN.	ALTERNATE 3' MIN. WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN 10' PREFERRED 6' MIN. (SEE NTOE 2)	WATER MAIN 12" MIN. EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 6' MIN. WATER MAIN
ON - SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10' MIN.	-----	-----

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12".

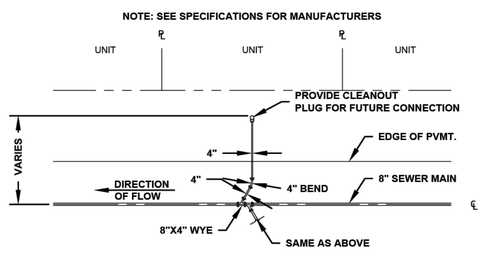
(2) 3' FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(3) IF REQUIRED SEPARATION CANNOT BE PROVIDED SEE DETAIL M-35B FOR REQ'D ADDITIONAL PROTECTION.



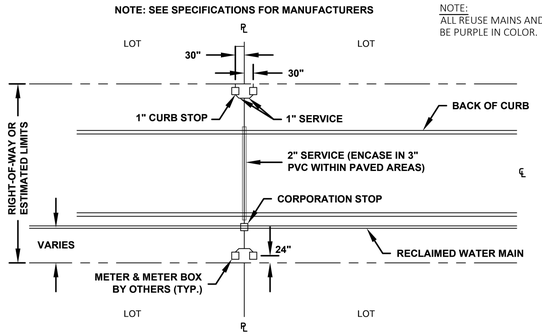
DOUBLE SANITARY SEWER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE SANITARY SEWER SERVICE CONNECTION PLAN

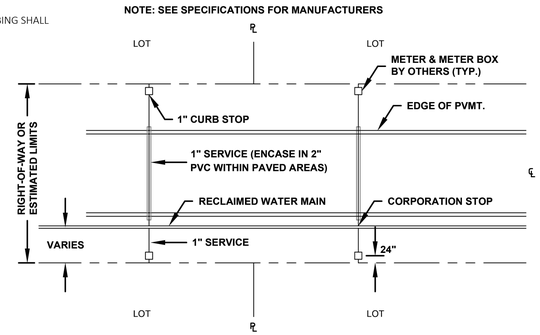
SCALE: 1" = 20'



NOTE:
ALL REUSE MAINS AND SERVICE TUBING SHALL BE PURPLE IN COLOR.

DOUBLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

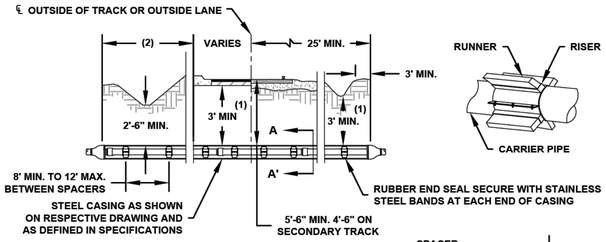
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

REV #	DATE	BY	REASON
A			
A			
A			
A			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.5 OF 47



GENERAL NOTES:

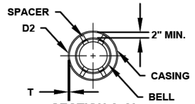
(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6' STATE & 2' CITY ROADS MINIMUM WITHOUT CURB: 8' STATE & 4' CITY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTMA-139, GRADE B.

(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

(5) FOR REFERENCE ONLY.



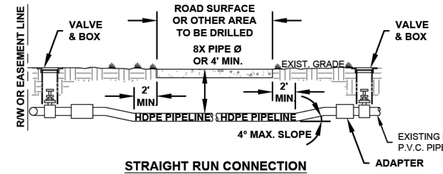
SECTION A-A'

PRESSURE MAIN TO BE RESTRAINED WITH MANUFACTURERS RESTRAINED JOINTS THROUGH CASING. USE (3) SS CASING SPACER CENTERED ON EACH PIPE LENGTH. TIMBER SKIDS ARE OPTIONAL.

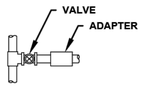
MINIMUM CASING SIZE AND THICKNESS																			
	D.I.P.-M.J.	-	-	-	4"	6"	-	8"	10"	12"	14"	16"	18"	20"	-	24"	30"	36"	42"	48"
	D.I.P.-P.O.	-	-	4"	-	6"	8"	10"	12"	-	14"	16"	18"	20"	24"	-	30"	36"	42"	48"
	P.V.C.	-	-	4"	6"	-	8"	10"	12"	-	-	-	-	-	-	-	-	-	-	-
(3)	STEEL CASING PIPE (D2)	8"(5)10"		12"	14"	16"	18"	20"	24"	24"	30"	30"	30"	36"	36"	42"	48"	54"	60"	66"
	WALL THICKNESS (T) ROADS	.188"	.188"	.188"	.250"	.250"	.250"	.250"	.250"	.250"	.312"	.312"	.312"	.375"	.375"	.500"	.500"	.500"	.500"	.500"
(4)	WALL THICKNESS (T) R.R.	.188"	.188"	.188"	.219"	.219"	.250"	.281"	.344"	.344"	.406"	.406"	.406"	.469"	.469"	.500"	-	-	-	-

JACK AND BORE DETAIL

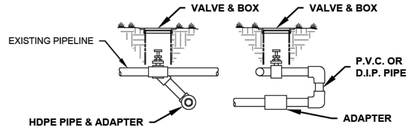
SCALE: N.T.S.



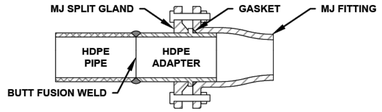
STRAIGHT RUN CONNECTION



PERPENDICULAR CONNECTION PLAN VIEW



LIMITED ACCESS CONNECTION



HDPE-MJ ADAPTER

GENERAL NOTES:

1) DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DUCTILE IRON SIZE.

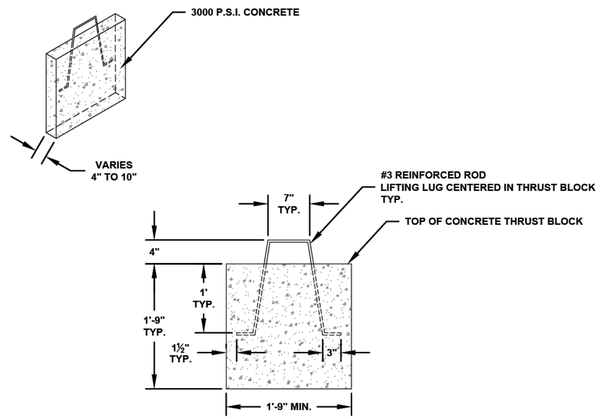
2) ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.

3) ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILLING DETAIL

SCALE: N.T.S.

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025

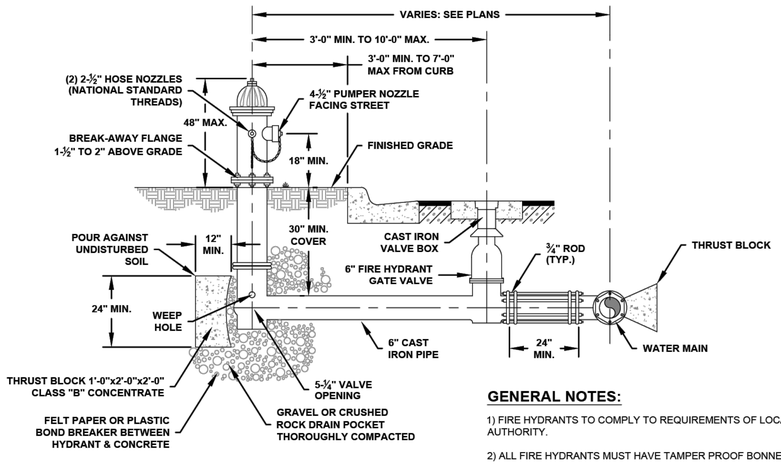


GENERAL NOTES:

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

THRUST BLOCK DETAIL

SCALE: N.T.S.



GENERAL NOTES:

1) FIRE HYDRANTS TO COMPLY TO REQUIREMENTS OF LOCAL GOVERNING AUTHORITY.

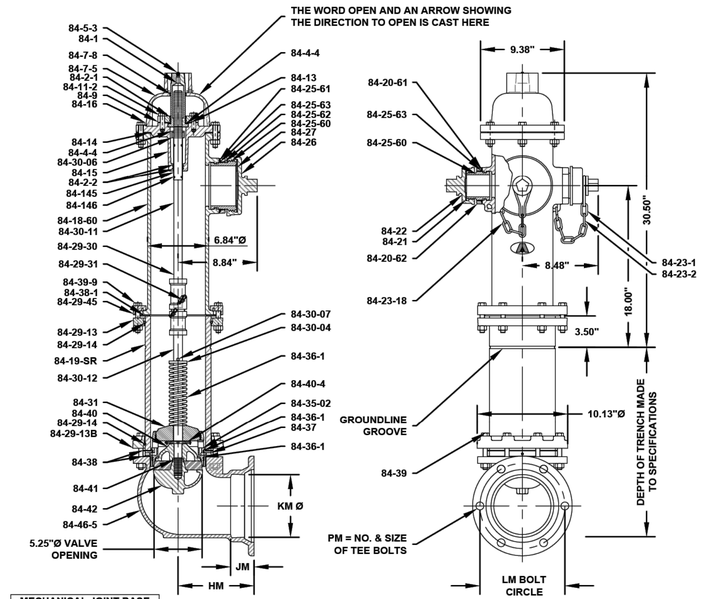
2) ALL FIRE HYDRANTS MUST HAVE TAMPER PROOF BONNETS INSTALLED.

3) THE OPERATING NUT MUST BE A 1.5" PENTAGON-OPERATING NUT.

4) NO THREADED RODS ARE ALLOWED BETWEEN THE HYDRANT AND HYDRANT ISOLATION VALVE.

FIRE HYDRANT CONNECTION DETAIL

SCALE: 1" = 2'



MECHANICAL JOINT BASE					
SIZE	HM	JM	KM	LM	E
4	8.50	2.50	4.91	7.50	4-¾
6	8.50	2.50	7.00	9.50	6-¾



TOP VIEW OF SEAT & DRAIN LEVER ASSEMBLY



TOP VIEW OF CLEVIS PIN & CLIP PIN USED TO SECURE HYDRANT VALVE ASSEMBLY

GENERAL NOTES:

1) SIZE AND SHAPE OF OPERATING NUT AND NUT ON CAPS, THREADING ON NOZZLES AND CAPS AND THE DIRECTION OF OPENING MADE TO SPECIFICATIONS.
2) CAP CHAINS ARE NOT FURNISHED UNLESS SPECIFIED.
3) ALL GRAY IRON IS ASTM A126 CLASS B.
4) BOLTS AND NUTS ARE RUSTPROOFED STEEL ASTM A307 OR EQUIVALENT IN ACCORDANCE WITH AWWA C502.
5) WORKING PRESSURE: 250 P.S.I. AWWA 200 P.S.I. FACTORY MUTUAL & UNDERWRITERS LAB. TEST PRESSURE: 500 P.S.I.
6) HYDRANT CONFORMS TO AWWA STANDARD C502.
7) UPPER BARREL CAN BE ROTATED 360°.
8) FACTORY MUTUAL APPROVED AND UNDERWRITERS LABORATORIES LISTED IF MARKED.

PARTS LIST			
PART NO.	QTY.	PART NAME	MATERIAL & ASTM NO.
84-1	1	OPERATING NUT	BRONZE B763 ALLOY 865
84-2-1	2	COVER O-RING	BUNA N
84-2-2	2	HOUSING O-RING	BUNA N
84-4-4	1	THRUST WASHER	NYLATRON
84-5-3	1	PIPE PLUG	STEEL
84-7-5	1	TAMPER RESISTANT COVER	DUCTILE IRON
84-7-8	1	O-RING	BUNA N
84-9	1	HOUSING COVER	GRAY IRON
84-11-2	4	COVER CAP SCREWS	SEE NOTE 4
84-13	1	COVER GASKET	FIBER
84-14	1	HOUSING GASKET	COMPOSITION RUBBER
84-15	1	HOUSING	DUCTILE IRON
84-16	6	HOUSING BOLTS & NUTS	SEE NOTE 4
84-18-60	1	UPPER BARREL	DUCTILE IRON
84-19-SR	1	LOWER BARREL	DUCTILE IRON A536
84-20-60	2	HOSE NOZZLE	BRONZE B763 ALLOY 876
84-20-61	2	HOSE NOZZLE SEAL	BUNA N
84-20-62	2	HOSE NOZZLE RETAINER	DUCTILE IRON
84-20-63	2	HOSE NOZZLE RETAINER WASHER	TEFLON
84-21	2	HOSE CAPS	GRAY IRON
84-22	2	HOSE CAP GASKETS	RUBBER
84-23-1	2	HOSE CAP CHAINS WITH S HOOK	STEEL
84-23-2	3	S HOOK	STEEL
84-23-18	1	PUMPER CAP CHAIN WITH S-HOOK	STEEL
84-25-60	1	PUMPER NOZZLE	BRONZE B763 ALLOY 867
84-25-61	1	PUMPER NOZZLE SEAL	BUNA N
84-25-62	1	PUMPER NOZZLE RETAINER	DUCTILE IRON
84-25-63	1	PUMPER NOZ RETAINER WASHER	TEFLON
84-26	1	PUMPER CAP	GRAY IRON
84-27	1	PUMPER CAP GASKET	RUBBER
84-29-13	1	BARREL FLANGE	DUCTILE IRON A536
84-29-13B	1	BASE FLANGE	DUCTILE IRON A536
84-29-14	2	SNAP RINGS	STAINLESS STEEL
84-29-30	1	ROD COUPLING	GRAY IRON
84-29-31	2	COUPLING & CLIP PINS	STAINLESS STEEL
84-29-45	1	BREAKABLE FLANGE	GRAY IRON
84-30-03	1	HYDRANT SPRING	STAINLESS STEEL
84-30-04	1	SPRING PLATE	STAINLESS STEEL
84-30-06	1	TRAVEL STOP NUT	BRONZE B283 ALLOY 377
84-30-07	1	SPRING PLATE PIN	STAINLESS STEEL
84-30-11	1	UPPER ROD	STEEL
84-30-12	1	LOWER ROD	STEEL
84-31	1	DRAIN LEVER	BRONZE B584 ALLOY 922
84-35-02	1	HYDRANT SEAT	BRONZE B584 ALLOY 922
84-36-1	2	SEAT O-RINGS	BUNA N
84-37	1	DRAIN RING	BRONZE B763 ALLOY 876
84-38	2	DRAIN RING GASKETS	COMPOSITION RUBBER
84-38-1	1	BARREL GASKET	COMPOSITION RUBBER
84-39	8	BASE BOLTS & NUTS	STAINLESS STEEL 304
84-39-9	8	BARREL BOLTS & NUTS	SEE NOTE 4
84-40	1	VALVE TOP	GRAY IRON
84-40-4	1	VALVE TOP CLEVIS & CLIP PIN	STAINLESS STEEL
84-41	1	HYDRANT VALVE	RUBBER
84-42	1	VALVE BOTTOM	DUCTILE IRON
84-46-2	1	FLANGED BASE	DUCTILE IRON
84-46-5	1	MECHANICAL JOINT BASE	DUCTILE IRON
84-46-TY	1	TYTON BASE	DUCTILE IRON
84-145	1	ROD SLEEVE	BRONZE
84-146	2	SLEEVE O-RINGS	BUNA N

FLANGED BASE						
SIZE	A	B	C	D	E	
4	8.00	9.00	0.94	7.50	8-¾	
6	8.50	11.00	1.00	9.50	8-⅞	

5-¼" B84B-5 AMERICAN DARLING HYDRANT WITH TAMPER PROOF COVER

SCALE: N.T.S.

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

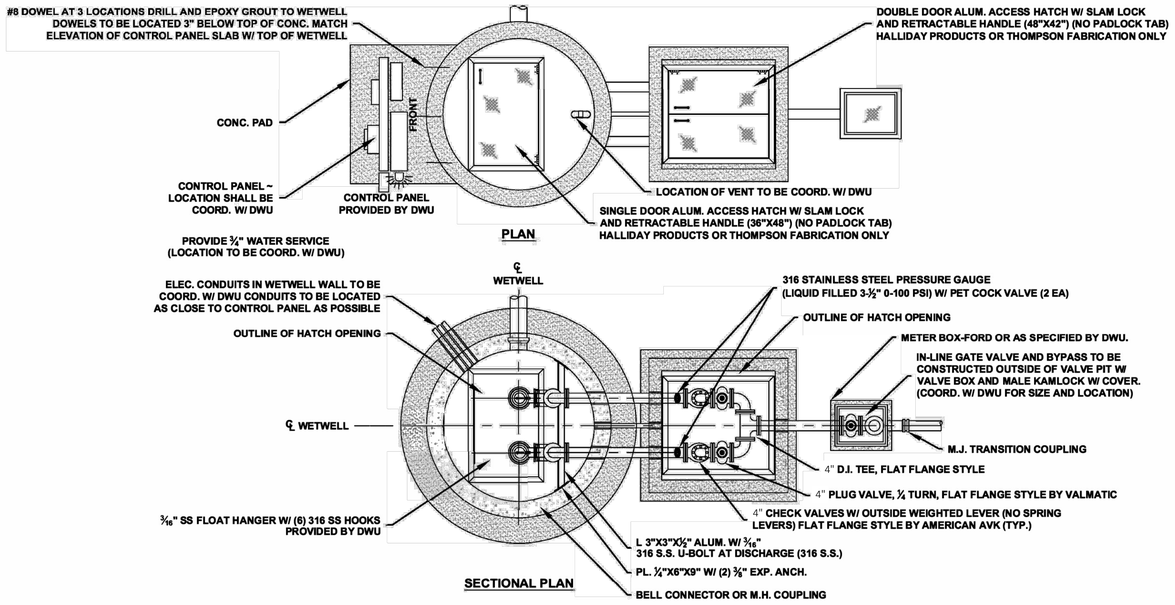
NOTES: SCALE AS SHOWN

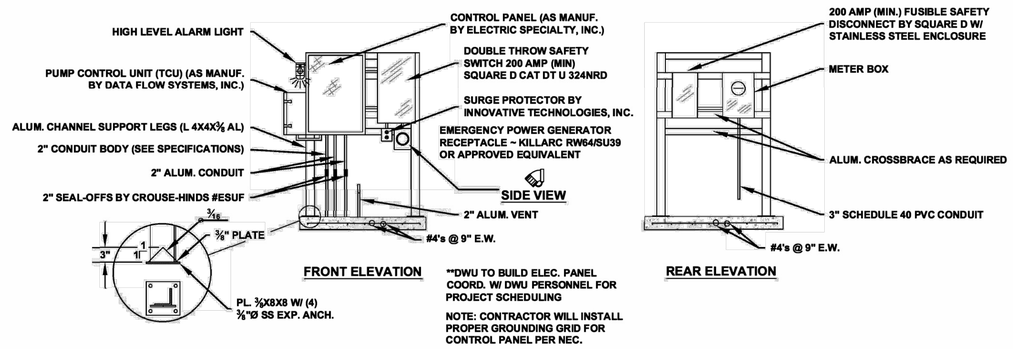
DWU TYPICAL DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

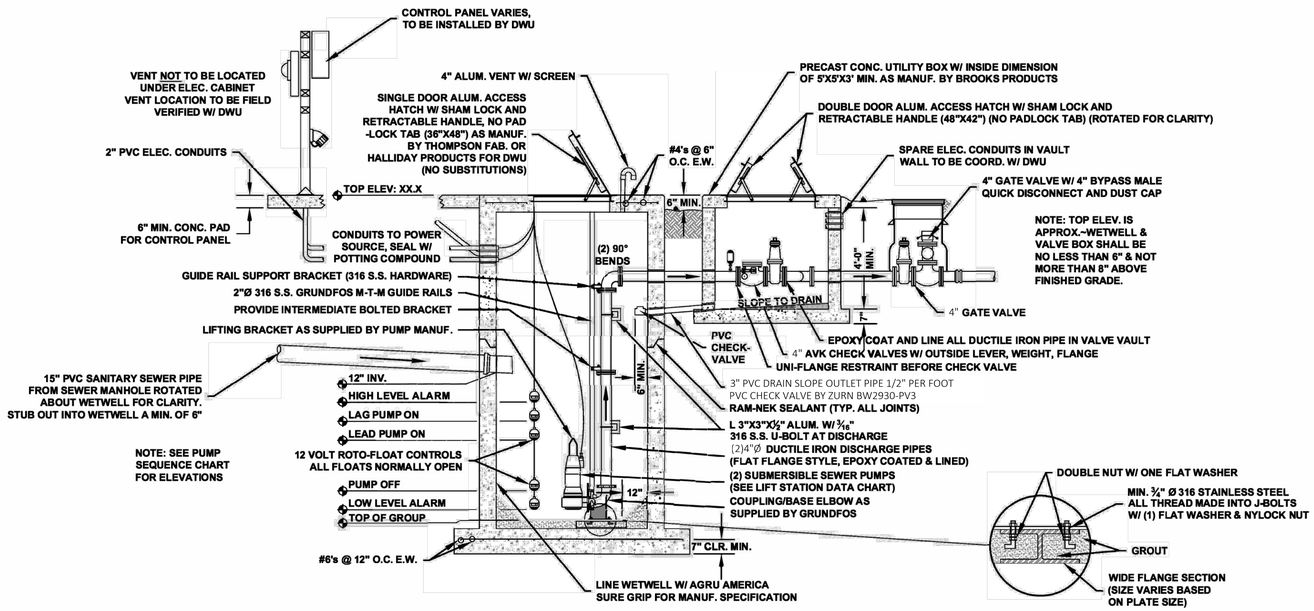
DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.6 OF 47

APPROVED
By Jesse Hernandez at 4:32 pm, Jul 16, 2025





LIFT STATION CONTROL PANEL INSTALLATION DETAIL



GENERAL NOTES:

1) VALVE VAULT SHALL BE COATED W/ KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT. (TWO COATS, 9 MILS EACH.)
2) BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3) VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES W/ MIN. CLEARANCES AS SHOWN FOR 6"Ø PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES. SIZE OF HATCH ON VALVE VAULT IS FOR 4" PIPE AND SHALL INCREASE ACCORDINGLY W/ LARGER PIPE SIZES.
4) ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WETWELL OR VALVE VAULT SHALL BE MADE WATERTIGHT W/ NON-SHRINK GROUT. PIPING SHALL BE WRAPPED W/ THREE LAYERS OF ASPHALTIC FELT.
5) THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELEC. JUNCTION BOXES IN WETWELL.
6) WETWELL AND VALVE VAULT COVERS SHALL BE ALUM. W/ ¾16" 316 S.S. HARDWARE. SIZE AS REQUIRED BY MANUF. AND APPROVED BY DESTIN WATER USERS, INC. ORIENTATION OF HATCH OPENINGS MAY VARY.
7) FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8) SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS. ACCEPTABLE PUMP MANUFACTURERS ARE GRUNDFOS, WILO, KSB & HYDROMATIC.
9) ALL HARDWARE IN WETWELL AND VALVE BOX SHALL BE 316 STAINLESS STEEL.
10) ALL CONDUIT CONNECTING TO THE CONTROL PANEL SHALL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF FILLED W/ APPLETON DUC NON-HARDENING COMPOUND.
11) ALL ENCLOSURES SHALL BE NEMA 4X SS.
12) THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIFT STATION IN ACCORDANCE W/ THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE W/ THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USERS, INC.
13) ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY W/ APPROPRIATE CODES. THE COMPLETE INSTALLATION SHALL COMPLY W/ THE NATIONAL ELEC. CODE.
14) ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN.
15) EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED W/ A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED W/ THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELEC. OR OTHER POWER CHARACTERISTICS. SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL.
16) THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUF. PRIOR TO SHIPMENT.
17) THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USERS, INC., FOUR (4) COMPLETE, BOUND OPERATION AND MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE CLEAR AND CONCISE INSTRUCTIONS FOR THE OPERATION, ADJUSTMENT, LUBRICATION (INCLUDING LUBRICATION CHART) AND OTHER MAINTENANCE OF THE EQUIPMENT FURNISHED. THE MANUAL SHALL ALSO INCLUDE A COMPLETE PARTS LIST, W/ CATALOG NUMBERS AND OTHER DATA NECESSARY FOR ORDERING REPLACEMENT PARTS. ALL INSTRUCTIONS AND PARTS LIST SHALL BE PREPARED SPECIFICALLY FOR THE MODEL TYPE OF EQUIPMENT FURNISHED.
18) THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUF. (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN).
19) THE CONTRACTOR SHALL KEEP A COMPLETE LIST OF AS-BUILT DRAWINGS SHOWING ALL ITEMS OF CONSTRUCTION AND EQUIPMENT WHICH DIFFER IN SIZE, SHAPE OR LOCATION FROM THOSE SHOWN ON THE PLANS. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE LIFT STATION INSTALLATION.

LIFT STATION DATA

DESIGNATION	**	GRUNDFOS
WETWELL DIAMETER	**	6'
PUMP MODEL	**	SLV.30.A40.30.EX.4.61R.C
VOLTAGE	**	
H.P.	**	3
R.P.M.	**	1750
DELIVERY, GPM	**	118
TDH, FEET	**	34
IMPELLER	**	
FORCE MAIN DIAMETER	**	4"
MIN. SOLID SIZE	**	3-1/8"
EFFICIENCY	**	

PUMP CONTROL SEQUENCE

ELEVATION SETTING	RISING WATER LEVEL	FALLING WATER LEVEL
(+)**	HIGH LEVEL ALARM	5.50
(+)**	5.00	STOP ALARM AND RESET OVERRIDE
(+)**	LAG PUMP ON	4.00
(+)**		
(+)**	LEAD PUMP ON	3.50
(+)**	0.50	PUMPS OFF AND RESET ALTERNATOR
(+)**	-0.50	LOW LEVEL ALARM
(+)**	BOTTOM OF WETWELL	-1.00

ALL FLOAT SETTINGS ARE APPROXIMATE. CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED BY DWU DURING LIFT STATION TESTING.

LEGEND:

*	PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
⊕	ELEVATION
DWU	DESTIN WATER USERS, INC.
O.C. E.W.	ON CENTER, EACH WAY
316 S.S.	316 STAINLESS STEEL
D.I.	DUCTILE IRON

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
DRAWING DETAILS AND SECTIONS ARE NOT TO SCALE.

LIFT STATION DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: March 3, 2018
REVISION DATE: -
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.7 OF 47

SECTION 1
CLEARING AND GRUBBING

1-1 Description

The work specified in this Section consists of clearing and grubbing within the project limits. Included in the work under this Section is the removal and disposal of existing pavement, as well as all protruding objects such as trees, stumps, roots, etc., necessary to prepare the area for the proposed construction; and removal and disposal of all product and debris which are not required to be salvaged or not required to complete the construction. Clearing and Grubbing shall conform to the requirements of Section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition except as may herein be modified.

1-2 Work Included

Clearing and grubbing shall consist of the complete removal and disposal of all timber, brush, stumps, roots, rubbish, and debris and all other construction resting on or protruding through the surface of the existing ground and the surface of excavated areas, and all other structures and obstructions necessary to be removed and for which the removal thereof is not specified to be done under other items of the contract. Unless otherwise shown in the plans, clearing and grubbing shall be done in the following areas:

1. All areas where excavation is to be done including borrow pits, lateral ditches, right-of-way ditches, etc.
2. All areas where embankments will be constructed.
3. All areas where structures will be constructed.
4. Any other areas specifically called for on the plans to be cleared and grubbed.

1-3 Depths of Removal of Roots, Stumps, and Other Debris

In all areas where excavation is to be done and where the excavated material is to be used in the construction of embankments, or roadway base; also in all areas where roadway embankment will be constructed; roots, and other debris shall be removed to a depth of at least one foot below ground surface. The surface shall then be plowed to a depth of at least six inches and all roots thereby exposed shall be removed to a depth of at least one foot. All stumps within the construction limits shall be removed and disposed of by the Contractor.

Within all other areas where clearing and grubbing is to be done, roots and other debris projecting through or appearing on the surface of the original ground shall be removed to a depth of one foot below the surface; no plowing and harrowing will be required in these areas.

1-4 Disposal of Materials

Timber, stumps, brush, roots, and other objectionable material resulting from the clearing and grubbing shall be disposed of by the Contractor in locations and by methods approved by the local governing authority.

END OF SECTION

SECTION 2
EXCAVATION AND EMBANKMENT

2-1 Description

The work specified in this Section consists of the excavation and embankment required for the pavement and ditches; the excavation and backfilling of pipe and utility trenches, and includes the preparation of subgrades; the construction of embankments, and other utilization or satisfactory disposal of the materials excavated; and the compaction and dressing of excavated areas and embankments. All Excavation and Embankment shall conform to the requirements of Section 120 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

2-2 Excavation 2-2.1 Classification of Excavation

All excavation is classified as regular excavation. Regular excavation shall consist of the excavation and the utilization or satisfactory disposal of all materials necessary for the construction of the roadway and side ditches, and the installation of pipe and utility trenches.

2-2.2 Excavation for Pipework

All excavation shall be made along straight lines by open cut unless otherwise authorized by the Engineer or otherwise shown on the plans. Holes for pipe bells shall be hand-excavated to insure that the pipe rests upon the bottom of the trench for its entire length. If the bottom of the excavation is found to consist of rock, or any material that cannot be excavated to give a uniform bearing pressure, the material shall be removed to a depth at least six inches below established bottom grade and backfilled to grade with thoroughly compacted sand at the Contractor's expense. Any excavation carried below the depths indicated, without specific direction from the Engineer, shall be backfilled in the same manner. Trench width measured at one foot above the top of pipe for all pipe other than that approved for assembly prior to installation in the trench shall be:

1. The outside diameter of the pipe plus 16 inches for pipe up to and including 30 inches inside diameter.
2. The outside diameter of the pipe plus 24 inches for pipe greater than 30 inches inside diameter.
3. Where sheeting or shoring is used, the allowable width shall be measured between the inside face of the sheeting or shoring.

For all pressure line piping approved for complete assembly prior to installation in the trench, the minimum trench width shall be the outside diameter of the coupling or joint plus two inches.

Excavated material to be used for backfill shall be neatly deposited at the sides of the trenches where space is available. Where stockpiling of the excavated material is required, the Contractor shall obtain the sites to be used and maintain operations so as to provide for natural drainage and not present an unsightly appearance. Rock, shell, or other base materials for roads shall be carefully selected and kept separate. Grade and line stakes shall be protected. No excavated material shall be placed on private property other than the Owner's.

2-2.3 Dewatering for Pipework

Dewatering, if required, shall be continued during construction to keep the ground water below the level of the back-fill at all times until the backfill is completed. Water settling may be approved or required, and shall consist of continuing the well points in service and applying water as directed to the excavation during backfill.

2-2.4 Shoring

When necessary to protect workmen, banks, adjacent paving, structures and utilities, excavations shall be shored and braced by members of suitable size and arrangement. Shoring, bracing and sheeting shall be removed as excavations are backfilled in a manner to prevent injurious caving. Where directed by the Engineer, the sheeting shall be left in place in the backfill with proper bracing to provide lateral support.

2-3 Disposal of Unsuitable Materials

If not otherwise designated in the plans, unsuitable materials shall be disposed of by the Contractor in areas provided by him, to the satisfaction of the Engineer and the local governing authority.

2-4 Disposal of Excess Useable Materials

Excess useable materials shall be disposed of by the Contractor in areas provided by the Owner and to the satisfaction of the Owner. The determination whether material is classified as useable or unsuitable shall depend upon the judgement of the Engineer.

2-5 Materials for Embankment

All suitable material resulting from the excavation shall be used as much as practical during construction. Embankment shall not be constructed of material containing muck, stumps, roots, brush, vegetable matter, rubbish or other material that will not meet the compaction requirements. All material designated as undesirable shall be removed as provided above.

Material placed over the areas of the project which are to be grassed, seeded and mulched, or sodded shall be suitable for plant growth and free from appreciable quantities of hard clods, stiff clay, hardpan, gravel, brush, roots, refuse, or other deleterious materials and shall be of reasonably uniform quality.

2-6 Embankment Construction

Embankment shall be constructed true to lines, grades, and cross sections shown in the plans or as ordered by the Engineer within the tolerances specified herein.

2-7 Backfilling of Pipework

2-7.1 General

All fill and backfill shall be free from organic matter such as roots, stumps, trees, refuse, or other objectionable material. Except as specified otherwise, fill and backfill shall be placed in layers not more than 6 inches thick and each layer shall be compacted thoroughly and evenly. The moisture content of the fill material shall be such that proper compaction will be obtained. Backfill shall be not placed against concrete within seven days after it has been poured and only when directed by the Engineer.

2-7.2 Backfilling Trenches

The initial backfill shall be carefully deposited on both sides of the pipe at the same time and thoroughly compacted around the barrel of the pipe until enough backfill has been placed to provide a cover of one foot above the bell of the pipe. The remainder of the trench shall be backfilled in well compacted one-foot layers. Except for trenches excavated in roads and streets, the backfill shall be placed and compacted to the density specified in Article 2-8.4, with approved mechanical tampers in six inch layers to the top of the trench. Water settling may be used where approved and shall be used where directed by the Engineer. The top material shall be used last and the surface of the trench restored to its original elevation. Under no condition is construction debris to be included with the backfill. Excavated material consisting of muck, mud, clay or other unsuitable material may not be utilized in the backfill.

Where sheeting is withdrawn, all cavities remaining in or adjoining the trench shall be solidly filled and thoroughly compacted. Where sheeting is to remain in place, all cavities behind it shall be backfilled in the same manner as specified for trench backfill. No sheeting that has been driven below the pipe invert may be removed. Before backfilling is completed all sheeting to remain shall be cut off at a line three feet below finish grade.

2-8 Compaction Requirements

2-8.1 Compaction of Embankments

Each layer of the material used in the formation of the embankments shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. Each layer shall be uniformly compacted, using equipment which will achieve the required density, and as compactive operations progress, each layer shall be shaped and manipulated as necessary to assure uniform density throughout the embankment.

2-8.2 Compaction of Subgrade

The subgrade in both cuts and fills shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. It shall be the Contractor's responsibility to maintain the required density until the base or pavement, as applicable, is placed on the subgrade. A copy of the density test results shall be provided to the Engineer for approval prior to beginning base operations.

2-8.2.1 Compaction Test Requirements for Parking Areas

Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than one density test per horizontal layer per 500 square yards of subgrade or three (3) tests minimum to verify density.

2-8.2.2 Compaction Test Requirements for Roadways

Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than two hundred feet, staggered to the left, right, and on centerline to verify density.

2-8.3 Compaction of Grassed Areas

For the upper six-inch layer of areas to be grassed, no specific density will be required under this Section and compaction shall be only to the extent directed.

2-8.4 Compaction for Pipes, Culverts, Etc.

The backfill for trenches shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180 and in accordance with other sections of these specifications. Embankment over and around pipes and culverts shall be thoroughly compacted in a manner which will not place undue stress on the structures.

2-9 Final Dressing

As a final grading operation, the surface of the earth work shall be shaped to conform to the lines, grades, and cross sections shown in the plans, or as directed, within the tolerances specified below.

A tolerance of 0.3 foot above or below plan cross section will be allowed on the final earth work surface with the following exceptions:

(1) The surface of shoulders and berms shall be shaped to within 0.1 foot of the plan cross section.
(2) Earth work shall be shaped to match adjacent pavement, curb, sidewalk, structures, etc.
(3) Ditch bottoms shall be shaped so that no water will be impounded.

When dressing area adjacent to pavement, care shall be exercised to avoid possible damage to such pavements.

2-10 Inspection

The Contractor shall be responsible for notifying the local governing authority to arrange for inspections of the embankment and subgrade. The local governing authority shall be notified twenty-four (24) hours before the construction is ready for inspection.

END OF SECTION

SECTION 3
PAVEMENT BASE COURSE

3-1 Description

The work specified in this Section consists of the construction of a pavement base course. The base course shall be constructed on a prepared subgrade and in a single course. The base course shall be constructed in accordance with these specifications and in conformity with the material, lines, grades, notes and typical cross sections shown in the plans.

3-2 Sand-Clay Base Course

Sand-Clay material for use in the construction of Sand-Clay Base shall be a mixture of sand and clay, and shall be free of trash, foreign matter and other deleterious material. It shall not contain lumps or aggregate of such nature or in sufficient quantity to prevent the obtaining of a smooth surface, free from pits and pockets. It shall not contain particles of aggregate which will not pass a one-inch sieve. Sand-Clay Base Course shall conform to the requirements of Sections 240 and 912 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-2.1 Composition and Gradation

The material passing the 10-mesh sieve shall meet the following requirements for composition, gradation, etc.:

	Percent (of material passing the 10-Mesh Sieve)
Clay material (smaller than 0.005 mm)	8 to 21
Silt (material from, 0.005 to 0.05 mm)	0 to 25
Combined Clay and silt	8 to 25

3-2.2 Bearing Value and Plasticity

3-2.2.1 Bearing Value

The material shall have a Limerock Bearing Ratio Value of at least 75.

3-2.2.2 Plasticity

The material shall meet the following requirements for plasticity (based on tests made on the portion passing the No. 40 sieve):

Liquid Limit - Not greater than 25.
Plasticity Index - Not greater than 6.

3-2.3 Source of Material

The area where sand-clay base material is obtained shall be approved by the Engineer.

3-2.4 Equipment for Placing Sand-Clay Base

3-2.4.1 Graders

Blade graders shall be of the rubber-tired self-propelled type, of sufficient size and weight to accomplish the desired results.

3-2.4.2 Rollers

Pneumatic-tired rollers shall have a double row of wheels equipped with rubber tires so spaced that the tires on the front and rear rows together will cover the entire area over which the rollers travel.

3-2.5 Placing and Mixing Sand-Clay Base Materials

For one-course construction, the placing and mixing of the base course materials shall be done as provided hereinafter for either Case 1 or Case 2.

3-2.5.1 Case 1:

This covers the use of base course material consisting of natural sand-clay with which the mixture of additional sand or clay is not necessary. The material may be dumped directly on the subgrade but shall be uniformly distributed by approved methods. The loose thickness shall be as designated by the Engineer and shall be checked continuously by the Contractor to insure that the finished base will have the thickness and shape required by the typical section. The base course shall be thoroughly mixed for its full width and depth as shown in the plans. After the mixing is completed, the material shall be shaped to the required grade and cross section.

3-2.5.2 Case 2:

This covers the use of base course material consisting of a mixture of two materials, both of which are to be hauled in. The materials shall be spread in successive layers on the road and mixed in place. The Engineer will determine the order in which the two materials shall be spread, as well as the depth of layers of each material. The dumping and spreading of the material, the mixing of the two materials and the shaping of the base shall be done as specified for Case 1.

3-2.6 Compaction

The material shall have approximately the optimum moisture content and the proper loose consistency before being compacted. Wetting or drying will be required when the material does not have the property moisture content to insure the required density. If the material is deficient in moisture, water shall be added and uniformly mixed-in by disking the base course to its full depth. If the material contains an excess of moisture, it shall be caused to dry before being compacted. Wetting or drying operations shall involve manipulation of the entire width and depth of the base as a unit. As soon as proper conditions of moisture are attained, the material shall be compacted to a density not less than 98 percent of the maximum density as determined by AASHTO T 180. In-place compaction tests to verify densities will be taken which represent an area no greater than 500 square yards in size. A minimum of three (3) tests shall be taken. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

3-3 Limerock and Crushed Aggregate Base Course

Limerock Base Course shall conform to the requirements of Section 200 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

Crushed Aggregate Base Course shall conform to the requirements of Section 204 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-3.1 Gradation Requirements

3-3.1.1 Gradation Requirements for Limerock Base Course

Gradation requirements specified herein shall apply to the completed base course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified for #56 stone.

3-3.1.2 Gradation Requirements for Crushed Aggregate Base Course

Gradation requirements specified herein shall apply to the completed drive course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified in Table 1. Sieves shall conform to ASTM E11.

GRADATION OF AGGREGATES

Percentage by Weight Passing Square Mesh Sieve	
Sieve Designation	%
1-inch	100
1/2-inch	40-70
No. 4	20-50
No. 40	5-25
No. 200	0-10

3-3.2 Liquid Limit and Plasticity Index

3-3.2.1 Liquid Limit and Plasticity Index for Limerock Base Course

The liquid limit should not exceed 25 and the material shall be non-plastic.

3-3.2.2 Liquid Limit and Plasticity Index for Crushed Aggregate Base Course

Liquid limit and plasticity index requirements stated herein shall apply to any aggregate component that is blended to meet the required gradation and also to the aggregate in the completed driveway. The portion of the aggregate passing No. 40 sieve shall be either non plastic or have a liquid limit not greater than 25 and a plasticity index not greater than 5.

3-3.3 Limerock Bearing Ratio

Limerock material used in construction of loose rock base shall have an average LBR ratio of not less than 100.

3-3.4 Stockpiling Materials

Aggregate shall be stockpiled on the cleared and leveled areas designated by the Engineer. The material shall be placed in such a manner so as to prevent segregation and allow drainage of water.

3-3.5 Mixing of Materials

The coarse and fine aggregates shall be mixed in a stationary plant, or in a traveling plant or bucket loader on an approved paved working area, and delivered as one mixture containing the fine and coarse aggregate. The supplier shall make such adjustments in mixing procedures or in equipment as may be directed to minimize segregation or degradation, and to ensure a satisfactory base course meeting all requirements of this specification.

3-3.6 Equipment

The material shall be spread by mechanical rock spreaders, equipped with a device which strikes off the rock uniformly to the laying thickness and capable of producing an even distribution of the rock.

3-3.7 Spreading, Shaping, and Compacting

3-3.7.1 General

The material shall be spread uniformly with equipment as specified above. All segregated areas of fine or coarse material shall be removed and replaced with properly graded rock. After the spreading is completed, the entire surface shall be scarified and then shaped so as to produce the required grade and cross section after compaction.

3-3.7.2 Moisture Content

When the material does not have the proper moisture content to insure the required density, wetting or drying will be required. When water is added, it shall be uniformly mixed-in by disking to the full depth of the course which is to be compacted. Wetting or drying operations shall involve manipulation, as a unit, of the entire width and depth of the course which is to be compacted.

3-3.7.3 Density Requirements

The material shall be compacted to a density of not less than 98 percent of maximum density as determined AASHTO T 180 as soon as proper conditions of moisture are obtained.

3-3.7.4 Density Tests

In-place compaction tests shall be provided by the Contractor, at his expense, to verify densities. Such compaction tests shall represent an area no greater than 500 square yards in size, or a minimum of three (3) tests over the site. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

During final compacting operations, if blading of any areas is necessary to obtain the true grade and cross section, the compacting operations for such areas shall be completed prior to making the density tests on the finished base.

3-4 Testing Surface

The finished surface of the base course shall be checked with a 15-foot straightedge. All irregularities greater than 1/4 inch shall be corrected by scarifying and removing or adding base material as required, after which the entire area shall be recompacted as specified herein before.

3-5 Thickness Requirements

The thickness of the base shall be measured at various points representing an area no greater than 500 square yards, or at a minimum of three (3) points over the site, through holes not less than three inches in diameter. Where the compacted base is deficient by more than 1/2 inch from the required thickness, the Contractor shall correct such areas by scarifying, adding material, and recompacting. The base shall be scarified and material added for a distance of 100 feet in each direction from the edge of the the deficient area. The affected area shall then be brought to the required state of compaction and to the required thickness and cross section. A copy of the base thickness testings results shall be provided to the Engineer for approval prior to beginning paving operations.

3-6 Maintenance

The Contractor shall be responsible for assuring that the true crown and grade are maintained, with no rutting or other distortion, and that the base meets all other requirements of these specifications at the time of paving.

END OF SECTION

SECTION 4
ASPHALTIC CONCRETE PAVEMENT

4-1 Description

The work specified in this Section consists of constructing an asphaltic concrete wearing surface to a uniform grade and cross-section. The work shall be in accordance with these specifications and in conformity with the lines, grades, notes, and typical sections shown in the plans.

4-2 Materials 4-2.1 Asphaltic Concrete Wearing Surface

The asphaltic concrete wearing surface type shall be as specified in the asphaltic concrete pavement section as shown in plan details.

Type S-I Asphaltic Concrete shall conform to the requirements of Section 331, Type II Asphaltic Concrete shall conform to the requirements of Section 332, and Type S-III Asphaltic Concrete shall conform to the requirements of Section 331 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as herein modified:

The job mix formula shall produce a minimum Marshall Stability of 1500 pounds.

4-2.2 Prime Coat

The prime coat shall be cut-back Asphalt Grade RC-70 or RC-250 conforming to the requirements of Section 300 and Article 916-2 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition.

4-3 General Construction Requirements

The general construction requirements are as specified in Section 330 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

4-3.1 Asphaltic Concrete Wearing Surface

The asphaltic concrete wearing surface shall be placed to a compacted depth as specified in the asphaltic concrete pavement section as shown in plan details and shall have a minimum compacted density of 108 lbs/IN/SY. Prior to laying the mixture, the surface of the base course shall be cleaned of all loose and deleterious material and, if required, a prime coat as herein specified shall be applied.

4-4 Testing

The thickness of pavement and pavement density shall be determined by the length of cores, at two inches in diameter, taken at random points in the paved area. Each core shall represent a section no larger than 500 square yards in size. A minimum of three (3) tests shall be taken. Asphaltic Concrete Wearing Surface deficient in thickness and/or density shall be corrected to the satisfaction of the Engineer. A copy of the asphalt thickness testing results shall be provided to the Engineer.

END OF SECTION

SECTION 5
CONCRETE PAVEMENT, SIDEWALK, AND CURB

5-1 Description

The work specified in this Section consists of the construction of concrete pavement, sidewalks, and curbs in accordance with these specifications, and in conformity with the lines, grades, dimensions, and notes shown in the plans. Concrete pavement, sidewalks, and curbs shall conform to the requirements of Sections 345 and 350 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

5-2 Materials 5-2.1 Concrete

The material shall be obtained from an approved plant having an approved design mix. All concrete shall have a minimum strength in 28 days as specified shown in plan details.

5-2.2 Reinforcement

The concrete for concrete pavement areas shall be treated with synthetic reinforcing fibers as manufactured by Fibermesh Company, and in accordance with ASTM standard specification for fiber-reinforced concrete and Shotcrete, C 1116. The dosage rate shall be one and one-half (1-1/2) pounds of fibers per cubic yards of concrete.

5-3 Forms

Forms for this work shall be made of either wood or metal and shall have a depth equal to the plan dimensions for the depth of concrete being deposited against them. They shall be straight, free from warp or bends, and of sufficient strength, when staked, to resist the pressure of the concrete without deviation from line and grade. Forms shall be cleaned each time they are used and shall be oiled or saturated with water prior to placing the concrete.

5-4 Foundation

Excavation shall be made to the required depth and the foundation material upon which the concrete is to be set shall be compacted as specified below, true to grade and cross section, and shall be moist at the time that the concrete is placed.

The foundation over which concrete is placed shall be crushed aggregate base compacted to 98% of the maximum density as determined by AASHTO T 180 or compacted subgrade as specified in Article 2-8 of these specifications in accordance with the plan details.

5-5 Joints

5-5.1 Expansion Joints

Expansion joints shall be 1/2 inch, formed with a pre-formed joint filler. Expansion joints shall be provided at all points-of-tangency for curbs and shall be located at maximum intervals of 50 feet between other expansion joints or at ends of run. In addition, expansion joints shall be provided at the interface between concrete curbs and concrete pavement or other concrete objects.

5-5.2 Contraction Joints

5-5.2.1 Concrete Pavement

Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at maximum intervals of fifteen feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After the concrete has been finished over the joint, the slot shall be edged with a tool having a 1/4 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 1/8 inch wide and not less than 2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.2 Concrete Sidewalk

Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at intervals of five feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After finishing the sidewalk over the joint, the slot shall be edged with a tool having a 1/2 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 3/16 inch wide and not less than 1-1/2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.3 Concrete Curb

Except for machine placed items, at the option of the Contractor, joints may be formed by the use of dummy joints (either formed or sawed) or by the use of sheet metal templates. If sheet metal templates are used they shall be of the dimensions, and shall be set to the lines, shown in the plans. The templates shall be held firmly during the placing of the concrete and shall be left in place until the concrete has set sufficiently to hold its shape but shall be removed while the forms are still in place.

For machine placed items, unless an alternate method is approved by the Engineer, contraction joints shall be sawed. The joints shall be sawed as soon as the concrete has hardened to the degree that excessive raveling will not occur and before uncontrolled shrinkage cracking begins.

Contraction joints shall be spaced at intervals of fifteen feet except where a lesser interval is required for closure, but no section shall be less than four feet in length.

Where curb is adjacent to concrete pavement, the curb joints shall be made to align with the pavement joints.

5-6 Placing

The concrete shall be placed in the forms and tamped and spaded to prevent honeycomb and until the top of the structure can be floated smooth and the edges rounded to the required radius.

5-7 Finishing

5-7.1 Concrete Pavement and Sidewalk

5-7.1.1 Screeding: The concrete shall be struck-off by means of a wood or metal screed, used perpendicular to the forms, in order to obtain the required grade and remove surplus water and laitance.

5-7.1.2 Surface Requirements: Unless otherwise indicated on the plans, the concrete shall be given a broom finish. The surface variations shall not be more than 1/4 inch under a ten foot transverse section. The edge of the pavement shall be carefully finished with an edging tool having a radius of 1/2 inch.

5-7.2 Curbs

5-7.2.1 Repair of Minor Defects

The forms shall be removed within 24 hours after the concrete has been placed, and minor defects then filled with mortar composed of one part portland cement and two parts fine aggregate. Plastering will not be permitted on the face of the curb, and any rejected curb shall be removed and replaced without additional compensation.

5-7.2.2 Final Finish

All exposed surfaces shall be given a finish while the concrete is still green. In general, only a brush finish will be required. For any surface areas, however, which are too rough or where other surface defects make additional finishing necessary, the Engineer may require that the curb be rubbed to a smooth surface with a soft brick or wood block, with water used liberally. Also, if further necessary to provide a suitable surface, the Engineer may require additional rubbing, using a thin grout or mortar.

5-8 Curing

The concrete used for curbs shall be cured for 72 hours by a method approved by the Engineer.

END OF SECTION

SECTION 6
STORM DRAINAGE SYSTEM

6-1 Description

The work specified in this Section consists of the construction of inlets and the furnishing and installation of drainage pipe. All work shall be constructed in conformity with these specifications and the sizes and dimensions shown in the plans.

6-2 Materials

6-2.1 Concrete Inlets

All inlet construction covered under this Section shall be of concrete that will have a minimum compressive strength of 3,000 psi in 28 days.

6-2.1.1 Reinforcement

Reinforcing steel shall comply with ASTM A 1015, Grade 40. Reinforcement placement shall conform to ACI 315 and with the plans. Welded Wire Fabric shall comply with ASTM A 1105.

6-2.1.2 Gratings

Gratings and frames fabricated from structural steel shall be galvanized in accordance with the requirements of ASTM A 123 or shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. These requirements do not apply when A-588 steel is used.

6-2.2 Polyvinyl Chloride Inlets

Polyvinyl Chloride Inlets shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the specified configuration. The inlets shall be manufactured by Nyloplast or equal approved by the Engineer. The pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection. The joint tightness shall conform to ASTM D3212. The pipe stock used to manufacture the body and pipe stubs of the inlets shall conform to the mechanical property requirements for fabricated fittings as described by ASTM D3034 and ASTM F1336. Gratings, frames, and hoods for all PVC innlet structures shall be ductile iron conforming to ASTM A536 grade 70-50-05 and shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. The grates, frames, and hoods shall be made specifically for each inlet so as to provide a round bottom flange that closely matches the diameter of the inlet body. The grates, frames, and hoods shall be capable of supporting H-25 wheel loading for heavy-duty traffic. The hood section shall have a solid back and be adustable by use of three (3) locking hex head bolts.

6-2.3 Pipe

6-2.3.1 Reinforced Concrete Pipe

Reinforced Concrete Pipe shall be round reinforced concrete complying with ASTM C 76, Class III, with round rubber gasket complying with ASTM C 361.

6-2.3.2 Polyvinyl Chloride (PVC) Pipe

Polyvinyl Chloride Pipe shall comply with the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified. Non-perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM D 3034, SDR 35, or ASTM F 949. Perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM F 758 or ASTM F 949.

6-2.3.3 Corrugated Polyethylene Pipe

Corrugated Polyethylene pipe shall conform to the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition and AASHTO M 294, except as may herein be modified. Corrugated polyethylene pipe shall be N-12 as manufactured by Advance Drainage Systems (ADS) or approved equal. Where so designated on the plans, corrugated polyethylene pipe shall be provided with perforations and a sock filter.

6-3 Forms

Forms shall be of wood or metal, so designed and constructed that they may be removed without injury to the concrete. They shall be built true to line and grade and braced in a substantial and unyielding manner, and shall be approved by the Engineer before being filled with concrete.

6-4 Precast Inlets

The Contractor may substitute precast inlets in lieu of cast-in-place units unless otherwise shown on the plans. When precast units are substituted the construction of such units may be in accordance with ASTM C 478. The design and fabrication of precast units shall be in accordance with the drawings.

6-5 Construction Methods for Inlets

6-5.1 Excavation

Excavation shall conform with the requirements specified in Section 2 of these specifications.

