

**REGULAR MEETING
DESTIN CITY COUNCIL
NOVEMBER 18, 2019
ANNEX COUNCIL CHAMBERS
6:00 PM**

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

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

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

1. APPROVAL OF MINUTES

A. Approval of minutes of November 8, 2019 Special City Council Meeting

2. PUBLIC COMMENTS ON AGENDA ITEMS THAT ARE NOT PUBLIC HEARINGS AND ANY OTHER MATTERS NOT ON THE AGENDA (All agenda items other than those under Number 5)

(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. PROCLAMATIONS / RECOGNITIONS / **SPECIAL PRESENTATIONS / ANNOUNCEMENTS (No public comments)

4. CITY MANAGER REPORTS

A. FY2019 Year End Budget Amendment

B. Contract Management

C. Comprehensive Plan Evaluation and Appraisal Report (EAR) Update

D. Announcements:

*In an effort to get committee information to Council in a more timely manner staff will be placing Draft committee meeting minutes on the Council's consent agenda for informational purposes.

*All City facilities will be closed on November 28 & 29 in observance of the Thanksgiving Holiday.

*33rd ANNUAL CHRISTMAS TREE LIGHTING will be held at the Destin Community Center on Thursday, December 5th, 2019, at 6 pm.

*35th ANNUAL CHRISTMAS PARADE will be held on Saturday, December 14th, 2019 at 10 am. This year's theme is "Santa's Workshop." Applications will be accepted until Friday, December 6, 2019.

5. PUBLIC HEARINGS

- A. Second reading of Ordinance 19-32-LC - Relating to changes to the Zoning Map, which changes the zoning of two parcels from Institutional (INST) and Medium Density Residential-Village (MDR-V) to Residential, Office Institutional-Village Residential (ROI-VR).
- B. Second reading of Ordinance 19-33-LC - Relating to changes in the Zoning Map, which changes the zoning of one parcel from Residential, Office, Institutional-General Development (ROI-GD) and Medium Density Residential-Village (MDR-V) to Residential, Office Institutional-Village Residential (ROI-VR).
- C. First reading of Ordinance 19-31-LC - Relating to changes to the Zoning Map, which changes the zoning district of one parcel to match the land use designation assigned in the Future Land Use Map of the Comprehensive Plan.
- D. Innerlight Engineering, on behalf of Dunavant Gulf, LLC is requesting approval of a Major Subdivision and Major Deviation to a Major Development Order identified as “Henderson Beach Resort 7th Amendment.” The proposed development consists of condominium units, townhomes, restaurant space, office space, workforce housing, conference center, office space for the existing hotel expansion, wooden deck added to the existing Henderson Lofts, maintenance facility, a boutique area, event lawn, and pool amenity. The proposed project is generally located West of Matthew Blvd, North of Scenic Hwy 98 and South of Emerald Coast Parkway. The total site area is 14.40 acres, more or less

6. *CONSENT AGENDA (No public comments)

- A. Airport Road Update
- B. Development Review System Software - Update

7. COMMENTS/PRESENTATIONS FROM MAYOR, COUNCIL, LAND USE ATTORNEY AND CITY ATTORNEY (No public comments)

- A. Councilmember Braden
- B. Councilmember Ramswell
- C. Councilmember Menchel
 - A. APT Contract
- D. Councilmember Overdier
- E. Councilmember Marler
- F. Councilmember Destin
- G. Councilmember Morgan
- H. Mayor Gary Jarvis
- I. Land Use Attorney
- J. City Attorney

8. ADJOURN

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.

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

***** 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.**

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

Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 837-4242 in advance. Hearing Impaired: TTY: 711. Assistance also available through Human Resources, Title VI Coordinator, at (850) 837-4242.

Personas con discapacidades que necesitan asistencia o personas que necesitan ayuda con un idioma para participar en las reuniones de la ciudad, deberán notificar la oficina de la Secretaria Municipal al (850) 837-4242 antes de la reunión. Discapacidad auditiva: TTY: 711 (Solicitar Espanol CA). La ayuda tambien está disponible por Recursos Humanos, Coordinador del Título VI, al (850) 837-4242.

Note: Persons who wish to provide public comments on agenda items are requested to fill out a blue speaker card and submit it to the City Clerk at the start of the meeting.

Persons who wish to provide public comments on any other matters not on the agenda are requested to fill out a yellow speaker card and submit it to the City Clerk at the start of the meeting.

All regularly scheduled city council meetings will be streamed live via the city's YouTube channel, www.youtube.com/CityofDestin. Past council meetings can also be viewed here.

Please visit our agenda center on the city website at www.cityofdestin.com/agendas

**MINUTES
SPECIAL MEETING
DESTIN CITY COUNCIL
NOVEMBER 8, 2019
DESTIN CITY HALL
ANNEX COUNCIL CHAMBERS
10:00 AM**

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

Destin City Council

Mayor Pro Tem Prebble Ramswell
Councilmember Rodney Braden
Councilmember Cyron Marler

Councilmember Steven Menchel
Councilmember Parker Destin
Councilmember Skip Overdier

Destin City Staff

City Manager Lance Johnson
Human Resources Manager Karen Jankowski
City Attorney Kyle Bauman

Deputy City Clerk Kim Montgomery
Deputy City Manager Webb Warren
Land Use Attorney Kimberly Kopp

CALL TO ORDER

Mayor Pro Tem Prebble Ramswell called the meeting to order at 10:02 AM; followed by the Pledge of Allegiance.

NEW BUSINESS

A. Initiation of lawsuit against Pointe Mezzanine, LLC

The City Attorney requests authorization \\ to initiate a lawsuit against Pointe Mezzanine, LLC. The basis of the lawsuit is that Pointe Mezzanine, LLC has propounded certain public records request on the City which he believes constitute improper purpose under the State Statute, Chapter 119. He stated that the improper purpose language was recently added to that statute and it could be the first lawsuit of its kind in the State of Florida, therefore it carries some risks. If the City were to lose this lawsuit, the City would probably be required to pay attorneys' fees to Pointe Mezzanine's attorneys. He also noted they are in another public records lawsuit with Point Mezzanine. If the City does not prevail on that lawsuit, they could also be obligated to pay attorneys' fees. However, it somewhat mitigates the risk in this case as both litigations will run in tandem or they could be consolidated.

Councilmember Overdier moved to authorize the City Attorney to initiate a lawsuit against Pointe Mezzanine, LLC; seconded by Councilmember Destin.

Councilmember Destin requested an amendment to the motion with the discretionary language that gives the City Attorney the ability to continue negotiating with opposing counsel and opposing parties to have this issue resolved.

The City Attorney stated this is a very fluid situation; adding he is requesting authorization because of the fast phase nature of the public records request. They remain in contact with the attorneys of Pointe Mezzanine and will continue to try and discuss things with them to see if there is something that can be worked out and not have to file the lawsuit. He will report back to Council at the next meeting.

Councilmember Overdier offered an amended motion to authorize the City Attorney to initiate a lawsuit against Pointe Mezzanine, LLC; but give the City Attorney the ability to continue negotiating with opposing counsel and opposing parties to have the issue resolved. Councilmember Destin seconded the amended motion.

Councilmember Marler announced he would abstain from voting as he is employed by a party of the Pointe Mezzanine.

The Mayor Pro Tem inquired as to the next step and the time frame for this proceeding.

According to the City Attorney, the lawsuit could be filed within a week. They would be gathering documents to respond to the latest public records request, which he discussed privately with individual Council member. He explained that due to the scope of that request, it could take quite some time to fully comply with it which is why they believe the public records request was propounded upon the City for an improper purpose.

Councilmember Menchel asked if the City provides an estimate of the cost to the requester prior to start producing records.

The City Attorney explained that by the current policy, the Clerk's Office analyzes the cost, gives a cost estimate to the requester, and asks for a deposit if it would take more than 2 hours of work.

The Mayor Pro Tem asked how it is handled when members of the Council spend personal time searching through their phones and materials for the record.

The City Attorney explained that the State Statute allows for the charging of special service fee. The City keeps track of the time spent searching for materials. The Council could give the City Clerk their time so it could be added to the special service fee.

The Mayor Pro Tem called for a vote on the motion, which passes 5-0 (Council members Destin, Overdier, Menchel, Ramswell and Braden voted "yes"; Councilmember Marler abstained from voting).

B. Hiring of Special Counsel for the Pointe Mezzanine, LLC vs. City of Destin and the City of Destin Board of Adjustment, Case No. 2019 CA 004010 F

The City Attorney noted that on October 2, 2019, Point Mezzanine had appealed a final administrative decision of the Community Development Director Louis Zunguze to the City's Board of Adjustment. The Board of Adjustment unanimously upheld Mr. Zunguze's determination. Point Mezzanine has since appealed that decision with the circuit court to seek a review of the Board of Adjustment's determination. He stated that this case is typically a specialized area of law and so he has sought a special counsel to aid in the response to this lawsuit. The special counsel's name is Ted Borowski of Borowski & Traylor, P.A., who has handled many of this type lawsuits over the years. He asked for Council's authorization to engage Mr. Borowski as his co-counsel for this lawsuit. They would be working together to file a response to Point Mezzanine's brief. He added that the Land Use Attorney Kimberly Kopp would also be involved in some fashion in this case.

Councilmember Destin moved to hire Mr. Ted Borowski of Borowski & Traylor as special co-counsel in the case; seconded by Councilmember Braden.

Councilmember Menchel noted that the City Attorney and the Land Use Attorney have successfully represented the City in the Board of Adjustment hearing, which is why the Board ruled in the City's favor. He continued they should be able to handle this case without having to hire another attorney.

The City Attorney explained they were each representing parts of the City at the hearing. He represented the Board of Adjustment and the Land Use Attorney represented City staff; and so technically they were not representing the City together.

Councilmember Menchel asked what makes this case different than the others.

The City Attorney explained it is not a typical case. It involves a very narrow issue of law in local government, and it is something that does not come up very often. He continued it may be within their capabilities to handle the case; however, due to the current workload and the specialized nature of the case, he would feel more comfortable having a special co-counsel in this case.

Councilmember Overdier asked for an estimate of the cost to hire a special counsel.

The City Attorney noted that Mr. Borowski has agreed to drop his usual rate of \$300 per hour to \$250 per hour. He continued that it is difficult to estimate the total cost because it would depend on the amount of time they would have to dedicate to the case.

The Mayor Pro Tem stated that she has confidence with both the City Attorney and Land Use Attorney handling the case; and that if the workload is a concern, they could probably utilize any of the professional staff of Anchors Smith and Grimsley to assist since the City contracts with that firm.

The City Attorney stated that he has never represented a municipality in this type of case; and that there are lawyers on staff that could probably assist in the matter, but there is no one that has handled as many of this type of case as Mr. Borowski.

According to Councilmember Destin, it is necessary at times to hire a supplemental expert to assist in navigating an unfamiliar area of law. They do not want to put their lawyers in a position where they have to be teaching themselves in applying the specialized procedures or rules to an ongoing court proceeding; which is why they hired a special counsel to represent the City in their franchise negotiations with Gulf Power.

The Land Use Attorney noted she has been involved in this type of case quite regularly over the years, and that she feels she has the capability to handle it. However, it is in the discretion of Council to hire an outside counsel.

Councilmember Menchel offered a substitute motion to have the Land Use Attorney and City Attorney represent the City in this case; and if it gets to the point where they feel they need some assistance, they could come back to Council to request authorization to hire an outside counsel to assist; seconded by Councilmember Ramswell.

Councilmember Marler announced he would abstain from voting as he is employed by a party of the Pointe Mezzanine.

Motion passed 4-1 (Council members Braden, Menchel, Ramswell and Destin voted “yes”; Councilmember Overdier voted “no”; Councilmember Marler abstained from voting).

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 10:22 AM.

ATTEST:

Prebble Ramswell, Mayor Pro Tem

Rey Bailey, City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019**TYPE OF AGENDA ITEM:** City Manager Report

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Bragg Farmer, Finance Director

DATE: November 11, 2019

SUBJECT: FY2019 Year End Budget Amendment

I. BACKGROUND: The Destin City Council approved the FY2019 annual operations budget on September 17, 2018. In order to maintain a balanced budget, at various times throughout the year, the City must amend its budget due to various circumstances, such as the unexpected financial impact of various projects. At the end of the fiscal year, staff reviews all revenues and expenditures to provide for a year-end balanced budget.

II. DISCUSSION: Fiscal Year 2019 was a successful financial year for the City. Of the 33 City individual General Fund budgets, 25 were able to manage their spending without any budget adjustment. 8 General Fund budgets need a budget amendment of \$438,393. The City General Fund CIP, R&R, and Debt Services budgets require an amendment totaling \$0. The City CRA's, Special revenue and Debt service budgets required a budget amendment of \$5,114. This makes the total budget amendment \$443,507. Overall the General Fund revenue (minus unreceived grant revenue) received by the City was \$1,630,565 greater than our budget and City departments spent \$1,269,839 less in operating budgeted expenses. This is sufficient to fund all the budget amendments.

A. Link to Strategic Goals / Objectives: Develop a sustainable Operating and Capital Budget ensuring the City is managed in a fiscally sound manner and complies with Legislative mandates.

B. Effect on Budget (EOB): The end of the fiscal year amendment is needed as a "leveling mechanism" to bring the budget back into balance. While overall the City was able to restrain its spending there were certain events that forced some department budgets beyond the amount approved by Council in September 2018. The following departments need a budget amendment to ensure that they do not close the year in the red:

- **City Council** increase of \$226,684. This increase is due to the purchase of property for the cross-town connector. (Original budget appropriation \$0) 0151110.561000 \$226,684.
- **Legal Services** increase of \$164,788. This increase is due to additional unbudgeted Land Use, Miscellaneous, and Franchise expenditures. (Original budget appropriation \$407,200) 0151430.531003 \$21,866, 0151430.531004 \$9,193, & 0151430.531005 \$133,729.
- **Public Safety** increase of \$75. This increase is due to a small operating expenditure. (Original budget appropriation \$2,272,057) 0152140.552000 \$75.
- **Human Services** increase of \$788. This increase is due to weekend costs for the PAWS contract. (Original budget appropriation \$62,020) 0156272.534000 \$788.
- **City Clerk** increase of \$60. This increase is due to a slight difference in benefits. (Original budget \$236,247) 0151215.523000 \$60.
- **IT** increase of \$27,293. This increase is due to an unbudgeted salary adjustment and benefits increase and operations expenditures related to the new CD software. (Original budget appropriation \$560,311) 0151932.512000 \$8,613 & 0151932.523000 \$4,259 & 0151932.534000 \$4,074 & 0151932.555000 \$10,347.
- **Building Inspections** increase of \$12,426. This increase is due to unbudgeted payroll and benefits. (Original budget appropriation \$435,556) 0152441.512000 \$10,264 & 0152441.523000 \$2,162.
- **Code Compliance** increase of \$6,280. This increase is due to unbudgeted payroll. (Original budget appropriation \$362,376) 0152442.512000 \$6,280.
- **2009 Harbor CRA Note** increase of \$1,882. This is due to a slight difference in the Harbor CRA revenue note. (Original Budget appropriation \$475,833) 20951729.572000 \$1,882.
- **Towncenter CRA Operating** increase of \$732. This increase is due to a difference in health care benefits. (Original Budget appropriation \$130,146) 10255231.523000 \$732.
- **Harbor CRA Interfund Transfer** increase of \$2,500. This increase is due to the shortfall in revenues for the debt service. (Original budget appropriation \$475,833) 11058188.591000 \$2,500.

Revenue highlights are listed below and needed to ensure the budget is balanced at year-end.

- Various revenues received by the City of Destin over the course of the fiscal year 2019 were greater than their actual budgeted amounts. We received an additional:
 - o \$ 153,508 in Taxes

- o \$ 117,603 in Permit Fees
- o \$ 56,346 in Gas Franchise Fees
- o \$ 23,035 in Charges for Services
- o \$ 22,142 in Municipal Sharing Taxes

- In FY2019 there is approximately \$1,269,839 in unspent operating budget funds which can be re-appropriated.

C. Level of Service (LOS): This Budget Amendment will provide the funding needed to balance the budget and properly reflect the expenditures incurred and actual revenues collected.

III. CONCLUSION: This is the final budget amendment for FY2019. This budget amendment is used as a housekeeping tool to ensure that revenues and expenditures are balanced at year- end allowing the City to close the FY2019 fiscal year.

IV. RECOMMENDED MOTION: I move that RESOLUTION 19-26 be approved.

Attachments:

1. Budget Amend Resolution 19.26
2. 2019 Expenditure Summary

RESOLUTION 19-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN AMENDING THE FISCAL YEAR 2019 BUDGET AND MAKING CERTAIN AMENDMENTS TO DESIGNATED APPROPRIATIONS OF FUNDS OF THE CITY, INCREASING THE GENERAL FUND BUDGET BY \$438,393, 2009 HARBOR CRA NOTE SINKING FUND BY \$1,882, THE TOWNCENTER CRA OPERATING FUND BY \$732, THE HARBOR CRA INTERFUND TRANSFER \$2,500, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Destin has carried forward Purchase Orders from FY2017;

WHEREAS, use of these funds requires City Council approval through a budget amendment; and

WHEREAS, expenses will be incurred as the result of projects being identified by Council that need completion; then,

NOW, THEREFORE, BE IT RESOLVED:

Section 1. An appropriation of \$438,393 be entered into the Fiscal Year 2019 General Fund Budget under a line-item designation to be provided by the Finance Director for proper accounting purposes.

Section 2. An appropriation of \$1,882 be entered into the Fiscal Year 2019 2009 Harbor CRA Note Sinking Fund Budget under a line-item designation to be provided by the Finance Director for proper accounting purposes.

Section 3. An appropriation of \$732 be entered into the Fiscal Year 2019 Towncenter CRA Operating Fund Budget under a line-item designation to be provided by the Finance Director for proper accounting purposes.

Section 4. An appropriation of \$2,500 be entered into the Fiscal Year 2019 Harbor CRA Interfund Transfer Fund Budget under a line-item designation to be provided by the Finance Director for proper accounting purposes.

Section 5. The funds appropriated by this Resolution shall be used to for the purchase orders carried forward from the previous fiscal year.

ADOPTED THIS 18th DAY OF NOVEMBER 2019

By:

Gary Jarvis, Mayor

ATTEST:

Rey Bailey, City Clerk

City of Destin
General Fund Budget Comparison
FY 2019

as of September 30, 2019

		Number	Uniform Accounting Category	2019 Budget Payroll	2019 Budget O&M	2019 Budget	2019 Actual Payroll	2019 Actual O&M	2019 Actual	Salary Over/Under	O&M Over/Under	Total Over/Under	% Over/Under	Budget Amendment Allocation
Legislative - City Council Operations														
	CC	0151110	Legislative (City Council)	\$0	\$108,675	\$108,675	\$0	\$335,359	\$335,359	\$0	(\$226,684)	(\$226,684)	-208.59%	(\$226,684)
Executive - City Manager's Office														
	CM	0151212	Executive (City Manager)	\$421,805	\$106,815	\$528,620	\$400,988	\$97,913	\$498,901	\$20,817	\$8,902	\$29,719	5.62%	\$0
	LS	0151430	Legal Counsel (Legal Services)	\$0	\$407,200	\$407,200	\$0	\$571,988	\$571,988	\$0	(\$164,788)	(\$164,788)	-40.47%	(\$164,788)
	PS	0152140	Public Safety (Sheriff's Contract)	\$11,859	\$2,260,198	\$2,272,057	\$8,300	\$2,260,273	\$2,268,573	\$3,559	(\$75)	\$3,484	0.15%	(\$75)
	TE	0155271	Economic Dev. (Tourism & Ec Dev)	\$0	\$13,500	\$13,500	\$0	\$13,209	\$13,209	\$0	\$291	\$291	2.16%	\$0
	HS	0156272	Human Services (Health Services)	\$0	\$62,020	\$62,020	\$0	\$62,808	\$62,808	\$0	(\$788)	(\$788)	-1.27%	(\$788)
	HU	0156473	Human Services (Human Services)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
	IT	0151932	Fin. & Adm.(IT & Communications)	\$238,053	\$322,258	\$560,311	\$250,925	\$336,679	\$587,604	(\$12,872)	(\$14,421)	(\$27,293)	-4.87%	(\$27,293)
	HR	0151321	Fin. & Adm. (HR & Risk Mgmt.)	\$100,279	\$334,105	\$434,384	\$97,640	\$307,391	\$405,030	\$2,639	\$26,714	\$29,354	6.76%	\$0
	EM	0152543	Public Safety (Emergency Mgmt. Ops)	\$0	\$12,025	\$12,025	\$0	\$1,330	\$1,330	\$0	\$10,695	\$10,695	88.94%	\$0
	EM	0153943	Severe Weather Related Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100.00%	\$0
City Clerk's Office														
	CLK	0151215	Executive (City Clerk Operations)	\$213,342	\$22,905	\$236,247	\$213,402	\$16,929	\$230,332	(\$60)	\$5,976	\$5,915	2.50%	(\$60)
	AS	0151322	Fin. & Adm.(Admin Services)	\$0	\$88,100	\$88,100	\$0	\$81,894	\$81,894	\$0	\$6,206	\$6,206	7.04%	\$0
Finance Office														
	AS	0151320	Fin. & Adm. (Ops)	\$240,094	\$56,540	\$296,634	\$229,056	\$51,804	\$280,861	\$11,038	\$4,736	\$15,773	5.32%	\$0
Planning & Development														
	CD	0151531	Comprehensive Planning (Comm Dev Ops)	\$359,168	\$263,683	\$622,851	\$317,501	\$195,466	\$512,967	\$41,667	\$68,217	\$109,884	17.64%	\$0
	BLD	0152441	Public Safety (Bld Inspections Ops)	\$423,066	\$12,490	\$435,556	\$435,492	\$6,039	\$441,531	(\$12,426)	\$6,451	(\$5,975)	-1.37%	(\$12,426)
	CE	0152442	Public Safety (Code Enforcement Ops)	\$325,868	\$36,508	\$362,376	\$332,148	\$26,092	\$358,240	(\$6,280)	\$10,416	\$4,136	1.14%	(\$6,280)
	PE	0153951	Phys.Env.(Physical Envrn Ops)	\$0	\$31,350	\$31,350	\$0	\$26,004	\$26,004	\$0	\$5,346	\$5,346	17.05%	\$0
	HM	0154970	Transportation (Harbor Mgmt. Ops)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
Transportation & Public Works														
	PW	0154160	Transportation (Public Services Ops)	\$896,300	\$1,031,355	\$1,927,655	\$816,870	\$822,623	\$1,639,493	\$79,430	\$208,732	\$288,162	14.95%	\$0
	FM	0151324	Fin. & Adm. (Facilities Maint Ops)	\$204,350	\$163,570	\$367,920	\$171,877	\$110,109	\$281,986	\$32,473	\$53,461	\$85,934	23.36%	\$0
	CT	0153950	Phys.Env. (Cemetery Maint Ops)	\$0	\$21,060	\$21,060	\$0	\$8,131	\$8,131	\$0	\$12,929	\$12,929	61.39%	\$0
	PK	0157283	Culture & Rec. (Parks Maint Ops)	\$347,862	\$169,120	\$516,982	\$308,342	\$80,560	\$388,902	\$39,520	\$88,560	\$128,080	24.77%	\$0
	MM	0154183	Median Maintenance (Parks Median Maint.)	\$0	\$197,344	\$197,344	\$0	\$101,060	\$101,060	\$0	\$96,284	\$96,284	48.79%	\$0
	TS	0154400	Transit System (Bus System Operations)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
	ENG	0154161	Transportation (Eng Office Operations)	\$0	\$42,075	\$42,075	\$0	\$37,312	\$37,312	\$0	\$4,763	\$4,763	11.32%	\$0
Culture and Recreation														
	LIB	0157180	Culture & Rec. (Library Operations)	\$389,334	\$223,190	\$612,524	\$344,820	\$103,164	\$447,984	\$44,514	\$120,026	\$164,540	26.86%	\$0
	SC	0157284	Culture & Rec. (Morgan Sports Center)	\$404,812	\$351,014	\$755,826	\$265,644	\$294,096	\$559,740	\$139,168	\$56,918	\$196,086	25.94%	\$0
	REC	0157233	Culture & Rec. (Leonard Destin Park)	\$25,846	\$15,880	\$41,726	\$0	\$0	\$0	\$25,846	\$15,880	\$41,726	100.00%	\$0
	REC	0157285	Culture & Rec. (Operations)	\$156,312	\$213,134	\$369,446	\$138,873	\$136,147	\$275,021	\$17,439	\$76,987	\$94,426	25.56%	\$0
	REC	0157291	Culture & Rec. (Beach Operations)	\$238,077	\$220,384	\$458,461	\$201,349	\$125,951	\$327,300	\$36,728	\$94,433	\$131,161	28.61%	\$0
	CN	0157587	Culture & Rec. (Comty Cntr Ops)	\$438,898	\$273,982	\$712,880	\$386,153	\$151,013	\$537,167	\$52,745	\$122,969	\$175,713	24.65%	\$0
	SE	0157486	Special Events (Special Annual Activities)	\$0	\$57,150	\$57,150	\$0	\$40,325	\$40,325	\$0	\$16,825	\$16,825	29.44%	\$0
TOTAL OPS & MAINT EXPENSES:				\$5,435,325	\$7,117,630	\$12,552,955	\$4,919,380	\$6,401,668	\$11,321,049	\$515,945	\$715,962	\$1,231,906	9.81%	(\$438,393)

~~as of September 30, 2019~~

			2019 Budget Payroll	2019 Budget O&M	2019 Budget	2019 Actual Payroll	2019 Actual O&M	2019 Actual	Salary Over/Under	O&M Over/Under	Total Over/Under	% Over/Under	Budget Amendment Allocation	
		Number	Uniform Accounting Category											
CIP, R&R, & DEBT SERVICE ACCOUNTS														
	0151818	Interfund Transfers	\$0	\$3,106,086	\$3,106,086	\$0	\$774,746	\$774,746	\$0	\$2,331,340	\$2,331,340	75.06%	\$0	
	0151716	Harbor Property Debt Svc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0151720	Series 2015A Revenue Bond	\$0	\$458,211	\$458,211	\$0	\$458,211	\$458,210	\$0	\$1	\$1	0.00%	\$0	
	0151752	CRA Towncenter GF Debt Svc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0151763	Vehicle Lease/Purchase	\$0	\$25,797	\$25,797	\$0	\$25,796	\$25,796	\$0	\$1	\$1	0.00%	\$0	
	0151764	Equipment Lease/Purchase	\$0	\$77,567	\$77,567	\$0	\$77,564	\$77,564	\$0	\$3	\$3	0.00%	\$0	
	0153952	Physical Environment CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0157289	Recreation CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0158024	Facility Maintenance R&R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0158085	Recreation R&R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0158087	Community Center R&R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	0158090	Repair & Replacement R&R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
TOTAL CIP, R&R, & DEBT SERVICE EXP.			\$0	\$3,667,661	\$3,667,661	\$0	\$1,336,316	\$1,336,316	\$0	\$2,331,345	\$2,331,345	63.56%	\$0	
TOTAL GENERAL FUND EXPENSES		TOTAL GENERAL FUND EXPENSES		\$5,435,325	\$10,785,291	\$16,220,616	\$4,919,380	\$7,737,985	\$12,657,365	\$515,945	\$3,047,306	\$3,563,251	21.97%	(\$438,393)
	10158188	2002 Special Revenue Fund	\$0	\$2,201,411	\$2,201,411	\$0	\$2,183,600	\$2,183,600	\$0	\$17,811	\$17,811	0.81%	\$0	
	151	151 Impact Fees Annual CIP Fund	\$0	\$380,000	\$380,000	\$0	\$4,260	\$4,260	\$0	\$375,740	\$375,740	98.88%	\$0	
	202	2002 Bond Debt Service Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100.00%	\$0	
	205	2005 CRA Bond Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	209	2009 Harbor CRA Note Sinking Fund	\$0	\$475,833	\$475,833	\$0	\$477,715	\$477,715	\$0	(\$1,882)	(\$1,882)	-0.40%	(\$1,882)	
	213	2013 Revenue Note Debt Service Fund	\$0	\$557,586	\$557,586	\$0	\$557,586	\$557,586	\$0	\$0	\$0	0.00%	\$0	
	214	2014 CRA Revenue Note Debt Svc Fund	\$0	\$730,821	\$730,821	\$0	\$730,463	\$730,463	\$0	\$358	\$358	100.00%	\$0	
CRA	10255231	CRA Towncenter	\$14,601	\$115,545	\$130,146	\$15,333	\$36,101	\$51,434	(\$732)	\$79,444	\$78,712	60.48%	(\$732)	
CRA	10255232	CRA Towncenter CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	10258188	CRA Towncenter Interfund Transfers	\$0	\$730,821	\$730,821	\$0	\$730,467	\$730,467	\$0	\$354	\$354	0.05%	\$0	
CRA	21451729	CRA Towncenter Revenue Note	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	30355232	CRA Towncenter CIP - Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	30358188	CRA Towncenter Const. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	11055235	CRA Harbor	\$75,292	\$43,037	\$118,329	\$25,300	\$16,062	\$41,363	\$49,992	\$26,975	\$76,966	65.04%	\$0	
CRA	11055236	CRA Harbor CIP's	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	11058188	CRA Harbor Interfund Transfers	\$0	\$475,833	\$475,833	\$0	\$478,333	\$478,333	\$0	(\$2,500)	(\$2,500)	-0.53%	(\$2,500)	
MYF	31053951	Physical Env.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
MYF	31054134	Transportation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100.00%	\$0	
MYF	31057289	Recreation Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
MYF			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
MYF			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
		Total Expenditures	\$89,893	\$5,710,887	\$5,800,780	\$40,634	\$5,214,586	\$5,255,220	\$49,259	\$496,301	\$545,561	9.40%	(\$5,114)	
		Grand Total Expenditures All Funds											(\$443,507)	
CRA	302	Community Center Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	304	CRA Harbor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	310		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	351		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	209	209 Harbor CRA Note Sinking Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	213	2013 Revenue Note Debt Service Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
	214	2014 CRA Revenue Note Debt Svc Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	10255231	CRA Towncenter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	10255232	CRA Towncenter CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	10258188	CRA Towncenter Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	21451729	CRA Towncenter Revenue Note	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	30355232	CRA Towncenter CIP - Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	30358188	CRA Towncenter Const. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	11055235	CRA Harbor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
CRA	11055236	CRA Harbor CIP's	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	

City of Destin
General Fund Budget Comparison
FY 2019

as of September 30, 2019

[illegible]

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: City Manager Report

TO: City Council

THRU:

FROM: Lance Johnson, City Manager

DATE:

SUBJECT: Contract Management

I. BACKGROUND: Executive staff has been conducting an internal review of existing protocols and procedures associated with efficiently managing City contracts for goods and/or services. This review has identified opportunities for improvement within the organization that will help ensure services are being performed and invoiced in compliance with the terms of the contracts and are fulfilling the original intent for soliciting the goods and/or services.

Action Items include:

Updating the Contracts and Services Operating Instructions (OI) such as ADM-22, 57 et al. by December 31, 2019. These updates will include internal processes to verify contractor compliance with all terms and expectation. It will also include a systematic approach for the Office of Primary Responsibility (OPR) to demonstrate compliance as well as routine reviews being completed by the Finance Department (FIN).

Improvements shall also include initial training for impacted staff and refresher training at specified intervals provided by FIN.

Revised OI's will be aligned with other current city policies and procedures. FIN will be responsible for the initial and ongoing alignment.

A visitor and contractor sign-in program will be implemented at all facilities. This will provide documentation for times when contractors arrive and leave city buildings as well as employee assigned to the contractors within our facilities. These employees will validate all work and time performed onsite.

The City will identify an employee and backup employee to be the representative to

coordinate all activity with Contractors.

FIN will be responsible for ongoing audits of invoices and, when appropriate, working with the vendor to correct errors.

The FIN and OPRs will work cooperatively with legal to add terms to new contract that will assist in protecting the intent of the contract and the stewardship of public funds.

The City will rebid the fire/security monitoring and inspection contract in early 2020.

II. DISCUSSION:

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

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

- 1. ADM-22 Contracts
- 2. ADM-57 Contract Svc Cost Estimate
& Billing

CONTRACTS

This Operating Instruction (OI) establishes instructions and requirements for formal contract procedures.

I. REFERENCES: City of Destin Charter Section 4.05 (k) and Former Policy Directive CM-96-1001 dated September 6, 1996. Cross-reference Florida Statutes Chapter 287, Destin Ordinance 244, Destin Resolution No. 98-07 and OI ADM-41, Comprehensive Purchasing Procedures.

II. GENERAL: This OI reiterates City Charter protocol for signing of contracts and establishes instructions for formal contract procedures, including requirements and classifications for use of standard written contracts. The OI is applicable to all departments to ensure consistency in the application of payment, bond, insurance, performance and related contract requirements within established classifications.

III. PROCEDURES:

A. Selection of consultants, contractors and other services within the below listed classifications are subject to the applicable competitive selection processes established in Ordinance 244 and OI ADM-41. Formal written contracts shall be required for the following classifications when the estimated or actual cost of the contract exceeds \$3,999.99:

1. Accounting and Auditing Services
2. Continuing Service and Other Contractual Services
3. Rents and Leases
4. Communications Services
5. Insurance
6. Repair and Maintenance Services
7. Construction (Buildings and Other Capital Improvements)

B. Selection of Professional Services shall be made in accordance with the procedures of Florida Statutes (F.S. 287.055) and City of Destin Resolution No. 98-07. All Professional Services, including architectural, engineering, landscape architectural, surveying and mapping services, are subject to City Council approval and shall be made by formal written contract regardless of whether the service is for a planning activity, one-time assignment or continuing contract.

C. Classifications excepted from the formal written contract requirements include Printing and Binding, Supplies, Books and Publications unless to establish an initial continuing contract, and Real Estate Acquisitions which are not addressed in this OI. Machinery and Equipment Purchases, which do not involve labor, installation or associated construction, are generally excepted from these formal contract procedures. However, machinery and equipment purchases are subject to competitive bidding and may involve a written contract separate and distinct from procedures of this OI.

Supersedes Policy Directive CM-96-1001, September 6, 1996

Office of Primary Responsibility: Finance & Budget

Distribution: One to each Department, Mayor and Council, City Manager, and each City Attorney

D. Standard contract document forms are available in the Home Directory (H:\Forms\City Forms\Bids & Contracts) for Professional Services, Consultant and other contracts. Departments should access and use these documents when preparing contracts for review by the City's Bid Committee. Modifications to these standard forms will be necessary depending upon the nature and type of contract. Forms should be copied and renamed prior to modification. Standard contract forms, such as American Institute of Architects (AIA) and National Engineering Society (NES) may be used for large-scale construction and capital improvement projects, at the discretion of the Bid Committee.

E. Contract documents should be produced in duplicate originals based upon the number of parties to the agreement. In instances where an architect, engineer or party other than a City employee is serving as contract administrator they shall be provided a fully executed copy of the contract. The City always retains one executed original of any formal written contract in the City Clerk's Office.

F. The Bid Committee shall discuss Contract documents at the time of review of Requests for Bids (RFBs) or Proposals (RFPs). The Bid Committee may again discuss and review the contract at the time of consideration of bids and proposals made in response to the RFB or RFP.

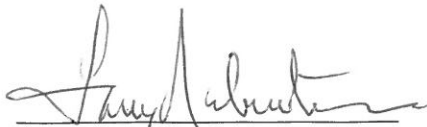
G. Contract documents shall be reviewed and approved to legal form by original signature of the City Attorney. This step is preferably completed prior to transmittal of contracts to the successful consultant, contractor or other service provider, but may be done concurrently with their consideration.

H. The successful consultant, contractor and other service provider always executes contracts before the City. Contracts shall be presented to them, after City Council approval, in conjunction with the Notice of Award.

I. The consultant, contractor or other service provider should return the executed contract documents to the City along with their proof of required insurance and original bonds, if any.

J. The City Manager retains sole authority and responsibility for signing contracts on behalf of the City as authorized in the Destin City Charter. This authority is not delegated to directors. Contracts should be accompanied by any Notice to Proceed that requires the City Manager's signature so that all documents required to authorize a project may be reviewed at one time.

K. Original contracts, Notices of Award and Notices to Proceed shall be filed with the City Clerk's Office along with original Bonds and Insurance.


LARRY J. RUBENSTEIN
City Manager

CONTRACT SERVICE COST ESTIMATE & BILLING PROCEDURES

This Operating Instruction establishes procedures for administrative processing for review, approval and payment of billings and invoices from continuing service vendors.

- I. **GENERAL:** The purpose of this operating instruction is to set forth a standard for considering cost estimates and payment of invoices received from continuing service vendors for goods and services for the City. These procedures are to ensure consistent, responsible and timely accounting of service, billings and payment.

II. **PROCEDURES:**

A. **SCOPE OF WORK:**

There is no guarantee that a continuing service contract will preclude the City from seeking alternate contracts on a case by case basis for both new construction and existing facilities. While such practice will not be the standard, each OPR is responsible to use good judgement. If, for example, estimates appear high, or not properly supported by documentation, further research may be necessary.

B. **OBTAINING COST ESTIMATES AND BILLING PROCEDURES:**

1. A specification outline or work order shall be furnished by the OPR to the vendor.
2. The continuing service vendor shall submit an itemized estimate of the costs to include at least:
 - List of material and supply costs,
 - Estimate of labor cost,
 - Hours of work required, and
 - Estimated date work can be performed and completed.
3. OPR shall verify accurate & fair pricing per vendor's contract.
4. All documentation of costs shall be submitted with purchase requisitions.
5. If applicable, during performance of the scope of work, vendor will provide the City a list of additional charges for any costs that exceed the original estimate and repeat the approval process before additional work is performed.
6. The vendor shall notify the City that the work is ready for final inspection and acceptance.
7. The City shall promptly make such inspection, and if it finds the work acceptable and fully performed under the Contract and according to the City's Operating Instructions, shall promptly process the Invoice for Payment in accordance with Florida Statutes, Chapter 218, Florida Prompt Payment Act.

Distribution: 1 each Mayor & Council, Attorneys, Department Directors & Managers and file.

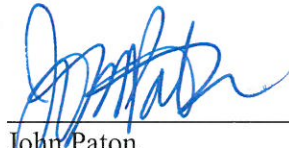
City of Destin
Page 2

City Operation Instruction ADM-57
Date: August 31, 2001

8. The approved invoice shall reflect the purchase order number if applicable or the appropriate expenditure account code.
9. Invoices shall be billed on vendor's letterhead listing actual supply costs, labor costs and additional charges.

C. COST ESTIMATES & BILLING PROCEDURES FOR MAJOR PROJECTS:

Major Projects with cost that are equal to or exceed ~~\$7,500.00~~ \$15,000 are subject to the City's bidding procedures.



John Paton,
Interim City Manager

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: City Manager Report

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: November 14, 2019

SUBJECT: Comprehensive Plan Evaluation and Appraisal Report (EAR) Update

I. BACKGROUND: Pursuant to the requirements of Chapter 163.3191, F.S., Evaluation and Appraisal of Comprehensive Plan, the City of Destin is required to amend the Coastal Management Element per requirements of Section 163.3178, F.S.

II. DISCUSSION:

Timeline:

- February 14, 2019 – City submitted Letter of Notification to the State Department of Economic Opportunity.
- September – November 2019 – City Staff commenced review of current Coastal Management Element.
- December 12, 2019 – Staff to present recommendations present to the LPA
- January 6, 2020 – LPA approved recommendations to be presented to City Council for Public Hearing (First Reading).
- February 2020 – Adopted changes sent to the State Department of Economic Opportunity for review.
- State review period is 60 days, after which any State suggested changes or comments will be considered at the Second Reading.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION: Informational item for City Council

IV. RECOMMENDED MOTION: No recommended motion

Attachments:

1. City Council Presentation_Coastal
Comp Update



Community Development

Evaluation and Appraisal Legislative Update
Coastal Management Element

Background

Pursuant to the requirements of Chapter 163.3191, F.S – Evaluation and Appraisal of Comprehensive Plan

The City of Destin is required to amend the Coastal Management Element, per requirements of Section 163.3178, F.S, to include:

- A Review and Appraisal of the current Coastal Management Element
- Update the current Coastal Management Element based on new Florida Statutes
- Adopted amendments to be submitted to the State by February 19, 2020.



Timeline

- February 14, 2019 – City submitted Letter of Notification to the State Department of Economic Opportunity
- September – November 2019 – City Staff commenced review of current Coastal Management Element
- December 12, 2019 – Staff to present recommendations present to the LPA
- January 6, 2020 – LPA approved recommendations to be presented to City Council for Public Hearing (First Reading)
- February 2020 – Adopted changes sent to the State Department of Economic Opportunity for review (60 days)
- Second Reading TBD - pending State review



CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: City Manager Report

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Announcements:

*In an effort to get committee information to Council in a more timely manner staff will be placing Draft committee meeting minutes on the Council's consent agenda for informational purposes.

*All City facilities will be closed on November 28 & 29 in observance of the Thanksgiving Holiday.

*33rd ANNUAL CHRISTMAS TREE LIGHTING will be held at the Destin Community Center on Thursday, December 5th, 2019, at 6 pm.

*35th ANNUAL CHRISTMAS PARADE will be held on Saturday, December 14th, 2019 at 10 am. This year's theme is "Santa's Workshop." Applications will be accepted until Friday, December 6, 2019.

I. BACKGROUND:

II. DISCUSSION:

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: Public Hearing

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: November 15, 2019

SUBJECT: Second reading of Ordinance 19-32-LC - Relating to changes to the Zoning Map, which changes the zoning of two parcels from Institutional (INST) and Medium Density Residential-Village (MDR-V) to Residential, Office Institutional-Village Residential (ROI-VR).

I. BACKGROUND:

II. DISCUSSION:

Area 6 is comprised of two parcels (00-2S-22-0135-0000-0020, owned by Destin Water Users, and 00-2S-22-0135-0000-0010, owned by Azalea Square, LLC). The parcel owned by Destin Water Users is currently zoned Institutional. The parcel owned by Azalea Square, LLC is split zoned Institutional and Medium Density Residential – Village. In order to align the Zoning Map with the Future Land Use Map the property must be rezoned to an ROI classification.

Due to the proposed Ordinances mentioned above, there are three potential ROI classifications:

- ROI-TD (Residential, Office, Institutional – Tourist Development)
- ROI-CBR (Residential, Office, Institutional – Crystal Beach Residential)
- ROI-VR (Residential, Office, Institutional – Village Residential)

ROI-TD and ROI-CBR are location based and allow uses that do not reflect the character of

the area. Therefore, Staff is recommending that Area 6 be rezoned to ROI-VR, consistent with the remainder of the parcels located south of Azalea Drive, between Melvin Street and Benning Drive, and promotes long-term residential uses and supportive services.

LPA RECOMMENDATION:

The proposed Zoning Map Amendment was reviewed by the City's Local Planning Agency (LPA) during a Public Hearing held on October 17, 2019. At conclusion of the Public Hearing the LPA recommended that the City Council approve the proposed Zoning Map Amendment by adopting proposed ordinance 19-32-LC.

A. **Link to Strategic Goals / Objectives:**

B. **Effect on Budget (EOB):**

C. **Level of Service (LOS):**

III. CONCLUSION:

IV. RECOMMENDED MOTION:

I move that the City Council approve proposed Ordinance 19-32-LC on second reading.

Attachments:

1. Ordinance 19-32-LC
2. Exhibit A

ORDINANCE NO. 19-32-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2 ZONING MAPS TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF THE PROPERTIES DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM INSTITUTIONAL (INST) AND MEDIUM DENSITY RESIDENTIAL-VILLAGE (MDR-V) TO RESIDENTIAL, OFFICE AND INSTITUTIONAL-VILLAGE RESIDENTIAL (ROI-VR); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Article 1, Section 1.01(b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Future Land Use Element Objective 1-3.6. of the City's Comprehensive Plan requires that the City ensure consistency between the City's Zoning Map, and the City's Future Land Use Map; and

WHEREAS, Future Land Use Element Policy 1-3.6.4 requires the City continually review land uses within the City and to ensure appropriate Future Land Use and Zoning Map categories that are consistent and that reflect the City's vision; and

WHEREAS, the City Council has determined that various parcels of property within the City of Destin are not currently within zoning categories that are consistent with the current Future Land Use designations in place for such properties; and

WHEREAS, the City Council desires to administratively rezone the properties listed and depicted in Exhibit A to zoning categories that are consistent with the current Future Land Use designations for such properties; 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;

WHEREAS, after due public notice, a public hearing was conducted by the Local Planning Agency on October 17, 2019, and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council.

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Destin, Florida, as referenced in the Land Development Code, section 7.12.01(A)2, Zoning Maps, is hereby amended to include a change of zoning map designation from Institutional (INST) and Medium Density Residential-Village (MDR-V) to Residential, Office and Institutional – Village Residential (ROI-VR), for Okaloosa County Property Identification Numbers **(00-2S-22-0135-0000-0020 and 00-2S-22-0135-0000-0010**, which parcels are generally depicted in Exhibit A, attached hereto and incorporated herein by this reference.

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. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED THIS ____ DAY OF _____ 2019.

BY: _____
Gary Jarvis, Mayor

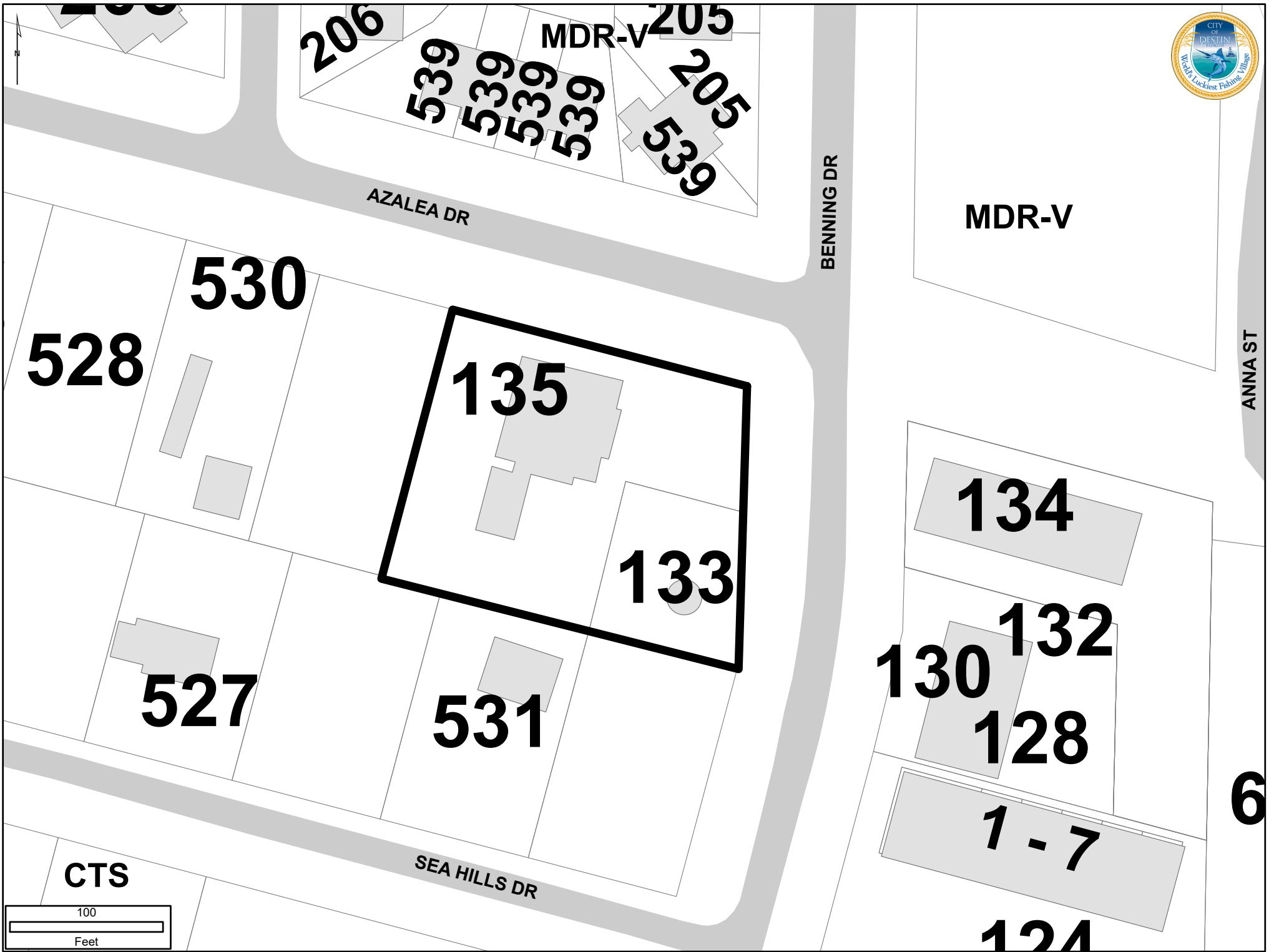
ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Land Use Attorney, for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____
Second Reading: _____



CTS

100

Feet

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: Public Hearing

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: October 30, 2019

SUBJECT: Second reading of Ordinance 19-33-LC - Relating to changes in the Zoning Map, which changes the zoning of one parcel from Residential, Office, Institutional-General Development (ROI-GD) and Medium Density Residential-Village (MDR-V) to Residential, Office Institutional-Village Residential (ROI-VR).

I. BACKGROUND:

The proposed Zoning Map amendment is a follow-up to Ordinances 19-24-LC and 19-28-LC, which consolidated the Residential, Office and Institutional – General Development (ROI-GD) zoning district into the Residential, Office and Institutional – Village Residential (ROI-VR) district, and rezoned all parcels from ROI-GD to ROI-VR, as both zoning districts are focused on long-term residential development and supportive services. In this consolidation, all permitted uses in the ROI-GD district were converted to “Conditional” in the new ROI-VR district. This effort was directed by City Council in order to reduce the total number of zoning districts in the City of Destin. The subject property is the last parcel which has the ROI-GD zoning district designation.

II. DISCUSSION:

The location of the Sugarloaf Apartments is currently split zoned (Parcel ID: 00-2S-22-0000-0057-0010) ROI-GD and Medium Density Residential – Village (MDR-V). Due to the parcel’s current zoning, it could not be rezoned with the remainder of the ROI-GD parcels, and required a separate advertisement and ordinance. As a result of the proposed consolidation of ROI-GD and ROI-VR, Staff is recommending the entire parcel be zoned ROI-VR. The current use of “long-term multifamily” is a conditional use in the proposed zoning district, and therefore allowed. The proposed Zoning Map amendment provides

consistency within the parcel, as well as with the surrounding land uses.

LPA RECOMMENDATION:

The proposed Zoning Map Amendment was reviewed by the City's Local Planning Agency (LPA) during a Public Hearing held on October 17, 2019. At conclusion of the Public Hearing the LPA recommended that the City Council approve the proposed Zoning Map Amendment by adopting proposed Ordinance 19-33-LC.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION:

IV. RECOMMENDED MOTION:

I move that the City Council approve proposed Ordinance 19-33-LC on second reading.

Attachments:

1. 19-33-LC Admin Rezone
Sugarloaf_Ordinance
2. Exhibit A

ORDINANCE NO. 19-33-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2 ZONING MAPS TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF THE PARCEL DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM RESIDENTIAL, OFFICE AND INSTITUTIONAL-GENERAL DEVELOPMENT (ROI-GD) AND MEDIUM DENSITY RESIDENTIAL- VILLAGE (MDR-V) TO RESIDENTIAL, OFFICE AND INSTITUTIONAL-VILLAGE RESIDENTIAL (ROI-VR); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Article 1, Section 1.01(b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Future Land Use Element Policy 1-3.6.4 requires the City continually review land uses within the City and to ensure appropriate Future Land Use and Zoning Map categories that are consistent and that reflect the City's vision; and

WHEREAS, the City Council has determined that the Residential, Office & Institutional zoning districts in the City should be consolidated in the best interests of City residents, and as such, the Residential Office & Institutional-General Development (ROI-GD) zoning district will cease to exist and be rendered obsolete, pursuant to City of Destin Ordinance 19-28-LC; and

WHEREAS, the City Council desires to administratively rezone the parcels depicted in Exhibit A, from Residential, Office & Institutional- General Development (ROI-GD) and Medium Density Residential-Village (MDR-V) to Residential, Office & Institutional-Village Residential (ROI-VR); 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;

WHEREAS, after due public notice, a public hearing was conducted by the Local Planning Agency on October 17, 2019, and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council.

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Destin, Florida, as referenced in the Land Development Code, section 7.12.01(A)2, Zoning Maps, is hereby amended to include a change of zoning map designation from Residential Office and Institutional – General Development (ROI-GD) and Medium Density Residential-Village (MDR-V) to Residential, Office and Institutional – Village Residential (ROI-VR), for Okaloosa County Property Appraiser’s Parcel Identification Number: **00-2S-22-0000-0057-0010**, which parcel is generally depicted in Exhibit A, attached hereto and incorporated herein by this reference.

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. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED THIS ____ DAY OF _____ 2019.

BY: _____
Gary Jarvis, Mayor

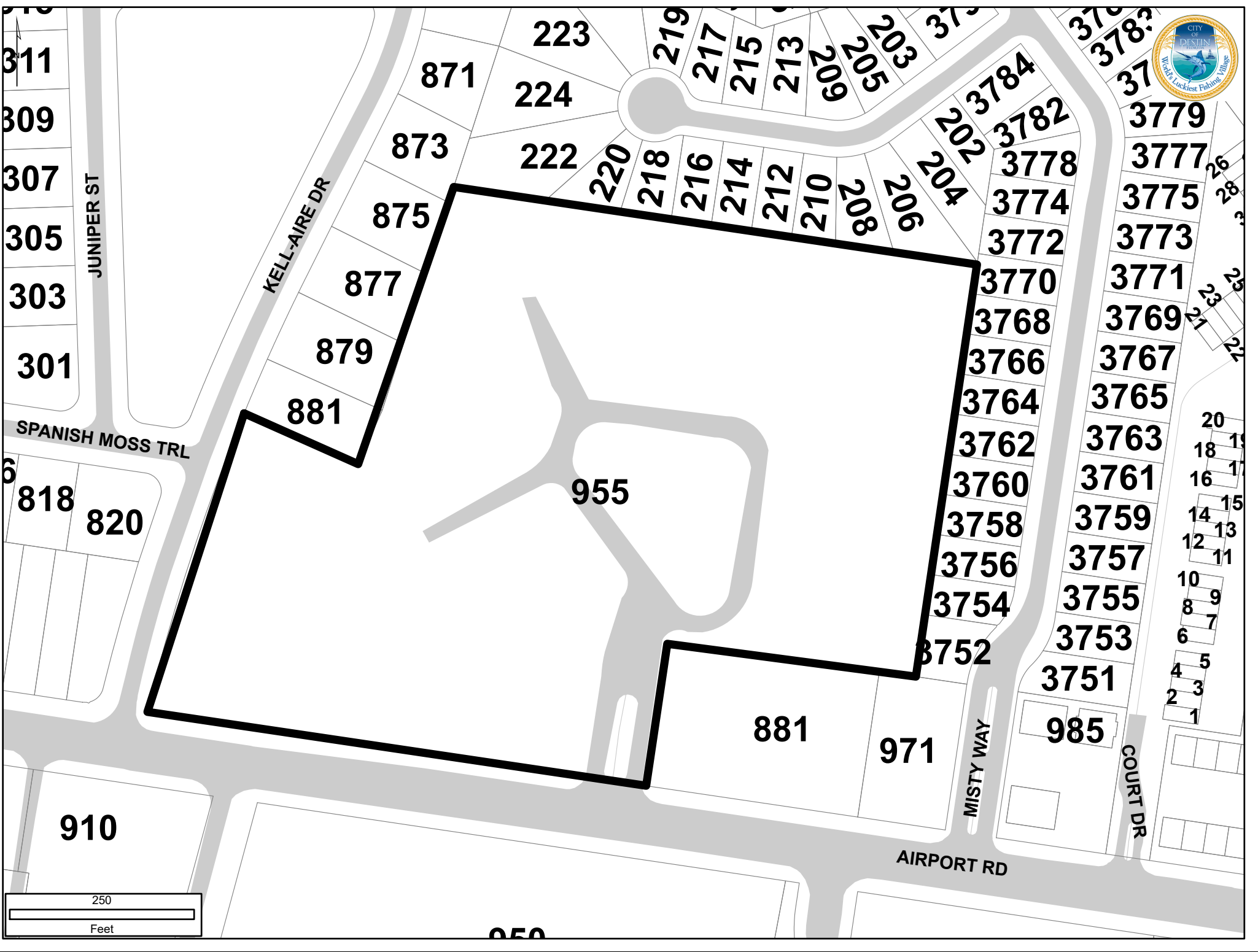
ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Land Use Attorney, for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____
Second Reading: _____



CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: Public Hearing

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: November 12, 2019

SUBJECT: First reading of Ordinance 19-31-LC - Relating to changes to the Zoning Map, which changes the zoning district of one parcel to match the land use designation assigned in the Future Land Use Map of the Comprehensive Plan.

I. BACKGROUND: The Community Development Department received an application for a Zoning Map Amendment from Guidry Properties August 14, 2019. The property in question is located on South of Emerald Coast Parkway, East of Kel-Wen Circle and West of Regatta Bay Blvd (Parcel ID: 00-2S-22-0000-0001-0570). The applicant has submitted the application to align the properties' zoning designation of Residential, Office, Institutional – Tourist Development (ROI-TD) to the Future Land Use Map designation of Commercial General (CG).

II. DISCUSSION: The proposed Zoning Map Amendment will align the properties' zoning classification with the current Future Land Use Map. Staff recommends approval of Ordinance 19-31-LC.

Note that if approved, the properties' zoning classification will be the Commercial General (CG) Zoning district, as recently amended. Essentially, if the zoning request for the subject property is approved, any future development on the subject property or other property within the zoning district, would be held to the standards set forth by Ordinance 19-25-LC. Ordinance 19-25-LC provides increased buffering for properties adjacent to existing residential uses or residential zoning districts, changes currently permitted uses in the zoning district to conditional uses and establishes a process and criteria for approval of conditional uses.

PUBLIC COMMENTS:

Mr. Karl Seekamp – a resident in the Sovereign Isle neighborhood – emailed his concerns regarding the rezone of the subject property to Commercial General (CG) on October 21, 2019. He is unable to attend the meeting due to work related requirements. However, he requested his concerns be known to City Council. Therefore, his correspondence is attached.

LPA RECOMMENDATION:

On October 17, 2019, the LPA unanimously recommended approval of Ordinance 19-31-LC.

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

III. CONCLUSION: Staff is supportive of the proposed zoning request due to its consistency with the Future Land Use Map and its compatibility with surrounding commercial and the protections provided to the residential uses by Ordinance 19-25-LC

LPA RECOMMENDATION:

The proposed Zoning Map Amendment was reviewed by the City's Local Planning Agency (LPA) during a Public Hearing held on October 17, 2019. At conclusion of the Public Hearing the LPA unanimously recommended that the City Council approve the proposed Zoning Map Amendment by adopting proposed Ordinance 19-31-LC.