6-5.2 Placing and Curing Concrete

The concrete shall be placed in the forms to the depth shown in the plans and thoroughly vibrated. After the concrete has hardened sufficiently it shall be covered with suitable material and kept moist for a period of three days.

6-5.3 Setting Manhole Castings

After the concrete has been cured as specified above, the frame of the casting shall be set in a full mortar bed composed of one part portland cement to two parts of fine aggregate.

6-5.4 Placing Pipe

Inlet and outlet pipes shall be of the same size and kind as the connecting pipe shown in the plans. They shall extend through the walls for a distance beyond the outside surface sufficient for the intended connections, and the concrete shall be constructed around them neatly so as to prevent leakage along their outer surface. The inlet and outlet pipes shall be flush with the inside of the wall.

6-5.5 Backfilling

Backfilling shall conform with the requirements specified in Section 2 of these specifications.

6-6 Laying Pipe

6-6.1 General

All pipe shall be carefully laid, true to the lines and grades given. Any pipe that is not in true alignment or which shows any settlement after laying shall be taken up and re-laid without additional compensation.

6-6.2 Concrete Pipe

Concrete pipe shall be laid with hubs upgrade and tongue fully entered into the hub. When pipe with quadrant reinforcement, or circular pipe with elliptical reinforcement is used, the pipe shall be installed in a position such that the manufacturer's marks designating "top" and "bottom" of the pipe shall not be more than five degrees from the vertical plane through the longitudinal axis of the pipe.

6-6.3 Corrugated Polyethylene Pipe

Corrugated polyethylene pipe shall be installed in accordance with the manufac- turer's installation instructions.

6.4 Trench Excavation

The excavation of the trench for pipe culverts and storm sewers shall be as specified in Section 2 of these specifications.

6-6.5 Foundation

Where the foundation material is of inadequate supporting value a suitable foundation shall be provided, as directed by the Engineer, by the removal of unsuitable material and replacing with suitable material. Pipe shall not be laid on blocks or timbers, or on other unyielding material, except where the use of such devices is called for in the plans.

6-6.6 Sealing Joints

For all concrete pipe other than side drain pipe, the pipe joints shall be sealed by the use of round rubber gaskets. The gasket and the surface of the pipe joint, including the gasket recess, shall be clean and free from grit, dirt and other foreign matter, at the time the joints are made. In order to facilitate closure of the joint, application of an approved vegetable soap lubricant immediately prior to closing of the joint will be permitted.

6-6.7 Backfilling

The backfilling around the pipe shall be as specified in Section 2 of these specifications.

6-7 End Treatment

The end treatment required at each cross drain, side drain, or storm sewer pipe end shall be as shown in the plans.

END OF SECTION

SECTION 7
PAVEMENT STRIPES AND MARKINGS

7-1 Description

The work specified in this Section consists of the painting of parking stripes and markings. All work shall be completed in conformity with the plans and specifications, and where so referenced, to the "Florida Department of Transportation Standard Specifi- cations for Road and Bridge Construction", latest edition, and to the Florida Department of Transportation Roadway and Traffic Design Standard Index Drawings.

7-2 Materials

APPROVED
By Jesse Hernandez at 4:33 pm, Jul 16, 2025

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley #56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 10/20/22
SCALE: N/A
SHEET
8.1
TOTAL SHEETS 37

7-2.1 Paint
Paint for parking stripes shall conform to Section 971 of the referenced Florida Department of Transportation Standard Specifications, Code T-1 (white). Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.

7-3 Application and Installation

7-3.1 Paint
The surface which is to be painted shall be cleaned, by compressed air or other effective means, immediately before the start of painting, and shall be clean and dry when the paint is applied. Any vegetation or loose material shall be removed from the pavement before striping is begun.

The paint shall be thoroughly mixed before it is poured into the painting machine. The painting machine shall be of a type and design which will readily obtain uniformity with regard to paint stripe thickness and alignment. The contractor shall set tack points and stringlines as required to establish proper spacing and alignment.

7-3.2 Parking Stripes and Markings
All materials and work including thickness and width shall comply with the requirements of Section 710 of the referenced Florida Department of Transportation Standard Specifications. The minimum rate of application shall be one gallon per 320 linear feet for 4 inches solid stripes.

The contractor shall be responsible for protecting new parking stripes and markings from vehicular traffic. Any defective stripes or markings or portion of the stripes or markings damaged by passing traffic or from any other cause shall be corrected at the contractor's expense.

END OF SECTION

SECTION 8
GRASSING

8-1 Description
The work specified in the Section consists of the establishing of a stand of grass, within the limits shown on the plans by sodding or seeding, mulching, fertilizing, watering, grading and maintaining the grassed areas until the completion of the project and final acceptance.

The Contractor shall install permanent vegetated ground cover over all open areas within the limits of construction and adjacent road rights-of-way where existing vegetation has been disturbed by construction operations. All stormwater retention and detention basins and swales shall be solid sodded unless otherwise noted on plans. All slopes which are 3 horizontal to 1 vertical or greater shall be solid sodded unless otherwise noted on plans.

8-2 Materials

8-2.1 Seed
Unless otherwise directed, permanent type grass seed shall be a mixture of 20 parts Bermuda seed and 80 parts Pensacola Bahia seed. Quick-growing type grass seed shall be a species which will provide an early ground cover during the particular season when planting is done and will not later compete with permanent grass. The separate types of seed used shall be thoroughly dry-mixed immediately before sowing. Seed which has become wet shall not be used.

The Bermuda seed shall be an equal mixture of hulled and unhulled seed. The Pensacola Bahia seed shall be scarified seed, having a minimum active germination of 40 percent and a total germination of 85 percent. All seed shall meet the requirements of the State Department of Agriculture and Consumer Services and all applicable State Laws.

8-2.2 Sod
Unless otherwise directed by the Owner, sod shall be of centipede grass. It shall be taken up in commercial-size rectangles, except where 12 inch strip sod is called for. It shall be well matted with roots, dense, uniform, weed-free, be certified to be free of disease and insects, nematodes, and have good sod strength. It shall be planted as soon as possible after being dug and shall be shaded and kept moist from the time it is dug until it is planted. When stacked, it shall not be allowed to heat up above 100 degrees F.

8-2.3 Fertilizer
The fertilizer for seeding and sodding shall be 12-8-8 commercial fertilizer complying with the State fertilizer laws.

8-2.4 Dolomitic Limestone
Dolomitic Limestone shall be an approved product, designated for agricultural use.

8-2.5 Mulch
The mulch material used for seeding shall be dry straw or hay, consisting of oat, rye, or wheat straw, or of pangola, peanut, coastal Bermuda or Bahia grass hay.

8-2.6 Water
Water used in the grassing and planting operations may be obtained from any approved spring, pond, lake, stream, or municipal water system. The water shall be free of salt, of excess and harmful chemicals, acids, alkalies, or any substances harmful to plant growth or obnoxious to traffic.

8-3 Grassing Limits
The Contractor shall take all precautions necessary to limit the area disturbed by construction. Existing grassed areas disturbed by construction outside the limits shown on the plans, shall be re-grassed by seeding to match existing conditions, at the Contractor's expense.

8-4 Application of Fertilizer and Lime
In areas to be seeded or sodded, fertilizer and/or lime shall be applied at a rate of 500 pounds per acre. Fertilizer and/or lime shall be spread uniformly and mixed to a depth of approximately four (4) inches.

8-5 Seeding
The ground over which the seed is to be sown shall be prepared by disk-harrowing and thoroughly pulverizing the soil to a suitable depth. The prepared soil shall be loose and reasonably smooth. It shall be reasonably free of large clods, roots, and other material which will interfere with the work or subsequent mowing and maintenance operations. While the soil is loose and moist, the seed shall be scattered uniformly over the gassing area. Unless shown otherwise in the plans, the rate of spread for the permanent type seed mixture shall be 100 pounds per acre.

When so directed by the plans or the Engineer, seed of an approved quick-growing species of grass, such as rye, shall be spread in conjunction with the permanent seed mixture at the rate of 30 pounds per acre.

8-6 Mulching
Approximately two inches, loose thickness, of the mulch material shall be applied uniformly over the seeded area and the mulch material cut into the soil to produce a loosed mulched thickness of three or four inches.

8-7 Rolling
Immediately after the completion of the seeding, the entire area grassed and mulched shall be rolled with approved equipment. At least two trips over the entire area will be required.

8-8 Sodding
Whenever a suitable area has been graded and is ready for sodding, the Contractor shall proceed at once with sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. Sodding shall not be performed when weather and soil conditions are, in the Engineer's opinion, unsuitable for proper results. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appro- priate tools.

Where sodding is used in drainage ditches, the setting of the pieces shall be staggered, such as to avoid a continuous seam along the line of flow. Along the edges of such staggered areas, the offsets of individual strips shall be tamped so as to produce a featheredge effect.

On areas where the sod may slide, due to the height and slope, the Engineer may direct that the sod be pegged, with pegs driven through the side blocks into firm earth, at suitable intervals. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.

8-9 Watering
The seeded areas shall be watered so as to provide optimum growth conditions for the establishment of the grass. The seeded areas shall be kept in a moist condition for the duration of the contract period (and in no case less than two weeks). The moistened condition shall extend at least to the full depth of the rooting zone. Water shall not be applied, however, when there is danger of a freezing condition.

8-10 Maintenance
The Contractor shall maintain seeded areas in a satisfactory condition until final acceptance is made. Such maintenance shall include watering, and filling, leveling and repairing any washed or eroded areas.

END OF SECTION

SECTION 9
POTABLE WATER SYSTEM

9-1 Description

The work specified in this section consists of the construction of a potable water system, which includes the potable water distribution mains, valving, fire hydrants, and service piping. The potable water system shall be constructed in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

9-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-555 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code pertaining to the installation of potable water systems. Additionally, the contractor shall comply with the requirements of the local fire marshall and Utility Company regulations pertaining to fire hydrants, including hose unit threading and similar matching of connections. The contractor shall obtain required permits and inspections and shall coordinate tapping of existing water mains with the Utility Company.

9-3 Materials

9-3.1 Detector wire

No. 14 copper tracer wire shall be required for all non-metallic water mains. Tracer wire shall be well connected to fire hydrants and shall be protected during backfilling operations to prevent breakage.

9-3.2 Piping and Pipe Fittings

9-3.2.1 Water Mains

Water main piping shall be polyvinyl chloride (PVC) pipe. Water main piping 9-1/2" through 3" in size shall conform to ASTM D 2241, SDR 26 (PVC material 124512-b) with push-on joints conforming to ASTM D 3139 and elastomeric gaskets conforming to ASTM F 477. Water main piping 4" through 12" in size shall conform to AWWA C 900-89, DR 18, and shall be furnished in cast-iron pipe equivalent outside diameters with rubber gasketed joints as AWWA C 900 listed. All water main piping shall be Stamped "NSF-PW". All water main fittings shall be constructed of either ductile iron or cast iron conforming to AWWA C 110 or ANSI A 21.10, respectively.

9-3.2.2 Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert.

9-3.3 Valves

9-3.3.1 Gate Valves

Gate valves shall be of cast iron body, fully bronze mounted, double-disc, and having parallel seats, with wide flanged, mechanical joint, or spigot ends depending on installation. Gate valves shall have a minimum working pressure of 175 psi, and shall comply with AWWA C 500. Gate valves shall open by counterclockwise rotation of the valve stem and shall be fitted with hub-type hand operators. Gate valves shall be sized and located as indicated on the plans.

9-3.3.2 Water Service Clamps and Stops

9-3.3.2.1 Double Clamp Tapping Saddle

Double clamp tapping saddle shall be manufactured by Ford Metering, Co.

9-3.3.2.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.2.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.3 Valve Boxes

An adjustable cast-iron valve box of suitable size shall be provided at each gate valve. The head shall be round and the lid shall have the word "WATER" cast on it. The least dimension of the shaft of the box shall be 5-1/4". A 2'-0" diameter by 6" concrete collar shall be poured around the shaft at the valve box surface. The valve boxes shall be Clow F-2452, or approved equal.

9-3.4 Fire Hydrants

Fire hydrants shall be dry-barrel type conforming to AWWA C 502. Hydrants shall have 6" outlet, one 5-1/4" pumper connection, and two 10-1/2" hose connections. The size and shape of operating nuts and threads on hose and pumper connections shall be as required by the utility company. The hydrants shall be America Darling, (Model B84B-5) with tamper proof bonnet.

9-3.5 Anchorages

The contractor shall provide anchorages for tees, wyes, crosses, plugs, caps, bends, valves, and hydrants as required. After installation, apply full coat of bituminous material to surface of any ferrous anchorages. Anchorage types are as follows:

(1) clamps, straps, and washers: steel, ASTM A 506.
(2) rods: steel, ASTM A 575.
(3) rod couplings: malleable-iron, ASTM A 197.
(4) bolts: steel, ASTM A 307.
(5) thrust blocks: concrete, 2500 psi, sized as indicated.

9-3.6 Water Meters

Water meters for billing are to be procured from Destin Water Users, Inc.

9-4 Installation

9-4.1 Pipe Laying and Jointing

Pipe, fittings, valves and accessories shall be carefully inspected before and after installation and those found defective shall be rejected and replaced. Before placing in position, contractor to clean pipe, fittings, valves and accessories and maintain in clean condition. Cut pipe accurately to measurements established at the site and work into place without springing or forcing. Support pipe at its proper elevation and grade, taking care to secure firm and uniform support. Lay pipe so that the full length of each section of pipe and each fitting will rest solidly on the pipe bedding; excavate recesses to accommodate bells, joints, and couplings. Provide anchors and supports where necessary for fastening work into place. Concrete reaction, thrust blocks or restrained joints shall be applied for all tees, plugs, caps and bends deflecting 210-1/2 degrees or more. Keep trenches free of water until joints have been properly made. At the end of each day's work, close open ends of pipe temporarily with wood blocks or bulkheads. Do not lay pipe when conditions of trench or weather are unsuitable. In addition to the above, PVC pipe and fittings installation shall conform to the requirements of UNI B-3.

Water mains shall be laid at least 10' horizontally from any existing or proposed sewer. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by D.E.P., DWU, and the Engineer, the water main may be installed closer to the sewer, provided that the water main is laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at such an elevation that the bottom of the water main is at least 18" above the top of the sewer.

Between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between joints. Alternatively, the sewer main be placed in a sleeve or encased in concrete to obtain the equivalent of the required 10' separation.

Excavation and backfilling of water main trenches shall conform to Section 2 of these specifications. Provide a minimum of 36" of cover over water mains.

9-4.2 Gate Valves

Install gate valves in accordance with the requirements of AWWA C 600 for valve-and-fitting installation. Valve boxes shall be placed concentrically over the valve operating nut.

9-4.3 Fire Hydrants

Install fire hydrants in accordance with the requirements of AWWA C 600 and AWWA M 17, "Installation, Operation, and Maintenance of Fire Hydrants".

9-4.4 Connection to Existing Water System

Coordinate and make connections to the existing water system in a manner approved by the Utility Company, and with a minimum interruption of service on the existing system.

9-5 Field Testing

9-5.1 General

Conduct piping tests before joints are covered, and after thrust blocks have sufficiently hardened. Fill pipeline with water 24 hours prior to testing, and apply test pressure to stabilized system.

9-5.2 Hydrostatic Tests

9-5.2.1 Pressure During Test

After the pipe has been laid and backfilled as specified, each valved section of newly laid pipe shall, unless otherwise specified, be subjected to a hydrostatic pressure equal to 150 psi. The contractor shall record the testing by the use of a pressure recording gauge, and after all testing is complete, the recording shall be turned over to the engineer for his files.

9-5.2.2 Duration of Pressure Test

The duration of each pressure test shall be at least 2 hours.

9-5.2.3 Procedure

Each section of pipe shall be slowly filled with water and the specified test pressure, measured at the lowest point of the elevation, shall be applied by means of a pump connected to the pipe in a satisfactory manner. The pump, pipe connection, gauges meter, and all necessary apparatus shall be furnished by the contractor. The test shall be applied to each valved section in order to check the leakage through all valves.

9-5.2.4 Expelling Air Before Test

Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation and afterwards tightly plugged.

9-5.2.5 Definition of Leakage

Leakage is defined as the quantity of water to be supplied into the newly laid pipe, or any valved section of it, necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

9-5.2.6 Permissible Leakage

Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under normal operating pressure. No pipe installation will be accepted until or unless this leakage (evaluated at 150 psi) is less than the figure stated below:

	gal's/1000'/24 hrs.	Gal's/1000'/1 hr.
2"	3.8 gal.	0.16 gal.
3"	5.7 gal.	0.24 gal.
4"	7.6 gal.	0.32 gal.
6"	11.4 gal.	0.47 gal.
8"	15.2 gal.	0.63 gal.
10"	18.9 gal.	0.79 gal.
12"	22.7 gal.	0.95 gal.

9-5.2.7 Variation from Permissible Leakage

Should any test of combined sections of pipe laid disclose leakage greater than the specified limit, the contractor shall, at his expense, locate and repair the defective joints until the leakage is within the specified allowance.

9-5.2.8 Water for Testing

Water for testing shall be provided by the contractor at his expense.

9-5.2.9 Time for Making Test

Pipe may be subjected to hydrostatic pressure, inspected, and tested for leakage at any convenient time after partial completion of backfill. The contractor may test the system with joints exposed or with backfilling complete at his option. The Engineer and the Utility Company shall be notified at least 24 hours before scheduling testing with a Utility Company representative present.

9-5.3 Operating Tests

Open and close all valves and hydrants under system water pressure. Check dry barrel hydrants for proper drainage.

9-6 Disinfection

Flush and disinfect the new potable water system in accordance with AWWA C 601 to the satisfaction of the Engineer and the Utility Company. In the process of chlorinating water, all valves or other appurtenances shall be operated while the pipe line is filled with the chlorinating agent.

9-7 final flushing and testing

Following disinfection, all treated water shall be thoroughly flushed from the newly laid pipe system at its extremities until the replacement water throughout its length shall upon test, both chemically and bacteriologically, be approved by the Florida Department of Environmental Protection. The contractor shall be responsible for arranging and paying for the test samples.

9-8 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-555, the Engineer of Record will be responsible for observation of the construction of the potable water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction and cleaning and disinfecting described above before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the potable water system.

9-9 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the potable water system. The as-built plans shall show the location of water services, water valves, and fire hydrants. Engineering approval of the potable water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 10
RECLAIMED WATER DISTRIBUTION SYSTEM (A.K.A. REUSE WATER)

10-1 Description

The work specified in this section consists of the construction of reclaimed water services and other appurtenances, in conformity with the plans and in accordance with these specifications, or the general utility specifications of Destin Water Users, Inc. (Utility Company), whichever is more stringent.

10-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 and 610-610 of the Florida Department of Environmental Protection rules, the applicable portions of the National Standard Plumbing Code and Ten State Standards pertaining to the installation of reclaimed water systems, and the Utility Accommodation Manual of the Florida Department of Transportation, latest edition. The contractor shall obtain required permits and inspections from the Utility Company.

10-3 Materials

10-3.1 Detector Wire

No. 12 copper tracer wire shall be required for all non-metallic services and shall be protected during backfilling operations to prevent breakage.

10-3.2 Gate Valves - See Section 9

10-3.3 Piping and Pipe Fittings - See Section 9

10-3.3.1 Reclaimed Water Mains - See Section 9

10-3.3.2 Reclaimed Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert. All reclaimed water infrastructure (mains, services, etc.) shall be color coded using pantone purple 522C using light stable colorants.

10-3.3.3 Reclaimed Water Service Clamps and Stops

10-3.3.3.1 Service Clamps

Service clamps shall be Clow-Vega model F-6350 as manufactured by Clow, Wichita Falls, Texas, or Dresser style 194 as manufactured by Dresser Manufacturing Co., Bradford, PA, or approved equal.

10-3.3.3.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.3.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.4 Valve Boxes - See Section 9

10-3.4 Anchorages - See Section 9

10-5 Installation - See Section 9

10-6 Field Testing - See Section 9

10-7 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the reclaimed water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the reclaimed water system.

10-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the reclaimed water system. The as-built plans shall show the location of water services, bends and valves. Engineering approval of the reclaimed water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 11
SANITARY SEWAGE SYSTEM

11-1 Description

The work specified in this section consists of the construction of a gravity sanitary sewer collection system, including sanitary sewer collection lines, service lines, sanitary sewer manholes, and other appurtenances, in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

11-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code and Ten State Standards, pertaining to the installation of gravity sanitary sewer collection systems. The contractor shall obtain required permits from DEP and inspections required by the Utility Company.

11-3 Materials

11-3.1 Gravity Sewer Collection Lines and Fittings

Gravity sewer collection line piping and fittings (6" through 12") shall be polyvinyl chloride (PVC) conforming to ASTM D 3034, Type PSM, SDR 35. Jointing shall be accomplished by means of elastomeric gasket joints conforming to ASTM D 3212. Gasket material shall be suitable for use with domestic sewage and shall conform to ASTM F 477.

11-3.2 Sewer Service Lines

Sewer service line piping and fittings (4" and smaller) shall be polyvinyl chloride (PVC) conforming to ASTM D 2466. Extend sewer service lines to right-of-way line and bend up at a 45° angle. Extend 18" above ground and cap.

11-3.3 Manholes

Sanitary sewer manholes shall be constructed of precast reinforced concrete, sized as indicated, and complying with ASTM C 478. Manhole tops shall be eccentric cone type and manhole bases shall be base riser sections with integral floors. No steps shall be provided in any sanitary sewer manholes of any depth.

Sanitary sewer manhole frames and covers shall be of heavy-duty cast iron construction, sized as indicated. The manhole cover shall be of indented top design with lettering cast into the top reading "SEWER". Manhole frames and covers shall be Vulcan Foundry No. VM-37, Neenah Foundry No. R-1600, or approved equal. Manhole frames and covers are to be coated with coal-tar epoxy.

11-3.4 Cleanouts

Sanitary sewer cleanouts shall be constructed of PVC pipe extended to the ground surface with PVC plugs.

APPROVED
By Jesse Hernandez at 4:33 pm, Jul 16, 2025

11-4 Installation

11-4.1 Gravity Collection and Service Lines

Each section of pipe shall be carefully inspected before and after it is installed and defective pipe shall be rejected and removed. Sewer lines shall be laid beginning at the low point of the system, true to the grade and alignment indicated, with unbroken continuity of invert. Clear interior of piping of dirt and other superfluous material as work progresses. Open ends of pipe at the end of each day's work shall be closed temporarily with wood blocks or bulkheads. In addition to the above, PVC gravity sewer lines shall be installed in accordance with UNI-B-5.

Sewers shall be laid at least 10' horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by DEP, DWU, and the Engineer, the sewer may be installed closer to the water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation so that the bottom of the water main is at least 18" above the top of the sewer.

Sewers crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between any two joints. Alternatively, the sewer main may be placed in a sleeve or encased in concrete to obtain the equivalent of the required 11' separation.

Excavation of pipe trenches shall conform to Section 2 of these specifications.

11-4.2 Sewer Manholes

Sanitary sewer manholes shall be installed in accordance with ASTM C 891. Where manholes occur in pavements, set top of frames and covers flush with the finished surface. Elsewhere, set tops 3" above finished surface, unless otherwise indicated. Grout inverts of manholes to provide continuity of grade and direction change through manhole. The exterior of the manhole shall be given two coats of Koppers 300M, or equal, before backfilling operation.

Sewer manholes shall be coated with a self-priming heavy duty cold applied coal tar material similar and equal to Koppers "bitumastic super service black". Provide a minimum of two (2) coats at a rate of 50 to 60 square feet per gallon per coat.

11-5 Backfilling

Backfill pipe trenches and around structures in accordance with Section 2 of these specifications.

11-6 Inspection and Testing

Inspect piping to determine whether line displacement or other damage has occurred. Make inspections after lines between manholes, or manhole locations, have been installed and approximately 2' of backfill is in place, and again at the completion of the project. If inspection indicates poor alignment, debris, displacement, or other defects, correct such defects and reinspect.

Leakage tests may include appropriate water or low pressure air testing. The leakage outward or inward (exfiltration or infiltration) shall not exceed 50 gallons per inch of pipe diameter per mile per day for any section of the system. An exfiltration or infiltration test as appropriate shall be performed with a minimum positive head of 2'. The water test, if used, shall be run continuously for a period of not less than 3 hours, with weir reading taken at 20 minute intervals. The air test, if used, shall, as a minimum, conform to the test procedure described in ASTM F 1417-92 (1998) "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines using Low-pressure Air". All test times shall be calculated using Ramseier's equation $t = 0.085\ (dk/q)$ where

t = shortest time, in seconds allowed for the air pressure to drop 1.0 psig
k = 0.000419 dl, but not less than 1.0
q = 0.0015 cubic feet/minute/ square feet of internal surface
d = nominal pipe diameter in inches
l = length of pipe being tested in feet

For more efficient testing of long test sections and /or sections of larger diameter pipes a timed pressure drop of 0.5 psig may be used in lieu of the 1.0 psig drop. If 0.5 psig pressure drop is used, appropriate required test times shall be exactly half as long as those obtained using Ramseier's equation for t cited above.

The testing methods provided should take into consideration the range in groundwater elevations projected and the situation during the test.

The test shall be made by the contractor with the Utility Company representative being present to verify the test accuracy. The Engineer and the Utility Company shall be notified 24 hours in advance. Where infiltration occurs in excess of the specified amount, the defective pipe or joints shall be located and repaired at the expense of the contractor. If the defective portions cannot be so located, the contractor, at his own expense, shall remove and reconstruct as much of the original work as necessary to obtain a sewer system within the allowable infiltration limits.

The sewer or sewers shall be pumped out and normal infiltration conditions prevail before testing shall be started.

All sewer mains and services shall be pressure tested as specified in this section or as required by the Florida Department of Environmental Protection and the Utility Company.

All sanitary sewer mains and manholes must be video taped and provided to the Utility Company before accepted for service.

11-7 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer collection system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sewer collection system.

11-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with three (3) sets of marked-up construction plans depicting as-built conditions of the sanitary sewer system. The as-built plans shall show the location of sanitary sewer services and the location and elevation of sanitary sewer manholes. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

SECTION 12
SANITARY SEWER PUMPING SYSTEM

12-1 Description

The work specified in this section consists of the construction of a sanitary sewer pumping system, including lift station, control panels, pressure conduit and valves, and other appurtenances in conformity with the plans and in accordance with these specifications, or the requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

12-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida DEP rules and the applicable portions of the National Standards Plumbing Code and Ten State Standards, pertaining to the installation of sanitary sewer systems. All electrical work shall be performed in the National Electric Code. The contractor shall obtain required permits and inspections from the Utility Company.

12-3 Submittals

The contractor shall submit manufacturer's product data and installation instruction for conduit and fittings, valves, and accessories. In addition, shop drawings and/or catalog performance (including installation drawings, wiring diagrams, operation and maintenance instruction) for pump station, and certified pump performance curves shall be submitted. The contractor shall not ship nor install equipment prior to receipt of shop drawings stamped "for job use" or "approved for construction" from the Engineer.

12-4 Products/materials

12-4.1 Pumps

Pump motors shall be sized as required to be non-overloading at any point on the pump performance curve. The pumps shall be Wilo, KSB or Grumdfos sewer pumps. The pumps shall be equipped with submersible motors, suitable for operation in domestic sewage, but with the capacity to run "dry" without damage. The pumps shall be designed for removal from above using a 2"Ø guide rail system. Pumps must be able to pass minimum sphere of 3.0". Refer to lift station details for pump model and specifications.

12-4.2 Electrical Section

This section applies to lift station discharging 300 gallons per minute or less. All others shall be submitted to Destin Water Users for approval.

12-4.3 Control Panel

Provided by the Utility Company.

12-4.4 Power Supply and Main Disconnect

Power supply to the control panel shall be either 240 volt, 3 phase, 4 wire or 480 volt, 3 phase, 4 wire. Minimum service shall be 240 volt 200 amp. A 3" rigid schedule 40 conduit for incoming power from transformer to meter shall be provided. Single phase will not be accepted.

Fusible safety disconnect of rated incoming amperage shall be manufactured by Square D (Model #H324NRB). All disconnects shall be installed between meter and double throw safety switch.

12-4.5 Conduit

All conduit shall be 2" rigid schedule 40 (except as stated in 4.4). A seal off is required for all conduits between the wet well and control panel. The seal off shall be filled with Appleton duc seal non-hardening compound. These shall be mounted 12" off the concrete pad. Each conduit shall enter the control panel directly under the corresponding control point.

12-5 Wetwell Section

This section applies to lift stations discharging 300 gallons per minutes or less. All lift stations will be a duplex pump style. All others must be submitted for approval.

12-5.1 Wet Well

Minimum inside diameter of 4' and shall not have less than 7' of depth from bottom of the lowest invert to top of grout. The wet well floor shall be filled with grout up to bottom of the base ells. All inside seams shall be filled with non-shrink grout. Wet well shall be coated with HDPE liner or Spectrashield.

Licensed Engineer:
ROSS S. BINKLEY
LICENSE No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS: 1 2 3 4 5 6 7

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 10/20/22
SCALE: N/A
SHEET
8.2
TOTAL SHEETS 37

12-5.2 Piping

All piping shall be 4" or greater ductile iron. All connections will be made by means of flat flange type. Discharge pipes shall be one continuous piece from the base ell to the 90 degree elbow that exits wet well. For discharge pipes that have a length greater than 15', a solid sleeve coupling shall be used. The coupling will be mounted so it will not be submersed except under a flooded condition.

12-5.3 Base Ells

Base ells shall be high pressure coupling style as manufactured by approved pump manufacturer. It shall be a high pressure coupling style that utilizes a single stainless steel 2"Ø rail system. The rail shall be continuous from base ell to 6" above 90 degree elbow. The rails shall be mounted to the 90 degree elbows by an intermediate guide rail support flange mount.

12-5.4 Grout

The floor shall be poured with grout up to the bottom of base ells, at a 1 to 1 slope on the sides for chamfer (Rolloc) but is not to interfere with pump operation.

12-5.5 Float Hanger

Provided by DWU.

12-5.6 Air Vent

A 4" aluminum air vent is required. It is to be stub on opposite side as the conduit from wet well under the control panel a minimum of 18" above elevation of wet well.

12-5.7 Cross Brace

A cross brace made of 3"x3"x1/2" aluminum angle shall be used to brace the discharge pipes to the wet well. It will be mounted behind the pipes to the wet well wall with a base plate measuring 6"x9"x3/8". The base plate shall be aluminum flat stock and shall be secured to wall with two 3/8" anchor bolts stainless steel. The brace shall be connected to the discharge pipes with a 4"x3/16" stainless steel u-bolt. The brace shall be mounted 18" below the 90 degree elbows of the discharge pipes.

12-5.8 Access Cover

The access cover shall be manufactured by Hallidy or Thomson Fab. For DWU 36x48 aluminum with slamlock & anchors. Access cover shall open toward the drywell.

12-6 Drywell Section

This section applies to lift stations discharging 300 gallons per minute or less. All others will be submitted for approval.

12-6.1 Drywell

A precast concrete utility box with outside dimension of 6'x5'x4' is required. A minimum clearance of 6" from inside wall or floor and any assembly is required. A 48"x42" double door access hatch with recessed handle and slam lock, no padlock tab. As manufactured by Hallidy or Thompson Fab for Destin Water Users will be used.

12-6.2 Access Cover

The access cover shall be manufactured by Hallidy or Thompson Fab for DWU 48x42 aluminum with slamlock and anchors. Access cover shall be on center with discharge pipes and shall slamlock to wet well side.

12-6.3 Pipe

All piping shall be 4" or greater ductile iron. All connections shall be of flat flange type. Pipe from wet well to check valve will be continuous and will terminate no closer than 6" from inside wall.

12-6.4 Check Valve

Check valves shall be outside spring and lever 4" flat flange style as manufactured by AVK. Two are required.

12-6.5 Plug Valve

Plug valves shall be 1/4 turn flat flange style as manufactured by Val Matic.

12-6.6 Gate Valves

Gate valves shall be of resilient seat design, with wide flange, mechanical joint, or spigot ends, depending on installation. Gate valves shall have a minimum working pressure of 160 psi, shall open by counterclockwise rotation of the valve stem, and shall be fitted with wheel-type hand operator, as applicable. Gate valves shall comply with AWWA C 509.

12-6.7 Bypass

The bypass shall be a 4" male quick disconnect with dust plug. It shall be mounted to a 4" cast iron flat flange female adapter with a 4" galvanized close nipple 6" in length.

12-6.8 Forcemain

Ductile iron pipe shall be used to exit the drywell to a point 18" past outside wall. A mechanical joint transition coupling shall be used to connect to the PVC forcemain.

12-6.9 Pressure Gauge

One liquid filled, stainless steel, 0 to 100 psi pressure gauge with 11-1/2" face shall be used on each discharge pipe with a petcock valve.

12-6.10 Drain

The drain from drywell to wet well shall be a 3" PVC pipe, on a 1/2" fall per foot slope, extended a minimum of 8" into wet well. A gravity flow PVC check valve with removable top shall be used. Check valve shall be manufactured by Plastic Oddities (Model #PBF 380).

12-6.11 Miscellaneous Hardware

The contractor shall supply all miscellaneous hardware. All miscellaneous hardware shall be of Type 304 alloy, stainless steel construction.

12-7 Water Service

A 3/4" water service shall be supplied as shown. Location to be coordinated with Destin Water Users.

12-8 Access

Access shall be provided for operation and maintenance on a 24-hour basis. If a driveway is used, it must be constructed at a minimum of 12' wide and be able to support a heavy-duty vehicle with trailer mounted 100 KV generator. Location of drive to be coordinated with DWU.

12-9 Easement

A recorded easement shall be required for all lift stations and forcemains that are not on rights-of-way. All costs of recording easement shall be the responsibility of the owner.

12-10 Electrical Service

Owner shall initiate account, prior to any pump down test or acceptance by DWU. Owner shall incur any cost prior to acceptance by DWU.

12-11 Piping and Pipe Fittings

12-11.1 Cast Iron Pipe

All cast-iron shall be centrifugally cast conforming to ANSI A 21.6, and meeting all the quality and metallurgical provisions of ANSI standard specification A 21.10 "Thickness Design of Cast-iron Pipe". Lining and coating shall be of bituminous material as specified in article 12-4.8.3.

12-11.1.1 Flanged Joints

ANSI standard specifications B16.1, cast-iron pipe flanges and flanged fittings, 125 pounds, screwed on flanges, faced and drilled to ANSI Class 125 pound template with red sheet rubber gaskets.

12-11.1.2 Fittings

Fittings shall meet ANSI standard specification A21.10, cast-iron fittings, 10-inch through 48-inch for water and other liquids. Minimum pressure rating shall be equal to that of the pipe specified.

12-11.2 Coating for Wastewater Lines

All cast iron pipe and fittings to be installed underground shall be coated on the interior and exterior with hot-dip coal-tar. The exterior of all above ground pipe shall receive a coat of rust inhibitor prime compatible with the finish paint schedule. All bolts, nuts, studs and other uncoated parts of joints for underground installation shall be coated with asphalt or coal-tar prior to backfilling.

12-11.3 Detector Tape

All non-metallic sewer force main lines shall be marked with detector tape and 14 gauge tracer wire to enable location with a ferrous metal detector. The detector tape shall be placed approximately 12" above the pipe and throughout the entire pipe length. Care shall be taken to avoid damage to the detector tape during the backfilling operation.

12-12 Installation

12-12.1 Lift station and Appurtenances

12-12.1.1 General

The lift station and appurtenances shall be installed in accordance with the manufacturer's instructions or the requirements of Destin Water User's, whichever is more stringent.

12-12.1.2 Operation of System

Operation of the station shall be as follows: water level rises to lead pump on level; the lead pump starts and lowers the level to pump(s) off level; the pump stops and automatically alternates to position the second (lag) pump as lead pump for the next cycle. If the lead pump starts and the water level continues to rise to the lag pump on level, the lag pump will then start and both pumps will operate together until the water level is lowered to the pump's off level. If the lead pump fails for any reason, an override control shall begin operating the lag pump.

12-12.1.3 Start-up, Initial Operation

The contractor shall start up and provide initial testing before operation of the completed pumping station. The initial operation shall include filling (using potable water, if necessary) of the wet well as necessary, to cycle and test the pumps and controls, including simulated pump failure, and high water alarm, pump alternation, and other features of the specified equipment. Testing of the station shall be coordinated with the Engineer and the Utility Company.

12-12.2 Pressure Piping

12-12.2.1 General

Pressure piping shall be installed in accordance with the manufacturer's printed instructions. The trench shall be graded so that when the pipe rests on the trench bottom it will have a uniform bearing for its entire length. The pipe shall be carefully examined for defects and the inside cleaned. After placing the pipe in the trench, the ends shall be wiped free from all dirt, sand and foreign material. The joints shall be made in accordance with the recommendations of the pipe manufacturer.

Suitable concrete reaction or thrust blocks shall be applied on all tees, plugs, caps, and bends deflecting 22-1/2 degrees or more, or movement shall be prevented by attaching metal rods or straps approved by the Engineer. Unless otherwise directed, the pipe shall be laid with bell ends facing in the direction of laying. Whenever it is necessary to deflect the pipe from a straight line (either in the vertical or horizontal plane) to avoid obstruction, to plumb stems, or where long radius curves are permitted, the degree of deflection shall be as recommended by the manufacturer of the pipe.

Pressure piping crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pressure piping joints and water main joints are equidistant from the point of crossing with no less than 10' between any two joints. Alternatively, the sewer pressure piping may be placed in a sleeve or enclosed in concrete to obtain the equivalent of the 12' separation.

Excavation and backfilling of sewer pressure piping shall conform to Section 2 of these specifications. Provide a minimum of 30" of cover over sewer pressure piping.

12-13 Testing

Testing of the pressure conduit shall conform to Section 9-5 under potable water system of these specifications.

12-14 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer pumping system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sanitary sewer pumping system.

12-15 As-built Drawings

The contractor shall furnish the Engineer at the close of the project with one (1) set of marked-up construction plans depicting as-built conditions of the sanitary sewer pumping system. The as-built plans shall show the location and elevations of the sanitary sewer pumping system. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer pumping system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

APPROVED
By Jesse Hernandez at 4:33 pm, Jul 16, 2025

Licensed Professional Engineer
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 10/20/22
SCALE: N/A
SHEET
8.3
TOTAL SHEETS 37

This instrument prepared by:
C. Roger Vinson
of: BEGGS & LANE
700 Brent Building
Pensacola, Florida

BOOK 956 PAGE 130

OFFICIAL RECORDS

5,500.00 DS.
2,035.00 St.
13.00 Fee
7,548.00

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF OKALOOSA

KNOW ALL MEN BY THESE PRESENTS, that we, MATTIE KELLY SIMS, M. W. LUCAS, and A. L. NABORS, as successor trustees of the trust established by Coleman L. Kelly and Mattie M. Kelly on June 25, 1971 and approved on that same date by decree of the Circuit Court of Okaloosa County, Florida, for and in consideration of the sum of One Hundred and No/100 Dollars ($100.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto INDIAN BAYOU PROPERTIES, a general partnership under the laws of the State of Florida, whose address is Post Office Box 1447, Fort Walton Beach, Florida 32548, its successors, heirs and assigns, forever, the following described real property located in Okaloosa County, Florida, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.)

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise, appertaining, free from all exemptions and right of homestead.

Grantors, as trustees aforesaid, expressly reserve and retain all oil, gas, and minerals on, in, or under the above-described real property, but the rights so retained and reserved by grantors shall not include the right of ingress and egress thereon for exploration or production, nor shall grantors have any right to disturb the surface of the soil or to interfere with the reasonable utilization of the surface by the owners thereof.

Grantors, as trustees aforesaid, covenant that they have a good right to execute this deed and to convey the above-described real property; that the said property is free from lien or encumbrance created or suffered by the grantors, except to the extent shown by any recorded plats, restrictions, easements, and the lien of ad-valorem real property taxes for 1978 and subsequent years, and that the grantors and their successors, as trustees aforesaid, hereby warrant the title to said property and the peaceable possession thereof against all persons or parties lawfully claiming any lien upon, or right, title, or interest therein, except as herein noted, by, through, or under the said grantors.

IN WITNESS WHEREOF, the grantors, as trustees aforesaid, have executed these presents by causing their names to be signed and their seals affixed this 16th day of February, 1978.

Signed, sealed, and delivered in the presence of:

Joan A. Lee

Patricia A. Marshall

Mattie Kelly Sims
Mattie Kelly Sims

M. W. Lucas
M. W. Lucas

A. L. Nabors
A. L. Nabors

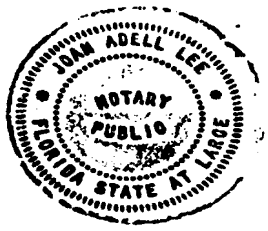
As Successor Trustees of the Kelly Trust established by Coleman L. Kelly and Mattie M. Kelly on June 25, 1971

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned notary public, this day personally appeared MATTIE KELLY SIMS, M. W. LUCAS, and A. L. NABORS,

to me well known and known to me to be the individuals described by said names in and who executed the foregoing instrument as successor trustees of the Kelly Trust and who acknowledged that they executed the same as such trustees for the uses and purposes therein set forth.

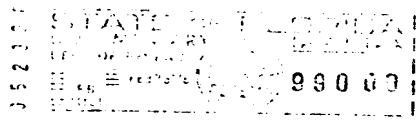
GIVEN under my hand and official seal this 16th day of February, 1978.

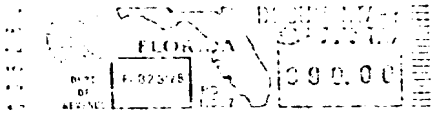


Notary Public

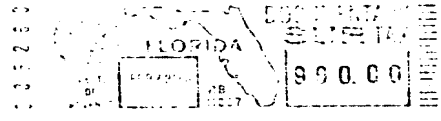
My Commission Expires:

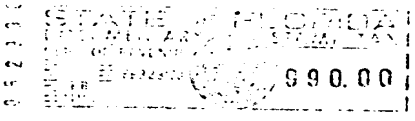
MY COMMISSION EXPIRES OCT. 3, 1978

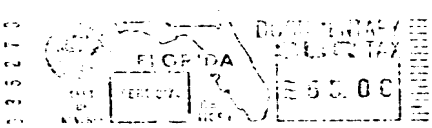


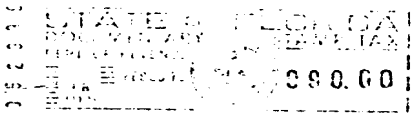


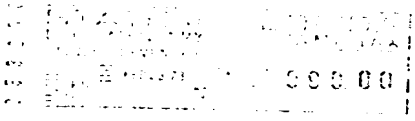










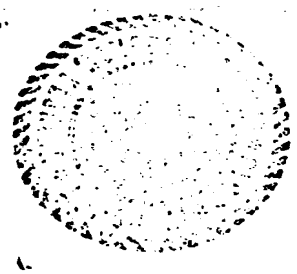




ATTACHMENT "A"

Commence at the point of beginning of the description of the Destin Airport property as described in that certain warranty deed dated January 22, 1964, and recorded in Official Records Book 297 at page 395 of the public records of Okaloosa County, which point is on the southeast boundary of said airport property at its intersection with a southeasterly extension of the runway centerline; thence go North 52°00'51" East along the aforesaid southeast boundary a distance of 250.00 feet to an existing concrete monument; thence go North 37°59'09" West along the northeast boundary of the aforesaid airport property a distance of 2000.00 feet to an existing concrete monument and the POINT OF BEGINNING: thence go South 37°59'09" East, retracing line last run a distance of 2000.00 feet; thence go South 52°00'51" West a distance of 222.90 feet to an existing concrete monument; thence go South 13°31'00" West a distance of 687.43 feet to an existing concrete monument and the curved easterly right-of-way line of State Road No. S-30F (Airport Road, 100' R/W); thence go southeasterly along the aforesaid curved right-of-way line, being concave southwesterly and having a radius of 237.42 feet, an arc distance of 43.30 feet (CH: 43.24', CH. BRG: S 16°37'34" E); thence go South 76°17'19" East a distance of 682.94 feet; thence go North 00°00'00" East a distance of 863.71 feet; thence go North 66°23'25" East a distance of 305.65 feet to a point of curvature; thence go along a curve to the left, having a radius of 1075.15 feet, an arc distance of 926.28 feet (CH: 897.90', CH. BRG: N 41°42'33" E); thence go South 82°36'35" East a distance of 715.17 feet; thence go North 87°49'17" East a distance of 333.53 feet; thence go North 72°52'44" East a distance of 444.84 feet; thence go South 82° 36'35" East a distance of 2295.16 feet to an existing concrete monument; thence go North 03°23'19" East a distance of 1695 feet, more or less, to the mean high-water line of Indian Bayou; thence meander northwesterly, westerly and southwesterly along the aforesaid mean high-water line a distance of 4500 feet, more or less, to the centerline of an existing earthen dam; thence meander southwesterly and northwesterly along the centerline of an existing freshwater lake a distance of 1700 feet, more or less, to the centerline of an existing sand road and dam; thence meander northwesterly along the centerline of a freshwater stream a distance of 1450 feet, more or less, to the point of intersection with a line passed through the Point of Beginning and having a bearing of North 04°11'31" East; thence go South 04°11'31" West a distance of 2877 feet, more or less, to the Point of Beginning. LESS AND EXCEPT: Commence at the point of beginning of the description of the Destin Airport property as described in that certain warranty deed dated January 22, 1964, and recorded in Official Records Book 297 at page 395 of the public records of Okaloosa County, which point is on the southeast boundary of said airport property at its intersection with a southeasterly extension of the runway centerline; thence go North 52°00'51" East along the aforesaid southeast boundary a distance of 27.10 feet to an existing concrete monument; thence go South 13°31'00" West a distance of 687.43 feet to an existing concrete monument and the curved easterly right-of-way line of State Road No. S-30F (Airport Road, 100' R/W); thence go southeasterly along the aforesaid curved right-of-way line, being concave southwesterly and having a radius of 237.42 feet, an arc distance of 43.30 feet (CH: 43.24', CH. BRG: 16°37'34" E); thence go South 76°17'19" East a distance of 682.94 feet; thence go North 00°00'00" East a distance of 972.85 feet to the Point of Beginning; thence go North 66°23'25" East a distance of 261.94 feet to a point of curvature; thence go along a curve to the left, having a radius of 975.15 feet an arc distance of 823.12 feet (CH: 798.90', CH. BRG: N 42°12'32" E); thence go North 82°36'35" West a distance of 783.24 feet; thence go South 00°00'00" West a distance of 797.40 feet to the Point of Beginning. The above-described parcel being in Township 2 South, Range 22 West, Okaloosa County, Florida.

BOOK 956 PAGE 133
OFFICIAL RECORDS



'78 FEB 22 PM 3 38

FILED
NEWMAN C. BRACKIN
CLERK CIRCUIT COURT
ESCAMBIA COUNTY, FLA.

514298

AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Robert E. Lee, Indian Bayou Properti am presently the owner and/or leaseholder at 1 Country Club Drive East, Destin, FL, and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Curtis Gwin, Manager, Indian Bayou West, LLC whose address is 4 Weekewachee Circle, Destin, F, County of Okaloosa, State of FL, my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to: Indian Bayou West Subdivision, Major Subdivisi.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of caring out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

OWNER

Signature

Robert E. Lee, Managing Partner

Printed Name

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence X or online notarization __, this 27th day of JULY, 20 22,

By: ROBERT E. LEE
(Print name)

Personally known X OR Produced ~~Identification~~

Notary Signature Seal:

Notary Public State of Florida
Steven Bishop
My Commission GG 194774
Expires 03/11/2022

Community Development
Planning and Zoning Division

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

May 14, 2026

Subject: Notification of Development Project: 1 Country Club Drive East;
Major Deviation Application – Indian Bayou West 2nd Amendment
City of Destin Project Number: PZ-2026-66

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Major Deviation application. 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.

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.

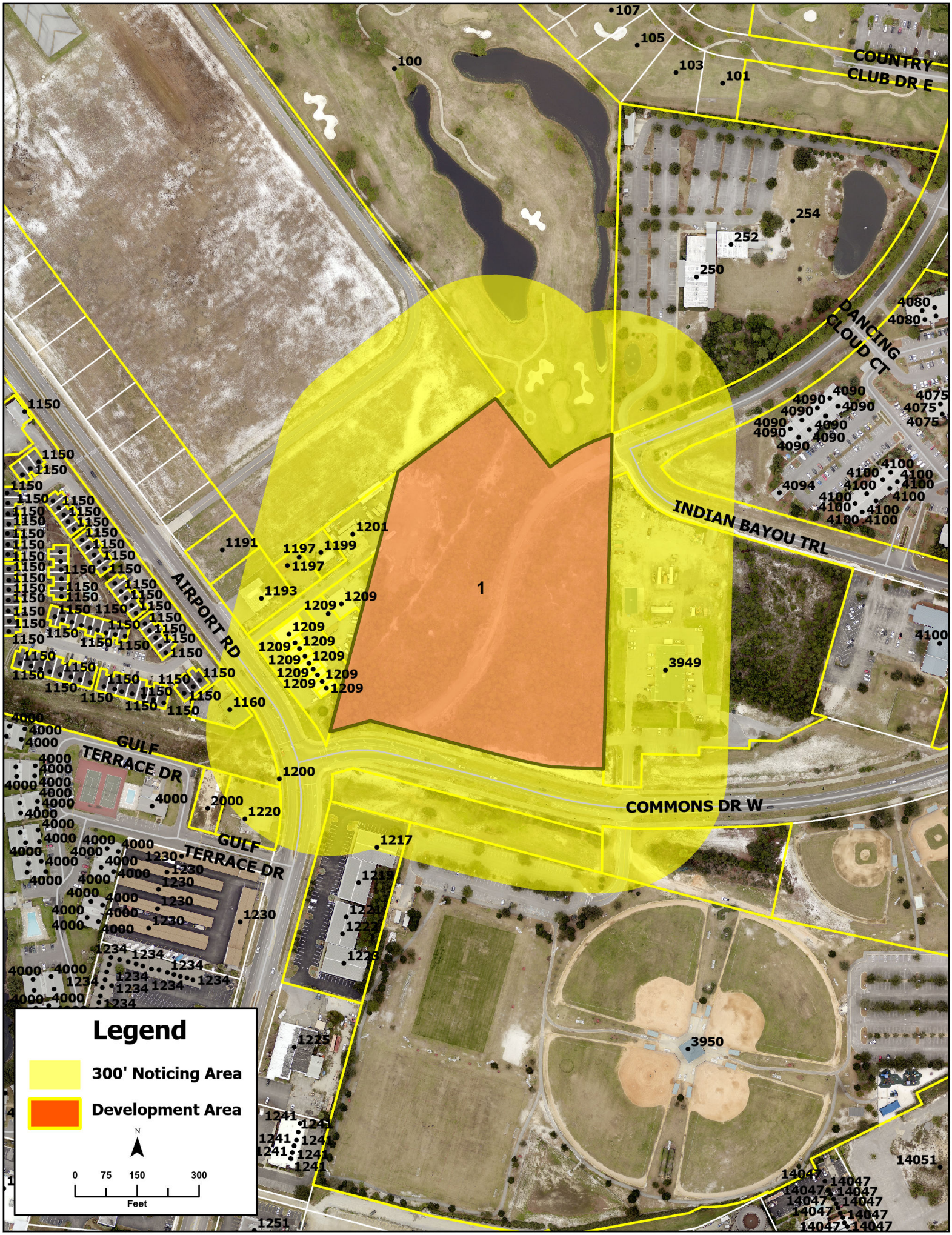
1. Name of Owner: Indian Bayou Properties
2. Name of Agent: Curtis Gwin of Due South Management Co.
3. Address of Project: 1 Country Club Drive East
4. Parcel ID Number: 00-2S-22-0000-0046-0000
5. Project Description: This deviation proposes the removal of the proposed and approved road know as "Old Creek Trail" which was to connect Indian Bayou Trail to Commons Drive between the airport property and the City of Destin Department of Public Works property.
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,

Jesse Hernandez
Senior Planner

Cc: Tina Deater, Community Development Director
Planning Division
Project File


1
COUNTRY CLUB DR E
DANCING CLOUD CT
INDIAN BAYOU TRL
AIRPORT RD
GULF TERRACE DR
COMMONS DR W
Legend
300' Noticing Area
Development Area
N
0 75 150 300
Feet


CITY OF DESTIN
PUBLIC NOTICE
FOR
PROPOSED DEVELOPMENT
MAJOR DEVIATION
PROJECT # PZ-2026-66
AUTHORIZED AGENT: Curtis Gwin
AGENT'S PHONE NUMBER: 850-585-4811
Project Plans can be requested via City Clerk at
(850)837-4242 or at www.cityofdestin.com


NO TRESPASSING
violators will be prosecuted
CITY OF DESTIN
PUBLIC NOTICE
FOR
PROPOSED DEVELOPMENT
MAJOR DEVIATION
PROJECT # PZ-2026-66
AUTHORIZED AGENT: Curtis Gann
AGENT'S PHONE NUMBER: 850-585-4811
Project Plans can be requested via City Clerk at
(850)837-4242 or at www.cityofdestin.com
City of Destin
Public Notice
for
Proposed Development
MINOR DEVELOPMENT
PZ-2026-20
Authorized Agent: Monica Wallis
Agent's Phone #: 850-837-6146
Project Plans can be reviewed
at Destin City Hall Annex
4100 Indian Bayou, Destin, FL
or www.cityofdestin.com

AFFIDAVIT
POSTING OF PROPERTY

BEFORE ME, the undersigned authority, personally appeared: Curtis Gwin,

the owner and/or authorized agent of the following described property: Indian Bayou West Subdivision, Destin, FL -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.

Curtis Gwin
Signed Name of Owner/Agent

Curtis Gwin
Printed Name of Owner/Agent

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence ✓ or online notarization __, this 13 day of May, 20 26.

By: Carla D. Marler
(Print name)

Personally known ✓ OR Produced Identification _____

Carla D. Marler
Notary Signature

Seal:

Carla D Marler
Notary Public
State of Florida
My Commission Expires 06/15/2026
Commission No. HH276508

From: Monica Wallis
To: Jesse Hernandez
Subject: RE: PZ-2026-66_Indian Bayou West (Major Deviation)
Date: Monday, June 1, 2026 10:51:59 AM
Attachments: image002.png
image003.png

Jesse –

DWU in general has no objections to what we understand is the removal of the road that connects Commons Drive to Indian Bayou Trail. DWU has property that connects to the existing roadway/driveway internal to the site. We had planned in our DO to connect to the new road but have confirmed there are ingress/egress easements in place for us to maintain our pipes in the old roadway area as well as to access our new property. We should be able to establish access without this road but will need the city's direction on doing so should the new road not be built.

THANKS!

Monica M. Wallis, P.E.
General Manager
Destin Water Users, Inc.
218 Main Street
Destin, FL 32541
850-837-6146
850-337-3945 – Direct
850-699-3665 – Cell
850-837-0465 – Fax

From: Jesse Hernandez <jhernandez@cityofdestin.com>
Sent: Tuesday, May 12, 2026 10:24 AM
To: Anthony Peterson <apeterson@myokaloosa.com>; Bernard Johnson <Bernard.johnson@fpl.com>; Brendan Becton <Brendan.Becton@sam.biz>; Chad Rogers <rrogers@myokaloosa.com>; Charlie Nix OCSO <cnix@sheriff-okaloosa.org>; Chris Groat <Christopher.M.Groat@centurylink.com>; Christopher Pope <Christopher.pope@fpl.com>; Eric Stuart <eric.stuart@sam.biz>; Jim Reece <jreece@myokaloosa.com>; Joe Bodi <jbodi@cityofdestin.com>; Joshua Bailey <jbailey@myokaloosa.com>; Justin Fulghum <JFulghum@sheriff-okaloosa.org>; Justin Schnadelbach <Justin.Schnadelbach@fpl.com>; Kimberly Kopp <kkopp@romanokopplaw.com>; Lisa Firth <lfirth@cityofdestin.com>; Matt Taylor <MTaylor@destinfire.com>; Michael Anderson <manderson@myokaloosa.com>; Michael Burgess <mburgess@cityofdestin.com>; Michael Sidebotham <msidebot@wm.com>; Mike Ruzowski <mruzowski@myokaloosa.com>; Monica Wallis <mwallis@dwuinc.com>; Nicholas Wisnoski <nwisnoski@myokaloosa.com>; Randy Woodruff <rwoodruff@myokaloosa.com>; Ryan Vinson

<rvinson@myokaloosa.com>; Scott Bitterman <sbitterman@myokaloosa.com>; Sharon Gardner <sgardner@cityofdestin.com>; Shawn Croft <shawncroft@okaloosagas.com>; Terry Kerwell <tkerwell@myokaloosa.com>; Tim Whaler <tim@3tpventures.com>
Cc: Planning <Planning@cityofdestin.com>; Noell Bell <nbell@cityofdestin.com>; Tina Deater <tdeater@cityofdestin.com>; Engineering <Engineering@cityofdestin.com>; Dinah Kertz <dkertz@cityofdestin.com>
Subject: PZ-2026-66_Indian Bayou West (Major Deviation)

External Email: Caution

Good Morning TRC Member,

Please see the link below for the application materials for the subject Major Deviation. This is a Major Deviation to an already approved Major Development Order application and Major Subdivision application. The Major Deviation is proposing to remove the road "Old Creek Trail" from the project. This road was proposed and approved to connect Commons Drive to Indian Bayou Trail providing an alternat ingress/egress from the Indian Bayou West and Indian Bayou Subdivisions.

PZ-2026-66_Indian Bayou West (Major Deviation)

Please provide any comments no later than the ***close of business on Tuesday, June 2, 2026.*** Please let me know if you have any questions.

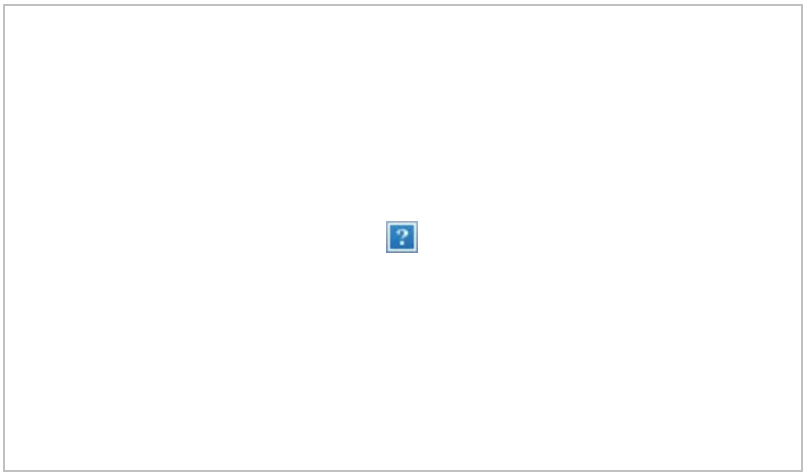
Respectfully,

Jesse Hernandez
Senior Planner
(850) 842-2366
City of Destin - Community Development
4100 Indian Bayou Trail
Destin, FL 32541
jhernandez@cityofdestin.com

The City of Destin is updating and rewriting the Land Development Code (LDC). The link below will take you to the available draft Articles and a comment form for any comments you have for review. So please comment and contribute to the viability of Destin's future!
www.cityofdestin.com/688/LDC-Rewrite

Please check out the new interactive Planning and Zoning Map!

City of Destin Interactive Zoning Map



"Please Note: Florida has a very broad public records law. Most written communications to or from the City of Destin officials are public records available to the public and media upon request. Your e-mail address and communications may therefore be subject to public disclosure."

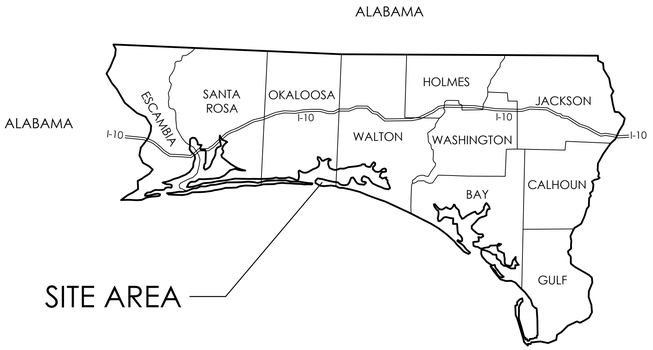
SITE DEVELOPMENT PLANS FOR:

INDIAN BAYOU WEST

DESTIN, FLORIDA

Licensed Binkley Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AREA MAP:



NORTHWEST FLORIDA

PREPARED BY:

Binkley Engineering, P.A.
434 Benning Drive
Destin, FL 32541
Phone: (850) 974-5421

PREPARED FOR:

Indian Bayou West, LLC
4 Weekewachee Circle
Destin, FL 32541
Phone: (850) 585-4811

DATE PREPARED:

May 1, 2026

LOCATION MAP:



LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE S 05°07'09" W A DISTANCE OF 760.14 FEET TO 1/2" REBAR WITH CAP STAMPED LB#8096 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE N 64°51'18" E A DISTANCE OF 466.37 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 05°16'32" W A DISTANCE OF 41.45 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°09'03" E A DISTANCE OF 129.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 18°18'51" W A DISTANCE OF 31.98 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 63°20'12" W A DISTANCE OF 6.78 FEET TO A 1/2" REBAR WITH CAP STAMPED #8096; THENCE S 26°05'29" W A DISTANCE OF 37.71 FEET TO A 5/8" REBAR WITH CAP STAMPED #7350; THENCE S 04°51'58" W A DISTANCE OF 124.04 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 01°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 00°38'36" W A DISTANCE OF 131.69 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 40°10'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 48°02'30" W A DISTANCE OF 38.09 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 52°53'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 08°19'10" W A DISTANCE OF 494.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 81°40'50" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE S 01°09'38" W A DISTANCE OF 900.88 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE A S 67°26'23"W A DISTANCE OF 549 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 352.00 FEET, AN ARC LENGTH OF 605.92 FEET AND A CHORD BEARING AND DISTANCE OF S 18°07'35" W, 533.83 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 243.99 FEET, AN ARC LENGTH OF 196.43 FEET AND A CHORD BEARING AND DISTANCE OF S 08°07'26" E, 191.17 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE S 14°56'19" W A DISTANCE OF 5.46 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096 ON THE NORTH RIGHT OF WAY LINE OF COMMONS DR. WEST (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1882.87 FEET, AN ARC LENGTH OF 88.12 FEET AND A CHORD BEARING AND DISTANCE OF N 77°57'01" W, 88.11 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE LEAVING SAID RIGHT OF WAY N 14°56'19" E A DISTANCE OF 9.90 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 156.00 FEET, AN ARC LENGTH OF 125.59 FEET AND A CHORD BEARING AND DISTANCE OF N 08°07'26" W, 122.22 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 536.08 FEET AND A CHORD BEARING AND DISTANCE OF N 03°43'02" E, 503.53 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 155.88 FEET, AN ARC LENGTH OF 254.67 FEET AND A CHORD BEARING AND DISTANCE OF N 05°21'22" W, 227.28 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 2.57 FEET AND A CHORD BEARING AND DISTANCE OF N 40°58'01" E, 2.57 FEET TO A 1/2" REBAR WITH CAP STAMPED LB#8096; THENCE N 36°52'03 W A DISTANCE OF 37.84 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°52'03" W A DISTANCE OF 1649.80 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 53°04'25" E A DISTANCE OF 150.01 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N 36°47'28" W A DISTANCE OF 612.40 FEET TO A 1/2" REBAR WITH CAP STAMPED #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND CONTAINING 69.16 ACRES, MORE OR LESS.

INDEX OF SHEETS

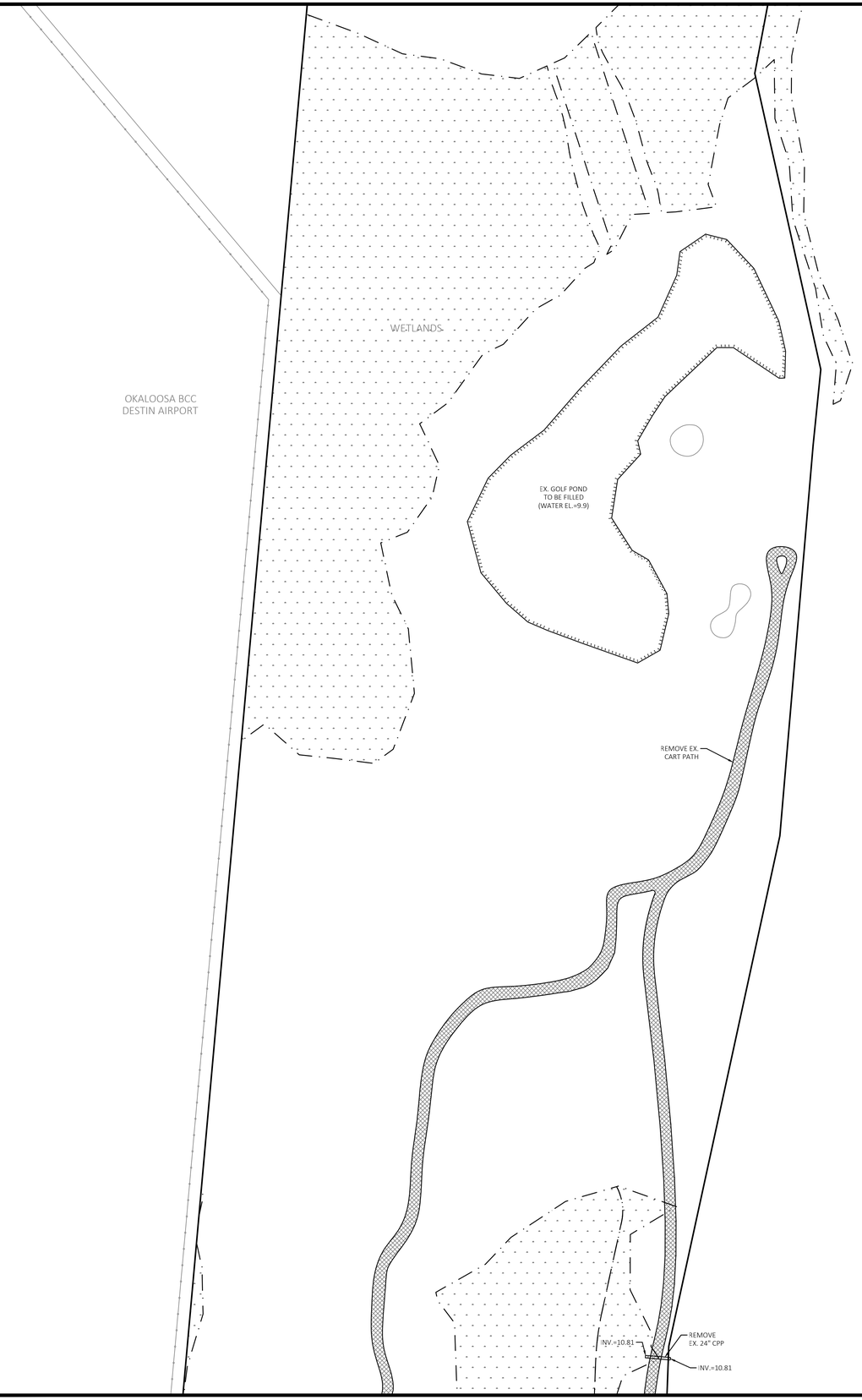
SHEET	DESCRIPTION
1.1	DEMOLITION PLAN (1 OF 4)
1.2	DEMOLITION PLAN (2 OF 4)
1.3	DEMOLITION PLAN (3 OF 4)
1.4	DEMOLITION PLAN (4 OF 4)
2.0	OVERALL SITE PLAN
2.1	SITE PLAN (1 OF 4)
2.2	SITE PLAN (2 OF 4)
2.3	SITE PLAN (3 OF 4)
2.4	SITE PLAN (4 OF 4)
3.1	GRADING & DRAINAGE PLAN (1 OF 4)
3.2	GRADING & DRAINAGE PLAN (2 OF 4)
3.3	GRADING & DRAINAGE PLAN (3 OF 4)
3.4	GRADING & DRAINAGE PLAN (4 OF 4)
4.1	UTILITY PLAN (1 OF 4)
4.2	UTILITY PLAN (2 OF 4)
4.3	UTILITY PLAN (3 OF 4)
4.4	UTILITY PLAN (4 OF 4)
5.1	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 9+00 ~ 23+50)
5.2	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 18+50 ~ 33+50)
5.3	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 30+00 ~ 44+50)
5.4	PLAN & PROFILE MICCOSUKEE DRIVE NORTH (STA: 40+00 ~ END) & TIMUCUA COURT
6.1	LANDSCAPE PLAN NORTH
6.2	LANDSCAPE PLAN SOUTH
7.1	DETAILS
7.2	DETAILS
7.3	RETENTION BASIN SECTIONS
7.4	DESTIN WATER USERS DETAILS
7.5	DESTIN WATER USERS DETAILS
7.6	DESTIN WATER USERS DETAILS
7.7	LIFT STATION DETAILS
8.1	SPECIFICATIONS
8.2	SPECIFICATIONS
8.3	SPECIFICATIONS

TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
OLD CREEK TRAIL R/W	77,062 S.F. (1.77 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
TOTAL PROJECT IMPERVIOUS SURFACE	544,568 S.F.
IMPERVIOUS SURFACE AREA (EXCLUDING OLD CREEK TRAIL R/W)	
IMPERVIOUS SURFACE	503,287 S.F. (24%)
OPEN SPACE	1,574,778 S.F. (76%)

BINKLEY ENGINEERING

Certificate of Authorization No. 32308

INDIAN BAYOU WEST



0 50 100

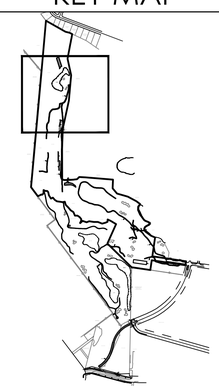
SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:
   - 7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).
   - 7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Professional Engineer
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. License No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

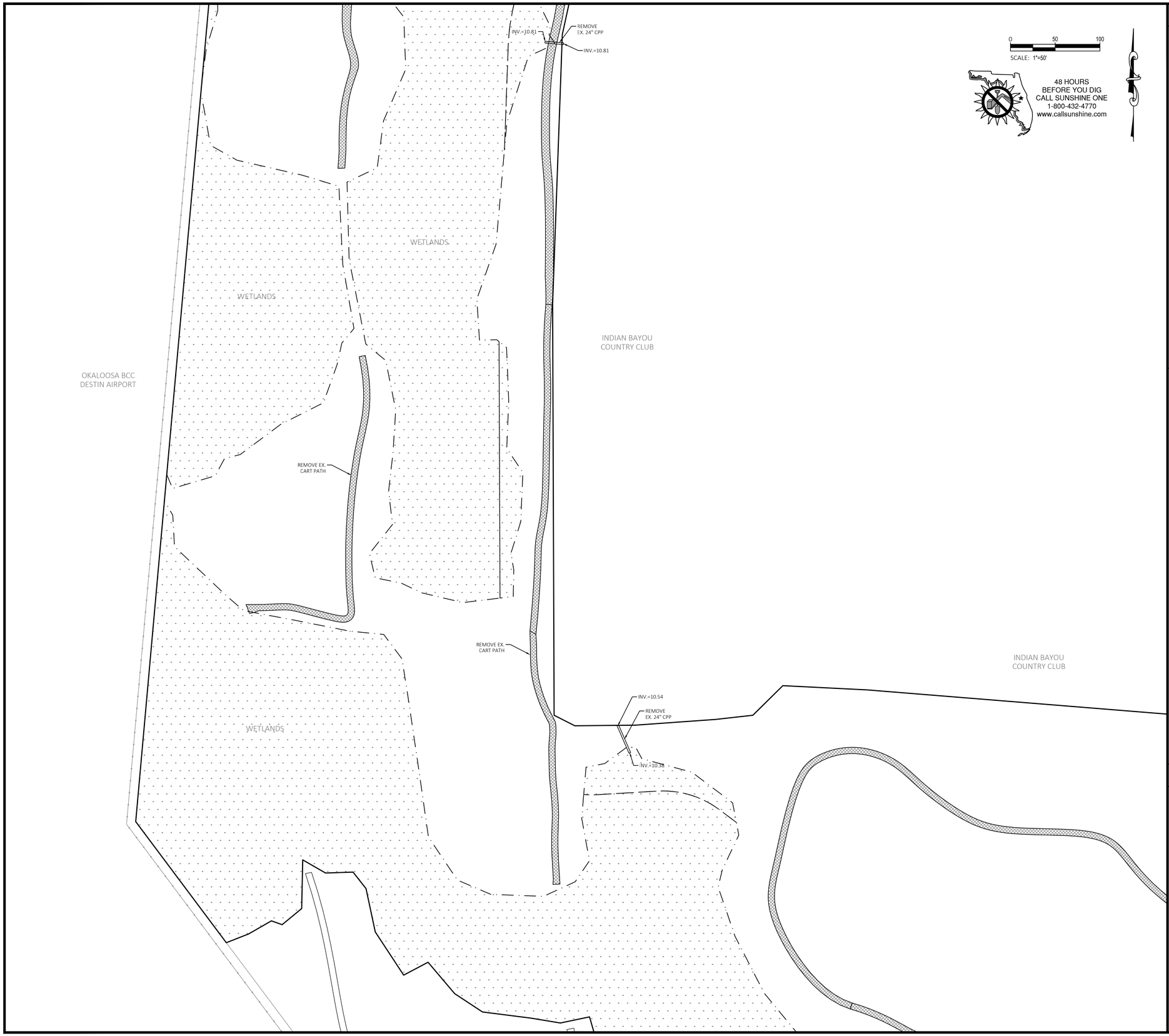
INDIAN BAYOU WEST

DEMOLITION PLAN (1 OF 4)

DATE: 5/1/26

SCALE: 1"=50'

SHEET
1.1
TOTAL SHEETS 34



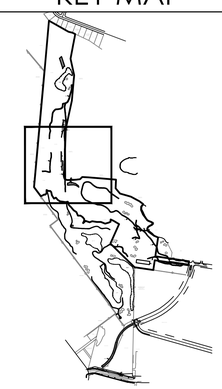
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley No. 56762

DATE:

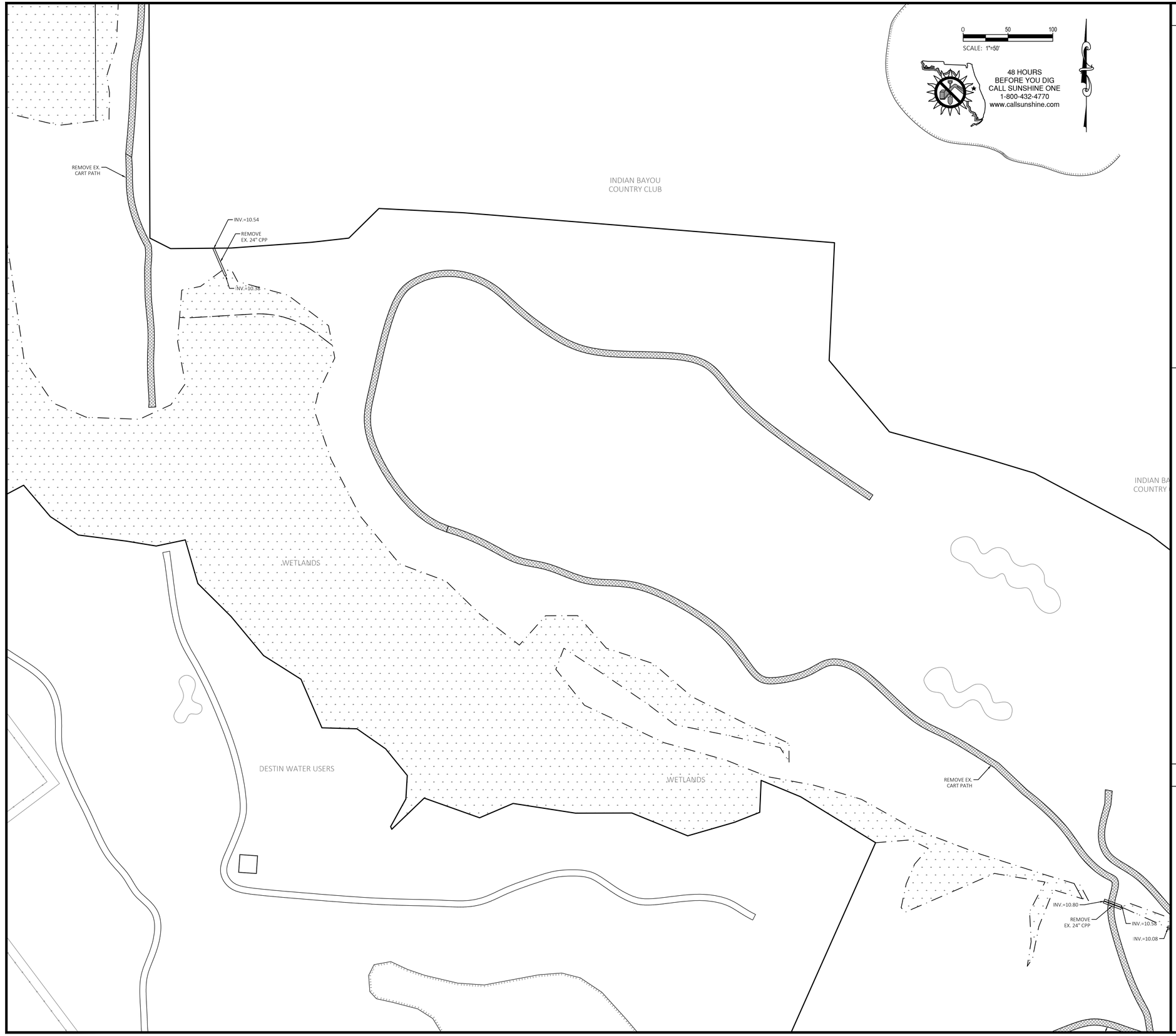
REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (2 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
1.2
TOTAL SHEETS 34



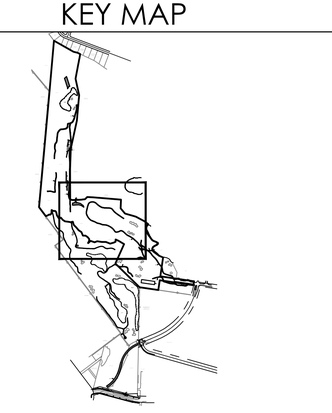
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, No. 56762

DATE:

REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (3 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
1.3
TOTAL SHEETS 34



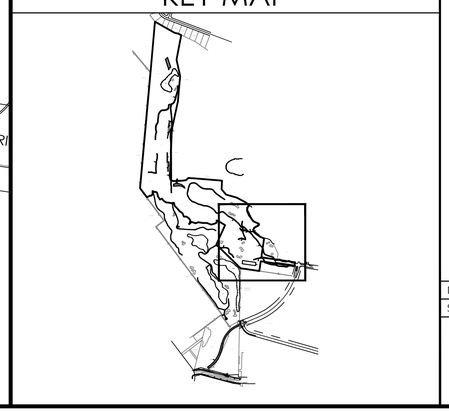
NOTES

1. PRIOR TO COMMENCING CLEARING OR DEMOLITION OPERATIONS, CONTRACTOR SHALL VERIFY WITH ENGINEER ALL ITEMS TO BE REMOVED OR TO REMAIN.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES ON THE ADJUSTMENT AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR COMPLETING THE WORK INCLUDING BUT NOT LIMITED TO NPDES STORMWATER DISCHARGE PERMIT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY AND/OR PERMANENT EROSION AND SEDIMENT CONTROL DEVICES DURING CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS AS A MINIMUM. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED TO PREVENT SILT FROM LEAVING SITE.
6. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY FOR REVIEW AND APPROVAL A WRITTEN VIBRATION IMPACT MITIGATION PLAN. THE VIBRATION IMPACT MITIGATION PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, A DESCRIPTION OF THE CONTROL PROCESSES THAT THE CONTRACTOR WILL IMPLEMENT IN ORDER TO ADDRESS THE FOLLOWING:

   7.1. HOW TO ENSURE THAT ANY ACTIVITY INCLUDED BUT NOT LIMITED TO PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTOR STRUCTURES AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VdB).

   7.2. HOW TO MINIMIZE THE IMPACT ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 VdB.

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE:

REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DEMOLITION PLAN (4 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
1.4
TOTAL SHEETS 34

0 120 240

SCALE: 1"=120'

NOTES

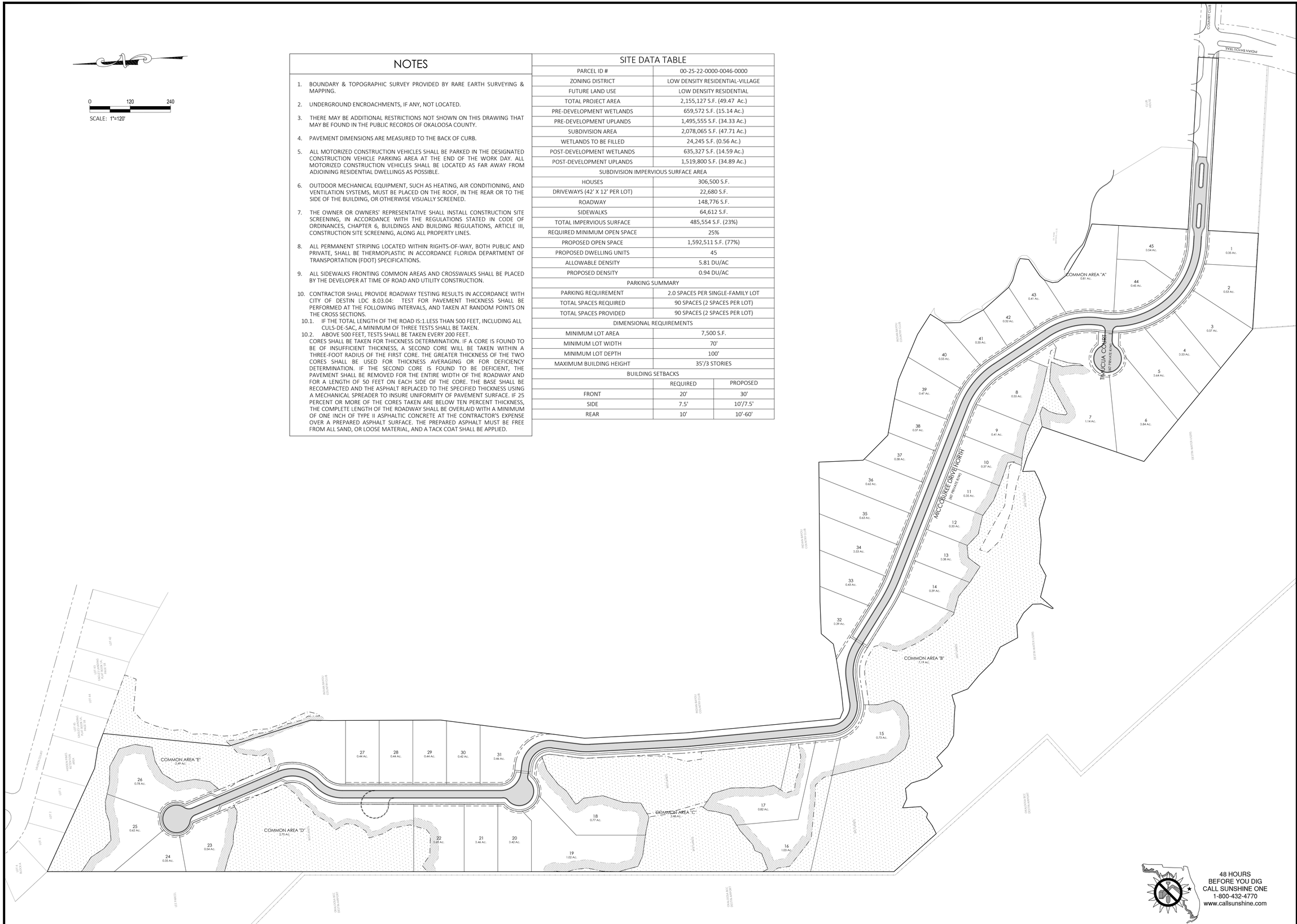
1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY RARE EARTH SURVEYING & MAPPING.
2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
5. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE PARKED IN THE DESIGNATED CONSTRUCTION VEHICLE PARKING AREA AT THE END OF THE WORK DAY. ALL MOTORIZED CONSTRUCTION VEHICLES SHALL BE LOCATED AS FAR AWAY FROM ADJOINING RESIDENTIAL DWELLINGS AS POSSIBLE.
6. OUTDOOR MECHANICAL EQUIPMENT, SUCH AS HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS, MUST BE PLACED ON THE ROOF, IN THE REAR OR TO THE SIDE OF THE BUILDING, OR OTHERWISE VISUALLY SCREENED.
7. THE OWNER OR OWNERS' REPRESENTATIVE SHALL INSTALL CONSTRUCTION SITE SCREENING, IN ACCORDANCE WITH THE REGULATIONS STATED IN CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, CONSTRUCTION SITE SCREENING, ALONG ALL PROPERTY LINES.
8. ALL PERMANENT STRIPING LOCATED WITHIN RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE, SHALL BE THERMOPLASTIC IN ACCORDANCE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS.
9. ALL SIDEWALKS FRONTING COMMON AREAS AND CROSSWALKS SHALL BE PLACED BY THE DEVELOPER AT TIME OF ROAD AND UTILITY CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ROADWAY TESTING RESULTS IN ACCORDANCE WITH CITY OF DESTIN LDC 8.03.04: TEST FOR PAVEMENT THICKNESS SHALL BE PERFORMED AT THE FOLLOWING INTERVALS, AND TAKEN AT RANDOM POINTS ON THE CROSS SECTIONS.
    - 10.1. IF THE TOTAL LENGTH OF THE ROAD IS:1.LESS THAN 500 FEET, INCLUDING ALL CULS-DE-SAC, A MINIMUM OF THREE TESTS SHALL BE TAKEN.
    - 10.2. ABOVE 500 FEET, TESTS SHALL BE TAKEN EVERY 200 FEET.

    CORES SHALL BE TAKEN FOR THICKNESS DETERMINATION. IF A CORE IS FOUND TO BE OF INSUFFICIENT THICKNESS, A SECOND CORE WILL BE TAKEN WITHIN A THREE-FOOT RADIUS OF THE FIRST CORE. THE GREATER THICKNESS OF THE TWO CORES SHALL BE USED FOR THICKNESS AVERAGING OR FOR DEFICIENCY DETERMINATION. IF THE SECOND CORE IS FOUND TO BE DEFICIENT, THE PAVEMENT SHALL BE REMOVED FOR THE ENTIRE WIDTH OF THE ROADWAY AND FOR A LENGTH OF 50 FEET ON EACH SIDE OF THE CORE. THE BASE SHALL BE RECOMPACTED AND THE ASPHALT REPLACED TO THE SPECIFIED THICKNESS USING A MECHANICAL SPREADER TO INSURE UNIFORMITY OF PAVEMENT SURFACE. IF 25 PERCENT OR MORE OF THE CORES TAKEN ARE BELOW TEN PERCENT THICKNESS, THE COMPLETE LENGTH OF THE ROADWAY SHALL BE OVERLAID WITH A MINIMUM OF ONE INCH OF TYPE II ASPHALTIC CONCRETE AT THE CONTRACTOR'S EXPENSE OVER A PREPARED ASPHALT SURFACE. THE PREPARED ASPHALT MUST BE FREE FROM ALL SAND, OR LOOSE MATERIAL, AND A TACK COAT SHALL BE APPLIED.

SITE DATA TABLE

PARCEL ID #	00-2S-22-0000-0046-0000
ZONING DISTRICT	LOW DENSITY RESIDENTIAL-VILLAGE
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
TOTAL PROJECT AREA	2,155,127 S.F. (49.47 Ac.)
PRE-DEVELOPMENT WETLANDS	659,572 S.F. (15.14 Ac.)
PRE-DEVELOPMENT UPLANDS	1,495,555 S.F. (34.33 Ac.)
SUBDIVISION AREA	2,078,065 S.F. (47.71 Ac.)
WETLANDS TO BE FILLED	24,245 S.F. (0.56 Ac.)
POST-DEVELOPMENT WETLANDS	635,327 S.F. (14.59 Ac.)
POST-DEVELOPMENT UPLANDS	1,519,800 S.F. (34.89 Ac.)
SUBDIVISION IMPERVIOUS SURFACE AREA	
HOUSES	306,500 S.F.
DRIVEWAYS (42' X 12' PER LOT)	22,680 S.F.
ROADWAY	148,776 S.F.
SIDEWALKS	64,612 S.F.
TOTAL IMPERVIOUS SURFACE	485,554 S.F. (23%)
REQUIRED MINIMUM OPEN SPACE	25%
PROPOSED OPEN SPACE	1,592,511 S.F. (77%)
PROPOSED DWELLING UNITS	45
ALLOWABLE DENSITY	5.81 DU/AC
PROPOSED DENSITY	0.94 DU/AC
PARKING SUMMARY	
PARKING REQUIREMENT	2.0 SPACES PER SINGLE-FAMILY LOT
TOTAL SPACES REQUIRED	90 SPACES (2 SPACES PER LOT)
TOTAL SPACES PROVIDED	90 SPACES (2 SPACES PER LOT)
DIMENSIONAL REQUIREMENTS	
MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35'/3 STORIES
BUILDING SETBACKS	

	REQUIRED	PROPOSED
FRONT	20'	30'
SIDE	7.5'	10'/7.5'
REAR	10'	10'-60'



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional: ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

OVERALL SITE PLAN

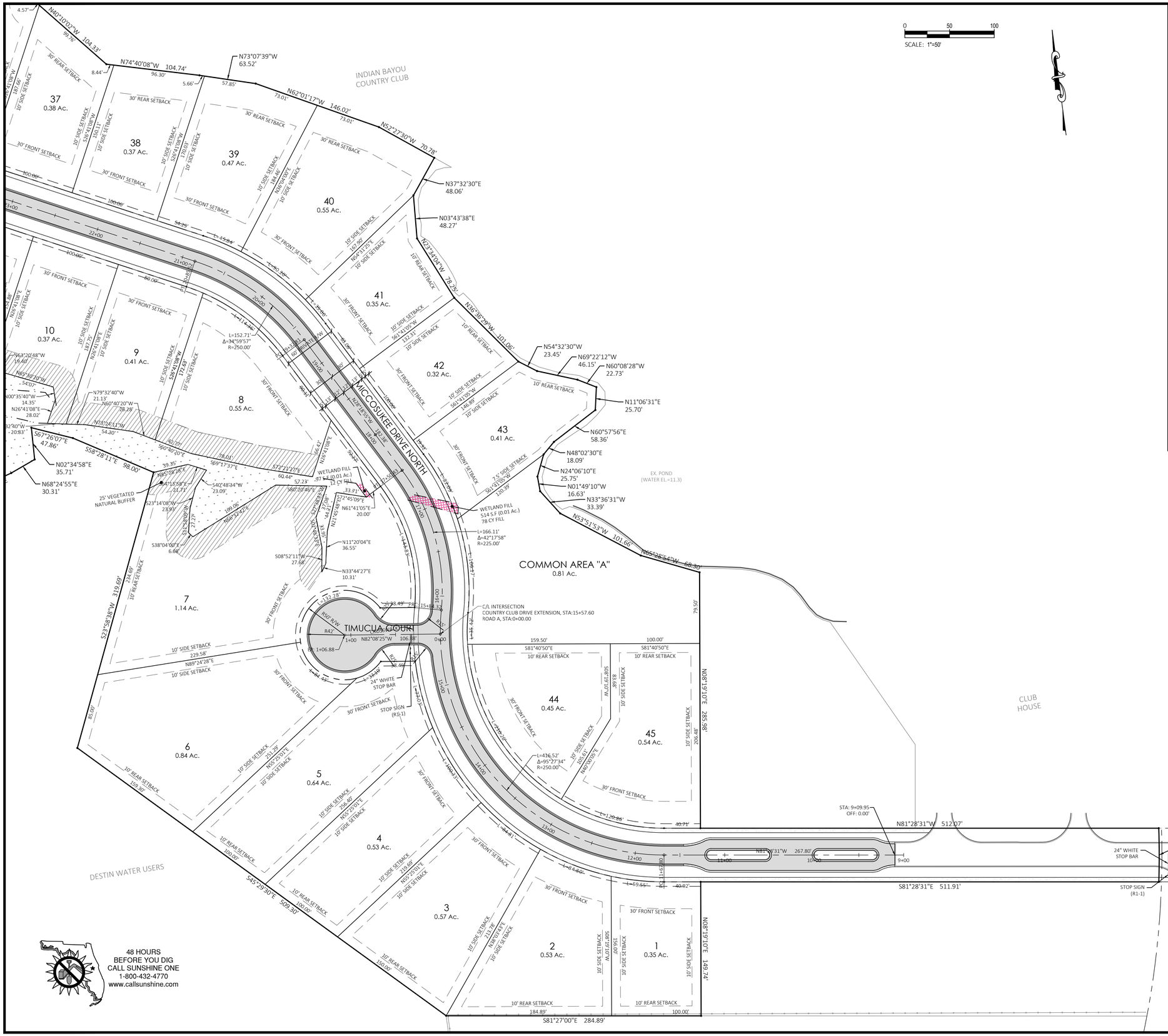
DATE: 5/1/26

SCALE: 1"=120'

SHEET

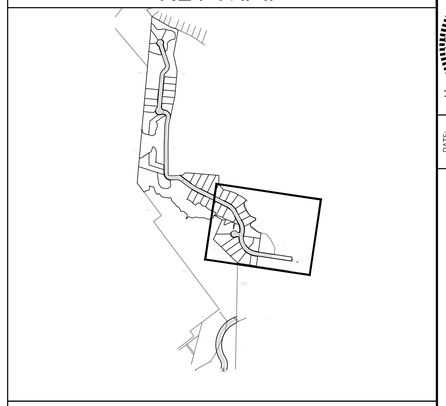
2.0

TOTAL SHEETS 34



48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

KEY MAP



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER

Licensed Engineer: ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER Ross S. Binkley No. 56762

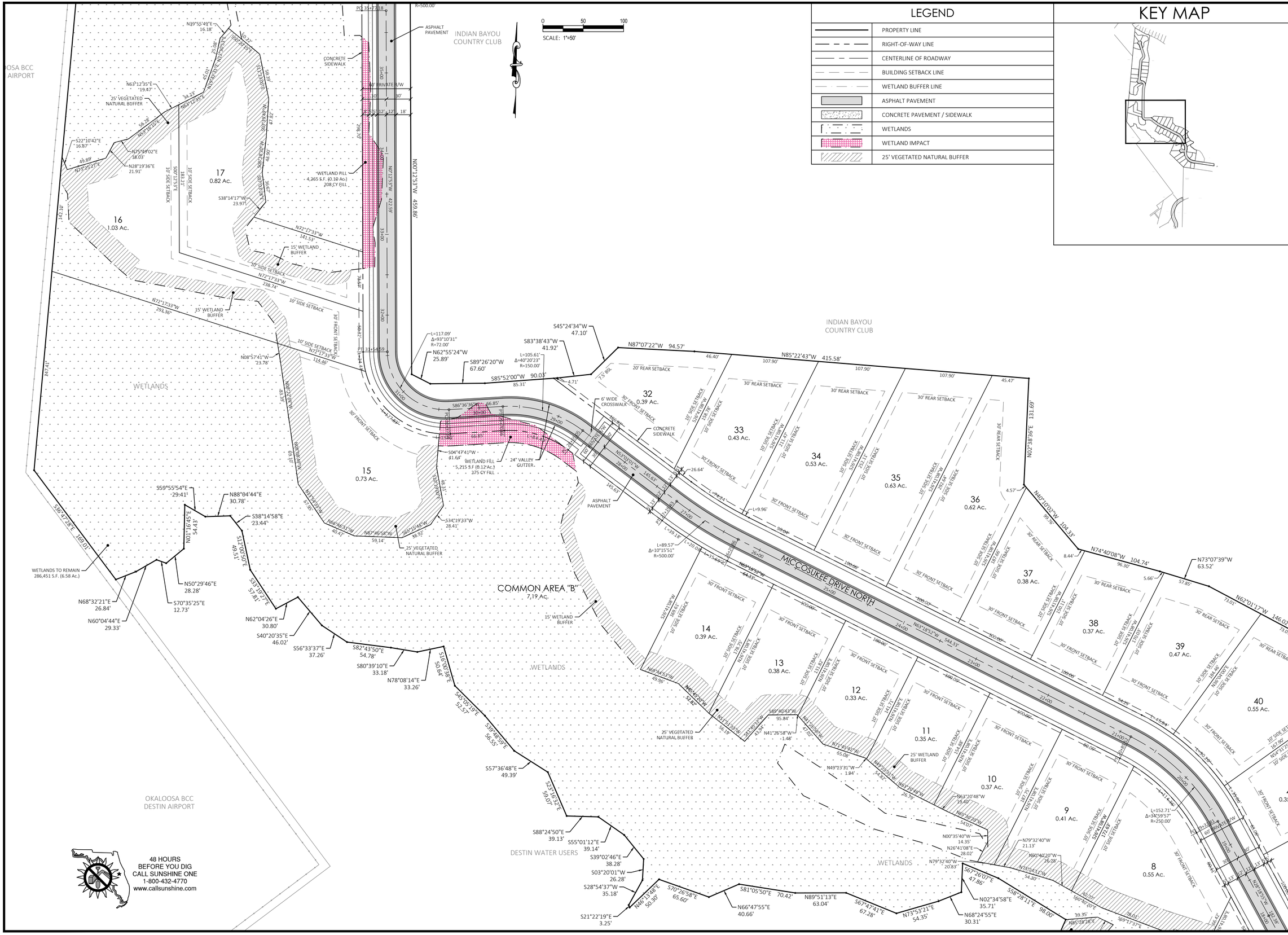
REVISIONS: DATE:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (1 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
2.1
TOTAL SHEETS 34



Licensed Engineer: ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

REVISIONS:

BINKLEY ENGINEERING

Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (2 OF 4)

DATE: 5/1/26

SCALE: 1"=50'

SHEET

2.2

TOTAL SHEETS 34



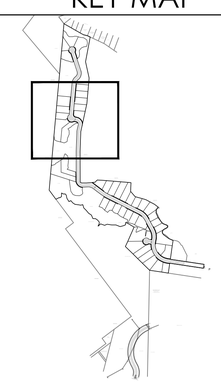
0 50 100
SCALE: 1"=50'

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER
	AIRPORT NOISE ZONE

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE:

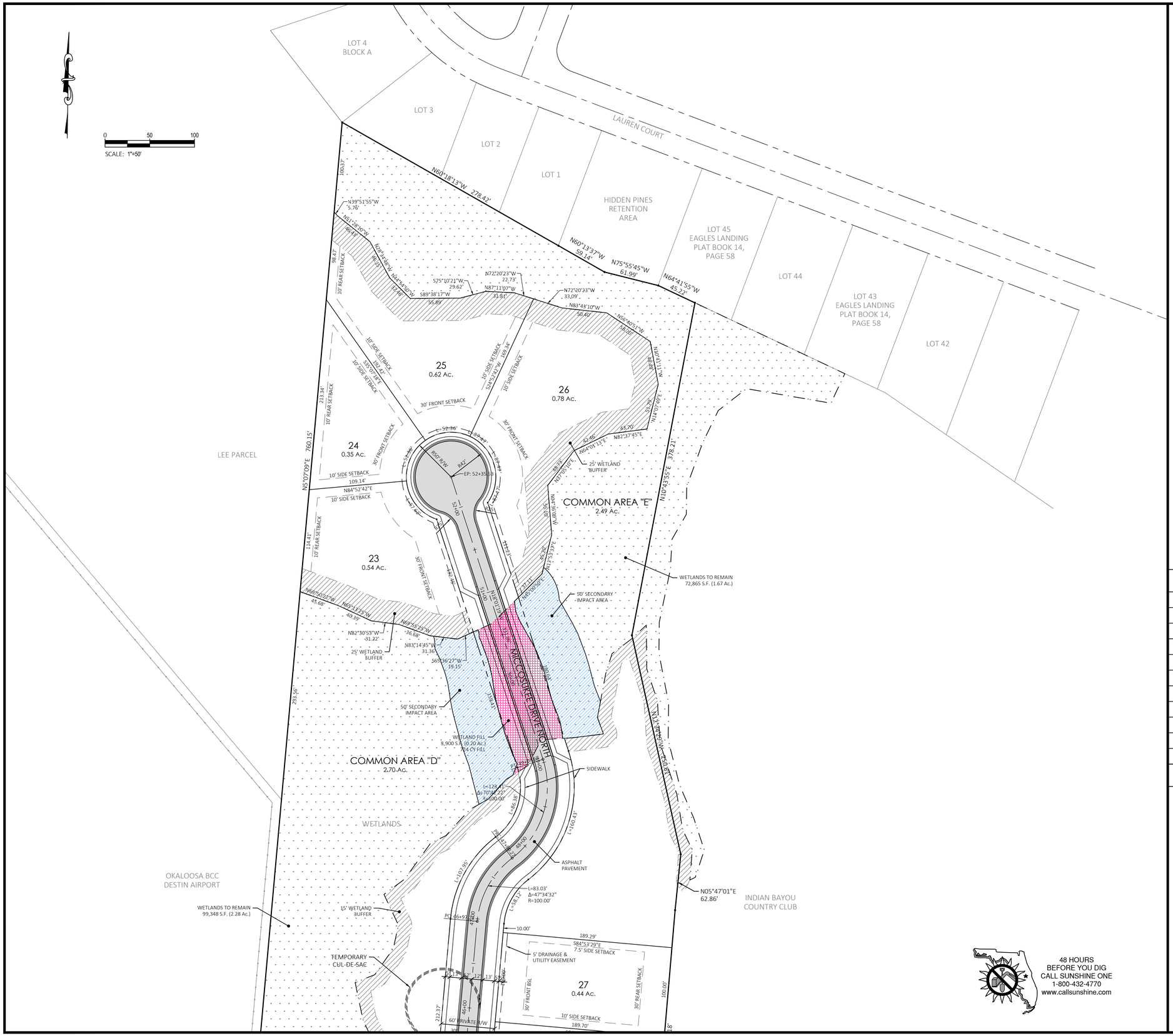
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (3 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
2.3
TOTAL SHEETS 34

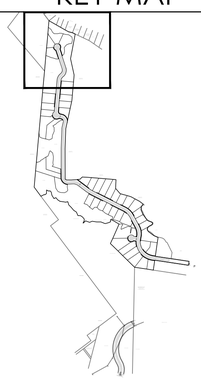


48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROADWAY
	BUILDING SETBACK LINE
	WETLAND BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK
	WETLANDS
	WETLAND IMPACT
	25' VEGETATED NATURAL BUFFER
	AIRPORT NOISE ZONE

KEY MAP



Licensed Engineer:
ROSS S. BINKLEY
LICENSE
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, Lic. No. 56762

DATE:

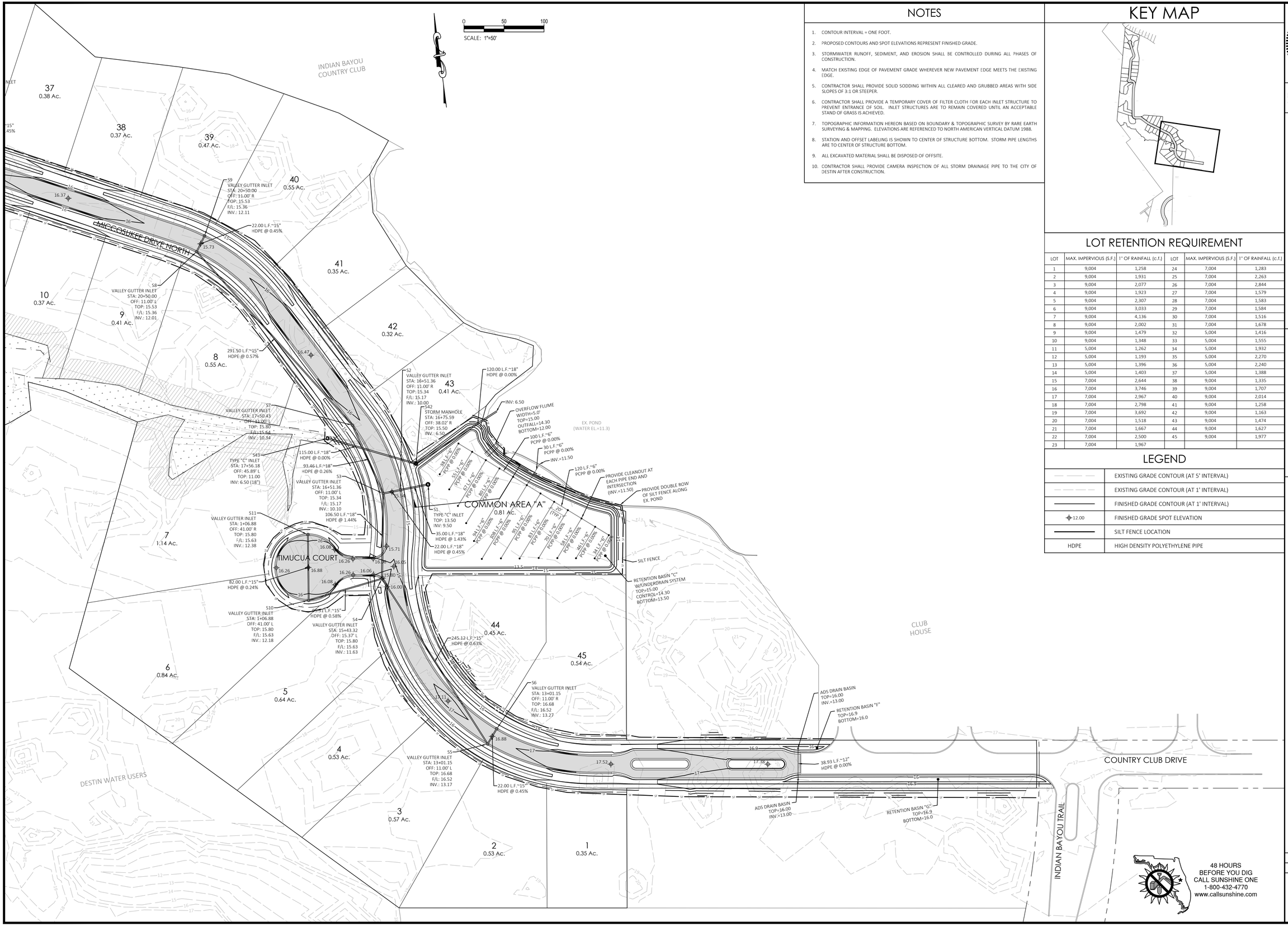
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SITE PLAN (4 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
2.4
TOTAL SHEETS 34



NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

KEY MAP

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

Licensed Professional Engineer: Ross S. Binkley, P.E. No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

REVISIONS:

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (1 OF 4)

DATE: 5/1/26

SCALE: 1"=50'

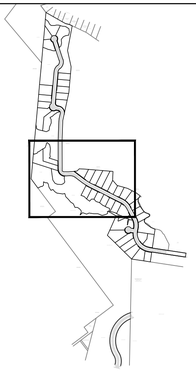
SHEET 3.1

TOTAL SHEETS 34

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

KEY MAP



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

INDIAN BAYOU COUNTRY CLUB

OKALOOSA BCC AIRPORT

WETLANDS

S24 VALLEY GUTTER INLET STA: 35+50.00 OFF: 11.00' L TOP: 13.73 F/L: 13.56 INV.: 9.81

22.00 L.F.~15" HDPE @ 2.27%

OFF: 11.00' R TOP: 13.73 F/L: 13.56 INV.: 10.31

EX. 12" CMP

INV.=11.67

INV.=11.41

INV.=12.71

297.74 L.F.~15" HDPE @ 0.27%

SILT FENCE

INV.=10.74

EX. 6" CPP

S25 VALLEY GUTTER INLET STA: 32+52.26 OFF: 11.00' L TOP: 14.14 F/L: 13.97 INV.: 10.62

S26 VALLEY GUTTER INLET STA: 32+52.04 OFF: 11.00' R TOP: 14.14 F/L: 13.97 INV.: 10.72

22.00 L.F.~15" HDPE @ 0.45%

S38 FLARED END SECTION STA: 30+73.03 OFF: 41.04' R INV: 10.50

100.00 L.F.~24" HDPE @ 0.10%

S13 VALLEY GUTTER INLET STA: 27+50.00 OFF: 11.00' L TOP: 15.53 F/L: 15.36 INV.: 11.01

22.00 L.F.~15" HDPE @ 5.00%

S16 VALLEY GUTTER INLET STA: 27+50.00 OFF: 11.00' R TOP: 15.53 F/L: 15.36 INV.: 12.11

S37 FLARED END SECTION STA: 29+90.10 OFF: 33.67' L INV: 10.60

30.00 L.F.~15" HDPE @ 0.87%

S12 TYPE "C" INLET TOP: 14.00 INV: 10.75

PROVIDE DOUBLE BOW OF SILT FENCE ALONG WETLANDS

OVERFLOW FLUME WIDTH=5.0' TOP=15.20 OUTFALL=14.70 BOTTOM=13.80

COMMON AREA "B" 7.19 Ac.