IV. RECOMMENDED MOTION: I move that the City Council approve proposed Ordinance 19-31-LC.

Attachments:

1. 19-31-LC (ROI TD to CG)_Applicant Initiated_Guidry
2. area 15 application
3. Exhibit A
4. Seekamp Email

ORDINANCE NO. 19-31-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2 ZONING MAPS TO INCLUDE A CHANGE IN THE ZONING DESIGNATIONS OF THE PARCELS DESCRIBED AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT A FROM RESIDENTIAL, OFFICE, INSTITUTIONAL-TOURIST DEVELOPMENT (ROI-TD) TO COMMERCIAL GENERAL (CG); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Article 1, Section 1.01(b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, after due public notice, a public hearing was conducted by the Local Planning Agency on October 17, 2019, and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council; 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.

WHEREAS, after due public notice, a public hearing has been conducted by the City Council.

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Destin, Florida, as referenced in the Land Development Code, section 7.12.01(A)2, Zoning Maps, is hereby amended to include a change of zoning map designation from Residential Office and Institutional – Tourist Development (ROI-TD) to Commercial – General (C-G), for Okaloosa County Property Appraiser Parcel Identification Number **00-2S-22-0000-0001-0570**, which parcel is generally depicted in Exhibit A, attached hereto and incorporated herein by this reference.

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. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED THIS ____ DAY OF _____ 2019.

BY: _____
Gary Jarvis, Mayor

ATTEST:

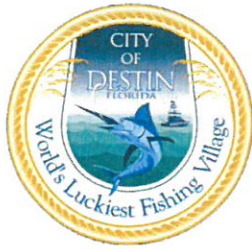
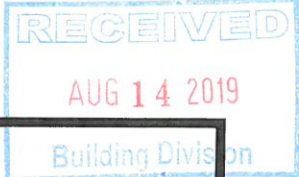
The form and legal sufficiency of the foregoing has been reviewed and approved by the City Land Use Attorney, for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Kopp, City Land Use Attorney

First Reading: _____

Second Reading: _____



City of Destin

Community Development Department

Planning Division

City of Destin Annex

4100 Indian Bayou Trail

Destin, Florida 32541

Phone (850) 654-1119 • Fax (850) 460-2171

www.cityofdestin.com

LAND DEVELOPMENT CODE ZONING MAP AMENDMENT

Does Your Property Meet the Criteria for this Application?

The subject property of the proposed amendment must have a Future Land Use Map Designation consistent with the proposed zoning; if not, then a Future Land Use Map amendment will be required prior to proceeding with amending the Official Zoning Map.

1. CONTACT INFORMATION:

A. Applicant: GUIDRY PROPERTIES LLC
Mailing Address: 1901 Manhattan Blvd. Bldg. Ste 101, Harvey, LA 70058
Business Phone: 504/666-6432 Cell: _____
Email: RJG@5starfpc.c.com

B. Property Owner: GUIDRY PROPERTIES LLC
Mailing Address: 1901 Manhattan Blvd. Bldg. Ste 101, Harvey, LA 70058
Business Phone: 504/666-6432 Cell: _____
Email: RJG@5starfpc.c.com

C. Authorized Agent (if applicable): Trey Goodwin and Ken Metcalf
Mailing Address: 98 Oak Hill Ave., Fort Walton Beach, FL 32547
Business Phone: 850/710-1980; 850/329-4848 Cell: _____
Email: trey@mygoodwinlaw.com; kmetcalf@stearnsweaver.com

*Note: Owner must complete the attached Agent Affidavit.
If there is more than one owner, each owner must complete an Agent Affidavit.*

Application – LDC Official Zoning Map Amendment

1 of 8

Note: Application will be voided if changes to this application are found.

2. **PROPERTY INFORMATION:**

A. Existing Street Address: Hwy. 98, Destin, FL

Parcel ID (s): 00-2S-22-0000-0001-0570, _____

Lot: _____ Block: _____ Plat Book: _____ Page Number: _____

Subdivision: _____

B. Existing Zoning District Classification: _____ *(To be completed by the City)*

Proposed Zoning District Classification: Commercial General

Future Land Use Map Designation: _____ *(To be completed by the City)*

C. Existing use of subject property: Vacant

3. **AMENDMENT REQUEST**

A. Explain the basis for your request. Give solid and convincing reason(s) as to why the current zoning district is not appropriate for the property, and why the requested zoning district is more suitable. Indicate the proposed specific use(s) expected to be developed if the proposed zoning district change is granted by City Council.

See attached.

B. Date of pre-application meeting: July 17, 2019

C. Total acreage of the property in the proposed amendment: 10.6 acres

D. Has the property received any waivers, special exceptions or variances? YES ☐ NO ☒

If you answered "yes" to the above question, please explain – including when approved.

- E. If you are seeking an Official Zoning Map designation of LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, ROI-VR, ROI-GD, or ROI-TD, please explain how this designation is consistent with the underlying Future Land Use Map designation.

N/A

- F. Please explain how the proposed Official Zoning Map designation supports and is consistent with the purpose and intent of the City of Destin Zoning Districts as described in Section 7.12.06. *Zoning Districts* of the Land Development Code.

See attached.

- G. Please identify any allowable uses as listed in Table 7-2: Table of Allowable Uses for the proposed zoning district that should not be allowed in the specific location proposed for the zoning map amendment (will require a Text Amendment to the Land Development Code).

No specific use exclusions are proposed.

- H. Please identify any allowable uses not listed in Table 7-2: Table of Allowable Uses for the proposed zoning district that should be allowed in the specific location proposed for the zoning map amendment (will require a Text Amendment to the Land Development Code).

No specific use additions are proposed.

- I. Please explain the fiscal impact of the proposed amendment upon the finances of the City, if any.

The proposed CG zoning district allows a floor area ratio (FAR) of up to 1.3 as compared to the .5 allowed by the current ROI-TD zoning district.

Development of the Subject Property to the maximum FAR would increase tax revenues by 130% as compared to the current ROI-TD zoning district.

See attached for additional detail.

- J. Please explain the impact of the proposed amendment upon all public facilities, if any.

The proposed CG zoning district allows a floor area ratio of up to 1.3 as compared to the .5 allowed by the current ROI-TD zoning district.

This could potentially result in an increase in demand for water, sewer, solid waste and road capacity. However, no level of service deficiencies

are anticipated. See attached for additional detail.

- K. Please explain the impact of the proposed amendment upon the environment, natural and/or historical resources, if any.

There are no environmental, natural or historic resources on the Subject Property that would be impacted by the proposed rezoning.

Existing trees on the Subject Property will be protected to the extent required by the City's land development code.

- L. Please explain the degree of consistency of the proposed amendment with the Comprehensive Plan for the City. (*Applicant may need to refer to the Comprehensive Plan.*)

The proposed Commercial General zoning district is consistent with the Commercial General future land use category. The current Residential Office

Institutional zoning district is not consistent with the Commercial General future land use category. See attached for additional detail.

- M. Please explain the impact upon the ability of the City to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan, if the proposed amendment is granted.

The proposed CG zoning district allows a floor area ratio of up to 1.3 as compared to the .5 allowed by the current ROI-TD zoning district.

This could potentially result in an increase in demand for solid waste services provided by the City pursuant to its contract with Waste Management, Inc.

No problems are anticipated in maintaining the adopted level of service. See attached for additional detail.

- N. Please explain the compatibility of the proposed amendment upon the surrounding neighborhoods and land uses.

The proposed Commercial General zoning district is consistent with surrounding neighborhoods and land uses. See attached for additional detail.

4. **SUBMITTAL REQUIREMENTS FOR AN OFFICIAL ZONING MAP AMENDMENT:**

1. X Completed application - All applicable areas of the application shall be filled in and submitted to the Community Development Department Planning Division at the City of Destin Annex, 4100 Indian Bayou Trail, Destin, Florida 32541.
2. X Application Fee: \$1,200.00 – Ordinance Amendment Applications
(FY2017 Schedule of Fees, Resolution 17-05, adopted 02/22/17, effective 02/23/17)

Application fee includes First Reviews only. Subsequent Submittal Reviews and all mailing costs will be invoiced to the Applicant; invoices must be paid prior to submittal of additional Submittal Review Packages.

Accepted Payments are Cash, Check, MasterCard or Visa. Checks shall be made payable to the City of Destin and submitted to the Planning Division, Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541
3. X Proof of Ownership - A copy of the last recorded deed for the property. The name on the deed must correspond to "Current Owner" of the property. Agent Affidavit/Special Power of Attorney is required if the applicant is someone other than the owner.
4. X Agent affidavit/Special Power of Attorney (if applicable) - If the applicant is other than the owner of the property under construction for review.

NOTE: This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property. The agent affidavit must be completely filled out and submitted with this application. If the property has multiple owners, then all owners or their designated agents must sign this application.

I HAVE READ THE INFORMATION IN THIS APPLICATION AND HAVE FILLED IN ALL ANSWERS CORRECTLY TO THE BEST OF MY ABILITY.

APPLICANT:

SIGNATURE:

DATE:

PRINTED NAME:


Robert J. Gundry
Manager

8-13-19

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, GUIDRY PROPERTIES, LLC

am presently the owner and/or leaseholder at Parcel No. 00-2S-22-0000-0001-0570

and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Trey Goodwin and Ken Metcalf

whose address is 98 Oak Hill Ave., Ft Walton Beach, FL 32547, County of Okaloosa, State of Florida,

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: rezoning above parcel.

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

Printed Name

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 13th day of August, 2019,

by Robert J. Guidry
(name of person acknowledging)

Signature of Notary

Printed Name of Notary or Seal
MARK S. EMBREE
NOTARY PUBLIC

Personally known X OR Produced Identification _____

Type of Identification Produced _____

Parish of Orleans, State of Louisiana
My Commission is issued for Life
Louisiana Notarial Identification No. 23187

Attachment "1"

Guidry Properties, LLC Zoning Amendment Application ROI-TD to CG (Commercial General)

The following responses provide additional detail to the findings set forth in the rezoning application form. Lettered paragraphs correspond to those set forth in the application form.

A. Explain the basis for your request. Give solid and convincing reason(s) as to why the current zoning district is not appropriate for the property, and why the requested zoning district is more suitable. Indicate the proposed specific use(s) expected to be developed if the proposed zoning district change is granted by City Council.

The Subject Property is designated Commercial General on the Future Land Use Map (FLUM), and the proposed Commercial General (CG) zoning district is defined as the primary zoning district appropriate for implementing the Commercial General FLUM category.

The Commercial General FLUM category applies along the entire south frontage of US 98 from Henderson Beach State Park to one lot west of Trista Terrace Court, a distance of over two miles. The Commercial General Zoning District has been applied to this entire two-mile stretch of US 98, except for the exclusion of the Subject Property and a 2-acre parcel immediately to the west of the Subject Property. Attached is an excerpt from the staff presentation (**Exhibit "1"**) regarding 15 Planning Areas, which the City Council previously considered in its evaluation of some 468 parcels within 15 different Planning Areas where the objective was to ensure consistency between the FLUM category and zoning district. The map has been edited to identify Planning Area #15, which consists of the Subject Parcel and the small parcel immediately to the west.

The proposed zoning change will achieve consistency with the Commercial General land use category, including the scope of permitted uses and intensity (e.g., floor area ratio) as allowed by the Comprehensive Plan. The current ROI-TD zoning is not appropriate along US 98 and essentially functions as a spot-zone as applied to the 1,000' of frontage of the Subject Property within a corridor otherwise consistently zoned as Commercial General.

Based on the criteria set forth in Objective 1-1.3, the Subject Property is equally or more suitable for the Commercial General zoning district as compared to the other properties along US 98 for the following reasons:

1. It is a relatively large property with 300' of depth, which allows for the property to respond to market demands for a variety of potential commercial uses, while ensuring compatibility through design.
2. The Subject Property is an infill property, which will achieve greater fiscal benefits for the City as compared to development within the current ROI-TD zoning district.
3. As summarized below, the Subject Property does not contain environmental resources and is highly suitable for more intensive commercial development than otherwise allowed by the ROI-TD zoning district.

4. The width and depth of the property allow for compatible design treatments, including effective buffers, to protect the ROI-TD/VR neighborhoods to the south and southwest of the Subject Property.

Policy 1-2.3.2 confirms that the Commercial General land use category is “intended to accommodate general retail sales and services; highway oriented sales and services; other commercial activities defined in the LDC...” It further specifies that CG areas are generally located along the US 98 corridor in order to service the general commercial needs of permanent and seasonal residents. Code Section 7.12.06.J mirrors the intent language of Policy 1-2.3.2 and specifically states:

The Commercial General zoning district implements Future Land Use Element Policy 1-2.3.2, Commercial General, of the Comprehensive Plan.

The ROI-TD zoning district is not intended to implement the Commercial General FLUM category. Rather, Code Section 7.12.06.M states:

The Residential Office Institutional – Tourist Development zoning district implements Future Land Use Element Policy 1-2.4.1, Residential Tourist Office of the Comprehensive Plan.

The ROI-TD zoning district is primarily intended for business and professional offices, seasonal multifamily, institutional uses, and hotel, motel and other forms of transient use. The ROI is generally not intended for commercial development, except for low intensity commercial uses integrated within a PUD for the purpose of serving only the surrounding neighborhoods. As such, it is not appropriate at this location along US 98.

The Applicant intends to develop a commercial use in accordance with the Commercial General FLUM category. Therefore, the request for the Commercial General zoning district is necessary due to the restrictive limitations applicable to commercial uses in the ROI-TD zoning district, which are in conflict with the permitted uses authorized by the Commercial General FLUM category. The Applicant is currently evaluating options for the specific types of commercial use that may be developed, which will depend on forecasted market conditions.

F. Please explain how the proposed Official Zoning Map designation supports and is consistent with the purpose and intent of the City of Destin Zoning Districts as described in Section 7.12.06, *Zoning Districts of the Land Development Code*.

Response: Section 7.12.06 states that the CG zoning district implements the CG Future Land Use Map category as referenced by Policy 1-2.3.2 and further states that the CG zoning district “shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents.” The CG Zoning District applies extensively along this stretch of US 98 in the vicinity of the Subject Property and is contiguous to the east of the Subject Property. The Subject Property is ideally situated and sized to serve the general commercial needs of the community.

I. Please explain the fiscal impact of the proposed amendment upon the finances of the City, if any.

Response: The Subject Property is surrounded by existing development and is one of the few remaining, larger-scale, infill properties located along US-98. As such, the proposed rezoning will result in a positive fiscal impact on the City, given that:

- The property is served by an existing, signalized intersection maintained by FDOT;
- Destin Water Users, Inc., will provide potable water and sanitary sewer services; and
- Commercial General zoning does not permit permanent residential development, which will avoid impacts on parks/recreational needs, libraries and other City programs intended to serve residents.

The Commercial General zoning district permits a FAR of 1.3 as compared to the ROI-TD zoning district, which permits a FAR of .50. If the Subject Property were to be developed to the maximum permitted FAR, it would proportionately increase the property tax revenue by 130% for the same type of use. The actual tax revenue benefit for the City will depend on the exact use and permitted floor area.

J. Please explain the impact of the proposed amendment upon all public facilities, if any.

Response: The Glossary Element defines “public facilities” as including “sanitary sewer, solid waste, drainage, potable water and ground water recharge.” The following analysis addresses each of these public facilities.

Drainage: Policy 4-4.2.1.A requires that post-development run-off rate shall not exceed pre-development run-off rate based on a 100-year storm event of up to 24-hour duration. This standard will be met through on-site stormwater management facilities in accordance with the NFWFMD and City of Destin permitting requirements.

Ground Water Recharge: Policy 4-3.1.2 addresses design criteria to be met during permitting and requires compliance with the drainage level of service (LOS) standard.

Potable Water: Policy 4-1.2.2 defines the LOS standard as 166 gallons per 1,000 square feet of floor area for non-residential uses. The following calculates the maximum potential demand based on a FAR of 1.3:

$$10.6 \text{ acres} \times 43,560 \text{ s.f./acre} \times 1.3 \text{ (FAR)} \times 166 \text{ gallons/1,000 square feet} = \mathbf{99,643 \text{ gallons/day.}}$$

Sanitary Sewer: Policy 4-2.2.2 defines the LOS standard as 90% of the capacity of the wastewater treatment plant operated by DWU. Policy 4-2.2.3 defines the LOS standard for collection and treatment as 80% of the potable water usage for non-residential uses. This calculates to 132.8

gallons per 1,000 square feet of floor area. The following calculates the maximum potential demand based on a FAR of 1.3:

$$99,643 \times .80 = \mathbf{79,714 \text{ gallons/day}}$$

Solid Waste: Policy 4-5.1.4 defines the LOS standard as 6.5 pounds per 1,000 square feet of floor area. The following calculates the maximum potential demand based on a FAR of 1.3:

$$10.6 \text{ acres} \times 43,560 \text{ s.f./acre} \times 1.3 \text{ (FAR)} \times 6.5 \text{ lbs./1,000 square feet} = \mathbf{3,901 \text{ lbs/day.}}$$

MMTD: Although not defined as a public facility, the Comprehensive Plan establishes the following LOS standards for properties located within the Multi-Modal Transportation District:

Collectors (2020): LOS B (bicycle), LOS B (pedestrian) and LOS C (transit)

US 98 (2020) – LOS C (bicycle), LOS D (pedestrian) and LOS B (transit)

Concurrency and proportionate share requirements will be addressed at the time of development order application based on the specific uses and intensity of the proposed development. The above calculations are conservatively based on the maximum permitted FAR of 1.3 to calculate the maximum theoretical impact on public facilities. However, it is likely that the actual FAR will be substantially lower than 1.3, resulting in less impact than calculated. No LOS deficiencies are anticipated.

K. Please explain the impact of the proposed amendment upon the environment, natural and/or historical resources, if any.

Response: The Subject Property does not contain wetlands, floodplains or known historical resources. Existing trees will be protected to the extent required in accordance with Conservation Element Policy 5.1.7.1 and applicable land development code requirements, as determined during the site plan review/permitting process.

L. Please explain the degree of consistency of the proposed amendment with the Comprehensive Plan for the City.

Response: The Subject Property is designated Commercial General on the Future Land Use Map, which is intended to be implemented by the Commercial General zoning district. The Subject Property has already been determined suitable for the Commercial General land use category based on the criteria of the Comprehensive Plan, particularly Objective 1-1.3 and Policies 1-1.3.1 and 1-1.3.2. The proposed zoning furthers the intent of the Comprehensive Plan by allowing for general commercial uses at a location that is highly suitable as reviewed in the response to Paragraph A above.

M. Please explain the impact upon the ability of the City to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan, if the proposed amendment is granted.

Response: The City will provide solid waste services through its service contract with Waste Management, Inc. No LOS deficiencies are anticipated.

N. Please explain the compatibility of the proposed amendment upon the surrounding neighborhoods and land uses.

Response: The proposed Commercial General zoning district is compatible with all surrounding and nearby uses. The following table presents existing land use, future land use and zoning district for properties adjacent to the Subject Property, as depicted on the attached FLUM/Zoning map (Exhibit "2"):

	South/Southwest	East	West
Existing Uses	Residential neighborhood with mix of permanent and seasonal residents.	Office	Office
FLUM	ROI	Commercial General	ROI
Zoning	ROI-VR and ROI-CBR	Commercial General	ROI-TD

It is important to emphasize that the Comprehensive Plan has determined that Commercial General uses are compatible with Residential Office Institutional uses. Policy 1-1.3.1: General Considerations, states:

The location and distribution of specific commercial and mixed use activities shall be based on the following considerations:

6. Impact on established as well as anticipated future residential development.

The designation of Commercial General on the Future Land Use Map was determined to be compatible with the ROI residential neighborhoods to the south and southwest.

Policy 1-1.3.2 states:

Commercial and Mixed Use development shall be concentrated in strategically located areas having characteristics that best accommodate their specific land, site, public facilities and market location requirements. These criteria have informed the location of commercial and mixed use on the Future Land Use Map..."

It is important to recognize that the Subject Property's attributes ensure compatibility to a much greater degree than other properties zoned Commercial General to the east and west along US 98, which the City determined were compatible with adjacent uses. Policy 1.1.3.3 emphasizes the need to protect single-family neighborhoods located within the Crystal Beach Neighborhood. General Commercial properties to the east and west of the Subject Property abut established, single-family neighborhoods designated CBN on the FLUM and zoned CBN. In those cases, the Commercial General properties do not provide the lot acreage, lot depth or tree coverage to allow for compatibility buffers to the extent achievable on the Subject Property. Exhibit "3" shows the spatial relationship of those Commercial General zoned properties, which were deemed by the

City to be compatible with the abutting CBN neighborhoods. By comparison, the Subject Property abuts the more intensive ROI zoning districts that are not designated for special protection by the Comprehensive Plan in the same manner as the CBN zoned neighborhoods. As a matter of consistent and fair implementation of the City's land use and zoning scheme, the proposed Commercial General zoning for the Subject Property must be considered compatible with the ROI neighborhoods, particularly when considering the attributes of the Subject Property, which will ensure greater compatibility.

To further address compatibility, Policy 1-1.3.2 requires the adoption of regulations to avoid negative impacts on established residential neighborhoods. Code Section 7.09.02, *General compatibility design criteria*, ensures compatibility through design requirements regarding the location and design of mechanical equipment, outdoor display, refuse containers, parking and loading, and through specific standards applicable to particular uses. For example, building supply stores must provide a 6-8' fence around all outdoor storage areas.

Code Section 7.09.03 further defines a "tiered land use system" which allows Tier 1 uses as-of-right, subject to compliance with all applicable regulations, and Tiers 2 and 3, which require additional performance standards to be met if a development order application seeks greater height or intensity. The applicant also recognizes that the City has indicated its intention to adopt revised zoning standards for the Commercial General zoning district to require Conditional Use review for most, if not all, uses within that zoning district. The applicant looks forward to working with the City regarding the adoption and implementation of revised Commercial General zoning standards.

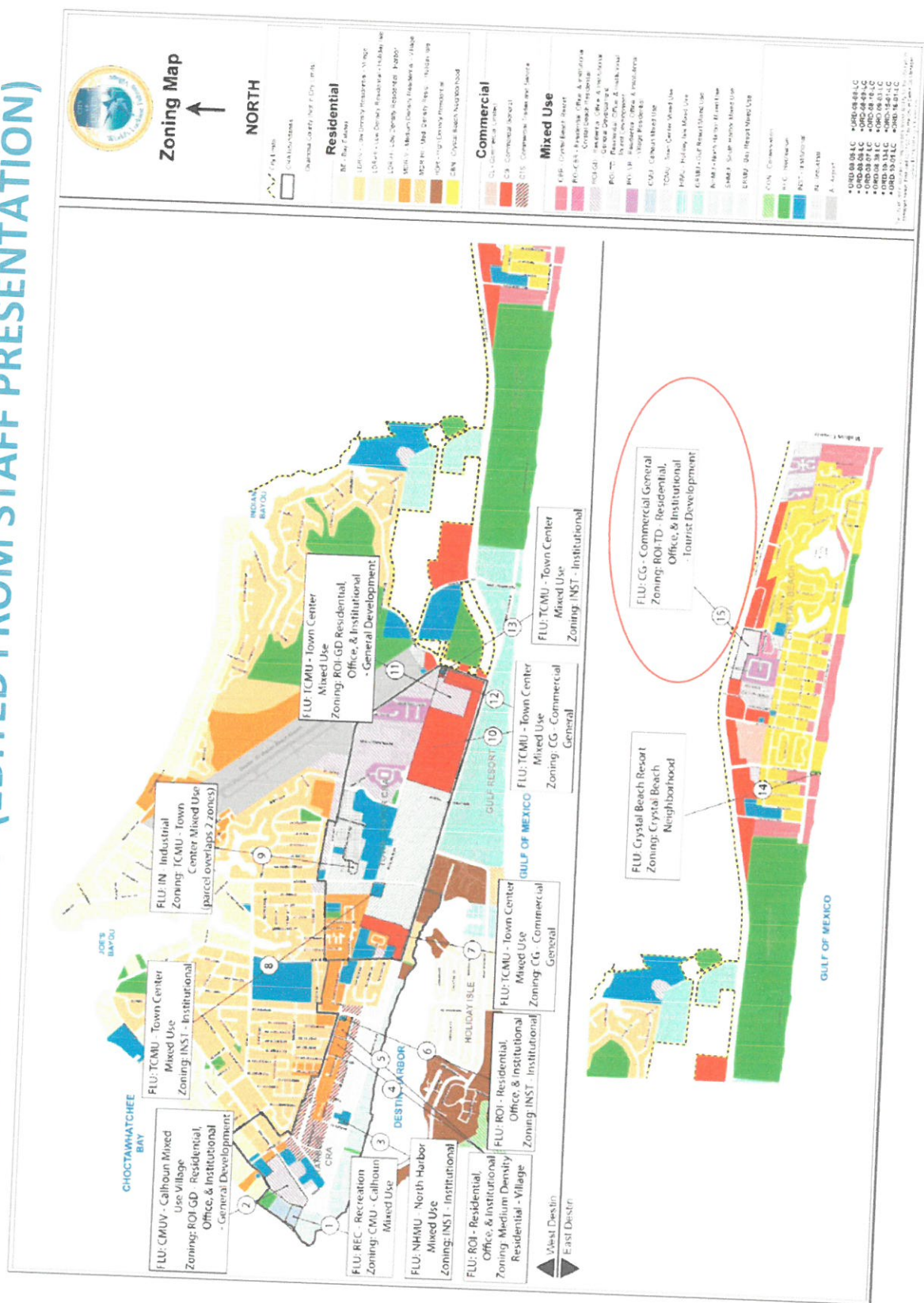
The proposed Commercial General zoning district on the Subject Property will be compatible with all abutting and nearby properties and land uses, including the ROI-VR and ROI-CBR neighborhoods to the south. The applicant respectfully requests that City staff, the Local Planning Agency and the City Council support this request.

Please note that the Zoning Application also includes the following additional attachments:

- Attachment 2 – Location Map showing Subject Property in relation to City boundary.
- Attachment 3 – Okaloosa County Property Appraiser record card and Warranty Deed.
- Attachment 4 – Survey of Subject Property

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

GUIDRY PROPERTY (EDITED FROM STAFF PRESENTATION)



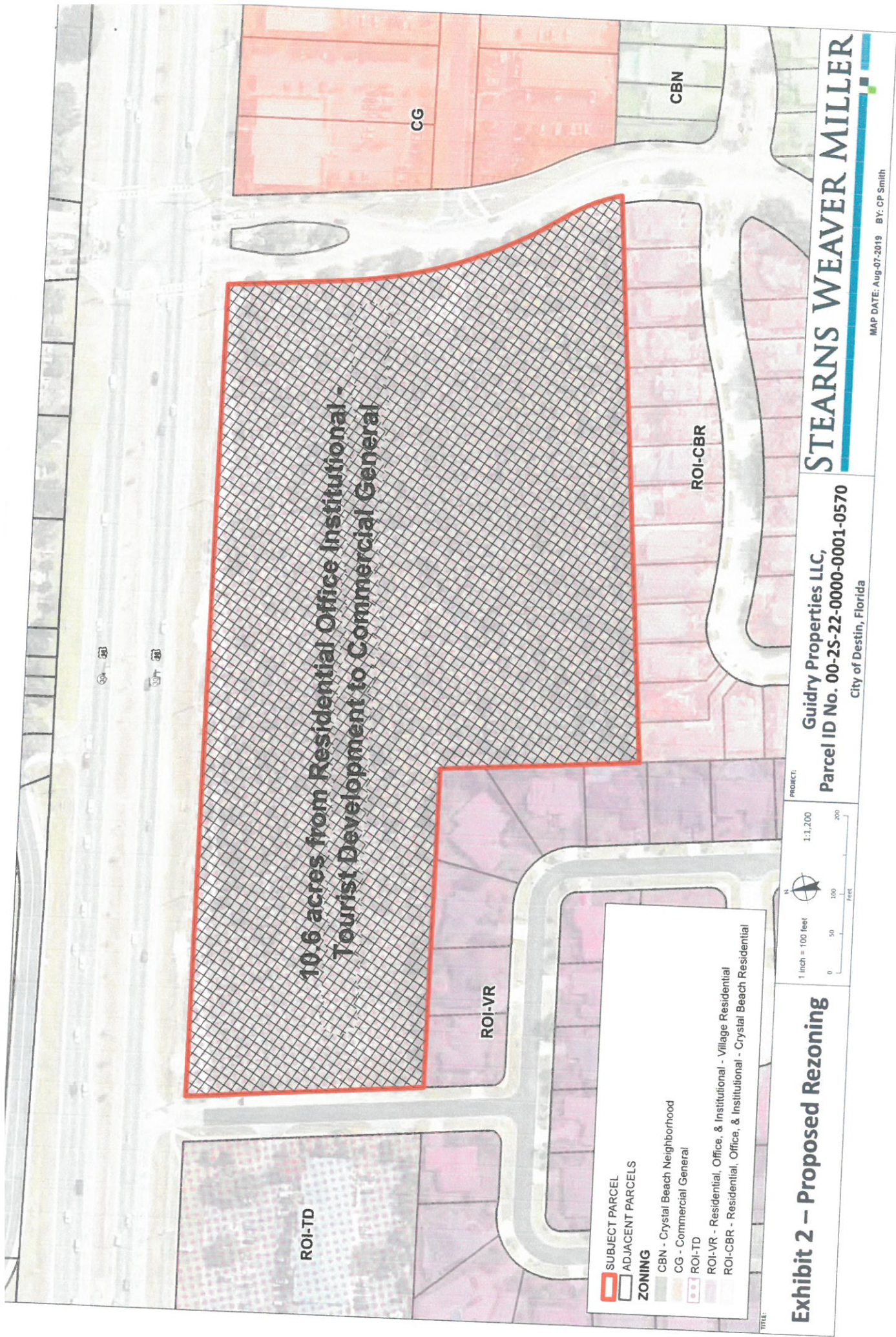


Exhibit 2 – Proposed Rezoning

EXHIBIT "3"

FLU: CG - Commercial General
Zoning: CG - Commercial General

FLU: CL - Commercial Limited
Zoning: CL - Commercial Limited

FLU: ROI- Residential, Office
and Institutional
Zoning: ROI-TD - Residential,
Office, & Institutional -
Tourist Development

FLU:
ROI- Residential,
Office and
Institutional
Zoning:
ROI-VR - Residential,
Office, & Institutional
Village Residential

FLU: CBN - Crystal Beach
Neighborhood
Zoning: CBN - Crystal Beach
Neighborhood

WEST OF GUIDRY PROPERTY

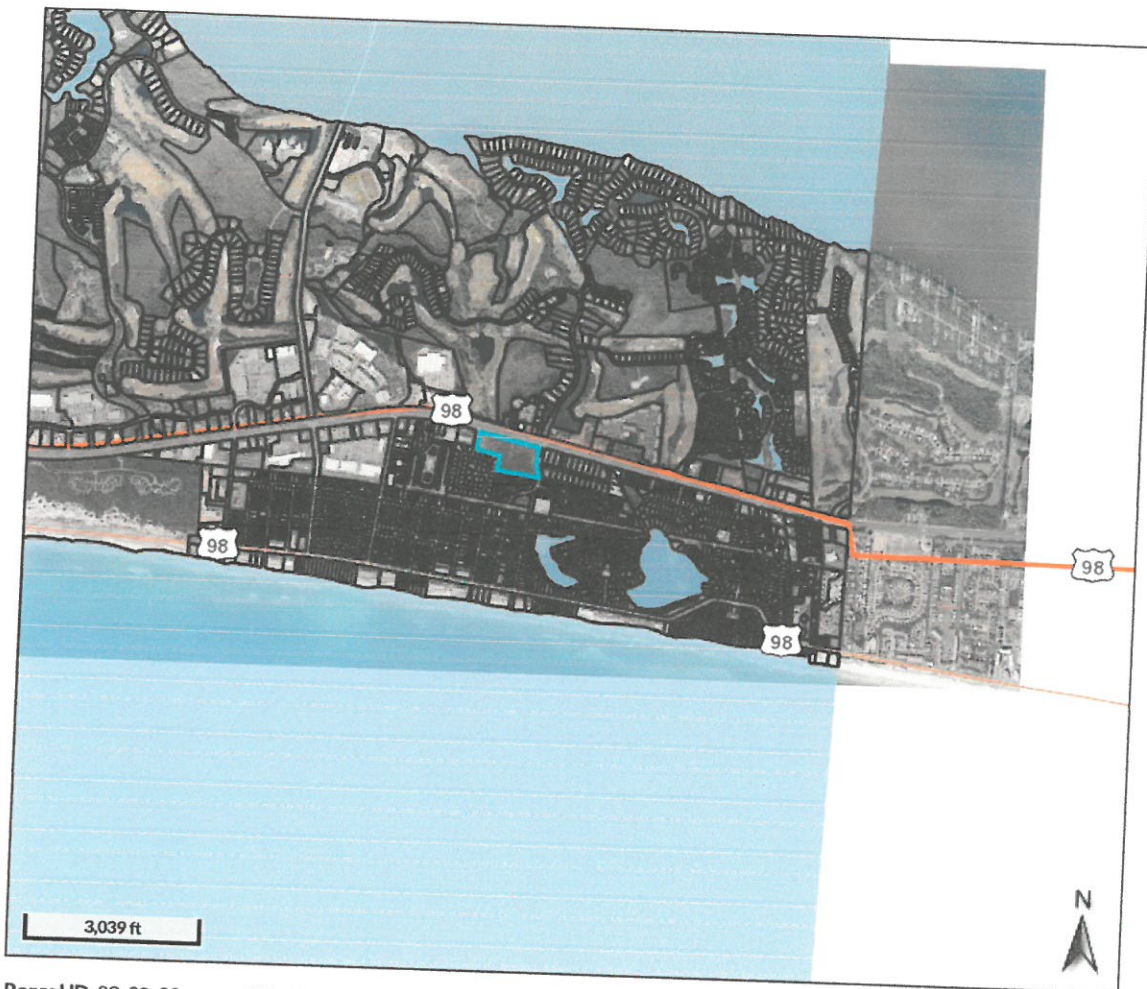
EXHIBIT "3"

**FLU: CG - Commercial General
Zoning: CG - Commercial General**

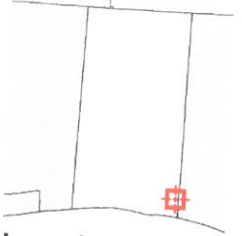
**FLU: CBN - Crystal Beach Neighborhood
Zoning: CBN - Crystal Beach Neighborhood**

EAST OF GUIDRY PROPERTY

Okaloosa County Property Appraiser



Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	00-25-22-0000-0001-0570	Physical Address	HWY 98 HWY DESTIN	Land Value	\$2,208,550	Last 2 Sales					
Acres (GIS)	10.61	Mailing Address	GUIDRY PROPERTIES LLC	Ag Land Value	\$0	Date	7/25/2012	Price	\$4730000	Reason	UNQUAL/DEED TO/FROM FINAN U
Property Class	VACANT COM	Address	1901 MANHATTAN BLVD BLDG H	Building Value	\$0		1/30/2012	\$100		INST	
Taxing District	10		SUITE 101 HARVEY, LA 70058	Misc Value	\$0					UNQUAL/CORRECTIVE/QCD,TD U	
				Just Value	\$2,208,548						
				Assessed Value	\$2,208,550						
				Exempt Value	\$0						
				Taxable Value	\$2,208,550						

Date created: 8/13/2019
Last Data Uploaded: 8/13/2019 3:32:02 AM

Developed by  Schneider
GEOSPATIAL



Okaloosa County Property Appraiser

search...

Log In



Layers ▾

Report

Map

Search

Sales Search

Sales List

More ▾

Parcel Summary

Parcel ID	00-2S-22-0000-0001-0570
Location Address	HWY 98 HWY DESTIN 32541
Brief Tax Description*	BEG NE COR LOT 26 BLK A EMERALD BREEZE EST SUBD N76 DEG W ALG BDRY 404.27FT N8 DEG E ALG R/W 301.02FT TO S R/W HWY 98 S76 DEG E ALG R/W 1030.6FT TO E R/W REGATTA BAY BLVD THC S8 DEG W ALG R/W 150.94FT THC ALG CRV 285.93FT THC ALG CRV 79.45FT TO NORTH LINE OF SOVEREIGN ISLE SUBD N81 DEG W ALG LINE 717.76FT N8 DEG E 250.94FT TO POB <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	VACANT COM (001000)
Sec/Twp/Rng	00-2S-22
Tax District	Destin (District 10)
Millage Rate	12.8406
Acreage	10.600
Homestead	N
Acreage (GIS)	10.61
Fire District	N/A

[View Map](#)

Owner Information

Primary Owner
Guidry Properties LLC
1901 Manhattan Blvd Bldg H
Suite 101
Harvey, LA 70058

Valuation

	2018 Certified Values	2017 Certified Values	2016 Certified Values
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$2,208,548	\$2,103,379	\$2,103,379
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$2,208,548	\$2,103,379	\$2,103,379
Assessed Value	\$2,208,548	\$2,103,379	\$2,103,379
Exempt Value	\$0	\$0	\$0
Taxable Value	\$2,208,548	\$2,103,379	\$2,103,379
Maximum Save Our Homes Portability	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001000	COMM VACANT	10.60	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/25/2012	\$4,730,000	SW	3048	1130	Unqualified (U)	Vacant	HANCOCK BANK	GUIDRY PROPERTIES LLC
N	01/30/2012	\$100	MS	3019	2773	Unqualified (U)	Vacant	US DISTRICT COURT/ SARAH CRANE AS SPECIAL MAS	HANCOCK BANK
N	12/21/2004	\$100	SW	2582	238	Unqualified (U)	Vacant	SW EMERALD CORNER LTD	COLEMAN L KELLY TRUST
N	12/17/2004	\$1,127,500	SW	2582	1985	Qualified (Q)	Vacant	SW EMERALD CORNER LTD	COLEMAN L KELLY TRUST
N	10/07/2003	\$1,127,500	SW	2490	4502	Qualified (Q)	Vacant	KELLY COLEMAN L TRUST	SW EMERALD CORNER LTD
N	05/01/1991	\$100	WD	1607	1533	Unqualified (U)	Vacant		KELLY C L

Area Sales Report

From: 2015-01-01 To: 2019-08-13

Sales by Distance 1500 Feet

Tax Collector

[Click here to view the Tax Collector website.](#)

Generate Owner List by Radius

Distance:

100 Feet

Show address of: ☒ Owner ☐ Property

Additional owner options:

☒ All Owners

Additional mailing label options:

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☐ Show parcel id on label

Skip labels: 0

No data available for the following modules: Building Information, Extra Features, Building Area Types, Sketches.

Contact Information

□ Announcements



ATTACHMENT "3"

PREPARED BY:

HANCOCK BANK

Attn: Deborah Hunt
1022 W. 23rd Street
Panama City, Florida 32405

Property: 10.6 acres, Emerald Coast Parkway, Destin, Florida

Parcel ID: 00-25-22-0000-00010570

CONSIDERATION: \$4,730,000.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 25th day of July, 2012, by and between Hancock Bank, as Assignee of Peoples First Community Bank, a banking corporation organized and existing under the laws of the State of Mississippi and authorized to engage in banking under the laws of the State of Florida (the "Grantor"), and Guidry Properties, LLC, a Florida limited liability company, (the "Grantee") whose current post office address is: 1901 Manhattan Blvd. Building H, Suite 101, Harvey LA 70058.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Okaloosa, State of Florida (the "Land"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to those matters set forth in Exhibit "A" following the legal description of the Land (the "Permitted Exceptions").

To have and to hold the Property in fee simple forever.

GRANTOR AND GRANTEE ACKNOWLEDGE AND AGREE THAT, EXCEPT FOR THE GRANTOR'S EXPRESS COVENANTS, REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS SPECIAL WARRANTY DEED, THE SALE OF THE PROPERTY IS WITHOUT ANY WARRANTY, AND THAT GRANTOR HAS MADE NO, AND EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY AND ALL, REPRESENTATIONS, GUARANTIES OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW OR RELATING TO THE PROPERTY.

Except as otherwise set forth in this Special Warranty Deed or in the Permitted Exceptions, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Signature: Deborah Hunt
Print Name: Deborah Hunt

Witness Signature: Debie Sasser
Print Name: Debie Sasser

"GRANTOR" HANCOCK BANK

By: E. Dale Lindsey, Jr.
Title: Vice President
Address: One Hancock Plaza
P.O. Box 4019
Gulfport, MS 39502

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 25th day of July 2012, by E. Dale Lindsey, Jr. Vice-President of Hancock Bank on behalf of a corporation. He is personally known to me or who produced who did not take an oath.

[Signature]
Notary Public
My Commission Expires



[seal]

“Exhibit A”

Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Okaloosa, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Begin at the Northeast corner of Lot 26, Block A of Emerald Breeze Estates Subdivision as recorded in Plat Book 11, Page 71, of the Public Records of Okaloosa County, Florida; thence on the Eastern most North boundary of said Emerald Breeze Estates, and the Northern most Eastern boundary of said Emerald Breeze Estates the following two (2) calls: (1) proceed North $76^{\circ}43'33''$ West, a distance of 404.27 feet to the East right of way line of Kel-Wen Circle per the aforementioned plat of Emerald Breeze; (2) thence North $08^{\circ}33'01''$ East, on said East right of way, a distance of 301.02 feet to a point on the Southerly right of way line of State Road 30, (right of way varies); thence departing said Emerald Breeze Subdivision proceed South $76^{\circ}43'33''$ East, on said Southerly right of way line, a distance of 1030.60 feet to the point of intersection with the Westerly right of way line of Regatta Bay Boulevard South, (right of way varies); thence departing said South right of way line proceed on the West right of way line of said Regatta Bay Boulevard South the following three (3) calls: (1) thence South $08^{\circ}55'39''$ West, a distance of 150.94 feet to the point of curvature of a curve concave Easterly and having a radius of 575.00 feet; (2) thence on said curve through a central angle of $28^{\circ}29'31''$, an arc distance of 285.93 feet, (chord bearing = South $05^{\circ}19'07''$ East, chord distance = 283.00 feet), to the point of reverse curvature of a curve concave Westerly and having a radius of 234.00 feet; (3) thence on said curve through a central angle of $19^{\circ}27'12''$, an arc distance of 79.45 feet, (chord bearing = South $09^{\circ}50'16''$ East, chord distance = 79.07 feet) to the point of intersection with the North line of Sovereign Isle Subdivision, as recorded in Plat Book 15, Page 55, of the Public Records of Okaloosa County, Florida; thence on the North line of said Sovereign Isle proceed North $81^{\circ}25'22''$ West, a distance of 717.76 feet to the point of intersection with the Eastern most boundary of the aforementioned Emerald Breeze Estates Subdivision; thence on said Eastern most boundary proceed North $08^{\circ}57'20''$ East, a distance of 250.94 feet to the Point of Beginning.

Special Warranty Deed and Owner's Affidavit Exceptions:

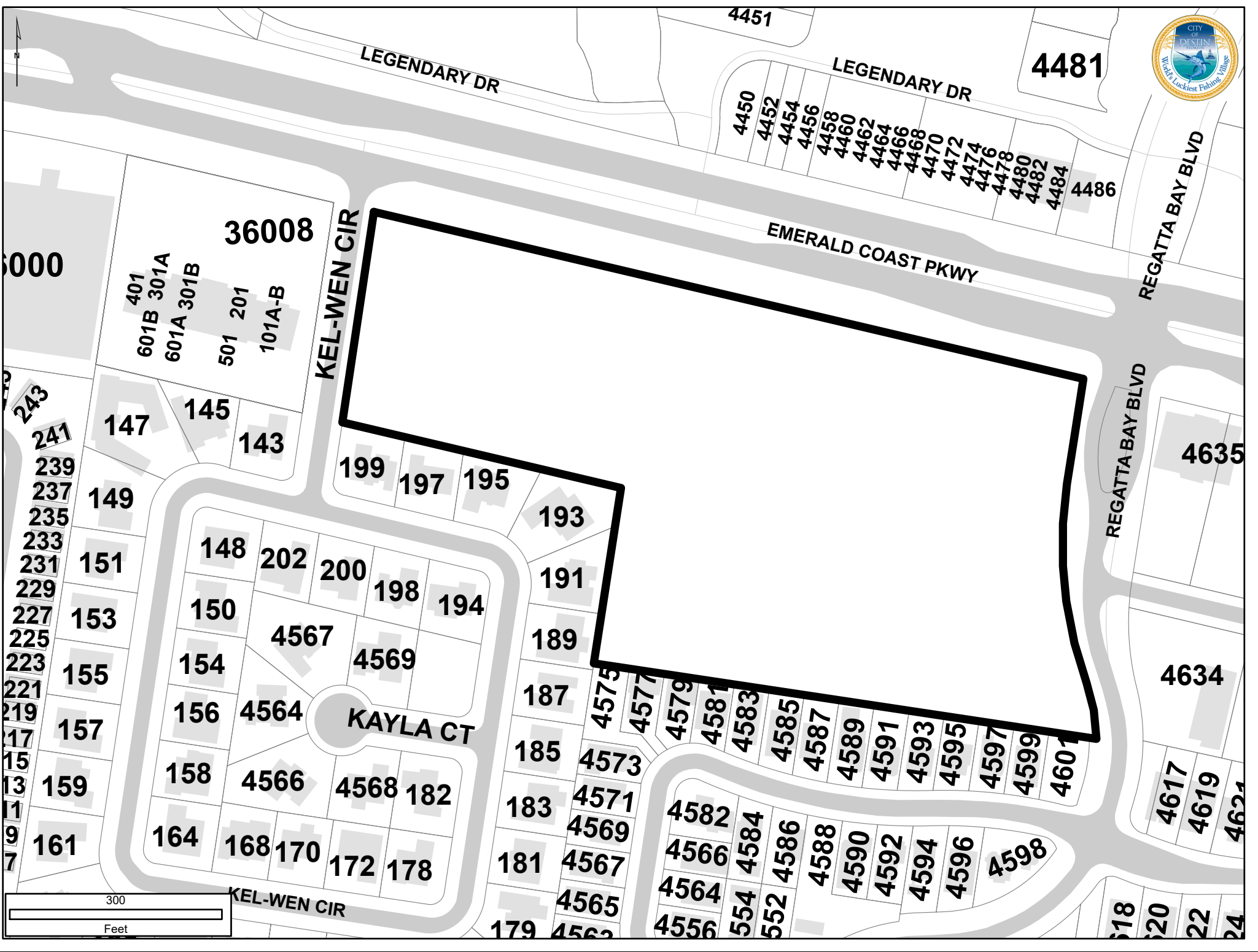
Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.

Declarations of Covenants, Conditions and Restrictions recorded in Official Records Book 1886, Page 441 and Official Records Book 1886, Page 455, of the public records of Okaloosa County, Florida,

JN

[illegible]

GUIDRY PROPERTIES, LLC.
ALTA/ACSM LAND TITLE SURVEY



From: [Lauren Witt](#)
To: [Samantha Brisolara](#)
Subject: FW: Opposition to Rezoning Parcel 15
Date: Tuesday, November 12, 2019 9:05:01 AM

From: Karl Seekamp <chopperkarl@msn.com>
Sent: Monday, October 21, 2019 12:31 PM
To: Louis Zunguze <lzunguze@cityofdestin.com>
Cc: Kimberly Kopp <kkopp@romanokopplaw.com>; Rey Bailey <rbailey@cityofdestin.com>; Lauren Witt <lwitt@cityofdestin.com>; Rhonda Dossey <rhonda@rhondadossey.com>; Todd Buhr <toddbuhr@hotmail.com>
Subject: Opposition to Rezoning Parcel 15

[NOTICE: This message originated outside of the City of Destin -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sir,

I stopped by the City office this morning to learn of the status of Parcel 15's zoning proposal. I understand that re-zoning is expected to go to a vote this evening at City Council. I have been unable to attend the last couple meetings due to work related travel requirements. I will also be out of state this evening for the same reason. I am looking for a way to have my voice heard at this crucial juncture. I request that staff can express my deep concerns and opposition for the rezoning Mr. Guidry's proposed rezoning of parcel 15. Here are my principle concerns.

- 153 Neighbors signed a petition opposing this change. I fail to understand how the singular interest of Mr. Guidry outweigh those of his 153 neighbors.
- The Destin Comprehensive Plan, in multiple locations, calls for "protecting and preserving the quality of Destin's residential areas" and requiring transitions in land use. The proposed CG zoning is in direct opposition to these goals, as the property directly borders Emerald Breeze and Sovereign Isle residential neighborhoods.
- The primary argument for CG is to match the FLUM. However, the 2016 FLUM change that introduced CG to this property was NOT done with the input of the property's neighbors. The FLUM change should hold NO precedence as it was not properly coordinated w/the stakeholders surrounding the property.
- This property was originally zoned ROI deliberately to protect against incompatible commercial development of our city. The existing commercial development of Destin more than meets the needs of Destin's residents (in-fact many of Destin's consumers are from neighboring towns, not Destin residents). The city's own fact sheet states that CG is intended to "accommodate the commercial needs of the permanent and seasonal residents." Destin's existing commercial land exceeds the demands of its residents. Changing the designation to CG is not in the interest of Destin residents.
- While the city's efforts at conditional use of CG are admirable, they alone are insufficient to protect neighbors from incompatible development. If this particular land owner is able to influence the current council to change an existing zoning, I find it difficult to imagine a future

council having the fortitude to reject proposed “conditional” developments that are undesirable.

- While the city is correcting the zoning map, it should change the zoning of Emerald Breeze and Sovereign Isle to “Residential” to match the existing use. This is fully in accordance with language in the Comprehensive Plan. The current ROI designations of these residential neighborhoods lends confusion to the reality of the land use there and invites further attempts at incompatible development on the neighboring property. Should the CG zoning of parcel 15 pass, it will be even more important that these two neighborhoods are zoned residential in order to ensure incompatible “conditional” uses are not approved by future city councils due to misunderstanding of the character and land use in these neighborhoods. Therefore I strongly oppose rezoning parcel 15 to CG with out also rezoning its neighbors to “Residential”.

Thank you for your assistance in ensuring the voice of residents like myself are heard at such crucial junctures in the development of our city.

V/R Karl Seekamp

Sent from [Mail](#) for Windows 10

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: Public Hearing

TO: City Council

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: November 13, 2019

SUBJECT: Innerlight Engineering, on behalf of Dunavant Gulf, LLC is requesting approval of a Major Subdivision and Major Deviation to a Major Development Order identified as "Henderson Beach Resort 7th Amendment." The proposed development consists of condominium units, townhomes, restaurant space, office space, workforce housing, conference center, office space for the existing hotel expansion, wooden deck added to the existing Henderson Lofts, maintenance facility, a boutique area, event lawn, and pool amenity. The proposed project is generally located West of Matthew Blvd, North of Scenic Hwy 98 and South of Emerald Coast Parkway. The total site area is 14.40 acres, more or less

I. BACKGROUND: Innerlight Engineering, on behalf of Dunavant Gulf, LLC is requesting approval of a Major Subdivision and Major Deviation to a Major Development Order identified as "Henderson Beach Resort 7th Amendment." The proposal also includes changing the internal configuration of the Beachside Building by modifying the unit sizes and converting the short-term multifamily units to hotel rooms, bring the total to 132 hotel rooms, and adding a mechanical lift to the parking garage. No changes to the other approved uses or site improvements are proposed. The previously approved development orders and deviations are:

- DO-09-12 Henderson Beach Resort, Major Tier 3 Preliminary
- DO-14-11 Henderson Beach Resort, Minor Tier 1
- DO-14-16 Henderson Beach Resort, 1st Amendment, Simple Deviation
- DO-15-10 Henderson Beach Resort, 2nd Amendment, Simple Deviation
- DO-15-14 Henderson Beach Resort, 3rd Amendment, Simple Deviation
- DO-16-08 Henderson Beach Resort, 4th Amendment, Simple Deviation
- DO-17-04 Henderson Beach Resort, 5th Amendment, Minor Deviation
- DO-18-09 Henderson Beach Resort, 6th Amendment, Minor Deviation

The 14.40-acre site is currently platted as Henderson Beach Resort Replat Plat Book 27

Pages 39-43 and Henderson Beach Resort Replat 2 Plat Book 28 Pages 94-95 in the Public Records of Okaloosa County.

II. DISCUSSION:

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The property has a Future Land Use Map Designation of Crystal Beach Resort (CBR) and a Zoning Designation of Crystal Beach Resort (CBR). The proposed project is consistent with the Comprehensive Plan and Land Development Code (LDC) in effect at the time of applicable submittal.

LAND USE

Short-term residential, commercial hotels, and nonresidential uses designed primarily to serve the needs of the Crystal Beach resort area are allowable uses in the Crystal Beach Resort (CBR) future land use designation and CBR zoning district.

INTENSITY

Maximum allowed: 1.2 floor area ratio

Provided: 0.82 floor area ratio

HEIGHT

Maximum allowed: 60'/5 stories

Provided: 60'/5 stories

SETBACKS

Front minimum: 10 feet

Front provided: 10 feet

Side minimum allowed: 10 feet

Side provided: 10 feet

Rear minimum allowed: 10 feet

Rear allowed: 10 feet

OPEN SPACE

Minimum required: 25%

Provided: 37.69%

PLATTING

The project is proposing a major subdivision to be processed simultaneously with a major deviation to a development order. The applicant is requesting final plat approval and has met all submittal, infrastructure, and surety requirements.

CONCURRENCY MANAGEMENT

The following Concurrency requirements have been met:

Traffic: The traffic analysis is consistent with the technical methodology outlined in LDC 6.05.05. The modification is a reduction in the committed project trips currently allocated in the Multimodal Transportation District Capacity Table from the previously approved development orders.

Stormwater Management: The City Engineer signed the CEC on November 14, 2019.

Potable Water/Sanitary Sewer: July 15, 2019

Solid Waste: April 8, 2019

AIRPORT PROTECTION

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. **NOTE:** If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

TRANSPORTATION ANALYSIS

The traffic analysis, dated February 27, 2019, indicates the proposed development is estimated to provide a reduction in 62 committed project trips currently allocated in the Multimodal Transportation District Capacity Table for the previous approved development orders. The analysis is consistent with the technical methodology outlined in LDC 6.05.05 and will be used to assist the City in determining the overall success of the MMTD as outlined in Comprehensive Plan Policy 12-4.1.8.

RIGHT-OF-WAY DEDICATION

The project does not include any new right-of-way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by a 24-foot-wide, two-way accessway from the Matthew Boulevard public ROW and accessway to Henderson Resort Way private ROW.

PEDESTRIAN NETWORK

The project provides a complete pedestrian network as required in LDC 8.09.03.B(4). External sidewalks exist along Matthew Boulevard. A continuous on-site internal sidewalk is provided throughout the development.

PARKING:

Required minimum vehicle parking spaces: 667

Provided vehicle parking spaces: 698

Required minimum bicycle parking spaces: 107

Provided bicycle parking spaces: 167

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The Engineering Division approved the stormwater plan in a memo dated October 29, 2019.

REFUSE COLLECTION:

Solid waste collection areas are within the structured parking areas and screened enclosures.

WHITE SANDS ZONE

The proposed project is located within a White Sands Zone 1 and 2.

LANDSCAPING

Front perimeter/common boundary: Existing landscape along Matthew Boulevard to remain

Interior parking landscape: Minimum requirements met

Buffer zone: Minimum requirements met

Preservation and restoration:

Acres of development: 6.02

Reforestation trees required: 60

Preserved trees: 0 tree credits (0 preserved trees)

Required additional trees: 0

Required parking trees: 21

Total required trees: 81

Total trees provided: 117

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.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this site.

IMPACT FEES:

Final impact fee amounts will be determinant upon the gross floor area of the overall development land uses and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. The estimated impact fees for the proposed project are attached.

OTHER FEES: Not applicable.

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.
3. **Outdoor Lighting**, if the applicant proposes outdoor lighting in the future, an outdoor lighting plan must be submitted to the Office of Community Development for review and approval.
 - A. **Link to Strategic Goals / Objectives:**
 - B. **Effect on Budget (EOB):**
 - C. **Level of Service (LOS):**

III. CONCLUSION:

Staff has determined that the applications meet or exceed the minimum requirements of the Land Development Code for the major subdivision and major deviation to an existing development order. The report of the Technical Review Committee (TRC) that is required pursuant to sections 2.07.01(A) and 2.19.03(D), LDC, is attached.

With respect to the subdivision request, Section 2.19.03(D) of the Land Development Code states:

Final action by City Council. Where proposed major development includes the subdivision or re-subdivision of land and the dedication of right-of-way, final approval of such subdivision or re-subdivision shall be made by the City Council in accordance with this Code and general law. Upon receiving the recommendation of the technical review committee, the City Council will consider the subdivision for approval.

With respect to the Major Development, 2.07.01(B) of the Land Development Code requires the following of major development applications:

Following the required public notice and hearing, the City Council shall either approve, approve with conditions, approve with modifications or deny the Community Development staff's recommendation and shall:

1. Determine conformity of the proposed development with the Comprehensive Plan, this Code, other applicable requirements and the items enumerated in LDC 2.07.01(A).
2. Hear and address concerns and desires of surrounding landowners and other affected persons.
3. Consider any rule, objective or policy of the Comprehensive Plan or any other criterion applicable to the particular development proposals in formulating its recommendation to either approve or deny the development proposal.
4. If the proposal is approved or approved with conditions, the City Council shall instruct the City Manager, or designee, to authorize the issuance of a development order that complies with Section 2.08.00.
5. If the proposal is approved with modifications, a development order may be authorized by the City Manager, or his designee, once the required modifications have been completed and approved by the appropriate TRT members.
6. If the proposal is denied based upon the applicant's failure to meet the requirements of this Code in the proposed development plan(s), the application will become null and void, the applicant will lose in-line priority consideration for concurrency. The applicant will have to submit a new application and start the review process over in order to secure consideration for approval of the proposal.

The City Council should review these criteria and render its decision on the applications in accordance therewith.

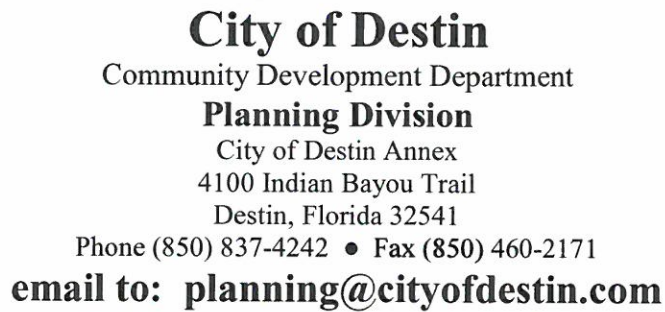
IV. RECOMMENDED MOTION:

I move to approve/deny the Major Deviation to an Existing Development Order and Major Subdivision identified as “Henderson Beach Resort Amendment 7.”