RETENTION BASIN "D" TOP=15.20 CONTROL=14.70 BOTTOM=14.00

351.26 L.F.~15" HDPE @ 0.28%

S15 VALLEY GUTTER INLET STA: 24+00.00 OFF: 11.00' R TOP: 15.53 F/L: 15.36 INV.: 12.11

22.00 L.F.~15" HDPE @ 0.45%

S14 VALLEY GUTTER INLET STA: 24+00.00 OFF: 11.00' L TOP: 15.53 F/L: 15.36 INV.: 12.01

MIGCOSUKEE DRIVE NORTH

S9 VALLEY GUTTER INLET STA: 20+50.00 OFF: 11.00' R TOP: 15.53 F/L: 15.36 INV.: 12.11

22.00 L.F.~15" HDPE @ 0.45%

S8 VALLEY GUTTER INLET STA: 20+50.00 OFF: 11.00' L TOP: 15.53 F/L: 15.36 INV.: 12.01

291.50 L.F.~15" HDPE @ 0.57%

S7 VALLEY GUTTER INLET

15 0.73 Ac.

16 1.03 Ac.

17 0.82 Ac.

14 0.39 Ac.

13 0.38 Ac.

12 0.33 Ac.

11 0.35 Ac.

10 0.37 Ac.

9 0.41 Ac.

8 0.55 Ac.

32 0.39 Ac.

33 0.43 Ac.

34 0.53 Ac.

35 0.63 Ac.

36 0.62 Ac.

37 0.38 Ac.

38 0.37 Ac.

39 0.47 Ac.

40 0.55 Ac.

41 0.35 A

DESTIN WATER USERS

OKALOOSA BCC DESTIN AIRPORT

0 50 100

SCALE: 1"=50'

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

Licensed Professional Engineer: Ross S. Binkley
State of Florida
No. 56762
Ross S. Binkley, P.E. License Number 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (2 OF 4)

DATE: 5/1/26

SCALE: 1"=50'

SHEET 3.2

TOTAL SHEETS 34



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

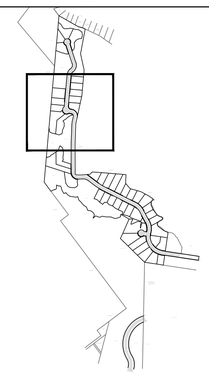
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

KEY MAP



Licensed Professional Engineer
Robert S. Binkley, P.E.
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Robert S. Binkley, P.E. No. 56762

DATE:

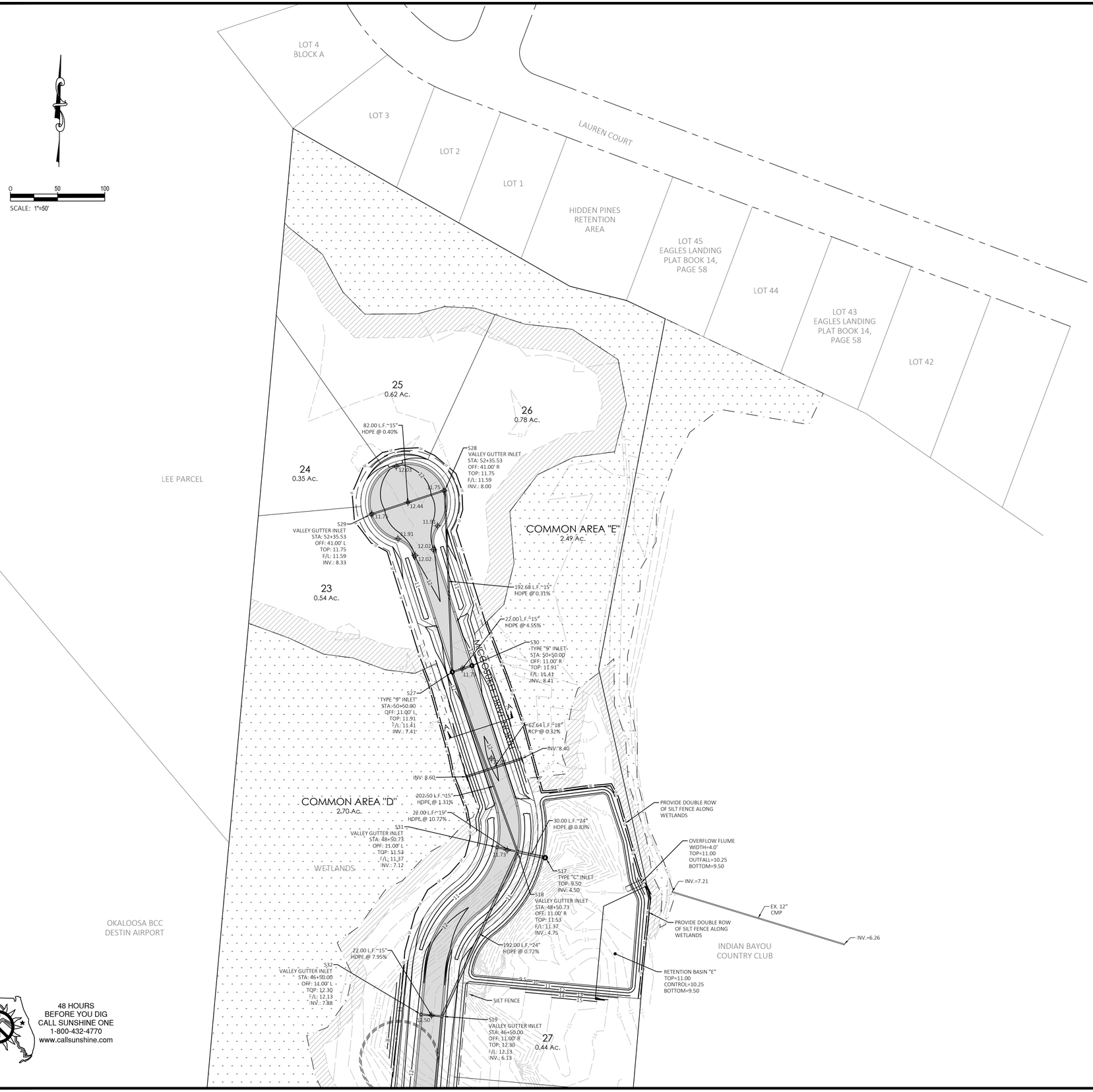
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (3 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
3.3
TOTAL SHEETS 34



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR (AT 1' INTERVAL)
12.00	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE

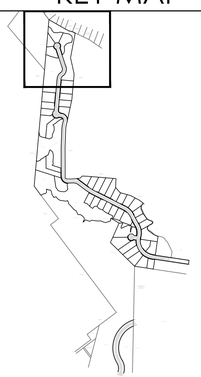
NOTES

1. CONTOUR INTERVAL = ONE FOOT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
4. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
5. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN ALL CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY COVER OF FILTER CLOTH FOR EACH INLET STRUCTURE TO PREVENT ENTRANCE OF SOIL. INLET STRUCTURES ARE TO REMAIN COVERED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.
7. TOPOGRAPHIC INFORMATION HEREON BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY RARE EARTH SURVEYING & MAPPING. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
8. STATION AND OFFSET LABELING IS SHOWN TO CENTER OF STRUCTURE BOTTOM. STORM PIPE LENGTHS ARE TO CENTER OF STRUCTURE BOTTOM.
9. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFFSITE.
10. CONTRACTOR SHALL PROVIDE CAMERA INSPECTION OF ALL STORM DRAINAGE PIPE TO THE CITY OF DESTIN AFTER CONSTRUCTION.

LOT RETENTION REQUIREMENT

LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)	LOT	MAX. IMPERVIOUS (S.F.)	1" OF RAINFALL (c.f.)
1	9,004	1,258	24	7,004	1,283
2	9,004	1,931	25	7,004	2,263
3	9,004	2,077	26	7,004	2,844
4	9,004	1,923	27	7,004	1,579
5	9,004	2,307	28	7,004	1,583
6	9,004	3,033	29	7,004	1,584
7	9,004	4,136	30	7,004	1,516
8	9,004	2,002	31	7,004	1,678
9	9,004	1,479	32	5,004	1,416
10	9,004	1,348	33	5,004	1,555
11	5,004	1,262	34	5,004	1,932
12	5,004	1,193	35	5,004	2,270
13	5,004	1,396	36	5,004	2,240
14	5,004	1,403	37	5,004	1,388
15	7,004	2,644	38	9,004	1,335
16	7,004	3,746	39	9,004	1,707
17	7,004	2,967	40	9,004	2,014
18	7,004	2,798	41	9,004	1,258
19	7,004	3,692	42	9,004	1,163
20	7,004	1,518	43	9,004	1,474
21	7,004	1,667	44	9,004	1,627
22	7,004	2,500	45	9,004	1,977
23	7,004	1,967			

KEY MAP



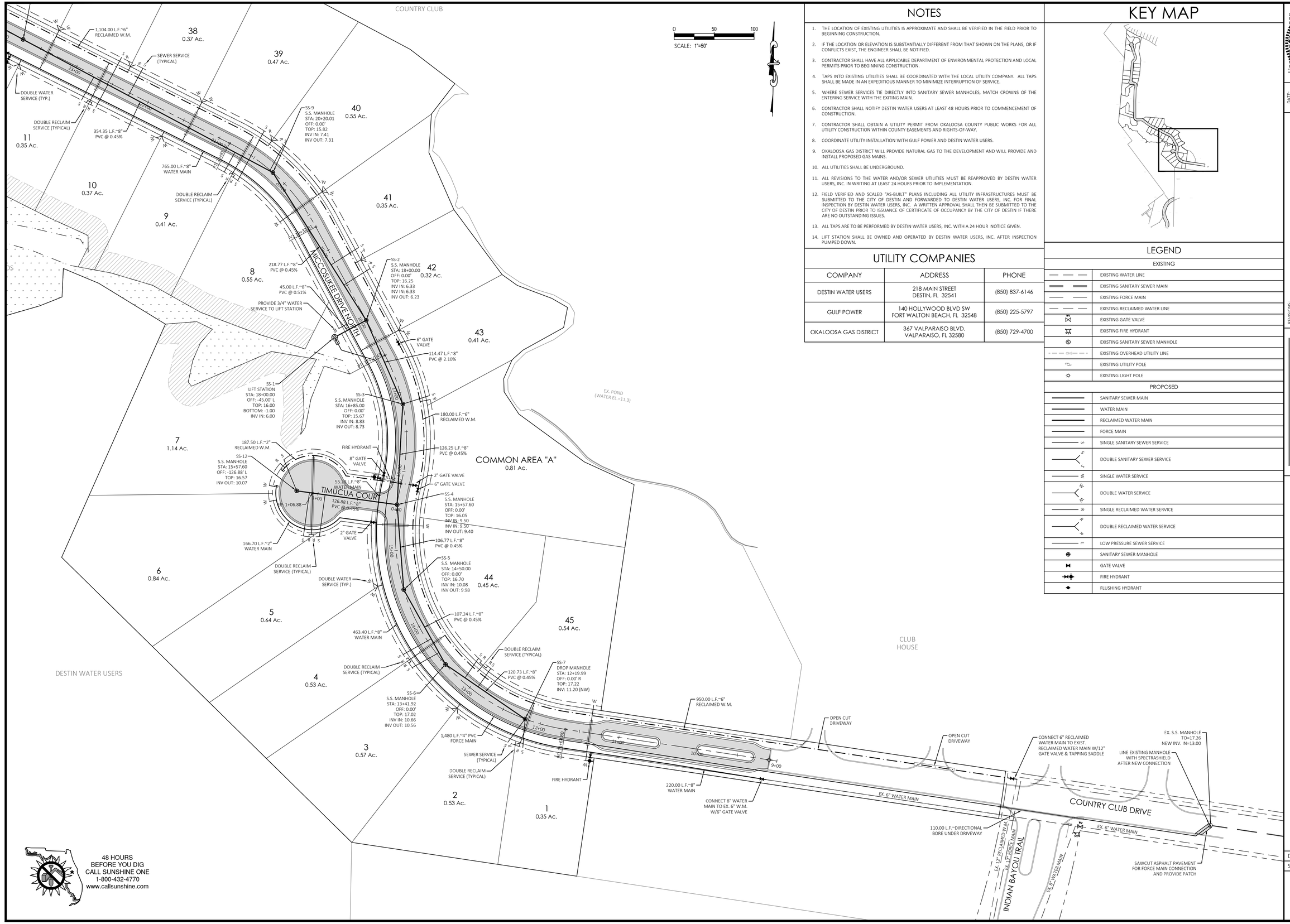
Licensed Professional Engineer
Ross S. Binkley, P.E.
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

GRADING & DRAINAGE PLAN (4 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
3.4
TOTAL SHEETS 34



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

KEY MAP

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
LP	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT
	FLUSHING HYDRANT

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

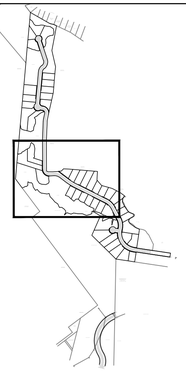
UTILITY PLAN (1 OF 4)

DATE: 5/1/26

SCALE: 1"=50'

SHEET
4.1
TOTAL SHEETS 34

KEY MAP



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (2 OF 4)

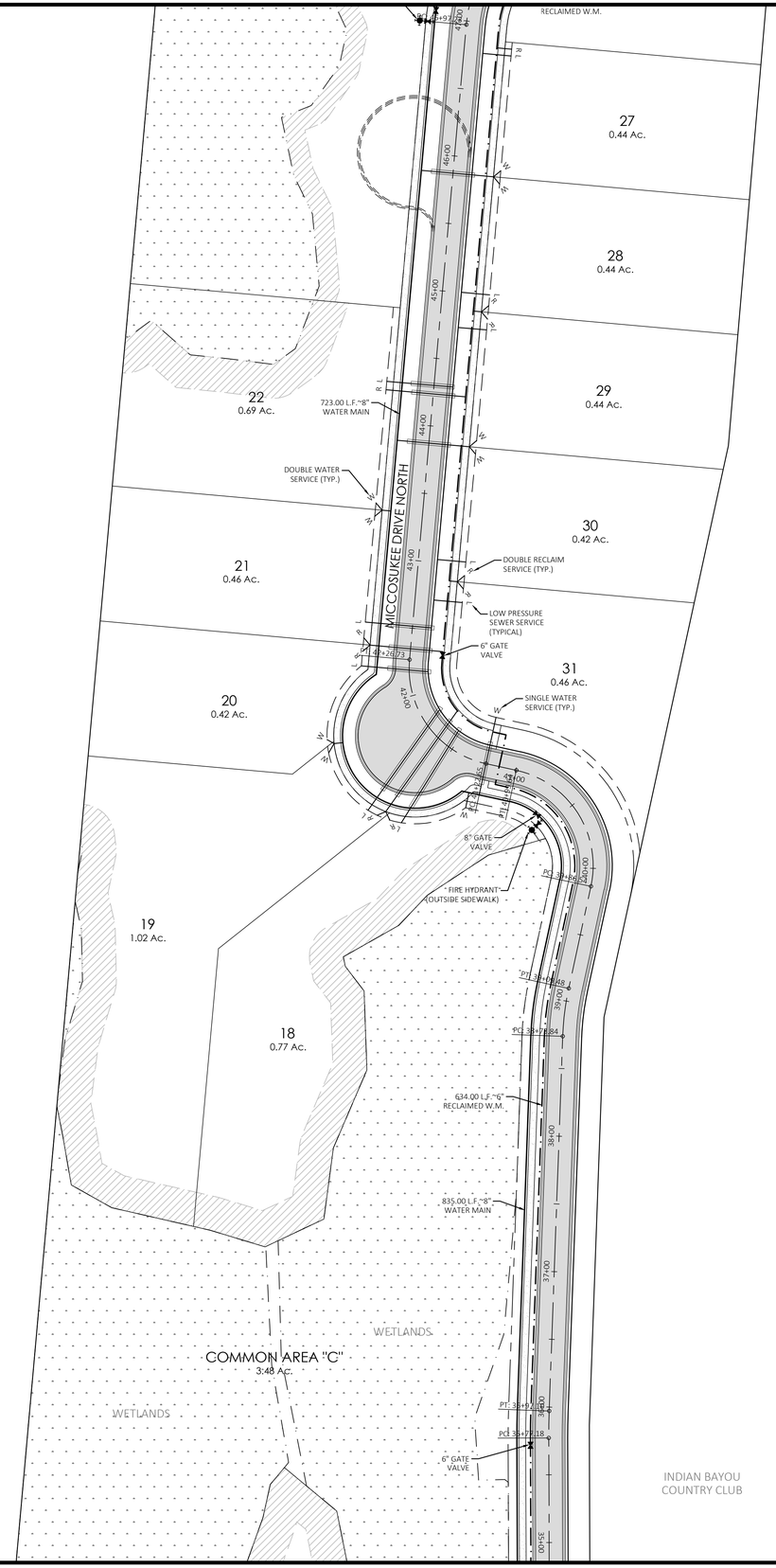
DATE: 5/1/26

SCALE: 1"=50'

SHEET

4.2

TOTAL SHEETS 34



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

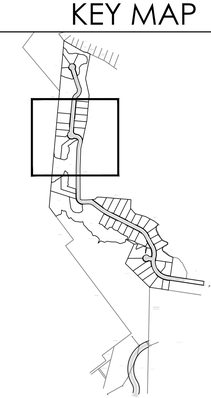
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE License No. 56762

DATE:

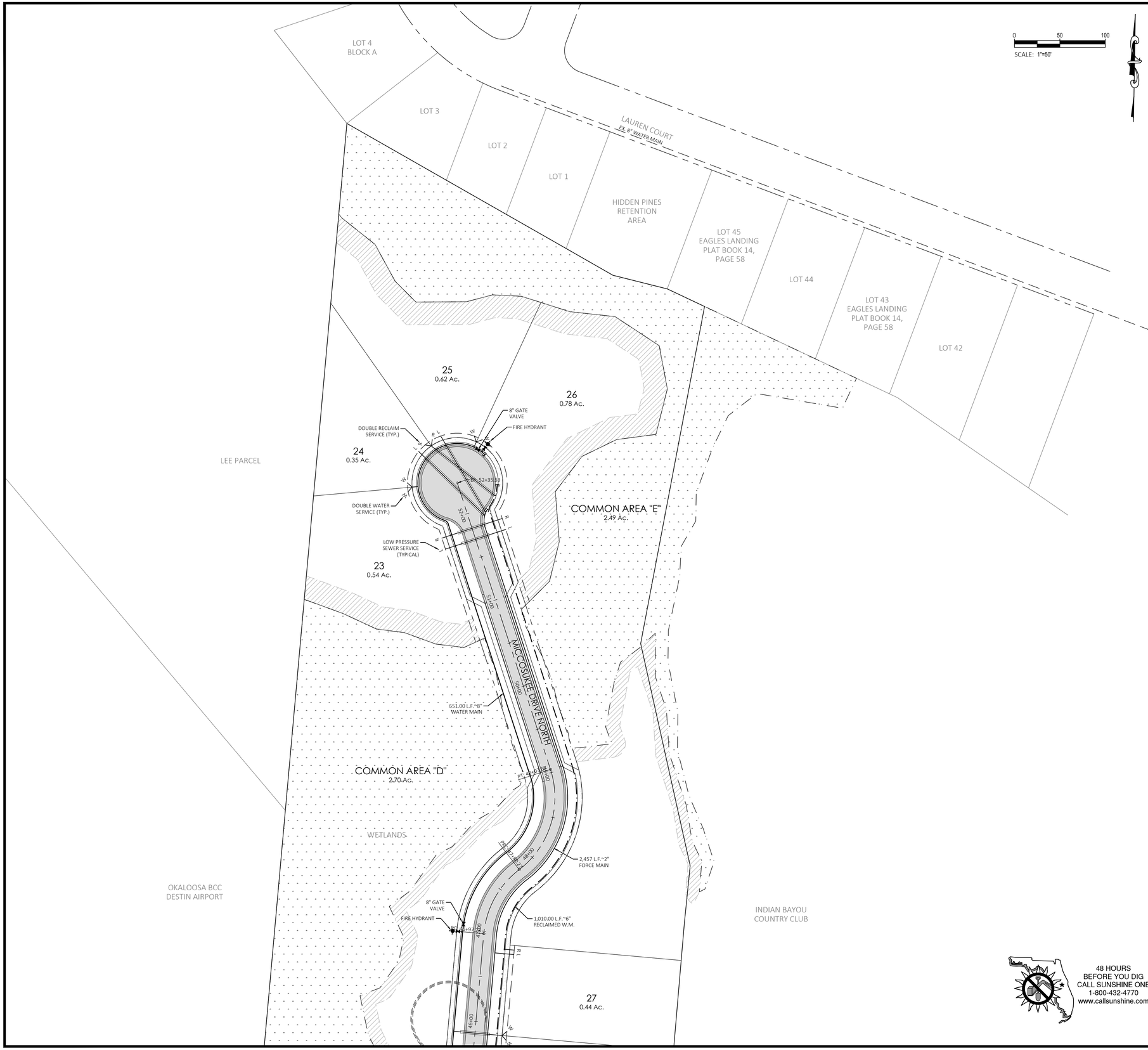
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

UTILITY PLAN (3 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
4.3
TOTAL SHEETS 34



NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
2. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
3. CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
5. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
6. CONTRACTOR SHALL NOTIFY DESTIN WATER USERS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A UTILITY PERMIT FROM OKALOOSA COUNTY PUBLIC WORKS FOR ALL UTILITY CONSTRUCTION WITHIN COUNTY EASEMENTS AND RIGHTS-OF-WAY.
8. COORDINATE UTILITY INSTALLATION WITH GULF POWER AND DESTIN WATER USERS.
9. OKALOOSA GAS DISTRICT WILL PROVIDE NATURAL GAS TO THE DEVELOPMENT AND WILL PROVIDE AND INSTALL PROPOSED GAS MAINS.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
12. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
13. ALL TAPS ARE TO BE PERFORMED BY DESTIN WATER USERS, INC. WITH A 24 HOUR NOTICE GIVEN.
14. LIFT STATION SHALL BE OWNED AND OPERATED BY DESTIN WATER USERS, INC. AFTER INSPECTION PUMPED DOWN.

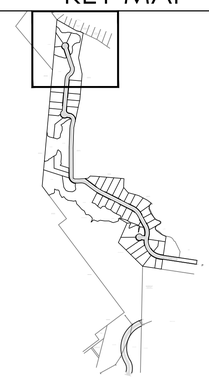
UTILITY COMPANIES

COMPANY	ADDRESS	PHONE
DESTIN WATER USERS	218 MAIN STREET DESTIN, FL 32541	(850) 837-6146
GULF POWER	140 HOLLYWOOD BLVD SW FORT WALTON BEACH, FL 32548	(850) 225-5797
OKALOOSA GAS DISTRICT	367 VALPARAISO BLVD. VALPARAISO, FL 32580	(850) 729-4700

LEGEND

EXISTING	
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MAIN
	EXISTING FORCE MAIN
	EXISTING RECLAIMED WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
PROPOSED	
	SANITARY SEWER MAIN
	WATER MAIN
	RECLAIMED WATER MAIN
	FORCE MAIN
S	SINGLE SANITARY SEWER SERVICE
S S	DOUBLE SANITARY SEWER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE
R	SINGLE RECLAIMED WATER SERVICE
R R	DOUBLE RECLAIMED WATER SERVICE
L	LOW PRESSURE SEWER SERVICE
	SANITARY SEWER MANHOLE
	GATE VALVE
	FIRE HYDRANT

KEY MAP



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

Licensed Professional Engineer
Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

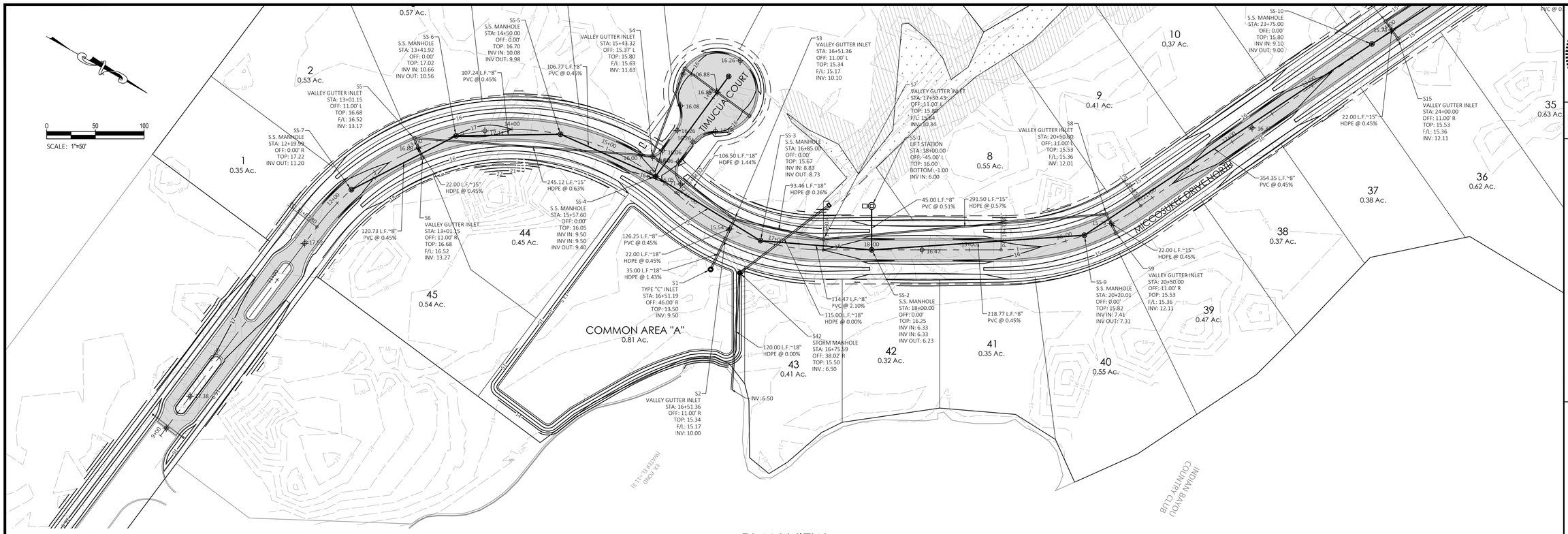
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

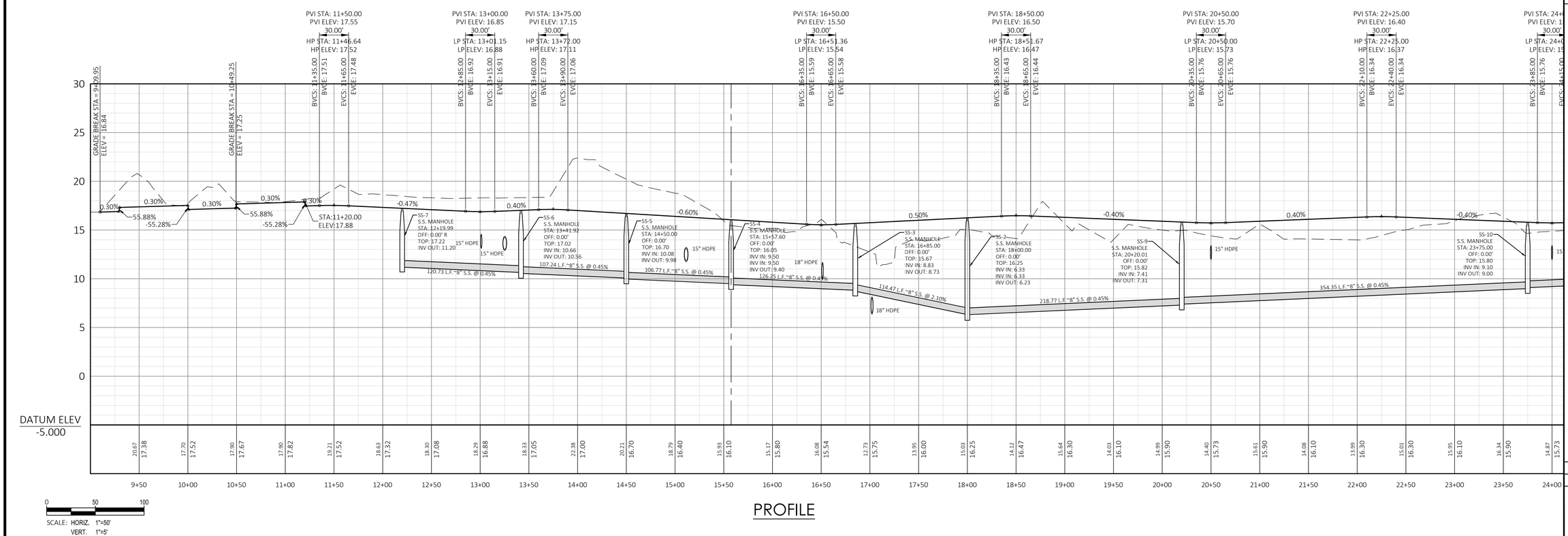
INDIAN BAYOU WEST

UTILITY PLAN (4 OF 4)

DATE: 5/1/26
SCALE: 1"=50'
SHEET
4.4
TOTAL SHEETS 34



PLAN VIEW



PROFILE

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

Licensed to practice in the State of Florida
Ross S. Binkley, Jr. P.E. No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 56762

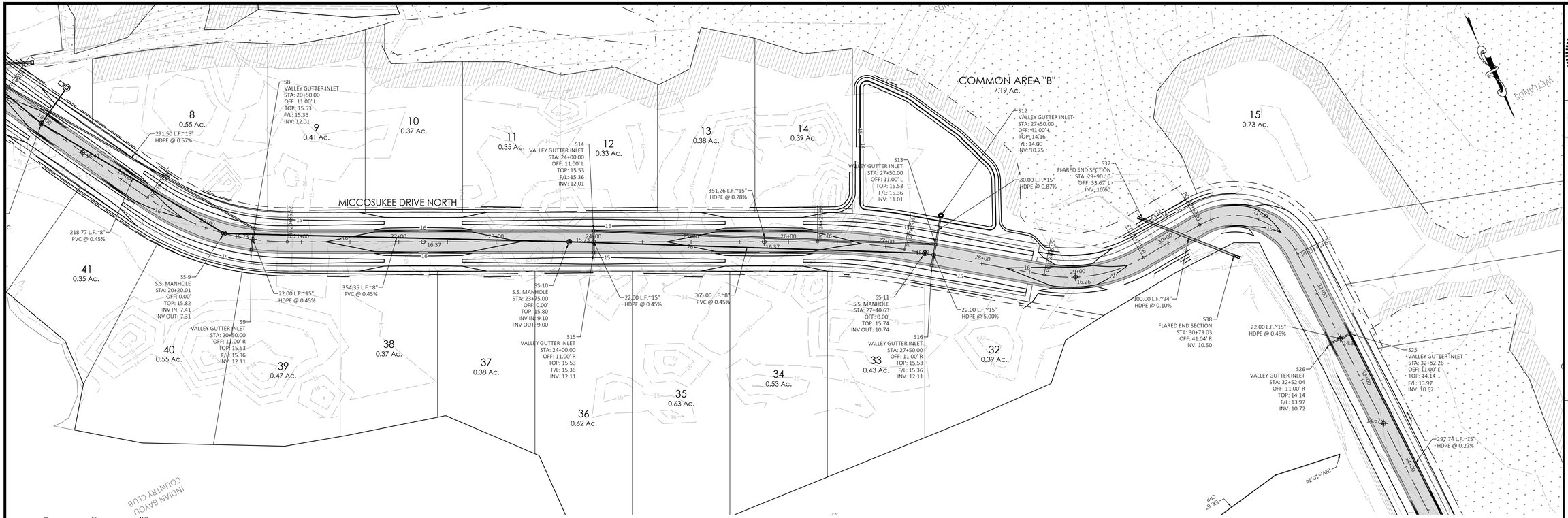
REVISIONS: DATE:

INDIAN BAYOU WEST

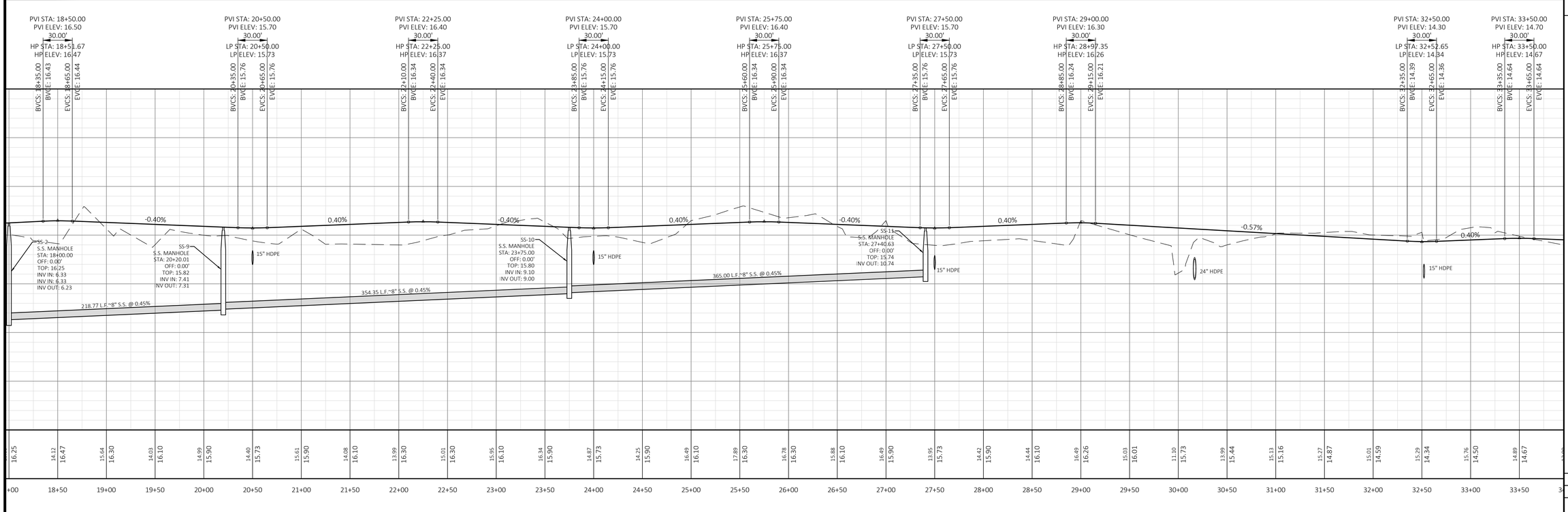
PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 9+00 ~ 23+50)

DATE: 5/1/26
SCALE: 1"=50' H / 1"=5' V
SHEET
5.1
TOTAL SHEETS 34



PLAN VIEW



PROFILE

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

Licensed Professional Engineer
Ross S. Binkley
State of Florida
No. 56762
Ross S. Binkley, P.E. No. 56762

DATE:

REVISIONS:

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 18+50 ~ 33+50)

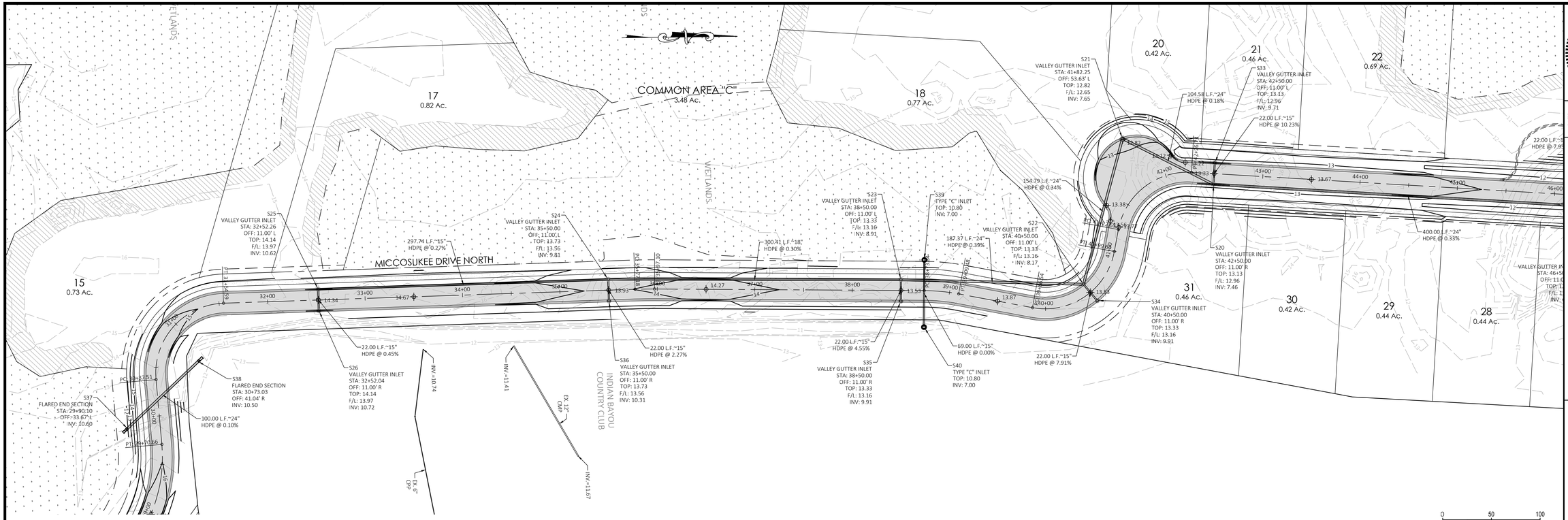
DATE: 5/1/26

SCALE: 1"=50' H / 1"=5' V

SHEET

5.2

TOTAL SHEETS 34



PLAN VIEW

0 50 100
SCALE: 1"=50'

PROFILE

0 50 100
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. 56762

REVISIONS: DATE:

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 30+00 ~ 44+50)

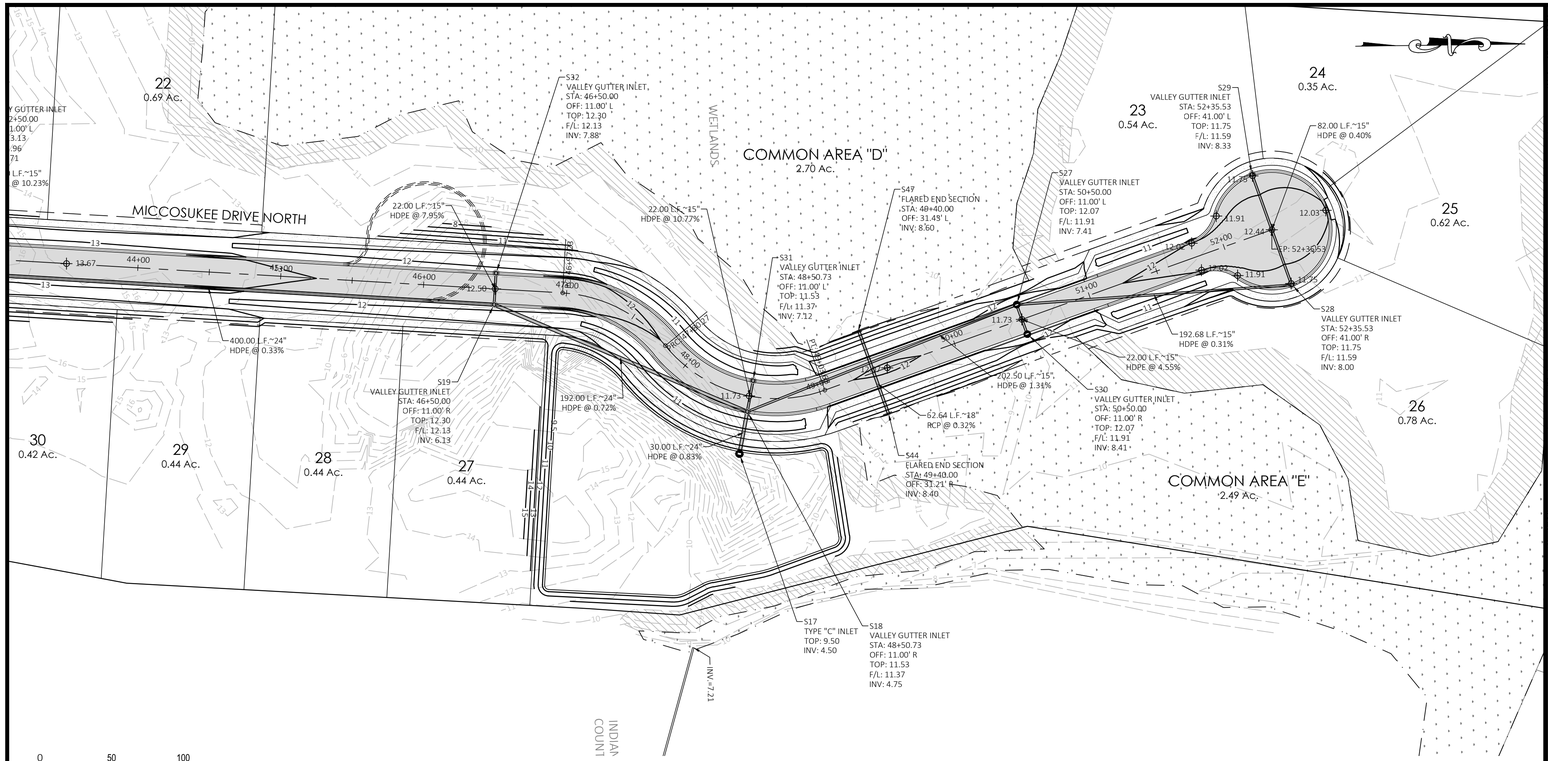
DATE: 5/1/26

SCALE: 1"=50' H / 1"=5' V

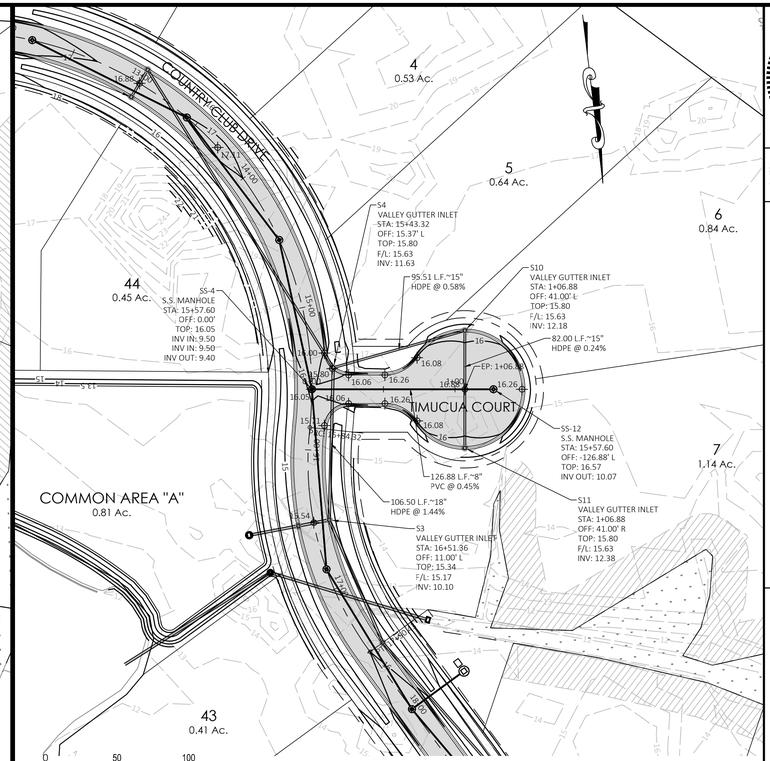
SHEET

5.3

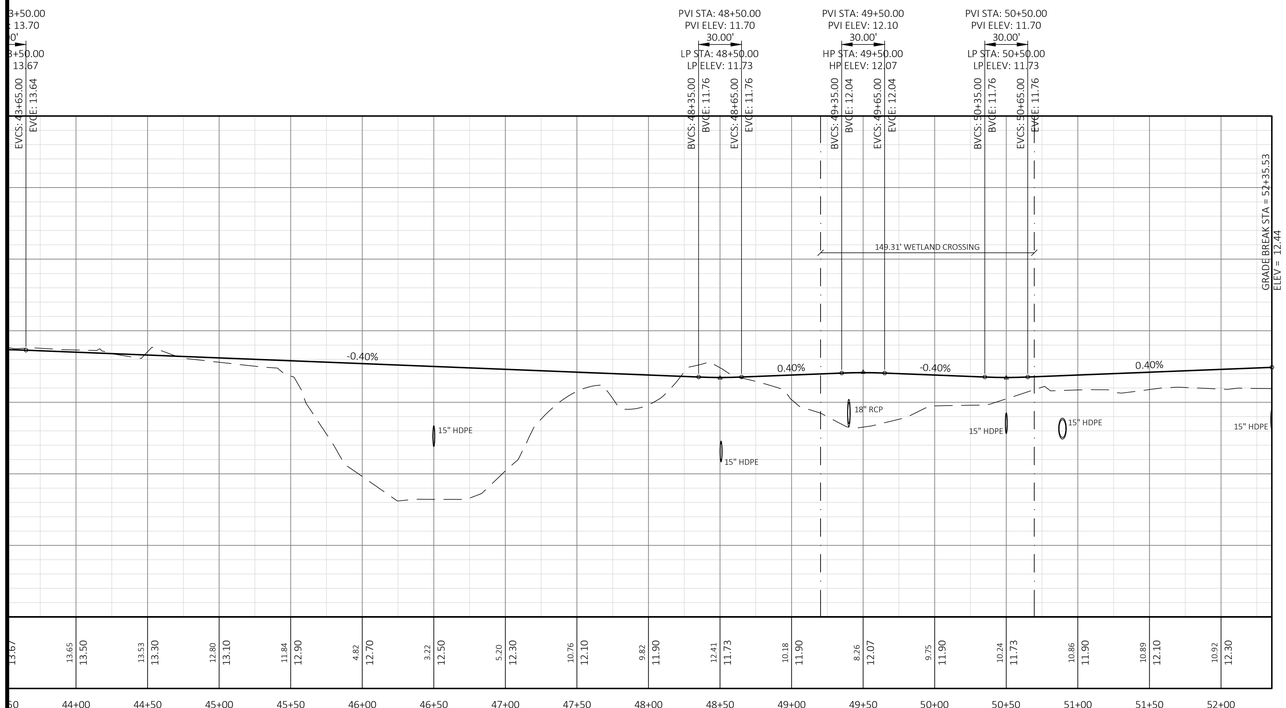
TOTAL SHEETS 34



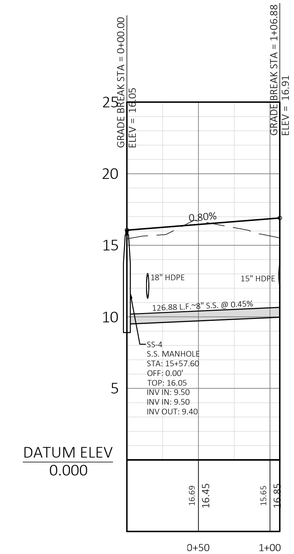
PLAN VIEW



PLAN VIEW



PROFILE



PROFILE

LICENSED PROFESSIONAL ENGINEER
ROSS S. BINKLEY
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, PE No. 56762

DATE:

REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

PLAN & PROFILE

MICCOSUKEE DRIVE NORTH (STA: 40+00 ~ END) & TIMUCUA COURT

DATE: 5/1/26

SCALE: 1"=50' H / 1"=5' V

SHEET

5.4

TOTAL SHEETS 34

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	2,155,127 S.F. (49.47 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,078,065 S.F. (47.71 Ac.)
SUBDIVISION UPLAND AREA	1,442,738 S.F. (33.12 Ac.)
SUBDIVISION WETLAND AREA	635,327 S.F. (14.59 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	387,584 S.F. (8.90 Ac.)
IMPERVIOUS SURFACE AREA	156,374 S.F. (3.59 Ac.)
OPEN SPACE AREA	231,210 S.F. (5.31 Ac.)
OPEN SPACE PROPOSED	60%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	330
EXISTING TREE PRESERVATION CREDIT	925
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	330

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

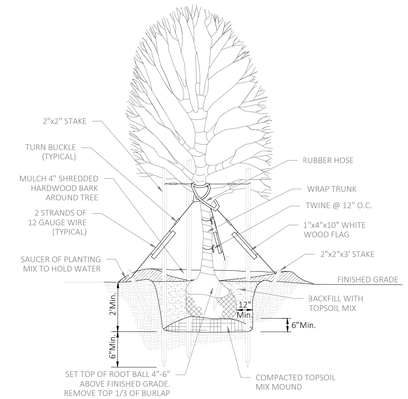
REFORESTATION TREE REQUIREMENTS

PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 33.05 ACRES, EQUATES TO 330 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 330 TREES/1 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 330 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 330 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 127 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

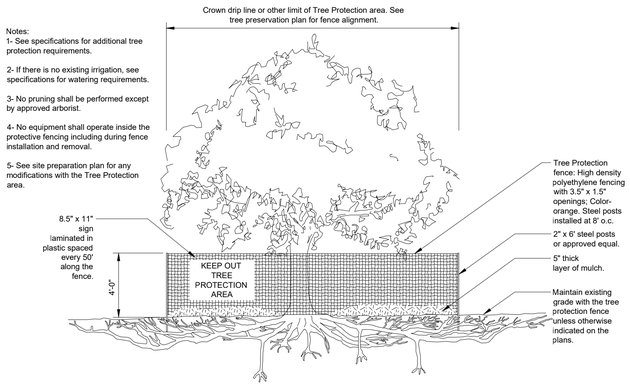
PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	116
	OAK TREE	4
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1
	MAGNOLIA TREE	2



TREE PLANTING DETAIL

N.T.S.



TREE PROTECTION DETAIL

N.T.S.

48 HOURS BEFORE YOU DIG CALL SUNSHINE ONE 1-800-432-4770 www.callsunshine.com

Licensed Professional: ROSS S. BINKLEY No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. License No. 56762

DATE:

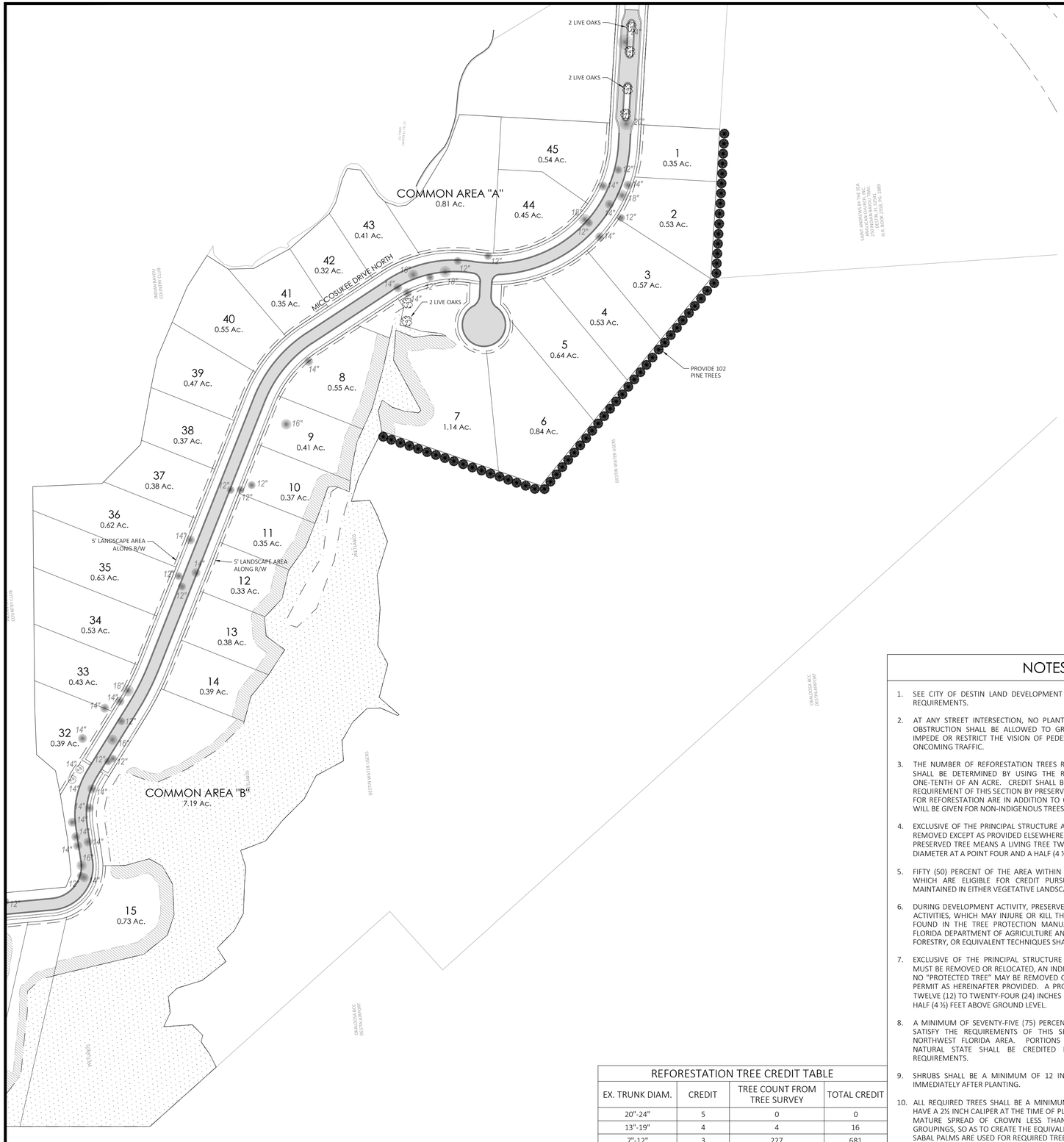
REVISIONS:

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

LANDSCAPE PLAN NORTH

DATE: 5/1/26
SCALE: 1"=100'
SHEET
6.1
TOTAL SHEETS 34



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

0 100 200
SCALE: 1"=100'

NOTES

1. SEE CITY OF DESTIN LAND DEVELOPMENT CODE ARTICLE 12 FOR ADDITIONAL REQUIREMENTS.
2. AT ANY STREET INTERSECTION, NO PLANT, TREE, SHRUBBERY OR ANY OTHER OBSTRUCTION SHALL BE ALLOWED TO GROW IN A MANNER WHICH WOULD IMPEDE OR RESTRICT THE VISION OF PEDESTRIANS OR VEHICLE OPERATORS TO ONCOMING TRAFFIC.
3. THE NUMBER OF REFORESTATION TREES REQUIRED ON ANY DEVELOPED AREA SHALL BE DETERMINED BY USING THE RATIO OF ONE (1) TREE FOR EACH ONE-TENTH OF AN ACRE. CREDIT SHALL BE RECEIVED ON THE REFORESTATION REQUIREMENT OF THIS SECTION BY PRESERVING EXISTING TREES. TREES REQUIRED FOR REFORESTATION ARE IN ADDITION TO OTHER REQUIRED TREES. NO CREDIT WILL BE GIVEN FOR NON-INDIGENOUS TREES.
4. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, NO "PRESERVED TREE" MAY BE REMOVED EXCEPT AS PROVIDED ELSEWHERE IN THE LANDSCAPING ORDINANCE. A PRESERVED TREE MEANS A LIVING TREE TWENTY-FOUR (24) INCHES OR MORE IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
5. FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIPLINE OF PRESERVED TREES, WHICH ARE ELIGIBLE FOR CREDIT PURSUANT TO THIS SECTION SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS COVER.
6. DURING DEVELOPMENT ACTIVITY, PRESERVED TREES SHALL BE PROTECTED FROM ACTIVITIES, WHICH MAY INJURE OR KILL THEM. TREE PROTECTION TECHNIQUES FOUND IN THE TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPER, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, OR EQUIVALENT TECHNIQUES SHALL BE USED.
7. EXCLUSIVE OF THE PRINCIPAL STRUCTURE AREA, WHEN A "PROTECTED TREE" MUST BE REMOVED OR RELOCATED, AN INDIGENOUS TREE(S) SHALL BE REPLACED. NO "PROTECTED TREE" MAY BE REMOVED OR RELOCATED WITHOUT A REMOVAL PERMIT AS HEREINAFTER PROVIDED. A PROTECTED TREE MEANS A LIVING TREE TWELVE (12) TO TWENTY-FOUR (24) INCHES IN DIAMETER AT A POINT FOUR AND A HALF (4 ½) FEET ABOVE GROUND LEVEL.
8. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA. PORTIONS OF A DEVELOPMENT LEFT IN THE NATURAL STATE SHALL BE CREDITED IN MEETING THESE LANDSCAPING REQUIREMENTS.
9. SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
10. ALL REQUIRED TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A 2½ INCH CALIPER AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 20 FEET MAY BE ARRANGED IN GROUPINGS, SO AS TO CREATE THE EQUIVALENT OF A 20-FOOT CROWN SPREAD. IF SABAL PALMS ARE USED FOR REQUIRED TREES, THEN TWO SABAL PALMS MUST BE GROUPED TOGETHER TO COUNT TOWARDS THE REQUIRED TREE WITH A 20-FOOT CROWN SPREAD AT MATURITY.
11. THE PLANTING AREA FOR EACH TREE SHALL BE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET WITH A MINIMUM WIDTH OF FIVE (5) FEET MEASURED FROM THE CENTER OF THE OF THE TREE AND SHALL BE MAINTAINED IN EITHER VEGETATIVE LANDSCAPE MATERIAL OR PERVIOUS SURFACE COVER.

REFORESTATION TREE CREDIT TABLE

EX. TRUNK DIAM.	CREDIT	TREE COUNT FROM TREE SURVEY	TOTAL CREDIT
20"-24"	5	0	0
13"-19"	4	4	16
7"-12"	3	227	681
2"-6"	2	114	228
		TOTAL PROVIDED	925
		TOTAL REQUIRED	330

NOTE: THE TREE SURVEY ONLY COVERS A FRACTION OF THE FORESTED AREA ON SITE. THE ENTIRE FORESTED AREA ON SITE CONTAINS OVER 6,000 TREES. THEREFORE, THE REFORESTATION REQUIREMENT IS GREATLY EXCEEDED.

LANDSCAPING DATA TABLE

TOTAL PROPERTY AREA	2,155,127 S.F. (49.47 Ac.)
SUBDIVISION AREA (EXCLUDING OLD CREEK TRAIL)	2,078,065 S.F. (47.71 Ac.)
SUBDIVISION UPLAND AREA	1,442,738 S.F. (33.12 Ac.)
SUBDIVISION WETLAND AREA	635,327 S.F. (14.59 Ac.)
RIGHT-OF-WAY & COMMON AREA	
RIGHT-OF-WAY & COMMON AREA (UPLANDS ONLY)	387,584 S.F. (8.90 Ac.)
IMPERVIOUS SURFACE AREA	156,374 S.F. (3.59 Ac.)
OPEN SPACE AREA	231,210 S.F. (5.31 Ac.)
OPEN SPACE PROPOSED	60%
OPEN SPACE REQUIRED	25% MINIMUM
REFORESTATION REQUIREMENT	
REFORESTATION TREES REQUIRED BEFORE CREDIT	330
EXISTING TREE PRESERVATION CREDIT	925
REFORESTATION TREES REQUIRED AFTER CREDIT	0

REFORESTATION TREE REQUIREMENTS

PER LDC 12.04.05.C REFORESTATION IS REQUIRED USING THE RATIO OF ONE TREE FOR EACH ONE-TENTH OF AN ACRE OF DEVELOPMENT AREA. THE ONSITE DEVELOPMENT AREA IS 33.05 ACRES, EQUATES TO 330 TREES FOR THE REFORESTATION REQUIREMENT. HOWEVER, THE LDC GIVES CREDIT FOR EXISTING TREES. THE MINIMUM CREDIT FOR EXISTING TREES 2" TO 6" IN DIAMETER IS A 2 TREE CREDIT FOR EACH TREE ACCORDING TO THE LDC TABLE IN 12.04.05.C.2. THE TREE SURVEY SHOWS 345 TREES 2" OR LARGER. THE AREA THAT WAS SURVEYED WAS A RANDOM AREA OF WETLANDS AND 25' WETLANDS BUFFER WHICH WILL NEVER BE DISTURBED. THE TOTAL ONSITE DEVELOPMENT AREA REQUIREMENT OF 330 TREES/1 TREE CREDIT PER LDC TABLE 12.04.05.C.2 = 330 TREES REQUIRED FOR REFORESTATION. THEREFORE, THE REFORESTATION REQUIREMENT OF 330 TREES HAS GREATLY BEEN EXCEEDED FOR THIS PROJECT AND NO REFORESTATION TREES ARE REQUIRED.

PROTECTED TREES WITHIN THE PROPOSED RIGHTS-OF-WAY ARE ALSO SHOWN ON THE LANDSCAPE PLAN. THE 127 TREES TO BE REMOVED DURING CONSTRUCTION ARE WITHIN THE ABOVE CALCULATED ONSITE DEVELOPMENT AREA.

PROTECTED TREES TO BE REMOVED

SYMBOL	DESCRIPTION	TOTAL
	PINE TREE	116
	OAK TREE	4
	PALM TREE	2
	BAY TREE	2
	POPCORN TREE	1
	MAGNOLIA TREE	2

Licensed Professional: ROSS S. BINKLEY
LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

DATE:

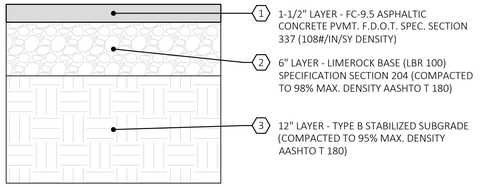
REVISIONS:
1
2
3
4
5
6
7

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

LANDSCAPE PLAN SOUTH

DATE: 5/1/26
SCALE: 1"=100'
SHEET
6.2
TOTAL SHEETS 34



1-1/2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)

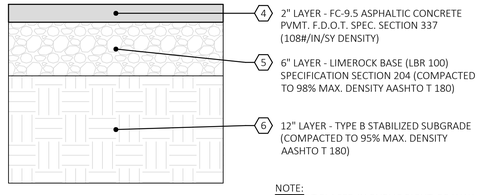
6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)

12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

NOTE:
ASPHALT PLACED IN PUBLIC RIGHT-OF-WAY SHALL INCLUDE KEVLAR FIBER IN HOT MIX ASPHALT.

STANDARD ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"



2" LAYER - FC-9.5 ASPHALTIC CONCRETE PVMT. F.D.O.T. SPEC. SECTION 337 (108#/IN/SY DENSITY)

6" LAYER - LIMEROCK BASE (LBR 100) SPECIFICATION SECTION 204 (COMPACTED TO 98% MAX. DENSITY AASHTO T 180)

12" LAYER - TYPE B STABILIZED SUBGRADE (COMPACTED TO 95% MAX. DENSITY AASHTO T 180)

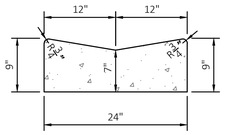
NOTE:
ASPHALT PLACED IN PUBLIC RIGHT-OF-WAY SHALL INCLUDE KEVLAR FIBER IN HOT MIX ASPHALT.

HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1-1/2" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

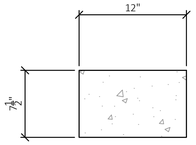


24" VALLEY GUTTER

SCALE: 1" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.

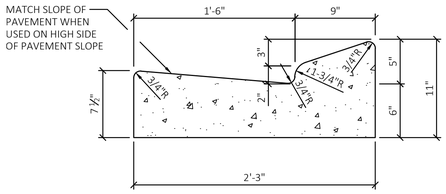


12" FLAT CURB

SCALE: 1-1/2" = 1'-0"

NOTES:

1. CONCRETE STRENGTH SHALL BE 2,500 PSI (MIN.).
2. SEE SPECIFICATIONS FOR REQUIRED JOINT SPACING.



TYPE "E" CURB & GUTTER

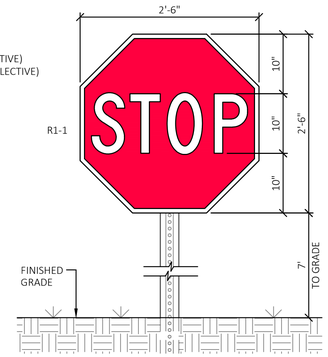
SCALE: 1-1/2" = 1'-0"

COLORS:

LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

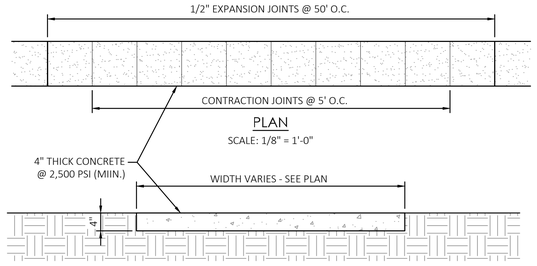
NOTE:

EMBED SIGN POST 2'-6" (MIN.) INTO FINISHED GRADE.



STOP SIGN

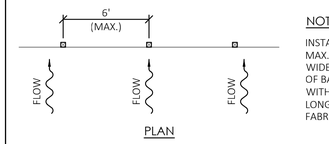
SCALE: 1" = 1'-0"



NOTE:
SIDEWALKS IN PUBLIC RIGHT-OF-WAY SHALL CONSIST OF 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT.

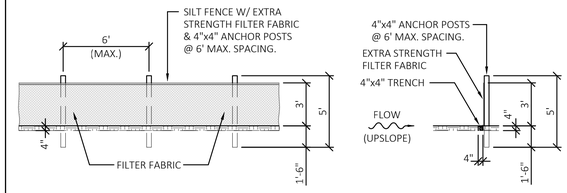
CONCRETE SIDEWALK

SCALE: AS SHOWN



NOTE:

INSTALL 4"X4" WOOD POSTS ALONG BARRIER LINE (6' MAX. SPACING, 18" MIN. EMBEDMENT). EXCAVATE 4" WIDE BY 4" DEEP TRENCH ALONG POST LINE, UPSLOPE OF BARRIER. FASTEN FILTER FABRIC TO 4"X4" POSTS WITH HEAVY DUTY WIRE STAPLES (AT LEAST 1 INCH LONG), TIE WIRES OR HOG RINGS. EXTEND 8" OF FABRIC INTO TRENCH AND BACKFILL.

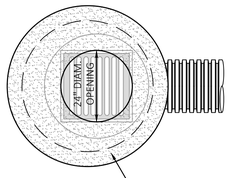


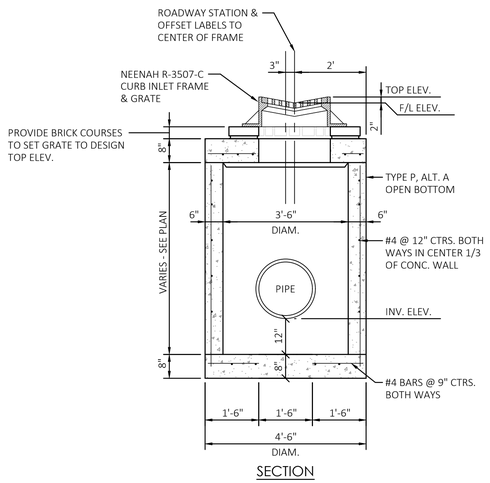
SILT FENCE

SCALE: 1" = 5'-0"

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX NO. 200 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED PIPE MATERIAL AND DIAMETER.
4. FRAME AND GRATE SHALL BE SLOPED ALONG PAVEMENT EDGE TO MATCH ROADWAY PROFILE GRADE.





VALLEY GUTTER INLET

SCALE: 1/2" = 1'-0"

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

Licensed Professional Engineer: Ross S. Binkley
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

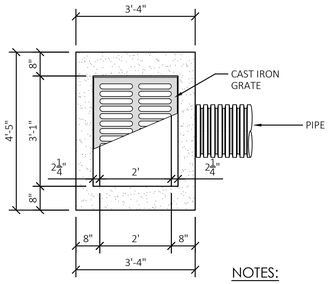
DATE:

REVISIONS:

INDIAN BAYOU WEST

DETAILS

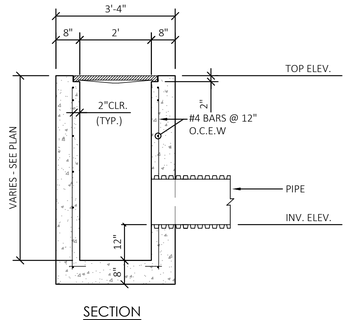
DATE: 5/1/26
SCALE: AS SHOWN
SHEET
7.1
TOTAL SHEETS 34



PLAN

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.

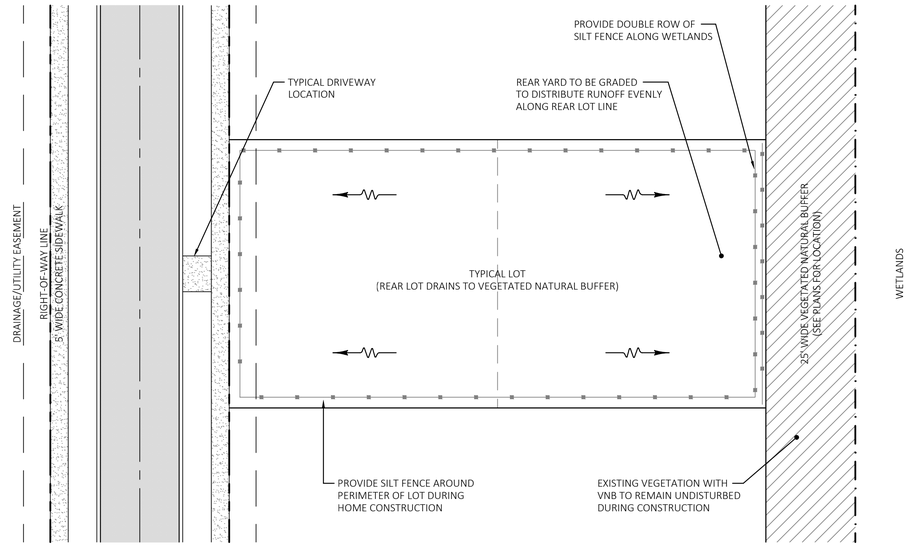


SECTION

TYPE "C" INLET

SCALE: 1/2" = 1'-0"

NOTE:
REAR LOT AREA SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER THAT IS CONSISTENT WITH THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.

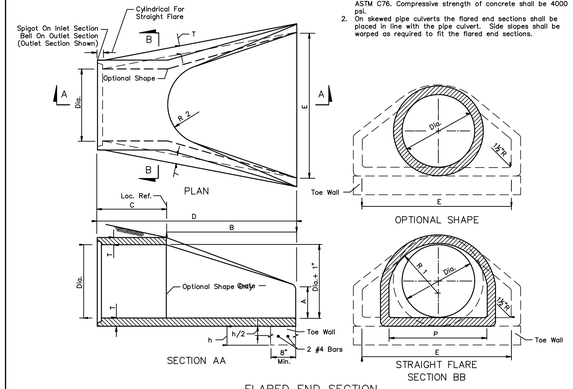


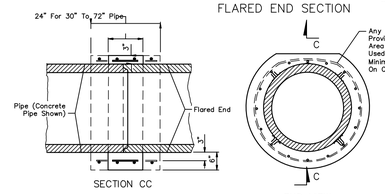
LOT GRADING PLAN ADJACENT TO WETLANDS

SCALE: 1" = 20'-0"

GENERAL NOTES

1. Flared end sections shall conform to the requirements of ASTM C76. Compressive strength of concrete shall be 4000 psi.
2. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.





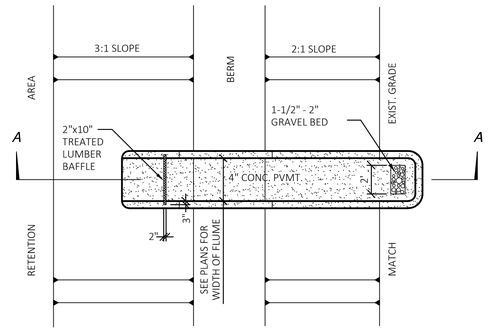
FLARED END SECTION

REINFORCED CONCRETE JACKET DETAIL

DIA.	T	REINF. (in2/Ft)	BELL Or Spigot	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (lb)	h	TOE WALL CLASS I CONC (CY)
12"	2"	0.07	1⅜"	4"	2'-0"	4'-0⅜"	6'-0⅜"	2'-0"	19'⅛"	10⅜"	9"	3⅜"	530	12"	.06
15"	2⅜"	0.07	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	24'⅜"	12⅜"	11"	3⅜"	740	12"	.07
18"	2⅝"	0.07	2⅝"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15⅜"	12"	4"	990	15"	.11
21"	2⅞"	0.07	2⅞"	9"	2'-11"	3'-2"	6'-1"	3'-6"	33⅞"	18⅜"	13"	4"	1280	15"	.12
24"	3"	0.07	2⅞"	6⅝"	3'-7⅝"	2'-6"	6'-1⅝"	4'-0"	38'⅜"	16'⅜"	14"	4⅝"	1520	18"	.17

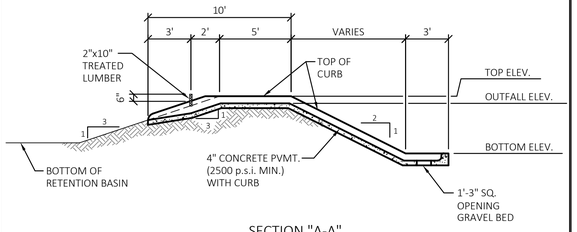
FLARED END SECTION

SCALE: 1/2" = 1'-0"



PLAN

NOTE: SEE GRADING & DRAINAGE PLAN FOR TOP, OUTFALL, & BOTTOM ELEVATIONS.



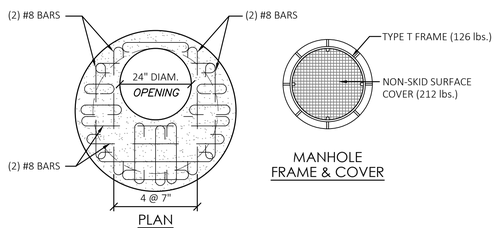
SECTION "A-A"

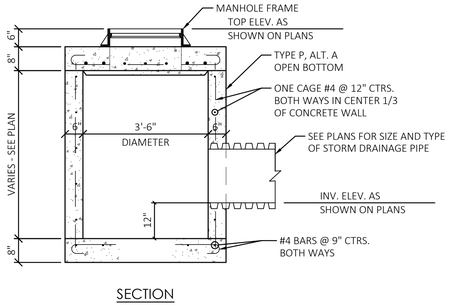
CONCRETE OVERFLOW FLUME

SCALE: 1" = 5'-0"

NOTES:

1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER. ALL REINFORCEMENT #6 BARS EXCEPT (6) #8 BARS SHOWN. BARS SPACED @ 6" O.C.
4. BOTH WAYS EXCEPT MIDDLE BARS SHOWN @ 7" O.C. ALL BARS TO HAVE ACI STANDARD HOOKS CANTED APPROX. 45°.





SECTION

STORM MANHOLE

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. Cross Slopes and Grades:

A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.

B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.

D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

A. Refer to Index 522-001 for concrete thickness and sidewalk details.

B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

3. Curb Ramp Alpha-Identification:

A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

A. Install detectable warnings in accordance with Specification 527.

B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

5. Detectable Warnings - Acceptance Criteria:

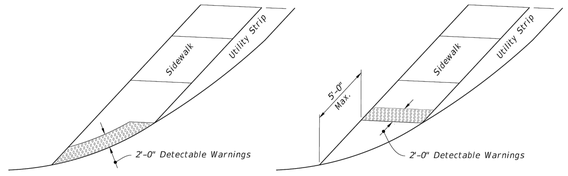
A. Color and texture shall be complete and uniform.

B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.

C. There shall be no more than 4 non-compliant domes in any one square foot.

D. Non-compliant domes shall not be adjacent to other non-compliant domes.

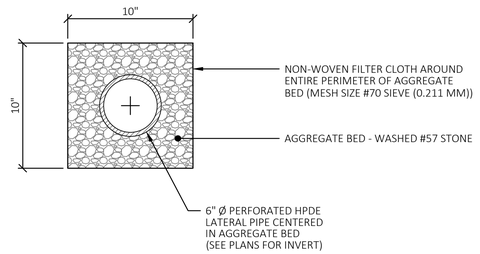
E. Surfaces shall not deviate more than 0.10" from a true plane.



DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

ECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7



UNDERDRAIN LATERAL PIPE SECTION

SCALE: 1-1/2" = 1'-0"

LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT	FY 202 STANDARD

Licensed Professional Engineer
STATE OF FLORIDA
No. 56762
Ross S. Binkley, P.E. No. 56762
DATE:
REVISIONS:
BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

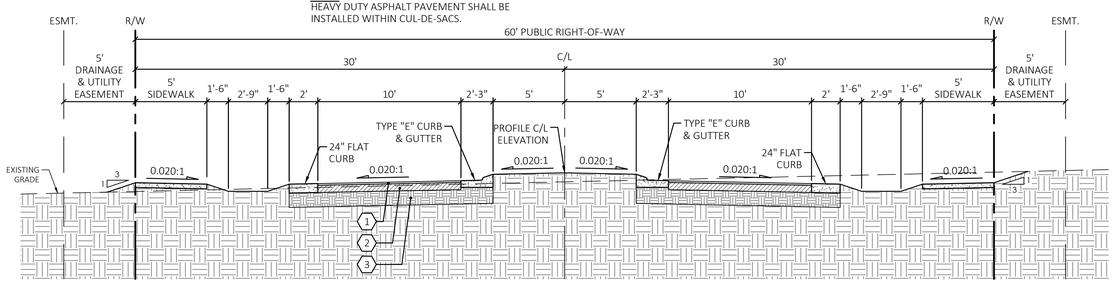
DETAILS

DATE: 5/1/26

SCALE: AS SHOWN

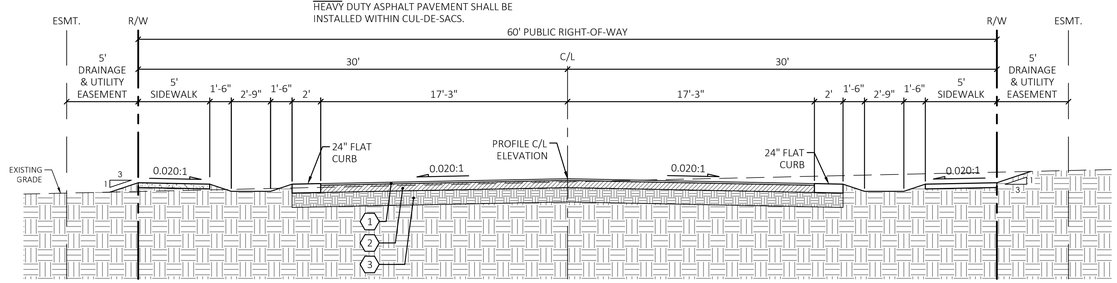
SHEET 7.2

TOTAL SHEETS 34



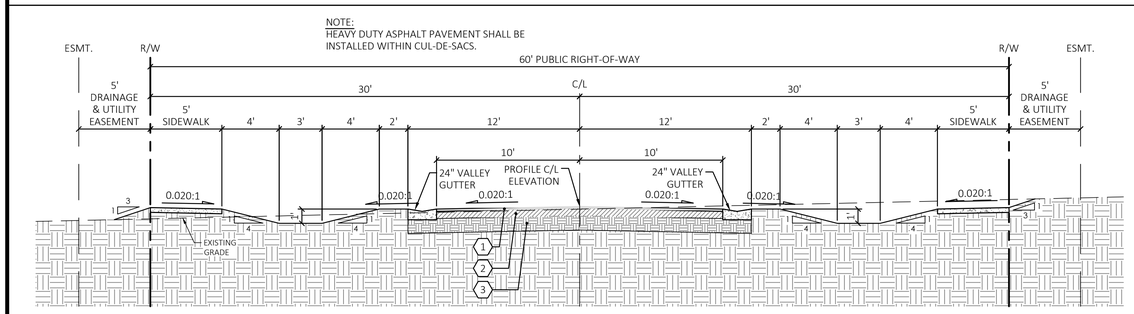
DIVIDED LANE SECTION

SCALE: 1" = 5'



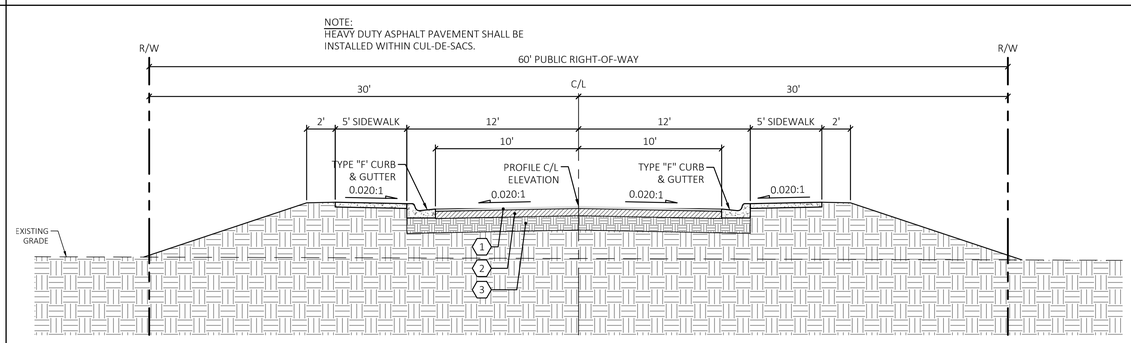
MEDIAN OPENING SECTION

SCALE: 1" = 5'



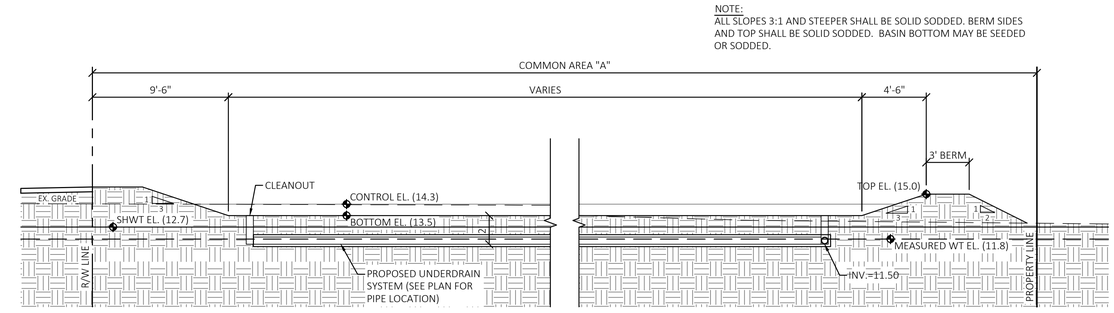
TYPICAL ROADWAY SECTION

SCALE: 1" = 5'



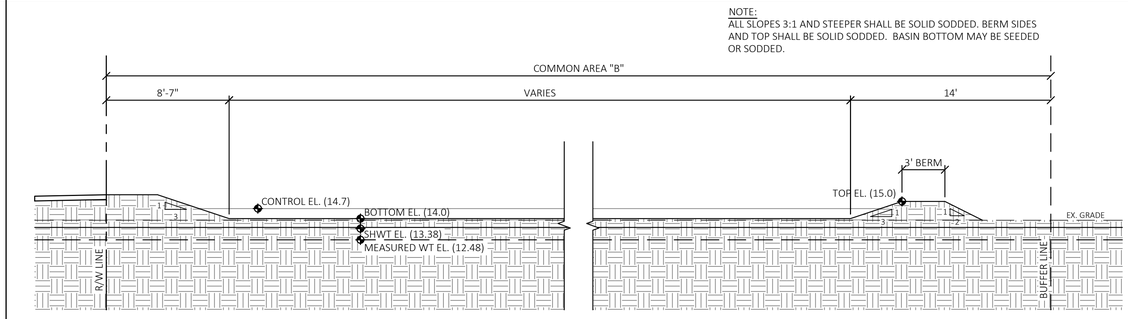
WETLAND CROSSING SECTION A-A

SCALE: 1" = 5'



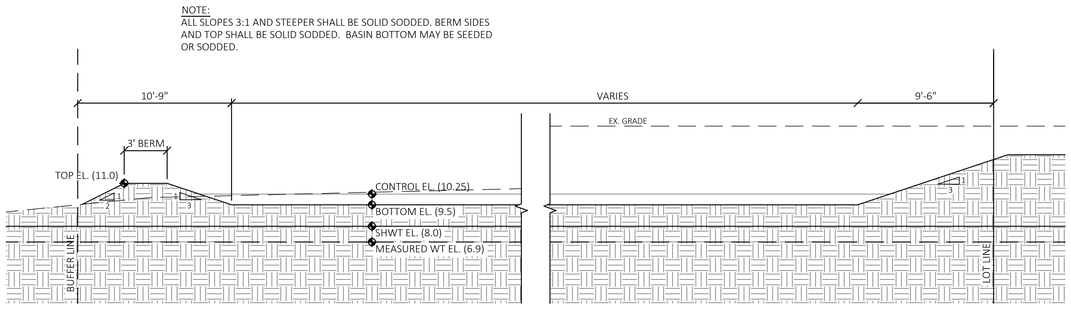
RETENTION BASIN "C" SECTION

SCALE: 1" = 5'-0"



RETENTION BASIN "D" SECTION

SCALE: 1" = 5'-0"



RETENTION BASIN "E" SECTION

SCALE: 1" = 5'-0"

Licensed Engineer:
ROSS S. BINKLEY
LICENSED
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Ross S. Binkley, No. 56762

DATE:

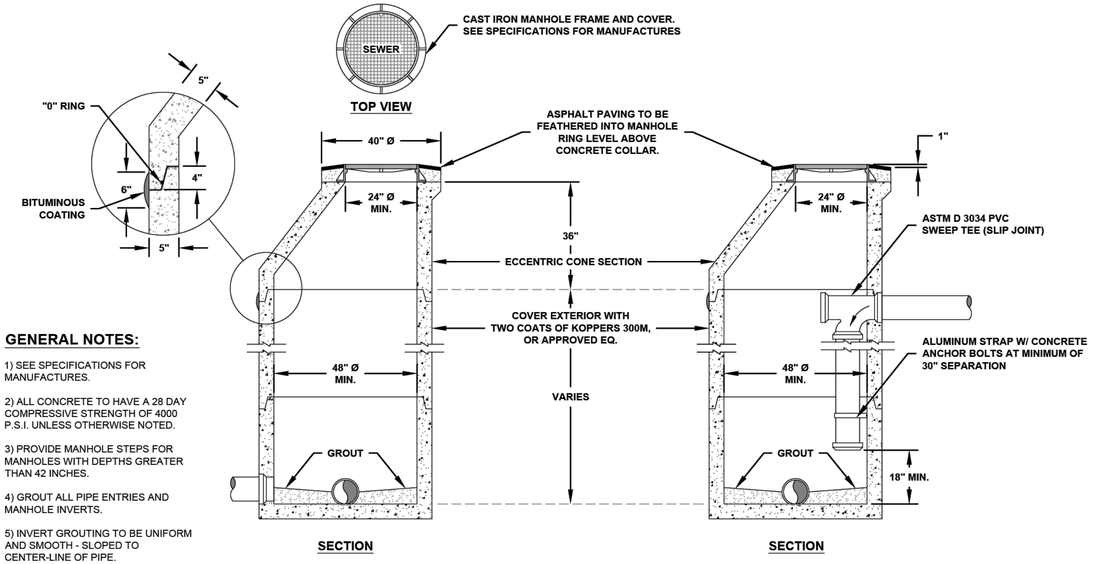
REVISIONS:

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

DETAILS

DATE: 5/1/26
SCALE: AS SHOWN
SHEET
7.3
TOTAL SHEETS 34



GENERAL NOTES:

1) SEE SPECIFICATIONS FOR MANUFACTURES.

2) ALL CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. UNLESS OTHERWISE NOTED.

3) PROVIDE MANHOLE STEPS FOR MANHOLES WITH DEPTHS GREATER THAN 42 INCHES.

4) GROUT ALL PIPE ENTRIES AND MANHOLE INVERTS.

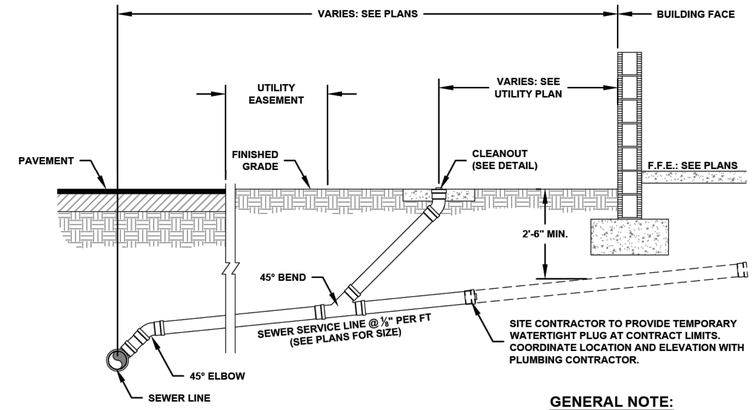
5) INVERT GROUTING TO BE UNIFORM AND SMOOTH - SLOPED TO CENTER-LINE OF PIPE.

STANDARD MANHOLE DETAIL

SCALE: 1" = 2'

DROP MANHOLE DETAIL

SCALE: 1" = 2'

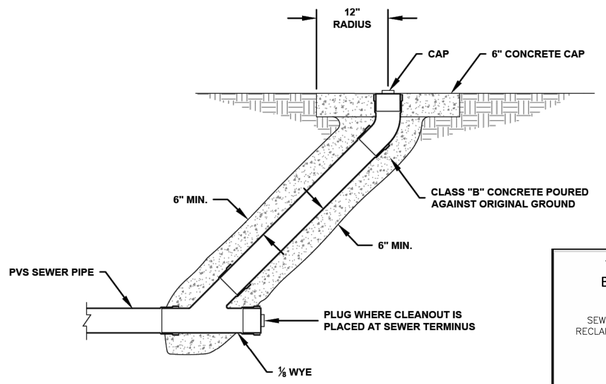


GENERAL NOTE:

1) SEWER CONNECTION TO BE MADE OF MANUFACTURED WYES. INVERT OF CONNECTION TO BE AT ELEVATION OF TOP OF MAIN.

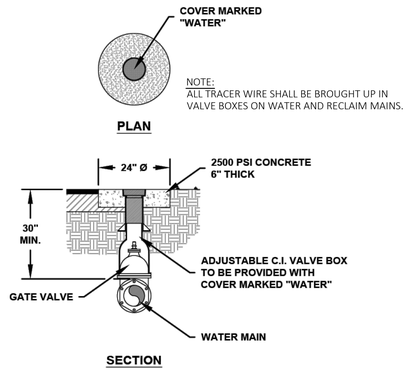
SEWER SERVICE DETAIL

SCALE: 1" = 2'



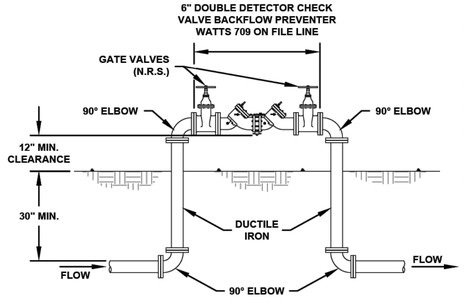
CLEANOUT DETAIL

SCALE: 1" = 1'



GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'



GENERAL NOTES:

1) ALL FITTINGS SHALL BE CAST OR DUCTILE IRON.

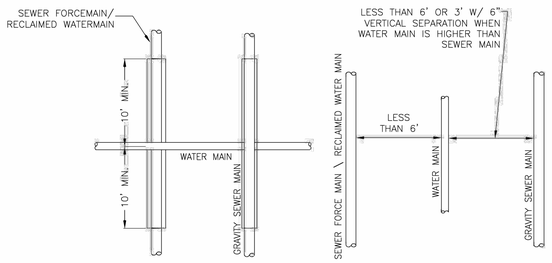
2) PROVIDE THRUST BLOCKS FOR BELOW GROUND FITTINGS, SEE THRUST BLOCK DETAIL.

3) PROVIDE SUPPORTS UNDER BACKFLOW PREVENTER AS REQUIRED.

BACKFLOW PREVENTER DETAIL

SCALE: 1" = 2'

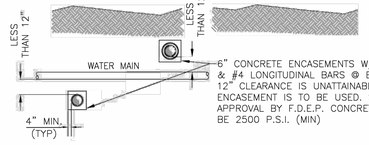
TO BE USED ONLY WHEN STANDARD SEPARATION (DETAIL M35A) CANNOT BE PROVIDED. USE OF PROVISIONS OF THIS DETAIL TO BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION



CROSSING - PLAN PARALLEL - PLAN

USE ANY OF THE FOLLOWING:

1.) GRAVITY SEWER ONLY – USE PRESSURE RATED PIPE PER AWWA STDS.
2.) ALL MAIN TYPES – USE WELDED OR FUSED JOINTS FOR EITHER WATER OR OTHER MAIN
3.) ALL MAIN TYPES – USE WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT PER DETAIL BELOW



CROSSING - SECTION

GENERAL NOTES:

1. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
   1.1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
   1.2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.
2. THE USE OF ANY ASPECT OF THIS DETAIL MUST BE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

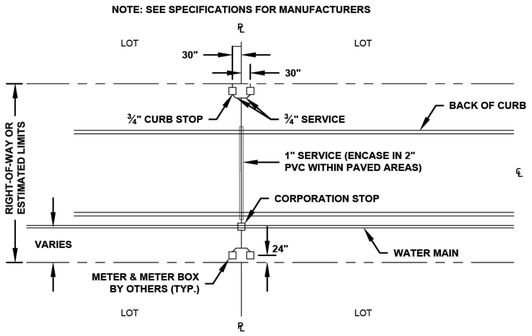
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES: SCALE AS SHOWN

DWU TYPICAL DETAILS

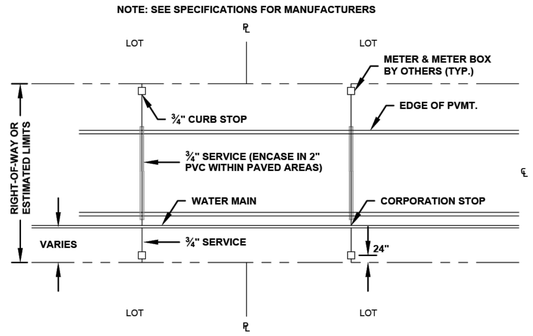
REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MASS
SHEET: 7.4 OF 47



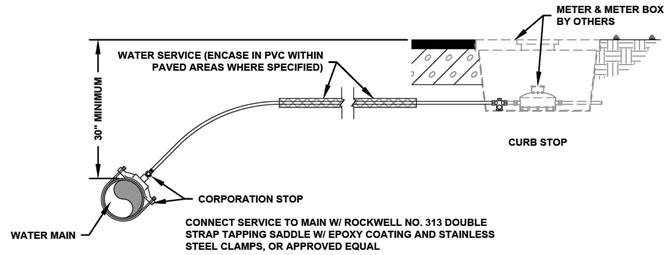
DOUBLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

GENERAL NOTES:

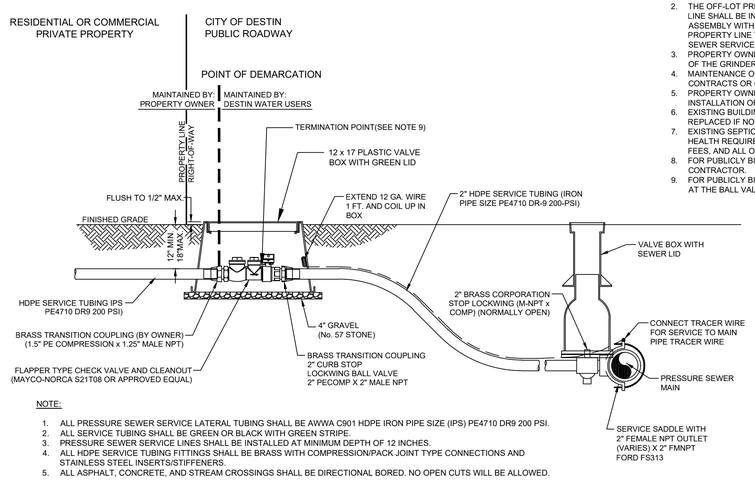
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BACTERIOLOGICAL EXAMINATIONS ON ALL NEW WATER MAINS (AS REQUIRED BY AND TO THE SATISFACTION OF) THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. THESE REQUIREMENTS NECESSITATE A SATISFACTORY SAMPLE AT EACH SAMPLE LOCATION FOR TWO CONSECUTIVE DAYS. IF THE EXAMINATION IS BY PERSONS OTHER THAN THE LOCAL HEALTH DEPARTMENT, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE LABORATORY REPORTS TO THE ENGINEER FOR SUBMITTAL TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.).

2) INSTALLATION OF WATER MAINS AND SERVICES SHALL COMPLY WITH ALL GOVERNING AUTHORITIES.

3) THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

4) ALL PIPES SHALL BE PVC UNLESS OTHERWISE NOTED OR REQUIRED. ALL MAINS TO BE MARKED WITH NO. 14 INSULATED COPPER TRACER WIRE TO FACILITATE THEIR LOCATIONS.

5) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS WITHIN PAVED AND UNPAVED AREAS.



PRESSURE SEWER COLLECTION SYSTEM - CENTRAL MANAGEMENT ENTITY

1. THE ON-LOT PRESSURE SEWER FACILITIES INCLUDING BUT NOT LIMITED TO THE GRINDER PUMP, FIBERGLASS WET WELL BASIN, INTERNAL CHECK VALVE AND SHUT OFF VALVE, FLOAT SWITCHES, PUMP CONTROL PANEL, AND ON-LOT SEWER SERVICE LINE SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.
2. THE OFF-LOT PRESSURE SEWER COLLECTION SYSTEM AND SERVICE LATERALS UP TO THE PRIVATE PROPERTY LINE SHALL BE INSTALLED AND MAINTAINED BY DESTIN WATER USERS. A PRESSURE SEWER SERVICE LATERAL ASSEMBLY WITH AN INTEGRAL BALL VALVE, CHECK VALVE, AND CLEANOUT SHALL BE INSTALLED AT THE PRIVATE PROPERTY LINE TO FACILITATE THE PUBLIC TO PRIVATE MAINTENANCE RESPONSIBILITY TRANSITION FOR THE SEWER SERVICE LINES.
3. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED WORK AND COST RELATED TO THE INSTALLATION OF THE GRINDER PUMP STATION.
4. MAINTENANCE OF GRINDER PUMP STATION WILL BE PROPERTY OWNER'S RESPONSIBILITY. NO MAINTENANCE CONTRACTS OR GRINDER PUMP STATION PACKAGES WILL BE PROVIDED BY DESTIN WATER USERS.
5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL REQUIRED ELECTRICAL WORK AND COST RELATED TO THE INSTALLATION OF THE RESIDENTIAL GRINDER PUMP STATION.
6. EXISTING BUILDING SEWERS SHALL BE INSPECTED AS DESCRIBED IN THE UNIFORM PLUMBING CODE AND REPLACED IF NOT WATERTIGHT.
7. EXISTING SEPTIC TANK ABANDONMENT MUST BE IN ACCORDANCE WITH OKALOOSA COUNTY'S DEPARTMENT OF HEALTH REQUIREMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, FEES, AND ALL OTHER ABANDONMENT COSTS.
8. FOR PUBLICLY BID PROJECTS, METER BOX SHALL BE INCLUDED IN PRICE FOR SERVICE LINE AND INSTALLED BY CONTRACTOR.
9. FOR PUBLICLY BID PROJECTS, THE TERMINATION POINT OF THE LOW PRESSURE SEWER CONNECTION SHALL BE AT THE BALL VALVE CURB STOP CONNECTION. (FOR FUTURE CONNECTIONS ONLY)

NOTE:

1. ALL PRESSURE SEWER SERVICE LATERAL TUBING SHALL BE AWWA C901 HDPE IRON PIPE SIZE (IPS) PE4710 DR9 200 PSI.
2. ALL SERVICE TUBING SHALL BE GREEN OR BLACK WITH GREEN STRIPE.
3. PRESSURE SEWER SERVICE LINES SHALL BE INSTALLED AT MINIMUM DEPTH OF 12 INCHES.
4. ALL HDPE SERVICE TUBING FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS AND STAINLESS STEEL INSERTS/STIFFENERS.
5. ALL ASPHALT, CONCRETE, AND STREAM CROSSINGS SHALL BE DIRECTIONAL BORED. NO OPEN CUTS WILL BE ALLOWED.

2" PRESSURE SEWER SERVICE CONNECTION DETAIL

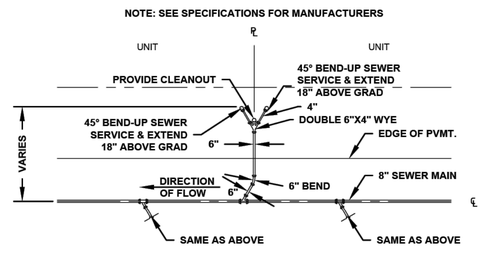
NOT TO SCALE

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (SEE NTOE 1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER	WATER MAIN 3' MIN.	WATER MAIN 12" MIN. EXCEPT FOR STORM SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 3' MIN. WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10' PREFERRED 3' MIN.	WATER MAIN 12" PREFERRED 6" MIN.	ALTERNATE 3' MIN. WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN 10' PREFERRED 6' MIN. (SEE NTOE 2)	WATER MAIN 12" MIN. EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MIN. AND 12" IS PREFERRED	ALTERNATE 6' MIN. WATER MAIN
ON - SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10' MIN.	-----	-----

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12".

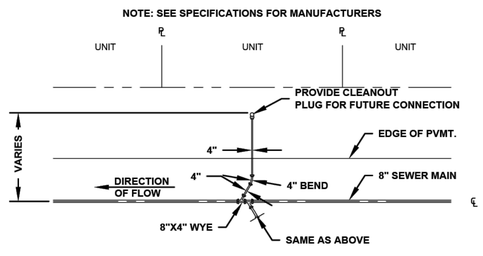
(2) 3' FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

(3) IF REQUIRED SEPARATION CANNOT BE PROVIDED SEE DETAIL M-35B FOR REQ'D ADDITIONAL PROTECTION.



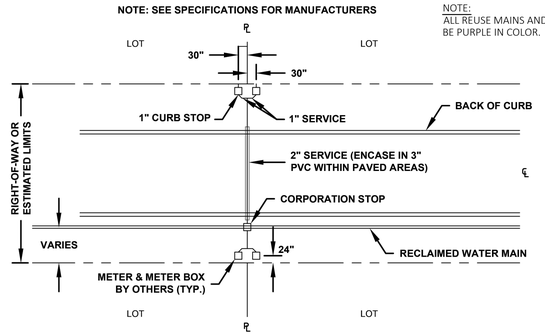
DOUBLE SANITARY SEWER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE SANITARY SEWER SERVICE CONNECTION PLAN

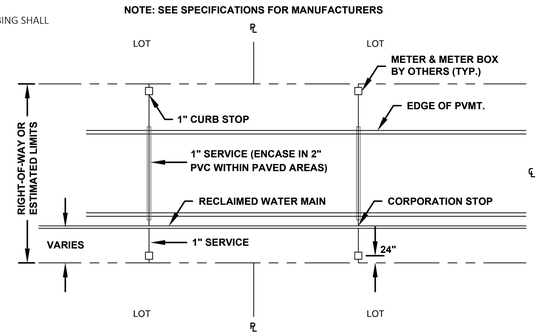
SCALE: 1" = 20'



NOTE:
ALL REUSE MAINS AND SERVICE TUBING SHALL BE PURPLE IN COLOR.

DOUBLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'



SINGLE RECLAIMED WATER SERVICE CONNECTION PLAN

SCALE: 1" = 20'

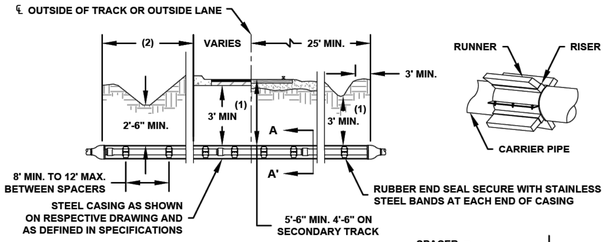
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

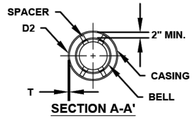
NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

REV #	DATE	BY	REASON
A			
A			
A			
A			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.5 OF 47





SECTION A-A'

PRESSURE MAIN TO BE RESTRAINED WITH MANUFACTURERS RESTRAINED JOINTS THROUGH CASING. USE (3) SS CASING SPACER CENTERED ON EACH PIPE LENGTH. TIMBER SKIDS ARE OPTIONAL.

GENERAL NOTES:

(1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS

(2) WITH CURB: 6' STATE & 2' CITY ROADS MINIMUM WITHOUT CURB: 8' STATE & 4' CITY ROADS MINIMUM

(3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTMA-139, GRADE B.

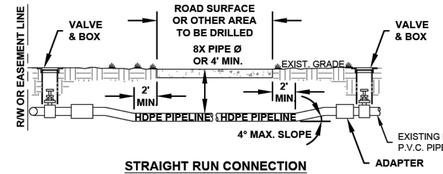
(4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".

(5) FOR REFERENCE ONLY.

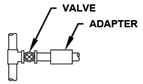
MINIMUM CASING SIZE AND THICKNESS																			
D.I.P.-M.J.	-	-	-	4"	6"	-	8"	10"	12"	14"	16"	18"	20"	-	24"	30"	36"	42"	48"
D.I.P.-P.O.	-	-	4"	-	6"	8"	10"	12"	-	14"	16"	18"	20"	24"	-	30"	36"	42"	48"
P.V.C.	-	-	4"	6"	-	8"	10"	12"	-	-	-	-	-	-	-	-	-	-	-
(3) STEEL CASING PIPE (D2)	8"(5)10"	12"	14"	16"	18"	20"	24"	24"	30"	30"	30"	36"	36"	42"	48"	54"	54"	60"	66"
WALL THICKNESS (T) ROADS	.188"	.188"	.188"	.250"	.250"	.250"	.250"	.250"	.312"	.312"	.312"	.375"	.375"	.500"	.500"	.500"	.500"	.500"	.500"
(4) WALL THICKNESS (T) R.R.	.188"	.188"	.188"	.219"	.219"	.250"	.281"	.344"	.344"	.406"	.406"	.406"	.469"	.469"	.500"	-	-	-	-

JACK AND BORE DETAIL

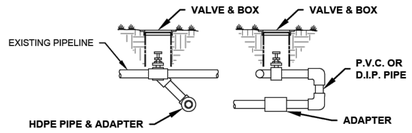
SCALE: N.T.S.



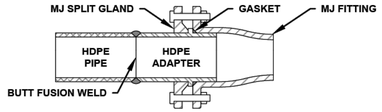
STRAIGHT RUN CONNECTION



PERPENDICULAR CONNECTION PLAN VIEW



LIMITED ACCESS CONNECTION



HDPE-MJ ADAPTER

GENERAL NOTES:

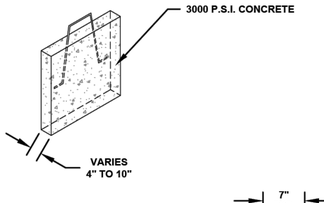
1) DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DUCTILE IRON SIZE.

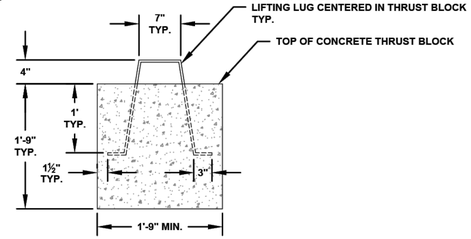
2) ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.

3) ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILLING DETAIL

SCALE: N.T.S.



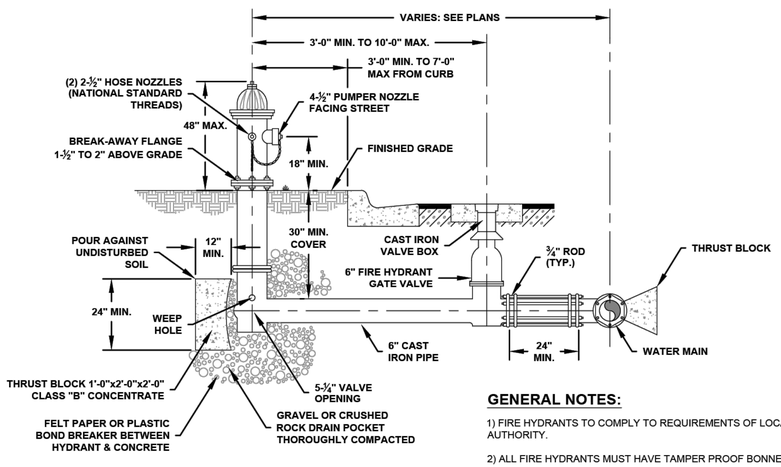


GENERAL NOTES:

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

THRUST BLOCK DETAIL

SCALE: N.T.S.



GENERAL NOTES:

1) FIRE HYDRANTS TO COMPLY TO REQUIREMENTS OF LOCAL GOVERNING AUTHORITY.

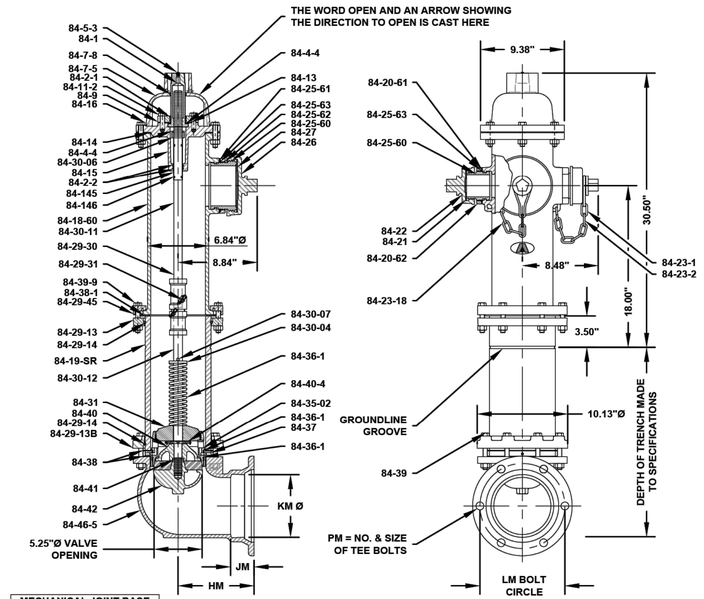
2) ALL FIRE HYDRANTS MUST HAVE TAMPER PROOF BONNETS INSTALLED.

3) THE OPERATING NUT MUST BE A 1.5" PENTAGON-OPERATING NUT.

4) NO THREADED RODS ARE ALLOWED BETWEEN THE HYDRANT AND HYDRANT ISOLATION VALVE.

FIRE HYDRANT CONNECTION DETAIL

SCALE: 1" = 2'



MECHANICAL JOINT BASE					
SIZE	HM	JM	KM	LM	E
4	8.50	2.50	4.91	7.50	4-¾
6	8.50	2.50	7.00	9.50	6-¾



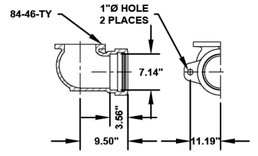
TOP VIEW OF SEAT & DRAIN LEVER ASSEMBLY



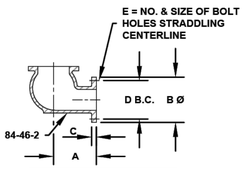
TOP VIEW OF CLEVIS PIN & CLIP PIN USED TO SECURE HYDRANT VALVE ASSEMBLY

GENERAL NOTES:

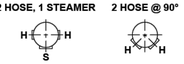
1) SIZE AND SHAPE OF OPERATING NUT AND NUT ON CAPS, THREADING ON NOZZLES AND CAPS AND THE DIRECTION OF OPENING MADE TO SPECIFICATIONS.
2) CAP CHAINS ARE NOT FURNISHED UNLESS SPECIFIED.
3) ALL GRAY IRON IS ASTM A126 CLASS B.
4) BOLTS AND NUTS ARE RUSTPROOFED STEEL ASTM A307 OR EQUIVALENT IN ACCORDANCE WITH AWWA C502.
5) WORKING PRESSURE: 250 P.S.I. AWWA 200 P.S.I. FACTORY MUTUAL & UNDERWRITERS LAB. TEST PRESSURE: 500 P.S.I.
6) HYDRANT CONFORMS TO AWWA STANDARD C502.
7) UPPER BARREL CAN BE ROTATED 360°.
8) FACTORY MUTUAL APPROVED AND UNDERWRITERS LABORATORIES LISTED IF MARKED.



6" TYTON WITH LUGS



FLANGED BASE						
SIZE	A	B	C	D	E	
4	8.00	9.00	0.94	7.50	8-¾	
6	8.50	11.00	1.00	9.50	8-⅞	



NOZZLE ARRANGEMENTS

PARTS LIST			
PART NO.	QTY.	PART NAME	MATERIAL & ASTM NO.
84-1	1	OPERATING NUT	BRONZE B763 ALLOY 865
84-2-1	2	COVER O-RING	BUNA N
84-2-2	2	HOUSING O-RING	BUNA N
84-4-4	1	THRUST WASHER	NYLATRON
84-5-3	1	PIPE PLUG	STEEL
84-7-5	1	TAMPER RESISTANT COVER	DUCTILE IRON
84-7-8	1	O-RING	BUNA N
84-9	1	HOUSING COVER	GRAY IRON
84-11-2	4	COVER CAP SCREWS	SEE NOTE 4
84-13	1	COVER GASKET	FIBER
84-14	1	HOUSING GASKET	COMPOSITION RUBBER
84-15	1	HOUSING	DUCTILE IRON
84-16	6	HOUSING BOLTS & NUTS	SEE NOTE 4
84-18-60	1	UPPER BARREL	DUCTILE IRON
84-19-SR	1	LOWER BARREL	DUCTILE IRON A536
84-20-60	2	HOSE NOZZLE	BRONZE B763 ALLOY 876
84-20-61	2	HOSE NOZZLE SEAL	BUNA N
84-20-62	2	HOSE NOZZLE RETAINER	DUCTILE IRON
84-20-63	2	HOSE NOZZLE RETAINER WASHER	TEFLON
84-21	2	HOSE CAPS	GRAY IRON
84-22	2	HOSE CAP GASKETS	RUBBER
84-23-1	2	HOSE CAP CHAINS WITH S HOOK	STEEL
84-23-2	3	S HOOK	STEEL
84-23-18	1	PUMPER CAP CHAIN WITH S-HOOK	STEEL
84-25-60	1	PUMPER NOZZLE	BRONZE B763 ALLOY 867
84-25-61	1	PUMPER NOZZLE SEAL	BUNA N
84-25-62	1	PUMPER NOZZLE RETAINER	DUCTILE IRON
84-25-63	1	PUMPER NOZ RETAINER WASHER	TEFLON
84-26	1	PUMPER CAP	GRAY IRON
84-27	1	PUMPER CAP GASKET	RUBBER
84-29-13	1	BARREL FLANGE	DUCTILE IRON A536
84-29-13B	1	BASE FLANGE	DUCTILE IRON A536
84-29-14	2	SNAP RINGS	STAINLESS STEEL
84-29-30	1	ROD COUPLING	GRAY IRON
84-29-31	2	COUPLING & CLIP PINS	STAINLESS STEEL
84-29-45	1	BREAKABLE FLANGE	GRAY IRON
84-30-03	1	HYDRANT SPRING	STAINLESS STEEL
84-30-04	1	SPRING PLATE	STAINLESS STEEL
84-30-06	1	TRAVEL STOP NUT	BRONZE B283 ALLOY 377
84-30-07	1	SPRING PLATE PIN	STAINLESS STEEL
84-30-11	1	UPPER ROD	STEEL
84-30-12	1	LOWER ROD	STEEL
84-31	1	DRAIN LEVER	BRONZE B584 ALLOY 922
84-35-02	1	HYDRANT SEAT	BRONZE B584 ALLOY 922
84-36-1	2	SEAT O-RINGS	BUNA N
84-37	1	DRAIN RING	BRONZE B763 ALLOY 876
84-38	2	DRAIN RING GASKETS	COMPOSITION RUBBER
84-38-1	1	BARREL GASKET	COMPOSITION RUBBER
84-39	8	BASE BOLTS & NUTS	STAINLESS STEEL 304
84-39-9	8	BARREL BOLTS & NUTS	SEE NOTE 4
84-40	1	VALVE TOP	GRAY IRON
84-40-4	1	VALVE TOP CLEVIS & CLIP PIN	STAINLESS STEEL
84-41	1	HYDRANT VALVE	RUBBER
84-42	1	VALVE BOTTOM	DUCTILE IRON
84-46-2	1	FLANGED BASE	DUCTILE IRON
84-46-5	1	MECHANICAL JOINT BASE	DUCTILE IRON
84-46-TY	1	TYTON BASE	DUCTILE IRON
84-145	1	ROD SLEEVE	BRONZE
84-146	2	SLEEVE O-RINGS	BUNA N

5-¼" B84B-5 AMERICAN DARLING HYDRANT WITH TAMPER PROOF COVER

SCALE: N.T.S.

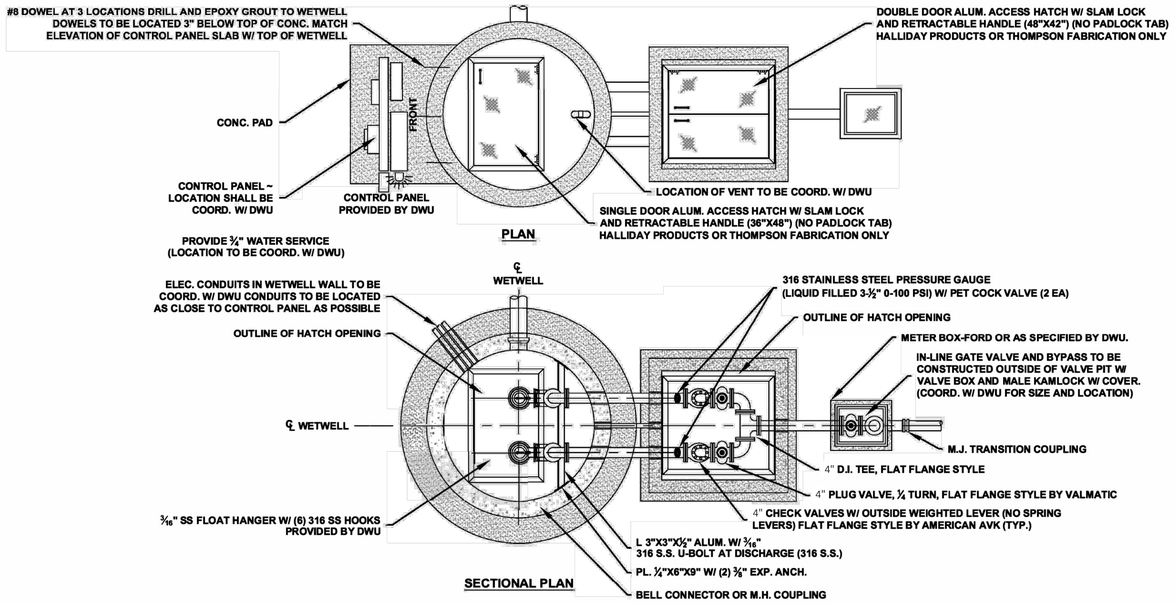
DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

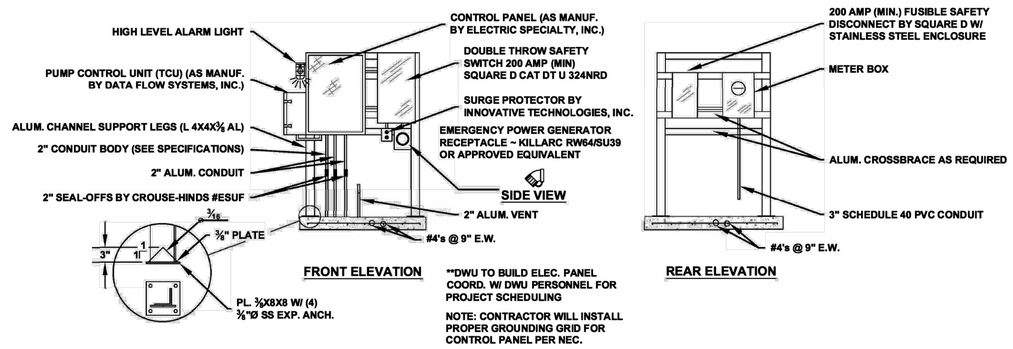
NOTES: SCALE AS SHOWN

DWU TYPICAL DETAILS

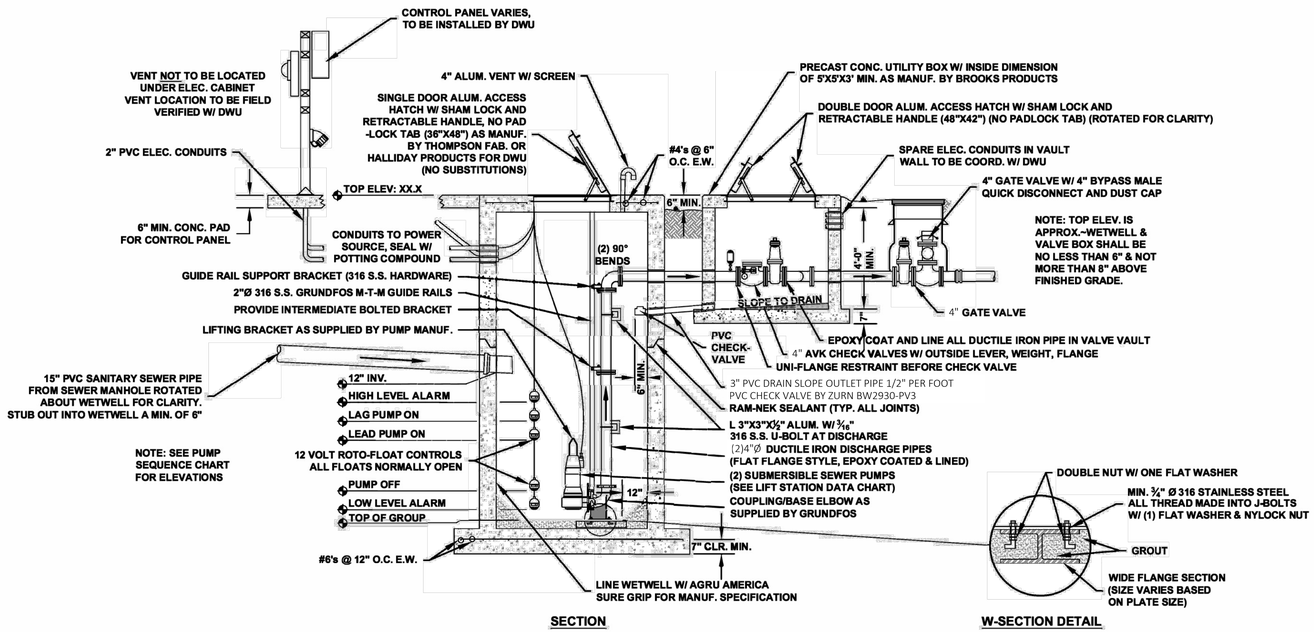
REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: 2014
REVISION DATE: 2014
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.6 OF 47





LIFT STATION CONTROL PANEL INSTALLATION DETAIL



GENERAL NOTES:

1) VALVE VAULT SHALL BE COATED W/ KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT. (TWO COATS, 9 MILS EACH.)
2) BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3) VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES W/ MIN. CLEARANCES AS SHOWN FOR 6"Ø PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES. SIZE OF HATCH ON VALVE VAULT IS FOR 4" PIPE AND SHALL INCREASE ACCORDINGLY W/ LARGER PIPE SIZES.
4) ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WETWELL OR VALVE VAULT SHALL BE MADE WATERTIGHT W/ NON-SHRINK GROUT. PIPING SHALL BE WRAPPED W/ THREE LAYERS OF ASPHALTIC FELT.
5) THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELEC. JUNCTION BOXES IN WETWELL.
6) WETWELL AND VALVE VAULT COVERS SHALL BE ALUM. W/ 3/16" 316 S.S. HARDWARE. SIZE AS REQUIRED BY MANUF. AND APPROVED BY DESTIN WATER USERS, INC. ORIENTATION OF HATCH OPENINGS MAY VARY.
7) FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8) SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS. ACCEPTABLE PUMP MANUFACTURERS ARE GRUNDFOS, WILO, KSB & HYDROMATIC.
9) ALL HARDWARE IN WETWELL AND VALVE BOX SHALL BE 316 STAINLESS STEEL.
10) ALL CONDUIT CONNECTING TO THE CONTROL PANEL SHALL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF FILLED W/ APPLETON DUC NON-HARDENING COMPOUND.
11) ALL ENCLOSURES SHALL BE NEMA 4X SS.
12) THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIFT STATION IN ACCORDANCE W/ THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE W/ THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USERS, INC.
13) ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY W/ APPROPRIATE CODES. THE COMPLETE INSTALLATION SHALL COMPLY W/ THE NATIONAL ELEC. CODE.
14) ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN.
15) EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED W/ A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED W/ THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELEC. OR OTHER POWER CHARACTERISTICS. SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL.
16) THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUF. PRIOR TO SHIPMENT.
17) THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USERS, INC., FOUR (4) COMPLETE, BOUND OPERATION AND MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE CLEAR AND CONCISE INSTRUCTIONS FOR THE OPERATION, ADJUSTMENT, LUBRICATION (INCLUDING LUBRICATION CHART) AND OTHER MAINTENANCE OF THE EQUIPMENT FURNISHED. THE MANUAL SHALL ALSO INCLUDE A COMPLETE PARTS LIST, W/ CATALOG NUMBERS AND OTHER DATA NECESSARY FOR ORDERING REPLACEMENT PARTS. ALL INSTRUCTIONS AND PARTS LIST SHALL BE PREPARED SPECIFICALLY FOR THE MODEL TYPE OF EQUIPMENT FURNISHED.
18) THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUF. (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN).
19) THE CONTRACTOR SHALL KEEP A COMPLETE LIST OF AS-BUILT DRAWINGS SHOWING ALL ITEMS OF CONSTRUCTION AND EQUIPMENT WHICH DIFFER IN SIZE, SHAPE OR LOCATION FROM THOSE SHOWN ON THE PLANS. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE LIFT STATION INSTALLATION.

LIFT STATION DATA

DESIGNATION	**	GRUNDFOS
WETWELL DIAMETER	**	6'
PUMP MODEL	**	SLV.30.A40.30.EX.4.61R.C
VOLTAGE	**	
H.P.	**	3
R.P.M.	**	1750
DELIVERY, GPM	**	118
TDH, FEET	**	34
IMPELLER	**	
FORCE MAIN DIAMETER	**	4"
MIN. SOLID SIZE	**	3-1/8"
EFFICIENCY	**	

PUMP CONTROL SEQUENCE

ELEVATION SETTING	RISING WATER LEVEL	FALLING WATER LEVEL
(+)**	HIGH LEVEL ALARM	5.50
(+)**	5.00	STOP ALARM AND RESET OVERRIDE
(+)**	LAG PUMP ON	4.00
(+)**		
(+)**	LEAD PUMP ON	3.50
(+)**	0.50	PUMPS OFF AND RESET ALTERNATOR
(+)**	-0.50	LOW LEVEL ALARM
(+)**	BOTTOM OF WETWELL	-1.00

ALL FLOAT SETTINGS ARE APPROXIMATE. CONTRACTOR TO FIELD ADJUST FLOATS AS INSTRUCTED BY DWU DURING LIFT STATION TESTING.

LEGEND:

*	PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
✥	ELEVATION
DWU	DESTIN WATER USERS, INC.
O.C. E.W.	ON CENTER, EACH WAY
316 S.S.	316 STAINLESS STEEL
D.I.	DUCTILE IRON

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32541
(850) 837-6146

NOTES:
DRAWING DETAILS AND SECTIONS ARE NOT TO SCALE.

LIFT STATION DETAILS

REV #	DATE	BY	REASON
1			
2			
3			
4			

DATE: March 3, 2018
REVISION DATE: -
DRAWN BY: ER
REVIEWED BY: MA/SS
SHEET: 7.7 OF 47

SECTION 1
CLEARING AND GRUBBING

1-1 Description
The work specified in this Section consists of clearing and grubbing within the project limits. Included in the work under this Section is the removal and disposal of existing pavement, as well as all protruding objects such as trees, stumps, roots, etc., necessary to prepare the area for the proposed construction; and removal and disposal of all product and debris which are not required to be salvaged or not required to complete the construction. Clearing and Grubbing shall conform to the requirements of Section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition except as may herein be modified.

1-2 Work Included
Clearing and grubbing shall consist of the complete removal and disposal of all timber, brush, stumps, roots, rubbish, and debris and all other construction resting on or protruding through the surface of the existing ground and the surface of excavated areas, and all other structures and obstructions necessary to be removed and for which the removal thereof is not specified to be done under other items of the contract. Unless otherwise shown in the plans, clearing and grubbing shall be done in the following areas:

1. All areas where excavation is to be done including borrow pits, lateral ditches, right-of-way ditches, etc.
2. All areas where embankments will be constructed.
3. All areas where structures will be constructed.
4. Any other areas specifically called for on the plans to be cleared and grubbed.

1-3 Depths of Removal of Roots, Stumps, and Other Debris
In all areas where excavation is to be done and where the excavated material is to be used in the construction of embankments, or roadway base; also in all areas where roadway embankment will be constructed; roots, and other debris shall be removed to a depth of at least one foot below ground surface. The surface shall then be plowed to a depth of at least six inches and all roots thereby exposed shall be removed to a depth of at least one foot. All stumps within the construction limits shall be removed and disposed of by the Contractor.

Within all other areas where clearing and grubbing is to be done, roots and other debris projecting through or appearing on the surface of the original ground shall be removed to a depth of one foot below the surface; no plowing and harrowing will be required in these areas.

1-4 Disposal of Materials
Timber, stumps, brush, roots, and other objectionable material resulting from the clearing and grubbing shall be disposed of by the Contractor in locations and by methods approved by the local governing authority.

END OF SECTION

SECTION 2
EXCAVATION AND EMBANKMENT

2-1 Description
The work specified in this Section consists of the excavation and embankment required for the pavement and ditches; the excavation and backfilling of pipe and utility trenches, and includes the preparation of subgrades; the construction of embankments, and other utilization or satisfactory disposal of the materials excavated; and the compaction and dressing of excavated areas and embankments. All Excavation and Embankment shall conform to the requirements of Section 120 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition. except as may herein be modified.

2-2 Excavation 2-2.1 Classification of Excavation
All excavation is classified as regular excavation. Regular excavation shall consist of the excavation and the utilization or satisfactory disposal of all materials necessary for the construction of the roadway and side ditches, and the installation of pipe and utility trenches.

2-2.2 Excavation for Pipework
All excavation shall be made along straight lines by open cut unless otherwise authorized by the Engineer or otherwise shown on the plans. Holes for pipe bells shall be hand-excavated to insure that the pipe rests upon the bottom of the trench for its entire length. If the bottom of the excavation is found to consist of rock, or any material that cannot be excavated to give a uniform bearing pressure, the material shall be removed to a depth at least six inches below established bottom grade and backfilled to grade with thoroughly compacted sand at the Contractor's expense. Any excavation carried below the depths indicated, without specific direction from the Engineer, shall be backfilled in the same manner. Trench width measured at one foot above the top of pipe for all pipe other than that approved for assembly prior to installation in the trench shall be:
1. The outside diameter of the pipe plus 16 inches for pipe up to and including 30 inches inside diameter.
2. The outside diameter of the pipe plus 24 inches for pipe greater than 30 inches inside diameter.
3. Where sheeting or shoring is used, the allowable width shall be measured between the inside face of the sheeting or shoring.

For all pressure line piping approved for complete assembly prior to installation in the trench, the minimum trench width shall be the outside diameter of the coupling or joint plus two inches.

Excavated material to be used for backfill shall be neatly deposited at the sides of the trenches where space is available. Where stockpiling of the excavated material is required, the Contractor shall obtain the sites to be used and maintain operations so as to provide for natural drainage and not present an unsightly appearance. Rock, shell, or other base materials for roads shall be carefully selected and kept separate. Grade and line stakes shall be protected. No excavated material shall be placed on private property other than the Owner's.

2-2.3 Dewatering for Pipework
Dewatering, if required, shall be continued during construction to keep the ground water below the level of the back-fill at all times until the backfill is completed. Water settling may be approved or required, and shall consist of continuing the well points in service and applying water as directed to the excavation during backfill.

2-2.4 Shoring
When necessary to protect workmen, banks, adjacent paving, structures and utilities, excavations shall be shored and braced by members of suitable size and arrangement. Shoring, bracing and sheeting shall be removed as excavations are backfilled in a manner to prevent injurious caving. Where directed by the Engineer, the sheeting shall be left in place in the backfill with proper bracing to provide lateral support.

2-3 Disposal of Unsuitable Materials
If not otherwise designated in the plans, unsuitable materials shall be disposed of by the Contractor in areas provided by him, to the satisfaction of the Engineer and the local governing authority.

2-4 Disposal of Excess Useable Materials
Excess useable materials shall be disposed of by the Contractor in areas provided by the Owner and to the satisfaction of the Owner. The determination whether material is classified as useable or unsuitable shall depend upon the judgement of the Engineer.

2-5 Materials for Embankment
All suitable material resulting from the excavation shall be used as much as practical during construction. Embankment shall not be constructed of material containing muck, stumps, roots, brush, vegetable matter, rubbish or other material that will not meet the compaction requirements. All material designated as undesirable shall be removed as provided above.

Material placed over the areas of the project which are to be grassed, seeded and mulched, or sodded shall be suitable for plant growth and free from appreciable quantities of hard clods, stiff clay, hardpan, gravel, brush, roots, refuse, or other deleterious materials and shall be of reasonably uniform quality.

2-6 Embankment Construction
Embankment shall be constructed true to lines, grades, and cross sections shown in the plans or as ordered by the Engineer within the tolerances specified herein.

2-7 Backfilling of Pipework

2-7.1 General
All fill and backfill shall be free from organic matter such as roots, stumps, trees, refuse, or other objectionable material. Except as specified otherwise, fill and backfill shall be placed in layers not more than 6 inches thick and each layer shall be compacted thoroughly and evenly. The moisture content of the fill material shall be such that proper compaction will be obtained. Backfill shall be not placed against concrete within seven days after it has been poured and only when directed by the Engineer.

2-7.2 Backfilling Trenches
The initial backfill shall be carefully deposited on both sides of the pipe at the same time and thoroughly compacted around the barrel of the pipe until enough backfill has been placed to provide a cover of one foot above the bell of the pipe. The remainder of the trench shall be backfilled in well compacted one-foot layers. Except for trenches excavated in roads and streets, the backfill shall be placed and compacted to the density specified in Article 2-8.4, with approved mechanical tampers in six inch layers to the top of the trench. Water settling may be used where approved and shall be used where directed by the Engineer. The top material shall be used last and the surface of the trench restored to its original elevation. Under no condition is construction debris to be included with the backfill. Excavated material consisting of muck, mud, clay or other unsuitable material may not be utilized in the backfill.

Where sheeting is withdrawn, all cavities remaining in or adjoining the trench shall be solidly filled and thoroughly compacted. Where sheeting is to remain in place, all cavities behind it shall be backfilled in the same manner as specified for trench backfill. No sheeting that has been driven below the pipe invert may be removed. Before backfilling is completed all sheeting to remain shall be cut off at a line three feet below finish grade.

2-8 Compaction Requirements

2-8.1 Compaction of Embankments
Each layer of the material used in the formation of the embankments shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. Each layer shall be uniformly compacted, using equipment which will achieve the required density, and as compactive operations progress, each layer shall be shaped and manipulated as necessary to assure uniform density throughout the embankment.

2-8.2 Compaction of Subgrade
The subgrade in both cuts and fills shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180. It shall be the Contractor's responsibility to maintain the required density until the base or pavement, as applicable, is placed on the subgrade. A copy of the density test results shall be provided to the Engineer for approval prior to beginning base operations.

2-8.2.1 Compaction Test Requirements for Parking Areas
Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than one density test per horizontal layer per 500 square yards of subgrade or three (3) tests minimum to verify density.

2-8.2.2 Compaction Test Requirements for Roadways
Compaction tests shall be provided by the Contractor, at his expense, at intervals of no more than two hundred feet, staggered to the left, right, and on centerline to verify density.

2-8.3 Compaction of Grassed Areas
For the upper six-inch layer of areas to be grassed, no specific density will be required under this Section and compaction shall be only to the extent directed.

2-8.4 Compaction for Pipes, Culverts, Etc.
The backfill for trenches shall be compacted to a density of at least 95 percent of the maximum density as determined by AASHTO T 180 and in accordance with other sections of these specifications. Embankment over and around pipes and culverts shall be thoroughly compacted in a manner which will not place undue stress on the structures.

2-9 Final Dressing
As a final grading operation, the surface of the earth work shall be shaped to conform to the lines, grades, and cross sections shown in the plans, or as directed, within the tolerances specified below.

A tolerance of 0.3 foot above or below plan cross section will be allowed on the final earth work surface with the following exceptions:
(1) The surface of shoulders and berms shall be shaped to within 0.1 foot of the plan cross section.
(2) Earth work shall be shaped to match adjacent pavement, curb, sidewalk, structures, etc.
(3) Ditch bottoms shall be shaped so that no water will be impounded.

When dressing area adjacent to pavement, care shall be exercised to avoid possible damage to such pavements.

2-10 Inspection
The Contractor shall be responsible for notifying the local governing authority to arrange for inspections of the embankment and subgrade. The local governing authority shall be notified twenty-four (24) hours before the construction is ready for inspection.

END OF SECTION

SECTION 3
PAVEMENT BASE COURSE

3-1 Description
The work specified in this Section consists of the construction of a pavement base course. The base course shall be constructed on a prepared subgrade and in a single course. The base course shall be constructed in accordance with these specifications and in conformity with the material, lines, grades, notes and typical cross sections shown in the plans.

3-2 Sand-Clay Base Course
Sand-Clay material for use in the construction of Sand-Clay Base shall be a mixture of sand and clay, and shall be free of trash, foreign matter and other deleterious material. It shall not contain lumps or aggregate of such nature or in sufficient quantity to prevent the obtaining of a smooth surface, free from pits and pockets. It shall not contain particles of aggregate which will not pass a one-inch sieve. Sand-Clay Base Course shall conform to the requirements of Sections 240 and 912 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-2.1 Composition and Gradation
The material passing the 10-mesh sieve shall meet the following requirements for composition, gradation, etc.:

	Percent (of material passing the 10-Mesh Sieve)
Clay material (smaller than 0.005 mm)	8 to 21
Silt (material from, 0.005 to 0.05 mm)	0 to 25
Combined Clay and silt	8 to 25

3-2.2 Bearing Value and Plasticity

3-2.2.1 Bearing Value
The material shall have a Limerock Bearing Ratio Value of at least 75.

3-2.2.2 Plasticity
The material shall meet the following requirements for plasticity (based on tests made on the portion passing the No. 40 sieve):

Liquid Limit - Not greater than 25.
Plasticity Index - Not greater than 6.

3-2.3 Source of Material
The area where sand-clay base material is obtained shall be approved by the Engineer.

3-2.4 Equipment for Placing Sand-Clay Base

3-2.4.1 Graders
Blade graders shall be of the rubber-tired self-propelled type, of sufficient size and weight to accomplish the desired results.

3-2.4.2 Rollers
Pneumatic-tired rollers shall have a double row of wheels equipped with rubber tires so spaced that the tires on the front and rear rows together will cover the entire area over which the rollers travel.

3-2.5 Placing and Mixing Sand-Clay Base Materials
For one-course construction, the placing and mixing of the base course materials shall be done as provided hereinafter for either Case 1 or Case 2.

3-2.5.1 Case 1:
This covers the use of base course material consisting of natural sand-clay with which the mixture of additional sand or clay is not necessary. The material may be dumped directly on the subgrade but shall be uniformly distributed by approved methods. The loose thickness shall be as designated by the Engineer and shall be checked continuously by the Contractor to insure that the finished base will have the thickness and shape required by the typical section. The base course shall be thoroughly mixed for its full width and depth as shown in the plans. After the mixing is completed, the material shall be shaped to the required grade and cross section.

3-2.5.2 Case 2:
This covers the use of base course material consisting of a mixture of two materials, both of which are to be hauled in. The materials shall be spread in successive layers on the road and mixed in place. The Engineer will determine the order in which the two materials shall be spread, as well as the depth of layers of each material. The dumping and spreading of the material, the mixing of the two materials and the shaping of the base shall be done as specified for Case 1.

3-2.6 Compaction
The material shall have approximately the optimum moisture content and the proper loose consistency before being compacted. Wetting or drying will be required when the material does not have the property moisture content to insure the required density. If the material is deficient in moisture, water shall be added and uniformly mixed-in by disking the base course to its full depth. If the material contains an excess of moisture, it shall be caused to dry before being compacted. Wetting or drying operations shall involve manipulation of the entire width and depth of the base as a unit. As soon as proper conditions of moisture are attained, the material shall be compacted to a density not less than 98 percent of the maximum density as determined by AASHTO T 180. In-place compaction tests to verify densities will be taken which represent an area no greater than 500 square yards in size. A miminum of three (3) tests shall be taken. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

3-3 Limerock and Crushed Aggregate Base Course
Limerock Base Course shall conform to the requirements of Section 200 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

Crushed Aggregate Base Course shall conform to the requirements of Section 204 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

3-3.1 Gradation Requirements

3-3.1.1 Gradation Requirements for Limerock Base Course
Gradation requirements specified herein shall apply to the completed base course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified for #56 stone.

3-3.1.2 Gradation Requirements for Crushed Aggregate Base Course
Gradation requirements specified herein shall apply to the completed drive course. The aggregates shall have a maximum size of 1-inch and be graded continuously well within the limits specified in Table 1. Sieves shall conform to ASTM E11.

GRADATION OF AGGREGATES
Percentage by Weight Passing Square Mesh Sieve

Sieve Designation	%
1-inch	100
1/2-inch	40-70
No. 4	20-50
No. 40	5-25
No. 200	0-10

3-3.2 Liquid Limit and Plasticity Index

3-3.2.1 Liquid Limit and Plasticity Index for Limerock Base Course
The liquid limit should not exceed 25 and the material shall be non-plastic.

3-3.2.2 Liquid Limit and Plasticity Index for Crushed Aggregate Base Course
Liquid limit and plasticity index requirements stated herein shall apply to any aggregate component that is blended to meet the required gradation and also to the aggregate in the completed driveway. The portion of the aggregate passing No. 40 sieve shall be either non plastic or have a liquid limit not greater than 25 and a plasticity index not greater than 5.

3-3.3 Limerock Bearing Ratio
Limerock material used in construction of loose rock base shall have an average LBR ratio of not less than 100.

3-3.4 Stockpiling Materials
Aggregate shall be stockpiled on the cleared and leveled areas designated by the Engineer. The material shall be placed in such a manner so as to prevent segregation and allow drainage of water.

3-3.5 Mixing of Materials
The coarse and fine aggregates shall be mixed in a stationary plant, or in a traveling plant or bucket loader on an approved paved working area, and delivered as one mixture containing the fine and coarse aggregate. The supplier shall make such adjustments in mixing procedures or in equipment as may be directed to minimize segregation or degradation, and to ensure a satisfactory base course meeting all requirements of this specification.

3-3.6 Equipment
The material shall be spread by mechanical rock spreaders, equipped with a device which strikes off the rock uniformly to the laying thickness and capable of producing an even distribution of the rock.

3-3.7 Spreading, Shaping, and Compacting

3-3.7.1 General
The material shall be spread uniformly with equipment as specified above. All segregated areas of fine or coarse material shall be removed and replaced with properly graded rock. After the spreading is completed, the entire surface shall be scarified and then shaped so as to produce the required grade and cross section after compaction.

3-3.7.2 Moisture Content
When the material does not have the proper moisture content to insure the required density, wetting or drying will be required. When water is added, it shall be uniformly mixed-in by disking to the full depth of the course which is to be compacted. Wetting or drying operations shall involve manipulation, as a unit, of the entire width and depth of the course which is to be compacted.

3-3.7.3 Density Requirements
The material shall be compacted to a density of not less than 98 percent of maximum density as determined AASHTO T 180 as soon as proper conditions of moisture are obtained.

3-3.7.4 Density Tests
In-place compaction tests shall be provided by the Contractor, at his expense, to verify densities. Such compaction tests shall represent an area no greater than 500 square yards in size, or a minimum of three (3) tests over the site. A copy of the density tests shall be provided to the Engineer for approval prior to beginning paving operations.

During final compacting operations, if blading of any areas is necessary to obtain the true grade and cross section, the compacting operations for such areas shall be completed prior to making the density tests on the finished base.

3-4 Testing Surface
The finished surface of the base course shall be checked with a 15-foot straightedge. All irregularities greater than 1/4 inch shall be corrected by scarifying and removing or adding base material as required, after which the entire area shall be recompacted as specified herein before.

3-5 Thickness Requirements
The thickness of the base shall be measured at various points representing an area no greater than 500 square yards, or at a minimum of three (3) points over the site, through holes not less than three inches in diameter. Where the compacted base is deficient by more than 1/2 inch from the required thickness, the Contractor shall correct such areas by scarifying, adding material, and recompacting. The base shall be scarified and material added for a distance of 100 feet in each direction from the edge of the the deficient area. The affected area shall then be brought to the required state of compaction and to the required thickness and cross section. A copy of the base thickness testings results shall be provided to the Engineer for approval prior to beginning paving operations.

3-6 Maintenance
The Contractor shall be responsible for assuring that the true crown and grade are maintained, with no rutting or other distortion, and that the base meets all other requirements of these specifications at the time of paving.

END OF SECTION

SECTION 4
ASPHALTIC CONCRETE PAVEMENT

4-1 Description
The work specified in this Section consists of constructing an asphaltic concrete wearing surface to a uniform grade and cross-section. The work shall be in accordance with these specifications and in conformity with the lines, grades, notes, and typical sections shown in the plans.

4-2 Materials 4-2.1 Asphaltic Concrete Wearing Surface
The asphaltic concrete wearing surface type shall be as specified in the asphaltic concrete pavement section as shown in plan details.

Type S-I Asphaltic Concrete shall conform to the requirements of Section 331, Type II Asphaltic Concrete shall conform to the requirements of Section 332, and Type S-III Asphaltic Concrete shall conform to the requirements of Section 331 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as herein modified:

The job mix formula shall produce a minimum Marshall Stability of 1500 pounds.

4-2.2 Prime Coat
The prime coat shall be cut-back Asphalt Grade RC-70 or RC-250 conforming to the requirements of Section 300 and Article 916-2 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition.

4-3 General Construction Requirements
The general construction requirements are as specified in Section 330 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

4-3.1 Asphaltic Concrete Wearing Surface
The asphaltic concrete wearing surface shall be placed to a compacted depth as specified in the asphaltic concrete pavement section as shown in plan details and shall have a minimum compacted density of 108 lbs/IN/SY. Prior to laying the mixture, the surface of the base course shall be cleaned of all loose and deleterious material and, if required, a prime coat as herein specified shall be applied.

4-4 Testing
The thickness of pavement and pavement density shall be determined by the length of cores, at two inches in diameter, taken at random points in the paved area. Each core shall represent a section no larger than 500 square yards in size. A minimum of three (3) tests shall be taken. Asphaltic Concrete Wearing Surface deficient in thickness and/or density shall be corrected to the satisfaction of the Engineer. A copy of the asphalt thickness testing results shall be provided to the Engineer.

END OF SECTION

SECTION 5
CONCRETE PAVEMENT, SIDEWALK, AND CURB

5-1 Description
The work specified in this Section consists of the construction of concrete pavement, sidewalks, and curbs in accordance with these specifications, and in conformity with the lines, grades, dimensions, and notes shown in the plans. Concrete pavement, sidewalks, and curbs shall conform to the requirements of Sections 345 and 350 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified.

5-2 Materials 5-2.1 Concrete
The material shall be obtained from an approved plant having an approved design mix. All concrete shall have a minimum strength in 28 days as specified shown in plan details.

5-2.2 Reinforcement
The concrete for concrete pavement areas shall be treated with synthetic reinforcing fibers as manufactured by Fibermesh Company, and in accordance with ASTM standard specification for fiber-reinforced concrete and Shotcrete, C 1116. The dosage rate shall be one and one-half (1-1/2) pounds of fibers per cubic yards of concrete.

5-3 Forms
Forms for this work shall be made of either wood or metal and shall have a depth equal to the plan dimensions for the depth of concrete being deposited against them. They shall be straight, free from warp or bends, and of sufficient strength, when staked, to resist the pressure of the concrete without deviation from line and grade. Forms shall be cleaned each time they are used and shall be oiled or saturated with water prior to placing the concrete.

5-4 Foundation
Excavation shall be made to the required depth and the foundation material upon which the concrete is to be set shall be compacted as specified below, true to grade and cross section, and shall be moist at the time that the concrete is placed.

The foundation over which concrete is placed shall be crushed aggregate base compacted to 98% of the maximum density as determined by AASHTO T 180 or compacted subgrade as specified in Article 2-8 of these specifications in accordance with the plan details.

5-5 Joints

5-5.1 Expansion Joints
Expansion joints shall be 1/2 inch, formed with a pre-formed joint filler. Expansion joints shall be provided at all points-of-tangency for curbs and shall be located at maximum intervals of 50 feet between other expansion joints or at ends of run. In addition, expansion joints shall be provided at the interface between concrete curbs and concrete pavement or other concrete objects.

5-5.2 Contraction Joints

5-5.2.1 Concrete Pavement
Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at maximum intervals of fifteen feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After the concrete has been finished over the joint, the slot shall be edged with a tool having a 1/4 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 1/8 inch wide and not less than 2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.2 Concrete Sidewalk
Types: Contraction joints may be of the open type or may be sawed. Contraction joints shall be spaced at intervals of five feet.

Open-Type Joints: Open-type contraction joints shall be formed by staking a metal bulkhead in place and depositing the concrete on both sides. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After finishing the sidewalk over the joint, the slot shall be edged with a tool having a 1/2 inch radius.

Sawed Joints: If the Contractor elects to saw the contraction joints, a slot approximately 3/16 inch wide and not less than 1-1/2 inches deep shall be cut with a concrete saw after the concrete has set, and within the following periods of time:

Joints at not more than 30-foot intervals: 12 hours after finishing

Remaining joints: Within 96 hours after finishing.

5-5.2.3 Concrete Curb
Except for machine placed items, at the option of the Contractor, joints may be formed by the use of dummy joints (either formed or sawed) or by the use of sheet metal templates. If sheet metal templates are used they shall be of the dimensions, and shall be set to the lines, shown in the plans. The templates shall be held firmly during the placing of the concrete and shall be left in place until the concrete has set sufficiently to hold its shape but shall be removed while the forms are still in place.

For machine placed items, unless an alternate method is approved by the Engineer, contraction joints shall be sawed. The joints shall be sawed as soon as the concrete has hardened to the degree that excessive raveling will not occur and before uncontrolled shrinkage cracking begins.

Contraction joints shall be spaced at intervals of fifteen feet except where a lesser interval is required for closure, but no section shall be less than four feet in length.

Where curb is adjacent to concrete pavement, the curb joints shall be made to align with the pavement joints.

5-6 Placing
The concrete shall be placed in the forms and tamped and spaded to prevent honeycomb and until the top of the structure can be floated smooth and the edges rounded to the required radius.

5-7 Finishing

5-7.1 Concrete Pavement and Sidewalk

5-7.1.1 Screeding: The concrete shall be struck-off by means of a wood or metal screed, used perpendicular to the forms, in order to obtain the required grade and remove surplus water and laitance.

5-7.1.2 Surface Requirements: Unless otherwise indicated on the plans, the concrete shall be given a broom finish. The surface variations shall not be more than 1/4 inch under a ten foot transverse section. The edge of the pavement shall be carefully finished with an edging tool having a radius of 1/2 inch.

5-7.2 Curbs

5-7.2.1 Repair of Minor Defects
The forms shall be removed within 24 hours after the concrete has been placed, and minor defects then filled with mortar composed of one part portland cement and two parts fine aggregate. Plastering will not be permitted on the face of the curb, and any rejected curb shall be removed and replaced without additional compensation.

5-7.2.2 Final Finish
All exposed surfaces shall be given a finish while the concrete is still green. In general, only a brush finish will be required. For any surface areas, however, which are too rough or where other surface defects make additional finishing necessary, the Engineer may require that the curb be rubbed to a smooth surface with a soft brick or wood block, with water used liberally. Also, if further necessary to provide a suitable surface, the Engineer may require additional rubbing, using a thin grout or mortar.

5-8 Curing
The concrete used for curbs shall be cured for 72 hours by a method approved by the Engineer.

END OF SECTION

SECTION 6
STORM DRAINAGE SYSTEM

6-1 Description
The work specified in this Section consists of the construction of inlets and the furnishing and installation of drainage pipe. All work shall be constructed in conformity with these specifications and the sizes and dimensions shown in the plans.

6-2 Materials

6-2.1 Concrete Inlets
All inlet construction covered under this Section shall be of concrete that will have a minimum compressive strength of 3,000 psi in 28 days.

6-2.1.1 Reinforcement
Reinforcing steel shall comply with ASTM A 1015, Grade 40. Reinforcement placement shall conform to ACI 315 and with the plans. Welded Wire Fabric shall comply with ASTM A 1105.

6-2.1.2 Gratings
Gratings and frames fabricated from structural steel shall be galvanized in accordance with the requirements of ASTM A 123 or shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. These requirements do not apply when A-588 steel is used.

6-2.2 Polyvinyl Chloride Inlets
Polyvinyl Chloride Inlets shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the specified configuration. The inlets shall be manufactured by Nyloplast or equal approved by the Engineer. The pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection. The joint tightness shall conform to ASTM D3212. The pipe stock used to manufacture the body and pipe stubs of the inlets shall conform to the mechanical property requirements for fabricated fittings as described by ASTM D3034 and ASTM F1336. Gratings, frames, and hoods for all PVC inlet structures shall be ductile iron conforming to ASTM A536 grade 70-50-05 and shall be painted with two coats of prime, followed by one coat of material meeting the requirements of Federal Specification TT-E-489, Class A Black. All paint may be applied in the shop by dipping, provided that each coat is thoroughly dry before the succeeding coat is applied. The grates, frames, and hoods shall be made specifically for each inlet so as to provide a round bottom flange that closely matches the diameter of the inlet body. The grates, frames, and hoods shall be capable of supporting H-25 wheel loading for heavy-duty traffic. The hood section shall have a solid back and be adustable by use of three (3) locking hex head bolts.

6-2.3 Pipe

6-2.3.1 Reinforced Concrete Pipe
Reinforced Concrete Pipe shall be round reinforced concrete complying with ASTM C 76, Class III, with round rubber gasket complying with ASTM C 361.

6-2.3.2 Polyvinyl Chloride (PVC) Pipe
Polyvinyl Chloride Pipe shall comply with the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition, except as may herein be modified. Non-perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM D 3034, SDR 35, or ASTM F 949. Perforated Polyvinyl Chloride Pipe shall conform to the requirements of ASTM F 758 or ASTM F 949.

6-2.3.3 Corrugated Polyethylene Pipe
Corrugated Polyethylene pipe shall conform to the requirements of Section 948 of the "Florida Department of Transportation Specifications for Road and Bridge Construction", latest edition and AASHTO M 294, except as may herein be modified. Corrugated polyethylene pipe shall be N-12 as manufactured by Advance Drainage Systems (ADS) or approved equal. Where so designated on the plans, corrugated polyethylene pipe shall be provided with perforations and a sock filter.

6-3 Forms
Forms shall be of wood or metal, so designed and constructed that they may be removed without injury to the concrete. They shall be built true to line and grade and braced in a substantial and unyielding manner, and shall be approved by the Engineer before being filled with concrete.

6-4 Precast Inlets
The Contractor may substitute precast inlets in lieu of cast-in-place units unless otherwise shown on the plans. When precast units are substituted the construction of such units may be in accordance with ASTM C 478. The design and fabrication of precast units shall be in accordance with the drawings.

6-5 Construction Methods for Inlets

6-5.1 Excavation
Excavation shall conform with the requirements specified in Section 2 of these specifications.

6-5.2 Placing and Curing Concrete
The concrete shall be placed in the forms to the depth shown in the plans and thoroughly vibrated. After the concrete has hardened sufficiently it shall be covered with suitable material and kept moist for a period of three days.