Attachments:

1. Application - Revised

2. Application - Signed
3. HBR-AMENDMENT 7
V10_SIGNED
4. HENDERSON BEACH REPLAT 3
(V6)
5. HBR_7_IMPACT FEES



X MAJOR MINOR DEVIATION - TIER 1 DEVELOPMENT
- - SP
 (project number assigned by planning staff)

HENDERSON BEACH RESORT(17-04)

A. Owner(s): DUNAVANT GULF, LLC

Mailing Address: 959 Ridgeway Loop Rd, #200, Memphis, TN 38120

Business Phone: (901) 369-1570 Cell: _____

Email: bill.hagerman@dunavant.com

B. Authorized Agent (if applicable): SHANNON HOWELL

Mailing Address: 2701 SCENIC HIGHWAY 98, DESTIN, FL 32541

Business Phone: _____ Cell: (850) 685-3569

Email: showell@devconservices.com

C. Engineer: MARK T. MURRAY, P.E., INNERLIGHT ENGINEERING CORP.

Mailing Address: 11490 Emerald Coast Pkwy, Suite 2W, Miramar Beach, FL 32550

Business Phone: (850) 424-5855 Cell: (850) 687-9362

Email: mark@ieceng.com

D. Architect: JEFF PRESCOTT

Mailing Address: 625 Harbor Blvd, Destin, FL 32541

Business Phone: (850) 837.6494

Cell: _____

Email: (COOPER CARRY, 191 PEACHTREE ST. NE, ATLANTA, GA, 30303 404.237.2000)

(REECE HOOPES FINCHER, 2305 MACY DR., ROSWELL, GA, 30076 770.394.8313)

E. Surveyor: DAVID E.SMITH, P.E., INNERLIGHT ENGINEERING CORPORATION

Mailing Address: 11490 Emerald Coast Parkway, Suite 2W, Miramar Beach, FL 32550

Business Phone: (850) 424-5855

Cell: (850) 333-4370

Email: david@ieceng.com

II. **PROPERTY INFORMATION:**

NW CORNER OF MATTHEW BLVD. / SCENIC HWY 98 INTERSECTION

Existing Street Address: & 2700 SCENIC HWY 98, DESTIN, FL, 32541

Parcel ID (s): 00-2S-22-2803-0000-0010; 00-2S-22-2803-0000-0020, 00-2S-22-2803-0000-0030; 00-2S-22-2803-0000-0040

00-2S-22-2801-0000-0060; 00-2S-22-2801-0000-0010, 00-2S-22-2802-0000-0CM3

Lot: _____

Block: _____

Plat Book: _____

27

Page Number: _____

39-43

Subdivision: HENDERSON BEACH RESORT

III. **PROJECT INFORMATION:**

A. **General Information** (brief project description of which this application is seeking approval):

PLEASE SEE ATTACHED PROJECT DESCRIPTION.

Date of Pre-Application Meeting: March 5th, 2019

NOTE: A pre-application meeting is required before submitting this application. Contact the Planning Division to schedule a pre-application meeting at (850) 837-4242.

Future Land Use Map Designation(s) of the Property: CRYSTAL BEACH RESORT(CBR)

Zoning District(s) of the Property: CRYSTAL BEACH RESORT(CBR)

Type of Project / Proposed Land Use of the Property: MIXED USE

Total Acreage and Square Footage of the Property: 14.40 ACRES (627,308 SF)

Number of Permanent or Long-term Residential Units:	<u>N/A</u>
Number of Seasonal or Short-term Residential Units:	<u>92</u>
Total Number of Units Proposed:	<u>N/A</u>
Number of Units per Acre Allowed:	<u>N/A</u>
Number of Units per Acre Proposed:	<u>N/A</u>
Proposed Building Height (Comprehensive Plan 2020 - Policy 1-2.1.4):	<u>60 FT</u>
Number of Proposed Stories (included parking decks above grade):	<u>5 STORIES</u>
Gross Floor Area of Proposed Structure:	<u>316,091 SF</u>

(Chapter 1 of the Comprehensive Plan: 2020 definition and Article 3, Sec. 3.00.00 "Gross Floor Area" of the Destin Land Development Code)

(NOTE: Calculations from the Site Plan and Architectural Floor Plan must match.)

B. White Sands Zone: The project is located in (check one):

White Sands Zone I: ☐ White Sands Zone II: ☒ Outside White Sands Zones: ☐

C. Existing or Proposed Conditional Uses, Variances, Administrative Appeals, etc:

Yes: ☐ (Provide a copy of Final Order) No: ☒

D. Development Intensity - Floor Area Ratio (FAR):

This entire section must be completed for all non-residential projects that have the following Future Land Use Map (FLUM) Designations (Comprehensive Plan: 2020, Policy 1-2.1.2): CBN, CL, CG, CTS, ROI, CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, IN, A, INST, REC, and CON.

Formula:

Square footage of the subject parcel (14.40 acre(s) x 43,560 sq. ft.): 627,308

Multiplied by FAR allowed in the Future Land Use Map Designation: X 1.3

Non-residential structure (not including above-grade parking structure) FAR Calculation:
(described in Policy 1-2.1.2, Comprehensive Plan: 2020)

- a).** Sum of Gross Floor Area (square feet) all existing and proposed structures: 516,527
(The gross floor area shall not include public parking structures or portions of parking structures dedicated to the public and shall adhere to Chapter 1 of the Comprehensive Plan: 2020 definition and Article 3, Sec. 3.00.00 "Gross Floor Area" of the Destin Land Development Code.)
- b).** Divide result of item "a" above by the gross site area (square feet): 0.82

Compliance:

FAR allowed in the Future Land Use Map Designation: 1.3

FAR proposed for this project (Insert figure from item "b"): 0.82

The proposed project FAR (☒ is , ___ is not) in compliance.

Formula for above-grade parking structures:

Square footage of the subject parcel: (14.40 acre(s) x 43,560 sq. ft.) N/A

Multiplied by 0.50 bonus FAR allowed in ONLY NHMU, SHMU,
and TCMU Future Land Use Map Designations: N/A

Maximum above-grade parking structure square footage allowed: N/A

Above-grade parking structure FAR Calculation (described in Policy 1-2.1.2, Comprehensive Plan: 2020):

a). Sum of Gross Floor Area (square feet): 0
(all existing and proposed above-grade parking structures)

b). Divide result of item "a" above by the gross site area (square feet): 0

Compliance for above-grade parking structures:

FAR allowed in the NHMU, SHMU, and TCMU Future Land Use Map Designations: 0.50

FAR proposed for this project (Insert figure from item "b"): 0

The proposed project FAR (☒ is , ___ is not) in compliance.

E. Minor Subdivision (as defined in LDC Article 3):

Not Applicable with this proposed development: ☐

Applicable: ☒ (see below & requires Minor Subdivision Application)

Total Number of Lots Proposed: 9

Minimum Lot Area Proposed: 0.67 AC

Minimum Lot Width Proposed: 139.88 FT

Minimum Lot Depth Proposed: 48.86 FT

F. Airport Protection

FAA Permit Required: ____ Permit Attached: ____

Does the Proposed Project Lie within the Airport Noise Zone: Yes ____ No ☒

If yes, requires disclosure statement and increased construction standards. For residential projects, requires a disclosure statement on the mylar of subdivision and at time of sale (Article III, Airport Zoning Regulations, Section 212-155 of Land Development Code).

Does the Proposed Project Lie within Airport Clear Zone: Yes ____ No ☒

Does the Proposed Project Lie within Airport Expansion Area: Yes ____ No ☒

If Yes, attach statement from Okaloosa County of Airport Authority of "approval" or "no objection" to encroachment within the proposed expansion area.

Construction Crane Registration Form Required: ____ Approved Form Attached: ____

G. Comprehensive Plan Compliance: Including, but not limited to the following:

Concurrency Evaluation Certificates: **Refer to and complete item No. 14 under Section 4 below for compliance.**

Does the Proposed Development Site Include the following (Insert "Yes" or "No" in every blank and include those with a "Yes" on the Plans):

YES Multimodal District and Design Initiatives

NO Within Harbor CRA District:

NO 100-Year Flood Plains

NO Conservation Areas

NO Environmentally Sensitive Area

NO Historic Landmarks

NO In a Historic District

NO Archeological Sites

NO Habitat of Threatened Species

NO Habitat of Endangered Species

NO Within 200 Feet of a Potable Water Well

NO Within Town Center CRA District

YES Waterfront Property

YES Seaward of (Within) a V-Zone

YES Seaward of the CCCL

NO Protected Dunes

NO Protected/Unique Vegetation

NO Seaward of Shoreline Protection Zone

NO Preserved Trees (24" d.b.h. and over)

NO Protected Trees (12" d.b.h. and over)

If in a Flood Zone, give Minimum Base Flood Elevation Required: 11 Provided: 12

IV. SUBMITTAL REQUIREMENTS

- A. Completed Application – All applicable areas of the application shall be filled in and submitted to the Community Development Department Planning Division at the City of Destin Annex, 4100 Indian Bayou Trail, Destin, Florida 32541.
- B. Agent Affidavit (if applicable) – Required if the applicant is other than the property owner.
- C. Application Fee:
 - 1. **\$3,000.00 – Major Deviation**
 - 2. **\$2,000.00 – Minor Deviation**

Application fee includes First Submittal Reviews only. Subsequent Submittal Reviews and all mailing costs will be invoiced to the Applicant; invoices must be paid prior to submittal of additional Submittal Review Packages.

NOTE: Accepted Payments are Cash, Check, Debit, Discover, MasterCard or Visa. Checks shall be made payable to the City of Destin and submitted to the Planning Division, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541

- D. Proof of Ownership – A copy of the last recorded deed of the property. Owner on deed must correspond to “Current Owner” identified on page 1.
- E. Concurrency Evaluation Certificates (CEC’s) – The following must be provided:
 - 1. Solid Waste
 - 2. Sanitary Sewer (must submit completed questionnaire to DWU)
 - 3. Potable Water (must submit completed questionnaire to DWU)
 - 4. Traffic plus analysis (**3 sets signed and sealed**)
 - 5. Stormwater Management plus calculations (**2 sets signed and sealed**)
 - 6. DWU Service Questionnaire

The applicant is responsible for returning each CEC to the Community Development Department, completed, approved and signed.

- F. Approval from Okaloosa County Airport Authority (if applicable) - This applies to projects that lie within airport expansion area as defined in Article 7, Section 7.15.00 of the Land Development Code.
- G. Plans Requirements (LDC Section 2.18.02) – Including, but not limited to the following:
 - 1. Cover Sheet
 - 2. Boundary Survey, which includes the following:
 - ✓ Signed and Sealed by Registered Surveyor
 - ✓ No older than six months unless Engineer of Record certifies site has NOT changed
 - ✓ Existing Conditions of site, which includes trees over 12” in diameter at breast height
 - ✓ Delineated Topography
 - 3. Demolition Plan (if applicable)
 - 4. Site Plan
 - 5. Drainage Plan – Calculations must be signed & sealed by a Registered Florida Engineer and meet the requirements of Destin Code of Ordinances, Sections 6-346 and 6-352.
 - 6. Utility Plan

7. Landscape Plan and Supporting Plans
8. Outdoor Lighting Plan
9. Detail Sheets
10. Architectural Elevations with height shown (North, South, East, and West)
11. General Architectural Floor Plans (all floors) with gross floor area calculated

H. Other Required Plans

1. Construction Vehicle Parking Mitigation Plan (LDC Section 7.01.02.E)
For non-residential and multi-family residential construction
2. Dust Control Plan (LDC Section 11.10.03)
3. Vibration Impact Mitigation Plan (LDC Section 7.02.03)

- I. Checklists** – The following checklists are extremely useful to the design professional in complying with City of Destin development regulations.
The inclusion of them with the submittal package is **optional**.

1. Checklist A – Site Plan Requirement
2. Checklist B – Stormwater Management
3. Checklist C – Landscape Plan
4. Checklist D – Dust Control Plan
5. Checklist E – Vibration Impact Mitigation Plan
6. Checklist F – Outdoor Lighting Plan

- J. Emergency Contact Posting Requirements** (LDC Section 7.01.02.B)

V. SUBMITTAL PACKAGE QUANTITIES:

- A. THREE (3) COMPLETE** paper packages, including **ALL** items in section IV. above.
- B. ONE (1) COMPLETE** electronic package of PDF files on a portable storage device.
(CD, DVD, USB Flash Drive or Dropbox link)

NOTE: This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property. The agent affidavit must be **completely** filled out and submitted with this application. If the property has multiple owners, then all owners or their designated agents must sign this application.

I HAVE READ THE INFORMATION IN THIS APPLICATION AND HAVE FILLED IN ALL ANSWERS CORRECTLY TO THE BEST OF MY ABILITY.

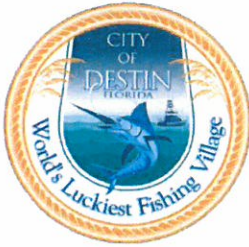
APPLICANT:

SIGNATURE:

DATE:

PRINTED NAME:

Shannon Howell



City of Destin

Community Development Department

Planning Division

City of Destin Annex

4100 Indian Bayou Trail

Destin, Florida 32541

Phone (850) 837-4242 • Fax (850) 460-2171

www.cityofdestin.com/index.aspx?nid=91

MAJOR SUBDIVISION APPLICATION

_____ - _____ - MS
(project number assigned by planning staff)

Major Subdivision is a subdivision in which all or a majority of lots front on future public or private rights-of-way and which includes the dedication of the land to the City or homeowners association. (e.g. right-of-way, park, drainage retention areas, parking area, access easements, etc.)

Name of Proposed Subdivision: HENDERSON BEACH RESORT
(THIS NAME SHALL BE CONSISTENT ON ALL SUBMITTED PLANS & DOCUMENTS)

1. CONTACT INFORMATION:

A. **Owner(s):** DUNAVANT GULF, LLC

Mailing Address: 959 Ridgeway Loop Rd, #200, Memphis, TN 38120

Business Phone: (901) 369-1570 Cell: _____

Email: bill.hagerman@dunavant.com

B. **Authorized Agent** (if applicable): Shannon Howell

Mailing Address: 2701 Scenci Highway 98, Destin, FL 32541

Business Phone: _____ Cell: (850) 685-3569

Email: showell@devconservices.com

C. **Engineer:** Mark Murray, P.E., Innerlight Engineering Corporation

Mailing Address: 11490 Emerald Coast Pkwy, Suite 2W, Miramar Beach FL 32550

Business Phone: (850) 424-5855 Cell: _____

Email: mark@ieceng.com

D. Surveyor: Josh Smith, P.S.M., Innerlight Engineering Corp.

Mailing Address: 11490 Emerald Coast Pkwy, Suite 2W, Miramar Beach, FL

Business Phone: (850) 424-5855 Cell: _____

Email: josh@ieceng.com

2. PROPERTY TO BE SUBDIVIDED:

Parcel ID (s): 00-2S-22-2803-0000-0010; 00-2S-22-2803-0000-0020
00-2S-22-2803-0000-0030; 00-2S-22-2803-0000-0040

Lot: _____ Block: _____ Plat Book: 27 Page Number: 39-43

Subdivision: HENDERSON BEACH RESORT

3. PROJECT INFORMATION:

A. General Information:

1) Future Land Use Map Designation(s) of the Property: CRYSTAL BEACH RESORT(CBR)

2) Zoning District(s) of the Property: CRYSTAL BEACH RESORT(CBR)

3) Type of Project / Proposed Land Use of the Property: MIXED USE

4) Total Acreage and Square Footage of the Property: 6.02 / 262,106 SF

5) Existing or Proposed Special Exceptions, Variances, Administrative Appeals, etc.:

N/A

6) Total Number of Lots Proposed:	<u>5</u>
7) Minimum Lot Area Proposed: LOT 9	<u>31,682.8 FT</u>
8) Minimum Lot Width Proposed: LOT 9	<u>71.0 FT</u>
9) Minimum Lot Depth Proposed: LOT 5	<u>186.31 FT</u>

B. Comprehensive Plan Compliance: Including, but not limited to the following:

Does the Proposed Development Site Include the following (Insert "Yes" or "No" in every blank and include those with a "Yes" on the Plans):

YES Multimodal District and Design Initiatives

NO Within Harbor CRA District:

NO Within Town Center CRA District

NO 100-Year Flood Plains

NO Waterfront Property

NO Conservation Areas

NO Seaward of (Within) a V-Zone

NO Environmentally Sensitive Area

NO Seaward of the CCCL

NO Historic Landmarks

NO Protected Dunes

NO In a Historic District

NO Protected/Unique Vegetation

NO Archeological Sites

NO Seaward of Shoreline Protection Zone

NO Habitat of Threatened Species

NO Preserved Trees (24" d.b.h. and over)

NO Habitat of Endangered Species

NO Protected Trees (12" d.b.h. and over)

NO Within 200 Feet of a Potable Water Well

If in a Flood Zone, give Minimum Base Flood Elevation Required: 11 Provided: 12

4. SUBMITTAL REQUIREMENTS:

A. X **Completed application** - All applicable areas of the application shall be filled in and submitted to the Community Development Department Planning Division at the City of Destin Annex, 4100 Indian Bayou Trail, Destin, Florida 32541.

B. X **Application Fees** (FY 2017 Schedule of Fees, Resolution 17-05, adopted 02/22/17, effective 02/23/17)

- 1) **\$3,000.00 Major Subdivision**
- 2) **\$2,500.00 Planned Unit Development**
- 3) **\$300.00 per Easement**

Application fee includes First Submittal Reviews only. Subsequent Submittal Reviews and all mailing costs will be invoiced to the Applicant; invoices must be paid prior to submittal of additional Submittal Review Packages.

Accepted Payments are Cash, Check, MasterCard or Visa. Checks shall be made payable to the City of Destin and submitted to the Planning Division, Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541.

C. X **Proof of Ownership** - A copy of the last recorded deed of the property. Owner on deed must correspond to "Current Owner" identified on page 1.

D. X **Agent Affidavit** (if applicable) - Required if the applicant is other than the property owner.

E. Concurrency Evaluation Certificates (CEC's) - The following must be provided:

- 1) X Stormwater Management, plus 2 sets of signed, sealed and dated calculations.
- 2) X DWU Service Questionnaire

The applicant is responsible for returning each CEC to the Community Development Department, completed, approved and signed.

F. Plan Requirements (LDC Section 2.18.02): Including, but not limited to, the following:

- 1) X Cover Sheet
- 2) X Boundary Survey, which includes the following:
 - a) Signed, sealed and dated by Surveyor registered in the State of Florida.
 - b) No older than six months unless Engineer of Record certifies site has NOT changed.
 - c) Existing conditions of site, which includes trees over 12" in diameter at breast height.
 - d) Delineated Topography.
- 3) Demolition Plan (if applicable)
- 4) X Site Plan
- 5) X Subdivision Plat (paper copy)
- 6) X Grading and Drainage Plan – Calculations must be signed & sealed by a Registered Florida Engineer and meet the requirements of Destin Code of Ordinances, Sections 6-346 and 6-352.
- 7) X Utility Plan
- 8) X Landscape Plan and Supporting Plans (if applicable)
- 9) Street Lighting Plan
- 10) Detail Sheets

G. Checklist. The following checklists are extremely useful to design professional in complying with the City of Destin development regulations. The inclusion of them with the submittal package is **optional.**

- 1) Checklist A – Site Plan Requirements
- 2) Checklist B – Stormwater Management
- 3) Checklist C – Landscape Plan

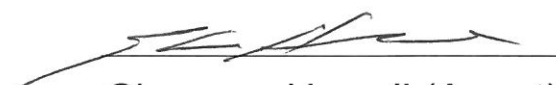
5. SUBMITTAL PACKAGE QUANTITIES:

- A. **THREE (3) COMPLETE** paper packages, including ALL items in section 4 above.
- B. **ONE (1) COMPLETE** electronic package of PDF files on a storage device.
(Flash Drive, Disk or e-mailed Dropbox link)

NOTE: This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property. The agent affidavit must be completely filled out and submitted with this application. If the property has multiple owners, then all owners or their designated agents must sign this application.

I HAVE READ THE FOLLOWING INFORMATION IN THIS APPLICATION AND HAVE FILLED IN ALL ANSWERS CORRECTLY TO THE BEST OF MY ABILITY.

APPLICANT: Dunavant Gulf LLC

SIGNATURE:  **DATE:** 5-16-19

PRINTED NAME: Shannon Howell (Agent)

PROJECT DATA

PROJECT NAME:	HENDERSON BEACH RESORT
CLIENT NAME:	DUNAVANT GULF, LLC 36008 EMERALD COAST PARKWAY, UNIT A-101 DESTIN, FL 32541 CONTACT: MR. BILL HAGERMANN
PREPARED BY:	INNERLIGHT ENGINEERING CORPORATION 11490 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550
ENGINEER OF RECORD:	MARK T. MURRAY, P.E. FLORIDA REG. NO. 80519 11490 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550 850.424.5855

UTILITY PROVIDERS

POTABLE WATER PROVIDER:	DESTIN WATER USERS 218 MAIN STREET DESTIN, FLORIDA 32541 850.837.6146
SANITARY SEWER PROVIDER:	DESTIN WATER USERS 218 MAIN STREET DESTIN, FLORIDA 32541 850.837.6146
GAS PROVIDER:	OKALOOSA GAS DISTRICT 14071 EMERALD COAST PARKWAY DESTIN, FLORIDA 32541 850.654.3113
POWER PROVIDER:	GULF POWER 34854 EMERALD COAST PARKWAY DESTIN, FLORIDA 32541 850.244.4701
TELEPHONE PROVIDER:	COX COMMUNICATIONS, INC. 320 RACETRACK ROAD NW FORT WALTON BEACH, FLORIDA 32547 850.693.9440
TV/CABLE PROVIDER:	COX COMMUNICATIONS, INC. 320 RACETRACK ROAD NW FORT WALTON BEACH, FLORIDA 32547 850.693.9440

BENCHMARK DATA

BENCHMARK #1:	FOUND 4"x4" CONCRETE MONUMENT NORTHING: 509463.9540 EASTING: 1359341.2970 ELEVATION: 17.29 (NAVD 1988)
BENCHMARK #2:	STORM MAIN HOLE LID NORTHING: 509449.3300 EASTING: 1359769.4340 ELEVATION: 16.25 (NAVD 1988)

LEGAL DESCRIPTION (AS WRITTEN)

LOTS 1,2,3,6 AND RESORT WAY (PRIVATE RIGHT OF WAY), HENDERSON BEACH RESORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 82, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; AND LOTS 4,5 AND 7, HENDERSON BEACH RESORT REPLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 94, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

CONSTRUCTION NOTES

- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG OKALOOSA COUNTY RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL ASPHALT IS IN PLACE.
- NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIONITY TRIANGLE.
- PARTY RESPONSIBLE FOR MONITORING CONSTRUCTION: DUNAVANT GULF, LLC OR ITS AGENTS
- PARTY RESPONSIBLE FOR SUBMITTING TO THE DISTRICT, THE NOTICE OF CONSTRUCTION COMMENCEMENT AND AS-BUILT CERTIFICATIONS FOR PROJECT: DUNAVANT GULF, LLC OR ITS AGENTS
- EROSION CONTROL & SEDIMENT PROTECTION IS THE RESPONSIBILITY OF CONTRACTOR.
- THE CONSTRUCTION ACTIVITY SCHEDULE BELOW IS SUBJECT TO CHANGE WITHOUT NOTICE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com



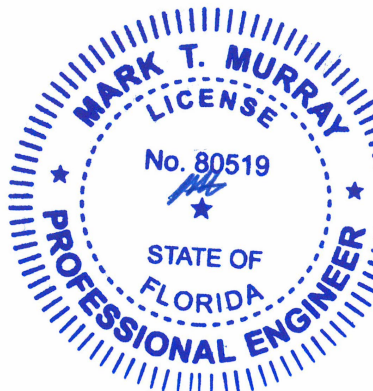
CONSTRUCTION PLANS FOR:

HENDERSON BEACH RESORT
SEVENTH AMENDMENT
UNSECTIONALIZED, TOWNSHIP 2 SOUTH, RANGE 22 WEST
OKALOOSA COUNTY, FLORIDA



VICINITY MAP

Digitally signed
by Mark T. Murray
Date: 2019.10.16
16:11:37 -04'00'



AMENDMENT TABLE

AMENDMENT NUMBER	AMENDMENT DATE	DESCRIPTION
1	09.10.2014	GRADE CHANGE TO RESORT WAY, THE HIGHPOINT OF RESORT WAY IS NOW ELEVATION 33.0 NEAR THE ENTRANCE TO THE PIAZZA. STORM INLETS WERE ALSO REVISED TO REFLECT THE GRADE CHANGE.
2	04.23.2015	SITE DESIGN NOW SHOWS THE REMOVAL OF THE WESTERN RETAINING WALL, THE RELOCATION OF WALKS AND WALLS, AND THE ADDITION OF A MECHANICAL/POOL EQUIPMENT ENCLOSURE. GRADING HAS BEEN REVISED PER SITE & DRAINAGE REVISIONS FROM THIS SECOND AMENDMENT. DRAINAGE DESIGN NOW INCLUDES SEVERAL SMALLER PIPES FOR HOTEL BUILDING DRAINAGE, UTILITY DESIGN NOW SHOWS POTABLE WATER MAIN & APPURTENANCE RELOCATION & SANITARY SEWER SERVICE RELOCATION. "RESORT WAY" HAS BEEN RENAMED TO "HENDERSON RESORT WAY".
3	09.02.2015	SITE DESIGN SHOWS THE ADDITION OF THE WESTERN RETAINING WALL AND REVISIONS TO THE PIAZZA STAIRS WITHIN PHASE 1. SITE DESIGN, GRADING, DRAINAGE, AND UTILITIES HAVE BEEN REVISED WITHIN THE LOT 3 (PHASE 2) PARCEL. THE PROPOSED BUILDING (THE HENDERSON LOFTS, A RESORT CONDOMINIUM) WITHIN PHASE 2, HAS BEEN REVISED AND THE PROPOSED UNITS WITHIN PHASE 2 HAVE INCREASED FROM 40 TO 58. PARKING WITHIN THE PHASE 2 PARCEL HAS ALSO BEEN REVISED. THE FEATURE POOL AREA HAS BEEN REVISED WITHIN LOT 2. LOT LINES BETWEEN LOTS 1,2 AND 3 HAVE BEEN REVISED.
4	03.22.2016	SITE DESIGN SHOWS REVISIONS TO THE PIAZZA STAIRS WITHIN PHASE 1. SITE DESIGN, GRADING, AND DRAINAGE HAVE BEEN REVISED WITHIN THE LOT 3 (PHASE 2) PARCEL. THE PROPOSED BUILDING (THE HENDERSON LOFTS, A RESORT CONDOMINIUM) WITHIN PHASE 2, HAS BEEN REVISED AND THE PROPOSED UNITS WITHIN PHASE 2 HAVE DECREASED FROM 58 TO 54. PARKING WITHIN THE PHASE 2 PARCEL HAS ALSO BEEN REVISED. THE PROPOSED UNITS WITHIN PHASE 3 (PARKSIDE COND) HAVE INCREASED FROM 38 TO 42. SITE DESIGN AND GRADING HAVE BEEN REVISED IN THE FIRE PIT AREA.
5	04.26.2017	THE PARKSIDE CONDOMINIUM AND THE BEACHSIDE BUILDING HAVE BEEN REVISED TO BE A 5-STORY BUILDING WITH ONE SUBTERRANEAN LEVEL OF PARKING. DENSITY FOR THESE STRUCTURES HAVE BEEN REMOVED FROM THE SITE DATA TABLE AND THE STRUCTURES ARE NOW CONSIDERED FAR PER THE REVISED CITY OF DESTIN COMPREHENSIVE PLAN. THE MAXIMUM REQUIRED FAR HAS BEEN REVISED TO REFLECT A VALUE OF 1.3. SITE INFRASTRUCTURE SLIGHTLY CHANGED AROUND THE PARKSIDE BUILDING AND THERE ARE NO SITE CHANGES TO THE BEACHSIDE SITE.
6	01.31.2018	THE PROPOSED DEVELOPMENT IS LIMITED TO THE NORTHERN PORTION OF THE HENDERSON BEACH RESORT PROJECT. THE PROPOSED 6TH AMENDMENT PLANS INCLUDE THE DEVELOPMENT OF 174 CONDOMINIUM UNITS, 2,000 SF OF COMMERCIAL SPACE, 4,200 SF OF RESTAURANT, AND 4,000 SF OF OFFICE SPACE. IN ADDITION, A BOUTIQUE RETAIL AREA, EVENT LAWN, AND POOL AMENITY AREA ARE ALSO PROPOSED. NO IMPROVEMENTS/MODIFICATIONS ARE BEING MADE WITHIN THE AREAS SHOWN ON THESE PLANS.
7	07.18.2019	THE PROPOSED DEVELOPMENT IS LIMITED TO THE NORTHERN PORTION OF THE HENDERSON BEACH RESORT PROJECT. THE PROPOSED 7TH AMENDMENT PLANS INCLUDE THE DEVELOPMENT OF 64 CONDOMINIUM UNITS, 18 DETACHED CONDOMINIUM UNITS, 4 TOWNHOMES, 20 WORKFORCE HOUSING UNITS, 4,140 SF OF RESTAURANT, AND 1,200 SF OF OFFICE SPACE. IN ADDITION, A 256 SF OF BOUTIQUE RETAIL AREA, EVENT LAWN, AND POOL AMENITY AREA ARE ALSO PROPOSED. A 4,972 SF DECK IS BEING PROPOSED IN LOT 3 (THE LOFTS) AT THE SOUTHERN PORTION OF THE EXISTING CONDOMINIUM. IN ADDITION, A 6,959 SF OF CONFERENCE CENTER SPACE AND 2,346 SF OF OFFICE SPACE ARE PROPOSED AS AN EXPANSION OF THE EXISTING HENDERSON RESORT HOTEL. LOT 6 (BEACHSIDE) IS BEING REVISED TO INCLUDE 132 HOTEL ROOMS. NO IMPROVEMENTS/MODIFICATIONS ARE BEING MADE WITHIN THE AREAS SHOWN ON THESE PLANS.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1 OF 40	COVER SHEET
2 OF 40	GENERAL NOTES (1 OF 2)
3 OF 40	GENERAL NOTES (2 OF 2)
4 OF 40	EXISTING CONDITIONS PLAN (1 OF 2)
5 OF 40	EXISTING CONDITIONS PLAN (2 OF 2)
6 OF 40	DEMOLITION & EROSION CONTROL PLAN (1 OF 2)
7 OF 40	DEMOLITION & EROSION CONTROL PLAN (2 OF 2)
8 OF 40	PRELIMINARY PLAT (1 OF 2)
9 OF 40	PRELIMINARY PLAT (2 OF 2)
10 OF 40	SITE LAYOUT PLAN
11 OF 40	SITE GEOMETRY PLAN (1 OF 4)
12 OF 40	SITE GEOMETRY PLAN (2 OF 4)
13 OF 40	SITE GEOMETRY PLAN (3 OF 4)
14 OF 40	SITE GEOMETRY PLAN (4 OF 4)
15 OF 40	GRADING PLAN (1 OF 4)
16 OF 40	GRADING PLAN (2 OF 4)
17 OF 40	GRADING PLAN (3 OF 4)
18 OF 40	GRADING PLAN (4 OF 4)
19 OF 40	DRAINAGE PLAN (1 OF 4)
20 OF 40	DRAINAGE PLAN (2 OF 4)
21 OF 40	DRAINAGE PLAN (3 OF 4)
22 OF 40	DRAINAGE PLAN (4 OF 4)
23 OF 40	UTILITY PLAN (1 OF 4)
24 OF 40	UTILITY PLAN (2 OF 4)
25 OF 40	UTILITY PLAN (3 OF 4)
26 OF 40	UTILITY PLAN (4 OF 4)
27 OF 40	SANITARY SEWER PROFILE (1 OF 2)
28 OF 40	SANITARY SEWER PROFILE (2 OF 2)
29 OF 40	HORIZONTAL SIGHT DISTANCE PLAN
30 OF 40	EROSION CONTROL DETAILS
31 OF 40	CONSTRUCTION DETAILS (1 OF 2)
32 OF 40	CONSTRUCTION DETAILS (2 OF 2)
33 OF 40	STORM DETAILS (1 OF 3)
34 OF 40	STORM DETAILS (2 OF 3)
35 OF 40	STORM DETAILS (3 OF 3)
36 OF 40	RETENTION DETAILS & SECTIONS
37 OF 40	POTABLE WATER DETAILS (1 OF 3)
38 OF 40	POTABLE WATER DETAILS (2 OF 3)
39 OF 40	POTABLE WATER DETAILS (3 OF 3)
40 OF 40	SANITARY SEWER DETAILS

CONSTRUCTION ACTIVITY SCHEDULE

ANTICIPATED START DATE - JANUARY, 2014																																	
	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	MONTH 13	MONTH 14	MONTH 15	MONTH 16	MONTH 17	MONTH 18	MONTH 19	MONTH 20	MONTH 21	MONTH 22	MONTH 23	MONTH 24	MONTH 25	MONTH 26	MONTH 27	MONTH 28					
INSTALL INITIAL STAGE EROSION CONTROL MEASURES																																	
DEMOLITION / CLEARING & GRUBBING																																	
DEWATER/STORMWATER MANAGEMENT FACILITY GRADING & CONSTRUCTION																																	
CONSTRUCT STORM SEWER																																	
CONSTRUCT UTILITIES																																	
FINE GRADING																																	
CONSTRUCT CURB & GUTTER																																	
PAVING (TO BINDER)																																	
ESTABLISH PERMANENT LANDSCAPING																																	
REMOVE EC MEASURES AS PERMANENT VEGETATION IS ESTABLISHED																																	
OVERLAY AND RESTRIPIPING																																	
AS-BUILT CERTIFICATION																																	
HOTEL BUILDING CONSTRUCTION																																	
PHASE 2 (THE HENDERSON LOFTS, A RESORT CONDOMINIUM) CONSTRUCTION																																	
	MONTH 29	MONTH 30	...	MONTH 66	MONTH 67	MONTH 68	MONTH 69	MONTH 70	...	MONTH 86	MONTH 87	MONTH 88	MONTH 89	MONTH 90	...	MONTH 106	MONTH 107	MONTH 108	MONTH 109	MONTH 110	...	MONTH 120	MONTH 121	MONTH 122	MONTH 123	...	MONTH 146	END OF PROJECT					
PHASE 2 (THE HENDERSON LOFTS)																																	
PHASE 3 (POOLSIDE & PARKSIDE CONDOS)																																	
PHASE 4 (THE COTTAGES)																																	
PHASE 5 (HENDERSON NORTH DEVELOPMENT)																																	
PHASE 6 (BEACHSIDE)																																	

C:\DROPTX\IECN\PROJECTS\131.01.01\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7.X2.SHEETS\2 GENERAL NOTES 1.DWG. MgrMaurvoy, 10/16/2019 3:07:57 PM

GENERAL NOTES:

1. THE EXACT LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING SHALL BE PHYSICALLY VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THESE DRAWINGS DO NOT PURPORT TO SHOW IN COMPLETE DETAIL. ALL EXISTING STRUCTURES, UTILITIES, OR PIPING, THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE RECORDS AND MAKE ALL EXPLORATIONS AND EXCAVATIONS AS REQUIRED TO DETERMINE THE LOCATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING. WHENEVER NECESSARY, THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF LINES TO AVOID CONFLICT WITH EXISTING STRUCTURES, UTILITIES, OR PIPING.
2. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT, IN WRITING, BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA. ENGINEER WILL HAVE 7 DAYS TO PROVIDE A RESPONSE.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF WORK CALLED FOR IN THESE CONTRACT DOCUMENTS. ALL REPAIRS MUST BE MADE TO THE SATISFACTION OF THE RESPECTIVE OWNER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE NECESSARY AGENCIES OF CONSTRUCTION COMMENCEMENT.
6. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST ISSUE AND SHALL BE CONSIDERED A PART OF THESE DOCUMENTS BY REFERENCE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OF CONSTRUCTION STAKES TO MARK THE LOCATION, ALIGNMENT, ELEVATION, AND GRADE OF THE WORK. THE STAKES PROVIDED SHALL BE ADEQUATE IN NUMBER, POSITION, AND ELEVATION SO THAT THE PHYSICAL ITEM CAN BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. THE CONSTRUCTION LAYOUT SURVEY SHALL MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE), AND SHALL BE PERFORMED BY A PERSON OF ADEQUATE EXPERTISE. FAILURE TO PERFORM THE CONSTRUCTION STAKEOUT IN ACCORDANCE WITH THE CONSTRUCTION PLANS MAY RESULT IN REMOVAL AND REPLACEMENT OF THE IMPROVEMENTS AT NO EXPENSE TO THE OWNER. CONSTRUCTION LAYOUT INFORMATION HAS BEEN PROVIDED IN THE FORM OF DIMENSIONS AND OFFSETS OBTAINED THROUGH COMPUTER GENERATION. THE INFORMATION IS ADEQUATE FOR THE CONSTRUCTION LAYOUT OF THE IMPROVEMENTS USING STANDARD SURVEYING CONSTRUCTION LAYOUT TECHNIQUES. IN NO CASE SHALL THE CONTRACTOR SCALE INFORMATION FROM THE PLANS OR ATTEMPT TO CONSTRUCT IMPROVEMENTS WITHOUT PERFORMING THE CONSTRUCTION LAYOUT IN ACCORDANCE WITH THE INFORMATION CONTAINED HEREIN.
8. THE CONTRACTOR SHALL OBTAIN AND HAVE ONSITE ALL PERMITS PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, F.D.E.P., F.D.O.T., AND THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL OBTAIN ALL OTHER REQUIRED PERMITS.
9. PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION / LAND CLEARING ACTIVITIES, CONTRACTOR SHALL INSTALL ANY REQUIRED SILT FENCING OR BALED HAY BARRIERS (F.D.O.T. INDEX 102) FOR SILT CONTROL. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK. LOCATION SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED IN THE FIELD.
10. DEWATERING: SHOULD LOWERING OF GROUNDWATER BE NECESSARY FOR THE INSTALLATION OF CONCRETE STRUCTURES, WATER MAIN, ETC., OR TO PREVENT LATERAL MOVEMENT OF MATERIAL UNDER CONCRETE, SUCH LOWERING SHALL BE ACCOMPLISHED BY MEANS OF A WELL POINT SYSTEM OR OTHER APPROVED MEANS, AT CONTRACTOR'S EXPENSE. COMPREHENSIVE PLANS FOR DE- WATERING OPERATIONS, IF USED, SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION. DISCHARGE OF GROUNDWATER TO SURFACE WATERS OF THE STATE REQUIRES A PERMIT UNDER F.A.C. 62-621.300(2). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ANALYSIS OF GROUND WATER IN ACCORDANCE WITH THE GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY - TABLE 1, AND FILING APPROPRIATE NOTIFICATIONS TO THE FDEP INDUSTRIAL WASTEWATER DIVISION.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION UNLESS OTHERWISE DIRECTED.
12. CONTRACTOR SHALL OBTAIN, IF AVAILABLE, AND REVIEW ALL AVAILABLE GEOTECHNICAL REPORTS PRODUCED FOR THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF NO GEOTECHNICAL REPORTS ARE AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING SITE SOIL CONDITIONS PRIOR TO CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED AND SEALED RECORD DRAWINGS SHOWING ALL IMPROVEMENTS CONSTRUCTED UNDER THIS CONTRACT. RECORD DRAWINGS SHALL INCLUDE BOTH ABOVE GROUND AND BURIED UTILITIES INCLUDING ANY EXISTING UTILITIES NOT SHOWN ON THESE PLANS BUT ENCOUNTERED DURING THE CONSTRUCTION PROCESS. RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR SPECIFIC REQUIREMENTS.
14. CONTRACTOR IS RESPONSIBLE FOR CONTINUATION OF SERVICE TO OCCUPIED BUILDINGS DURING CONSTRUCTION AND REPAIR OR REPLACEMENT OF ANY EXISTING UTILITIES IMPACTED BY CONSTRUCTION.
15. IF WELLS ARE ENCOUNTERED ON SITE, THEY SHALL BE ABANDONED BY A FLORIDA CERTIFIED WELL DRILLER USING ABANDONMENT PROCEDURES AND PERMITTING PROCESS OF THE LOCAL WATER MANAGEMENT DISTRICT OR OTHER APPLICABLE REGULATORY AGENCY.
16. IF APPLICABLE, ANY WELLS PROPOSED ONSITE, I.E. IRRIGATION, GEOTHERMAL, ETC. SHALL BE PERMITTED APPROPRIATELY THROUGH THE LOCAL WATER MANAGEMENT DISTRICT. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED.
17. CONTRACTOR SHALL CALL BEFORE DIGGING TO SUNSHINE STATE ONE CALL OF FLORIDA AT 800-432-4770.
18. PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES, CONTRACTOR IS TO INSTALL ADEQUATE BARRIERS TO RESTRICT PUBLIC AREAS. IN AREAS WHERE CONSTRUCTION ACTIVITIES ARE DIRECTLY ADJACENT TO HIGH TRAFFIC ROUTES, MAY RESULT IN THE CREATION OF DUST OR PROJECTILES, SOIL BARRIERS (SUCH AS CANVAS OR PLYWOOD) MUST BE USED.

HANDICAP ACCESSIBILITY:

1. HANDICAP RAMPS AND CROSSWALKS PER THE LATEST FLORIDA ACCESSIBILITY CODE, A.D.A. AND FDOT STANDARD INDEX #304 ARE REQUIRED AT ALL PEDESTRIAN CROSSING LOCATIONS.

ARCHITECTURAL COORDINATION:

1. WHEN APPLICABLE, ARCHITECTURAL PLANS SHALL SUPERSEDE THESE PLANS WITH RESPECT TO ALL BUILDING DIMENSIONS AND BUILDING HARDSCAPE INTERFACE. IN CASE OF CONFLICT AND PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR CONTACTING BOTH THE ENGINEER AND ARCHITECT IMMEDIATELY.

STRUCTURAL COORDINATION:

1. WHEN APPLICABLE, CONTRACTOR SHALL REFER TO THE CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE APPLICABLE STRUCTURAL PLANS FOR ALL SITE RETAINING WALLS AND OTHER STRUCTURAL COMPONENTS.

SIGNAGE:

1. PROJECT SIGNS SHALL MEET ALL APPLICABLE REQUIREMENTS BASED ON LOCAL SIGN ORDINANCE.
2. CONTRACTOR IS RESPONSIBLE FOR SIGN PERMITTING.

DEMOLITION:

1. ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
2. WHERE PAVEMENT IS TO BE REMOVED AND REPLACED, AS INDICATED ON THE PLANS OR DIRECTED IN THE FIELD, ALL EXISTING MARKINGS AND TRAFFIC LOOPS SHALL ALSO BE REPLACED. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN RELATED ITEMS OF WORK.
3. ALL EXISTING PAVEMENT AND DRIVEWAY PAVEMENT TO BE REMOVED SHALL BE SAW CUT.
4. REPAIR ALL EXISTING DRIVEWAYS CROSSED BY UTILITY CONSTRUCTION TO MATCH EXISTING CONSTRUCTION.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT ABUTS.
6. ANY DISTURBED MAIL BOXES OR SIGNS MUST BE REINSTALLED TO EXISTING OR ACCEPTABLE CONDITION AT THE CONTRACTOR'S EXPENSE.
7. ALL ITEMS NOTED AS "REMOVE AND SALVAGE" ARE TO REMAIN THE PROPERTY OF OWNER. CARE MUST BE TAKEN NOT TO DAMAGE SALVAGED ITEMS. ITEMS ARE TO BE TRANSPORTED TO A STORAGE LOCATION SPECIFIED BY THE OWNER.

SEDIMENTATION AND EROSION CONTROL NOTES:

1. CONTRACTOR SHALL STAGE AND TIME CONSTRUCTION TO MINIMIZE THE SIZE OF EXPOSED SOIL AREAS AND THE TIME BETWEEN EXPOSING THE SOIL AREA AND FINISHING THE SOIL AREA.
2. AS SOON AS GRADING IS COMPLETE IN AN AREA, THE CONTRACTOR WILL STABILIZE THE SOIL. FOR LONG, NARROW AREAS, THE CONTRACTOR SHALL STABILIZE CONTINUOUSLY DURING GRADING OPERATIONS. ROUGH GRADED AREAS SHOULD BE STABILIZED WITH TEMPORARY EROSION CONTROL IF FINAL GRADING AND STABILIZATION WILL NOT BE PERFORMED WITHIN FIVE (5) DAYS. FAILURE TO STABILIZE EXPOSED SOIL AREAS IN A TIMELY MANNER AFTER GRADING MAY BE CONSIDERED A VIOLATION OF CHAPTERS 17-3, 17-12, AND/OR 17/25, FLORIDA ADMINISTRATIVE CODE, BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) AND SUBJECT TO CORRECTIVE ACTION, PURSUANT TO SECTION 403.121-403.161 FLORIDA STATUTES.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING A TASK TO PROVIDE EROSION CONTROL. UNLESS ANOTHER PARTY HAS BEEN PREVIOUSLY SPECIFIED AS RESPONSIBLE FOR THE EROSION CONTROL ASSOCIATED WITH THAT TASK. IN THE EVENT ANOTHER PARTY IS RESPONSIBLE FOR EROSION CONTROL, THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR COORDINATION WITH THE PARTY RESPONSIBLE. IN THE EVENT THAT DAMAGE TO THE CONSTRUCTED ITEM RESULTS ARE DUE TO LACK OF EROSION CONTROL, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ITEM AT NO CHARGE TO THE OWNER.
4. TEMPORARY EROSION CONTROL SHALL CONSIST OF TEMPORARY GRASS, TEMPORARY MULCH, TEMPORARY SOD, ARTIFICIAL COVERINGS, BALED HAY OR STRAW, SILT FENCES, AND TURBIDITY BARRIERS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH APPROPRIATE TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT PROVIDED, THEN TEMPORARY EROSION CONTROL SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS.
5. PERMANENT EROSION CONTROL SHALL CONSIST OF SEED, SEED AND MULCH, HYDRO-SEEDING, SOD, AND/OR ARTIFICIAL COVERINGS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH TECHNICAL SPECIFICATION SECTIONS 12D AND 13. IF TECHNICAL SPECIFICATIONS ARE NOT PROVIDED THEN PERMANENT EROSION CONTROL SHALL BE IN ACCORDANCE WITH SECTIONS 570 AND 575 OF THE F.D.O.T. STANDARD SPECIFICATIONS. SEED OR GRASS TYPE SHALL MATCH EXISTING OR BE AS SPECIFIED BY OWNER UNLESS NOTED OTHERWISE.
6. GRASS BY SEEDING SHALL BE IN ACCORDANCE WITH SECTIONS 104, 570, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. THIS SHALL BE USED ONLY IN AREAS SUBJECT TO LIGHT EROSION SUCH AS FLAT AREAS.
7. GRASS BY HYDRO-SEEDING SHALL BE IN ACCORDANCE WITH SECTIONS 104, 570, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. HYDRO-SEEDING MAY BE USED FOR FLAT AREAS AND SIDE SLOPES WHICH DO NOT EXCEED 4:1. DRAINAGE DITCHES OR LARGE SWALES MUST HAVE ADDITIONAL PROTECTION BESIDES HYDRO-SEEDING.

8. GRASS AND MULCH SHALL BE IN ACCORDANCE WITH SECTIONS 104, 570, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. GRASS AND MULCH MAY BE USED IN ALL AREAS EXCEPT LARGE SWALES OR DITCHES. MULCH SHALL BE ANCHORED IN ACCORDANCE WITH SECTION 570.
9. SOLID SOD SHALL BE IN ACCORDANCE WITH SECTIONS 104, 575, 981, 982, AND 983 OF F.D.O.T. STANDARD SPECIFICATIONS. SOD MAY BE USED IN ALL AREAS FOR SIDE SLOPES GREATER THAN OR EQUAL TO 2:1. SOD SHALL BE STAGGERED SO AS TO AVOID A CONTINUOUS SEAM. IN AREAS WITH SLOPES 4:1 OR STEEPER, EACH PIECE OF SOD SHALL BE PEGGED WITH SOD PEGS. IN DIFFICULT SOIL CONDITIONS WITH STEEP SLOPES, IT MAY BE NECESSARY TO COVER SOD WITH ARTIFICIAL COVERINGS SUCH AS JUTE MESH UNTIL SOD BECOMES ESTABLISHED.
10. TEMPORARY EROSION CONTROL BY ARTIFICIAL COVERINGS SHALL CONSIST OF STRAW BLANKETS, COCONUT FIBER BLANKETS, POLYESTER BLANKETS, JUTE MESH, AND DRAINAGE FABRICS. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEEDING SHALL BE INCLUDED IF MATERIAL REQUIRES VEGETATION TO FUNCTION PROPERLY.
11. THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/ SEDIMENTATION BARRIER (HAY BALES, SILT FENCE, TURBIDITY BARRIER, OR AS SPECIFIED IN THE CONSTRUCTION DRAWINGS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND WETLAND OR JURISDICTIONAL AREAS. IF, IN THE OPINION OF THE ENGINEER, AND/OR REGULATORY AUTHORITIES, EXCESSIVE QUANTITIES OF MATERIAL ARE TRANSPORTED OFF- SITE BY EROSION OR STORMWATER RUNOFF, THE CONTRACTOR SHALL IMPROVE CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. IN NO CASE SHALL CONSTRUCTION COMMENCE PRIOR TO INSTALLATION OF EROSION CONTROL/SEDIMENTATION BARRIER.
12. CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN ADDITION TO COARSE AGGREGATE IN AREAS WHERE CON- STRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE.
13. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AREA USING SPRINKLING IRRIGATION OR OTHER ACCEPTABLE METHODS.
14. ALL DISTURBED AREAS NOT PAVED, SODDED OR OTHERWISE LANDSCAPED SHALL BE SEEDDED, FERTILIZED AND MULCHED PER FOOT SPECIFICATIONS, SECTION 570. SEEDING RATE AND MIX SHALL COMPLY WITH THE SEEDING RATE TABLE OFF DOT STANDARD INDEX 105.
15. CONTRACTOR SHALL SOD ALL SLOPES 4:1 AND STEEPER IMMEDIATELY AFTER CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
16. ALL EXCAVATED SOILS SHALL BE STOCKPILED IN LOCATION(S) INDICATED ON PLANS IF SHOWN. APPROPRIATE SEDIMENTATION AND EROSION CONTROLS SHALL BE INSTALLED AROUND THE STOCKPILE.

MAINTENANCE:

1. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS SECTION 10, 12, AND 13 UNTIL THE PROJECT IS COMPLETED AND ACCEPTED. IF TECHNICAL SPECIFICATIONS ARE NOT PROVIDED, THEN MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS.
2. SILT FENCES AND TURBIDITY BARRIERS SHALL BE CHECKED DAILY FOR EFFECTIVENESS, BREACHES, AND ROUTINE MAINTENANCE.
3. ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SODDED.

SITE GEOMETRY NOTES:

1. ALL BUILDING DIMENSIONS ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ALONG CURB LINES ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

STORMWATER MANAGEMENT NOTES:

1. JUNCTION BOXES OUTSIDE THE RIGHT OF WAY MUST BE CAST IRON CAPABLE OF HANDLING LIVE LOADS AND BE CAST WITH "STORM" ON THE COVER.

PAVING, GRADING & EARTHWORK NOTES:

1. IN EXCAVATING STREETS AND DRIVEWAYS THAT HAVE BEEN SURFACED WITH SAND-CLAY, CLAY GRAVEL, OR OTHER BASE COURSE, SUCH BASE MATERIALS SHALL BE EITHER STOCKPILED AND KEPT SEPARATE FROM THE EARTH EXCAVATED OR THE CONTRACTOR SHALL, AT HIS EXPENSE, PROVIDE NEW BASE OF LIKE KIND AND EQUAL QUALITY.
2. CONTRACTOR MUST SALVAGE EXISTING TOP SOIL WITHIN PROJECT SITE OR REPLACE AT HIS OWN EXPENSE.
3. ANY DEFICIENCY IN THE QUANTITY OF MATERIAL FOR BACKFILLING THE TRENCHES, OR FOR FILLING DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE SUPPLIED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS ALSO APPLIES TO BASE COURSE UNDER PAVED STREETS.
4. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. CLEAR AND GRUB SHALL CONSIST OF THE REMOVAL OF ALL DELETERIOUS MATERIAL INCLUDING TREES, ROOTS, TOPSOIL, ETC.
5. ORGANIC, UNSUITABLE SOILS BENEATH THE PAVED AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN SAND MATERIAL OF WHICH NOT MORE THAN 15% BY DRY WEIGHT IS FINER THAN THE NUMBER 200 MESH SIEVE. FILL MATERIAL SHALL BE FREE OF ORGANICS, RUBBLE, CLAY, OR OTHER DELETERIOUS MATERIAL.
6. THE PAVEMENT SUBGRADE SHOULD BE STABILIZED TO A MINIMUM LBR OF 40 UNLESS OTHERWISE SPECIFIED. MATERIAL FOR STABILIZATION SHALL BE AS CALLED OUT ON THE PLANS, OR OTHER MATERIAL APPROVED BY THE ENGINEER AND THE GEOTECHNICAL ENGINEER. COMPACTION OF THE SUBGRADE SHALL BE BY A HEAVY VIBRATORY ROLLER (MINIMUM STATIC WEIGHT OF FIVE TONS) WITH A MINIMUM OF 10 PASSES WITH A 20% OVERLAP BETWEEN PASSES. THE VIBRATORY ROLLER SHOULD ALSO BE EQUIPPED WITH A VARIABLE FREQUENCY CONTROL TO OPERATE AT THE RESONANT FREQUENCY OF THE SOILS.
7. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
8. PROPOSED SPOT ELEVATIONS REPRESENT FLOW LINE OF CURB & GUTTER OR FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
9. CONTRACTOR TO PROVIDE 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.) EXCEPT ASPHALT.
10. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT ABUTS.
11. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS OR PER APPLICABLE LOCAL GOVERNMENT OR REGULATORY AGENCY, WHICHEVER IS MORE STRINGENT. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
12. ACCEPTANCE TESTING FOR NEW PAVEMENT, IF APPLICABLE, SHALL CONSIST OF ONE PASS OF A STANDARD 15-FOOT ROLLING STRAIGHT EDGE OPERATED WHILE THE PAVEMENT IS STILL HOT. ALL DEFICIENCIES IN EXCESS OF 3/16 INCH SHALL BE CORRECTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION 330.
13. AT THE OPTION OF THE OWNER, THE CONTRACTOR SHALL FLOOD ALL NEW PAVEMENT SURFACES WITH WATER AND INSPECT FOR PONDING. ALL PONDING AREAS SHALL BE CORRECTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION 330.

TRAFFIC, SIGNAGE & STRIPING NOTES:

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO INSTALL AND MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES, UNLESS APPROVED BY THE OWNER. IN WRITINGS, NO STREET SHALL REMAIN CLOSED TO TRAFFIC OVERNIGHT. IN ADDITION, THE CONTRACTOR SHALL COOPERATE WITH LOCAL GOVERNMENT AGENCIES AND LOCAL RESIDENTS IN GAINING ACCESS TO THEIR ROADS, HOMES AND BUSINESSES DURING WORKING HOURS AND SHALL ASSIST AT ALL TIMES WHEN VEHICLES EXPERIENCE TROUBLE DUE TO CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL INSTALL, INSPECT, AND MAINTAIN ALL TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC DUE TO CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD PART 6), AND/OR IN ACCORDANCE W/ODOT STD. 600, WHICHEVER IS MORE STRINGENT.
3. ALL STRIPING IN THE FLORIDA STATE RIGHT-OF-WAY IS TO BE THERMOPLASTIC.

GENERAL UTILITY NOTES:

1. ALL UTILITIES MUST BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURB, BASE AND PAVEMENT. APPROVAL BY LOCAL AUTHORITY MUST BE OBTAINED PRIOR TO FURTHER CONSTRUCTION.
2. CONTRACTOR IS TO PROVIDE A SITE ELECTRICAL PLAN TO OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION (EXCLUDING DEMOLITION). CONDUITS FOR ELECTRICAL WORK IN CIVIL PLANS ARE ONLY TO NOTE AN INTENT TO SERVE SPECIFIC AREAS. SITE ELECTRICAL PLAN SHOULD BE DEVELOPED IN COORDINATION WITH OWNER TO ANTICIPATE DEMAND AND ASSURE SUCH WORK MEETS APPLICABLE CODES.
3. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LIGHTING, IRRIGATION AND ELECTRICAL CONTRACTORS REGARDING REQUIRED CONDUITS.
4. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS ARE MEASURED IN LINEAR FEET (NOTED AS LF).
5. ALL MANHOLES, INLETS AND CLEANOUTS SUBJECT TO VEHICULAR LOADING, INCLUDING THOSE AREAS REQUIRING FUTURE MAINTENANCE, SHALL HAVE TRAFFIC BEARING (HS-20) RINGS, COVERS, GRATES, ETC.
6. ALL STORM INLETS EQUAL TO OR GREATER THAN 5' DEEP SHALL BE EQUIPPED WITH ACCESS RUNGS.
7. ALL STORM SEWER STUB-OUTS TO BE CLOSED W/ MASONRY SEAL AT THE STUB END.
8. ALL STORMWATER DRAIN PIPE JOINTS WITHIN 6 FEET OF PAVING SHALL BE WRAPPED WITH FDOT APPROVED FABRIC UNLESS OTHERWISE NOTED OR STATED BY THE ENGINEERS.
9. WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATIONS, UNLESS OTHERWISE SHOWN ON PLANS.
10. A MINIMUM 18" COVER IS REQUIRED ON ALL PROPOSED WATER AND SANITARY LINES AND SERVICES FROM FINISHED GRADES, INCLUDING SWALES AND STORMWATER RETENTION / DETENTION AREAS.
11. POTABLE WATER MAINS, SERVICES AND VALVES SHALL BE MARKED BY INSTALLATION OF NO. 12 COPPER INSULATED TRACER WIRE IN TRENCH ABOVE PIPE. TRACER WIRE SHALL BE INSTALLED THROUGHOUT THE ENTIRE SYSTEM.
12. CONTRACTOR SHALL INSTALL SANITARY SEWER MAINS AT UNIFORM SLOPE BETWEEN MANHOLES SPECIFIED ON THE UTILITY PLAN. ALIGNMENT OF PIPE BETWEEN MANHOLES SHALL BE STRAIGHT.
13. FIRE HYDRANTS SHALL BE AMERICAN DARLING, RED.
14. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEWER PIPES AND MANHOLES.
 - 14.a. A. SEWER PIPES SHALL BE TESTED BY EITHER INFILTRATION OR EXFILTRATION, AS APPROPRIATE, SO THAT TEST IS PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. TEST DURATION SHALL BE A MINIMUM OF 2 HOURS DURATION AND MAXIMUM ALLOWABLE LEAKAGE (IN OR OUT OF PIPE) SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY (EQUIVALENT TO 0.157 GALLONS PER INCH DIAMETER PER 100 FEET OF PIPE PER HOUR).
 - 14.b. MANHOLES SHALL BE TESTED BY PLUGGING LINES IN / OUT OF THE MANHOLE AND FILLING MANHOLE TO RIM WITH WATER. AFTER ALLOWING WATER TO STABILIZE FOR ONE HOUR, CONTRACTOR SHALL FILL THE MANHOLE AGAIN, THEN CHECK WATER LEVEL AFTER TWO HOURS. A

DROP IN WATER LEVEL OF ONE INCH (1") PER FOOT OF MANHOLE DEPTH PER HOUR IS CONSIDERED ACCEPTABLE.

15. IF PIPING OR MANHOLE FAIL LEAKAGE TESTS, CONTRACTOR SHALL TAKE CORRECTIVE ACTION TO RESEAL AND THEN RETEST.
16. HYDROSTATIC TESTING OF WATER MAINS AND APPURTENANCES SHALL CONSIST OF BOTH PRESSURE AND LEAKAGE TESTS OF 2 HOUR DURATION EACH AT 150 PSIG.
17. PRESSURE TESTS WILL BE CONDUCTED WITH A PRESSURE LOSS OF NOT MORE THAN 2 PSIG REGARDLESS OF PIPE LENGTH TESTED.
18. LEAKAGE TESTS WILL BE CONDUCTED AFTER PRESSURE TESTS. PIPE INSTALLATION WILL NOT BE ACCEPTED IF LEAKAGE IS GREATER THAN DETERMINED BY THE FOLLOWING FORMULA FROM ANSI/AWWA C-600-LATEST: $L=[SD(P/P_1)^{1/5}]/133200$ WHERE L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR; S = LENGTH OF PIPELINE TESTED IN FEET; D = NOMINAL DIAMETER OF PIPE IN INCHES; P = AVERAGE PRESSURE DURING LEAKAGE TEST IN PSIG.
19. IF LEAKAGE IS GREATER THAN SPECIFIED LIMIT, CONTRACTOR SHALL TAKE CORRECTIVE ACTION TO LOCATED AND REPAIR DEFECTIVE MATERIAL. VISIBLE LEAKS WILL BE CORRECTED REGARDLESS OF TOTAL LEAKAGE.
20. ALL WATER PIPES AND FITTINGS WILL BE THOROUGHLY DISINFECTED PRIOR TO BEING PLACED INTO SERVICE. DISINFECTION WILL FOLLOW APPLICABLE PROVISIONS OF PROCEDURES ESTABLISHED IN AWWA C-651-LATEST, RULE 62-555.345, F.A.C. AND WILL BE IN ACCORDANCE WITH BOTH STATE AND LOCAL REQUIREMENTS.
21. WHERE IT BECOMES NECESSARY TO TEMPORARILY REMOVE, REPOSITION, OR SUPPORT EXISTING FACILITIES, UTILITY POLES, ETC. THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER OF THE EXISTING FACILITY, UTILITY POLE, ETC. THE CONTRACTOR SHALL GIVE PROPER NOTICE TO THE UTILITIES. THE CONTRACTOR SHALL PHYSICALLY EXAMINE THE ENTIRE PROJECT SITE AND INFORM HIMSELF FULLY IN REGARD TO ALL CONDITIONS PERTAINING TO THE PLACE WHERE THE WORK IS TO BE PERFORMED FOR PURPOSE OF DETERMINING HIS COST TO PERFORM THE WORK.
22. THE CONTRACTOR SHOULD PAY SPECIAL ATTENTION TO AREAS INVOLVING CLEARING AND GRUBBING, EXISTING FACILITIES REMOVAL AND REPLACEMENT, SUPPORT ON RELOCATION, AND WORK INVOLVED IN WETLAND AREAS, WHERE IT IS NECESSARY TO CROSS OVER OR UNDER EXISTING FACILITIES. A MINIMUM OF 6' CLEARANCE SHALL BE PROVIDED BETWEEN THE NEW AND EXISTING UTILITY. IT MAY BE NECESSARY AT SUCH LOCATIONS TO PROVIDE DUCTILE IRON PIPE FOR THE NEW UTILITY AND/OR SUPPORT AS SHOWN IN THE PLANS. THIS WORK WILL BE AS DIRECTED IN THE FIELD OR SHOWN ON THE PLANS AND SHALL BE PAID FOR UNDER THE UNIT PRICES BID FOR THE VARIOUS SIZES AND TYPES OF PIPE. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR EXTRA DEPTH REQUIRED TO CROSS UNDER EXISTING FACILITIES.
23. WHEN PIPE DEFLECTION IS USED TO CHANGE ALIGNMENT ON GRADE OF PRESSURE PIPE, DEFLECTION SHALL NOT EXCEED 50% OF THE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE THE ACTIVITIES OF THE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO TV, TELEPHONE, GAS, POWER, ETC., AND PROVIDE IN ACCORDANCE WITH THE UTILITY COMPANY ANY NECESSARY CONDUITS FOR CROSSINGS UNDER PAVEMENT. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR THIS SERVICE.
24. ANY DAMAGE CAUSED BY THE UTILITY COMPANY TO THE IMPROVEMENTS OF THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT REPAIRS ARE PERFORMED, EITHER BY THE CONTRACTOR OR THE UTILITY COMPANY AT NO COST TO THE OWNER.

POLLUTION CONTROL

1. POLLUTION CONTROL MEASURES FOR THE SITE INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGRESSES, SANITARY SEWAGE DISPOSAL AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED WILL BE BURIED ON SITE.
 - 1.1. WASTE DISPOSAL: SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PROPERLY DISPOSED OF OR REMOVED FROM THE SITE TO AN APPROPRIATE LANDFILL, AND SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. CLEANUP AND DISPOSAL OF ALL WASTE MATERIALS (SOLID OR HAZARDOUS) SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE APPROPRIATE ON-SITE OR OFF-SITE LOCATION. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
 - 1.2. OFF-SITE VEHICLE TRACKING: OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE CLEANED AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN ON AN AS NEEDED BASIS. A CONCRETE TRUCK WASHOUT LOCATION SHALL BE IN A TEMPORARY TRUCK WASH AREA LOCATED AT THE SITE ENTRANCE. WASHOUT SHALL BE CONTAINED WITHIN A PIT OR TRENCH WITH NO MATERIAL LEAVING THE SITE OR IMPACTING VEGETATED OR NON-DISTURBED AREAS.
 - 1.3. SANITARY WASTE: AS SITE CONDITIONS WARRANT, ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY EITHER AN ON-SITE PORTABLE UNIT(S) COLLECTED AT A MINIMUM OF ONCE PER WEEK BY THE LOCAL MUNICIPALITY AND/OR STATE OF GEORGIA LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, OR WITH A MANAGEMENT PLAN THAT ROUTES INDIVIDUALS TO A LEGAL AND APPROPRIATE SANITARY WASTE FACILITY.
 - 1.4. SPILL REMEDIATION MANAGEMENT PRACTICES: THE FOLLOWING ARE THE BEST MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES, AS WELL AS A CLEANUP PLAN IF NECESSARY.

RISK REDUCTION: PETROLEUM, FERTILIZERS AND PAINT PRODUCTS

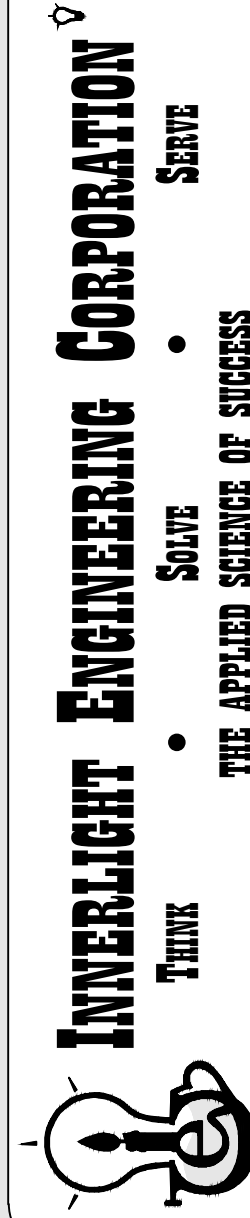
- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- PRODUCTS WILL BE STORED IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL, AND MUST BE KEPT OFF THE GROUND IN SECURELY FASTENED LIDS.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- ALL PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. FACILITIES SHOULD BE COVERED AND ACCESS RESTRICTED TO EMPLOYEES ONLY.
- FERTILIZERS USED WILL BE APPLIED ONLY IN MINIMUM AMOUNTS AS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- KEEP FLAMMABLE LIQUIDS IN CLOSED CONTAINERS WHEN NOT IN USE.
- USE PROPER RECEPTACLES TO DISPOSE OF CONTAMINATED WASTES THAT CANNOT BE RECYCLED IN CONFORMANCE WITH FEDERAL, STATE AND/OR LOCAL REGULATIONS.
- DO NOT DUMP PETROLEUM PRODUCT WASTE, PESTICIDES, FERTILIZERS, PAINTS OR OTHER CHEMICALS INTO SEWERS, STORM DRAINS OR DRAINAGE CHANNELS.
- PREVENT SPILLS OF PETROLEUM PRODUCTS FROM OCCURRING BY TAKING SPECIAL CARE WHEN HANDLING, AND KEEP FACILITIES AND EQUIPMENT MAINTAINED.
- USE SPILL PROOF CONTAINERS AND FUNNELS WHEN TRANSFERRING FLUIDS FROM ONE CONTAINER TO ANOTHER.
- POST INFORMATIONAL MATERIALS REGARDING CHEMICAL CONTROL.

SPILL CONTROL PLAN: THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- EMERGENCY CONTACT NUMBERS FOR SPILLS SHALL BE AVAILABLE ON-SITE.
 - MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE ON SITE.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
 - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - KEEP TRAINED STAFF IN SPILL RESPONSE ON CALL.
 - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE LOCAL OR FEDERAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
2. THE FOLLOWING MATERIALS OR SUBSTANCES ARE ANTICIPATED TO BE PRESENT ON-SITE DURING CONSTRUCTION: CONCRETE AND ASPHALT; GRADED AGGREGATE BASE AND OTHER AGGREGATES; DETERGENTS; PAINTS (ENAMEL AND LATEX); METAL STUDS; CONCRETE; TAR; FERTILIZERS; PETROLEUM BASED PRODUCTS; CLEANING SOLVENTS; WOOD; MASONRY BLOCK; ROOFING SHINGLES.
 3. ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.
 4. WASTE DISPOSAL: SOLID MATERIALS, INCLUDING BUILDING MATERIALS WILL BE DISPOSED OF OFF SITE AND THEREFORE WILL NOT BE DISCHARGED TO WATERS OF THE STATE FROM THE CONSTRUCTION SITE.
 5. ALL POTENTIAL POLLUTION SOURCES WILL BE IDENTIFIED, INCLUDING PETROLEUM PRODUCT STORAGE, CONCRETE HANDLING, HERBICIDES AND ANY OTHER POLLUTANTS WHICH HAVE THE POTENTIAL TO BE EXPOSED TO RAINFALL AND BE DISCHARGED IN THE STORM WATER RUNOFF. PRACTICES WILL BE IMPLEMENTED TO ENSURE THE REDUCTION OF THESE POLLUTANTS IN STORM WATER DISCHARGES.

GENERAL CONSTRUCTION NOTE:

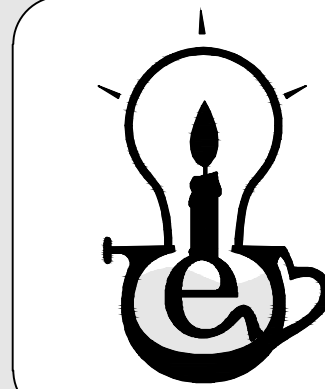
ALL WORK WITHIN THE OKALOOSA COUNTY RIGHT-OF-WAY SHALL BE PER FDOT 2018 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND FDOT 2018 DESIGN STANDARDS.



HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32241

RECORD DATA
DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



SHEET TITLE

GENERAL
NOTES (1 OF 2)

SHEET NUMBER

2 OF 40

C:\DROPBOK\IEC\PROJECTS\131.0.0.10-HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\3 GENERAL NOTES 2.DWG. MARK-HOME. 10/14/2019 3:08:04 PM

GENERAL TESTING NOTES:

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

TESTING SCHEDULE (FOR ALL WORK OUTSIDE THE FLORIDA STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY)				
ITEM	TEST	TEST IDENTIFICATION	TEST REQUIREMENT	TESTING FREQUENCY
UTILITY TRENCH FILL & BACKFILL	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T-191 / AASHTO T-204 ATM D-1556 / ASTM D-2937	95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS, ALTERNATING 12 IN. LIFTS
	SOIL GRADATION	AASHTO M-92	(15% PASSING NO. 200 SEIVE)	ONE PER SOIL TYPE
FILL & BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T-191 / AASHTO T-204 ASTM D-1556, D-2937, D2922	98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
	SOIL GRADATION	AASHTO M-92	(15% PASSING NO. 200 SEIVE)	ONE PER SOIL TYPE
SUBGRADE	BEARING VALUES	LBR-FDOT	40 (MIN.)	ONE PER SITE OR AT MATERIAL CHANGES
	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	ASTM D-1556 OR ASTM D-2937	98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
BASE (SAND-ASPHALT)	MARSHALL STABILITY TESTS	FDOT FM 5-511	500 LB. (MIN)	ONE PER SOURCE OR AS MATERIAL CHANGES
	FIELD DENSITY AND THICKNESS	ASTM D-1559	95% OF LAB DENSITY AS DETERMINED BY MARSHALL METHOD	ONE PER 300 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
BASE (SAND-CLAY)	BEARING VALUES	LBR-FDOT	70 (MIN.)	ONE PER SITE OR AS MATERIAL CHANGES
	MAXIMUM DENSITY/OPTIMUM MOISTURE CONTENT	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO T-191 OR AASHTO T-204 ASTM D-1556 OR ASTM D-2937	98% MAXIMUM DENSITY	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
ASPHALT	MATERIALS QUALITY, BITUMEN CONTENT, AND GRADATION	AASHTO T-164, 5-30 ASTM D-2172	FDOT SPEC. 330, 331, 916	FDOT SPEC. 331, 916
	FIELD DENSITY & THICKNESS	ASTM D-2950	98% OF LAB DENSITY	ONE PER 500 L.F. HORIZONTAL OR ONE PER 750 S.Y. WITH A MINIMUM OF 3 TESTS
	AGGREGATE CERTIFICATION	N/A	FDOT SPEC. 901,902	ONE PER SUPPLIER
	MARSHALL STABILITY AND DENSITY	ASTM D-1559	FDOT SPEC. 331	ONE PER DAY
CONCRETE (MISC. SITE WORK*)	SLUMP TEST	AASHTO T-119 ASTM C-143	2" TO 3"	AS REQUIRED BY SOILS ENGINEER OR ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH	AASHTO T-23 ASTM C-31	3000 PSI	ONE SET OF 3 CYLINDERS PER 50 CY PER DAY
	AIR CONTENT	AASHTO T-199	3%-6%	ONE PER SET OF CYLINDERS
*NOTE: CONCRETE FOR SITE WORK INCLUDES BUT IS NOT LIMITED TO CURB & GUTTER, SIDEWALKS, ETC., EXCEPT CONCRETE PAVEMENT.				

ABBREVIATIONS:

ABB.	DESCRIPTION	ABB.	DESCRIPTION
N	NORTH	"	SECONDS WHEN USED IN BEARING OR ANGLE
S	SOUTH	"	INCHES OF DECIMAL THEREOF WHEN USED IN DIMENSION
E	EAST	°	DEGREE
W	WEST	HDPE	HIGH DENSITY POLYETHYLENE
SF	SQUARE FOOT	RCP	REINFORCED CONCRETE PIPE
LF	LINEAR FOOT	CMP	CORRUGATED METAL PIPE
AC	ACRE	EOP	EDGE OF PAVEMENT
L1	LINE & NUMBER TO LINE TABLE	FOC	FACE OF CURB
C1	CURVE & NUMBER TO LINE TABLE	BOC	BACK OF CURB
LB	BUSINESS LICENSE	R	RADIUS
ID	IDENTIFICATION	TC	TOP OF CURB
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988	BC	BOTTOM OF CURB
NAD83	NORTH AMERICAN DATUM OF 1983	TW	TOP OF WALL
ORB	OFFICIAL RECORDS BOOK	BW	BOTTOM OF WALL
PG	PAGE	INV	INVERT
EL/ELEV	ELEVATION	CO	CLEANOUT
±	MORE OR LESS	SSMH	SANITARY SEWER MANHOLE
'	MINUTES WHEN USED IN BEARING OR ANGLE	STMH	STORM MANHOLE
'	FEET OF DECIMAL THEREOF WHEN USED IN DIMENSION	YI	YARD INLET

LINETYPE LEGEND:

LINETYPE DESCRIPTION	LINETYPE
CABLE TELEVISION	CATV CATV CATV CATV CATV CATV CATV CATV CATV
COMMUNICATION	C C C C C C C C C C
OVERHEAD ELECTRIC	OE OE OE OE OE OE OE OE OE OE
UNDERGROUND ELECTRIC	UE UE UE UE UE UE UE UE UE UE
FIBER OPTIC LINE	FO FO FO FO FO FO FO FO FO FO
GAS MAIN	GAS GAS GAS GAS GAS GAS GAS GAS GAS
IRRIGATION LINE	IR IR IR IR IR IR IR IR IR IR
PROPERTY BOUNDARY	
BUFFER	
EASEMENT	
PROPERTY LOT LINE	
PRESERVATION	
RIGHT-OF-WAY	
SETBACK	
BUILDING OUTLINE	
BUILDING OVERHANG	
WETLAND BUFFER	
EDGE OF PAVEMENT	
BACK OF CURB	
FACE OF CURB	
RECLAIM WATER MAIN	RC RC RC RC RC RC RC RC RC
CENTERLINE	
FORCE MAIN	FM FM FM FM FM FM FM FM FM
SANITARY SEWER MAIN	SS SS SS SS SS SS SS SS SS
BARBED WIRE FENCE	X X X X X X X X X X
CHAIN LINK FENCE	
WOOD FENCE	
WOVEN FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
POTABLE WATER MAIN	W W W W W W W W W W
FIRE LINE	F F F F F F F F F F
STORM PIPE	
STORM POND OUTLINE	
LEFT OFFSET (PROFILE)	L L L L L L L L L L
RIGHT OFFSET (PROFILE)	R R R R R R R R R R
GRADE (PROFILE)	
SAMPLE/SECTION LINE	
SINGLE ROW SILT FENCE	SF SF SF SF SF SF SF SF SF
DOUBLE ROW SILT FENCE	SF SF SF SF SF SF SF SF SF
HEAVY DUTY SILT FENCE	HDSF HDSF HDSF HDSF HDSF HDSF HDSF HDSF
TREE PROTECTION	TP TP TP TP TP TP TP TP TP
LIMITS OF CLEARING	
LIMITS OF CONSTRUCTION	

HATCH LEGEND:

HATCH DESCRIPTION	HATCH
ASHPALT	
CONCRETE	
GRAVEL	
PAVERS	
SHELL	
WETLAND / CONSERVATION	
BUILDING	
RIP RAP / EXFILTRATION	

SYMBOL LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
FCIF	FOUND CAPPED IRON PIN		FLARED END SECTION
SCIF	SET CAPPED IRON PIN		DITCH BOTTOM INLET
FND	FOUND NAIL & DISK		CURB INLET
SND	SET NAIL & DISK		GUTTER INLET
XC	FOUND CONCRETE MONUMENT		COMBINATION INLET
XN	SET CONCRETE MONUMENT	G	NATURAL GAS METER
FN	FOUND NAIL	NGV	NATURAL GAS VALVE (PROPOSED)
SN	SET NAIL	NGV	NATURAL GAS VALVE (EXISTING)
FPK	FOUND PK MAG NAIL	ICV	IRRIGATION CONTROL VALVE (PROPOSED)
SPK	SET PK MAG NAIL	ICV	IRRIGATION CONTROL VALVE (EXISTING)
VT	FOUND CHISELED TRIANGLE	WM	POTABLE WATER METER (SINGLE SERVICE)
GPS	FOUND GPS MONUMENT	WW	POTABLE WATER METER (DUAL SERVICE)
RS	FOUND RAILROAD SPIKE	WB	POTABLE WATER METER BANK
AT	FOUND AERIAL TARGET	PTV	POTABLE WATER VALVE (PROPOSED)
B	BENCHMARK	PTV	POTABLE WATER VALVE (EXISTING)
PCP	PRIMARY CONTROL POINT (PCP)	NZ	BACKFLOW PREVENTER
MT	MAGNOLIA TREE	TR	POTABLE WATER REDUCER
H	HICKORY TREE	T	TEE
P	PALM TREE	C	CROSS
O	OAK TREE	90	90° BEND
PT	PINE TREE	45	45° BEND
E	ELECTRIC METER	22.5	22.5° BEND
EP	ELECTRIC PEDESTAL	11.25	11.25° BEND
TP	TELEPHONE PEDESTAL	FH	FIRE HYDRANT (PROPOSED)
CP	CABLE PEDESTAL	FH	FIRE HYDRANT (EXISTING)
UP	UTILITY POLE	WS	WATER SPIGOT
G	GUY POLE	R	RECLAIM METER
FP	FLAG POLE	RV	RECLAIM VALVE (PROPOSED)
LP	LIGHT POLE	RV	RECLAIM VALVE (EXISTING)
GL	GROUND LIGHT	ARV	AIR RELEASE VALVE
MB	MAIL BOX	FMV	FORCE MAIN VALVE (PROPOSED)
B	BOLLARD	FMV	FORCE MAIN VALVE (EXISTING)
WS	WHEEL STOP	SS	SANITARY SEWER MANHOLE
HS	HANDICAP STRIPING	C	SANITARY SEWER CLEANOUT
PA	PAVEMENT ARROW	GT	GREASE TRAP
S	SIGNAGE	GT	GREASE TRAP MANHOLE
MW	MONITORING WELL	SH	SANITARY SEWER HAND HOLE
PA	POINT OF ANALYSIS	SH	SANITARY SEWER LAMP HOLE
FA	FLOW ARROWS	C	CONE (TRAFFIC CONTROL)
SM	STORMWATER MANHOLE	IP	INLET PROTECTION
SC	STORMWATER CLEANOUT	DP	DITCH PROTECTION
NDB	NYLOPLAST DRAIN BASIN	S	SAND BAG
ME	MITERED END SECTION	X	DEMOLITION

REFERENCE SOURCES:

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

INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS

5430 NORTH W STREET | PENSACOLA | FLORIDA | 32503

HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA

DATE: 11.04.2014
PROJ. NO: 131.0.0.10
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES

NOTARY SEAL
MARK T. MURRAY
LICENSE
No. 80519
OCT 17 2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

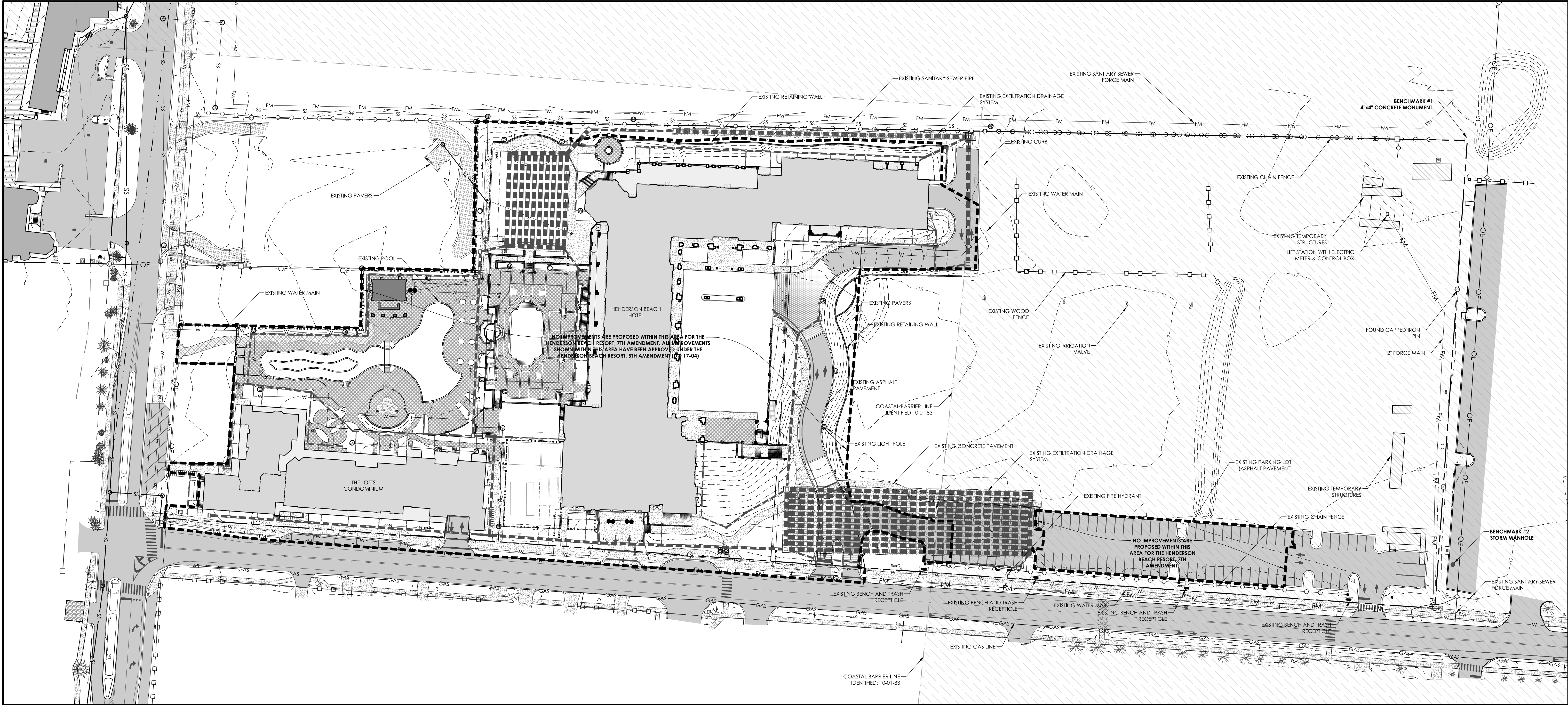
SHEET TITLE

GENERAL NOTES (2 OF 2)

SHEET NUMBER

3 OF 40

C:\DROPTBOX [EC]\PROJECTS\131.0.0.10\HENDERSON BEACH RESORT\3.CDS\AMENDMENT 7\2.SHEETS\4 EXISTING CONDITIONS 1.DWG. DSK9, 10/16/2019 3:08:47 PM



EXISTING CONDITIONS NOTES

- 1. THIS MAP REPRESENTS AN EXISTING CONDITIONS PLAN AND IS ONLY FOR THE LANDS DESCRIBED. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS EXISTING CONDITIONS PLAN INCLUDE: EXISTING MONUMENTATION; DEED RECORDED IN OFFICIAL RECORDS BOOK 2552 - PAGE 1185 IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; COMPLETION DATE OF FIELD SURVEY: NOVEMBER 9, 2016 AND UPDATED ON AUGUST 9, 2017, BY BILL ADAMS.
- 2. 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.
- 3. NORTH AND THE BEARINGS DEPICTED HERON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- 4. IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- 5. NO WETLANDS DELINEATIONS WERE PERFORMED AS PART OF THIS SURVEY .

LEGAL DESCRIPTION (AS WRITTEN)

LOTS 1,2,3,6 AND RESORT WAY (PRIVATE RIGHT OF WAY), HENDERSON BEACH RESORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 82, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND

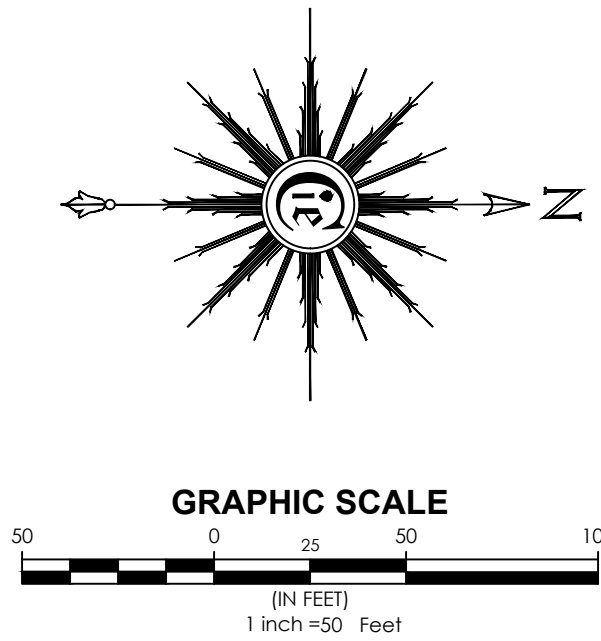
LOTS 4,5 AND 7, HENDERSON BEACH RESORT REPLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 94, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

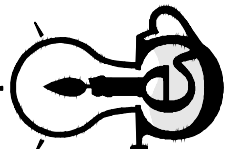
FLOOD NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12091C0493H, BEING PANEL 493 OF 494, EFFECTIVE DATE OF DECEMBER 6, 2002, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONES "X" AND "VE". PORTIONS OF THE SITE ARE WITHIN THE COASTAL BARRIER ZONE, IDENTIFIED OCTOBER 01, 1983, AS DELINEATED. NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.

BENCHMARK DATA

	BENCHMARK #1:	FOUND 4"x4" CONCRETE MONUMENT NORTHING: 509463.9540 EASTING: 1359341.2970 ELEVATION: 17.29 (NAVD 1988)
	BENCHMARK #2:	STORM MANHOLE LID NORTHING: 509449.3300 EASTING: 1359769.4340 ELEVATION: 16.25 (NAVD 1988)





INNERLIGHT ENGINEERING CORPORATION

THINK • SCIENCE • SCALE

THE APPLIED SCIENCE OF SUCCESS

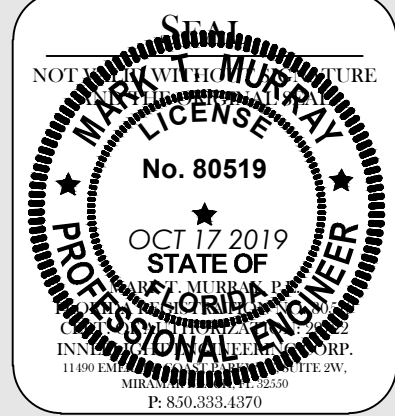
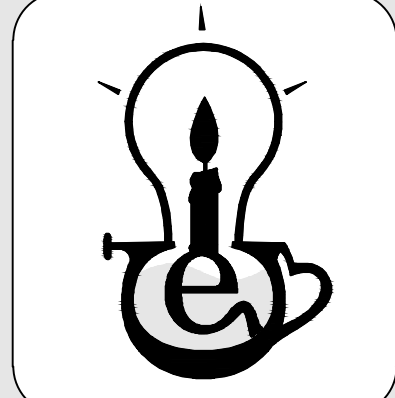
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA

DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



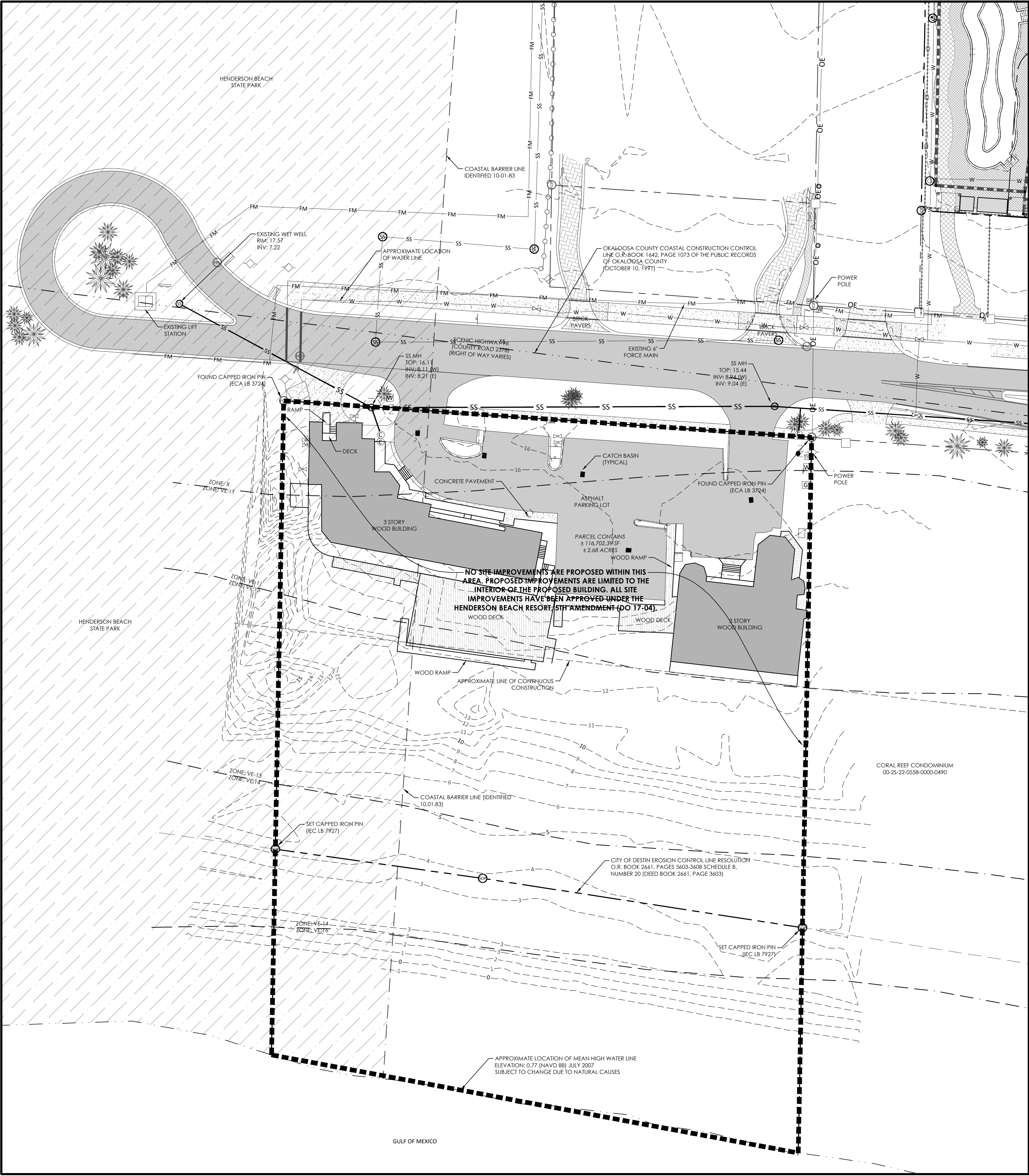
SHEET TITLE

EXISTING
CONDITIONS
PLAN (1 OF 2)

SHEET NUMBER

4 OF 40

C:\DROPOX [EC] \PROJECTS\131.00.10-HENDERSON BEACH RESORT\3-ENGINEERING\3-CDS\AMENDMENT 7\2-SHEETS\5-EXISTING CONDITIONS.2.DWG. DSK9, 10/16/2019 3:09:39 PM



LEGAL DESCRIPTION (AS WRITTEN)

LOTS 1,2,3,6 AND RESORT WAY (PRIVATE RIGHT OF WAY), HENDERSON BEACH RESORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 82, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND

LOTS 4,5 AND 7, HENDERSON BEACH RESORT REPLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 94, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

FLOOD NOTE

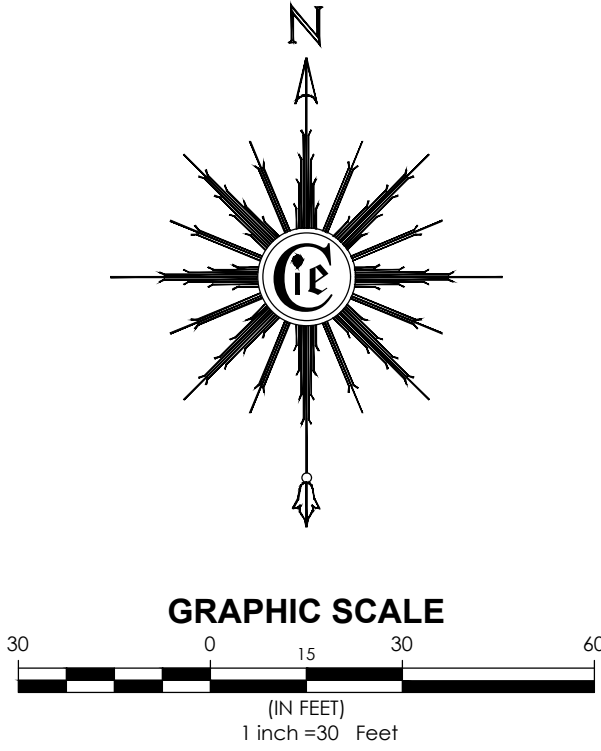
FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.), 12091C0493H, BEING PANEL 493 OF 494, EFFECTIVE DATE OF DECEMBER 6, 2002, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONES "X" AND "VE", PORTIONS OF THE SITE ARE WITHIN THE COASTAL BARRIER ZONE, IDENTIFIED OCTOBER 01, 1983, AS DELINEATED, NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.

EXISTING CONDITIONS NOTES

1. THIS MAP REPRESENTS AN EXISTING CONDITIONS PLAN AND IS ONLY FOR THE LANDS DESCRIBED. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS EXISTING CONDITIONS PLAN INCLUDE: EXISTING MONUMENTATION; DEED RECORDED IN OFFICIAL RECORDS BOOK 2552 - PAGE 1185 IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; COMPLETION DATE OF FIELD SURVEY: NOVEMBER 9, 2016 AND UPDATED ON AUGUST 9, 2017, BY BILL ADAMS.
2. 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.
3. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
4. IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
5. NO WETLANDS DELINEATIONS WERE PERFORMED AS PART OF THIS SURVEY.

BENCHMARK DATA

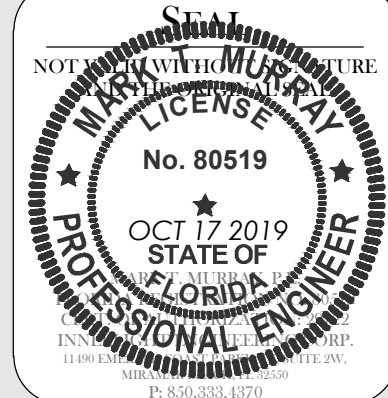
	BENCHMARK #1:	FOUND 4"x4" CONCRETE MONUMENT NORTHING: 509455.9540 EASTING: 1359241.2970 ELEVATION: 17.29 (NAVD 1988)
	BENCHMARK #2:	STORM MANHOLE LID NORTHING: 509449.3300 EASTING: 1359769.4340 ELEVATION: 16.25 (NAVD 1988)



INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT
DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32241

RECORD DATA
DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



SHEET TITLE

EXISTING
CONDITIONS
PLAN (2 OF 2)

SHEET NUMBER

5 OF 40

- THE FOLLOWING IS THE PROPOSED CONSTRUCTION SEQUENCE, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, OR REVISIONS DICTATE A DEVIATION FROM THIS SCHEDULE.
1. DEVELOPER TO FILE A NOTICE OF INTENT PRIOR TO LAND DISBURSANCE.
 2. PERMIT REQUIRED FOR CONSTRUCTION. PERMITS TO BE KEPT IN THE CONSTRUCTION TRAILER OR AT A NEARBY ACCESSIBLE LOCATION (SALES OFFICE, ETC.).
 3. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERMETER EROSION CONTROL DEVICES.
 4. INSTALLATION OF CHAIN LINK FENCE ADJACENT TO PUBLIC ACCESS AREAS.
 5. CLEAR AND GRUB ROADS TO AREAS FOR TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP).
 6. INSTALL ALL STRUCTURAL EROSION CONTROL PRACTICES IN CONCENTRATED FLOW AREAS, AS SHOWN ON THE PLANS, WITH MINIMAL DISTURBANCE TO THE ADJACENT AREA.
 7. CONSTRUCTION OF TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES SHOWN ON THE PHASE 1 EDCP CONSTRUCTION PLAN, INCLUDING CLEARING AND GRUBBING OPERATIONS.
 8. CONTRACTOR SHALL COMPLETE CLEARING AND GRUBBING FOR REMAINING AREAS OF CONSTRUCTION. IF CLEARING MATERIALS ARE GROUND ON SITE, PLACING GROUND MULL MATERIALS AT THE TOP OF ANY SLOPES WILL PREVENT ADDITIONAL FALLOUT FROM EROSION ESCAPING THE SITE.
 9. ROAD GRADING & GRADING FOR THE REMAINDER OF SITE.
 10. UTILITY INSTALLATION AND WHETHER STORM DRAINS WILL BE USED OR BLOCKED AFTER CONSTRUCTION.
 11. BUNCS, PARKING LOT, AND SITE CONSTRUCTION.
 12. FINAL GRADING, LANDSCAPING AND/OR STABILIZATION.
 13. IMPLEMENTATION AND MAINTENANCE OF FINAL EROSION CONTROL STRUCTURES.
 14. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

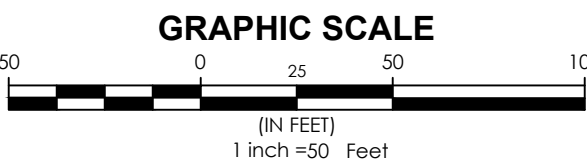
- CONTROL TO USE METHOD OR COMBINATION OF METHODS LISTED BELOW AND TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE AND BEING TRANSPORTED OFF-SITE:
1. PHASING: ONLY DISTURB AREAS LESS THAN ONE ACRE AT ONE TIME. BEGIN CONSTRUCTION ACTIVITIES AT WEST SIDE OF SITE AND PROCEED TO EAST TO PROVIDE BUFFER AREA WHERE SHIFTING SOILS ARE NOT EXPOSED TO WIND.
2. SCHEDULE: DELAY EARTHWORK AND OTHER ACTIVITIES GENERATING PARTICULATE MATTER WHEN WIND VELOCITY IS GREATER THAN 30 MPH.
3. RESTRICTING VEHICLES: USE SIGNS AND OTHER TRAFFIC CONTROLS TO LIMIT SPEED AND ACCESS OF JOBSITE VEHICLES. LIMIT SPEED TO 10 MPH MAXIMUM. RESTRICT VEHICLE TRAFFIC IN DUSTY AREAS.
4. EXCAVATED MATERIAL: KEEP OUT OF ACTIVE TRAFFIC LANE. IMMEDIATELY REMOVE EXCAVATED MATERIAL DEPOSITED IN ROADWAYS BY EROSION OR SPILLAGE. COVER LOADS TRANSPORTED IN EARTH-MOVING EQUIPMENT.
5. WATERING: USE SPRINKLER SYSTEMS OR WATER TRUCKS WITH SPRAY BOOM TO WATER DISTURBED AREAS, AS NEEDED, TO ADEQUATELY CONTROL DUST.
6. WINDSCREENS: USE WINDSCREENS OR SIMILAR WINDBREAKS UPWIND AND WITHIN DISTURBED AREAS. PLACE FENCES PERPENDICULAR TO PREVAILING WINDS AS APPROPRIATE.
7. PALLIATIVES: APPLY PALLIATIVE TO STABILIZE SOILS AFTER EARTHWORK IS COMPLETED AND TO SANDY SOILS WHERE WATERING IS INEFFECTIVE. DO NOT USE PALLIATIVE DETERIMENTAL TO VEGETATION IN AREAS OF FUTURE PLANT LANDSCAPING.
8. QUAINTANCE: QUANTITATIVELY AND EFFECTIVELY REDUCE TRANSPORTED MATERIAL OR EMISSION OF PARTICULATE MATTER INTO ATMOSPHERE.
9. IF WATER TRUCK IS USED TO CONTROL DUST ON DIRT/GRADED AREAS ONLY, WATER TRUCK WILL ONLY DROP ENOUGH WATER TO CONTROL THE DUST OR REACH THE OPTIMUM MOISTURE CONTENT OF THE SOIL FOR COMPACTION; NO RUN-OFF IS TO BE GENERATED.
10. CONTROLLING DUST ON PAVED ROADWAYS WILL BE DONE BY USE OF SWEEPER WITH WATER-JET SPRAYERS. ONLY ENOUGH WATER SHOULD BE APPLIED TO CONTROL DUST WHILE SWEEPING; DO NOT GENERATE RUN-OFF FROM SPRAYERS THAT RUNS INTO CATCH BASINS.

- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION, REPAIR AND / OR REPLACE AS NECESSARY.
- WHERE SUCH SILENCE IS SHOWN OUTSIDE PROJECT BOUNDARY FOR CLARITY ONLY.
- ALL EXISTING DISTURBED AREAS INCLUDING EROSION, TREE STUMPS, TRAILS, SLUMPS, AND OTHER DEPLETION DAMAGE INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
- THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREA WITHIN THE CLEARING LIMITS ENGINEER HEREIN INCLUDING DEMOLITION OF EXISTING INFRASTRUCTURE INCLUDING UNDERGROUND UTILITIES AND STRUCTURES TO BE REMOVED AND RECONSTRUCTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND RESPONSIBILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR HIM IN BID. AFTER CLEARED, GRUBBING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, A PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS ON ALL PERIMETER DITCHES, SWALES, DITCHES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). EMBANKMENTS OF PONDS, BASINS, AND TRAPS, AND WITHIN 14 CALENDAR DAYS OF ANY OTHER DISTURBED AREAS. THE REQUIREMENTS OF THE FDOT BEST MANAGEMENT PRACTICES MANUAL SHALL APPLY TO ALL THESE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING PERFORMED.
- ALL BARE GROUND, STRIPPED OF VEGETATION DURING THE CLEARING/GRADING PROCESS, SHALL BE COVERED TO THE MAXIMUM EXTENT PRACTICABLE.
- AREAS NOT BEING WORKED FOR MORE THAN 90 CALENDAR DAYS AND/OR MULCHED WITHIN TWO WEEKS, IF THEY ARE TO REMAIN UNWORKED FOR MORE THAN 90 CALENDAR DAYS.
- AREAS NOT BEING WORKED FOR 30 CALENDAR DAYS OR MORE SHALL BE VEGETATED, UNLESS THE CITY DETERMINES THAT WINTER WEATHER MAKES VEGETATION ESTABLISHMENT INFEASIBLE. IF THIS IS THE CASE, IT MUST BE MORE PERMANENTLY STABILIZED, USING METHODS SUCH AS BONDED FIBER MATRIX, OR OTHER MORE STABLE METHODS.
- AREAS THAT ARE BEING WORKED FOR LONGER AND MORE THAN 10 FEET OF DISTURBED AREAS SHALL BE VEGETATED WITHIN 60 CALENDAR DAYS OR MORE THAN 48 HOURS.
- AREAS THAT ARE STILL HYDRO-SEEDED SHALL HAVE A TACKIFIER MIXED INTO THE HYDRO-SEED TO HELP STABILIZE MIXTURE ONTO THE SOIL.
- ENOUGH COVER MATERIAL TO SUFFICIENTLY PROTECT ALL DISTURBED AREAS SHALL BE STOCKPILED ON THE SITE AT THE BEGINNING OF THE WEST SEASON.
- ADDITIONAL TECHNIQUES TO REDUCE SOIL TRACKING OFF OF A SITE AND ONTO A ROADWAY SUCH AS WHEEL WASHING STATIONS MAY BE REQUIRED.
- THE PAVEMENT SHALL NOT BE CLEANED BY WASHING/FLOUSHING STRIPS.
- ANY SEDIMENT THAT IS TRACKED OFF ROAD PAVEMENT SHALL BE REMOVED IMMEDIATELY (PRIOR TO THE END OF THE WORK DAY) BY SWEEPING, THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED FROM THE ROADWAY AND STABILIZED ON SITE.

1. PERIMETER PROTECTION TO FILTER SEDIMENT FOR SHEET FLOW WASHOUT SHALL BE LOCATED DOWN SLOPE OF ALL DISTURBED AREAS AND BE PROPERLY INSTALLED PRIOR TO UP-SLOPE GRADING.
2. A MINIMUM OF 100 LINEAR FEET OF SILT FENCE PER ACRE AND THE NECESSARY STAKES TO HOLD THE FENCE IN PLACE SHALL BE STOCKPILED ON-SITE.
3. PRIOR TO THE COMMENCEMENT OF DEMOLITION / CONSTRUCTION, CONSTRUCTION SITE SCREENING, MEETING THE REQUIREMENTS OF THE DESTIN CODE OF ORDINANCES, SECTION 6-51 SCREEN CRITERIA, SHALL BE ERECTED AROUND THE ENTIRE PERIMETER OF THE SUBJECT PROPERTY.

	BENCHMARK #1:	FOUND 4"x4" CONCRETE MONUMENT NORTHING: 509463.9540 EASTING: 1359341.2970 ELEVATION: 17.29' (NAVD 1988)
	BENCHMARK #2:	STORM MANHOLE LID NORTHING: 509449.3300 EASTING: 1359769.4340 ELEVATION: 16.25' (NAVD 1988)

- DESIGN CONSIDERATIONS AND PROJECT LAYOUT:**
1. ROUTE HEAVILY LOADED TRUCKS AWAY FROM RESIDENTIAL STREETS, IF POSSIBLE. SELECT STREETS WITH FEWEST HOMES, IF NO ALTERNATIVES ARE AVAILABLE.
 2. OPERATE EARTHMOVING EQUIPMENT ON THE CONSTRUCTION LOT AS FAR AWAY FROM VIBRATION-SENSITIVE SITES AS POSSIBLE.
- SEQUENCE OF OPERATIONS:**
1. SEQUENCE CONSTRUCTION, EARTHMOVING AND GROUND-IMPACTING OPERATIONS SO AS NOT TO OCCUR IN THE SAME TIME PERIOD, UNLESS HOME, THE TOTAL VIBRATION LEVEL PRODUCED COULD BE SIGNIFICANTLY LESS WHEN EACH VIBRATION SOURCE OPERATES SEPARATELY.
2. SCHEDULE NOISY ACTIVITIES, IF POSSIBLE, TO BE MORE AWAY FROM VIBRATION IN THEIR HOMES DURING THE NIGHTTIME HOURS.
- ALTERNATIVE CONSTRUCTION METHODS:**
1. SELECT DEMOLITION METHODS NOT INVOLVING IMPACT, WHERE POSSIBLE. FOR EXAMPLE, MILLING GENERATES LOWER VIBRATION LEVELS THAN EXCAVATION USING CLAM SHIELD OR CHISEL DRILLS.
 2. AVOID VIBRATORY ROLLERS AND PACKERS NEAR SENSITIVE AREAS.



THE FOLLOWING IS THE PROPOSED CONSTRUCTION SEQUENCE, UNLESS IMMEDIATE WEATHER, SITE CONDITIONS, OR REVISIONS DICTATES A DEVIATION FROM THIS SCHEDULE.

1. DEVELOPER TO FILE A NOTICE OF INTENT PRIOR TO LAND DISTURBANCE.
2. SET UP A DAILY INSPECTION LOG FOR THE BAP INSPECTOR TO BE KEPT IN THE CONSTRUCTION TRAILER OR AT A NEARBY ACCESSIBLE LOCATION (SALES OFFICE ETC.)
3. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERMETER EROSION CONTROL DEVICES.
4. PERMETER EROSION CONTROL DEVICES AND A CHAIN LINK FENCE ADJACENT TO PUBLIC EGRESS AREAS.
5. CLEAR AND GRUB ROUTES TO AREAS FOR TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP).
6. INSTALL ALL STRUCTURAL EROSION CONTROL PRACTICES IN CONCENTRATED FLOW AREAS, AS SHOWN ON THE PLANS, WITH MINIMAL DISTURBANCE TO THE REMAINING EROSION CONTROL PRACTICES.
7. CONSTRUCT ALL REMAINING TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES SHOWN ON THE PHASE-I EPC CONCURRENT WITH CLEARING AND GRUBBING OPERATIONS.
8. CLEARING AND GRUBBING TO COMPLETE CLEARING AND GRUBBING FOR REMAINING AREAS OF CONSTRUCTION. IF CLEARING MATERIALS ARE GROUND ON SITE, PLACING GROUND MULCH MATERIALS AT THE TOE OF ANY SLOPES WILL PROVIDE ADDITIONAL PROTECTION FROM EROSION ESCAPING THE SITE.
9. ROAD GRADING & GRADING FOR THE REMAINDER OF SITE.
10. UTILITY INSTALLATION AND WHETHER STORM DRAINAGE WILL BE USED OR BLOCKED AFTER CONSTRUCTION.
11. BUILDING, PARKING LOT, AND SITE CONSTRUCTION.
12. FINAL GRADING, LANDSCAPING AND/OR STABILIZATION.
13. MAINTENANCE AND MAINTENANCE OF FINAL EROSION CONTROL STRUCTURES.
14. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

2. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION, REPAIR AND / OR REPLACE AS NECESSARY.
3. WHERE SILT FENCE IS SHOWN OUTSIDE PROJECT BOUNDARY FOR CLARITY ONLY.
4. ALL EXISTING BUILDING MATERIALS, CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN OFF-SITE LOCATION.
5. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREA WITHIN THE CLEARING LIMITS DEPICTED HEREON INCLUDING DEMOLITION OF EXISTING INFRASTRUCTURE INCLUDING UNDERGROUND UTILITIES WHERE DEPICTED HEREON OR NOT BUT ONLY AFTER VERIFICATION FROM ENGINEER & RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN BID ALL REQUIRED CLEARING, GRUBBING & DEMOLITION NECESSARY TO COMPLETION TASK.
6. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, A PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS ON ALL PERMETER DITCHES, SWALES, DITCHES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1); EMBANKMENTS OF PONDS, DRAINAGE CANALS, AND WITHIN A 10' BUFFER OF ALL GRADED AREAS OR REQUIREMENTS OF THE DISTRICT. THE DISTRICT'S 11:20:03 OF THE DISTRICT LAND DEVELOPMENT CODE DOES NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING PERFORMED.
7. ALL BARE GROUND, STRIPPED OF VEGETATION DURING THE CLEARING/GRADING PROCESS, SHALL BE COVERED TO THE MAXIMUM EXTENT PRACTICABLE.
8. VEGETATION SHALL BE REPLANTED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF THE PROJECT.
9. AREAS NOT BEING WORKED FOR 30 CALENDAR DAYS OR MORE SHALL BE VEGETATED, UNLESS THE CITY DETERMINE THAT WINTER WEATHER MAKES VEGETATION ESTABLISHMENT INFEASIBLE. IF THIS IS THE CASE IT MUST STILL BE MORE PERMANENTLY STABILIZED, USING METHODS SUCH AS BONDED FIBER MAT, OR OTHER MORE STABLE MATS.
10. SLOPE LENGTHS 30:1V OR STEEPER AND MORE THAN 10 FEET OF VERTICAL RELIEF SHALL BE COVERED IF THEY ARE UNWORKED FOR MORE THAN 48 HOURS.
11. AREAS THAT ARE BEING HIDDEN-SEEDED SHALL HAVE A TACKIFIER MIXED INTO THE HYDRO-SEED TO HELP STABILIZE MIXTURE UNTIL THE SOIL.
12. ENOUGH COVER MATERIAL TO SUFFICIENTLY PROTECT ALL DISTURBED AREAS SHALL BE STOCKPILED ON THE SITE AT THE BEGINNING OF THE WEST SEASON.
13. STOCKPILES SHALL BE STABLE AND NOT BE SUBJECT TO EROSION.
14. ADDITIONAL TECHNIQUES TO REDUCE SOIL TRAPPING OFF OF A SITE AND ONTO A ROADWAY SUCH AS WHEEL WASHING STATIONS MAY BE REQUIRED.
15. THE PAYMENT SHALL NOT BE CLEANED BY WASHING/FLUSHING STREETS.
16. IF THE SITE IS TRACKED OUTSIDE OF THE PROJECT, THE END OF THE WORK SHALL BE IMMEDIATELY STOPPED AND THE ROADWAY SHALL BE CLEANED BY SWEEPING SHALL BE REMOVED FROM THE ROADWAY AND STABILIZED ON SITE.

CONTRACTOR TO USE METHOD OR COMBINATION OF METHODS LISTED BELOW AND TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE AND BEING TRANSPORTED OFF-SITE:

1. PHASING: ONLY DISTURB AREAS LESS THAN ONE ACRE AT ONE TIME. BEGIN CONSTRUCTION ACTIVITIES AT WEST SIDE OF SITE AND PROCEED TO EAST TO PROVIDE BUFFER AREA WHERE SHIFTING SOIL CAN BE ARRESTED.
2. SCHEDULE: DELAY EARTHWORK AND OTHER ACTIVITIES GENERATING PARTICULATE MATTER WHEN WIND VELOCITY IS GREATER THAN 30 MPH.
3. TRAFFIC: LIMIT TRUCKS AND OTHER VEHICLES TO TRAVEL TO AND FROM THE PROJECT SITE TO MINIMIZE TRAFFIC. LIMIT TRUCKS TO 10 PER HOUR MAXIMUM. RESTRICT VEHICLE TRAFFIC IN DUST STABILIZED AREAS.
4. EXCAVATED MATERIAL: KEEP OUT OF ACTIVE TRAFFIC LANE. IMMEDIATELY REMOVE EXCAVATED MATERIAL DEPOSITED IN ROADWAYS BY EROSION OR SPILLAGE. COVER LOADS TRANSPORTED IN EARTH-MOVING EQUIPMENT.
5. WATERING: USE SPRINKLER SYSTEM OR WATER TRUCK WITH SPRAY BOOM TO WATER DISTURBED AREA, AS NEEDED, TO ADEQUATELY CONTROL DUST.
6. WIND BARRIERS: CONSIDER SIMILAR OR SIMILAR STRUCTURES TO PREVENT WINDS FROM PICKING UP DUST PARTICLES TO PREVENT WINDS AS APPROPRIATE.
7. PALLIATIVES: APPLY DUST PALLIATIVE TO STABILIZE SOILS AFTER EARTHWORK IS COMPLETED AND TO SANDY SOILS WHERE WATERING IS INEFFECTIVE. DO NOT USE PALLIATIVE DETRIMENTAL TO VEGETATION IN AREAS OF FUTURE PLANT LANDSCAPING.
8. OTHER METHODS THAT SUBSTANTIALLY AND EFFECTIVELY REDUCE TRANSPORTED PARTICULATE MATTER OR EMISSION OF PARTICULATE MATTER INTO ATMOSPHERE.
9. F WATER TRUCK IS USED TO CONTROL DUST ON DIRT/GRADED AREAS ONLY. WATER TRUCK WILL ONLY DROP ENOUGH WATER TO CONTROL THE DUST OR REACH THE OPTIMUM MOISTURE CONTENT OF THE SOIL FOR COMPACTION. NO RUN-OFF IS TO BE GENERATED.
10. CONTAMINANT DUST ON DIRT/ROADWAYS WILL BE DONE BY USE OF SWEEPER WITH WATER-JET SPRAYERS. ONLY ENOUGH WATER SHOULD BE APPLIED TO CONTROL DUST WHILE SWEEPING. DO NOT GENERATE RUN-OFF FROM SPRAYER THAT RUNS INTO CATCH BASINS.

DESIGN CONSIDERATIONS AND PROJECT LAYOUT:

1. ROUTE HEAVILY LOADED TRUCKS AWAY FROM RESIDENTIAL STREETS, IF POSSIBLE. SELECT STREETS WITH FEWEST HOMES, IF NO ALTERNATIVES ARE AVAILABLE.
2. OPERATE EARTHMOVING EQUIPMENT ON THE CONSTRUCTION LOT AS FAR AWAY FROM VIBRATION-SENSITIVE SITES AS POSSIBLE.

SEQUENCE OF OPERATIONS:

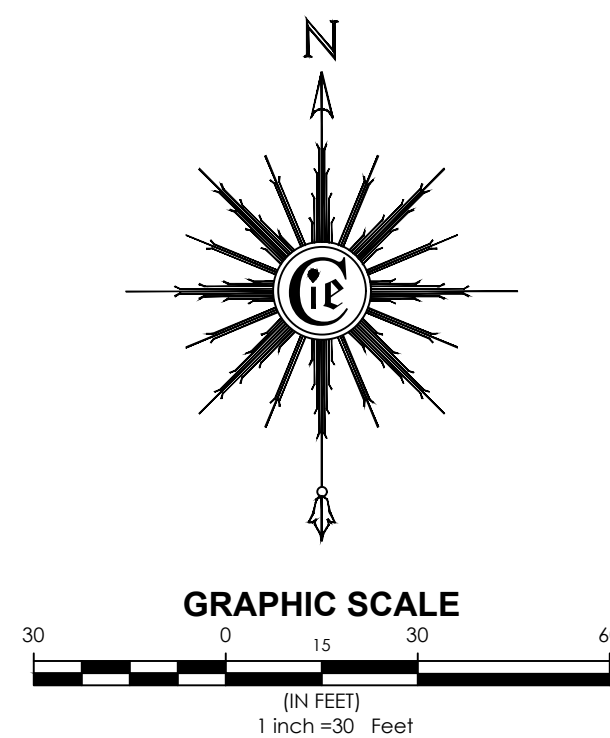
1. PHASE DEMOLITION, EARTHMOVING AND GROUND-IMPACTING OPERATIONS SO AS NOT TO OCCUR IN THE SAME TIME PERIOD. UNLIKE NOISE, THE TOTAL VIBRATION LEVEL PRODUCED COULD BE SIGNIFICANTLY LESS WHEN EACH VIBRATION SOURCE OPERATES SEPARATELY.
2. AVOID NIGHTTIME ACTIVITIES. PEOPLE ARE MORE AWARE OF VIBRATION IN THEIR HOMES DURING THE NIGHTTIME HOURS.

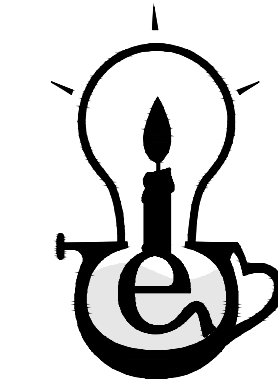
ALTERNATIVE CONSTRUCTION METHODS:

1. SELECT DEMOLITION METHODS NOT INVOLVING IMPACT, WHERE POSSIBLE. FOR EXAMPLE, MILLING GENERATES LOWER VIBRATION LEVELS THAN EXCAVATION USING CLAM SHELL OR CHISEL DROPS.
2. AVOID VIBRATORY ROLLERS AND PACKERS NEAR SENSITIVE AREAS.

1. PERMETER PROTECTION TO FILTER SEDIMENT FOR SHEET PILE WASHOUT SHALL BE LOCATED DOWN SLOPE OF ALL DISTURBED AREAS AND BE PROPERLY INSTALLED PRIOR TO UP-SLOPE GRADING.
2. A MINIMUM OF 100 LINEAR FEET OF SILT FENCE PER ACRE AND THE NECESSARY STAKES TO HOLD THE FENCE IN PLACE SHALL BE STOCKPILED ON-SITE.
3. PRIOR TO THE COMMENCEMENT OF DEMOLITION / CONSTRUCTION, CONSTRUCTION SITE SCREENING, MEETING THE REQUIREMENTS OF THE DESTIN CODE OF ORDINANCES, SECTION 6-5) SCREEN CRITERIA, SHALL BE ERRECTED AROUND THE ENTIRE PERMETER OF THE SUBJECT PROPERTY.

	BENCHMARK #1:	FOUND 4"x4" CONCRETE MONUMENT NORTHING: 509463.9540 EASTING: 1359341.2970 ELEVATION: 17.29 (NAVD 1988)
	BENCHMARK #2:	STORM MANHOLE LID NORTHING: 509449.3300 EASTING: 1359769.4340 ELEVATION: 16.25 (NAVD 1988)





DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.20
DRAWN BY: MTM
REVIEWED BY: DES

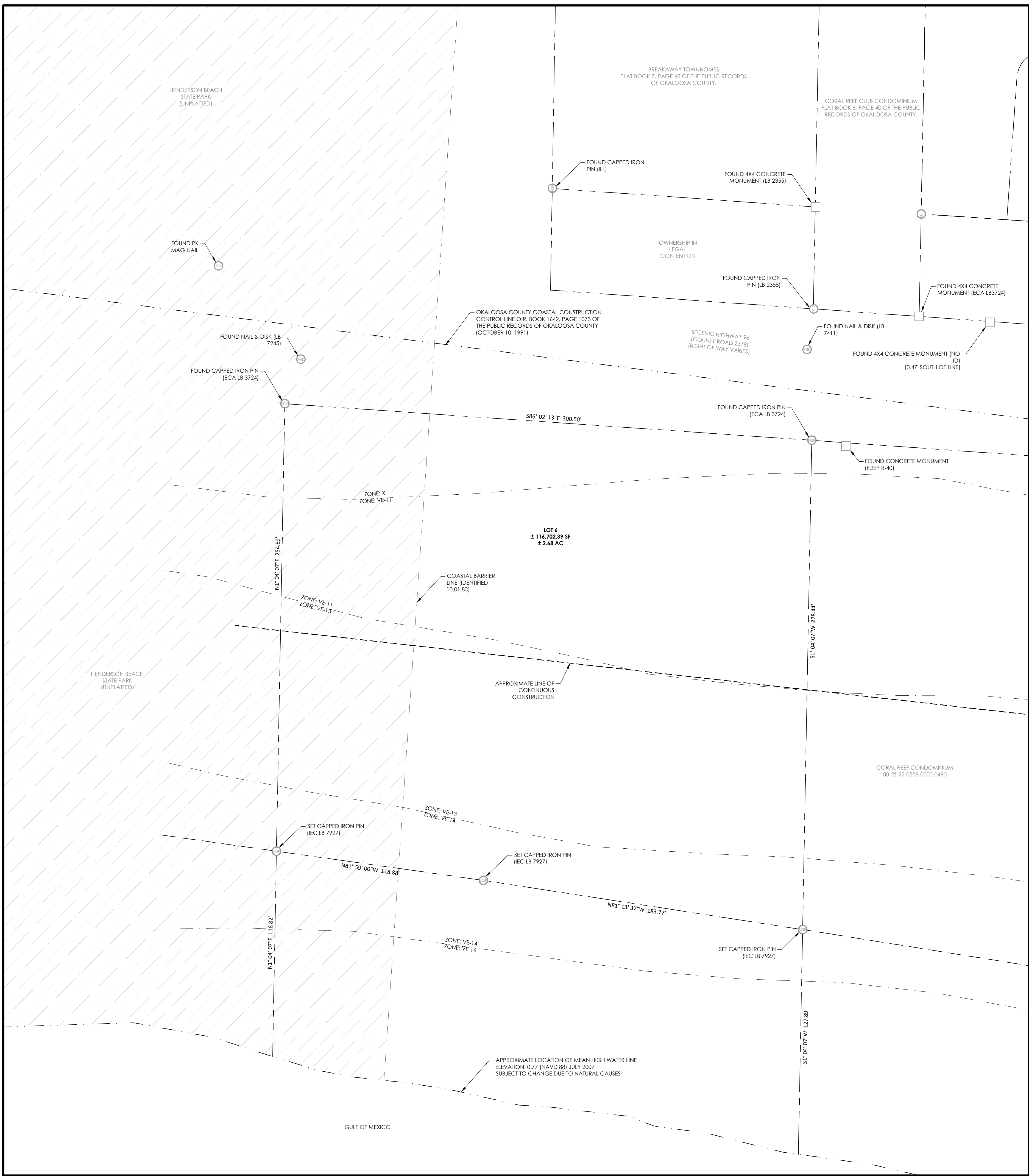
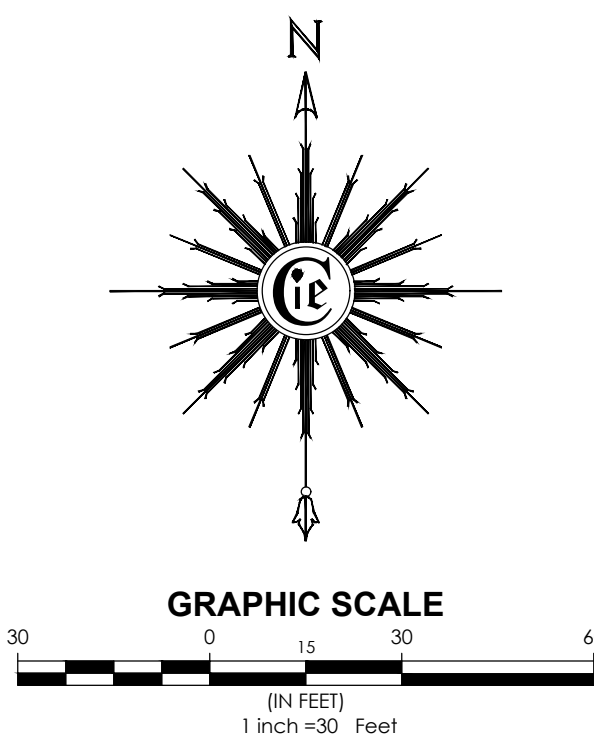
HENDERSON BEACH RESORT



INNERLIGHT ENGINEERING CORPORATION

11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

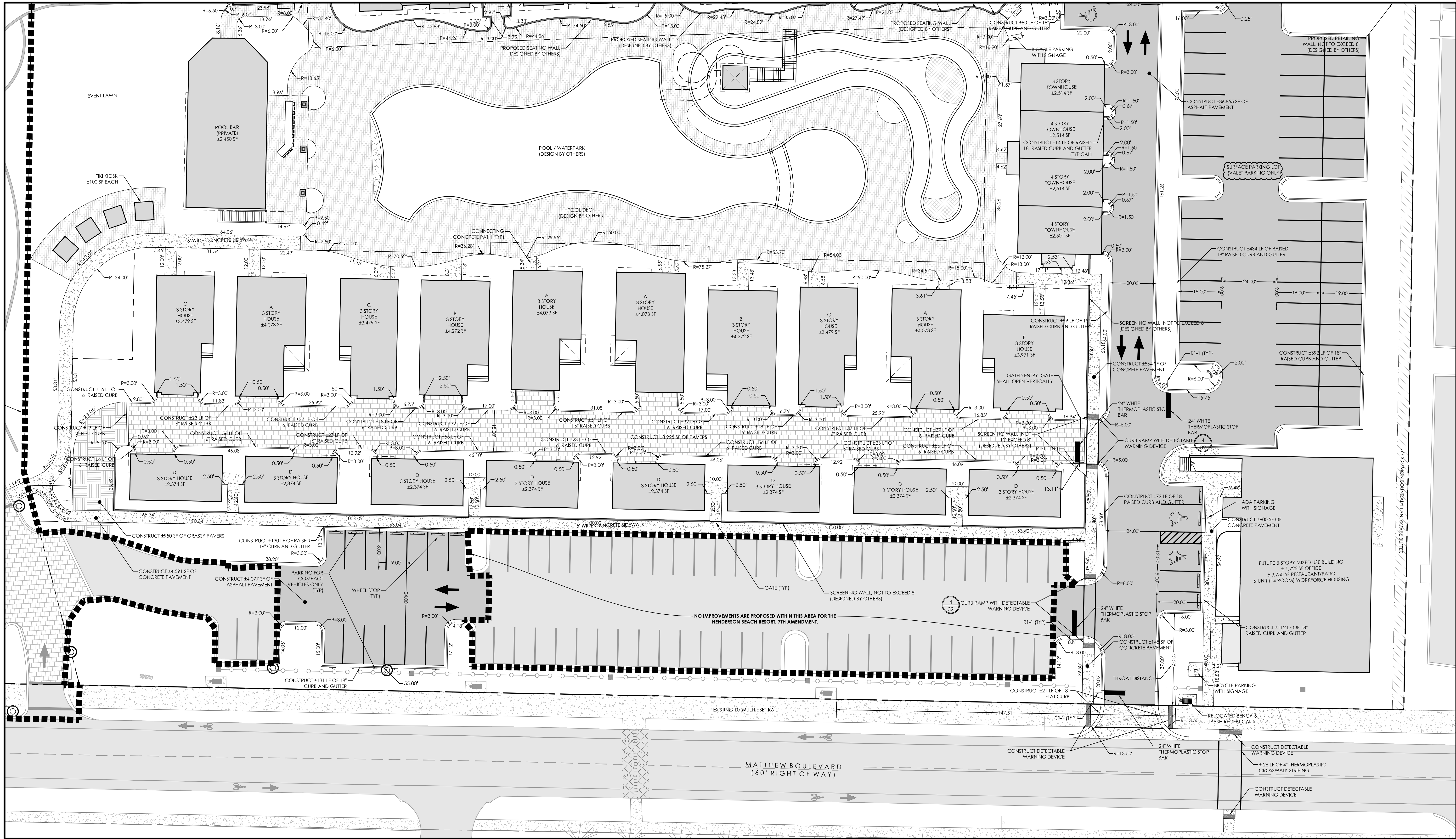
1. THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 61G17-06 of the FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS PLAT INCLUDE THE FOLLOWING: FIELD RECOVERED MONUMENTATION, PLATS, DEEDS, AND OTHER DOCUMENTATION AS NOTED HEREON.
3. THIS PLAT DOES NOT REPLY RESEARCH BY INHERENT ENGINEERING CORPORATION, REGARDING TITLE OR EASEMENT, THERE MAY EXIST DEEDS OF RECORD AND UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE FLANK COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, FOUNDATIONS, FOOTERS, HUMAN BURIAL SITES, AND CEMETERIES, WERE LOCATED, EXCEPT AS SHOWN.
6. ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL IN R/L UNLESS OTHERWISE NOTED.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) 12091-00493H, BEARING PLATE 493 OF 494, EFFECTIVE DATE OF 12/01/2006, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND "VE". PORTIONS OF THE SITE ARE WITHIN THE COASTAL BARREN ZONE, IDENTIFIED OCTOBER 01, 1983, AS DELINEATED. NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID FIRM.



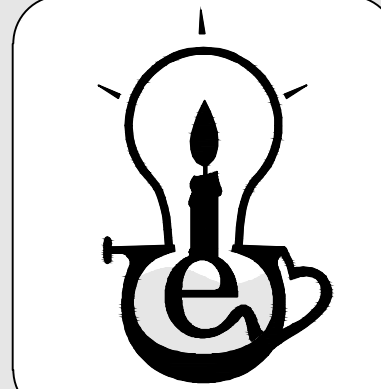
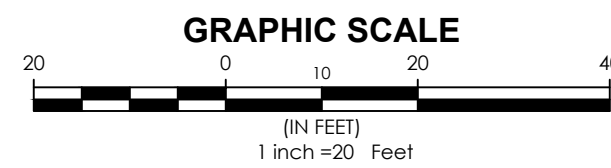
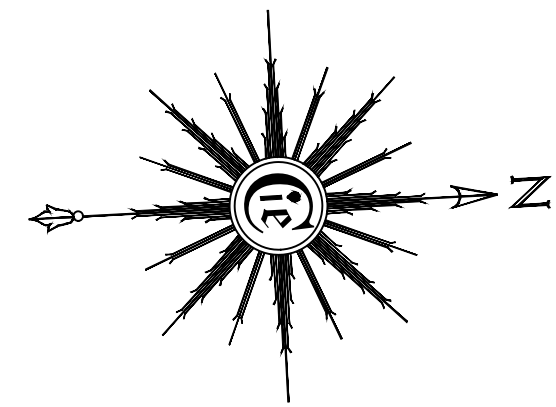
PHASE	LOT #	LOT AREA (SF)	LOT AREA (AC)	LOT DESCRIPTION	USE DESCRIPTION	AREA OF USE (SF)	PROPOSED UNIT COUNT	ROOM COUNT	ROOM BREAKDOWN	SETBACKS			BUILDING STORIES	IMPERVIOUS SURFACE*	OPEN SPACE PROVIDED	PARKING REQUIRED (PER VESTER LOC)	PARKING REQUIRED PER PARKING STUDY	BYUDOWN AMOUNT	SPACES CREDITED FOR BICYCLES	PARKING REQUIRED WITH BYUDOWN	PARKING PROVIDED*	ADA PARKING REQUIRED	ADA PARKING PROVIDED	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED					
										FRONT	REAR	SIDE														HOTEL ROOMS				
PHASE 1	LOT 1	151,174.06	3.47	HOTEL	GUEST ROOM	81,504.00	171	171	HOTEL ROOMS									179.40												
					HOTEL SPA	10,058.00																								
					CONFERENCE CENTER	6,956.00																								
					PROPERTY MGT.	193.00																								
					RESTAURANT	3,103.00				N/A																				
					BAR & GRILL	1,492.00																								
	RETAIL	507.00																												
	ANCILIARY SPACE	39,279.00																												
	LOT 2	29,154.32	0.67	FEATURE POOL [HOTEL]	HOTEL TOTALS	143,092.00	171	171	N/A				N/A	108,943 SF	42,231 SF	423.13	300.9	52.18	8.00	240.72	221	7	7	14	62					
PRIVATE BAR					720.00	N/A	N/A	N/A	114.70'	10.00'	10.00'	1	24,247 SF	4,907 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
RESORT WAY	23,672.39	0.54		FEATURE POOL [HOTEL] TOTALS	720.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12,724 SF	10,949 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
				RESORT WAY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
PHASE 2	LOT 3	36,313.73	0.83	THE LOFTS	RESIDENTIAL (CONDO)	54,624.00	54	85	23 (1 BED) & 31 (2-BED)	10.00'	16.00'	15.00'	4	27,985 SF	8,329 SF	85.00	N/A	8.50	8.50	68.00	48	2	2	70	70					
					FULL-SERVICE RESTAURANT	2,000.00	N/A	N/A	N/A																					
	LOT 4	76,036.19	1.75	POOLSIDE CONDOS	LOFTS TOTALS	56,624.00	54	N/A	N/A	N/A	N/A	N/A	27,985 SF	8,329 SF	105.00	N/A	10.50	10.50	84.00	48	2	2	70	70						
					RESIDENTIAL (CONDO)	83,252.40	48	120	24 (2-BED) & 24 (3-BED)	26.86'	17.00'	17.00'	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	96.00	83	3	3	9.6	10			
PHASE 3	LOT 8	44,590.23	1.02	FEATURE POOL (NORTH)	RESTROOMS	23,570.40	16	24	8 (1 BED) & 8 (2-BED)	103.59	15.00'	30.38'	3	55,587 SF	20,450 SF	24.00	N/A	N/A	N/A	24.00	42	2	2	2.4	4					
					LOFT 4 CONDO TOTALS	407.40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
	LOT 8	44,590.23	1.02		POOL HOUSE (PRIVATE)	107,430.40	44	N/A	N/A	N/A	N/A	N/A	55,587 SF	20,450 SF	120.00	N/A	N/A	N/A	120.00	5	5	5	12	14						
					TIKI KICKS (PRIVATE)	3,487.00	N/A	N/A	N/A	N/A	312.75'	68.49'	11.50'	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
PHASE 4	LOT 5	51,925.48	1.19	THE COTTAGES	TIKI KICKS (PRIVATE)	400.00	N/A	N/A	N/A	N/A	N/A	N/A	30,423 SF	14,168 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
					FEATURE POOL (NORTH) TOTALS	3,887.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
	LOT 9	31,822.79	0.73	SURFACE PARKING	RESIDENTIAL (CONDO)	5																								



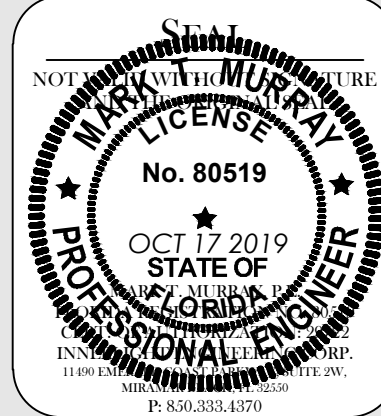
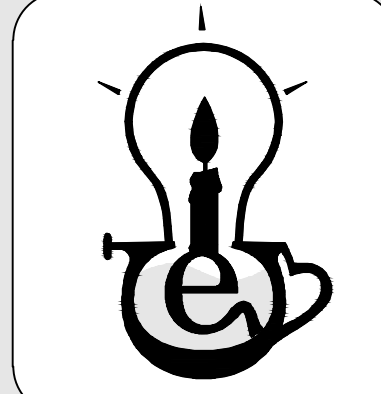
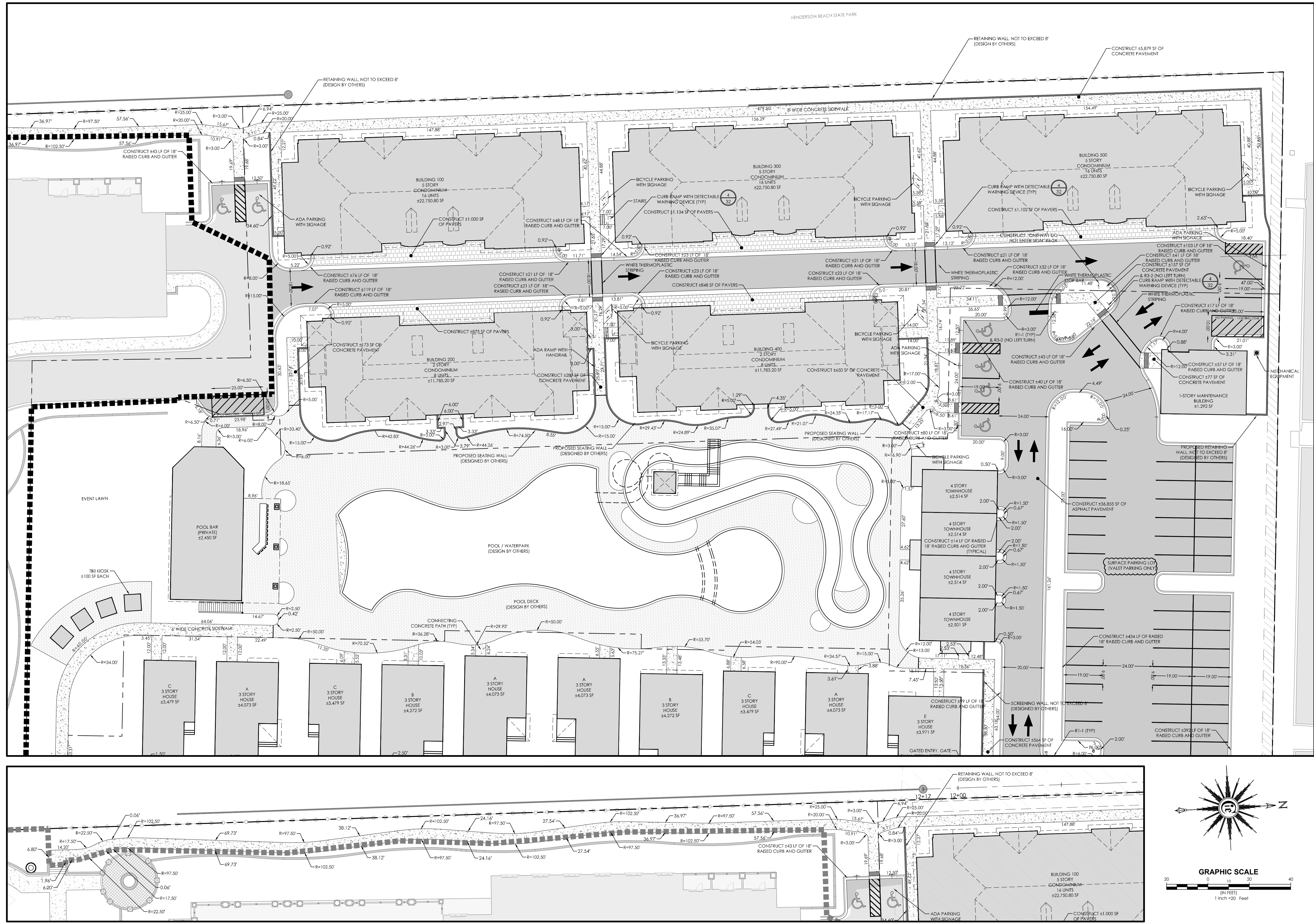
C:\DROPOX [EC] PROJECTS\131.0.0.10-HENDERSON BEACH RESORT\3. ENGINEERING\3. CDS\AMENDMENT 7\2 SHEETS SITE GEOMETRY PLAN 20 SCALE.DWG. MGRMURPHY, 10/16/2019 3:12:01 PM



BIKE PARKING SIGNS SHALL BE IN CONFORMANCE WITH THE MUTCD SPECIFICATIONS FOR A BICYCLE PARKING AREA SIGN (D4-3)



C:\DROPPROX\PROJECTS\131.001\HENDERSON BEACH RESORT\3.00\AMENDMENT 7\2 SHEETS SITE GEOMETRY PLAN 20 SCALE.DWG, Morkmuroy, 10/16/2019 3:12:15 PM



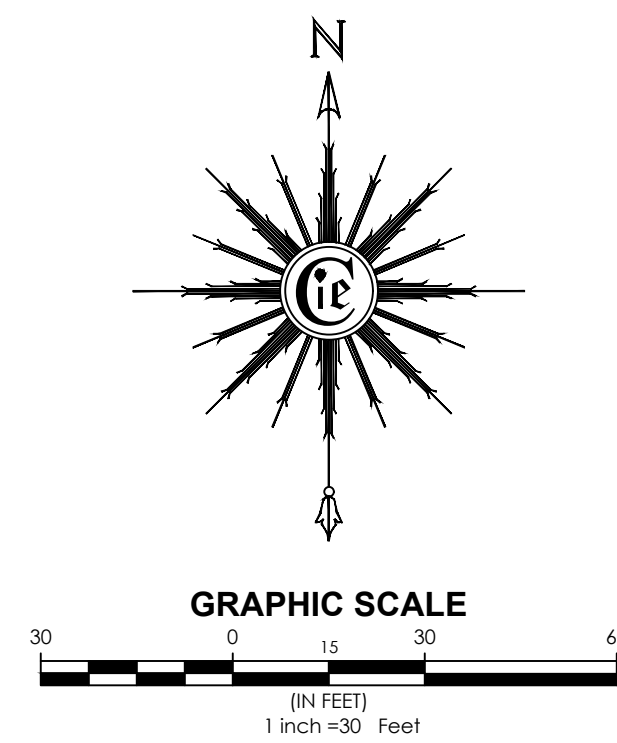
MUNICIPALITY:	CITY OF DESTIN, FLORIDA
	00-25-22-0000-0030-0040, 00-25-22-0000-0030-0010
	00-25-22-0279-0000-0000, 00-25-22-0000-0030-0010
TAX PARCEL ID NUMBER:	00-25-22-0080-0041-0010
	00-25-22-0080-0011-0010
	00-25-22-0080-0011-4-0010
	00-25-22-0000-0031-0030
	00-25-22-0000-0031-0000
ZONING:	CRYSTAL BEACH RESORT (CBR)
FUTURE LAND USE:	CRYSTAL BEACH RESORT (CBR)
LOCATION:	THE SITE IS LOCATED BETWEEN STATE HIGHWAY 98 AND THE GULF OF MEXICO; EAST OF HENDERSON BEACH STATE PARK; AND WEST OF CRYSTAL BEACH
SITE DESCRIPTION:	THE PROPOSED SITE CONSISTS OF A MIXED USE HOTELS/RESORT BUILDING, SHORT TERM RENTAL CONDOMINIUMS, AN OUTDOOR KITCHEN/BAR AREA, A LARGE FEATURE POOL/LAZY RIVER, AND ASSOCIATED INFRASTRUCTURE.
PROPOSED USE:	MIXED USE
OVERALL SITE AREA:	14.40 ACRES (627,308 SF)
OPEN SPACE REQUIREMENT:	25% (156,827 SF)
OPEN SPACE PROVIDED:	37.69% (236,436 SF)
IMPERVIOUS SURFACE PROVIDED:	62.31% (390,872 SF)
LOTS 1, 2, 3 & RESORT WAY SITE AREA:	5.70 ACRES (248,499 SF)
LOTS 4, 5, 6, 7, 8, & 9 SITE AREA:	8.70 ACRES (378,809 SF)

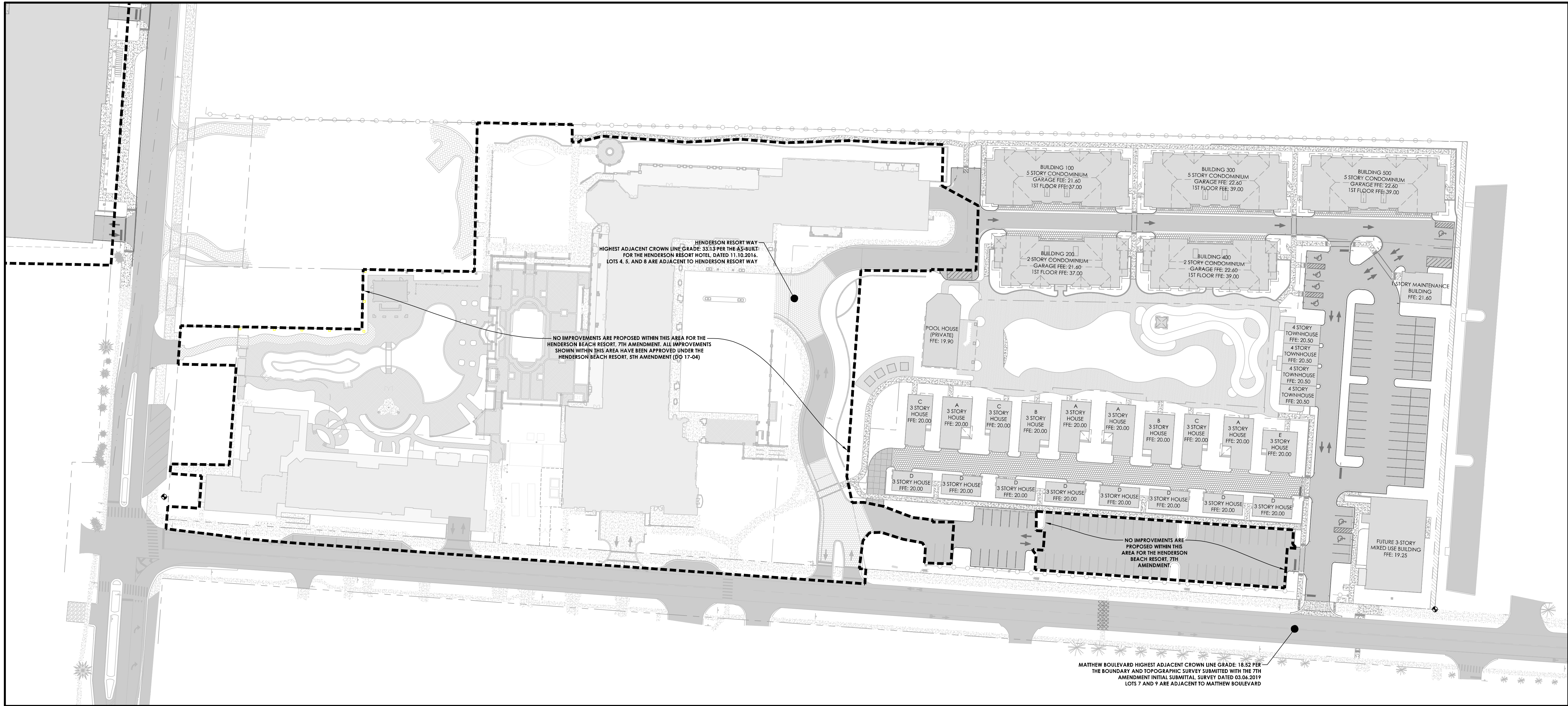
COMP PLAN CHAPTER 1 (TABLE 1-10 - GENERAL DEVELOPMENT STANDARDS FOR "CBR" DESIGNATED LANDS)			
PROPOSED DEVELOPMENT PER THE REVISED CITY OF DESTIN COMPREHENSIVE PLAN (JUNE 16, 2016)			
HENDERSON BEACH RESORT MINUS LOTS 1, 2, AND 3*			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
MAX. BLDG HEIGHT:	60 FEET/5 STORIES	60 FEET/5 STORIES	YES
TOTAL BUILDING AREA:	815,499 SF	516,527	N/A
MAXIMUM FLOOR AREA RATIO:	1.30	0.82	YES
MAXIMUM DENSITY (UNITS/AC.):	N/A	N/A	YES
SETBACKS	N/A	N/A	YES
	FRONT:	10 FEET	YES
	REAR:	17 FEET	YES
	SIDE:	17 FEET	YES

* LOTS 1, 2, AND 3 OF THE HENDERSON BEACH RESORT WERE PREVIOUSLY APPROVED UNDER THE 4TH AMENDMENT UTILIZING THE APPROVED COMPREHENSIVE PLAN PRIOR TO JUNE 16, 2016.

1. ALL CURB DIMENSIONS ARE MEASURED FROM BACK OF CURB
2. APPROVAL OF OUTDOOR SIGNAGE IS NOT PART OF THIS REQUEST.
3. TRAFFIC SIGNAGE IN RIGHT-OF-WAY SHALL BE 3" IN DIAMETER ALUMINUM ROUND POSTS AND THE BASES SHALL BE CONCRETE WITH BREAKAWAY HARDWARE OR NO CONCRETE SLO PLATE. BOTH WAYS, PER FOOT STANDARD INDEX 11860. BICYCLE PARKING FACILITIES, AS SHOWN ON THIS PLAN, SHALL SUPPORT BICYCLES IN A STABLE POSITION WITHOUT DAMAGE TO WHEELS, TIRES OR OTHER COMPONENTS. BICYCLE RACKS MUST BE EASILY USABLE WITH BOTH HULKS, AND CABLE LOCK RACKS SHOULD SUPPORT THE BIKES IN A STABLE UPRIGHT POSITION SO THAT A BICYCLE, IF BUMPED, WILL NOT FALL OR ROLL DOWN. RACKS THAT SUPPORT A BIKE PRIMARILY BY A WHEEL, SUCH AS STANDARD "WIRE RACKS" ARE DAMAGING TO WHEELS AND THUS ARE NOT ACCEPTABLE.

1	FIRST AMENDMENT [09.10.2014] PARKING REVISION
2	SECOND AMENDMENT [04.23.2015] MECHANICAL ENCLOSURE HAS BEEN ADDED NEAR THE SOUTHEAST CORNER OF THE PHASE 1 HOTEL. WALKWAY WITH STAIRS HAS BEEN RELOCATED EAST OF THE PLAZZA, WESTERN RETAINING WALL HAS BEEN REMOVED.
3	THIRD AMENDMENT [07.15.2015] THE FEATURE POOL HAS BEEN REVISED, THE HENDERSON LOFTS, A RESORT CONDOMINIUM UNIT COUNT INCREASED AND THE PARKING REVISED, THE WESTERN RETAINING WALL ALONG THE HOTEL HAS BEEN ADDED, PLAZZA STAIRS TO MATTHEW BOULEVARD HAVE BEEN RE-SPACE WAS ALSO REVISED.
4	FOURTH AMENDMENT [01.22.2016] THE HENDERSON LOFTS, A RESORT CONDOMINIUM UNIT COUNT DECREASED BY 4 UNITS AND THE UNIT COUNT FOR THE PARKSIDE CONDO PARKING HAS BEEN REVISED ACCORDINGLY, THE PLAZZA STAIRS TO MATTHEW BOULEVARD HAVE BEEN REVISED AND ARE NOW SHOWN W/AY. OPEN SPACE WAS ALSO REVISED.
5	FIFTH AMENDMENT [09.12.2016] THE PHASE 3 PARKSIDE CONDOMINIUM & THE PHASE 4 BEACHSIDE CONDOMINIUM HAVE BEEN REVISED TO INCLUDE A FIFTH OFFICE, OUTDOOR PARKING EAST OF THE PARKSIDE CONDO HAS ALSO BEEN REVISED, FLOOR AREA RATIO (FAR) WILL BE CALCULATED FOR LOTS 4, 5, AND 6 PER THE REVISED CITY OF DESTIN COMPREHENSIVE PLAN.





CONSTRUCTION NOTES

1. ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SODDED. ALL SLOPES 3:1 AND STEEPER SHALL BE SODDED.
2. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
3. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
4. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY OF DENTON.
5. CONTRACTORS SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES ALONG PRIVATE RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OF DENTON.
7. CONTRACTOR SHALL MARK ALL CROSKWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE PROJECT IS COMPLETED.
8. NOTHING SHALL BE ERECTED, PLACED, PARKED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISION TRIANGLES.
9. SPOT ELEVATIONS ALONG ROADWAY ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.

POST CONSTRUCTION MONITORING

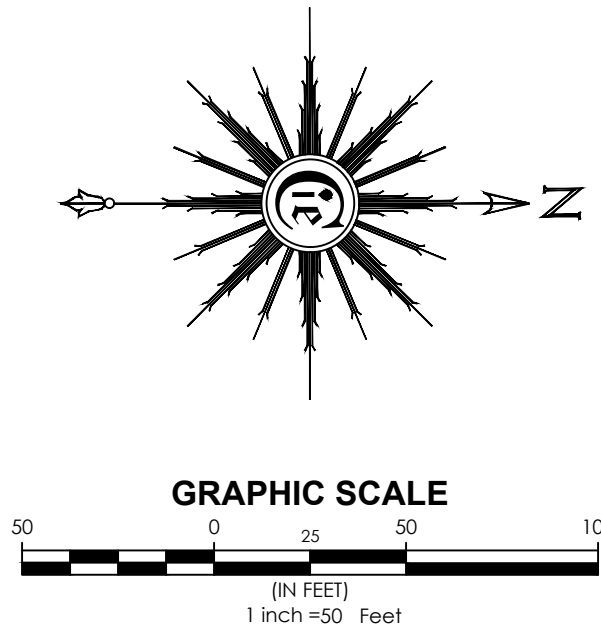
1. SEDIMENT/SOIL EROSION LEAVING A SITE OR PROPERTY SHALL BE PROHIBITED.
2. SEDIMENT/SOIL EROSION FROM UPLANDS INTO ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PROHIBITED.
3. DUMPING OR PILING VEGETATIVE DEBRIS OR CLIPPINGS IN ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PROHIBITED.
4. TRACKING SEDIMENT OR SOIL ONTO A ROADWAY SHALL BE PROHIBITED.

FINAL STABILIZATION

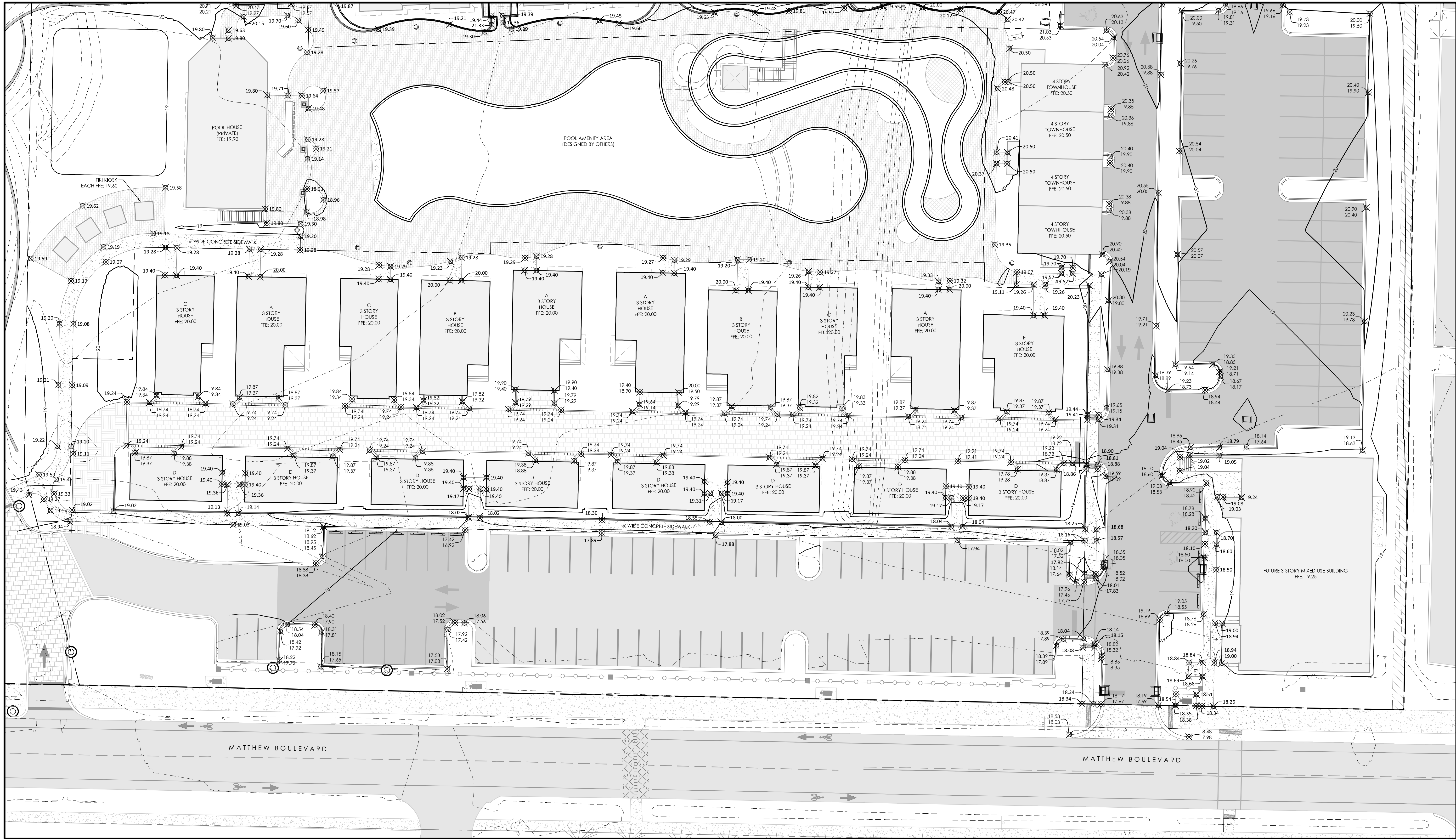
1. ALL TEMPORARY CONSTRUCTION DRIVEWAY ENTRANCES SHALL BE REMOVED AND THE RIGHT-OF-WAY RE-GRADED, RESTORED AND RE-VEGETATED TO ORIGINAL OR BETTER CONDITION.
2. ALL DISTURBED AREAS OF THE SITE SHALL BE VEGETATED OR OTHERWISE PERMANENTLY STABILIZED.
3. STRUCTURAL MEASURES SUCH AS SILT FENCE, SLOPE DRAINS, ETC. SHALL BE REMOVED FROM SITE.
4. ALL PERMANENT STORMWATER FACILITIES INCLUDING CATCH BASINS, PIPES, ETC. SHALL BE CLEANED.
5. ANY OFF-SITE CATCH BASINS OR CURB INLETS THAT REQUIRED PROTECTION SHALL BE CLEANED.

DEMOLITION & ESCP (PHASE 3) NOTES

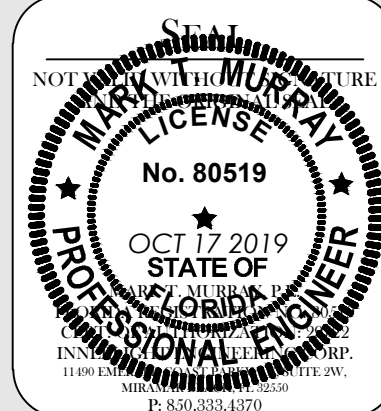
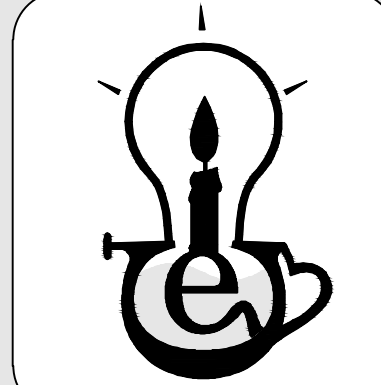
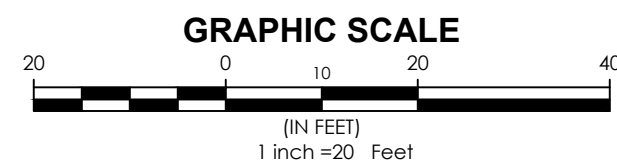
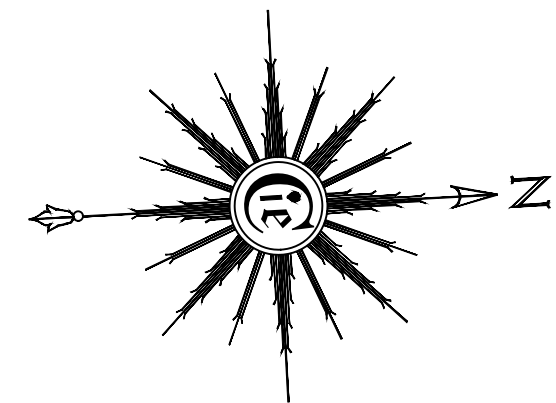
1. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION, REPAIR AND / OR REPLACE AS NECESSARY.
2. WHERE SILL FENCE IS SHOWN OUTSIDE PROJECT BOUNDARY FOR CLARITY ONLY.
3. ALL EXISTING BUILT-UP AREAS, CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLOWIDA LAWS.
4. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREA WITHIN THE CLEARING LIMITS DEPICTED HEREON INCLUDING DEMOLITION OF EXISTING INFRASTRUCTURE INCLUDING UNDERGROUND UTILITIES AND DEFUNCT BUILDINGS, AND SHALL GRUB AND BURN AFTER VERIFICATION FROM ENGINEER & RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN NO ALL REQUIRED CLEARING, GRUBBING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.
5. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, A PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS ON ALL PERIMETER DITCHES, SWALES, DITCHES, PREFER SLOPES AND SLOPES GRADIENTS OF 1:1.5 (VERTICAL: 1 HORIZONTAL). EMBANKMENTS OF PONDHS, BASINS, AND TRAPS AND WITHIN 4 CALENDAR DAYS OF ANY OTHER DISTURBED AREAS. THE RETAIN LAWS, REQUIREMENTS OF SECTION 11.09.03 OF THE FLOWIDA LAWS SHALL BE STRICTLY ADHERED TO. DISTURBED AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING PERFORMED.
6. ALL BARE GROUND, STRIPPED OF VEGETATION DURING THE CLEARING/GRADING PROCESS, SHALL BE COVERED TO THE MAXIMUM EXTENT PRACTICABLE.
7. ALL AREAS NOT BEING WORKED FOR 30 CALENDAR DAYS OR MORE SHALL BE VEGETATED, UNLESS THE CITY DETERMINES THAT WINTER WEATHER MAKES VEGETATION ESTABLISHMENT INFEASIBLE. IF THIS IS THE CASE, IT MUST BE MORE PERMANENTLY STABILIZED, USING METHODS SUCH AS BONDED FIBER MATRIX, OR OTHER MORE STABLE MIXES.
8. ALL AREAS NOT BEING WORKED FOR 60 DAYS OR MORE SHALL BE COVERED BY THE CITY OF FLOWIDA WITHIN 60 DAYS OF THE DATE OF THE CITY OF FLOWIDA'S REQUEST FOR MORE THAN 60 DAYS.
9. AREAS THAT ARE MUST BE HYDRO-SEEDED SHALL HAVE A TACKIFIER MIXED INTO THE HYDRO-SEED TO HELP STABILIZE MIXTURE TO THE SOIL.
10. ENOUGH COVER MATERIAL TO SUFFICIENTLY PROTECT ALL DISTURBED AREAS SHALL BE STOCKPILED ON THE SITE AT THE BEGINNING OF THE WEST SEASON.
11. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER THE GRADING.
12. ADDITIONAL TECHNIQUES TO REDUCE SOIL TRACKING OFF OF A SITE AND ONTO A ROADWAY SUCH AS WHEEL WASHING STATIONS MAY BE REQUIRED.
13. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING/FLUSHING STREETS.
14. ANY SEDIMENT SHALL BE REMOVED IMMEDIATELY (PRIOR TO THE END OF THE WORK DAY) BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED FROM THE ROADWAY AND STABILIZED ON SITE.



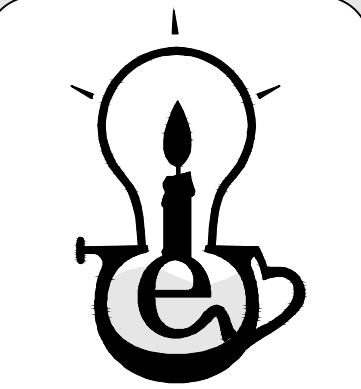
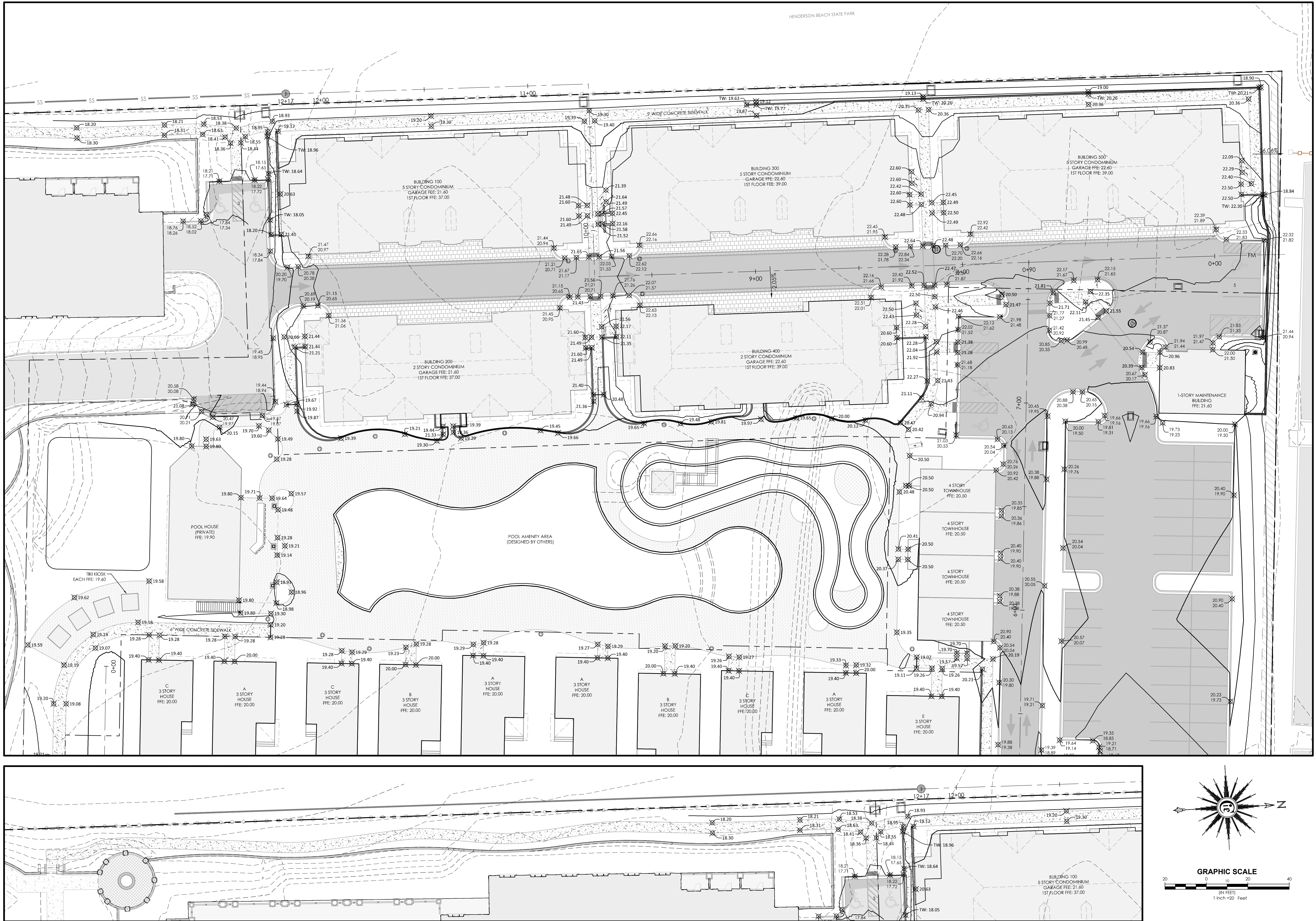
C:\DROPOX\EC\PROJECTS\131.00.10\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7.X2.SHEETS\GRADING PLANS 20 SCALED.WG, Dwg, 10/16/2019 3:13:13 PM



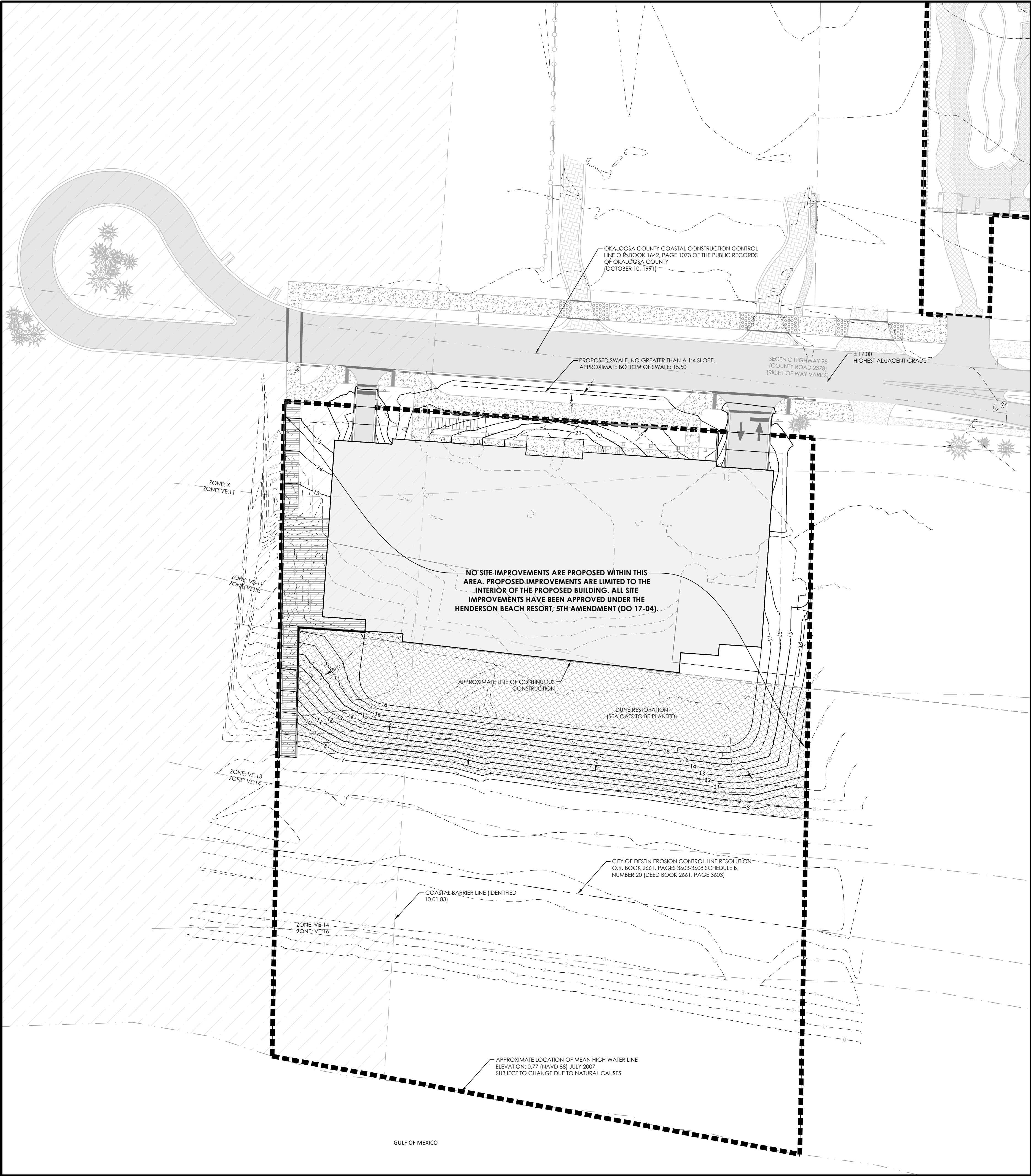
BIKE PARKING SIGNS SHALL BE IN CONFORMANCE WITH THE MUTCD SPECIFICATIONS FOR A BICYCLE PARKING AREA SIGN (D4-3)



C:\DROPROX\EC\PROJECTS\131.00.10\HENDERSON BEACH RESORT\3.CDS\AMENDMENT 7\2.SHEETS\GRADING PLANS 20 SCALEDWG, Dwd1, 10/16/2019 3:13:27 PM



C:\DROPOX [EC] \PROJECTS\131.00.10-HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\18 GRADING PLAN 2.DWG. Mark Murray, 10/16/2019 3:13:52 PM

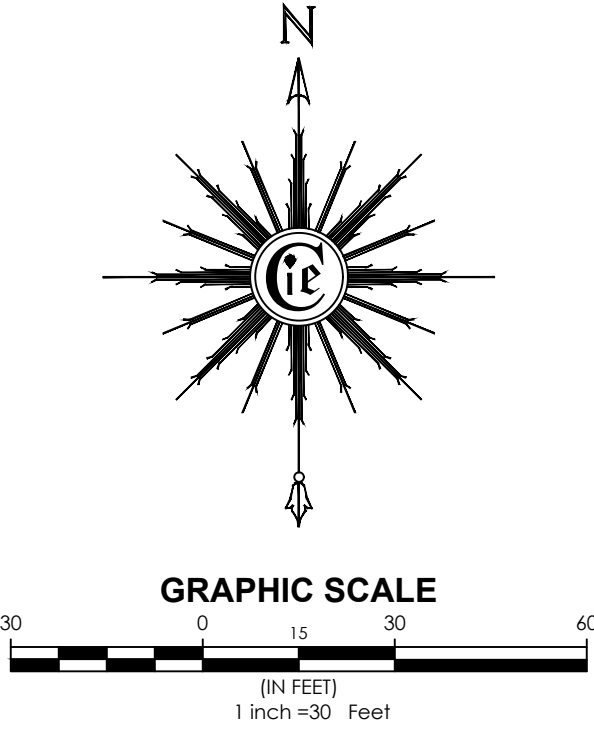


GRADING & DRAINAGE NOTES

1. ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SOODED. ALL SLOPES 3:1 AND STEEPER SHALL BE SOODED.
2. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
3. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
4. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY OF DESTIN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER.
7. CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL DRIVEWAY IS IN PLACE.
8. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.

GRADING & DRAINAGE NOTES

BENCHMARK #1:	FOUND 4"x4" CONCRETE MONUMENT NORTHING: 509455.9540 EASTING: 1359241.2970 ELEVATION: 17.29 (NAVD 1988)
BENCHMARK #2:	STORM MANHOLE LID NORTHING: 509449.3300 EASTING: 1359769.4340 ELEVATION: 16.25 (NAVD 1988)



INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS

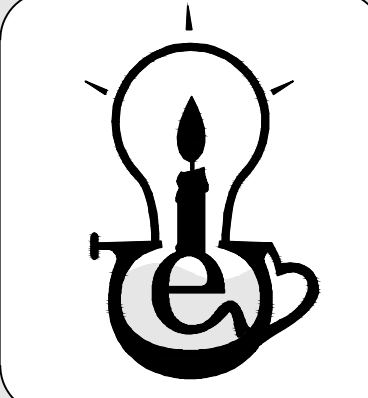
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA

DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



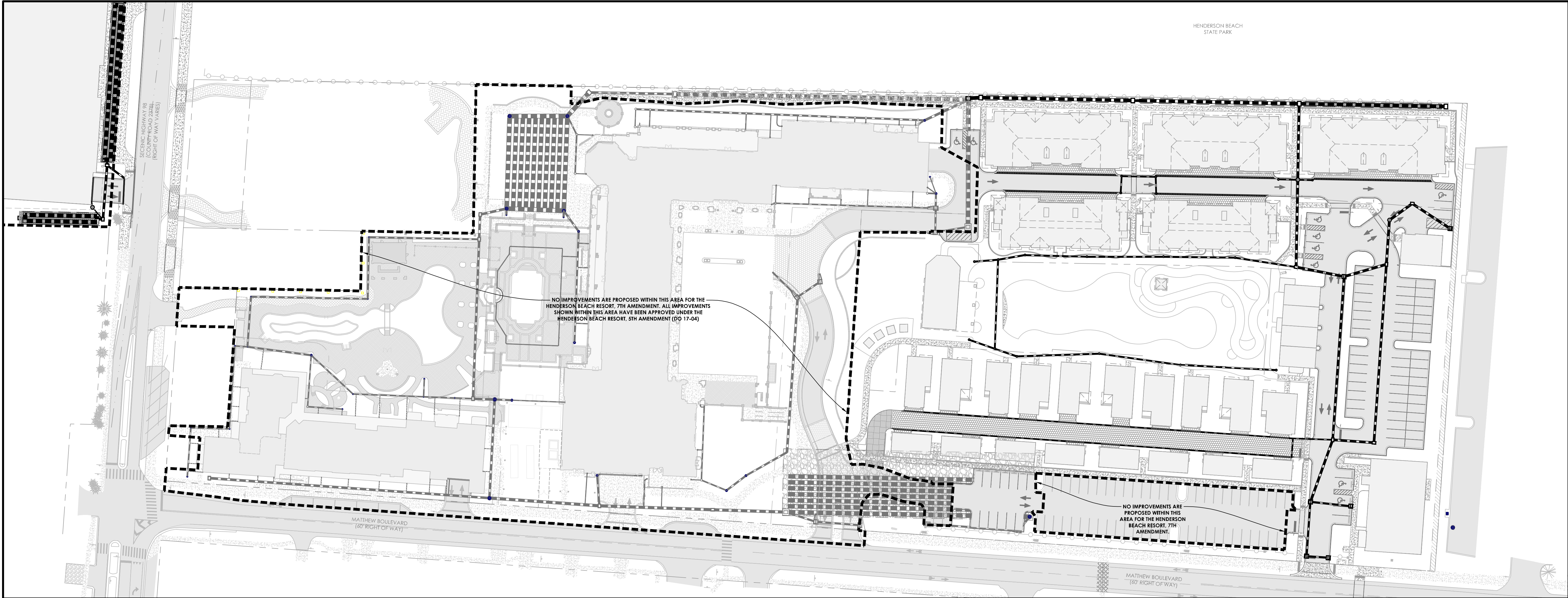
SHEET TITLE

GRADING PLAN
(4 OF 4)

SHEET NUMBER

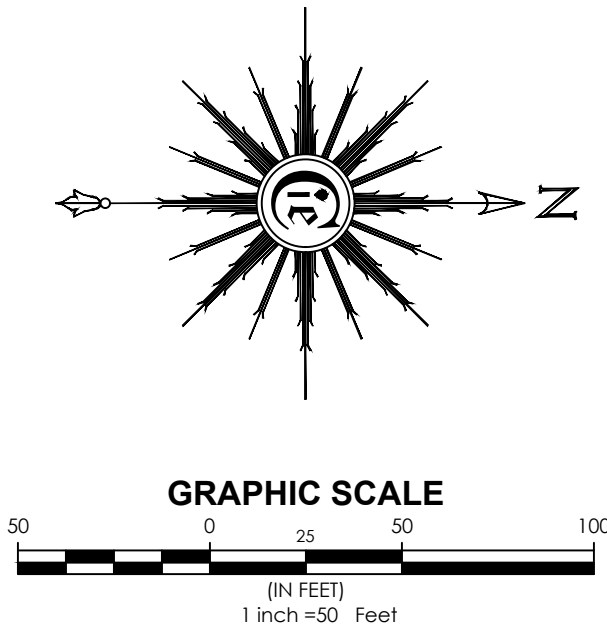
18 OF 40

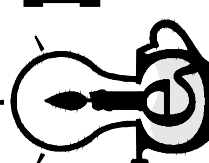
C:\DROPOX\EC\PROJECTS\131.0.0.10-HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\19 DRAINAGE PLAN 1.DWG, MarkMurray, 10/16/2019 3:14:10 PM



DRAINAGE NOTES

1. ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SODDED. ALL SLOPES 3:1 AND STEEPER SHALL BE SODDED.
2. CONTRACTOR SHALL INSTALL SILT FENCE ALONG LIMITS OF CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING CURRENT PHASE OF CONSTRUCTION.
3. EROSION CONTROL MEASURES (SILT FENCE) SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. IT SHALL BE REPAIRED / REPLACED AS NECESSARY.
4. ROUTINE MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL BE CONDUCTED BY OWNER TO INSURE THAT THE FACILITIES OPERATE AS ORIGINALLY DESIGNED. THE MAINTENANCE PLAN SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO THE STATE AT THE SAME TIME OF THE AS-BUILT CERTIFICATION FORM.
5. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
6. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAY AT AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER.
9. CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL DRIVEWAY IS IN PLACE.
10. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISION TRIANGLE.
11. DOWNSPOUT CONNECTIONS (LABELED AS 'DS' ON THIS SHEET) ARE 6" CONNECTIONS UNLESS OTHERWISE NOTED. CONNECTION LOCATIONS ARE APPROXIMATE. PLEASE SEE ARCHITECTURAL PLANS FOR MORE INFORMATION & DETAILS.
12. STORM CLEANOUTS ARE LABELED AS 'SC' ON THIS SHEET.





INNERLIGHT ENGINEERING CORPORATION

THINK • SCIENCE • SCALE

THE APPLIED SCIENCE OF SUCCESS

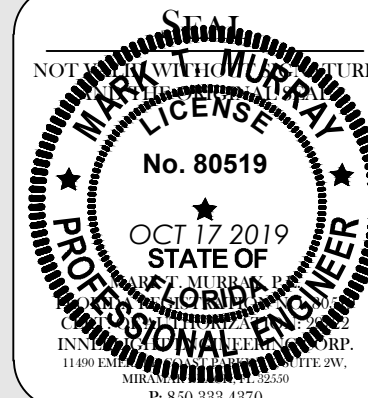
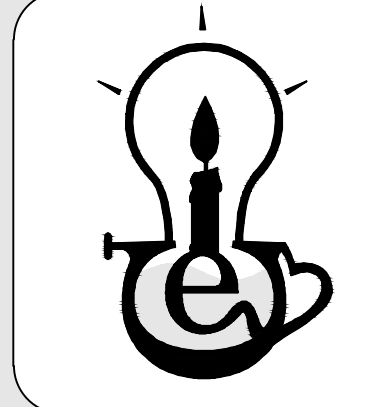
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA

DATE: 11.04.2014
REV. No: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES

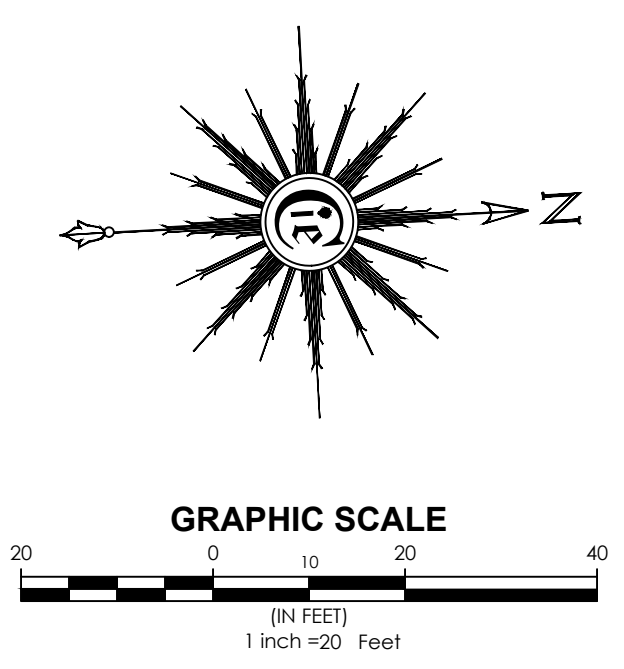


SHEET TITLE

DRAINAGE
PLAN (1 OF 4)

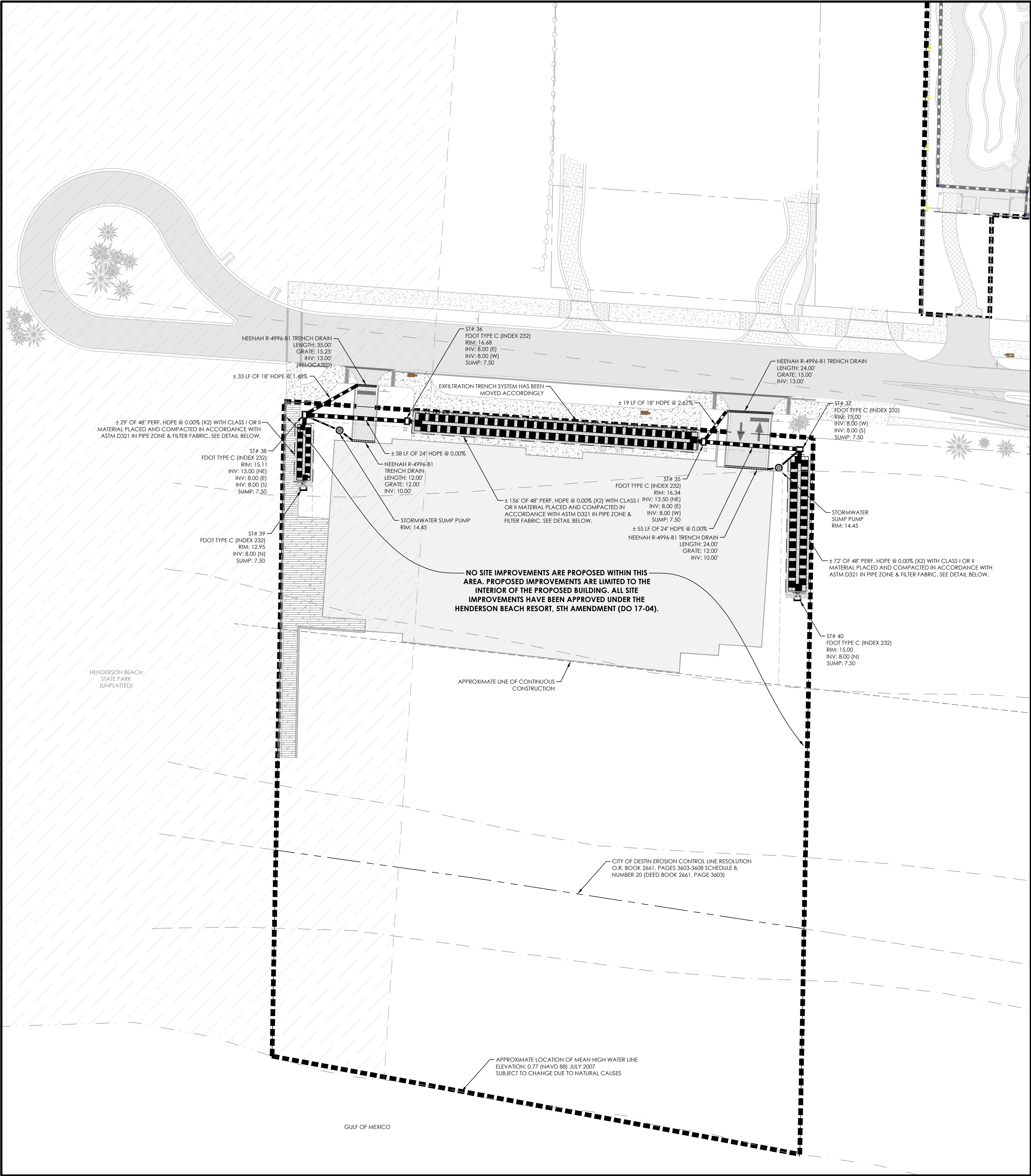
SHEET NUMBER

19 OF 40



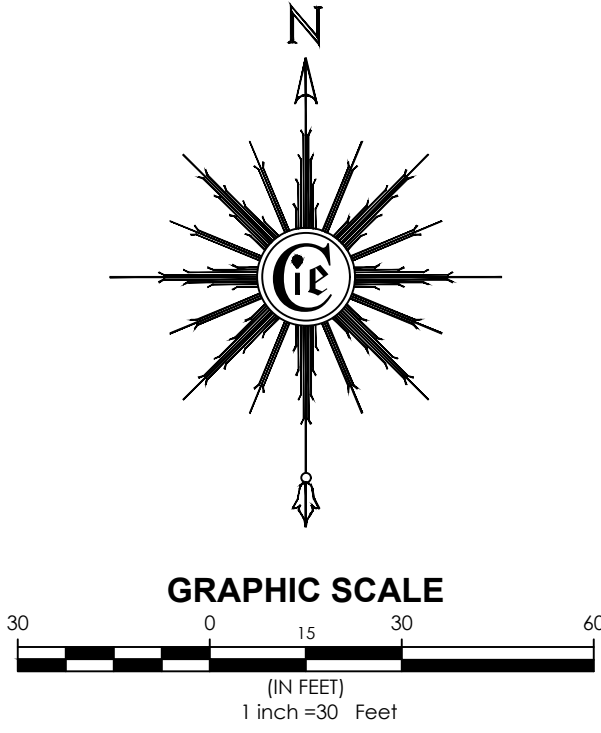
DRAINAGE STRUCTURES ST-N14 AND ST-N15 ARE PROPOSED TO COLLECT STORMWATER RUNOFF. THE MECHANICAL PARKING STRUCTURE (NO LONGER PROPOSED) WAS GOING TO BE CONSTRUCTED IN THE FUTURE AND THESE DRAINAGE STRUCTURES WERE GOING TO REMAIN FOR CONTINUITY THROUGH THE PROPOSED STORMWATER CONVEYANCE SYSTEM, ALTHOUGH THEY WOULD NOT DIRECTLY COLLECT STORMWATER RUNOFF DUE TO THE STRUCTURE. THE STRUCTURE IS NO LONGER PROPOSED, THEREFORE THE DRAINAGE STRUCTURES WILL CONTINUE TO COLLECT STORMWATER RUNOFF AND NO IMPACTS TO THE DRAINAGE SYSTEM WILL OCCUR PER THIS RESUBMITTAL.

C:\DROPROX [EC]\PROJECTS\131.0.0.10\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\20 DRAINAGE PLAN 2.DWG, MarkMurray, 10/16/2019 3:14:59 PM



DRAINAGE NOTES

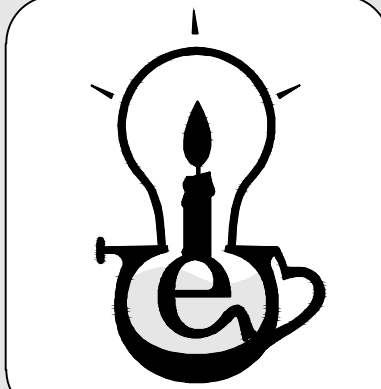
1. ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SODDED. ALL SLOPES 3:1 AND STEEPER SHALL BE SODDED.
2. CONTRACTOR SHALL INSTALL SILT FENCE ALONG LIMITS OF CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING CURRENT PHASE OF CONSTRUCTION.
3. EROSION CONTROL MEASURES (SILT FENCE) SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. IT SHALL BE REPAIRED / REPLACED AS NECESSARY.
4. ROUTINE MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL BE CONDUCTED BY OWNER TO INSURE THAT THE FACILITIES OPERATE AS ORIGINALLY DESIGNED. THE MAINTENANCE PLAN SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO THE STATE AT THE SAME TIME OF THE AS-BUILT CERTIFICATION FORM.
5. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
6. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER.
9. CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL DRIVEWAY IS IN PLACE.
10. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISION TRIANGLE.
11. DOWNSPOUT CONNECTIONS (LABELED AS 'DS' ON THIS SHEET) ARE 6" CONNECTIONS UNLESS OTHERWISE NOTED. CONNECTION LOCATIONS ARE APPROXIMATE, PLEASE SEE ARCHITECTURAL PLANS FOR MORE INFORMATION & DETAILS.
12. STORM CLEANOUTS ARE LABELED AS 'SC' ON THIS SHEET.



INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
THINK • DREAM • DO
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT
DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32241

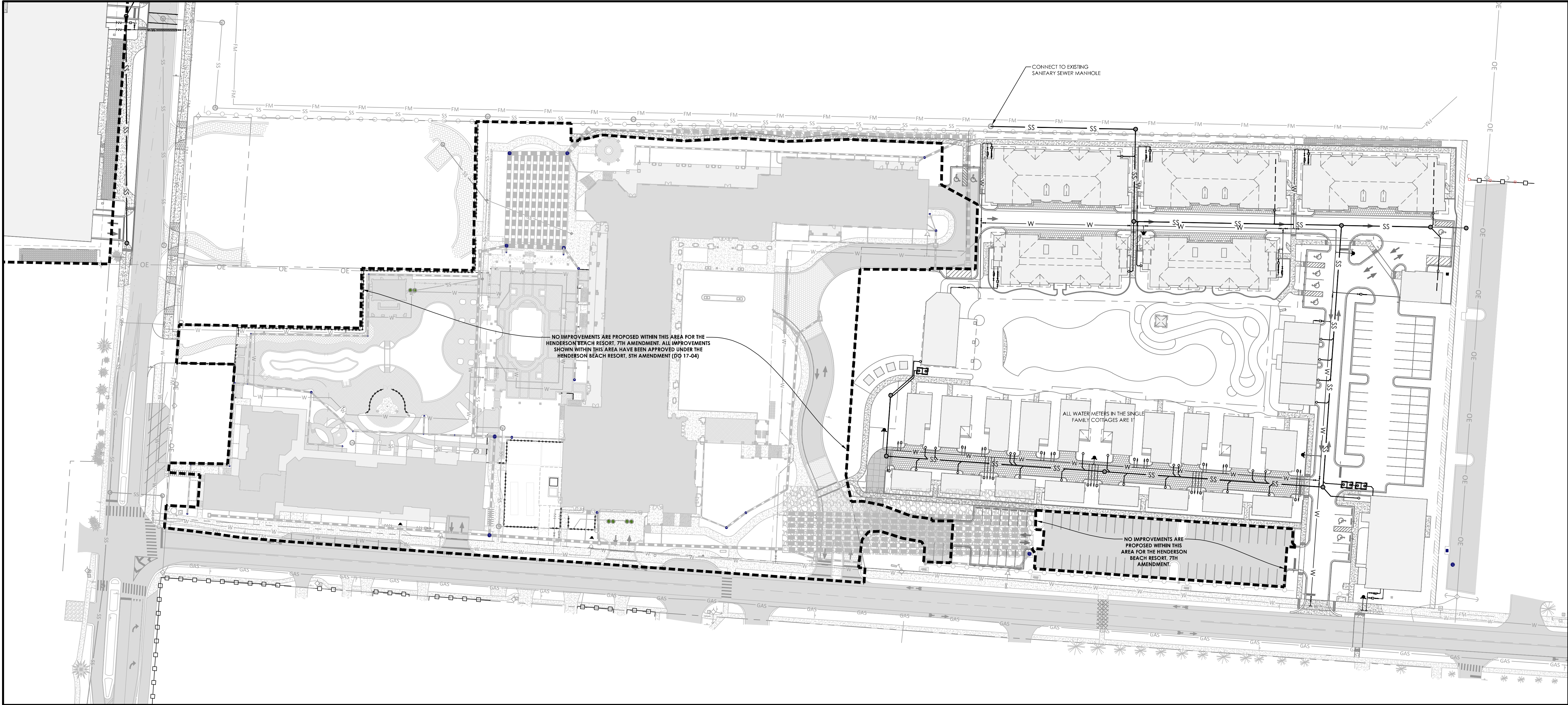
RECORD DATA
DATE: 11.04.2014
REV. No: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



SHEET TITLE
DRAINAGE
PLAN (4 OF 4)

SHEET NUMBER
22 OF 40

C:\DROPROX\EC\PROJECTS\131.0.0.10\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\21 UTILITY PLAN 1.DWG. MarkMurray, 10/16/2019 3:15:16 PM

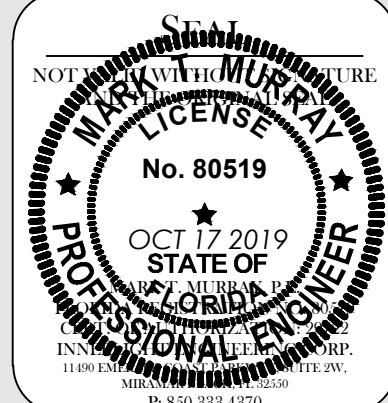
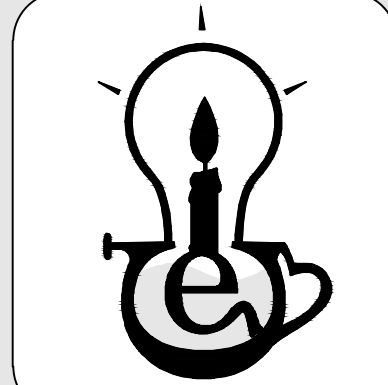
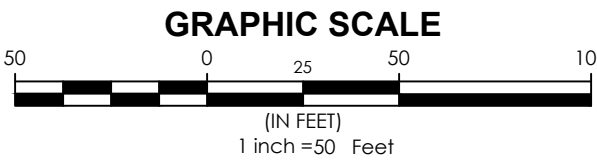
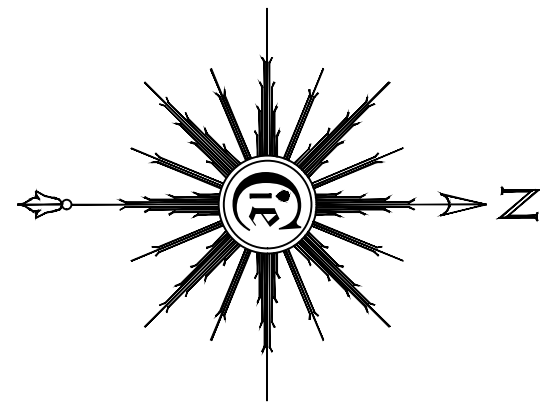


GENERAL UTILITY PLAN NOTES

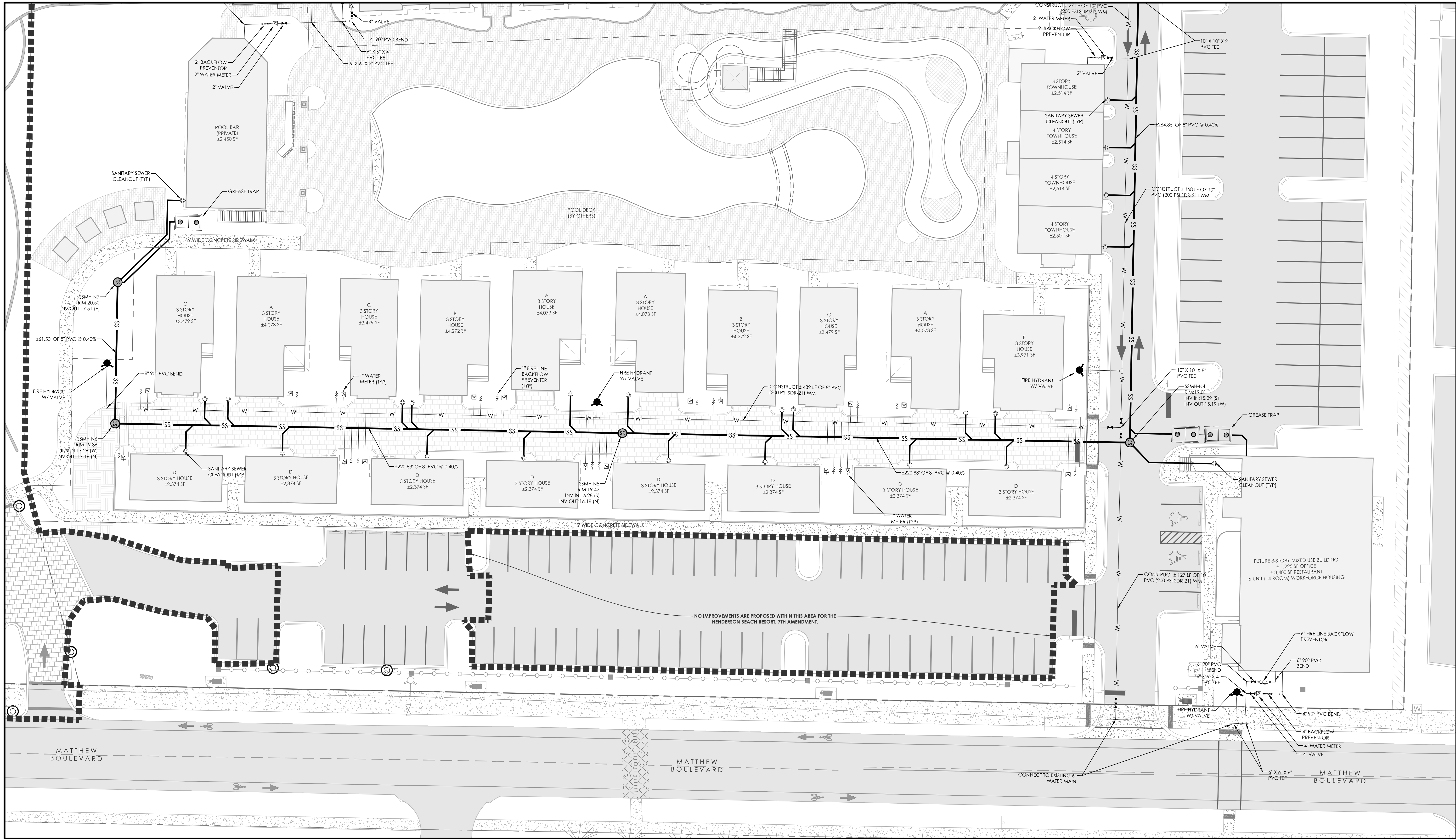
1. CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY DESTIN WATER USERS AT LEAST 24 HOURS IN ADVANCE TO BE ON-SITE DURING THE CONSTRUCTION FOR INSPECTION AND VERIFICATION.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, DEVELOPER, ENGINEER OF RECORD, CITY OF DESTIN, AND DESTIN WATER USERS WHEN FDEP PERMITS HAVE BEEN ISSUED AND PRIOR TO CONSTRUCTION.

GENERAL POTABLE WATER NOTES

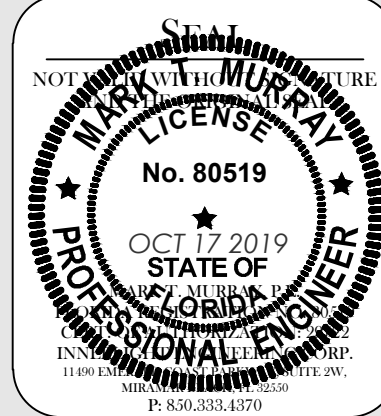
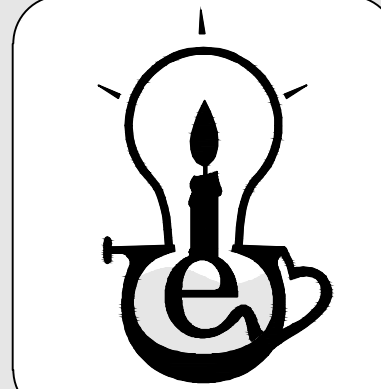
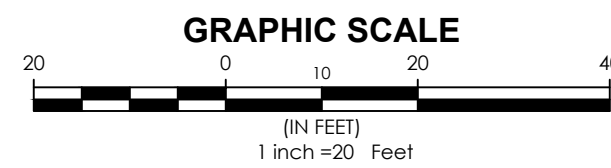
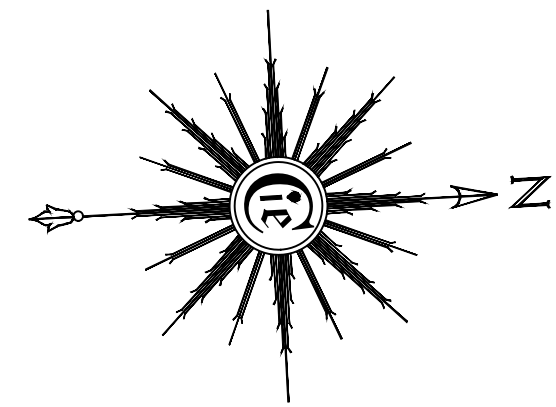
1. JOINT RESTRAINTS SHALL BE REQUIRED ON ALL WATERLINES WITHIN THE DEVELOPMENT.
2. ALL WATER METERS DEPICTED ON THESE PLANS ARE SHOWN SCHEMATIC. WATER METERS SHALL BE INSTALLED PER DESTIN WATER USERS' STANDARD DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. WATER MAIN TO BE CONSTRUCTED PER DESTIN WATER USERS' STANDARD SPECIFICATIONS.
4. FIRE HYDRANTS TO BE ASSEMBLED PER DESTIN WATER USERS' SPECIFICATIONS WITH APPROPRIATE 4" DUCTILE IRON LEADER AND 6" GATE VALVES.
5. WATER DETAILS SHOWN ON SHEETS 33 THROUGH 35, FOR INFORMATIONAL PURPOSES. CONTRACTOR TO VERIFY DETAILS AND SPECIFICATIONS WITH DESTIN WATER USERS' DETAILS AND SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE WITH DESTIN WATER USERS PRIOR TO MAKING ANY CONNECTIONS.



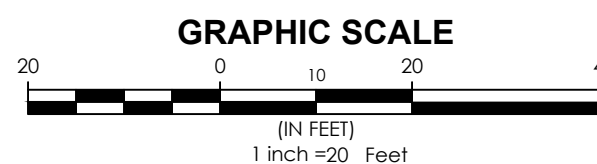
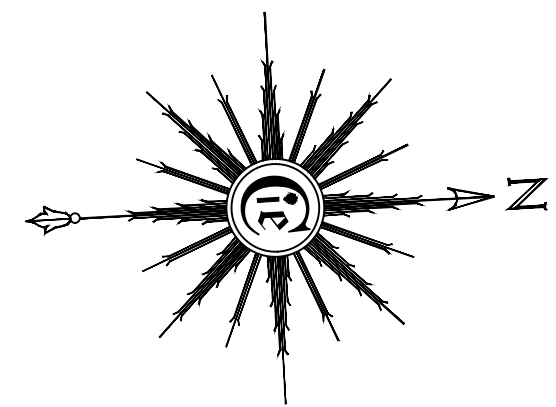
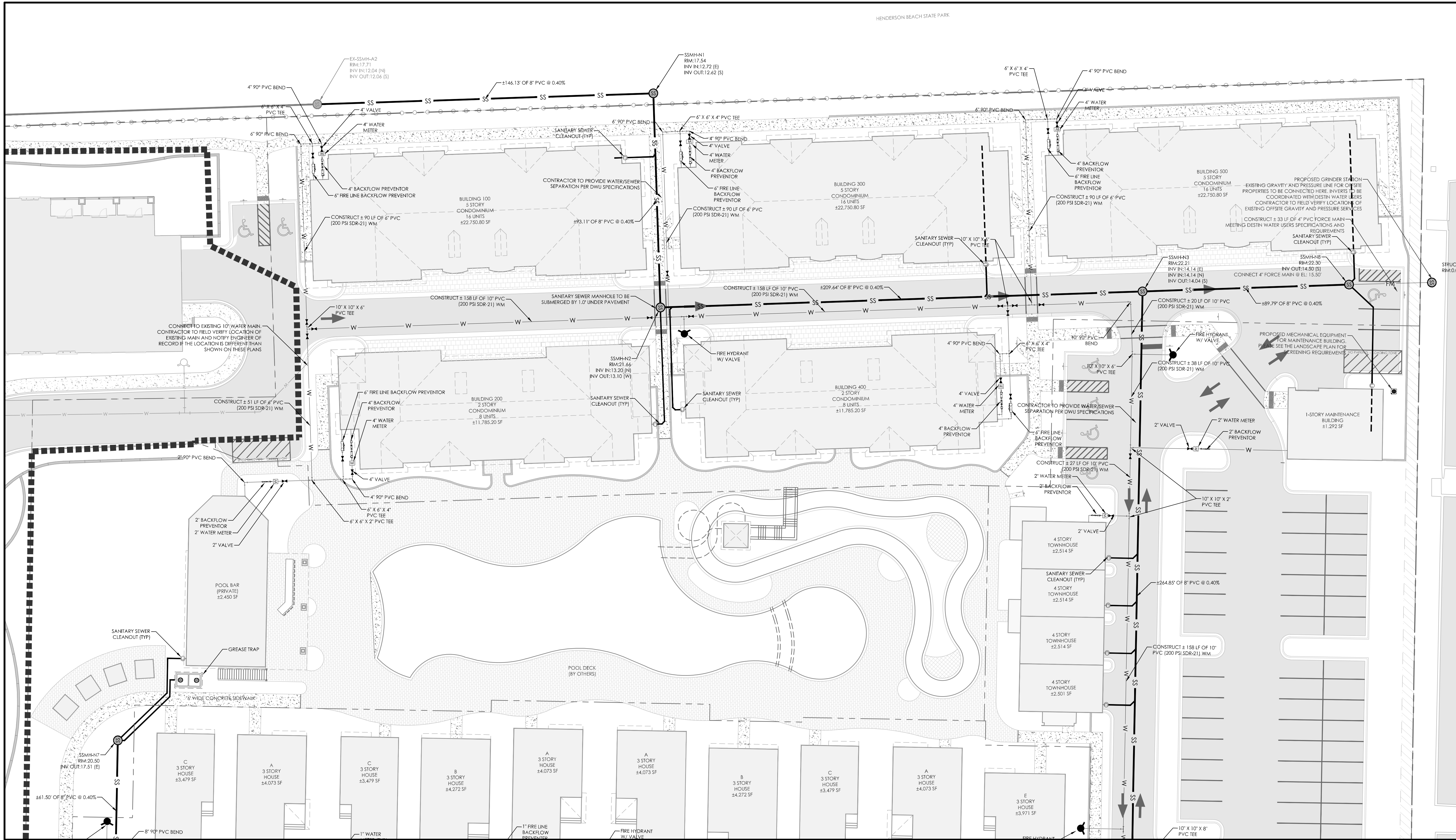
C:\DROPOX\EC\PROJECTS\131.00.10-HENDERSON BEACH RESORT\3-ENGINEERING\3-CDS\AMENDMENT 7\2-SHEETS\UTILITY PLANS 20 SCALE DWG. MarkMurray, 10/16/2019 3:15:36 PM



BIKE PARKING SIGNS SHALL BE IN CONFORMANCE WITH THE MUTCD SPECIFICATIONS FOR A BICYCLE PARKING AREA SIGN (D4-3)



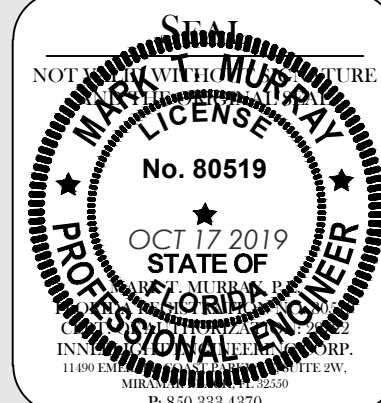
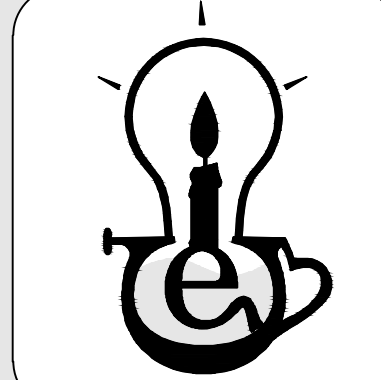
C:\DROPOX [EC]\PROJECTS\131.00.10\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\UTILITY PLANS 20 SCALE.DWG. MarkMurray, 10/16/2019 3:15:46 PM



INNERLIGHT ENGINEERING CORPORATION
THINK THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT
DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32241

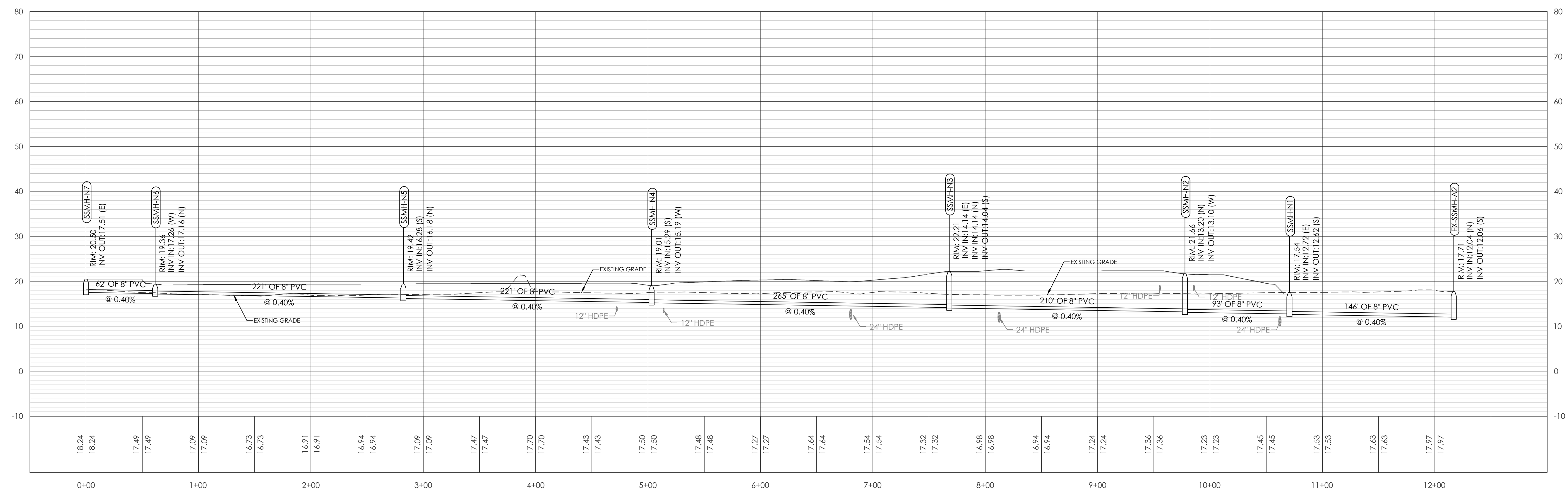
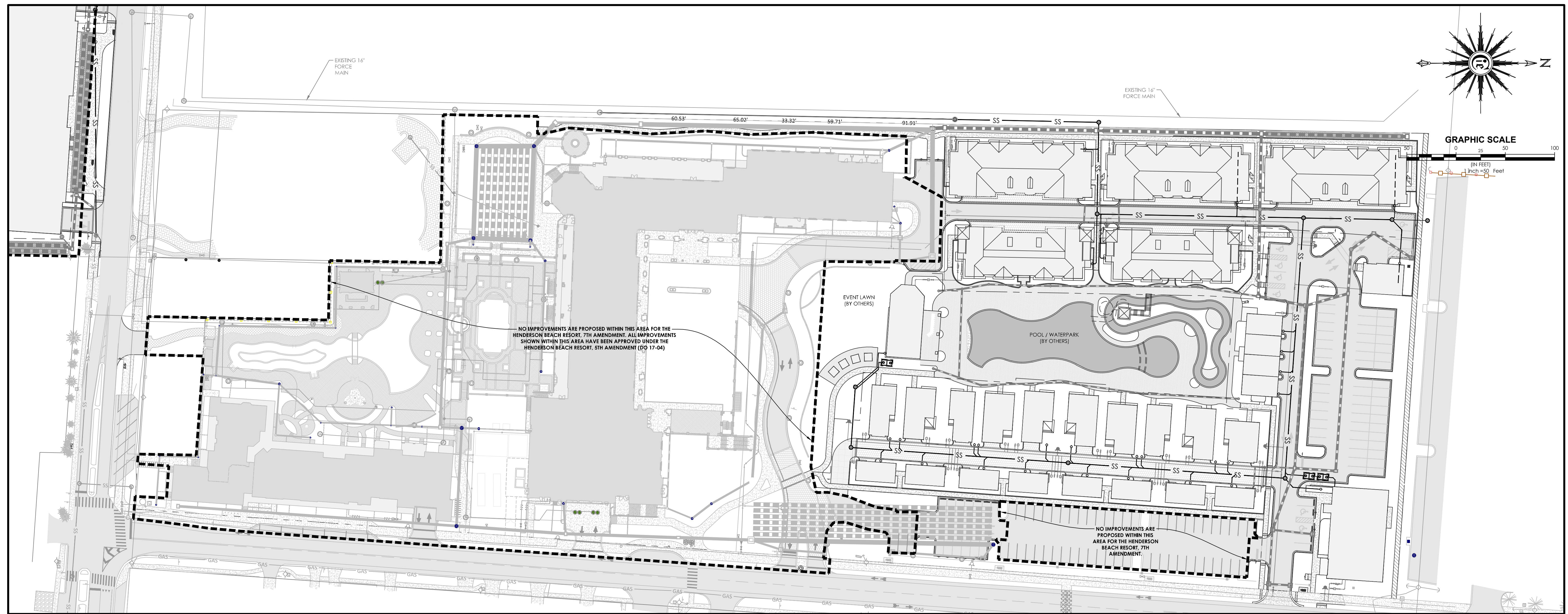
RECORD DATA
DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



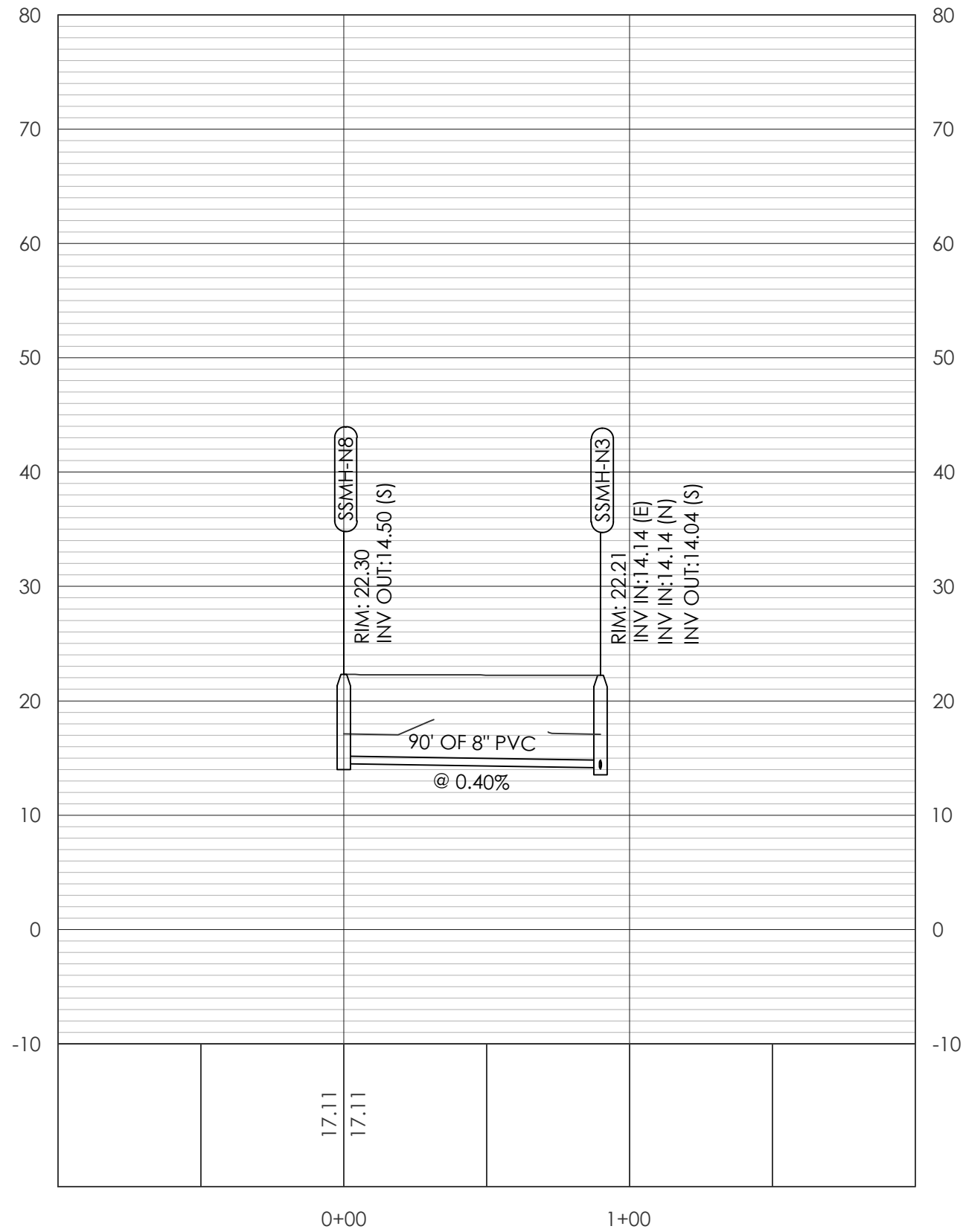
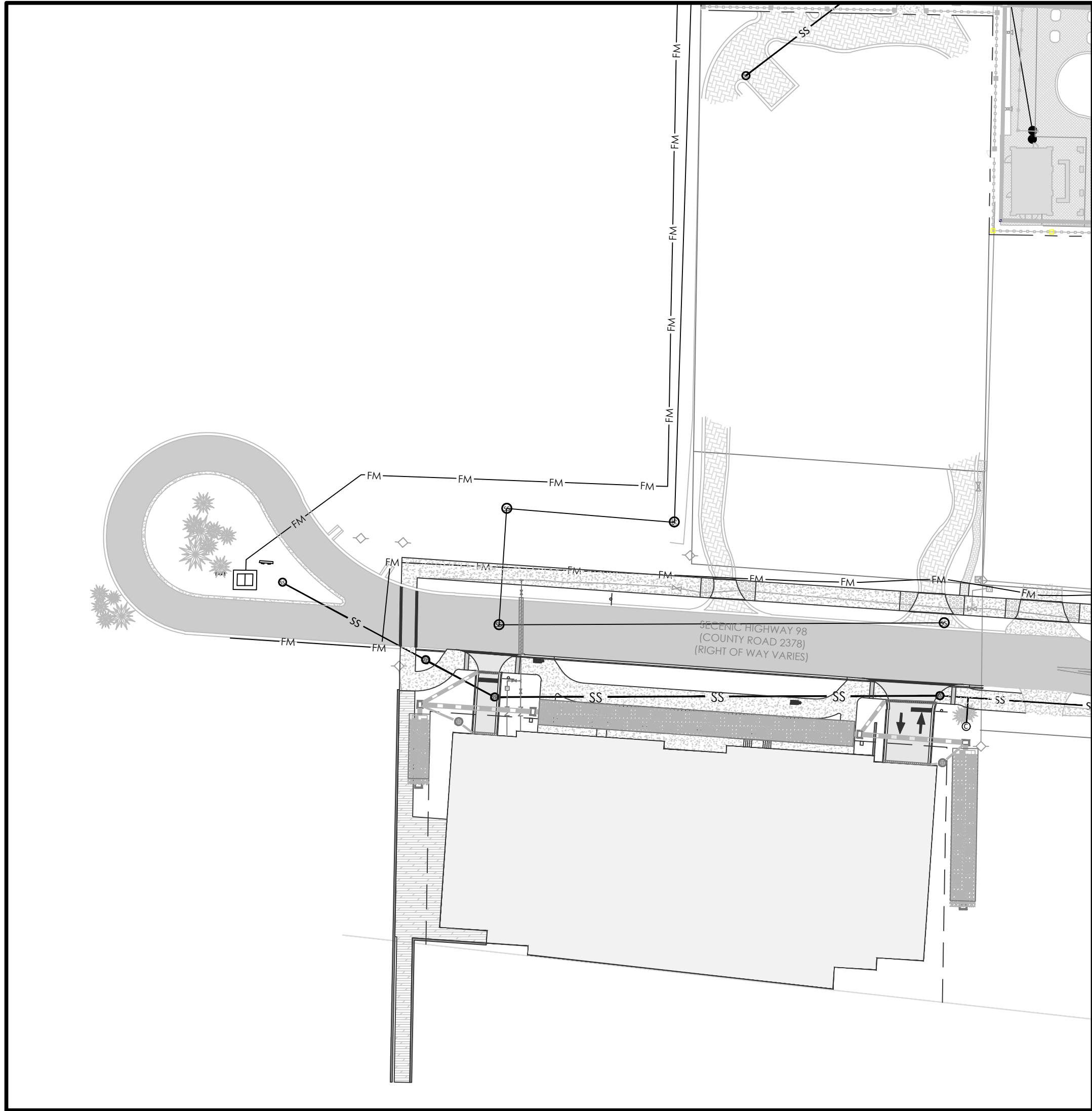
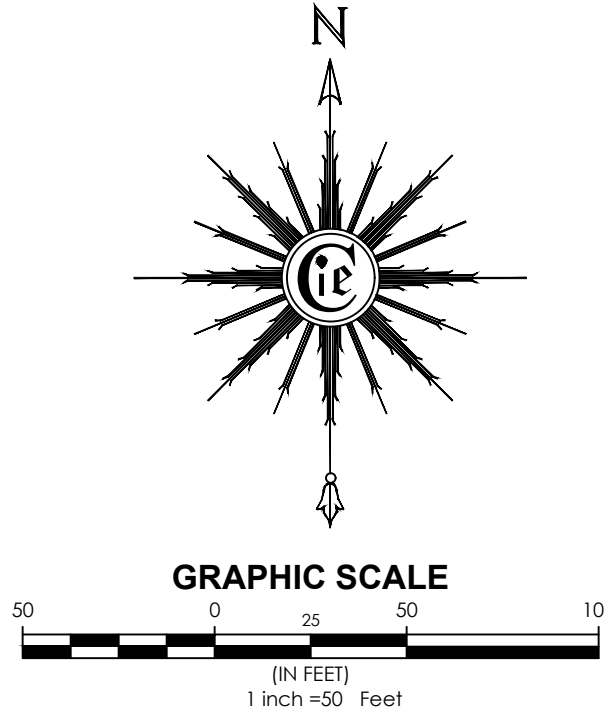
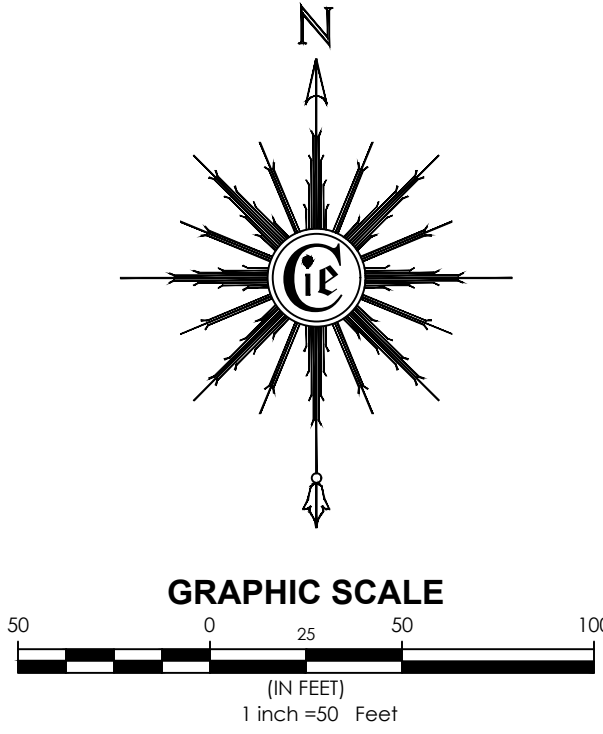
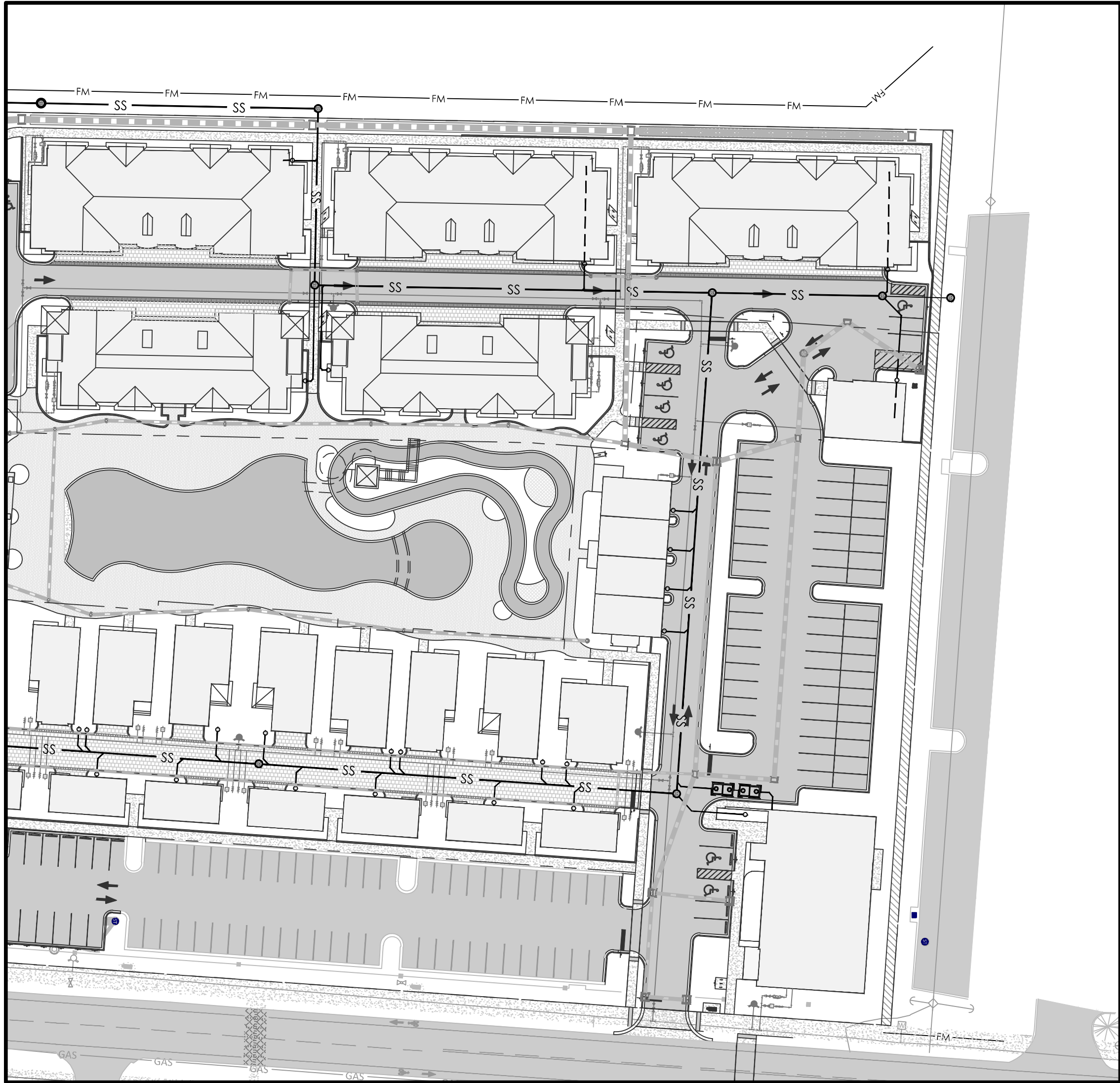
SHEET TITLE
UTILITY PLAN
(3 OF 4)

SHEET NUMBER
25 OF 40

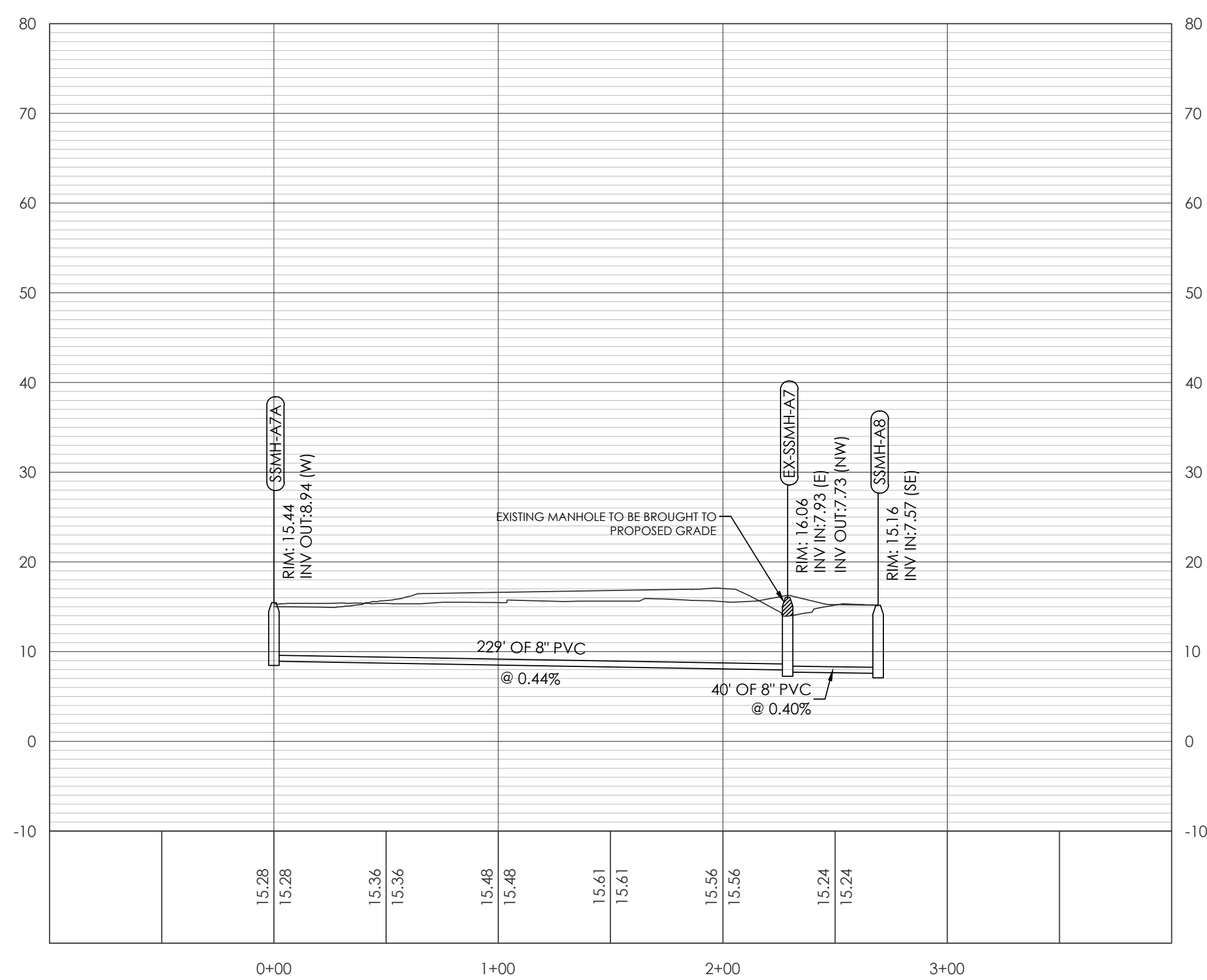




C:\DROPROX\IEC\PROJECTS\131.00.01\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\24.SANITARY SEWER PROFILE 2.DWG, MarkMurray, 10/16/2019 3:16:51 PM

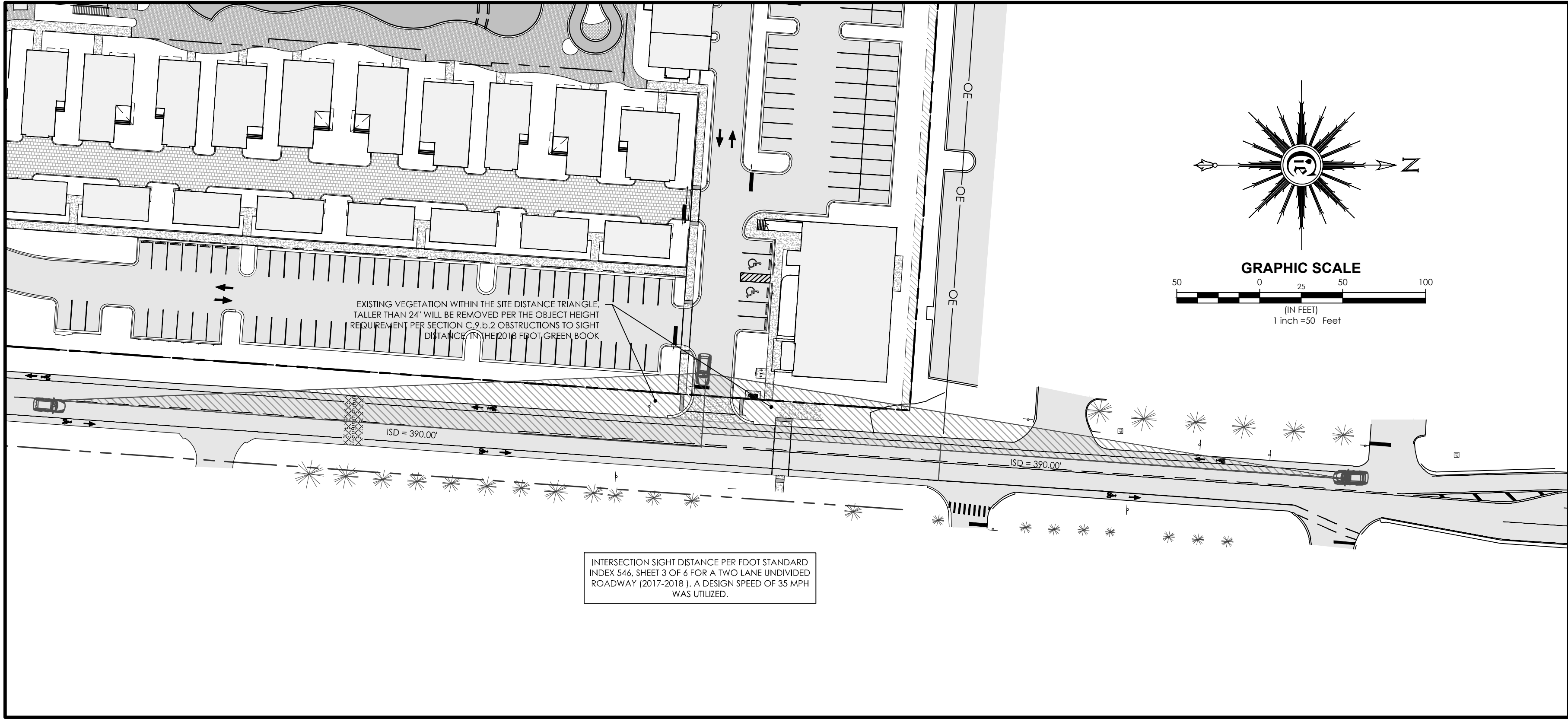


SSMH-N8 TO SSMH-N3

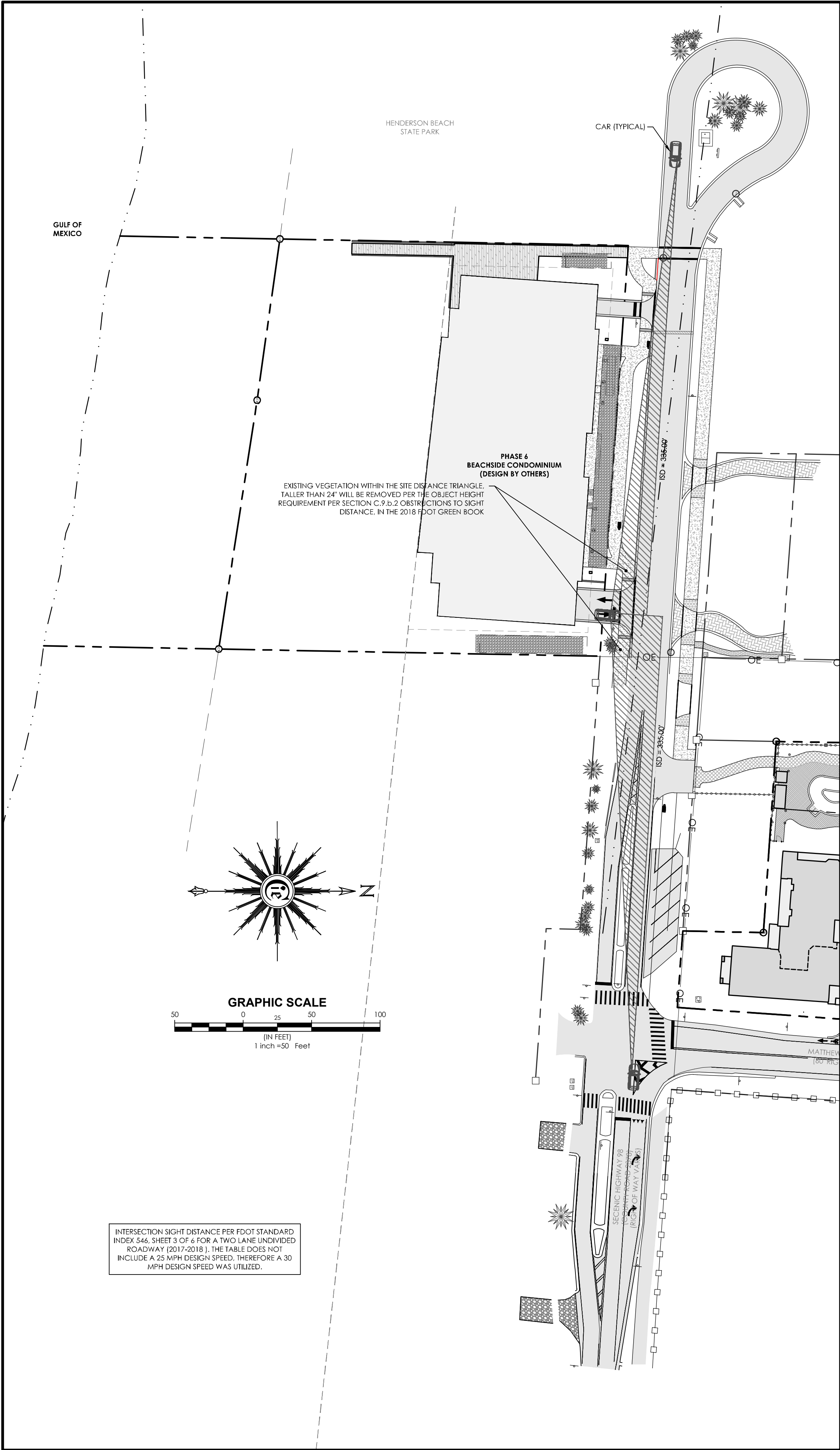


SSMH-A7A TO SSMH-A8

C:\DROPROX\IEC\PROJECTS\131.0.01.0\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\25 SSD & TURN LANE SECTIONS.DWG, MarkMurray, 10/16/2019 3:17:21 PM



HORIZONTAL SIGHT DISTANCE PLAN
MATTHEW BOULEVARD - 60' R/W (DESIGN SPEED OF 35 MPH)

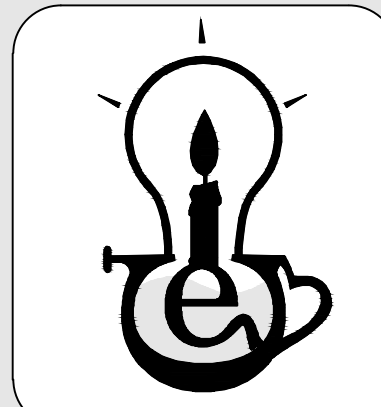


HORIZONTAL SIGHT DISTANCE PLAN
SCENIC HIGHWAY 98 - R/W VARIES (DESIGN SPEED OF 25 MPH)

INNERLIGHT ENGINEERING CORPORATION
THINK THE APPLIED SCIENCE OF SUCCESS
SCIENCE
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

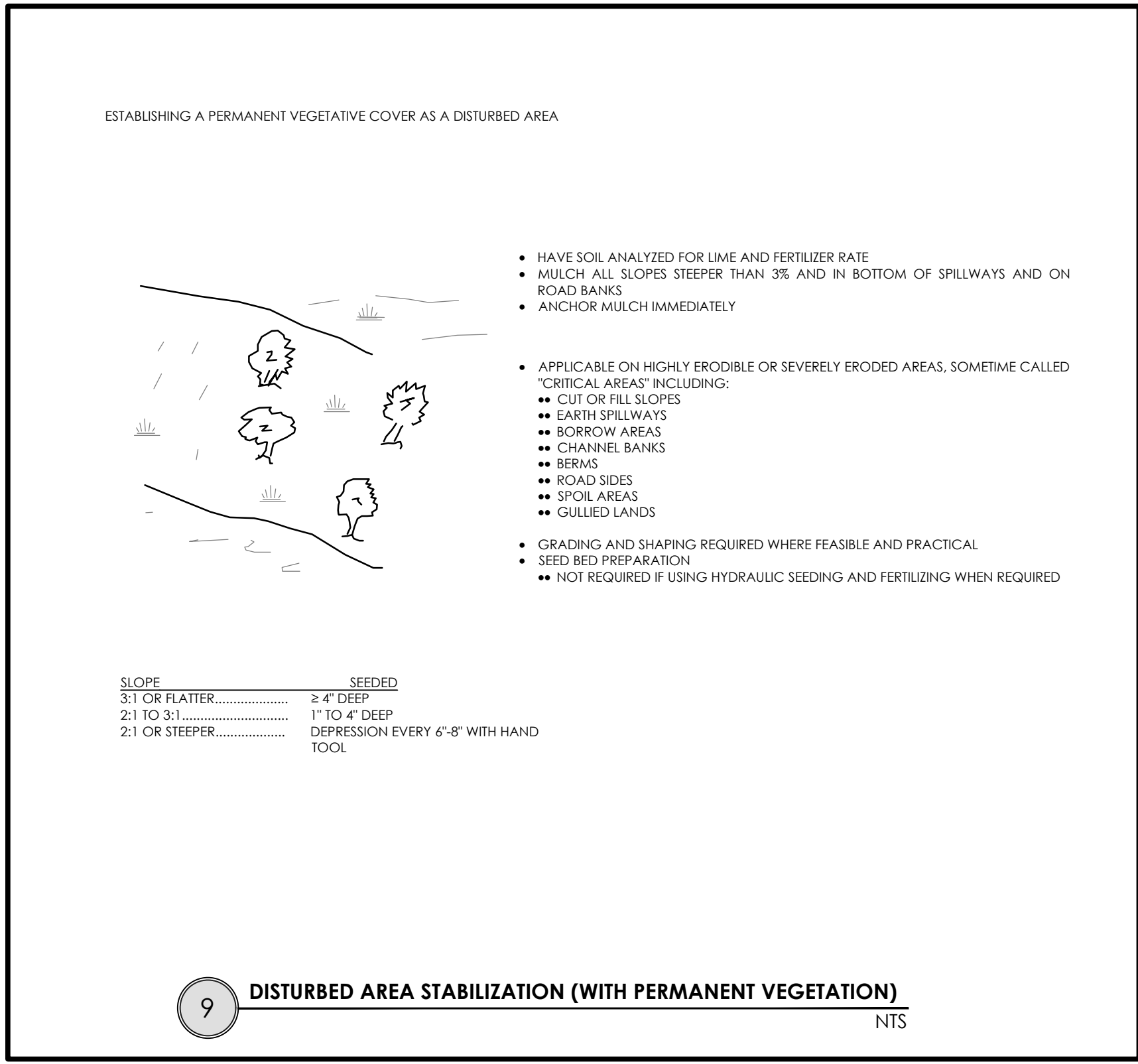
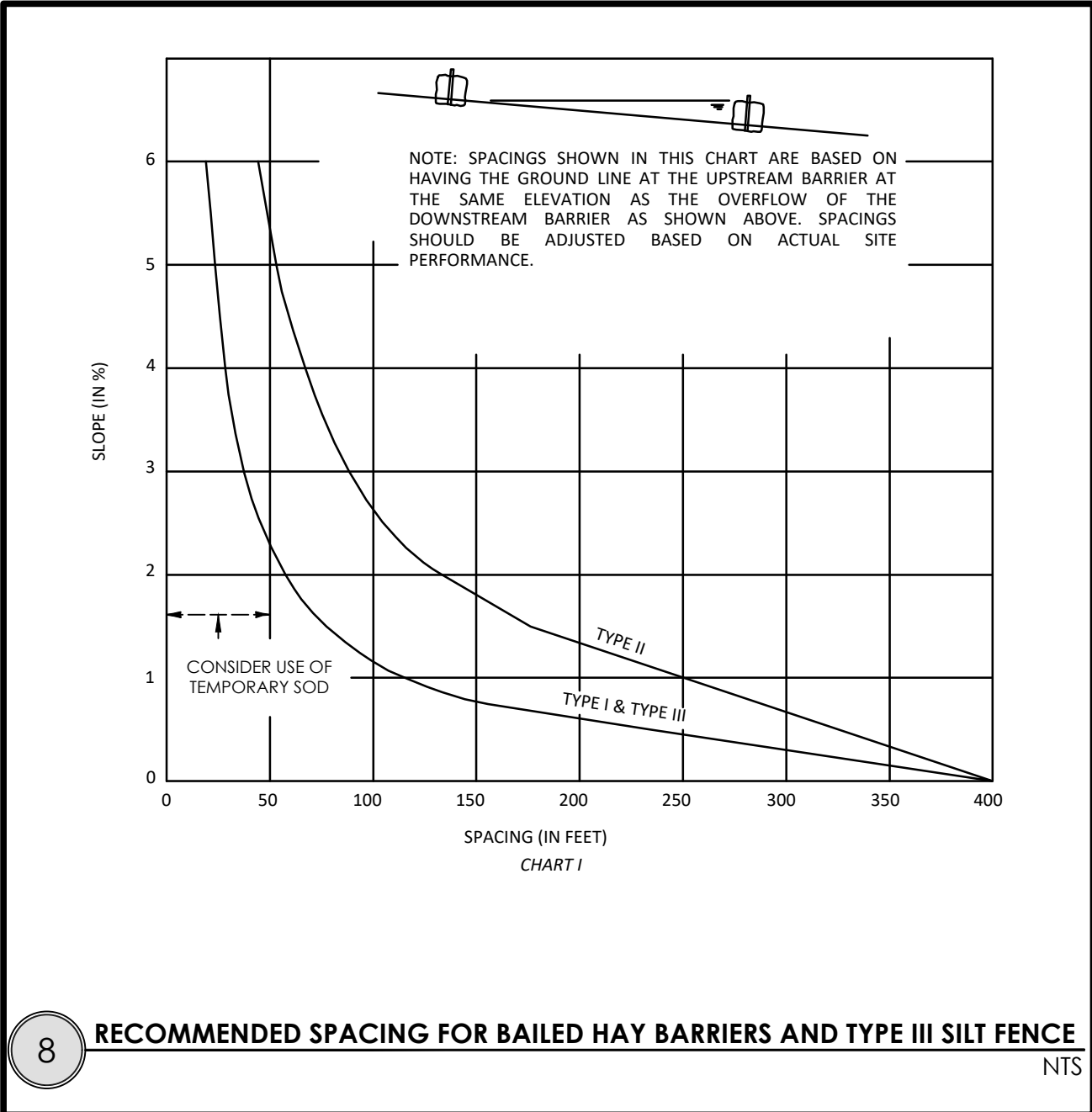
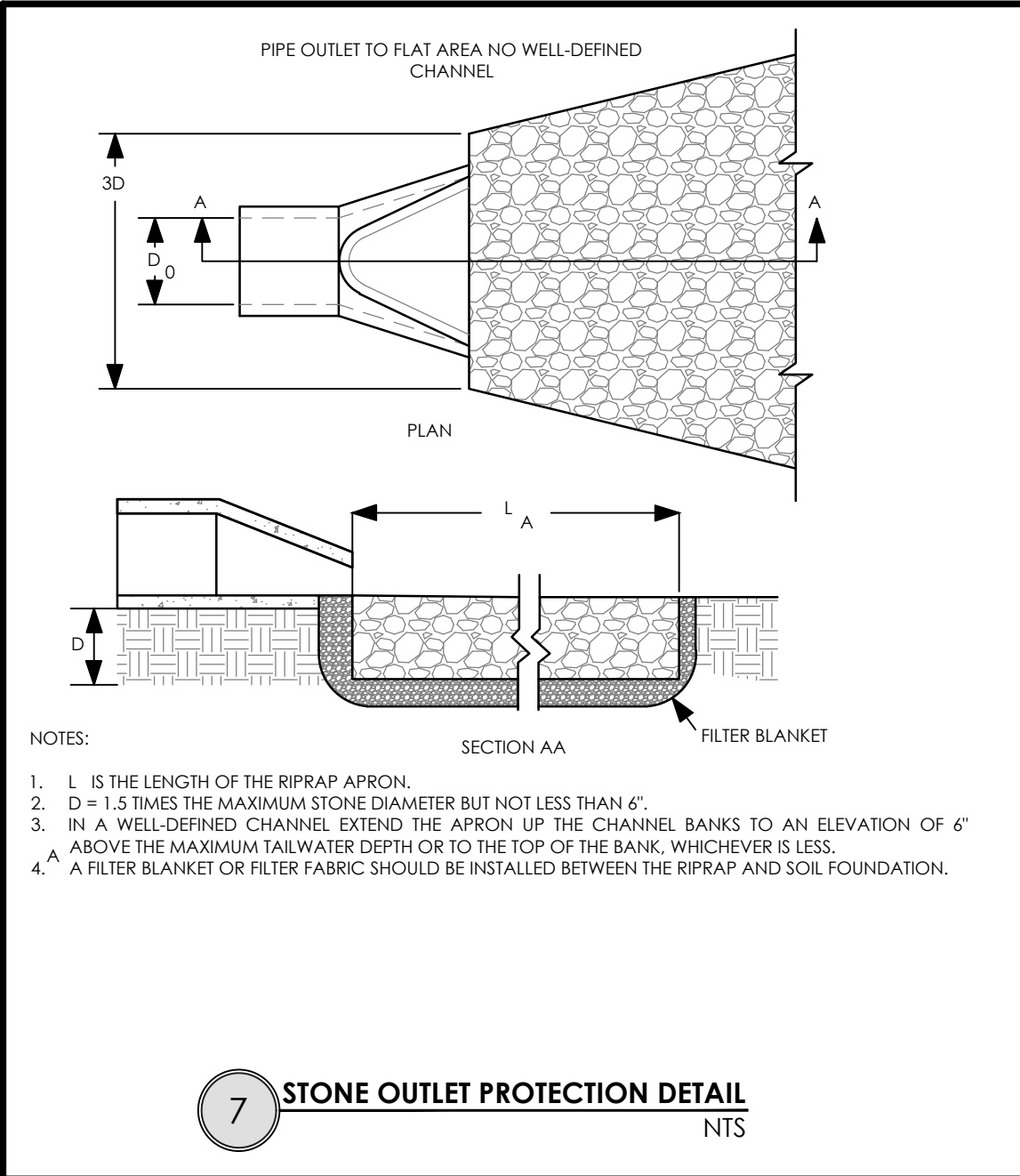
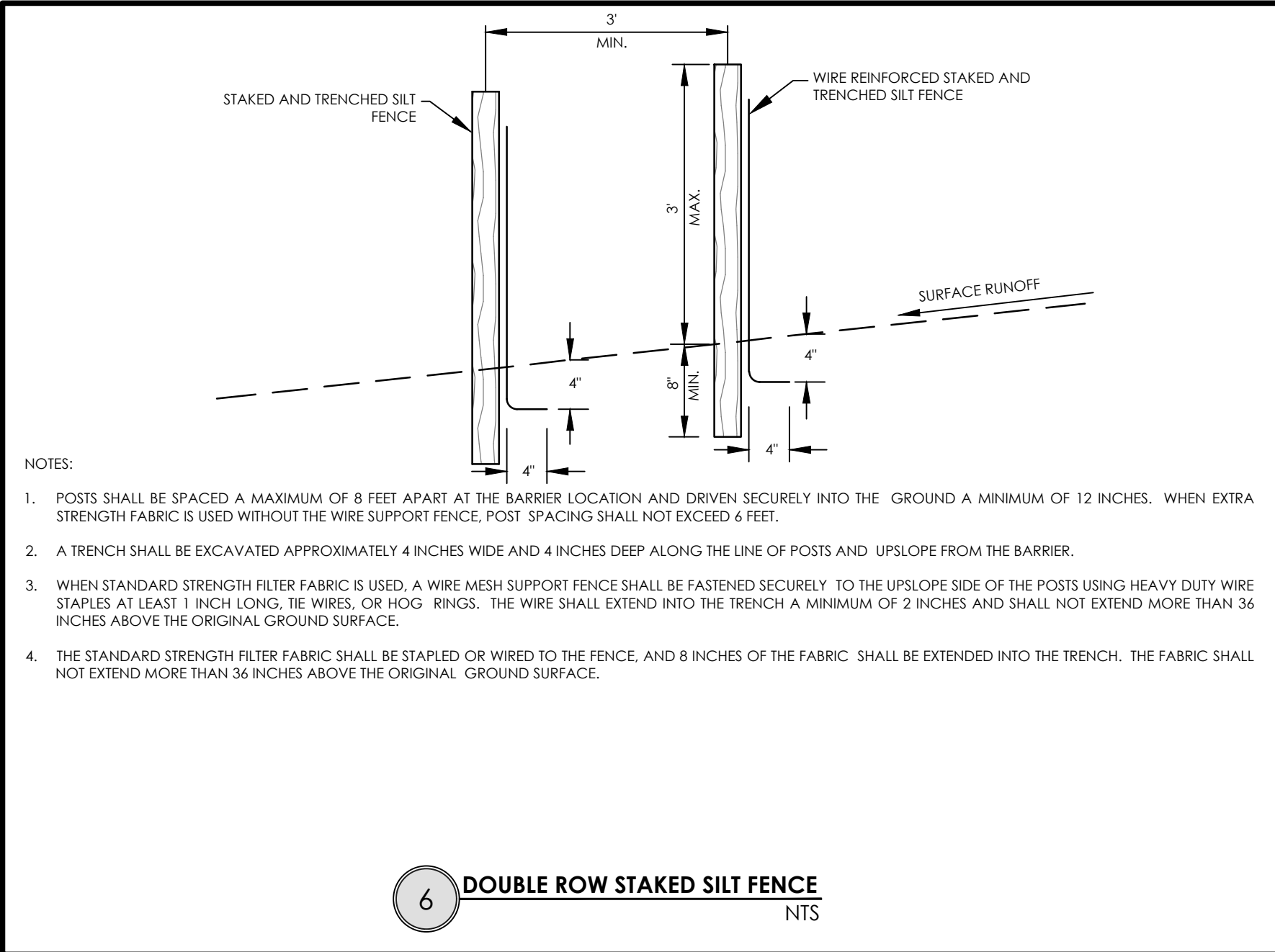
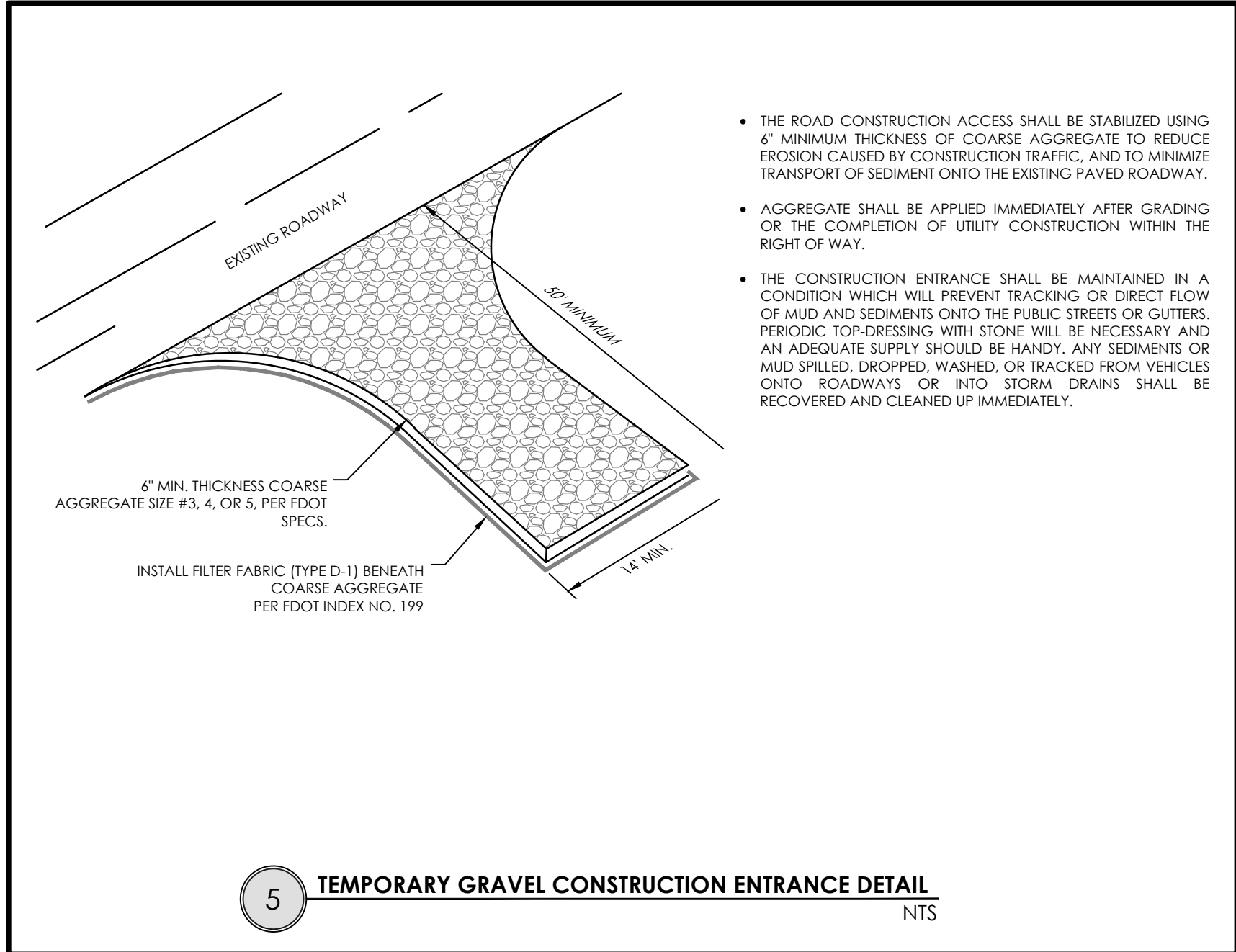
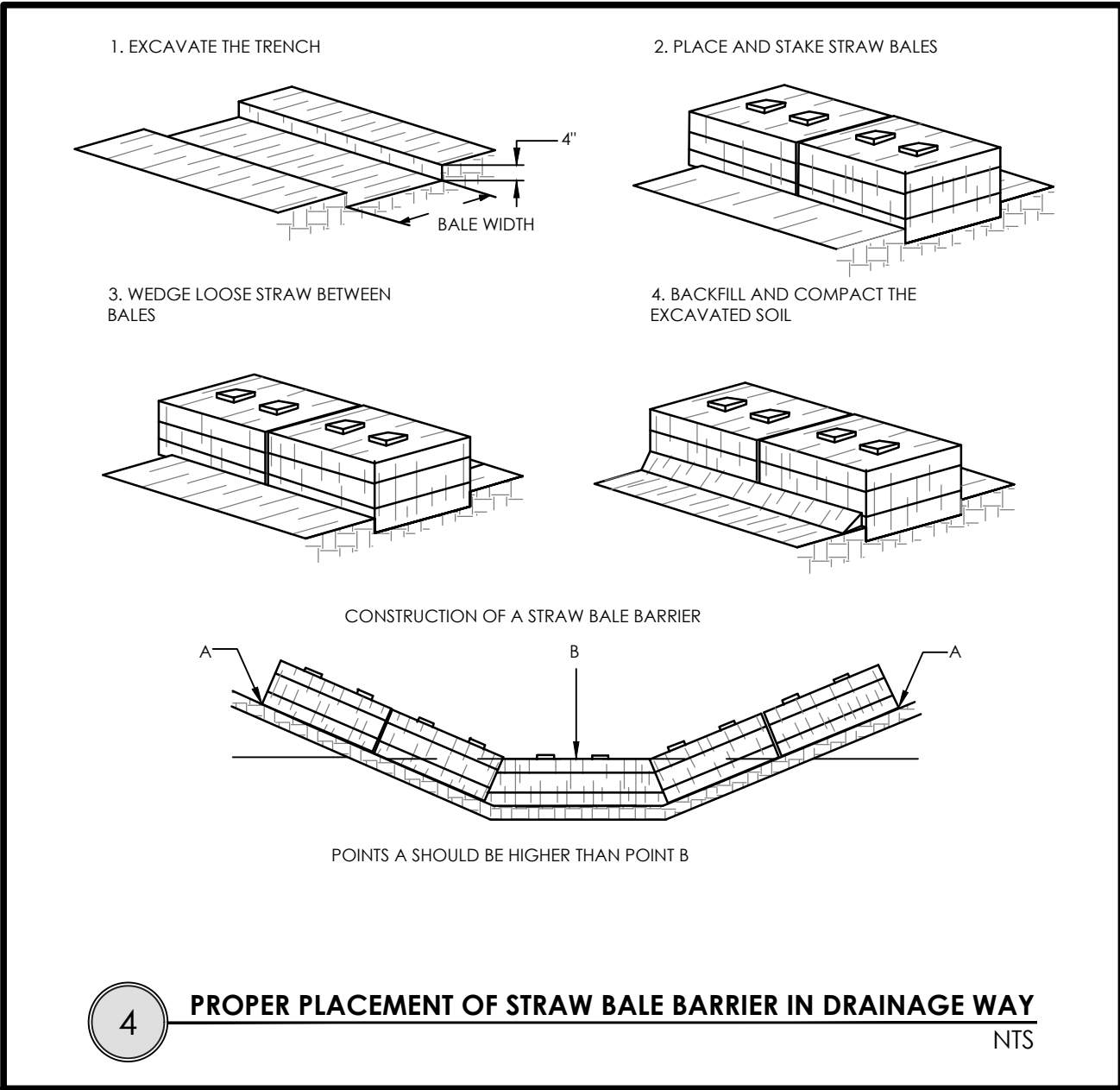
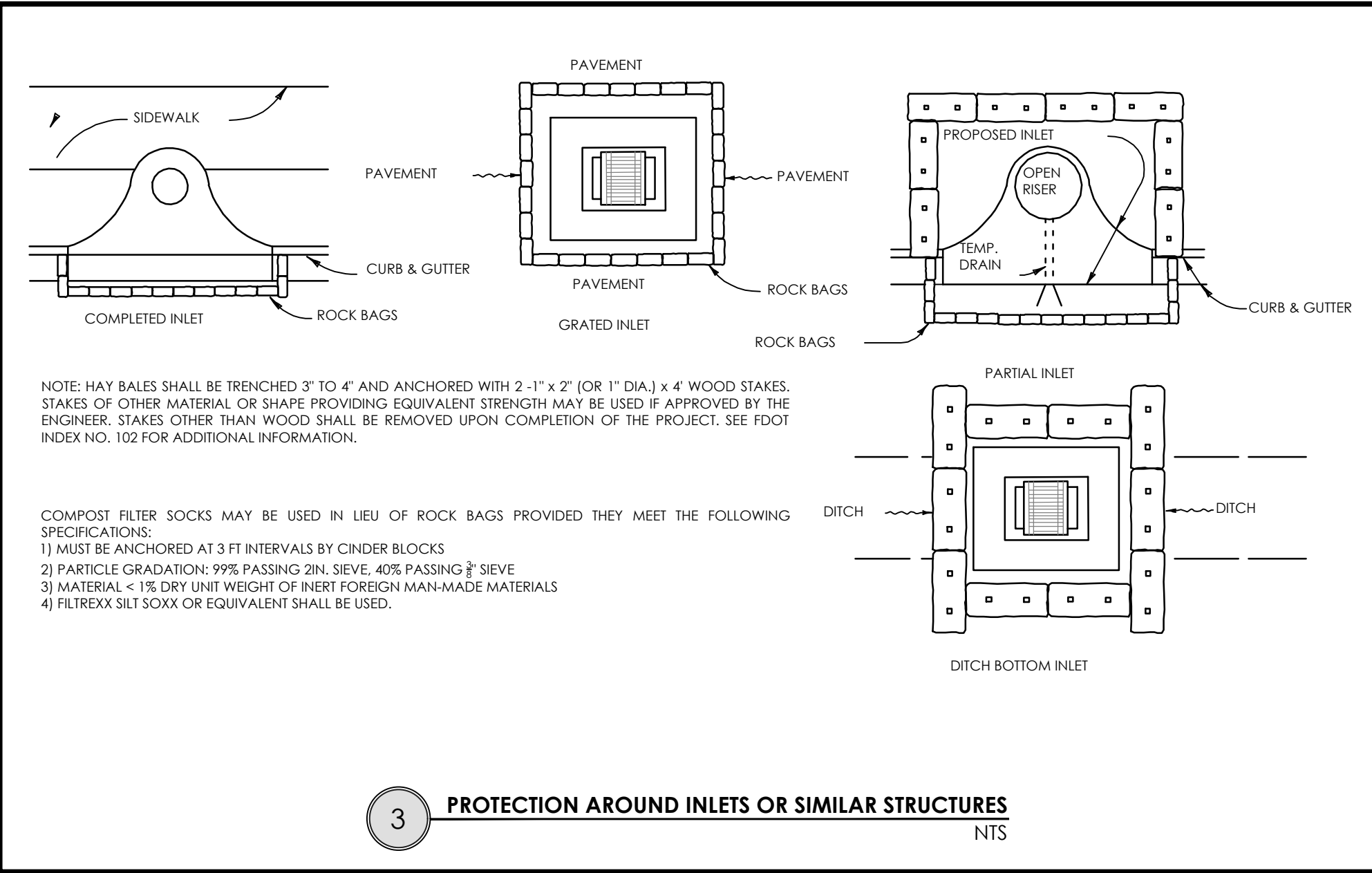
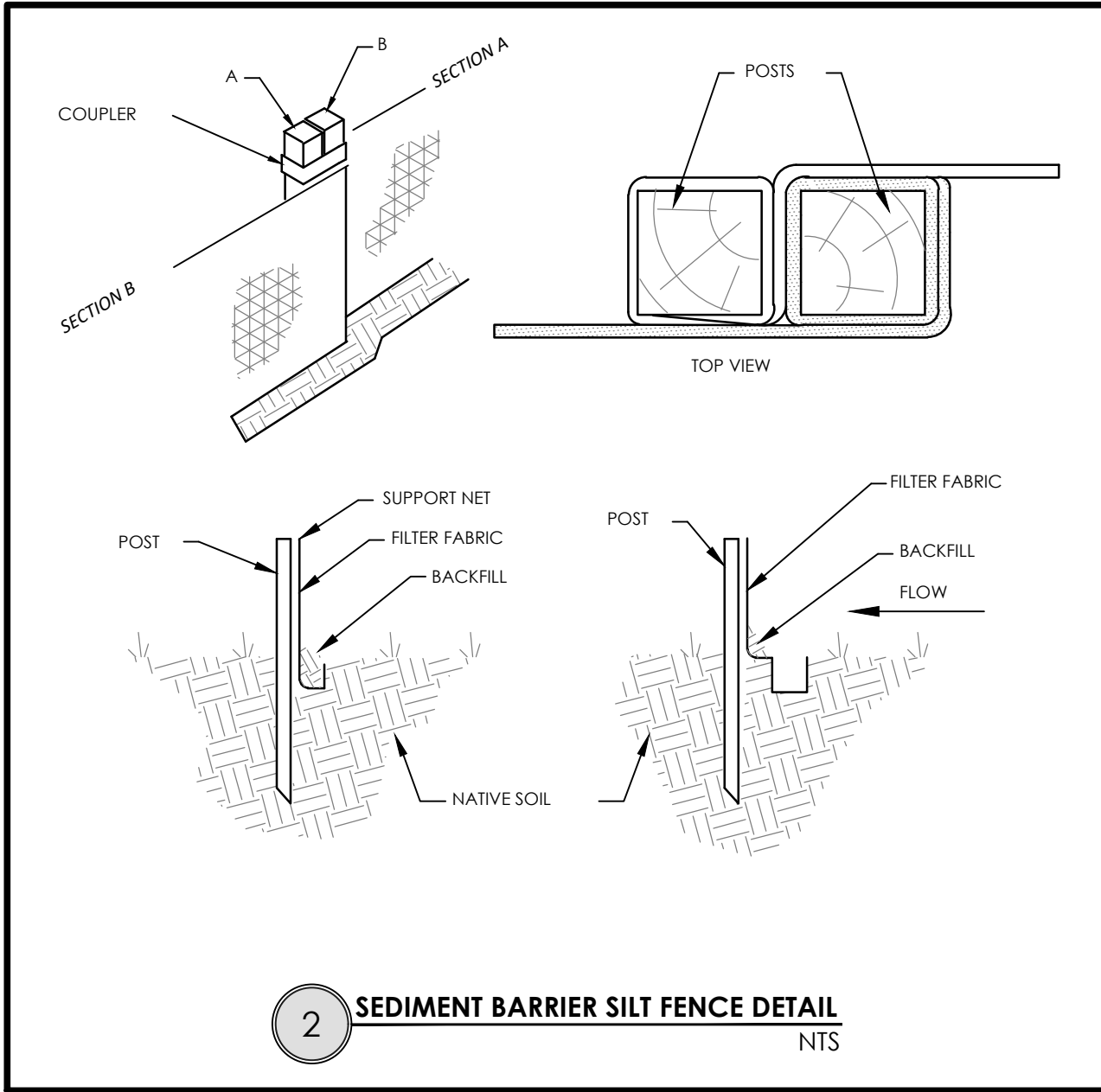
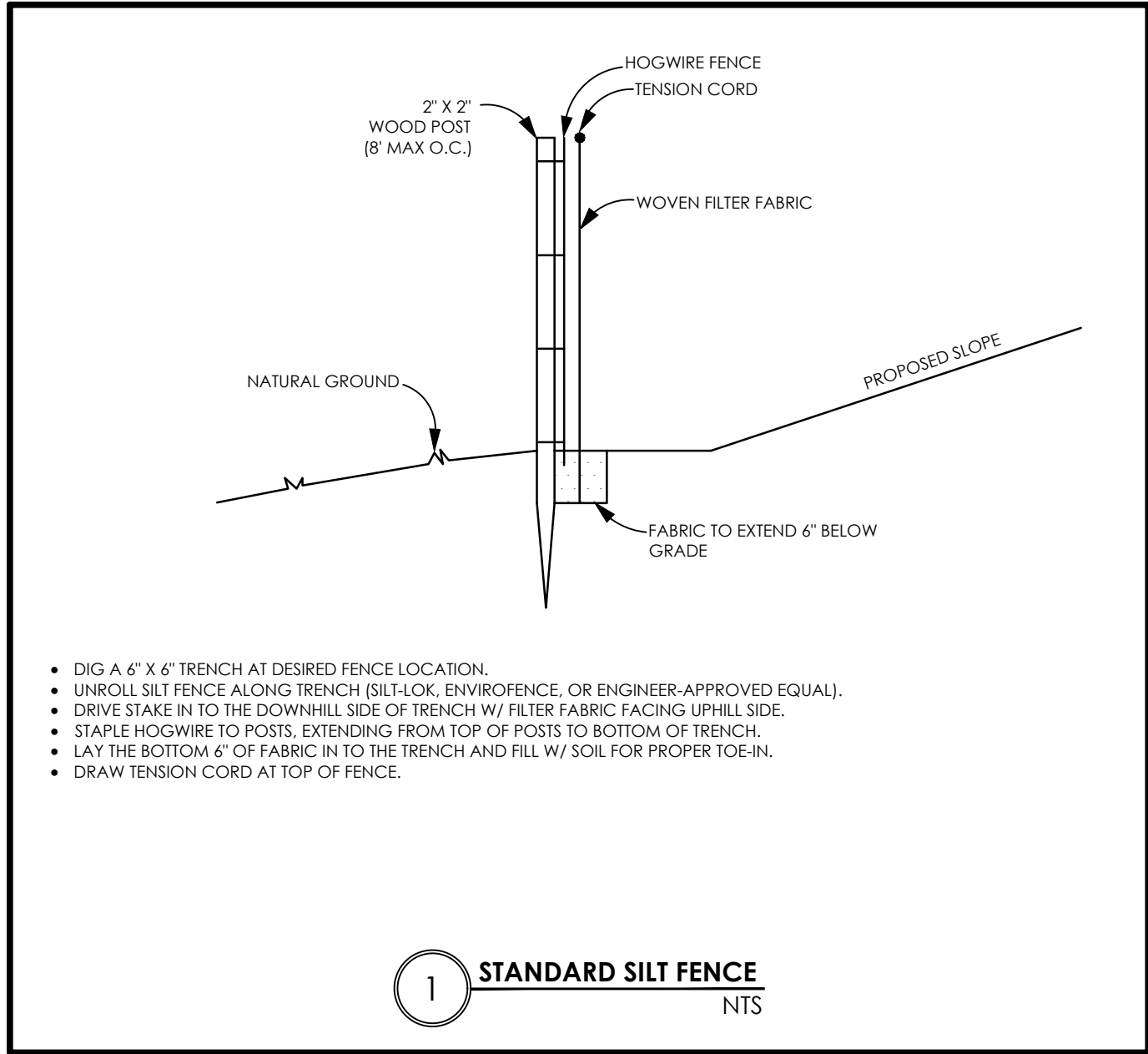
HENDERSON BEACH RESORT
SEVENTH AMENDMENT
DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA
DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES

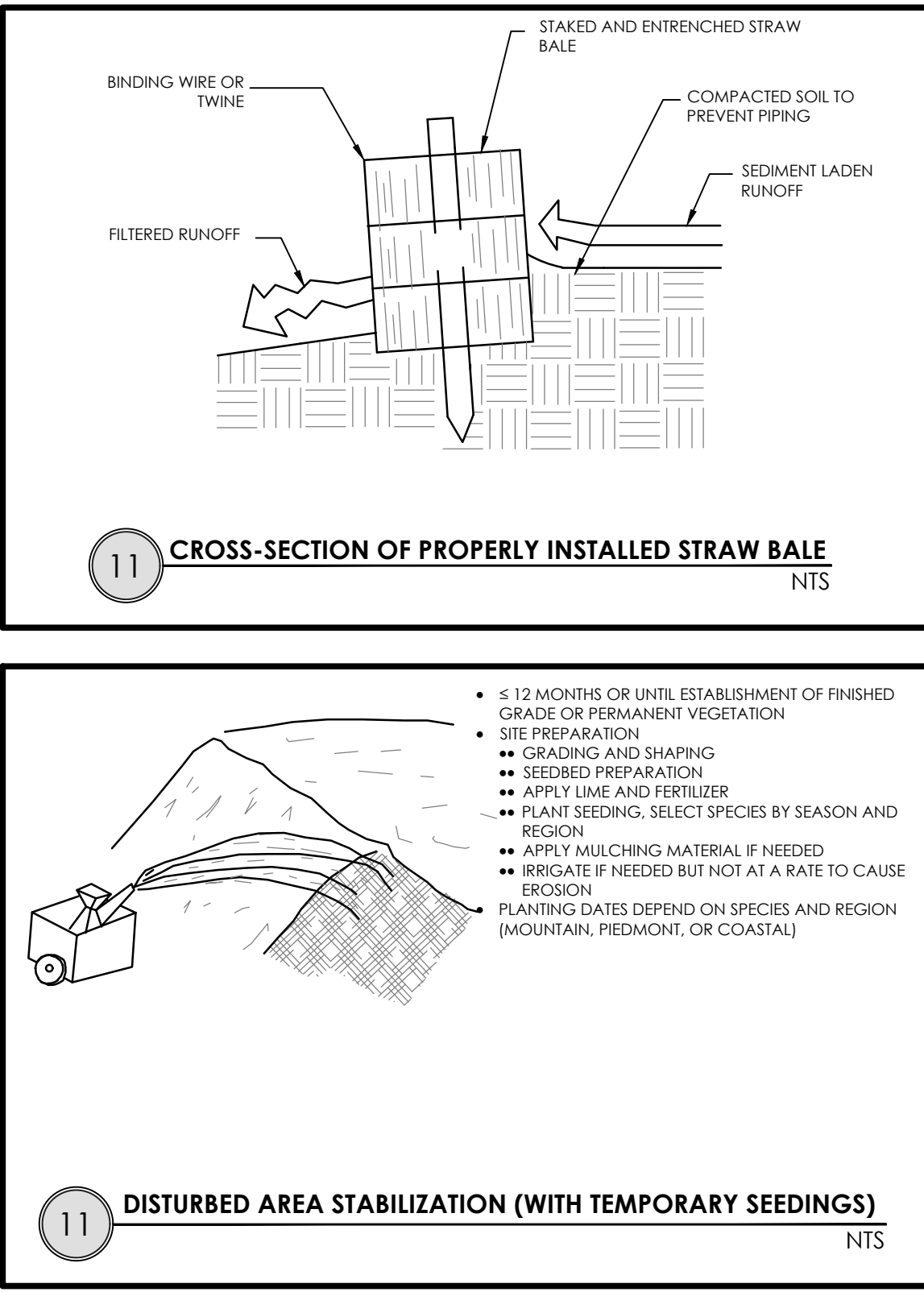


SHEET TITLE
HORIZONTAL
SIGHT
DISTANCE PLAN

SHEET NUMBER
29 OF 40



SPECIES	RATE PER 1,000 SF	RATE PER ACRE ¹	PLANTING DATES ²		
			MTS-L-STONE	PIEDMONT	COASTAL
RYE	3 POUNDS	2-3 BU.	8/1 - 12/1 3/1 - 4/1	9/1 - 1/1 3/1 - 4/1	10/1 - 3/1
RYEGRASS	1 POUND	40-50 POUNDS	8/1 - 12/1	8/15 - 1/1	8/15 - 3/1
RYE AND ANNUAL LESPEDZA	1-1/2 POUNDS 1/2 POUND	1-1-1/2 BU. 20-25 POUNDS	3/1 - 4/1 3/1 - 4/1	3/1 - 4/1 3/1 - 4/1	2/1 - 3/1 2/1 - 3/1
WEeping LOVEGRASS	0.2 POUNDS	4-6 POUNDS	3/15 - 8/1	3/1 - 8/15	2/15 - 8/15
SUDANGRASS	1 POUND	35-45 POUNDS	4/1 - 8/1	4/1 - 7/15	4/1 - 7/15
BROWNTOP MILLET	1 POUND	30-40 POUNDS	4/1 - 7/1	4/1 - 7/15	4/1 - 7/15
WHEAT	3 POUNDS	2-3 BU.	10/1 - 12/1	10/15 - 1/1	11/1 - 1/15



MATERIAL	RATE
STRAW OR HAY	2 - 1/2 TONS / ACRE
WOOD WASTE, CHIPS, SAWDUST OR BARK	2\"/>

1 **TYPICAL SECTION #1**
NTS

5 CONCRETE SIDEWALK DETAIL NTS

6 CONTROL JOINT DETAIL
NTS

7 EXPANSION JOINT DETAIL
NTS

9 SIGN PLACEMENT DETAILS

10 TRAFFIC SIGNAGE DETAIL

2 TYPICAL SECTION #2

3 18" STANDARD CURB & GUTTER NTS

4 RIBBON CURB

8 CONCRETE MULTI-USE TRAIL (MUT) DETAIL NTS

PAVEMENT ARROW & MESSAGE DETAIL

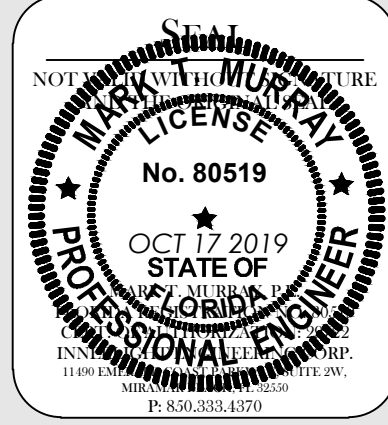
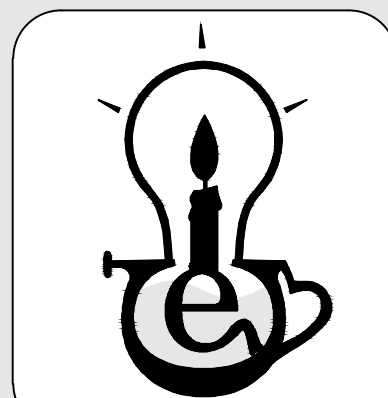
NOTE:
WHEN ARROW AND PAVEMENT MESSAGE ARE USED TOGETHER, THE ARROW SHALL BE LOCATED DOWN STREAM OF THE PAVEMENT MESSAGE AND SHALL BE SEPARATED FROM THE PAVEMENT MESSAGE BY A DISTANCE OF 25' (BASE OF THE ARROW TO BASE OF THE MESSAGE.)

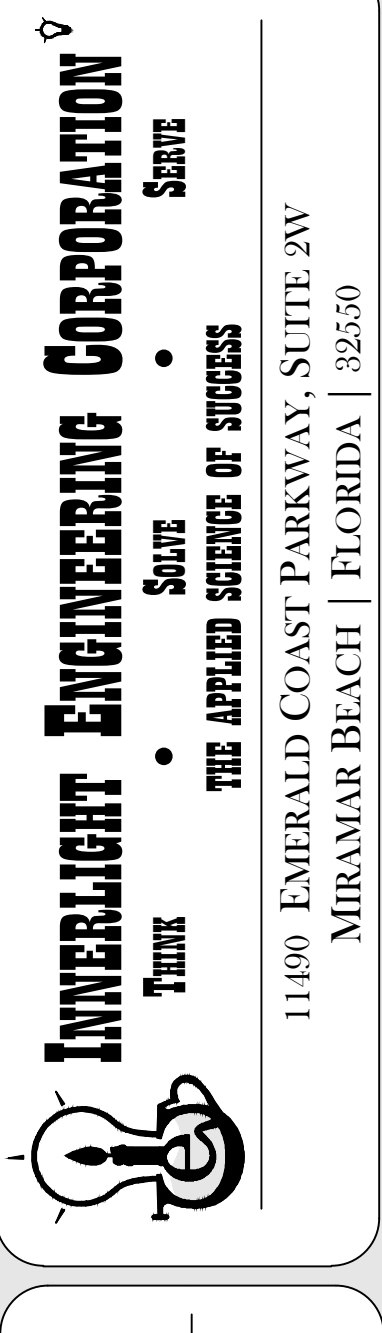
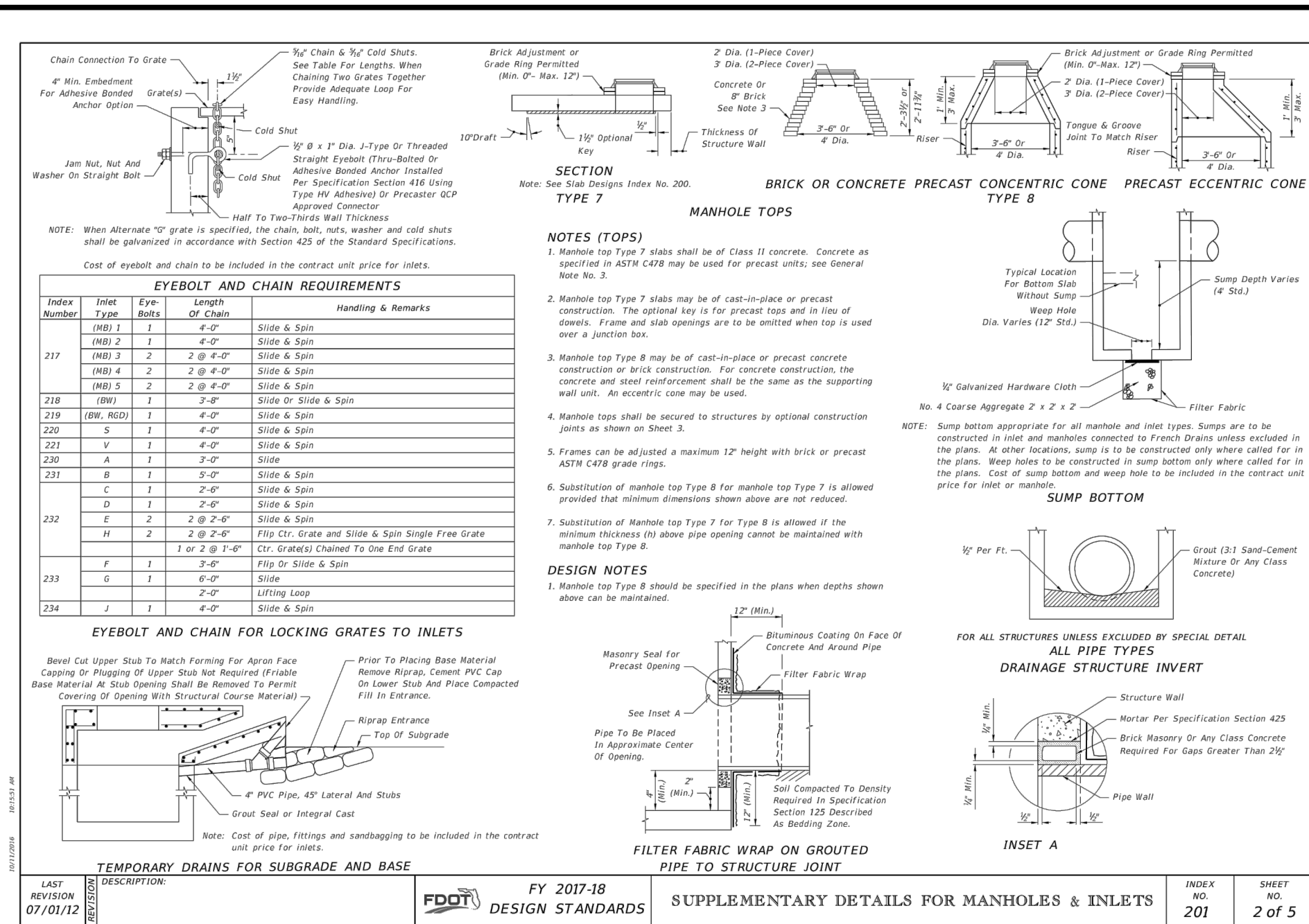
13 **DERO BIKE HITCH**
NTS

DERO BIKE HITCH
<http://www.dero.com/commercial-bike-racks.html>

12 BIKE PARKING NTS

14 CROSSWALK
NTS





ISOMETRIC VIEW

Top Corner Bar
(See Note 3 Below)

Provide 4 Extra #8 Bars
(Continuous Around Corner
Every Space); Tie To The
Outside Or Vertical Wall Head

Diaper Construction Joint Or
Reinforcement Wall & Slab

$h_1 \geq 1'-0"$ (See Notes 2 and 3 Below)

PLAN VIEW FOR SKEWS $\leq 45^\circ$
(Not Centered)

PLAN VIEW FOR SKEWS $> 45^\circ$
(Not Centered)

NOTE: 1. Submit Shop Drawings of corner openings for approval by the Engineer of Record.

2. h_1 may be less than 1'-0" when a minimum 1'-0" deep sloped, 0° side or curb inlet is provided above the corner opening.

3. For inlet segments of finish grade elevation substitute a #8 Bar for the top corner bar when 1'-0" $\leq h_1 \leq 2'-0"$.

**RECTANGULAR SEGMENT WITH
PIPE OPENING AT CORNER**

SECTION AA
(Pipes Not Shown For Clarity)

**DETAILS FOR SKEWED PIPES IN
RECTANGULAR STRUCTURES**

LAST REVISION	DESCRIPTION	FY 2017-18 DESIGN STANDARDS	SUPPLEMENTARY DETAILS FOR MANHOLES & INLETS
07/01/12			

INDEX NO. 201

SHEET NO. 5 OF 5



TABLE 3-MINIMUM STRUCTURE SIZES FOR SINGLE PIPE CONNECTION PER SIDE									
PIPE SIZE	RECTANGULAR			ROUND			SINGLE PIPE 1" TO 4" IN DIA.	SINGLE PIPE 6" TO 12" IN DIA.	SINGLE PIPE 18" TO 24" IN DIA.
	Side Dimension (L)	Side Dimension (W)	Depth (D)	Side Dimension (L)	Side Dimension (W)	Depth (D)			
12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
30"	30"	30"	30"	30"	30"	30"	30"	30"	30"
36"	36"	36"	36"	36"	36"	36"	36"	36"	36"
42"	42"	42"	42"	42"	42"	42"	42"	42"	42"
48"	48"	48"	48"	48"	48"	48"	48"	48"	48"
54"	54"	54"	54"	54"	54"	54"	54"	54"	54"
60"	60"	60"	60"	60"	60"	60"	60"	60"	60"
66"	66"	66"	66"	66"	66"	66"	66"	66"	66"
72"	72"	72"	72"	72"	72"	72"	72"	72"	72"
78"	78"	78"	78"	78"	78"	78"	78"	78"	78"
84"	84"	84"	84"	84"	84"	84"	84"	84"	84"

TABLE 3 NOTES:

1. For Round Structures sizes with variable angles between sides and variable pipe sizes, refer to the FDOT Storm Drain Handbook.
2. For 4"-6" Precast Square Structure Bottoms, 30° Pipes with similar invert elevations are not permitted in adjacent walls. Use 4"-6" Side Dimension when 30° pipe openings are required in adjacent walls and the difference in flow lines is less than 3'-0".
3. For 6"-8" Precast Square Structure Bottoms, 30° Pipes with similar invert elevations are not permitted in adjacent walls. Use 6"-8" Side Dimension when 30° pipe openings are required in adjacent walls and the difference in flow lines is less than 3'-0".
4. For 3'-0" Precast Square Structure Bottoms, 60° Pipes with similar invert elevations are not permitted in adjacent walls. Use 6"-8" Side Dimension when 60° pipe openings are required in adjacent walls and the difference in flow lines is less than 4'-0".

TABLE 4-MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS FOR RECTANGULAR STRUCTURE BOTTOMS									
PIPE SIZE	PER SIDE			MINIMUM WALL LENGTH L TO FOR NUMBER OF PARALLEL SIZES			SINGLE PIPE 1" TO 4" IN DIA.	SINGLE PIPE 6" TO 12" IN DIA.	SINGLE PIPE 18" TO 24" IN DIA.
	Side Dimension (L)	Side Dimension (W)	Depth (D)	Side Dimension (L)	Side Dimension (W)	Depth (D)			
12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
30"	30"	30"	30"	30"	30"	30"	30"	30"	30"
36"	36"	36"	36"	36"	36"	36"	36"	36"	36"
42"	42"	42"	42"	42"	42"	42"	42"	42"	42"
48"	48"	48"	48"	48"	48"	48"	48"	48"	48"
54"	54"	54"	54"	54"	54"	54"	54"	54"	54"
60"	60"	60"	60"	60"	60"	60"	60"	60"	60"
66"	66"	66"	66"	66"	66"	66"	66"	66"	66"
72"	72"	72"	72"	72"	72"	72"	72"	72"	72"
78"	78"	78"	78"	78"	78"	78"	78"	78"	78"
84"	84"	84"	84"	84"	84"	84"	84"	84"	84"

TABLE 4 NOTES:

1. Minimum wall lengths based on precast structures, using concrete pipe maximum side slopes per Table 3.
2. Wall lengths exceeding 30'-0" require special designs.

TABLE 5 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS									
PIPE SIZE	WALL			PIPE SIZE			SKEW ANGLE	MAXIMUM	MINIMUM
	Side Dimension (L)	Side Dimension (W)	Depth (D)	Side Dimension (L)	Side Dimension (W)	Depth (D)			

TABLE 5 NOTES:

1. These values are based on 12° clearance for precast structures.
2. Larger values are possible for Cast-in-Place Structures or different pipe spacings when approved by the Engineer.

MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS PLAN VIEW

MULTIPLE PARALLEL PIPE CONNECTIONS DETAIL PLAN VIEW

PRECAST ROUND STRUCTURES WITH MULTIPLE PIPE CONNECTIONS

STRUCTURE SIZES FOR PIPE CONNECTIONS

LAST REVISION	DESCRIPTION	FIG 7017-8	DESIGN STANDARDS	STRUCTURE BOTTOMS TYPE J AND P	INDEX NO.	SHEET NO.
01/01/2017					200	3 OF 3



STATE OF FLORIDA
NOTARY PUBLIC
MURRAY
LICENSE
No. 80519
OCTOBER 2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EXPIRATION DATE: 10/01/2022
P: 850-333-6370

SHEET TITLE

STORM DETAILS
(1 OF 3)

SHEET NUMBER

SECTION DD
(End View of Inlet)

SECTION EE

SECTION FF

SECTION GG

SECTION HH
(Type 5 Inlet Only)

CROSS REFERENCES:
For General Notes See Sheet 1.
For location of sections DD
Through HH See Sheet 1.

PRECAST DETAILS

FY 2018-18
DESIGN STANDARDS

CONCRETE

STEEL

INLET X
NO. 211

SHEET
NO. 2 of 5

SECTION NN
TOP VIEW
CAST IRON GRATE

SECTION MM
TOP VIEW
STEEL GRATE

SECTION GG
SECTION SS
SECTION YY
SECTION RR
SECTION QQ
SECTION XX

CAST IRON GRATE

STEEL GRATE

GROUTING DETAILS

ANCHOR DETAIL

CROSS REFERENCES:
For Location of Section GG and QQ
See Sheet 3.

INDEX
NO. 211

SHEET
5 of 5

CAST IRON GRATES NOT PERMITTED ON INLET TYPE D

TYPE C
Approx. Weight 235 lbs.

TYPE E
Approx. Weight 465 lbs.

TYPE H (2-GRATE INLETS)
Approx. Weight 725 lbs.

TYPE C
Approx. Weight 104 lbs.

TYPE D
Approx. Weight 180 lbs.

TYPE E
Approx. Weight 135 lbs.

TYPE H (2-GRATE INLETS)
Approx. Weight 310 lbs.

CAST IRON GRATES

STEEL GRATES

TYPE C
Straight Bars 2" x 1/2"
Reinforcing Bars 1/2" x 3/4"
Bands 2" x 1/2"
Approx. Weight 104 lbs.

TYPE D
Straight Bars 2" x 1/2"
Reinforcing Bars 1/2" x 3/4"
Bands 2" x 1/2"
Approx. Weight 180 lbs.

TYPE E
Straight Bars 2" x 1/2"
Reinforcing Bars 1/2" x 3/4"
Bands 2" x 1/2"
Approx. Weight 135 lbs.

TYPE H (2-GRATE INLETS)
Straight Bars 2" x 1/2"
Reinforcing Bars 1/2" x 3/4"
Bands 2" x 1/2"
Approx. Weight 310 lbs.

NOTE: Steel Grates are Required on Inlets with Reinforcing Bars. Not On Inlets where Biocycle Traffic is Anticipated.

GENERAL NOTES

- These inlets are suitable for bicycle traffic and are to be used as ditches, non-traversable inlets. Subject to the selection described above when Alternate 6 grade is specified in the plans, either the steel grate or the galvanized steel grate fabrications, or the cast iron grate may be used. Unless noted, these inlets may be placed on the surface to be ditched and placed on the sidewalk and placed in the gutter where pedestrians can walk around the inlet.
- Inlets subject to motor vehicle traffic should be constructed with cast iron. Where inlets in a previous inlet, should be constructed with cast iron. Inlets subject to heavy rubber chair wheels and areas subject to pedestrian traffic shall have traversable inlets. The traversable inlet modification is not applicable to inlet Type H. Inlets may be constructed as either or both open or closed on shown on plan. Traversable inlets shall not be used in areas subject to occasional Biocycle traffic.
- Steel grates are to be used on all inlets where Biocycle Traffic is anticipated. Steel grates are to be used on all inlets with traversable inlets. Either cast iron or steel grates may be used on inlets where Biocycle Traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable inlets. Subject to the selection described above when Alternate 6 grade is specified in the plans, either the steel grate or the galvanized steel grate fabrications, or the cast iron grate may be used. Unless noted, these inlets may be placed on the surface to be ditched and placed on the sidewalk and placed in the gutter where pedestrians can walk around the inlet.
- Recommended maximum pipe sizes shown are for concrete pipe. Size for other type of pipe must be checked for fit.
- All exposed edges and corners shall be flat chiseler or rounded to 1/8" radius.
- Concrete inlet openings to be used in inlets without slots and inlets with non-traversable inlets only when called for in the plans. For required on all traversable inlet grates. Do not be included in contract unit price for inlets. Questioning them and for information only.
- Traversable inlets constructed in existing inlets shall be paid for as inlets partial. For concrete inlets and finished at per meter with TRANSVERSE SLOTTED INLETS (PARTIAL) FOR EXISTING INLETS.
- Sloping to be used on all inlets not located in paved areas and paid for under INLET SLOTTED INLET FOR Paved Areas, Part 101.
- For specifications details see Item No. 201.
- All reinforcing in Grade 60 bars with 1/2" cover unless otherwise noted. Bars to be cut or bent for 1/2" clearance around pipe opening. Provide one additional bar end above and at each end of pipe opening.

LAST
REVISION
07/01/09

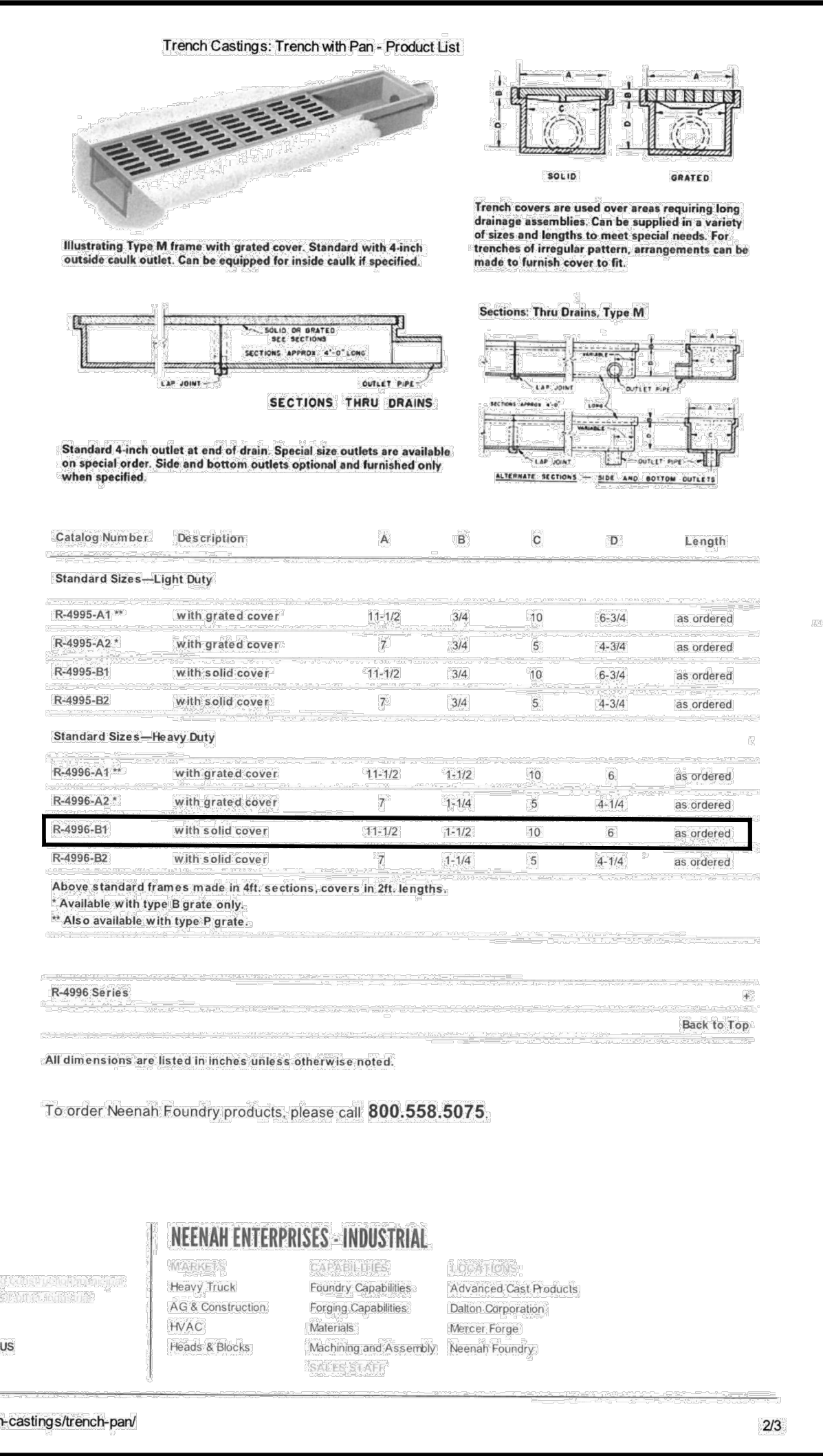
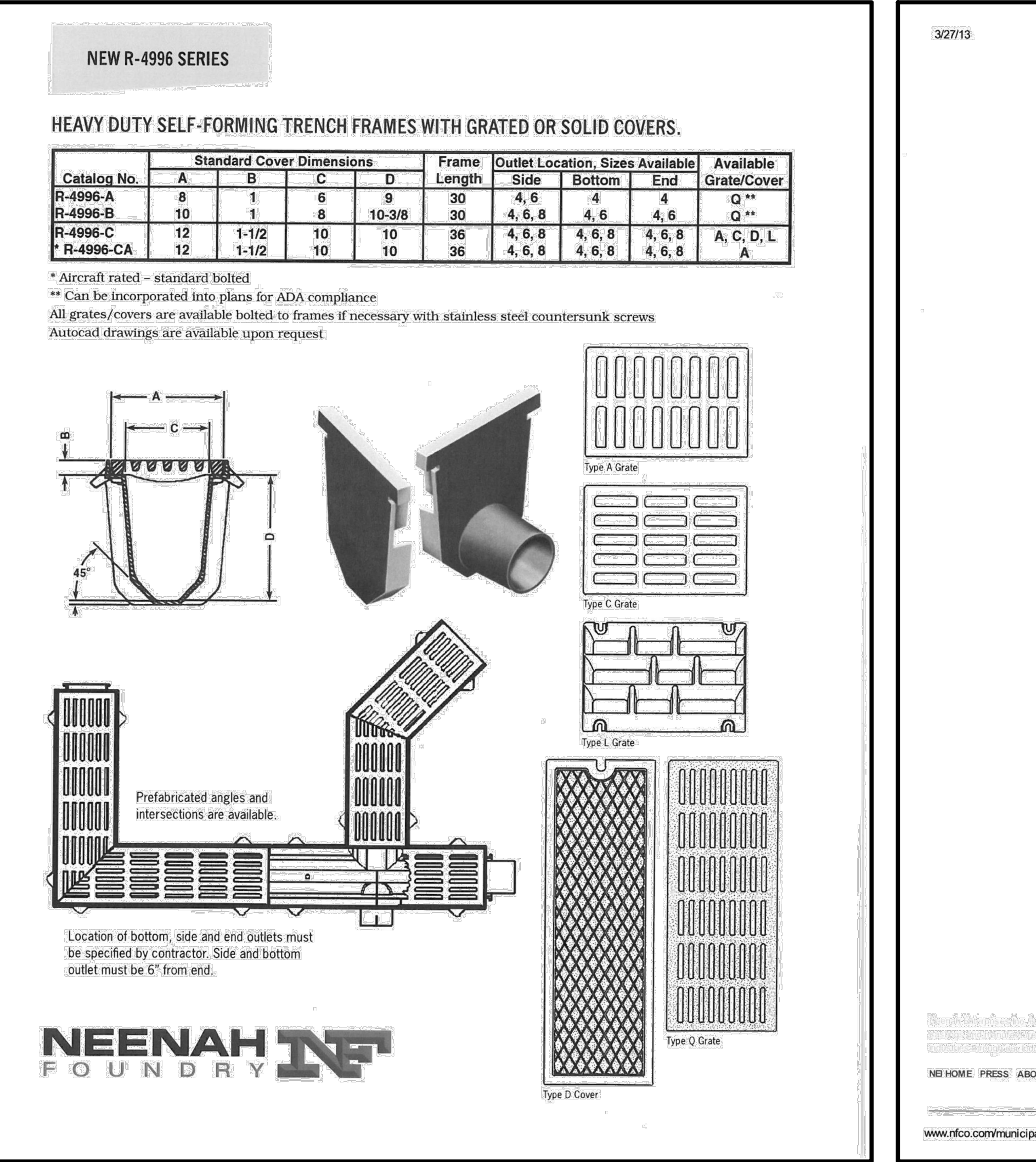
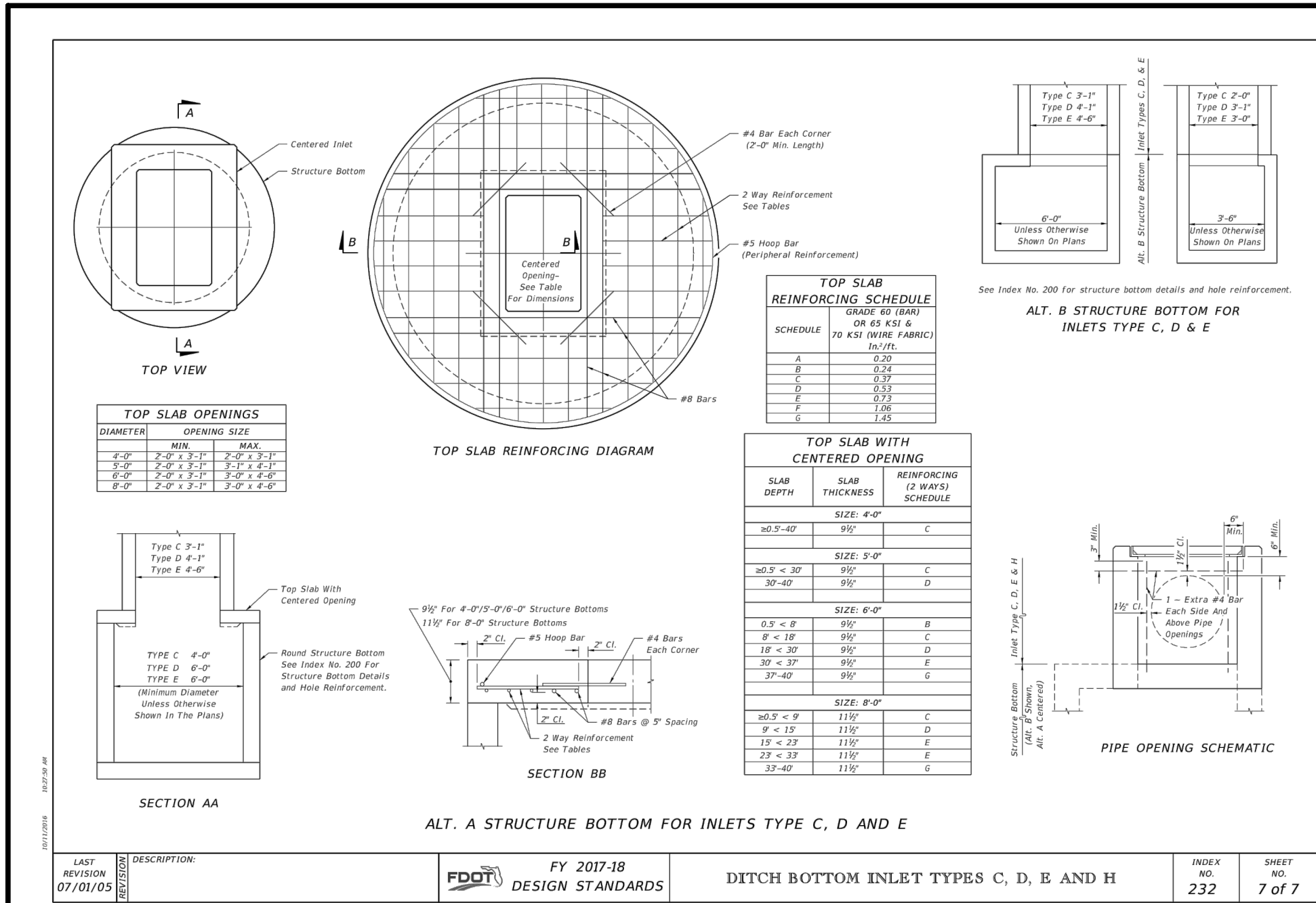
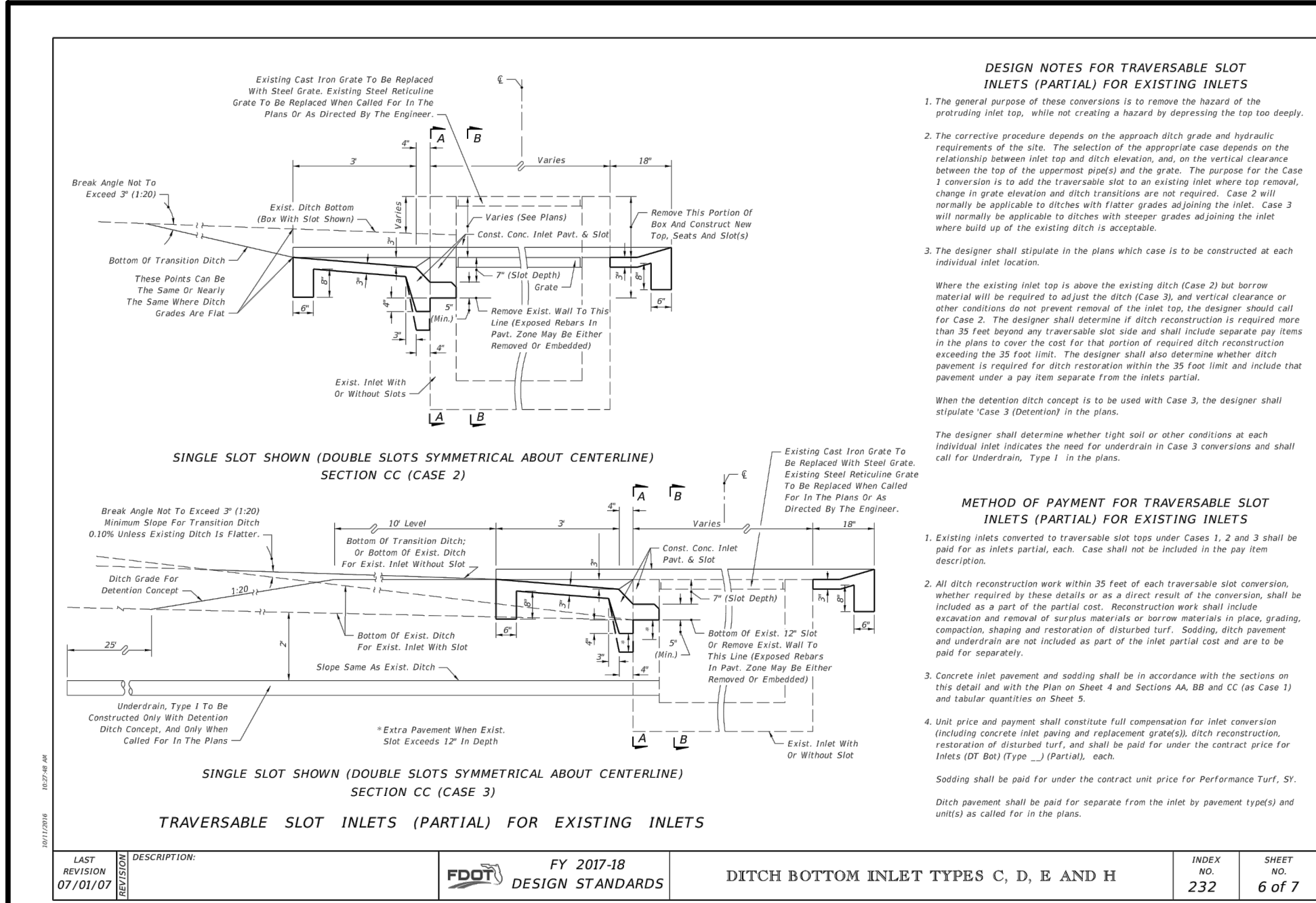
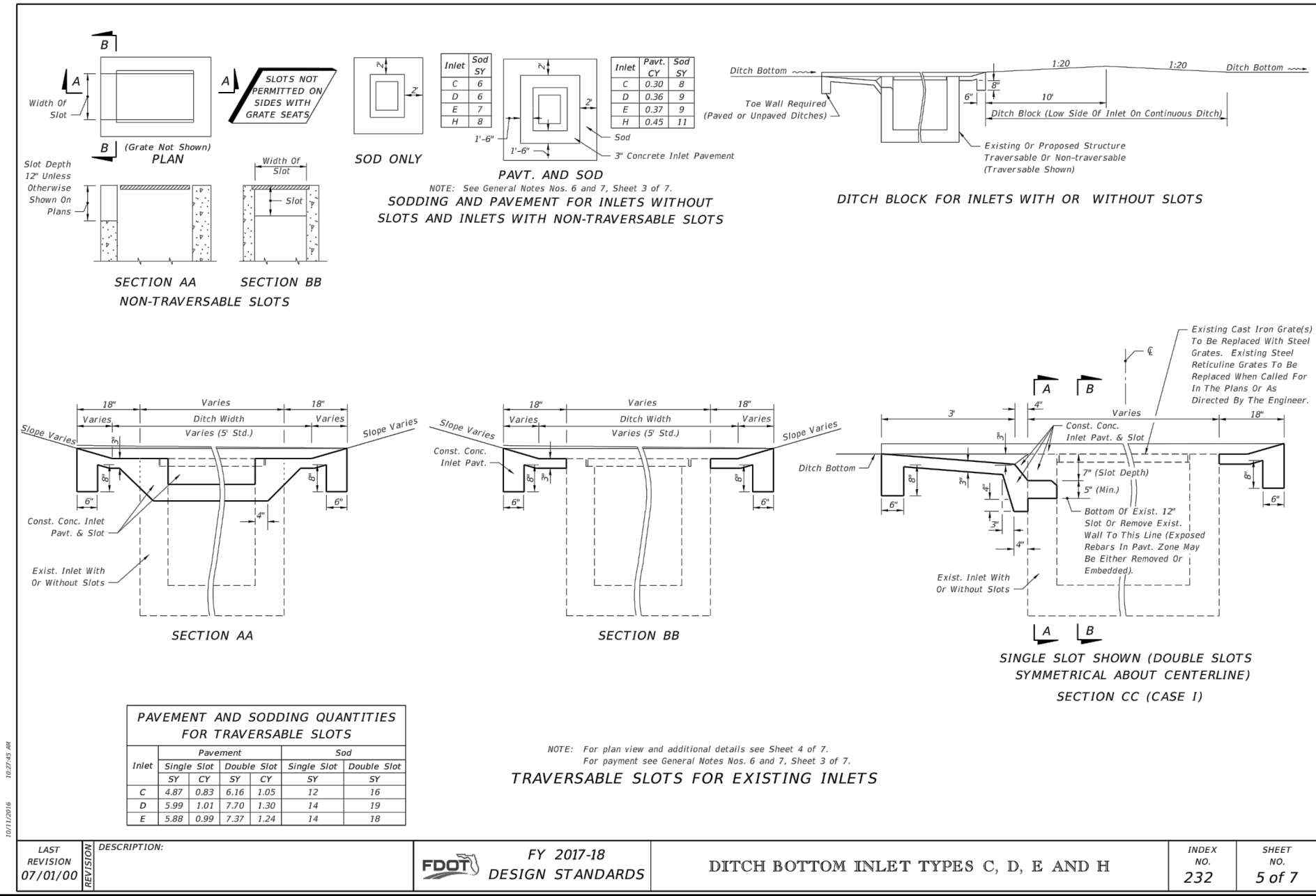
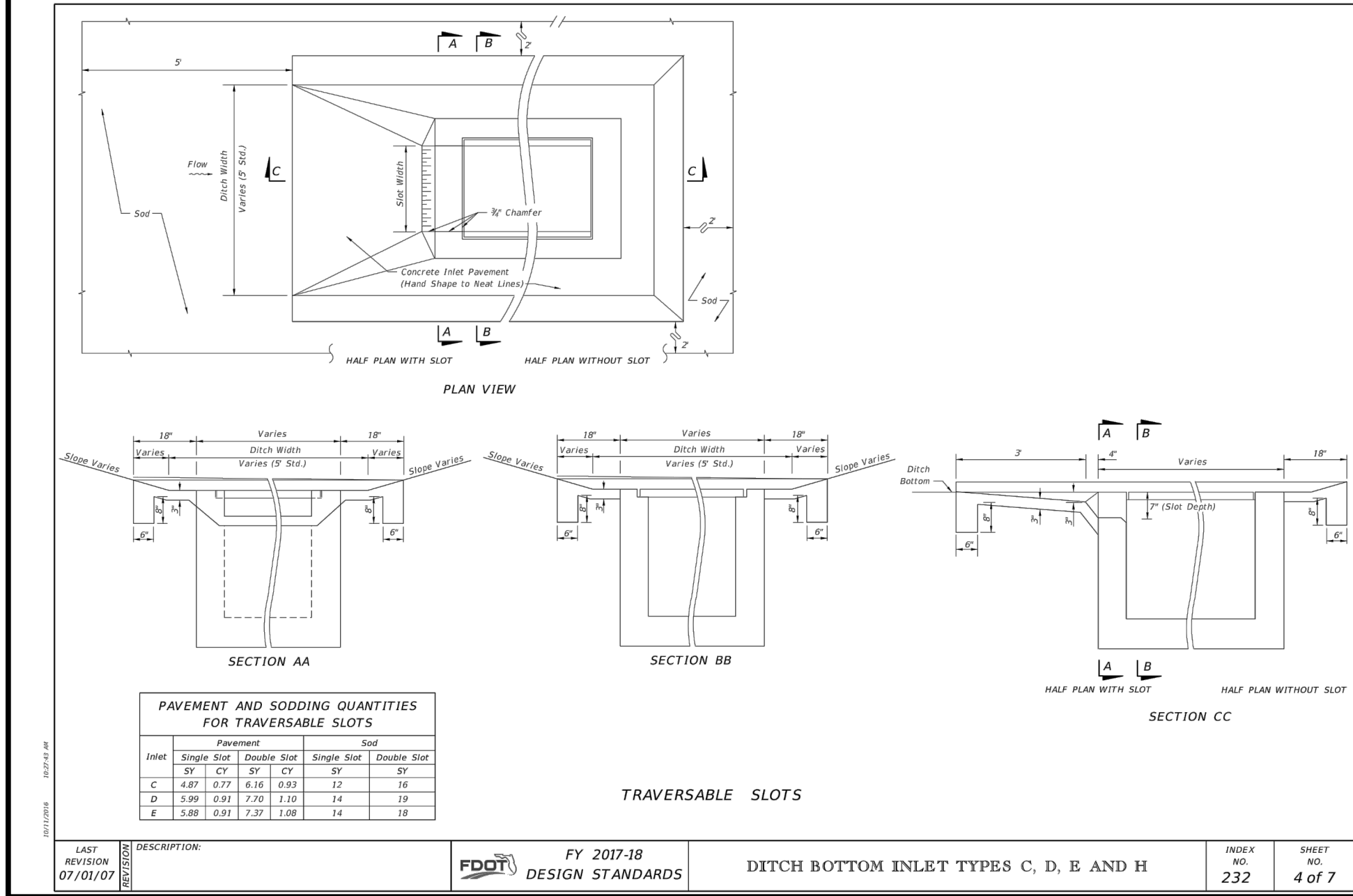
FDOT **DESIGN STANDARDS**

FF 2017-18

**INCH
NO. 232**

SHEET 3 of 7

C:\DROPROX [EC]\PROJECTS\131.00.10\HENDERSON BEACH RESORT\3.DWG. MARK-HOME, 10/14/2019 3:18:18 PM



INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
THINK
SOLVE
SERVE
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT
DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA
DATE: 11.04.2014
REV. No: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES

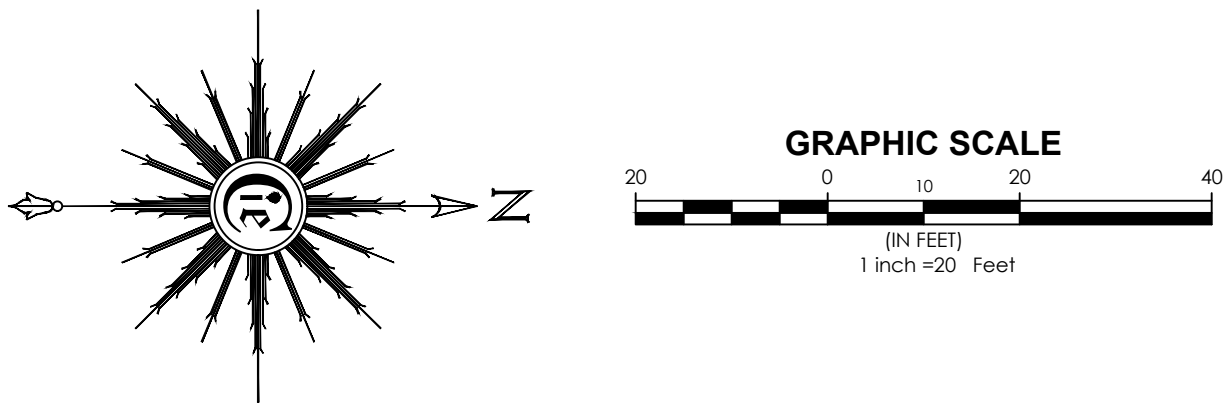
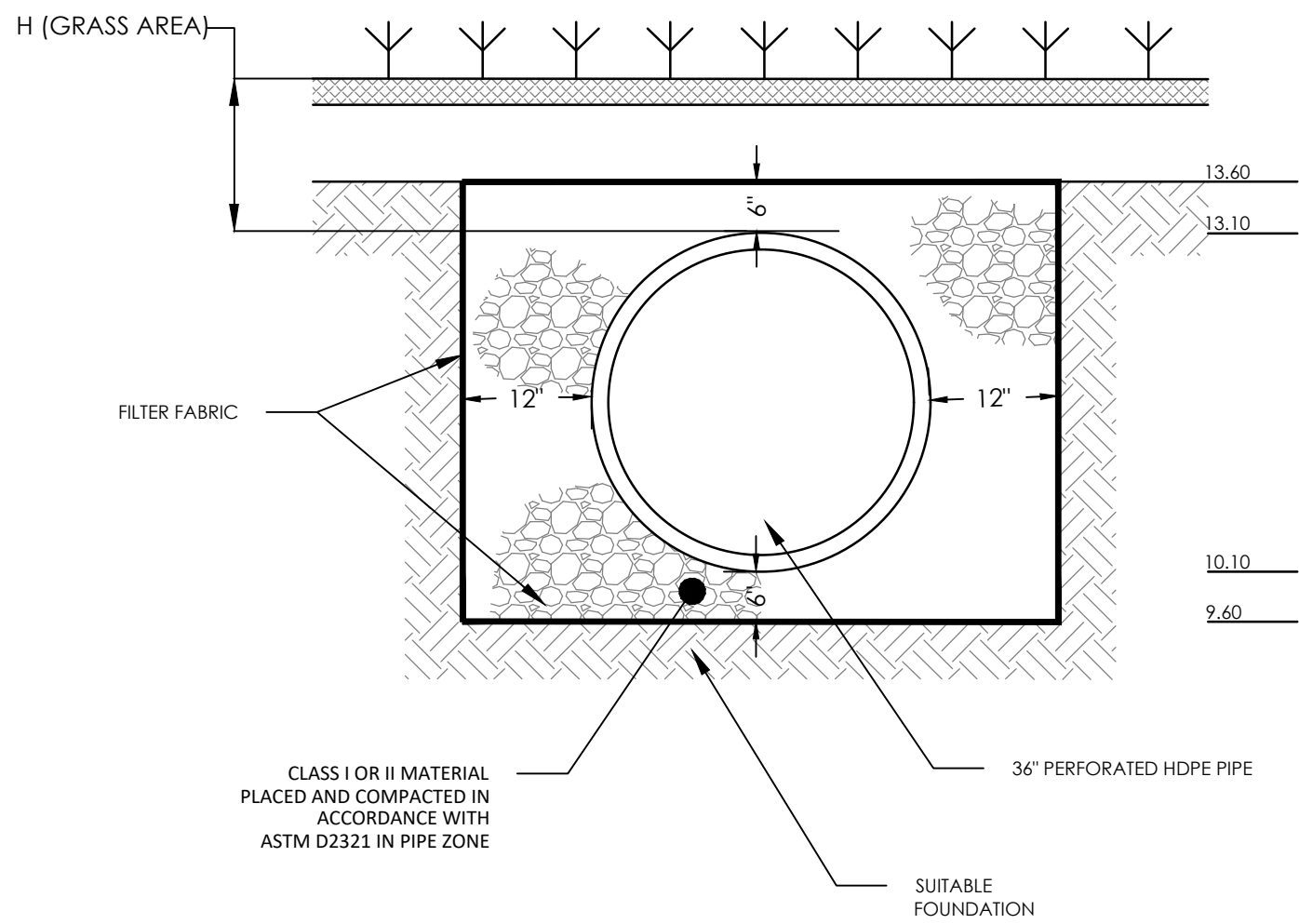
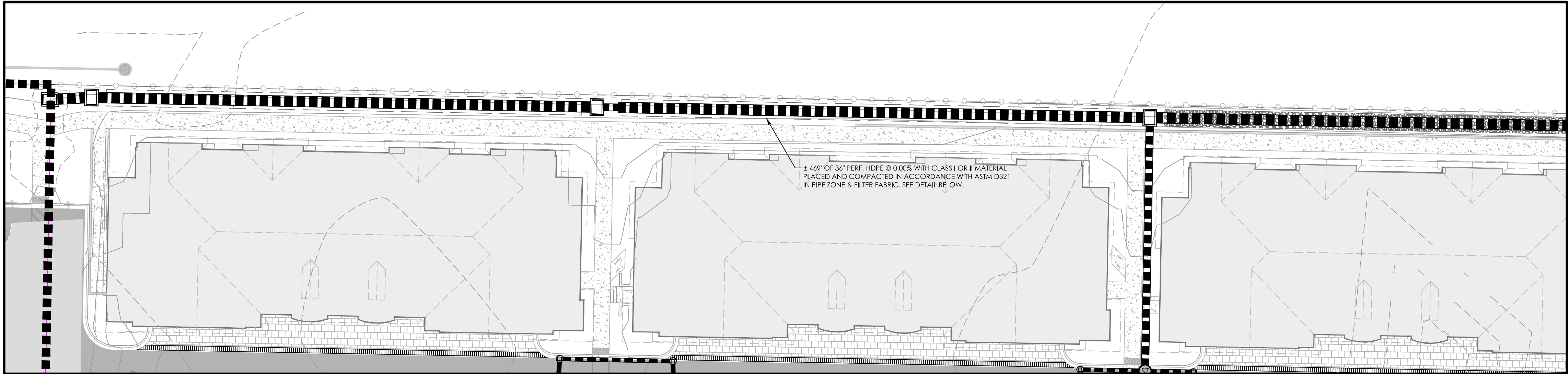
NOT A PROFESSIONAL ENGINEER
OCT 17 2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 80519
1100 E. 10th Ave., Suite 100
P.O. Box 333, 3370

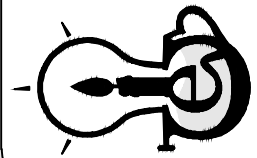
NEENAH ENTERPRISES - INDUSTRIAL
Heavy Metal
AG & Construction
HVAC
Molds & Blocks
Fabrication
Forging Capabilities
Materials
Machining & Assembly
Advanced Cast Products
Dallan Corporation
Mercer Forge
Neenah Foundry

SHEET TITLE
STORM DETAILS
(3 OF 3)

SHEET NUMBER
35 OF 40

C:\DROPROX\IEC\PROJECTS\131.00.010\HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\32.RETENTION DETAILS & SECTIONS.DWG. Mark Murray, 10/16/2019 3:18:37 PM





INNERLIGHT ENGINEERING CORPORATION

THINK • SCIENCE • SCALE

THE APPLIED SCIENCE OF SUCCESS

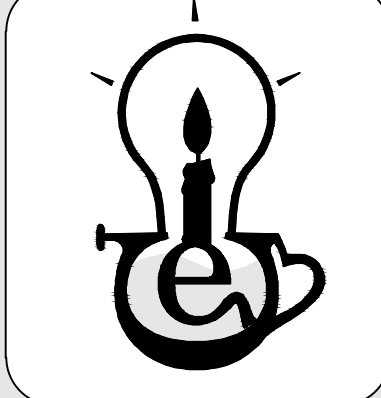
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32541

RECORD DATA

DATE: 11.04.2014
REV. NO: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES



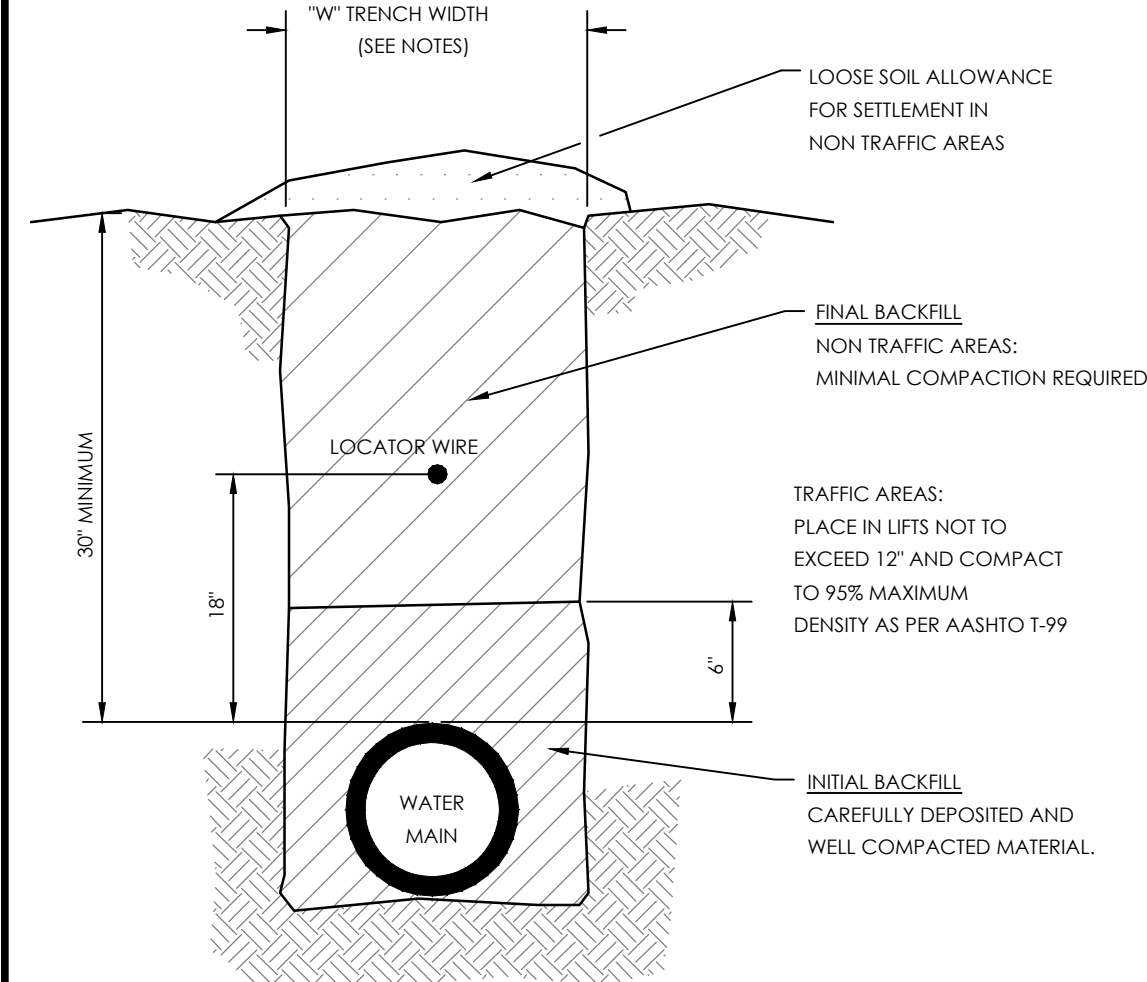
SHEET TITLE

RETENTION
DETAILS &
SECTIONS

SHEET NUMBER

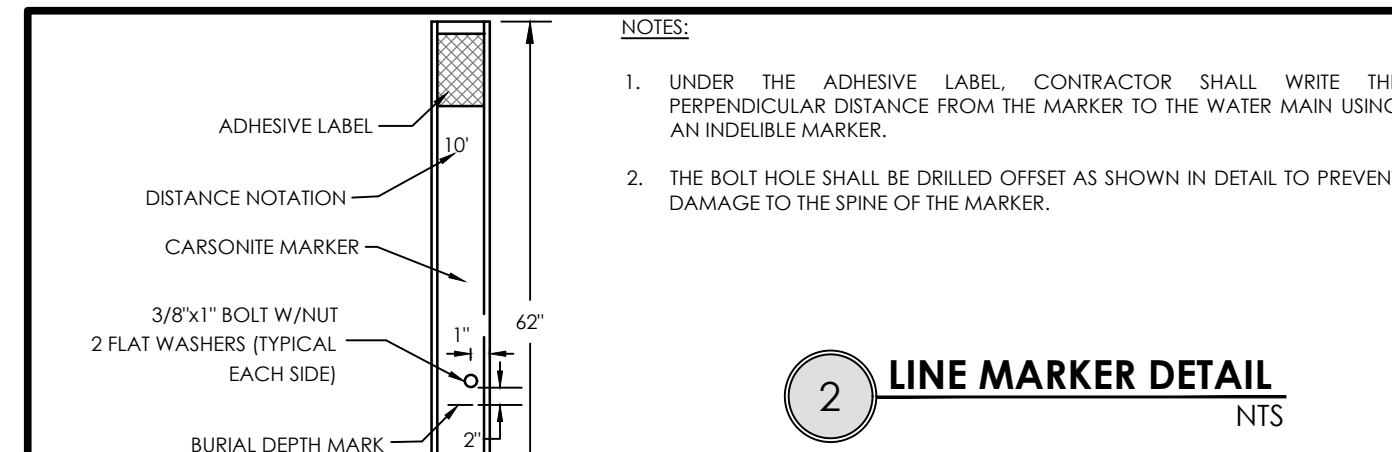
36 OF 40

C:\DROPROX [EC]\PROJECTS\131.01.01.HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\33.POTABLE WATER DETAILS 1.DWG. MARK-HOME.10/16/2019 3:18:47 PM

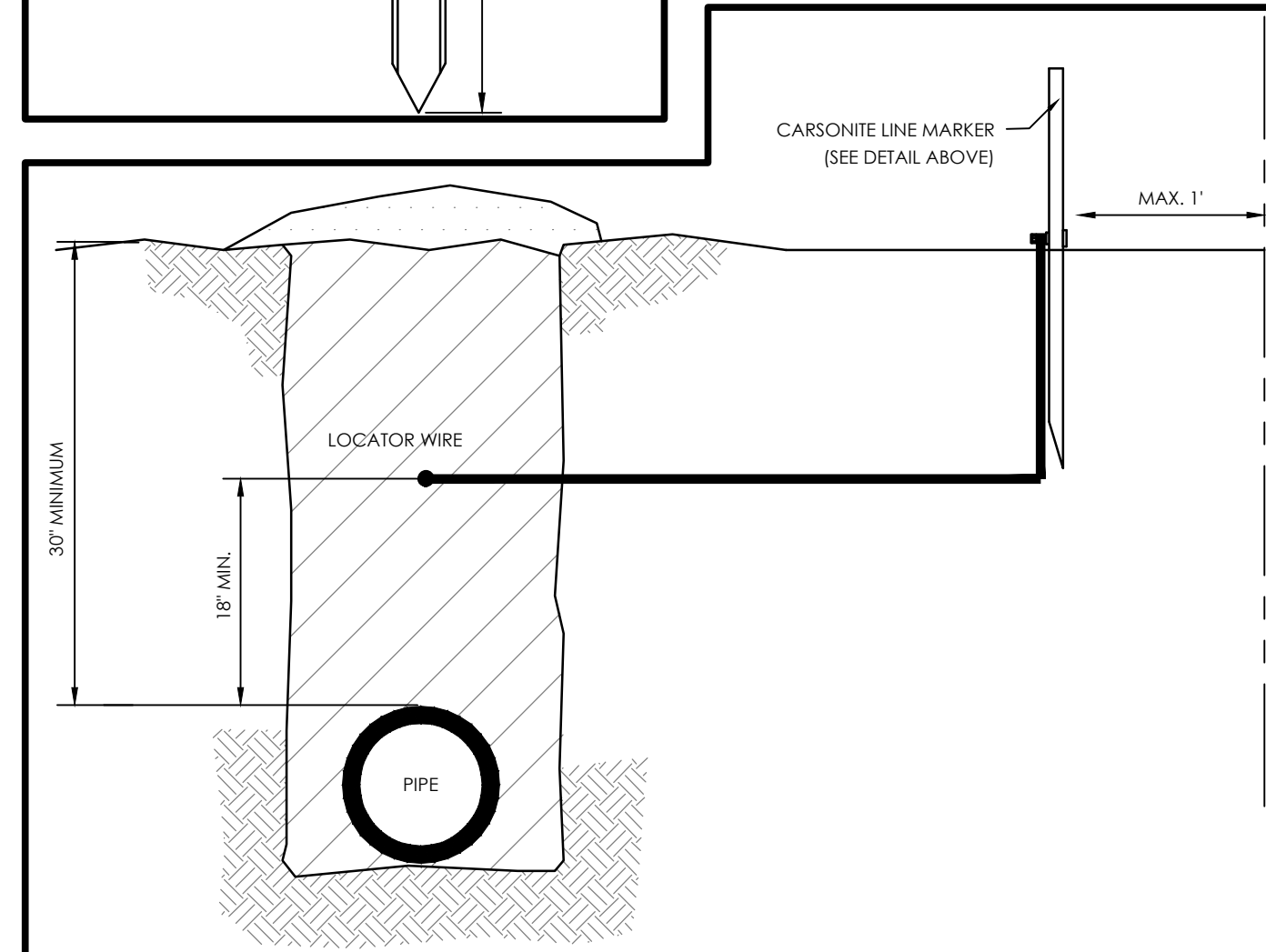


- NOTES:
1. WIDTH OF THE TRENCH AT ANY POINT BELOW 6" ABOVE THE TOP OF THE PIPE SHALL BE SUFFICIENT TO PROVIDE ADEQUATE ROOM FOR JOINING THE PIPE AND FILLING AND COMPACTING THE SIDE FILLS. HOWEVER, IN NO CASE SHALL THIS WIDTH EXCEED THE OUTSIDE PIPE DIAMETER PLUS 2'-0".
 2. TRENCH EXCAVATION FROM 6" ABOVE THE TOP OF THE PIPE MAY BE AS WIDE AS NECESSARY EXCEPT AS RESTRICTED BY THE LIMITS OF THE RIGHT-OF-WAY OR EASEMENT AND AS REQUIRED TO PROTECT EXISTING STRUCTURES AND CONDUITS.
 3. INITIAL BACKFILL - GENERALLY, MATERIAL OBTAINED FROM THE TRENCH EXCAVATION. SOIL TYPES OF HIGHLY ORGANIC SOILS OR HIGHLY PLASTIC EXPANSIVE CLAYS SHALL NOT BE USED. INITIAL BACKFILL SHALL BE COMPACTED TO UNIFORMLY DEVELOP LATERAL SOIL FORCES DURING THE BACKFILL OPERATION.
 4. FINAL BACKFILL - GENERALLY, MATERIAL OBTAINED FROM THE TRENCH EXCAVATION WITH MAXIMUM SIZE OF STONE NOT TO EXCEED SIX (6") INCHES.
 5. ALL PVC PIPES SHALL HAVE AN INSULATED 12 GAUGE SOLID COPPER LOCATOR WIRE INSTALLED 18" ABOVE THE WATER MAIN.

1 TRENCH DETAIL
NTS

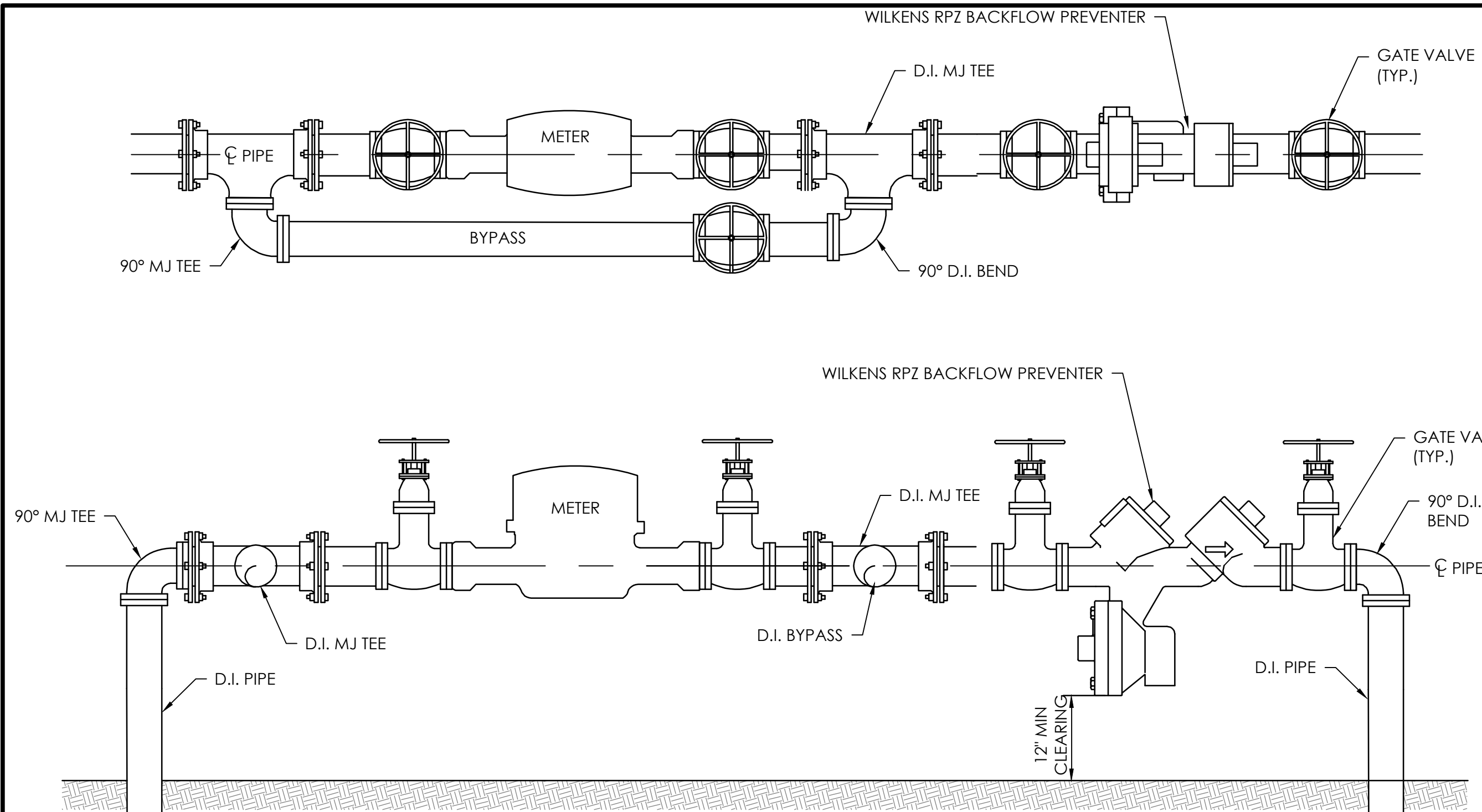


2 LINE MARKER DETAIL
NTS



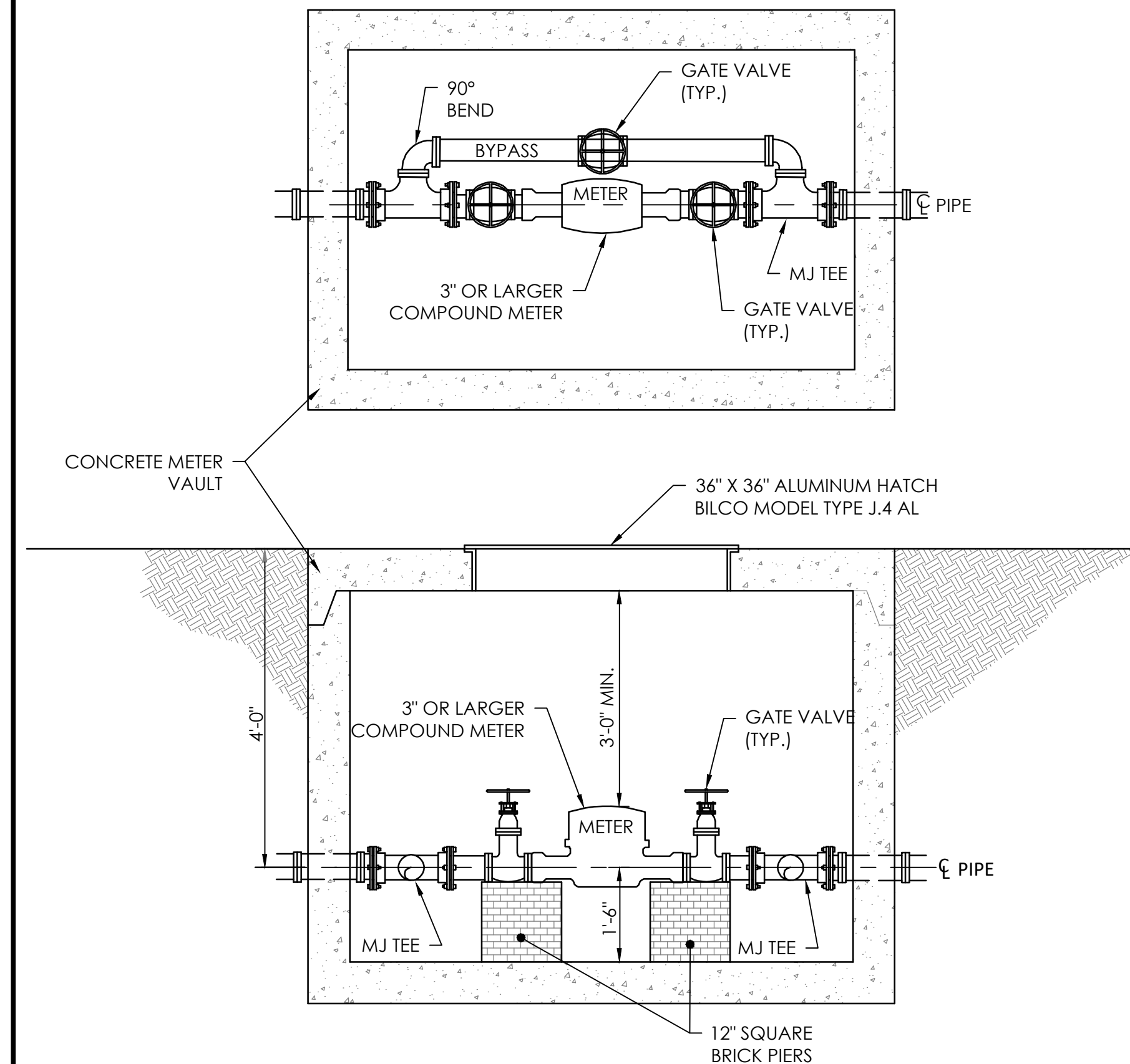
- NOTES:
1. LOCATOR WIRE SHALL BE LOOPED AROUND 3/8" BOLT AND SECURED TO MARKER WITH FLAT WASHERS, NUT AND BOLT AS SPECIFIED ABOVE. LOCATOR WIRE SHALL BE CONNECTED TO MAINTAIN CONTINUITY.

3 LINE MARKER PLACEMENT DETAIL
NTS