6-5.3 Setting Manhole Castings
After the concrete has been cured as specified above, the frame of the casting shall be set in a full mortar bed composed of one part portland cement to two parts of fine aggregate.

6-5.4 Placing Pipe
Inlet and outlet pipes shall be of the same size and kind as the connecting pipe shown in the plans. They shall extend through the walls for a distance beyond the outside surface sufficient for the intended connections, and the concrete shall be constructed around them neatly so as to prevent leakage along their outer surface. The inlet and outlet pipes shall be flush with the inside of the wall.

6-5.5 Backfilling
Backfilling shall conform with the requirements specified in Section 2 of these specifications.

6-6 Laying Pipe

6-6.1 General
All pipe shall be carefully laid, true to the lines and grades given. Any pipe that is not in true alignment or which shows any settlement after laying shall be taken up and re-laid without additional compensation.

6-6.2 Concrete Pipe
Concrete pipe shall be laid with hubs upgrade and tongue fully entered into the hub. When pipe with quadrant reinforcement, or circular pipe with elliptical reinforcement is used, the pipe shall be installed in a position such that the manufacturer's marks designating "top" and "bottom" of the pipe shall not be more than five degrees from the vertical plane through the longitudinal axis of the pipe.

6-6.3 Corrugated Polyethylene Pipe
Corrugated polyethylene pipe shall be installed in accordance with the manufac- turer's installation instructions.

6.4 Trench Excavation
The excavation of the trench for pipe culverts and storm sewers shall be as specified in Section 2 of these specifications.

6-6.5 Foundation
Where the foundation material is of inadequate supporting value a suitable foundation shall be provided, as directed by the Engineer, by the removal of unsuitable material and replacing with suitable material. Pipe shall not be laid on blocks or timbers, or on other unyielding material, except where the use of such devices is called for in the plans.

6-6.6 Sealing Joints
For all concrete pipe other than side drain pipe, the pipe joints shall be sealed by the use of round rubber gaskets. The gasket and the surface of the pipe joint, including the gasket recess, shall be clean and free from grit, dirt and other foreign matter, at the time the joints are made. In order to facilitate closure of the joint, application of an approved vegetable soap lubricant immediately prior to closing of the joint will be permitted.

6-6.7 Backfilling
The backfilling around the pipe shall be as specified in Section 2 of these specifications.

6-7 End Treatment
The end treatment required at each cross drain, side drain, or storm sewer pipe end shall be as shown in the plans.

END OF SECTION

SECTION 7
PAVEMENT STRIPES AND MARKINGS

7-1 Description
The work specified in this Section consists of the painting of parking stripes and markings. All work shall be completed in conformity with the plans and specifications, and where so referenced, to the "Florida Department of Transportation Standard Specifi- cations for Road and Bridge Construction", latest edition, and to the Florida Department of Transportation Roadway and Traffic Design Standard Index Drawings.

7-2 Materials

Licensed Engineer: Ross S. Binkley
ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

REVISIONS: 1 2 3 4 5 6 7

BE BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 5/1/26
SCALE: N/A
SHEET
8.1
TOTAL SHEETS 34

7-2.1 Paint
Paint for parking stripes shall conform to Section 971 of the referenced Florida Department of Transportation Standard Specifications, Code T-1 (white). Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.

7-3 Application and Installation

7-3.1 Paint
The surface which is to be painted shall be cleaned, by compressed air or other effective means, immediately before the start of painting, and shall be clean and dry when the paint is applied. Any vegetation or loose material shall be removed from the pavement before striping is begun.

The paint shall be thoroughly mixed before it is poured into the painting machine. The painting machine shall be of a type and design which will readily obtain uniformity with regard to paint stripe thickness and alignment. The contractor shall set tack points and stringlines as required to establish proper spacing and alignment.

7-3.2 Parking Stripes and Markings
All materials and work including thickness and width shall comply with the requirements of Section 710 of the referenced Florida Department of Transportation Standard Specifications. The minimum rate of application shall be one gallon per 320 linear feet for 4 inches solid stripes.

The contractor shall be responsible for protecting new parking stripes and markings from vehicular traffic. Any defective stripes or markings or portion of the stripes or markings damaged by passing traffic or from any other cause shall be corrected at the contractor's expense.

END OF SECTION

SECTION 8
GRASSING

8-1 Description
The work specified in the Section consists of the establishing of a stand of grass, within the limits shown on the plans by sodding or seeding, mulching, fertilizing, watering, grading and maintaining the grassed areas until the completion of the project and final acceptance.

The Contractor shall install permanent vegetated ground cover over all open areas within the limits of construction and adjacent road rights-of-way where existing vegetation has been disturbed by construction operations. All stormwater retention and detention basins and swales shall be solid sodded unless otherwise noted on plans. All slopes which are 3 horizontal to 1 vertical or greater shall be solid sodded unless otherwise noted on plans.

8-2 Materials

8-2.1 Seed
Unless otherwise directed, permanent type grass seed shall be a mixture of 20 parts Bermuda seed and 80 parts Pensacola Bahia seed. Quick-growing type grass seed shall be a species which will provide an early ground cover during the particular season when planting is done and will not later compete with permanent grass. The separate types of seed used shall be thoroughly dry-mixed immediately before sowing. Seed which has become wet shall not be used.

The Bermuda seed shall be an equal mixture of hulled and unhulled seed. The Pensacola Bahia seed shall be scarified seed, having a minimum active germination of 40 percent and a total germination of 85 percent. All seed shall meet the requirements of the State Department of Agriculture and Consumer Services and all applicable State Laws.

8-2.2 Sod
Unless otherwise directed by the Owner, sod shall be of centipede grass. It shall be taken up in commercial-size rectangles, except where 12 inch strip sod is called for. It shall be well matted with roots, dense, uniform, weed-free, be certified to be free of disease and insects, nematodes, and have good sod strength. It shall be planted as soon as possible after being dug and shall be shaded and kept moist from the time it is dug until it is planted. When stacked, it shall not be allowed to heat up above 100 degrees F.

8-2.3 Fertilizer
The fertilizer for seeding and sodding shall be 12-8-8 commercial fertilizer complying with the State fertilizer laws.

8-2.4 Dolomitic Limestone
Dolomitic Limestone shall be an approved product, designated for agricultural use.

8-2.5 Mulch
The mulch material used for seeding shall be dry straw or hay, consisting of oat, rye, or wheat straw, or of pangola, peanut, coastal Bermuda or Bahia grass hay.

8-2.6 Water
Water used in the grassing and planting operations may be obtained from any approved spring, pond, lake, stream, or municipal water system. The water shall be free of salt, of excess and harmful chemicals, acids, alkalies, or any substances harmful to plant growth or obnoxious to traffic.

8-3 Grassing Limits
The Contractor shall take all precautions necessary to limit the area disturbed by construction. Existing grassed areas disturbed by construction outside the limits shown on the plans, shall be re-grassed by seeding to match existing conditions, at the Contractor's expense.

8-4 Application of Fertilizer and Lime
In areas to be seeded or sodded, fertilizer and/or lime shall be applied at a rate of 500 pounds per acre. Fertilizer and/or lime shall be spread uniformly and mixed to a depth of approximately four (4) inches.

8-5 Seeding
The ground over which the seed is to be sown shall be prepared by disk-harrowing and thoroughly pulverizing the soil to a suitable depth. The prepared soil shall be loose and reasonably smooth. It shall be reasonably free of large clods, roots, and other material which will interfere with the work or subsequent mowing and maintenance operations. While the soil is loose and moist, the seed shall be scattered uniformly over the gassing area. Unless shown otherwise in the plans, the rate of spread for the permanent type seed mixture shall be 100 pounds per acre.

When so directed by the plans or the Engineer, seed of an approved quick-growing species of grass, such as rye, shall be spread in conjunction with the permanent seed mixture at the rate of 30 pounds per acre.

8-6 Mulching
Approximately two inches, loose thickness, of the mulch material shall be applied uniformly over the seeded area and the mulch material cut into the soil to produce a loosed mulched thickness of three or four inches.

8-7 Rolling
Immediately after the completion of the seeding, the entire area grassed and mulched shall be rolled with approved equipment. At least two trips over the entire area will be required.

8-8 Sodding
Whenever a suitable area has been graded and is ready for sodding, the Contractor shall proceed at once with sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. Sodding shall not be performed when weather and soil conditions are, in the Engineer's opinion, unsuitable for proper results. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appro- priate tools.

Where sodding is used in drainage ditches, the setting of the pieces shall be staggered, such as to avoid a continuous seam along the line of flow. Along the edges of such staggered areas, the offsets of individual strips shall be tamped so as to produce a featheredge effect.

On areas where the sod may slide, due to the height and slope, the Engineer may direct that the sod be pegged, with pegs driven through the side blocks into firm earth, at suitable intervals. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.

8-9 Watering
The seeded areas shall be watered so as to provide optimum growth conditions for the establishment of the grass. The seeded areas shall be kept in a moist condition for the duration of the contract period (and in no case less than two weeks). The moistened condition shall extend at least to the full depth of the rooting zone. Water shall not be applied, however, when there is danger of a freezing condition.

8-10 Maintenance
The Contractor shall maintain seeded areas in a satisfactory condition until final acceptance is made. Such maintenance shall include watering, and filling, leveling and repairing any washed or eroded areas.

END OF SECTION

SECTION 9
POTABLE WATER SYSTEM

9-1 Description

The work specified in this section consists of the construction of a potable water system, which includes the potable water distribution mains, valving, fire hydrants, and service piping. The potable water system shall be constructed in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

9-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-555 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code pertaining to the installation of potable water systems. Additionally, the contractor shall comply with the requirements of the local fire marshall and Utility Company regulations pertaining to fire hydrants, including hose unit threading and similar matching of connections. The contractor shall obtain required permits and inspections and shall coordinate tapping of existing water mains with the Utility Company.

9-3 Materials

9-3.1 Detector wire

No. 14 copper tracer wire shall be required for all non-metallic water mains. Tracer wire shall be well connected to fire hydrants and shall be protected during backfilling operations to prevent breakage.

9-3.2 Piping and Pipe Fittings

9-3.2.1 Water Mains

Water main piping shall be polyvinyl chloride (PVC) pipe. Water main piping 9-1/2" through 3" in size shall conform to ASTM D 2241, SDR 26 (PVC material 124512-b) with push-on joints conforming to ASTM D 3139 and elastomeric gaskets conforming to ASTM F 477. Water main piping 4" through 12" in size shall conform to AWWA C 900-89, DR 18, and shall be furnished in cast-iron pipe equivalent outside diameters with rubber gasketed joints as AWWA C 900 listed. All water main piping shall be Stamped "NSF-PW". All water main fittings shall be constructed of either ductile iron or cast iron conforming to AWWA C 110 or ANSI A 21.10, respectively.

9-3.2.2 Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert.

9-3.3 Valves

9-3.3.1 Gate Valves

Gate valves shall be of cast iron body, fully bronze mounted, double-disc, and having parallel seats, with wide flanged, mechanical joint, or spigot ends depending on installation. Gate valves shall have a minimum working pressure of 175 psi, and shall comply with AWWA C 500. Gate valves shall open by counterclockwise rotation of the valve stem and shall be fitted with hub-type hand operators. Gate valves shall be sized and located as indicated on the plans.

9-3.3.2 Water Service Clamps and Stops

9-3.3.2.1 Double Clamp Tapping Saddle

Double clamp tapping saddle shall be manufactured by Ford Metering, Co.

9-3.3.2.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.2.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

9-3.3.3 Valve Boxes

An adjustable cast-iron valve box of suitable size shall be provided at each gate valve. The head shall be round and the lid shall have the word "WATER" cast on it. The least dimension of the shaft of the box shall be 5-1/4". A 2'-0" diameter by 6" concrete collar shall be poured around the shaft at the valve box surface. The valve boxes shall be Clow F-2452, or approved equal.

9-3.4 Fire Hydrants

Fire hydrants shall be dry-barrel type conforming to AWWA C 502. Hydrants shall have 6" outlet, one 5-1/4" pumper connection, and two 10-1/2" hose connections. The size and shape of operating nuts and threads on hose and pumper connections shall be as required by the utility company. The hydrants shall be America Darling, (Model B84B-S) with tamper proof bonnet.

9-3.5 Anchorages

The contractor shall provide anchorages for tees, wyes, crosses, plugs, caps, bends, valves, and hydrants as required. After installation, apply full coat of bituminous material to surface of any ferrous anchorages. Anchorage types are as follows:

(1) clamps, straps, and washers: steel, ASTM A 506.
(2) rods: steel, ASTM A 575.
(3) rod couplings: malleable-iron, ASTM A 197.
(4) bolts: steel, ASTM A 307.
(5) thrust blocks: concrete, 2500 psi, sized as indicated.

9-3.6 Water Meters

Water meters for billing are to be procured from Destin Water Users, Inc.

9-4 Installation

9-4.1 Pipe Laying and Jointing

Pipe, fittings, valves and accessories shall be carefully inspected before and after installation and those found defective shall be rejected and replaced. Before placing in position, contractor to clean pipe, fittings, valves and accessories and maintain in clean condition. Cut pipe accurately to measurements established at the site and work into place without springing or forcing. Support pipe at its proper elevation and grade, taking care to secure firm and uniform support. Lay pipe so that the full length of each section of pipe and each fitting will rest solidly on the pipe bedding; excavate recesses to accommodate bells, joints, and couplings. Provide anchors and supports where necessary for fastening work into place. Concrete reaction, thrust blocks or restrained joints shall be applied for all tees, plugs, caps and bends deflecting 210-1/2 degrees or more. Keep trenches free of water until joints have been properly made. At the end of each day's work, close open ends of pipe temporarily with wood blocks or bulkheads. Do not lay pipe when conditions of trench or weather are unsuitable. In addition to the above, PVC pipe and fittings installation shall conform to the requirements of UNI B-3.

Water mains shall be laid at least 10' horizontally from any existing or proposed sewer. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by D.E.P., DWU, and the Engineer, the water main may be installed closer to the sewer, provided that the water main is laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at such an elevation that the bottom of the water main is at least 18" above the top of the sewer.

Between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between joints. Alternatively, the sewer main be placed in a sleeve or encased in concrete to obtain the equivalent of the required 10' separation.

Excavation and backfilling of water main trenches shall conform to Section 2 of these specifications. Provide a minimum of 36" of cover over water mains.

9-4.2 Gate Valves

Install gate valves in accordance with the requirements of AWWA C 600 for valve-and-fitting installation. Valve boxes shall be placed concentrically over the valve operating nut.

9-4.3 Fire Hydrants

Install fire hydrants in accordance with the requirements of AWWA C 600 and AWWA M 17, "Installation, Operation, and Maintenance of Fire Hydrants".

9-4.4 Connection to Existing Water System

Coordinate and make connections to the existing water system in a manner approved by the Utility Company, and with a minimum interruption of service on the existing system.

9-5 Field Testing

9-5.1 General

Conduct piping tests before joints are covered, and after thrust blocks have sufficiently hardened. Fill pipeline with water 24 hours prior to testing, and apply test pressure to stabilized system.

9-5.2 Hydrostatic Tests

9-5.2.1 Pressure During Test

After the pipe has been laid and backfilled as specified, each valved section of newly laid pipe shall, unless otherwise specified, be subjected to a hydrostatic pressure equal to 150 psi. The contractor shall record the testing by the use of a pressure recording gauge, and after all testing is complete, the recording shall be turned over to the engineer for his files.

9-5.2.2 Duration of Pressure Test

The duration of each pressure test shall be at least 2 hours.

9-5.2.3 Procedure

Each section of pipe shall be slowly filled with water and the specified test pressure, measured at the lowest point of the elevation, shall be applied by means of a pump connected to the pipe in a satisfactory manner. The pump, pipe connection, gauges meter, and all necessary apparatus shall be furnished by the contractor. The test shall be applied to each valved section in order to check the leakage through all valves.

9-5.2.4 Expelling Air Before Test

Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation and afterwards tightly plugged.

9-5.2.5 Definition of Leakage

Leakage is defined as the quantity of water to be supplied into the newly laid pipe, or any valved section of it, necessary to maintain the specified leakage test pressure after the pipe has been filled with water and the air expelled.

9-5.2.6 Permissible Leakage

Suitable means shall be provided by the contractor for determining the quantity of water lost by leakage under normal operating pressure. No pipe installation will be accepted until or unless this leakage (evaluated at 150 psi) is less than the figure stated below:

	gal's/1000'/24 hrs.	Gal's/1000'/1 hr.
2"	3.8 gal.	0.16 gal.
3"	5.7 gal.	0.24 gal.
4"	7.6 gal.	0.32 gal.
6"	11.4 gal.	0.47 gal.
8"	15.2 gal.	0.63 gal.
10"	18.9 gal.	0.79 gal.
12"	22.7 gal.	0.95 gal.

9-5.2.7 Variation from Permissible Leakage

Should any test of combined sections of pipe laid disclose leakage greater than the specified limit, the contractor shall, at his expense, locate and repair the defective joints until the leakage is within the specified allowance.

9-5.2.8 Water for Testing

Water for testing shall be provided by the contractor at his expense.

9-5.2.9 Time for Making Test

Pipe may be subjected to hydrostatic pressure, inspected, and tested for leakage at any convenient time after partial completion of backfill. The contractor may test the system with joints exposed or with backfilling complete at his option. The Engineer and the Utility Company shall be notified at least 24 hours before scheduling testing with a Utility Company representative present.

9-5.3 Operating Tests

Open and close all valves and hydrants under system water pressure. Check dry barrel hydrants for proper drainage.

9-6 Disinfection

Flush and disinfect the new potable water system in accordance with AWWA C 601 to the satisfaction of the Engineer and the Utility Company. In the process of chlorinating water, all valves or other appurtenances shall be operated while the pipe line is filled with the chlorinating agent.

9-7 final flushing and testing

Following disinfection, all treated water shall be thoroughly flushed from the newly laid pipe system at its extremities until the replacement water throughout its length shall upon test, both chemically and bacteriologically, be approved by the Florida Department of Environmental Protection. The contractor shall be responsible for arranging and paying for the test samples.

9-8 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-555, the Engineer of Record will be responsible for observation of the construction of the potable water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction and cleaning and disinfecting described above before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the potable water system.

9-9 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the potable water system. The as-built plans shall show the location of water services, water valves, and fire hydrants. Engineering approval of the potable water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 10
RECLAIMED WATER DISTRIBUTION SYSTEM (A.K.A. REUSE WATER)

10-1 Description

The work specified in this section consists of the construction of reclaimed water services and other appurtenances, in conformity with the plans and in accordance with these specifications, or the general utility specifications of Destin Water Users, Inc. (Utility Company), whichever is more stringent.

10-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 and 610-610 of the Florida Department of Environmental Protection rules, the applicable portions of the National Standard Plumbing Code and Ten State Standards pertaining to the installation of reclaimed water systems, and the Utility Accommodation Manual of the Florida Department of Transportation, latest edition. The contractor shall obtain required permits and inspections from the Utility Company.

10-3 Materials

10-3.1 Detector Wire

No. 12 copper tracer wire shall be required for all non-metallic services and shall be protected during backfilling operations to prevent breakage.

10-3.2 Gate Valves - See Section 9

10-3.3 Piping and Pipe Fittings - See Section 9

10-3.3.1 Reclaimed Water Mains - See Section 9

10-3.3.2 Reclaimed Water Service Piping

Water service piping shall be polyethylene (PE) tubing conforming to ASTM D 1248, Class 160, with brass or bronze barbed fittings with 2 strap-type stainless steel clamps over pipe at each insert. All reclaimed water infrastructure (mains, services, etc.) shall be color coded using pantone purple 522C using light stable colorants.

10-3.3.3 Reclaimed Water Service Clamps and Stops

10-3.3.3.1 Service Clamps

Service clamps shall be Clow-Vega model F-6350 as manufactured by Clow, Wichita Falls, Texas, or Dresser style 194 as manufactured by Dresser Manufacturing Co., Bradford, PA, or approved equal.

10-3.3.3.2 Corporation Stops

Corporation stops shall be Ford Model No. F-1000, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.3.3 Curb Stops

Curb stops shall be as manufactured by Ford, or approved equal. Inlets shall have compression connections and outlets shall have iron pipe threads.

10-3.3.4 Valve Boxes - See Section 9

10-3.4 Anchorages - See Section 9

10-5 Installation - See Section 9

10-6 Field Testing - See Section 9

10-7 As-built Certification

In accordance with the rules of Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the reclaimed water system to assure compliance with plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into service. The contractor shall notify the engineer a minimum of 24 hours before beginning construction on the reclaimed water system.

10-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with one (1) set of marked-up construction plans depicting as-built conditions of the reclaimed water system. The as-built plans shall show the location of water services, bends and valves. Engineering approval of the reclaimed water system will not be made until accurate and legible as-built plans are received.

END OF SECTION

SECTION 11
SANITARY SEWAGE SYSTEM

11-1 Description

The work specified in this section consists of the construction of a gravity sanitary sewer collection system, including sanitary sewer collection lines, service lines, sanitary sewer manholes, and other appurtenances, in conformity with the plans and in accordance with these specifications, or the specifications and requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

11-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida Department of Environmental Protection rules and the applicable portions of the National Standard Plumbing Code and Ten State Standards, pertaining to the installation of gravity sanitary sewer collection systems. The contractor shall obtain required permits from DEP and inspections required by the Utility Company.

11-3 Materials

11-3.1 Gravity Sewer Collection Lines and Fittings

Gravity sewer collection line piping and fittings (6" through 12") shall be polyvinyl chloride (PVC) conforming to ASTM D 3034, Type PSM, SDR 35. Jointing shall be accomplished by means of elastomeric gasket joints conforming to ASTM D 3212. Gasket material shall be suitable for use with domestic sewage and shall conform to ASTM F 477.

11-3.2 Sewer Service Lines

Sewer service line piping and fittings (4" and smaller) shall be polyvinyl chloride (PVC) conforming to ASTM D 2466. Extend sewer service lines to right-of-way line and bend up at a 45° angle. Extend 18" above ground and cap.

11-3.3 Manholes

Sanitary sewer manholes shall be constructed of precast reinforced concrete, sized as indicated, and complying with ASTM C 478. Manhole tops shall be eccentric cone type and manhole bases shall be base riser sections with integral floors. No steps shall be provided in any sanitary sewer manholes of any depth.

Sanitary sewer manhole frames and covers shall be of heavy-duty cast iron construction, sized as indicated. The manhole cover shall be of indented top design with lettering cast into the top reading "SEWER". Manhole frames and covers shall be Vulcan Foundry No. VM-37, Neenah Foundry No. R-1600, or approved equal. Manhole frames and covers are to be coated with coal-tar epoxy.

11-3.4 Cleanouts

Sanitary sewer cleanouts shall be constructed of PVC pipe extended to the ground surface with PVC plugs.

11-4 Installation

11-4.1 Gravity Collection and Service Lines

Each section of pipe shall be carefully inspected before and after it is installed and defective pipe shall be rejected and removed. Sewer lines shall be laid beginning at the low point of the system, true to the grade and alignment indicated, with unbroken continuity of invert. Clear interior of piping of dirt and other superfluous material as work progresses. Open ends of pipe at the end of each day's work shall be closed temporarily with wood blocks or bulkheads. In addition to the above, PVC gravity sewer lines shall be installed in accordance with UNI-B-5.

Sewers shall be laid at least 10' horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, and when approved by DEP, DWU, and the Engineer, the sewer may be installed closer to the water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation so that the bottom of the water main is at least 18" above the top of the sewer.

Sewers crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pipe joints and water main joints are equidistant from the point of crossing with no less than 10' between joints. Alternatively, the sewer main may be placed in a sleeve or encased in concrete to obtain the equivalent of the required 11' separation.

Excavation of pipe trenches shall conform to Section 2 of these specifications.

11-4.2 Sewer Manholes

Sanitary sewer manholes shall be installed in accordance with ASTM C 891. Where manholes occur in pavements, set top of frames and covers flush with the finished surface. Elsewhere, set tops 3" above finished surface, unless otherwise indicated. Grout inverts of manholes to provide continuity of grade and direction change through manhole. The exterior of the manhole shall be given two coats of Koppers 300M, or equal, before backfilling operation.

Sewer manholes shall be coated with a self-priming heavy duty cold applied coal tar material similar and equal to Koppers "bitumastic super service black". Provide a minimum of two (2) coats at a rate of 50 to 60 square feet per gallon per coat.

11-5 Backfilling

Backfill pipe trenches and around structures in accordance with Section 2 of these specifications.

11-6 Inspection and Testing

Inspect piping to determine whether line displacement or other damage has occurred. Make inspections after lines between manholes, or manhole locations, have been installed and approximately 2' of backfill is in place, and again at the completion of the project. If inspection indicates poor alignment, debris, displacement, or other defects, correct such defects and reinspect.

Leakage tests may include appropriate water or low pressure air testing. The leakage outward or inward (exfiltration or infiltration) shall not exceed 50 gallons per inch of pipe diameter per mile per day for any section of the system. An exfiltration or infiltration test as appropriate shall be performed with a minimum positive head of 2'. The water test, if used, shall be run continuously for a period of not less than 3 hours, with weir reading taken at 20 minute intervals. The air test, if used, shall, as a minimum, conform to the test procedure described in ASTM F 1417-92 (1998) "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines using Low-pressure Air". All test times shall be calculated using Ramseier's equation $t = 0.085\ (dk/q)$ where

t = shortest time, in seconds allowed for the air pressure to drop 1.0 psig
k = 0.000419 dl, but not less than 1.0
q = 0.0015 cubic feet/minute/ square feet of internal surface
d = nominal pipe diameter in inches
l = length of pipe being tested in feet

For more efficient testing of long test sections and /or sections of larger diameter pipes a timed pressure drop of 0.5 psig may be used in lieu of the 1.0 psig drop. If 0.5 psig pressure drop is used, appropriate required test times shall be exactly half as long as those obtained using Ramseier's equation for t cited above.

The testing methods provided should take into consideration the range in groundwater elevations projected and the situation during the test.

The test shall be made by the contractor with the Utility Company representative being present to verify the test accuracy. The Engineer and the Utility Company shall be notified 24 hours in advance. Where infiltration occurs in excess of the specified amount, the defective pipe or joints shall be located and repaired at the expense of the contractor. If the defective portions cannot be so located, the contractor, at his own expense, shall remove and reconstruct as much of the original work as necessary to obtain a sewer system within the allowable infiltration limits.

The sewer or sewers shall be pumped out and normal infiltration conditions prevail before testing shall be started.

All sewer mains and services shall be pressure tested as specified in this section or as required by the Florida Department of Environmental Protection and the Utility Company.

All sanitary sewer mains and manholes must be video taped and provided to the Utility Company before accepted for service.

11-7 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer collection system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sewer collection system.

11-8 As-built Drawings

The contractor shall furnish the Engineer at the close of the project, with three (3) sets of marked-up construction plans depicting as-built conditions of the sanitary sewer system. The as-built plans shall show the location of sanitary sewer services and the location and elevation of sanitary sewer manholes. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

SECTION 12
SANITARY SEWER PUMPING SYSTEM

12-1 Description

The work specified in this section consists of the construction of a sanitary sewer pumping system, including lift station, control panels, pressure conduit and valves, and other appurtenances in conformity with the plans and in accordance with these specifications, or the requirements of the Destin Water Users, Inc. (Utility Company), whichever is more stringent.

12-2 Codes and Standards

The contractor shall comply with the requirements of Chapter 610-604 of the Florida DEP rules and the applicable portions of the National Standards Plumbing Code and Ten State Standards, pertaining to the installation of sanitary sewer systems. All electrical work shall be performed in the National Electric Code. The contractor shall obtain required permits and inspections from the Utility Company.

12-3 Submittals

The contractor shall submit manufacturer's product data and installation instruction for conduit and fittings, valves, and accessories. In addition, shop drawings and/or catalog performance (including installation drawings, wiring diagrams, operation and maintenance instruction) for pump station, and certified pump performance curves shall be submitted. The contractor shall not ship nor install equipment prior to receipt of shop drawings stamped "for job use" or "approved for construction" from the Engineer.

12-4 Products/materials

12-4.1 Pumps

Pump motors shall be sized as required to be non-overloading at any point on the pump performance curve. The pumps shall be Wilo, KSB or Grumdfos sewer pumps. The pumps shall be equipped with submersible motors, suitable for operation in domestic sewage, but with the capacity to run "dry" without damage. The pumps shall be designed for removal from above using a 2"ø guide rail system. Pumps must be able to pass minimum sphere of 3.0". Refer to lift station details for pump model and specifications.

12-4.2 Electrical Section

This section applies to lift station discharging 300 gallons per minute or less. All others shall be submitted to Destin Water Users for approval.

12-4.3 Control Panel

Provided by the Utility Company.

12-4.4 Power Supply and Main Disconnect

Power supply to the control panel shall be either 240 volt, 3 phase, 4 wire or 480 volt, 3 phase, 4 wire. Minimum service shall be 240 volt 200 amp. A 3" rigid schedule 40 conduit for incoming power from transformer to meter shall be provided. Single phase will not be accepted.

Fusible safety disconnect of rated incoming amperage shall be manufactured by Square D (Model #H324NRB). All disconnects shall be installed between meter and double throw safety switch.

12-4.5 Conduit

All conduit shall be 2" rigid schedule 40 (except as stated in 4.4). A seal off is required for all conduits between the wet well and control panel. The seal off shall be filled with Appleton duc seal non-hardening compound. These shall be mounted 12" off the concrete pad. Each conduit shall enter the control panel directly under the corresponding control point.

12-5 Wetwell Section

This section applies to lift stations discharging 300 gallons per minutes or less. All lift stations will be a duplex pump style. All others must be submitted for approval.

12-5.1 Wet Well

Minimum inside diameter of 4' and shall not have less than 7' of depth from bottom of the lowest invert to top of grout. The wet well floor shall be filled with grout up to bottom of the base ells. All inside seams shall be filled with non-shrink grout. Wet well shall be coated with HDPE liner or Spectrashield.

LICENSED PROFESSIONAL ENGINEER
Ross S. Binkley, P.E.
No. 56762
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:
REVISIONS:
BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 5/1/26
SCALE: N/A
SHEET
8.2
TOTAL SHEETS 34

12-5.2 Piping

All piping shall be 4" or greater ductile iron. All connections will be made by means of flat flange type. Discharge pipes shall be one continuous piece from the base ell to the 90 degree elbow that exits wet well. For discharge pipes that have a length greater than 15', a solid sleeve coupling shall be used. The coupling will be mounted so it will not be submersed except under a flooded condition.

12-5.3 Base Ells

Base ells shall be high pressure coupling style as manufactured by approved pump manufacturer. It shall be a high pressure coupling style that utilizes a single stainless steel 2"Ø rail system. The rail shall be continuous from base ell to 6" above 90 degree elbow. The rails shall be mounted to the 90 degree elbows by an intermediate guide rail support flange mount.

12-5.4 Grout

The floor shall be poured with grout up to the bottom of base ells, at a 1 to 1 slope on the sides for chamfer (Rolloc) but is not to interfere with pump operation.

12-5.5 Float Hanger

Provided by DWU.

12-5.6 Air Vent

A 4" aluminum air vent is required. It is to be stub on opposite side as the conduit from wet well under the control panel a minimum of 18" above elevation of wet well.

12-5.7 Cross Brace

A cross brace made of 3"x3"x1/2" aluminum angle shall be used to brace the discharge pipes to the wet well. It will be mounted behind the pipes to the wet well wall with a base plate measuring 6"x9"x3/8". The base plate shall be aluminum flat stock and shall be secured to wall with two 3/8" anchor bolts stainless steel. The brace shall be connected to the discharge pipes with a 4"x3/16" stainless steel u-bolt. The brace shall be mounted 18" below the 90 degree elbows of the discharge pipes.

12-5.8 Access Cover

The access cover shall be manufactured by Hallidy or Thomson Fab. For DWU 36x48 aluminum with slamlock & anchors. Access cover shall open toward the drywell.

12-6 Drywell Section

This section applies to lift stations discharging 300 gallons per minute or less. All others will be submitted for approval.

12-6.1 Drywell

A precast concrete utility box with outside dimension of 6'x5'x4' is required. A minimum clearance of 6" from inside wall or floor and any assembly is required. A 48"x42" double door access hatch with recessed handle and slam lock, no padlock tab. As manufactured by Hallidy or Thompson Fab for Destin Water Users will be used.

12-6.2 Access Cover

The access cover shall be manufactured by Hallidy or Thompson Fab for DWU 48x42 aluminum with slamlock and anchors. Access cover shall be on center with discharge pipes and shall slamlock to wet well side.

12-6.3 Pipe

All piping shall be 4" or greater ductile iron. All connections shall be of flat flange type. Pipe from wet well to check valve will be continuous and will terminate no closer than 6" from inside wall.

12-6.4 Check Valve

Check valves shall be outside spring and lever 4" flat flange style as manufactured by AVK. Two are required.

12-6.5 Plug Valve

Plug valves shall be 1/4 turn flat flange style as manufactured by Val Matic.

12-6.6 Gate Valves

Gate valves shall be of resilient seat design, with wide flange, mechanical joint, or spigot ends, depending on installation. Gate valves shall have a minimum working pressure of 160 psi, shall open by counterclockwise rotation of the valve stem, and shall be fitted with wheel-type hand operator, as applicable. Gate valves shall comply with AWWA C 509.

12-6.7 Bypass

The bypass shall be a 4" male quick disconnect with dust plug. It shall be mounted to a 4" cast iron flat flange female adapter with a 4" galvanized close nipple 6" in length.

12-6.8 Forcemain

Ductile iron pipe shall be used to exit the drywell to a point 18" past outside wall. A mechanical joint transition coupling shall be used to connect to the PVC forcemain.

12-6.9 Pressure Gauge

One liquid filled, stainless steel, 0 to 100 psi pressure gauge with 11-1/2" face shall be used on each discharge pipe with a petcock valve.

12-6.10 Drain

The drain from drywell to wet well shall be a 3" PVC pipe, on a 1/2" fall per foot slope, extended a minimum of 8" into wet well. A gravity flow PVC check valve with removable top shall be used. Check valve shall be manufactured by Plastic Oddities (Model #PBF 380).

12-6.11 Miscellaneous Hardware

The contractor shall supply all miscellaneous hardware. All miscellaneous hardware shall be of Type 304 alloy, stainless steel construction.

12-7 Water Service

A 3/4" water service shall be supplied as shown. Location to be coordinated with Destin Water Users.

12-8 Access

Access shall be provided for operation and maintenance on a 24-hour basis. If a driveway is used, it must be constructed at a minimum of 12' wide and be able to support a heavy-duty vehicle with trailer mounted 100 KV generator. Location of drive to be coordinated with DWU.

12-9 Easement

A recorded easement shall be required for all lift stations and forcemains that are not on rights-of-way. All costs of recording easement shall be the responsibility of the owner.

12-10 Electrical Service

Owner shall initiate account, prior to any pump down test or acceptance by DWU. Owner shall incur any cost prior to acceptance by DWU.

12-11 Piping and Pipe Fittings

12-11.1 Cast Iron Pipe

All cast-iron shall be centrifugally cast conforming to ANSI A 21.6, and meeting all the quality and metallurgical provisions of ANSI standard specification A 21.10 "Thickness Design of Cast-iron Pipe". Lining and coating shall be of bituminous material as specified in article 12-4.8.3.

12-11.1.1 Flanged Joints

ANSI standard specifications B16.1, cast-iron pipe flanges and flanged fittings, 125 pounds, screwed on flanges, faced and drilled to ANSI Class 125 pound template with red sheet rubber gaskets.

12-11.1.2 Fittings

Fittings shall meet ANSI standard specification A21.10, cast-iron fittings, 10-inch through 48-inch for water and other liquids. Minimum pressure rating shall be equal to that of the pipe specified.

12-11.2 Coating for Wastewater Lines

All cast iron pipe and fittings to be installed underground shall be coated on the interior and exterior with hot-dip coal-tar. The exterior of all above ground pipe shall receive a coat of rust inhibitor prime compatible with the finish paint schedule. All bolts, nuts, studs and other uncoated parts of joints for underground installation shall be coated with asphalt or coal-tar prior to backfilling.

12-11.3 Detector Tape

All non-metallic sewer force main lines shall be marked with detector tape and 14 gauge tracer wire to enable location with a ferrous metal detector. The detector tape shall be placed approximately 12" above the pipe and throughout the entire pipe length. Care shall be taken to avoid damage to the detector tape during the backfilling operation.

12-12 Installation

12-12.1 Lift station and Appurtenances

12-12.1.1 General

The lift station and appurtenances shall be installed in accordance with the manufacturer's instructions or the requirements of Destin Water User's, whichever is more stringent.

12-12.1.2 Operation of System

Operation of the station shall be as follows: water level rises to lead pump on level; the lead pump starts and lowers the level to pump(s) off level; the pump stops and automatically alternates to position the second (lag) pump as lead pump for the next cycle. If the lead pump starts and the water level continues to rise to the lag pump on level, the lag pump will then start and both pumps will operate together until the water level is lowered to the pump's off level. If the lead pump fails for any reason, an override control shall begin operating the lag pump.

12-12.1.3 Start-up, Initial Operation

The contractor shall start up and provide initial testing before operation of the completed pumping station. The initial operation shall include filling (using potable water, if necessary) of the wet well as necessary, to cycle and test the pumps and controls, including simulated pump failure, and high water alarm, pump alternation, and other features of the specified equipment. Testing of the station shall be coordinated with the Engineer and the Utility Company.

12-12.2 Pressure Piping

12-12.2.1 General

Pressure piping shall be installed in accordance with the manufacturer's printed instructions. The trench shall be graded so that when the pipe rests on the trench bottom it will have a uniform bearing for its entire length. The pipe shall be carefully examined for defects and the inside cleaned. After placing the pipe in the trench, the ends shall be wiped free from all dirt, sand and foreign material. The joints shall be made in accordance with the recommendations of the pipe manufacturer.

Suitable concrete reaction or thrust blocks shall be applied on all tees, plugs, caps, and bends deflecting 22-1/2 degrees or more, or movement shall be prevented by attaching metal rods or straps approved by the Engineer. Unless otherwise directed, the pipe shall be laid with bell ends facing in the direction of laying. Whenever it is necessary to deflect the pipe from a straight line (either in the vertical or horizontal plane) to avoid obstruction, to plumb stems, or where long radius curves are permitted, the degree of deflection shall be as recommended by the manufacturer of the pipe.

Pressure piping crossing under water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe. Where this minimum separation cannot be maintained, the crossing shall be arranged so that the sewer pressure piping joints and water main joints are equidistant from the point of crossing with no less than 10' between any two joints. Alternatively, the sewer pressure piping may be placed in a sleeve or enclosed in concrete to obtain the equivalent of the 12' separation.

Excavation and backfilling of sewer pressure piping shall conform to Section 2 of these specifications. Provide a minimum of 30" of cover over sewer pressure piping.

12-13 Testing

Testing of the pressure conduit shall conform to Section 9-5 under potable water system of these specifications.

12-14 As-built Certification

In accordance with the rules of the Florida Department of Environmental Protection, Chapter 610-604, the Engineer of Record will be responsible for observation of the construction of the sanitary sewer pumping system to assure compliance with the plans and specifications, and said Engineer will report to DEP upon completion of the construction before the system can be placed into operation. The contractor shall notify the Engineer a minimum of 24 hours before beginning construction on the sanitary sewer pumping system.

12-15 As-built Drawings

The contractor shall furnish the Engineer at the close of the project with one (1) set of marked-up construction plans depicting as-built conditions of the sanitary sewer pumping system. The as-built plans shall show the location and elevations of the sanitary sewer pumping system. Elevations shall be relative to project datum. Engineering approval of the sanitary sewer pumping system will not be made until accurate and legible as-built plans are received. The Utility Company requires an electronic cad file in addition to certified record drawings.

END OF SECTION

Licensed Engineer:
ROSS S. BINKLEY LICENSE No. 56762 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ross S. Binkley, P.E. No. 56762

BINKLEY ENGINEERING
Certificate of Authorization No. 32308
434 Benning Drive, Destin, FL 32541
Phone: (850) 974-5421
rsbinkley@gmail.com

DATE:

REVISIONS: 1 2 3 4 5 6 7

INDIAN BAYOU WEST

SPECIFICATIONS

DATE: 5/1/26
SCALE: N/A
SHEET
8.3
TOTAL SHEETS 34

Title Insurance has been neither requested nor purchased. Both Parties of the First and Second part hereby indemnify preparer hereof from any and all defects in title.

This Instrument Prepared By:
MCGILL ESCROW & TITLE, LLC
36008 EMERALD COAST PARKWAY, SUITE 301-A
DESTIN, FLORIDA 32541

14301
Property Appraisers Tax I.D. Number:

00-2S-22-0000-0046-0000

File #: 3733634 01/24/2025 11:41 AM
Fees: $35.50 DeedDocTax: $70,000.00

DC MNichols
Brad E Embry Clerk of Circuit Court Okaloosa County, FL

rec 35.50
Stamps - 70,000

CORPORATE WARRANTY DEED

THIS WARRANTY DEED, made January 21, 2025 A.D., by **Indian Bayou Properties, a Florida general partnership,** whose post office address is: 1 Country Club Drive E., Destin, Florida 32541, Grantor and **Indian Bayou West, LLC, a Florida limited liability company,** whose post office address is: 4 Weekewachee Circle, Destin, Florida 32541, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Okaloosa, State of Florida, to wit:

SEE ATTACHED EXHIBIT 'A'

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of saidland in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

INDIAN BAYOU PROPERTIES, A FLORIDA GENERAL PARTNERSHIP

Signed Sealed and delivered in Our Presence:

By: _____
Robert E. Lee, as President of both REL Investments, Inc. and Gary Lee Ford Company, General Partners

_____
Witness
Robert E McGill III
Print name:
36000 Emerald Coast Pkwy Destin FL 32541
Address Line :

_____
Witness
_____
Print name:
36000 Emerald Coast Pkwy, Destin FL 32541
Address Line :

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of {✓} physical presence or { } online notarization this 21 day of Jan, 2025 by Robert E. Lee, as President of both REL Investments, Inc. and Gary Lee Ford Company, as General Partners of Indian Bayou Properties, who is/are personally known to me or who produced _____ as identification

Notary Public State of Florida
Donna Kay Deviney
My Commission
HH 238585
Exp. 6/4/2026

_____
NOTARY PUBLIC
Print Name: Donna Deviney
My Commission expires:

Title Insurance has been neither requested nor purchased. Both Parties of the First and Second part hereby indemnify preparer hereof from any and all defects in title.

This Instrument Prepared By:
MCGILL ESCROW & TITLE, LLC
36008 EMERALD COAST PARKWAY, SUITE 301-A
DESTIN, FLORIDA 32541

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

INDIAN BAYOU PROPERTIES, A FLORIDA GENERAL PARTNERSHIP

Signed Sealed and delivered in Our Presence:

By: Barbara Clary Kelly
Barbara Clary Kelly, General Partner

Witness
James E Carpenter
Print name:
620 Spanish Moss Tr.
Address Line : Destin FL 32541

Witness
Austin Helms
Print name:
4931 Commons Drive W Unit 3304
Address Line : Destin, FL 32541

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of {✓} physical presence or { } online notarization this 21 day of January 2025 by Barbara Clary Kelly, as General Partner of Indian Bayou Properties, who is/are personally known to me or who produced _____ as identification

Carla D Marler
Notary Public
State of Florida
My Commission Expires 06/15/2026
Commission No. HH276508

NOTARY PUBLIC
Print Name: Carla D. Marler
My Commission expires: 6-15-26

Exhibit "A"

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SOUTHEAST CORNER LOT 4, BLOCK A, HIDDEN PINES, AS RECORDED IN PLAT BOOK 17, PAGE 30, BEING IN AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA BEING MARKED BY A 4"X4" CONCRETE MONUMENT AND ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID BLOCK A, HIDDEN PINES S 60°18'13" E A DISTANCE OF 278.42 FEET TO A 1/2" REBAR NO CAP; THENCE CONTINUE ALONG SAID LINE S 60°13'37" E A DISTANCE OF 59.14 FEET TO A 1/2" REBAR NO CAP; THENCE S 75°55'45" E A DISTANCE OF 61.99 FEET TO A 4"X4" CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 45, EAGLES LANDING, AS RECORDED IN PLAT BOOK 14, PAGE 58; THENCE ALONG THE SOUTH LINE OF SAID LOT S 64°41'55" E A DISTANCE OF 45.22 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE LEAVING SAID LOT LINE S 10°43'55" W A DISTANCE OF 378.21 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 12°34'29" E A DISTANCE OF 250.81 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 05°47'01" W A DISTANCE OF 62.86 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 04°52'32" W A DISTANCE OF 324.18 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 12°16'48" W A DISTANCE OF 431.72 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 02°04'04" W A DISTANCE OF 301.29 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 00°12'53" E A DISTANCE OF 459.86 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 62°55'24" E A DISTANCE OF 25.89 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 89°26'20" E A DISTANCE OF 67.60 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 85°52'00" E A DISTANCE OF 90.03 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 83°38'43" E A DISTANCE OF 41.92 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 45°24'34" E A DISTANCE OF 47.10 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 87°07'22" E A DISTANCE OF 94.57 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 85°22'43" E A DISTANCE OF 415.58 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 02°38'36" W A DISTANCE OF 131.69 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 40°10'02" E A DISTANCE OF 104.33 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 74°40'08" E A DISTANCE OF 104.74 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 73°07'39" E A DISTANCE OF 63.52 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 62°01'17" E A DISTANCE OF 146.02 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE S 52°27'30" E A DISTANCE OF 70.78 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 37°32'30" W A DISTANCE OF 48.06 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 03°43'38" W A DISTANCE OF 48.27 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 23°34'04" E A DISTANCE OF 78.25 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 36°36'29" E A DISTANCE OF 101.06 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 54°32'30" E A DISTANCE OF 23.45 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 69°22'12" E A DISTANCE OF 46.15 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 60°08'28" E A DISTANCE OF 22.73 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 11°06'31" W A DISTANCE OF 25.70 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 60°57'56" W A DISTANCE OF 58.36 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 48°02'30" W A DISTANCE OF 18.09 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 24°06'10" W A DISTANCE OF 25.75 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 01°49'10" E A DISTANCE OF 16.63 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 33°36'31" E A DISTANCE OF 33.39 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 53°51'53" E A DISTANCE OF 101.66 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 65°28'54" E A DISTANCE OF 68.30 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 08°19'10" W A DISTANCE OF 285.98 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 81°28'31" E A DISTANCE OF 239.98 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 81°28'31" E A DISTANCE OF 272.09 FEET TO A 1/2" REBAR WITH CAP LB#8096 AT THE INTERSECTION OF NORTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE AND THE WESTERLY RIGHT OF WAY LINE OF INDIAN BAYOU TRAIL (100 FOOT RIGHT OF WAY); THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF INDIAN BAYOU TRAIL IN A CURVE TO THE RIGHT HAVING A RADIUS OF 975.15 FEET, AN ARC LENGTH OF 60.01 FEET AND A CHORD BEARING OF S 08°28'27" W, 60.00 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE LEAVING SAID RIGHT OF WAY LINE N 81°28'31" W A DISTANCE OF 511.91 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 08°19'10" W A DISTANCE OF 149.74 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 81°27'00" W A DISTANCE OF 284.89 FEET TO A 1/2" REBAR; THENCE N 45°29'30" W A DISTANCE OF 509.30 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 23°58'38" E A DISTANCE OF 319.69 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 58°28'11" W A DISTANCE OF 98.00 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 67°26'07" W A DISTANCE OF 47.86 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 02°34'58" W A DISTANCE OF 35.71 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 68°24'55" W A

DISTANCE OF 30.31 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 73°53'21" W A DISTANCE OF 54.35 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 67°47'41" W A DISTANCE OF 67.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 89°51'13" W A DISTANCE OF 63.04 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 81°05'50" W A DISTANCE OF 70.42 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 66°47'55" W A DISTANCE OF 40.66 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 70°26'58" W A DISTANCE OF 65.60 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 46°13'48" W A DISTANCE OF 50.30 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 21°22'19" W A DISTANCE OF 3.25 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 28°54'37" E A DISTANCE OF 35.18 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 03°20'01" E A DISTANCE OF 26.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 39°02'46" W A DISTANCE OF 38.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 55°01'12" W A DISTANCE OF 39.14 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 88°24'50" W A DISTANCE OF 39.13 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 23°16'32" W A DISTANCE OF 59.07 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 57°36'48" W A DISTANCE OF 49.39 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 39°48'59" W A DISTANCE OF 56.55 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 45°05'19" W A DISTANCE OF 52.57 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 16°00'38" W A DISTANCE OF 50.64 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 78°08'14" W A DISTANCE OF 33.26 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 80°39'10" W A DISTANCE OF 33.18 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 82°43'50" W A DISTANCE OF 54.78 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 56°33'37" W A DISTANCE OF 37.26 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 40°20'35" W A DISTANCE OF 46.02 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 62°04'26" W A DISTANCE OF 30.80 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 33°19'27" W A DISTANCE OF 57.81 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 12°00'50" W A DISTANCE OF 49.51 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 38°14'58" W A DISTANCE OF 23.44 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 88°04'44" W A DISTANCE OF 30.78 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 59°55'54" W A DISTANCE OF 29.41 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 01°16'45" W A DISTANCE OF 54.43 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 50°29'46" W A DISTANCE OF 28.28 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 70°35'25" W A DISTANCE OF 12.73 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 60°04'44" W A DISTANCE OF 29.33 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE S 68°32'21" W A DISTANCE OF 26.84 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 36°47'28" W A DISTANCE OF 169.01 FEET TO A 1/2" REBAR WITH CAP #7350; THENCE N 05°06'31" E A DISTANCE OF 1755.17 FEET TO A 1/2" REBAR WITH CAP LB#8096; THENCE N 05°07'09" E A DISTANCE OF 760.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF AN UNDIVIDED SECTION, TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

File Number: 14301

Engineering Department

Phone: 850-654-1119
Fax: 850-460-2171
engineering@
cityofdestin.com

MEMORANDUM

DATE: August 7, 2026

TO: Jesse Hernandez

THRU:

FROM: Robert C. Tomasek, P.E.

SUBJECT: PZ-2026-66, Old Creek Trail

The engineering department opposes the removal of the Old Creek Trail from DO-21-12, as amended. Even though the subdivision of Indian Bayou West has shrunk from 86 lots to 45 lots, the roadway still plays a vital role in providing a second access for the neighborhood. The rebuilt street was also approved as part of the developer's infrastructure permit. As the developer was ready to close out the permit, engineering found the road had not been built and failed the inspection because of the lack of roadway. The developer has since posted a letter of credit through FNBT Bank for $651,764. Currently, the developer must build the roadway when they sell 13.5 lots or June 30, 2028, whichever occurs first. As of Aug. 1, 2026, they have sold 6 lots (according to the tax appraiser).

The engineering department advocates for connectivity in the roadway network. Connectivity is the number one way to alleviate traffic congestion. The connection will also allow emergency vehicles a quicker avenue into the entire neighborhood from the west. The connection will help to provide this connectivity to the Destin roadway network.

For the above reasons, the engineering department opposes the request.

If there are any questions, please feel free to reach out.

Community Development
Phone: 850-654-1119
www.cityofdestin.com

MEMORANDUM

DATE: August 17, 2026

TO: Due South Management Company

THRU: City Council
Larry Jones, City Manager
Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Senior Planner

SUBJECT: **DO-26-13 – INDIAN BAYOUR WEST: A MAJOR DEVIATION TO A MAJOR DEVELOPMENT ORDER (PZ-2026-66)**

Based upon the City Council's approval and issuance of this Development Order Deviation on August 17, 2026, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Exhibit.

Due South Management Company on Behalf of Indian Bayou West, LLC is requesting a Major Deviation to a Major Development Order. The Applicant is requesting a scope of work modification to remove the proposed connector road, Old Creek Trail, from the approved site plan provided in DO-21-12, DO-23-16, and DO-25-16.

BACKGROUND

Old Creek Trail, as previously proposed and approved, was to provide an additional connection from Indian Bayou Trail to Commons Drive West just east of Airport Road. The proposed right of way for Old Creek Trail is located northeast of the Airport Road and Commons Drive West intersection directly adjacent to the westerly boundary of the City of Destin's Public Works Facility. This portion of land is part of the existing property of the Indian Bayou Country Club (Parcel ID Number: 00-2S-22-0000-0046-0000), located at 1 Country Club Drive East. The portion of proposed right of way land consists of approximately ±1.77 Acres of the total Indian Bayou West project area.

DETERMINATION

City Staff received the subject application on April 4, 2026. The application underwent technical review by the City of Destin's Technical Review Committee (TRC) in ***Land Development Code (LDC) Section 2.07.00***. The proposed project was approved by the TRC on June 2, 2026.

After a quasi-judicial hearing before City Council on August 17, 2026, the City Council has APPROVED the proposed deviation with the following conditions:

- **Approval of this Development Order Deviation eliminates the applicant's obligation to construct the Old Creek Trail connector roadway between Indian Bayou Trail and Commons Drive West as illustrated in the previously approved plan set. All other site elements, provisions, restrictions, allowances, and conditions established in DO-21-12, DO-23-16, and DO-25-09 shall remain in full force and effect and shall be constructed, inspected, and complied with, as applicable.**

- **The conditions, commitments, and provisions of this Development Order will perpetually burden, run with and follow the subject property and be binding upon this property and all present and future owners unless released in whole or part by action of the City of Destin by virtue of a document of equal dignity with this Order.**

- **In the case of a conflict between the written conditions in this Development Order Deviation and the attached Exhibit A, the terms of the written conditions shall apply.**

Aside from the scope of work modification listed above, there are no other permitted deviations to the previously approved site plan as part of this review. The proposed revisions illustrated in the approved Plan Set (Exhibit A) comply with the requirements listed in the City's *Land Development Code (LDC)*.

Should you have any questions, please notify planning@cityofdestin.com.

_____ _____

Tina Deater Date
Community Development Director
City of Destin

Cc: Larry Jones, City Manager
Kimberly Kopp, City Attorney
Community Development
Planning Division
Engineering Division
Building and Permitting Division
Code Compliance Department
Clerks Department

ITEM # 2026-948

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: August 17, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 5.B.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: August 11, 2026

SUBJECT: First Reading of ORDINANCE NO. 26-08-LC, AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 14 "CAPITAL IMPROVEMENTS" AND ARTICLE 8, SECTION 8.07.00 "APPROVED TRANSPORTATION PLANS" OF THE LAND DEVELOPMENT CODE, AND ADOPTING, BY REFERENCE, THE CITY OF DESTIN MOBILITY PLAN, BY CREATING A NEW ARTICLE 9 - TRANSPORTATION CORRIDOR MANAGEMENT, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

I. BACKGROUND: On April 5, 2021, City Council unanimously approved the scope of work and budget to rewrite the Land Development Code (LDC). Since then, Staff has advanced the project through comprehensive review, public comment, and drafting. Major activities have included:

- Review of Comprehensive Plan Policies
- Developing Planning Areas and their associated Intent Statements
- Review of the LDC text chapter by chapter
- Public workshops with City Council, the Local Planning Agency (LPA), and other advisory boards

A draft of Article 9 was presented to the City Council at a public workshop on December 3, 2024, with the minutes provided herein.

II. DISCUSSION: Drafts of ***Article 9 - Transportation Corridor Management*** have been available for public review since April 2024. Staff's previous draft of Article 9 was presented to City Council at its public workshop on December 3, 2024. Articles have gone through several review iterations with Community Development Staff, other Departments, the City Attorney, initial public review, and discussion at previous LPA meetings. Criteria for evaluating the existing and proposed LDC regulations include the LDC's purpose and intent, public comment, feedback from the City Council and LPA, and compliance with the City's adopted Comprehensive Plan and State Statutes.

Article 9 - Transportation Corridor Management establishes a comprehensive regulatory framework to manage the City of Destin's existing and future transportation network by integrating multimodal transportation planning, roadway classification, corridor preservation, and right-of-way acquisition strategies into the development review process. The intent of this article is to ensure that new development contributes to a safe, efficient, and connected transportation system that supports the mobility needs of residents, businesses, visitors, and emergency services. The regulations require development projects to consider and implement transportation improvements identified in the City's Comprehensive Plan, Mobility Plan, Pathways Master Plan, Capital Improvements Program, and adopted mobility fee or impact fee studies.

A primary purpose of Article 9 is to preserve future transportation corridors before development patterns make implementation difficult or cost-prohibitive. The article requires proposed developments to identify designated transportation corridors, evaluate potential transportation impacts, and demonstrate consistency with corridor management objectives as part of the development approval process. This ensures that future roadway alignments, pedestrian facilities, bicycle facilities, and other mobility improvements remain viable over time while allowing flexibility in final alignments based on engineering analysis and site-specific conditions.

At the regularly scheduled LPA meeting on Thursday, July 16, 2026, the LPA unanimously voted to recommend City Council approval of proposed Ordinance 26-08-LC.

A. Link to Strategic Goals / Objectives: I. Financially sound city providing service excellence.
II. Enhanced quality of life and safety for families.
III. Economic development and revitalization.
IV. Effective, efficient, and aesthetically pleasing infrastructure.
V. Improve mobility and connectivity.

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): This Article ensures Level of Service will not decrease in the future by providing the City with right-of-way necessary to construct identified transportation projects.

D. Legislative Sponsor: N/A

E. Business Impact Statement: Attached herein.

III. CONCLUSION: Overall, the purpose of ***Article 9 - Transportation Corridor Management*** is to create a proactive transportation corridor management program that protects the City's long-term transportation investments, coordinates private development with public infrastructure needs, promotes multimodal connectivity, and ensures that future mobility

improvements can be implemented in a financially responsible and orderly manner.

IV. RECOMMENDED MOTION: I move that the City Council approve Ordinance 26-08-LC on first reading.

Attachments:

1. Ord. 26-08-LC - Article 9 - Transportation Corridor Management
2. EXHIBIT A - Article 9 - Transportation Corridor Managment
3. Business Impact Statement - Ord. 26-08-LC
4. City Council Minutes 12-03-2024 Workshop

ORDINANCE NO. 26-08-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 14 "CAPITAL IMPROVEMENTS" AND ARTICLE 8, SECTION 8.07.00 "APPROVED TRANSPORTATION PLANS" OF THE LAND DEVELOPMENT CODE, AND ADOPTING, BY REFERENCE, THE CITY OF DESTIN MOBILITY PLAN, BY CREATING A NEW ARTICLE 9 - TRANSPORTATION CORRIDOR MANAGEMENT, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section l.0l (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City; and

WHEREAS, a comprehensive review of the entire Land Development Code has not taken place in some time; and

WHEREAS, the City Council has a goal of updating the Land Development Code to promote consistency with the latest state and federal laws, as well as best practices for land development in Florida; and

WHEREAS, the City Council has undertaken an effort to rewrite portions of its Land Development Code ("LDC") to improve usability, implement missing elements of the Comprehensive Plan, and modernize development standards; and

WHEREAS, the City Council desires to clean up items in the LDC related to inconsistencies in the existing code, problems identified in the course of everyday implementation, or items that were missing or outdated due to changes in the City's practices or development typologies; and

WHEREAS, the City Council endeavors to modernize the LDC by addressing items that will result in structural improvements to the LDC or areas where best practices have changed significantly since the relevant regulations were last updated; and

WHEREAS, the City Council desires to improve areas of development and land use that are insufficiently addressed by the current code; and

WHEREAS, the City Council desires to maintain the quality of life for City residents by protecting environmental resources, protecting existing neighborhoods, and protecting wildlife areas and natural amenities; and

WHEREAS, the City Council seeks to discourage sprawl development and provide guidance for infill development; and

WHEREAS, on April 13, 2021, the City Council retained 3TP Ventures as a consultant to assist City staff with a comprehensive rewrite of the Land Development Code ("LDC"); and

WHEREAS, from 2022 to 2024, City Staff held multiple workshops before the City's Land Planning Agency and incorporated recommendations from the LPA into the proposed LDC; and

WHEREAS, from 2022 to 2024, City Staff held multiple workshops before the City Council and incorporated policies discussed at the City Council workshops into the proposed LDC; and

WHEREAS, the City Council desires to provide for the health, safety and welfare of its citizens by modernizing and simplifying the LDC; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, the Local Planning Agency held a public hearing, with all required public notice on July 16, 2026, for the purpose of providing recommendations to the City Council with regard to this Ordinance amending the Land development Code and recommended that the City Council adopt the Ordinance amending the Land Development Code; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language

proposed to be deleted, <u>underline language</u> is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol * represents sections of the Land Development Code that have been skipped and remain unchanged.**

SECTION 3. Article 14 – Capital Improvements, as well as Article 8, Section 8.07.00. - Approved Transportation Plans, of the Land Development Code is hereby repealed in its entirety and replaced by Article 9 - Transpiration Corridor Management Plans as shown in Exhibit A to this Ordinance.

SECTION 4. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon the occurrence of both of the following: (1) adoption of this Ordinance 26-08-LC by the City Council and signature by the Mayor; AND (2) subsequent adoption of Ordinance 26-10-LC by the City Council and signature by the Mayor.

ADOPTED THIS ____DAY OF _____, 2026.

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

DRAFT

Lisa Wallace, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading: _____
Second Reading: _____

Table of Contents

ARTICLE 9 – TRANSPORTATION CORRIDOR MANAGEMENT 2

SECTION 9.01 TRANSPORTATION MANAGEMENT 2

SECTION 9.01.01 PURPOSE & APPLICABILITY 2

SECTION 9.01.02 STREET CLASSIFICATION 2

SECTION 9.02 MOBILITY & CORRIDOR MANAGEMENT 3

SECTION 9.02.01 MOBILITY PLAN 3

SECTION 9.02.02 CORRIDOR MANAGEMENT 3

SECTION 9.03 RIGHT-OF-WAY ACQUISITION & DEDICATION 4

SECTION 9.03.01. ACQUISITION OF RIGHT-OF-WAY 4

SECTION 9.03.02 ACQUISITION OF RIGHT-OF-WAY BY DEDICATION 4

SECTION 9.04 RIGHT-OF-WAY CORRIDOR PROTECTION & PRESERVATION 4

SECTION 9.04.01 PURPOSE & INTENT 4

SECTION 9.04.02 RIGHT-OF-WAY PROTECTION 4

ARTICLE 9 – TRANSPORTATION CORRIDOR MANAGEMENT

SECTION 9.01 TRANSPORTATION MANAGEMENT

SECTION 9.01.01 PURPOSE & APPLICABILITY

A. All proposed developments shall provide safe and convenient multimodal transportation systems, roadway networks, and sufficient vehicle and bicycle parking to accommodate the needs of the development.

B. Developments shall be responsible for constructing the segments of planned multimodal transportation and roadway facilities identified in this section, as well as the City's Pathways Master Plan, Comprehensive Plan, Mobility Plan, and Impact Fee Study.

C. All new infrastructure regulated by this article shall meet all minimum Florida Dept. of Transportation and city specifications. Where there is a conflict, the City Manager or designee shall determine which is required based on the evidence provided by the applicant and the recommendation of the City Engineer.

SECTION 9.01.02 STREET CLASSIFICATION

A. The streets listed below are classified for the purposes the LDC only. These classifications are not FHWA or FDOT classifications and are not represented as part of the Federal Functional Classification System. For the minimum right-of-way (ROW) requirements for the streets listed in this section, please refer to Article 6. The streets outlined are hereby classified as follows:

Table 9-1 Street Classification

Urban Principal Arterial - Other	***Urban Minor Collector***
US Hwy 98 (Harbor Blvd/US 98/Emerald Coast Pkwy) – Marlar Bridge to Walton County Line	98 Palms Blvd (existing and future)
Urban Major Collector	Beach Dr - Harbor Blvd to Calhoun Ave
Airport Rd - Main St to US 98	Calhoun Ave - Cross St (East) to Beach Dr
Azalea Dr - Stahlman Ave to Beach Dr	Calhoun Ave - Harbor Blvd to Cross St (West)
Beach Dr - Legion Dr (West) to Legion Dr (East)	Cross St - Calhoun Ave to Sibert Ave
Benning Dr - Harbor Blvd to Calhoun Ave	Crystal Beach Dr
Commons Dr - Airport Rd to FL 293	Dolphin St/Regatta Bay Blvd - Scenic Hwy 98 to Emerald Coast Pkwy
Gulf Shore Dr - Sandpiper Cove to US 98	Gulf Shore Dr - Norriego Point to Sandpiper Cove
Indian Bayou Trl - Emerald Coast Pkwy to Commons Dr	Hutchinson St - Scenic Hwy 98 to Emerald Coast Pkwy
Legion Dr - Beach Dr to Main St	Indian Bayou Trl - Commons Dr to Country Club Dr
Legion Dr - Benning Dr to Beach Dr	Kelly St - Calhoun Ave to Main St
Main St - Harbor Blvd to Kelly St	Main St - Kelly St to Indian Trl
Scenic Hwy 98 - Henderson Beach State Park to Walton County Line	Matthew Blvd - Scenic Hwy 98 to Commons Dr
Scenic Hwy 98 - US 98 to Restaurant Row	Mattie M. Kelly Blvd - US 98 to Airport Rd (existing and future)
Stahlman Ave - Harbor Blvd to Azalea Dr	Mountain Dr - Stahlman Ave to Beach Dr

Table 9-1 Street Classification - Cont.

Urban Minor Collector	***Urban Local Street***
Restaurant Row - Scenic Hwy 98 to Emerald Coast Pkwy	All other streets not listed.
Sibert Ave - Cross St to Benning Dr	
Stahlman Ave - Azalea Dr to Kelly St	

SECTION 9.02 MOBILITY & CORRIDOR MANAGEMENT

SECTION 9.02.01 MOBILITY PLAN

A. Purpose and Intent
   1. The Destin Mobility Plan, as adopted and amended, is hereby adopted into the Land Development Code by reference.
      a. The Destin Mobility Plan's intent is to ensure our transportation system meets the City's needs well into the future. The transportation projects described in the plan will provide additional capacity, enhance safety, and help make walking and bicycling safer and more convenient as travel options for residents, workers, and visitors.

SECTION 9.02.02 CORRIDOR MANAGEMENT

A. Purpose and Intent
   1. The intent of Corridor Management is to preserve, protect, and/or acquire all necessary rights-of-way for transportation corridors as outlined in the mobility plan.
   2. These rights-of-way and future corridors are part of the City's network of transportation facilities and systems, which provide mobility between and access to businesses, homes, recreational opportunities, and other land uses throughout the jurisdiction, the region and the state.
   3. The City Council recognizes that the provision of an adequate transportation network is an essential public service. The plan for that transportation network is described in the city's comprehensive plan, and implemented through a capital improvements program, the mobility plan, other policies and procedures, and through regulations on land use and development as well as regulations to preserve and protect the corridors and rights-of-way for the transportation network.

B. Applicability and Consistency
   1. All developments shall be consistent with implementing the corridor management purpose and intent.
   2. Site plans and subdivision plats submitted for review shall include information regarding the location of any corridors designated in the mobility plan.
   3. Final approval of any development order shall include findings, as applicable, regarding the consistency of a proposed project with any transportation impacts and shall note any impacts that may be anticipated from the proposed project, along with mitigative methods for such impacts.
   4. If the proposed project is inconsistent with the corridor management objectives, it shall not be approved. However, it is intended that corridor locations shall have some flexibility to be compatible with proposed development, so long as the basic intent to provide continuity of the corridor is met.

Section 9.03 Right-of-Way Acquisition & Dedication

Section 9.03.01. Acquisition of Right-of-Way

A. The City of Destin may enter into an agreement to purchase, in fee simple, the lands designated as a future corridor or ROW.
B. The city may enter into an agreement to purchase the development rights to land designated as future corridor or ROW. Development rights are defined as either the number of residential units allowable on the portion of the site designated, or as the total floor area allowable in non-residential uses of the portion of the site designated.
C. The city may enter into an agreement to purchase a perpetual easement, including land designated as a future corridor or ROW.

Section 9.03.02 Acquisition of Right-of-Way by Dedication

A. Proposed projects adjacent to or abutting a transportation corridor for which improvements are shown in the capital improvements program and/or the adopted mobility plan, shall, as a condition of approval, dedicate lands within the project site, which are necessary for that ROW to the City of Destin.
B. Such dedication shall occur by recording on the face of the plat, deed, grant of easement, or other method acceptable to the City of Destin.
    1. Land to be dedicated shall be only the amount of land necessary for the transportation improvements.
C. If a mobility fee is required for a project, the value of the dedicated ROW may be used as a credit against the mobility fee assessed to the project. Such value shall be determined by a verified appraisal at the cost of the applicant.
D. If the mobility fees calculated for the project are greater than the value of lands within the project site (the site prior to any dedication or other set-aside) needed for future ROW, only the amount of land representing a value approximately equal to the mobility fee shall be required to be dedicated.

Section 9.04 Right-of-Way Corridor Protection & Preservation

Section 9.04.01 Purpose & Intent

A. Corridors designated in the mobility plan for corridor management shall be protected from encroachment by structures, parking areas, or drainage facilities except as otherwise allowable in this Code and the Comprehensive Plan.
B. The setbacks as described in the applicable zoning district per Article 4 shall be considered sufficient for preservation of the ROW.
C. Where the exact alignment of any transportation corridor has not been determined through an engineering study, the location of the roadway ROW shall be established during the review of proposed projects in proximity to transportation corridors.
D. Alignments shall provide a continuous travel corridor of a width consistent with that specified.

Section 9.04.02 Right-of-Way Protection

A. The following techniques shall be administered for protecting the corridor from encroachment:
    1. Site plans and/or subdivision plats shall show all designated transportation corridors (future ROW) on the document.

2. The alignment shall be the basis for applying normal property setbacks as specified in Article 4. Should the alignment be adjusted due to findings of an engineering study, the setback may be reduced by the City Manager, or designee, up to but not exceeding ten percent of the otherwise required setback, provided that such reduction is necessitated solely by the final alignment of the ROW. Setback reductions of greater than ten percent must be approved by the Board of Adjustment.

B. Temporary Uses

1. The following uses, directly related to the primary use of the project site, may be allowed on an interim basis, provided that the use is specifically allowed by the zoning district in which the property is located:
    a. Stormwater retention, wet or dry, to serve the project site.
    b. Parking areas that provide spaces above the number of spaces required.
    c. Entry features for projects such as signage, gatehouses, architectural features, fountains, walls, and the like.
    d. Passive recreational areas.
    e. Temporary sales or leasing offices for the project site.
2. The following conditions shall apply to the approval of temporary uses:
    a. As a condition of development order, the applicant agrees to relocate these uses elsewhere on the project site. The Development Order/PUD shall specify the terms and conditions, including timing, of the relocations required by this section.
    b. Initial location and relocation of approved interim uses shall meet all dimensional limitations of the applicable zoning district per Article 4.
    c. Relocation sites shall be identified on the development plans submitted with the development order application. Sites identified for future relocation shall be reserved for that purpose.
    d. Impervious surface ratios for interim uses shall not exceed 25 percent (25%) of the specified interim use site.
3. Any stormwater retention facility may, as approved by the City Engineer and at the discretion of the City Council, be incorporated into the design of the future transportation facility retention facilities. Should this option be allowed by the City, the developer will not need to relocate the storm water retention.

Article 14 CAPITAL IMPROVEMENTS

14.00.00. Capital improvements.

14.00.01. The purpose of this article is to provide for a capital improvement program (CIP) that is designed to maintain adopted levels of service in facilities that provide sanitary sewer, solid waste, drainage, potable water, traffic circulation, recreation and open space.

14.00.02. Chapter 14, table 14-1, of the comprehensive plan presents a schedule of capital improvement projects for Destin through 1995. This schedule may be changed by ordinance.

14.01.00. Monitoring and evaluation (policy 14.A.3.6).

14.01.01. The CIP shall be reviewed on an annual basis by the committee created by policy 14.A.3.6 of the comprehensive plan.

A. The committee shall be comprised of the following:

1. City manager;

2. Planning director;

3. Public works director; and

4. Accounting supervisor.

B. The committee shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the comprehensive plan.

14.02.00. Methods of assessment (objective 14.A.4).

14.02.01. Article 6 of this Code provides methodologies by which concurrence may be determined. To provide the infrastructure required for continued and orderly growth, CIP planning must be properly timed and projects prioritized for maximum utility and cost effectiveness. The rules contained herein express procedures and methodologies adopted by the City of Destin. Application of the rules shall in the cases of sanitary sewer, potable water and solid waste require the cooperation of independent servicing entities such as Okaloosa County, Destin Water Users, Inc., and Sun States.

A. *Timing.* In each of the public service facilities identified in section 14.00.00 above, the following schedule shall be adhered to by the CIP committee:

1. *Sanitary sewer.* Provisions to expand treatment plant facilities, effluent disposal and collector systems shall be made at the point where existing flow and committed flow total at a level 75 percent of the total treatment facility capacity.

a. Permitting of new development projects shall not occur after 95 percent of the total treatment facility capacity has been utilized. In such cases where construction to provide additional capacity has begun with a scheduled completion date, and upon the approval of the department of environmental regulation, permitting against the new capacity may be granted.

2. *Solid waste.* Solid waste transfer and/or landfill capacity shall be expanded, or a new disposal methodology initiated, when the receiving capacity of the transfer station or landfill reaches 80 percent of capacity levels.

a. Failure to provide for new expansion or a disposal methodology at or before the 80 percent capacity level by the servicing agency (Okaloosa County) shall obligate the city to seek

through its own offices ways and means to provide uninterrupted solid waste disposal service to the citizens of Destin.

3. *Drainage.* Drainage facilities shall be constructed as required by chapter 17-25, FAC, Stormwater Rule, so as to achieve an 80 to 95 percent removal of stormwater pollutants before discharge into receiving waters. The city's adopted LOS, i.e., to retain the first one inch of runoff on-site with post-development runoff rate for a 25-year storm event, no [not] exceeding pre-development runoff.

4. *Potable water.* New potable wells and storage tanks shall be constructed to maintain a minimum LOS of 125 gallons per capita per day (gpcd); maintain a minimum sustained fire flow in accordance with standards promulgated by the National Board of Fire Underwriters (NBFU) and the Fire Suppression Rating Guide of the Insurance Services Office (ISO) and a minimum static pressure of 35 pounds per square inch (PSI).

   a. Whenever demand is within 25 percent of the minimum standards for potable water, provisions shall be made to expand and/or improve the system.

5. *Recreation and open space.* Acquisition of land for resource-based and activity-based parks and recreational facilities shall occur at the point no later than when the adopted LOS of two acres per 1,000 population is measured less (on an annual basis) than 2.05 acres per 1,000.

B. *Setting priorities.* The following checklist shall be used by the committee in conjunction with the LPA in assigning capital outlays to proposed/needed CIP projects. Individual projects shall be prioritized based on the number of "yes" responses vis-a-vis other desired projects. "Yes" answers implement the goals, objectives and policies of the comprehensive plan. "No" answers do not directly support plan goals, objectives and policies.

PRIORITY CHECKLIST
(Objective 14.A.4)

Project			Yes	No	Not Applicable
1.	Will the project provide infrastructure for growth?		_____	_____	_____
	a.	Will development bear the cost of facility improvements?	_____	_____	_____
2.	Is the amount of growth that this project is designed to serve consistent with the most recent population projections?		_____	_____	_____
3.	Will this project either leave unchanged or increase the ratio of jobs in Destin to residents of Destin?		_____	_____	_____
4.	If the project is likely to stimulate residential development:				
	a.	Will development be centrally located in Destin?	_____	_____	_____
	b.	Can development be serviced with roads,	_____	_____	_____

		schools, utilities, etc., without further city investment?			
	c.	Will development benefit low to moderate income persons?	_____	_____	_____
	d.	Will development provide open space in accordance with this Code (article 12)?	_____	_____	_____
5.	If the project is likely to slow residential development in an area:				
	a.	Is that area rural in classification?	_____	_____	_____
	b.	Are one or more public service systems in the area being used at or near capacity?	_____	_____	_____
6.	If the project is likely to stimulate commercial or industrial development in areas remote from central Destin:				
	a.	Is the area presently zoned for such land use?	_____	_____	_____
	b.	Can development be serviced with roads, schools, utilities, etc., without further city investment?	_____	_____	_____
	c.	Will development provide open space in accordance with this Code (article 12)?	_____	_____	_____
7.	Will development have impact on the coastal protection zone or environmentally sensitive lands?		_____	_____	_____

14.03.00. Assessing pro rata costs (policy 14.A.4.1).

14.03.01. As may be determined by the assignment of priority to CIP projects under subsection 14.02.01.B, the city shall require that approved growth totally pay for itself except under the following conditions in which case pro rata costs shall be assessed for facility needs as set forth in table 14.03.01A. (Note: Impact fees as established in article 18 are affected by the percentages shown under "Developer Pro Rata Cost.")

TABLE 14.03.01A. FACILITY NEEDS PRO RATA COST SHARING

Project		Developer Pro Rata Cost
1.	Project provides low to moderate income housing	_____ percent
2.	Project promotes infill and does not extend infrastructure requirements	_____ percent
3.	Project provides jobs per 100 population that is greater than the existing unemployment rates per 100 population	_____ percent
4.	Project fulfills a community need, i.e., social, cultural, recreational, educational, historical or archaeological preservation, etc.	_____ percent
5.	Project adds to quality of life and aesthetic appeal of the city	_____ percent

14.04.00. Annual report.

14.04.01. *Reporting.* By April 1 of each year the committee shall report to the LPA on the status of implementation activities and existing level of service conditions in the city.

A. Committee reporting to the LPA shall be as follows:

1. Recommendations of the committee to maintain level of service standards.

2. Any recommendations for adjusting the CIP and amending the plan.

3. A schedule of priority for CIP projects.

B. LPA reporting to the City Council shall be as follows:

1. Recommendations of the LPA and the committee, if not the same, to maintain level of service standards.

2. Any recommendations for adjusting the CIP and amending the plan.

3. A schedule of priority for CIP projects. Committee priority schedule shall also be presented to the City Council, if not the same.

8.07.00. Approved transportation plans.

8.07.01. *Purpose and intent.* All proposed developments which require capital improvements to transportation infrastructure shall be considered for development order approval on the basis that each shall be required to provide safe and convenient on-site vehicular and pedestrian traffic flow, labor-intensive transportation facilities (e.g. installation of signage, road striping, installation of sidewalks and/or bicycle lanes, etc.…) and sufficient vehicular and bicycle (if applicable) parking to accommodate the needs of the development.

A. Roadway, bicycle, pedestrian and transit improvements scheduled in the transportation improvement program (TIP) most recently approved by the Okaloosa-Walton Transportation Planning Organization (TPO) may be considered positively in the approval of development orders.

B. Transportation improvements scheduled in the TIP program which require part or complete funding by local government shall be included in the local government's capital improvement program (CIP) before approval of development orders can be rendered.

C. It shall be incumbent upon the local government to prioritize local roadway, bicycle, pedestrian and transit improvements with the TPO to maintain acceptable multimodal LOS standards within the City.

D. Developments shall be responsible for constructing the segments of planned sidewalk, bicycle path and/or multi-use pathway facilities as required by the Land Development Code. Sidewalk, bicycle path

and multi-use pathway facilities are identified in this section as well as the City's Pathways Master Plan, Comprehensive Plan, and Impact Fee Study.

8.07.02. *Pathways Master Plan.* The Pathways Master Plan - 2009 Update (Plan), prepared for the City of Destin by Renaissance Planning Group, September, 2009, identifies and prioritizes those projects needed to complete the City of Destin Multi-modal Transportation network as well as to achieve and maintain acceptable multi-modal LOS standards. It provides a clear vision and strategy for the City to continue with the implementation of a system of pathways that will further enhance the quality of life in Destin by providing a non-vehicular alternative to automobile travel. The Plan is to be used as an implementation tool for the City and Developers to implement multi-modal transportation projects throughout the City. The project priorities identified in the Plan and reflected in tables 8-7A through 8-7C may be revised at the discretion of the City Council to address future needs, conditions, and resources regardless of the score that any particular project received.

Tables 8-7A, 8-7B and 8-7C list prioritized future pathway facility improvements that will:

- Improve the overall function and utilization of the pathways network;
- Provide the greatest return on investment;
- Enhance pedestrian safety;
- Respond to the consensual desires of residents, where possible;
- Strengthen non-vehicular transportation connections to important destinations; and
- Result in improved multimodal LOS throughout the City.

TABLE 8-7A: LEVEL ONE PRIORITY PLANNED IMPROVEMENTS

PLANNED IMPROVEMENT		LOCATION / DESCRIPTION	PRIORITY RANKING	
MAP CODE	ROADWAY NAMES		TOTAL POINTS	RANK
BL-3	Hutchinson Street	Bicycle lanes along Hutchinson Street from Scenic Highway 98 to US Highway 98.	15	1
SW-15	Public easement, Azalea Dr, Stahlman Ave, Forest St, Sibert Ave, Calhoun Ave, US 98	Sidewalk from the west side of Beach Drive at Legion Drive extending generally westward across a future easement, eventually connecting to Azalea Drive at its east terminus; continuing westward along the south side of Azalea Drive to the west side of Stahlman Avenue, continuing northward along the west side of Stahlman Avenue to the south side of Forest Street, continuing westward along the south side Forest Street to the east side of Sibert Avenue, continuing southward along the east side of Sibert Avenue to the west side of Calhoun Avenue, continuing southward along the west side of Calhoun Avenue to the north side of US Highway 98, continuing westward along the north side of US Highway 98 to the Marler Bridge. This new sidewalk fills in incomplete segments of existing sidewalks along the route.	14	2-4

~~BL-12~~	~~Public easement, Azalea Dr, Stahlman Ave, Forest St, Sibert Ave, Calhoun Ave, US 98~~	~~Bicycle lanes from Beach Dr. at Legion Dr. extending generally westward across a future easement, eventually connecting to Azalea Dr. at its east terminus; continuing westward along Azalea Dr. to Stahlman Ave, continuing northward along Stahlman Ave. to Forest St, continuing westward along Forest St. to Sibert Ave, continuing southward along Sibert Ave. to Calhoun Ave, continuing southward along Calhoun Ave. to US Highway 98, continuing westward along US Highway 98 to the Marler Bridge.~~	~~14~~	~~2-4~~
~~SW-8~~	~~Beach Drive~~	~~Sidewalk along the east side of Beach Drive from its current northern terminus south of Bent Arrow Drive, northward to the south side of Legion Drive.~~	~~13~~	~~5~~
~~SW-13~~	~~US Highway 98~~	~~Sidewalk along the south side of US Highway 98 from the west side of Crystal Beach Drive to the east side of Regions Way; and along the north side of US Highway 98 from the east side of Crystal Beach Drive, eastward to a point of connection with an existing sidewalk along the south side of Legendary Drive.~~	~~12~~	~~6-14~~
~~MUT-1~~	~~US Highway 98~~	~~Multi-use trail along north side of US Hwy. 98 from the east side of Main St. to west side Gulf Shore Dr. Replaces existing sidewalk on north side of US 98.~~	~~12~~	~~6-14~~
~~MUT-4~~	~~Durango Road, Gulf Shore Drive~~	~~Multi-use trail along west side of Durango Rd. from south side of Gulf Shore Dr, northward to the west side of Gulf Shore Dr, continuing to the end of Gulf Shore Dr. Replaces existing sidewalks on Durango Rd and Gulf Shore Dr.~~		
~~MUT-13~~	~~Gulf Power Easement~~	~~Multi-use trail along the Gulf Power Easement from the east side of US Highway 98, eastward to the Okaloosa County Limits and then northward along the County Limits to the south side of US Highway 98.~~	~~12~~	~~6-14~~
~~MUT-15~~	~~Crystal Beach Drive~~	~~Multi-use trail along the east side of Crystal Beach Drive from the north side of Scenic Highway 98 to the south side of US Highway 98.~~	~~12~~	~~6-14~~
~~MUT-16~~	~~Dolphin Street/ Regatta Bay Boulevard~~	~~Multi-use trail along east side of Dolphin Street from Scenic Highway 98, northward to Regatta Bay Boulevard, continuing generally northward to the south side of US Highway 98.~~	~~12~~	~~6-14~~
~~MUT-17~~	~~Hutchinson Street~~	~~Multi-use trail along the west side of Hutchinson Street from the north side of Scenic Highway 98 to the south side of US Highway 98.~~	~~12~~	~~6-14~~
~~BL-1~~	~~Sibert Avenue~~	~~Bicycle lanes along Sibert Avenue from Kelly Street to Calhoun Avenue.~~	~~12~~	~~6-14~~

BL-5	Beach Drive	Bicycle lanes along Beach Drive from Kelly Street to US Highway 98.	12	6-14
MUT-8	Indian Bayou Trail	Multi-use trail along the south side of Indian Bayou Trail from the south side of Commons Drive to the northwest side of the Indian Bayou Trail/Country Club Drive intersection. Replaces existing sidewalk segment on south side of Indian Bayou Trail.	9	24-27

TABLE 8-7B: LEVEL TWO PRIORITY PLANNED IMPROVEMENTS				
PLANNED IMPROVEMENT		LOCATION / DESCRIPTION	PRIORITY RANKING	
MAP CODE	ROADWAY NAMES		TOTAL POINTS	RANK
SW-6	Sibert Avenue	Sidewalk along the east side of Sibert Avenue from the south side of Cross Street to the east side of Benning Drive.	11	15-18
MUT-2	Forest Street, easement	Multi-use trail along the south side of Forest Street from the east side of Sibert Avenue to the west side of Calhoun Avenue, continuing southward approximately 500 feet along the west side of Calhoun Avenue; extending generally west across potential future pathway easement through Clement Taylor Park to the northern terminus of the future Harbor Boardwalk, Phase Two. Replaces an incomplete segment of existing sidewalk on the south side of Forest Street.	11	15-18
BL-4	Crystal Beach Drive	Bicycle lanes along Crystal Beach Drive from Scenic Highway 98 to US Highway 98.	11	15-18
BL-10	Dolphin Street/ Regatta Bay Boulevard	Bicycle lanes along Dolphin Street from Scenic Highway 98, northward to Regatta Bay Boulevard, continuing generally northward to US Highway 98.	11	15-18
MUT-3	Gulf Shore Drive	Multi-use trail along the west side of Gulf Shore Drive from the south side of US Highway 98 to approximately Sandpiper Cove Drive.	10	19-23
MUT-7	Public easement, Indian Trail	Multi-use trail connecting southward along an existing public easement from the south side of Indian Trail, southward to Indian Bayou North.	10	19-23
BL-9	Henderson Beach Road	Bicycle lanes along a vehicular access drive from Commons Drive to US Highway 98, at the intersection of Henderson Beach Road.	10	19-23
SW-12	US Highway 98	Sidewalk along the north side of US Highway 98 from the west side of Kelly Plantation Drive to the west side of Mid Bay Bridge Road (SR 293).	9	24-26

MUT-5	Gulf Power Easement	Multi-use trail along the Gulf Power Easement from the west side of Airport Road to the east side of Main Street.	9	24-26
SW-3	Stahlman Avenue	Sidewalk along the west side of Stahlman Avenue from the south side of Kelly Street to the south side of Hickory Street.	8	27-31
MUT-12	Matthew Boulevard	Multi-use trail along with west side of Matthew Boulevard from the south side of US Highway 98 to the north side of Commons Drive.	8	27-31
MUT-14	US Highway 98	Multi-use trail along the north side of US Highway 98 from the west side of Indian Bayou Trail to the west side of Kelly Plantation Drive.	8	27-31
BL-2	Gulf Shore Drive	Bicycle lanes along Gulf Shore Drive from US Highway 98 to approximately Sandpiper Cove Drive.	8	27-31
BL-8	Scenic Highway 98/ Restaurant Road	Bicycle lanes along Scenic Highway 98 from US Highway 98, eastward to Restaurant Road, then northward on Restaurant Road to US Highway 98.	8	27-31

TABLE 8-7B: LEVEL THREE PRIORITY PLANNED IMPROVEMENTS				
PLANNED IMPROVEMENT		LOCATION / DESCRIPTION	PRIORITY RANKING	
MAP CODE	ROADWAY NAMES		TOTAL POINTS	RANK
SW-4	Hickory Street	Sidewalk along the south side of Hickory Street from the west side Stahlman Avenue to the south side of the Lake Street/Sibert Avenue intersection.	7	32-34
MUT-6	98 Palms Blvd, Gulf Shore Drive	Multi-use trail connecting southward from a future multi-use trail along the Gulf Power Easement (MUT-6) to the west end of 98 Palms Boulevard, southward to the west side of Gulf Shore Drive at the north side of US Highway 98.	7	32-34
BL-6	Stahlman Avenue	Bicycle lanes along Stahlman Avenue from Forest Street to Kelly Street.	7	32-34
SW-1	Zerbe Street	Complete installation of sidewalks to finish the span along both sides of Zerbe Street from the west side of Stahlman Avenue to east side of Calhoun Avenue.	6	35-37
SW-7	Legion Drive	Complete installation of sidewalks to complete the span along both sides of Legion Drive from the west side of Beach Drive to the east side of Benning Drive.	6	35-37
SW-10	Country Club Drive	Sidewalk along the north side of Country Club Drive East, beginning at the western terminus of the existing sidewalk and continuing generally	6	35-37

		~~westward to the south side of the intersection with Indian Trail Drive.~~		
~~SW-2~~	~~Stalhman Drive~~	~~Sidewalk along the west side of Stahlman Avenue from the south side of Pine Street to the existing sidewalk terminus near Primrose Lane.~~	~~5~~	~~38-40~~
~~SW-9~~	~~Indian Trail~~	~~Sidewalk along the south side of Indian Trail from the east side of Main Street to the east side of Bayou Drive.~~	~~5~~	~~38-40~~
~~SW-11~~	~~Paraiso Blvd.~~	~~Sidewalks along both sides of Paraiso Boulevard from the north side of US Highway 98 to the west side of Danny Wuerffel Way.~~	~~5~~	~~38-40~~
~~SW-14~~	~~Mattie Kelly Boulevard~~	~~Sidewalk along Mattie M. Kelly Boulevard from the south side of Airport Road to its current terminus, continuing further southward across a future multi-use trail along the Gulf Power Easement (MUT-6) to the north side of US Highway 98.~~	~~4~~	~~41-42~~
~~BL-11~~	~~Mattie Kelly Boulevard~~	~~Bicycle lanes along Mattie M. Kelly Boulevard from Airport Road to its current terminus, continuing further southward across a future multi-use trail along the Gulf Power Easement (MUT-6) to the north side of US Highway 98.~~	~~4~~	~~41-42~~
~~BL-7~~	~~Indian Trail Drive~~	~~Bicycle lanes along Indian Trail Drive from Indian Bayou Trail to Country Club Drive East.~~	~~1~~	~~43~~
~~SW-5~~	~~Pine Street~~	~~Sidewalk along the north side of Pine Street from the west side of Stahlman Avenue to the end of the street.~~	~~0~~	~~44~~
~~MUT-9~~	~~Commons Drive~~	~~Multi-use trail along the north side of Commons Boulevard from the west side of Indian Bayou Trail to the western terminus of the existing multi-use trail along the north side of Commons Boulevard north of Henderson Beach Boulevard.~~	~~14~~	~~2-4~~
~~MUT-10~~	~~Commons Drive~~	~~Multi-use trail along the north side of Commons Boulevard from the roundabout at Triumph Drive, eastward along the north side of Commons Boulevard to the west side of Kelly Plantation Road, replacing existing unconnected sidewalk segments.~~	~~10~~	~~19-23~~
~~MUT-11~~	~~Commons Drive~~	~~Multi-use trail along the north side of Commons Boulevard from the west side of Kelly Plantation Road, eastward to west side of Mid-Bay Bridge Road (SR 293).~~	~~10~~	~~19-23~~

~~(Ord. No. 04-02-LC, § 7, 3-15-04; Ord. No. 08-14-LC, § 55, 1-20-09; Ord. No. 10-01-LC, §§ 3, 4, 3-15-10)~~

City of Destin Business Impact Statement – Ord 26-08-LC

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance:

> Ord. 26-08-LC deletes Article 14 – Capital Improvements and Article 8, Section 8.07.00 – "Approved Transportation Plans" and adopts by reference, the City of Destin Mobility Plan, by creating a new Article 9 – Transportation Corridor Management within the Land Development Code (LDC) for the City of Destin. It establishes a comprehensive regulatory framework to manage the City of Destin's existing and future transportation network by integrating multimodal transportation planning, roadway classification, corridor preservation, and right-of-way acquisition strategies into the development review process.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

> There is no expected direct economic impact of the proposed ordinance on private, for-profit businesses within the City of Destin as the City currently has an adopted LDC ordinance dealing with transportation corridor management. The only potential economic impact would be if development is proposed adjacent to or within these identified transportation corridors.

3. Estimate of direct compliance costs that businesses may reasonably incur:

> There are no direct compliance costs related with the adoption of this proposed ordinance.

4. Any new charge or fee imposed by the proposed ordinance:

> There are no new fees imposed by the adoption of this proposed ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

> There is no regulatory cost associated with the adoption of this proposed ordinance.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

> Any business, existing or future, will be regulated by the proposed ordinance as well as any amendments to the Land Development Code in the future. Any business impacted would be a business that is proposing development adjacent to or within the identified transportation corridords.

MINUTES
WORKSHOP
DESTIN CITY COUNCIL
DECEMBER 3, 2024
ANNEX COUNCIL CHAMBERS
5:30 PM

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

Destin City Council

Mayor Pro Tem Dewey Destin
Councilmember Kevin Schmidt
Councilmember Sandy Trammell
Councilmember Jim Bagby
Councilmember Terésa Hebert
Councilmember Torey Geile

City of Destin Staff

Interim City Manager Larry Jones
Deputy Comm Dev Director Steve O'Connor
Principal Planner Daniel Butler
Planner Jesse Hernandez
City Attorney Kimberly Kopp
City Clerk Rey Bailey
Deputy Public Works Director Joe Bodi
Planner Sherry Burney
Planner Ashley Dominguez

WORKSHOP

Steve O'Connor, Deputy Director of Community Development, delivered the following presentation:

A. Draft Article 8 – Sign Regulations

Language

- **The current LDC is cumbersome to read**
- **Current language has allowed inconsistent interpretations and challenges in enforcement**
- **Written in a more readable manner (reduced "legalese")**
- **Easier for users (residents, developers, Staff) to read and understand the regulations**

Format, organization, and Consolidation

- **Significant deviation from the current LDC format**
- **An easier to read and better flowing document**
- **Reduced multi-sentence run-on paragraphs**
- **The sections are bookmarked and hyperlinked**
- **Chart with graphic used rather than paragraphs for max. dock lengths**

Supreme Court Case

- **The Supreme Court Case Reed v. Town of Gilbert, AZ (2015) changed the way municipalities need to think about and develop their sign regulations. Since this ruling, the American Planning Association (APA) has provided guidance on how to be compliant post the Supreme court ruling. The guidance is as follows:**
  - **Focus on type not message (Permanent/Temporary or Attached/Detached)**
  - **Craft a compelling purpose statement**
  - **Review and update definitions of signs to remove any reference to content/message**
  - **Exemptions need to avoid content-based exemptions**

  The Reed v. Gilbert ruling does allow municipalities to identify signs as commercial or non-commercial speech to be able to distinguish and allow differing regulations for both types of speech. However, the regulations for non-commercial speech should be narrowed and focused. The regulations for commercial speech can be more stringent but still consistent.

DISCUSSION/SUMMARY:

The meeting revisited the implications of the *Reed v. Town of Gilbert* (2015) Supreme Court decision, which mandates that sign regulations must be content-neutral. Cities can differentiate between commercial and non-commercial speech but cannot regulate signs based on their content, except for identifying whether speech is commercial or non-commercial. This necessitated significant changes to ensure compliance with federal law.

The draft Article 8 introduces classifications for signs based on:

- Zoning districts (residential, mixed-use, commercial, etc.)
- Sign types (permanent, temporary, freestanding, attached)
- Distinctions between commercial and non-commercial speech.

- **Permanent & Temporary Signs:**
  - **Establishing clear regulations for the differentiation of permanent and temporary regulations is critical. The current code does a good job of differentiating; however, the regulations are based on content and are not consistent throughout.**
  - **Sign Classification & Type Charts:**
    - **The Charts are a "one-stop shop" to determine how much sign square footage is allowed, the allowed number of signs, and where they can be located broken out by the zoning district. This method was reviewed by several outside parties, which included sign companies. Staff received positive feedback on the chart's ease of use.**
    - ***The numbers provided within the Charts are generally what is currently allowed. However, due to the change in how the City must review signs, we created several sign types or classifications that don't have existing allowances. Therefore, Staff used existing allowances to propose a starting allowance to begin the discussion based on the closest existing sign type.***

- **Permanent Commercial Signage in Residential Zones:**
  - **Current regulations allow permanent signage whether attached or detached in residential districts.**
    - **50 square feet for any lot that has 50 linear feet of street frontage, or 1 square foot per 1 foot of linear street frontage, up to 150 square feet for properties with 50 to 350 linear feet of street frontage.**
    - **The LPA recommended not to allow any attached permanent commercial signage in residential districts. Specific regulations were developed in Section 8.03.04. Special Signs that allow permanent free-standing signs in specific instances.**

DISCUSSION/SUMMARY:

Concerns were raised about existing commercial signs in residential districts, such as those advertising businesses operating from homes.

Clarifications were made regarding the prohibition of off-premises commercial signs and restrictions on home occupation signage.

The definition of flags as signs was debated, with a focus on whether flags should be regulated as commercial or non-commercial speech.

Wind devices, such as banners and feather flags, remained prohibited under the draft, but council members considered allowing temporary use during special events or grand openings.

The council discussed potential allowances for increased signage during special events, such as permitting 10–12 temporary signs. However, it was noted that the Reed v. Gilbert ruling restricts differentiating rules by event type.

String lights were discussed, particularly their use in commercial and residential settings. Current codes classify them as signage when visible from public rights-of-way. Suggestions were made to clarify these rules, exempting lighting being used for ambiance or safety.

The council discussed allowing subdivision signs while ensuring compliance with residential district regulations.

Issues of vegetation obstructing public signage were noted as an enforcement priority.

Setback allowances were reviewed. A prior regulation permitting signs to encroach into a 10-foot setback in certain corridors was removed for consistency with Reed v. Gilbert. Adjustments must now be tied to zoning districts, not specific corridors like the Harbor District.

❖ **Sign Height:**

- **With the undergrounding effort, some discussions have centered around signage cluttering our roadways.**
- **Currently, all freestanding signs are allowed up to 25'.**
- **The examples provided in the charts show how we can limit sign height in mixed-use districts to 8' while allowing commercial and industrial zones to be 25'.**
- **Though the sign height in the mixed-use districts was placed by staff as an example to show how signage can be regulated differently by district, the LPA recommended keeping the sign height limitation in the mixed-use districts.**

DISCUSSION/SUMMARY:

Current regulations allow for ground signs up to 26 feet in commercial zones. Mixed-use districts were limited to a recommended height of 8 feet in the draft. Suggestions were made to introduce variations in sign height for aesthetic appeal while maintaining enforcement simplicity.

Concerns were raised about the size of temporary signs, especially large signs such as 4x6 feet. Some felt these sizes were unnecessary for a small town. A consensus was reached that maximum sizes for signs should be reduced for practicality and aesthetics. There was a proposal to cap temporary signs at 15 square feet.

The current draft allows a total of 75 square feet of signage for a property, which many felt might contribute to visual clutter.

Freestanding signs were debated, particularly in mixed-use districts, with a proposed limit of 150 square feet and a maximum height of 8 feet. Some argued that vehicular perspectives might make larger signs acceptable, while others again raised concerns about visual clutter.

❖ **Vehicle Signs:**

- **In the past, the City has had issues with enforcing the prohibition of Vehicle Signs. This is partly due to the way the current prohibition reads, where it has exceptions and lists what is not a vehicle sign, which leaves the door open to interpretation.**
- **Prohibition 16.03.02.T.:**
- **Vehicle signs with a total sign area on any vehicle in excess of ten square feet when the vehicle is not regularly used in the conduct of the business advertised on the vehicle. A vehicle used primarily for advertising, or for the purpose of providing transportation for owners or employees of the occupancy advertised on the vehicle, shall not be considered a vehicle used in the conduct of the business.**

❖ **Current Definition:**

- **Vehicle sign: Any sign affixed to a vehicle.**

❖ **The proposed definition is:**

- **Any sign on a vehicle more than four (4) square feet that is not either painted or affixed and flush with the vehicle's body in wrap form. Any form of signage that protrudes from or in which the vehicle body, shell, bed, trunk, fascia, windows, doors, or other integral part of the vehicle is altered by welding, bolting, or similar fastening is prohibited. Any sign that is attached to any vehicle in these manners is considered a portable sign.**

DISCUSSION/SUMMARY:

Discussions focused on ensuring compliance with vehicle-mounted signs, emphasizing size limit (e.g., 4 square feet) and attachments methods (e.g. painted or flush-mounted signs). Portable signs and temporary mounts, like A-frames in truck beds, were prohibited.

❖ **Digital Signs:**

- **The LPA recommended making digital signage a prohibited sign type and medium.**
- **Their comments centered around beautifying the corridor of US 98/Harbor (Blvd. and Emerald Coast Parkway).**
- **Regulations were drafted on their recommendation to amortize existing digital signage and require all existing signs to be removed after 72 months (six years). These regulations have been updated and can be seen in Section 8.07.02 of the draft article.**

DISCUSSION/SUMMARY:

Recommendations included prohibiting new digital signs, with existing ones becoming non-conforming and subject to removal within six years.

Concerns were raised about the impact on businesses, schools, and churches, suggesting possible exemptions for institutional uses or extended amortization periods.

Differentiations between digital billboards and business-specific digital signs were also discussed.

Anticipating public resistance to stricter digital sign regulations and prohibitions on wind devices, the council emphasized finding middle ground.

Staff underscored the challenges of balancing enforcement clarity with flexibility, especially for non-conforming uses during amortization periods.

It was noted that the LPA recommended banning digital signs with full-motion video due to their potential to distract drivers. For static digital signs, the council discussed maintaining a 10-second interval for message changes, exceeding the state's 6-second minimum.

The City Attorney stressed the importance of content neutrality, noting past litigation risks when attempting to regulate based on sign content.

A council member highlighted a local digital sign (American Legion) as an example of community interest and potential contention. While the member supported the public interest, he foresaw significant feedback

B. Draft Article 11 – Glossary

Changes

Proposed Modified Definition → **Abutting/Adjacent property:** Any property, land, or use that immediately borders, is contiguous to, or immediately across any road or public right-of-way from the lot in question.

Current Definition **(proposed to be removed)** → *Any property that is immediately adjacent or contiguous to, or immediately across any road or public right-of-way from the lot in question.*

Proposed New Definition → **Access/Accessway:** The means of vehicular, bicycle, and pedestrian ingress and egress to a parcel of land from a public or private right-of-way or to an adjoining parcel of land.

Unmodified Definition → **Access aisle:** An unobstructed stabilized area that provides access for vehicles and bicycles from an accessway to parking, loading, or maneuvering areas, dwellings, or other structures.

Definition proposed to be removed → **~~Accessory:~~** ~~The principal or secondary means of vehicular or bicycle ingress and egress to a parcel of land from a public or private right-of-way or to an adjoining parcel of land.~~

Beach

- **The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach," as used in the coastal management element requirements, is limited to Gulf of Mexico, East Pass, and estuarine shorelines.**

Charter Fishing & Fare Carrying Vessel

- **Charter fishing boat: See Fare carrying vessel. ~~A vessel that charges a fixed fee for the entire boat, schedules around a small set of customers typically no more than six passengers but occasionally seven or more passengers and provides the customers the chance to experience either in-shore or off-shore fishing.~~**

- **Fare carrying vessels: Vessels used for the following activities that are available to the public for hire: charter for hire, party fishing, sightseeing (e.g., dolphin, sunset, dinner cruises, etc.), sailing, parasailing and diving/snorkeling. Fare**

carrying vessels shall not include pontoon, runabout boats, or personal watercraft.

Open Space

- **Open space: <u>That portion of a site that is not occupied by any building coverage, vehicular-use area(s), or impervious surface(s). For the purposes of this definition paver systems or similar development is not considered open space.</u>**
  - ***A vegetative pervious surface at ground level that is unobstructed from ground level to the sky and is not occupied by any building coverage or impervious surfaces. Subterranean parking structures that have a minimum amount of soil to support the trees, shrubs, and groundcover planted on top of structure, as certified by a Florida-registered landscape architect, and are constructed in such a manner that the open/green space is level with the grade of the adjoining properties and the adjacent right-of-way (if applicable) may be counted as 100 percent open space. Above-grade parking structures that have a minimum amount of soil to support the trees, shrubs, and groundcover planted on top of structure, as certified by a Florida-registered landscape architect, may be counted as 75 percent open space. If however, the previously mentioned open space located on top of a subterranean or above-grade parking structure contains impervious surfaces, such as sidewalks or patios, then those areas will not be counted as open space.***

DISCUSSIONS/SUMMARY:

Abutting vs. Adjacent: Definitions were clarified to ensure consistency. While these terms are used interchangeably, council members noted potential confusion, particularly in stormwater runoff scenarios.

Beach Definition: Minor modifications were proposed, including specifying "Gulf of Mexico" and "East Pass." Ultimately, the council decided to maintain alignment with Florida Statutes.

Open Space Definition: Updated to exclude impervious surfaces like pools and hardscaped areas. Pervious materials (e.g., pavers) were debated, with concerns about long-term maintenance reducing permeability.

C. Draft Article 3 – Nonconformities

Consolidated standards for non-conforming uses, structures, and site elements. Introduced clear requirements for site updates during use changes or development orders.

D. Draft Article 5 – Subdivision Regulations

Unified subdivision regulations, including neighborhood-level stormwater solutions to prevent individual lot constraints.

The council revisited maintenance issues for stormwater systems. Responsibilities were clarified:

- Homeowners must manage runoff on their property and maintain adjacent swales or vegetation.
- The city handles stormwater maintenance, including roadside swales.
- A citywide initiative to address swale maintenance issues is underway.

E. Draft Article 9 – Transportation Corridor Management

Merged the pathways master plan, mobility plan, and transportation management plan into one article. The article emphasizes right-of-way protection and clarifies variance processes.

F. Draft Article 10 – Impact Fees

Streamlined redundant language, clarified criteria, and discussed transitioning to a mobility fee to replace the transportation impact fee.

PUBLIC COMMENTS:

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 8:07 PM.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk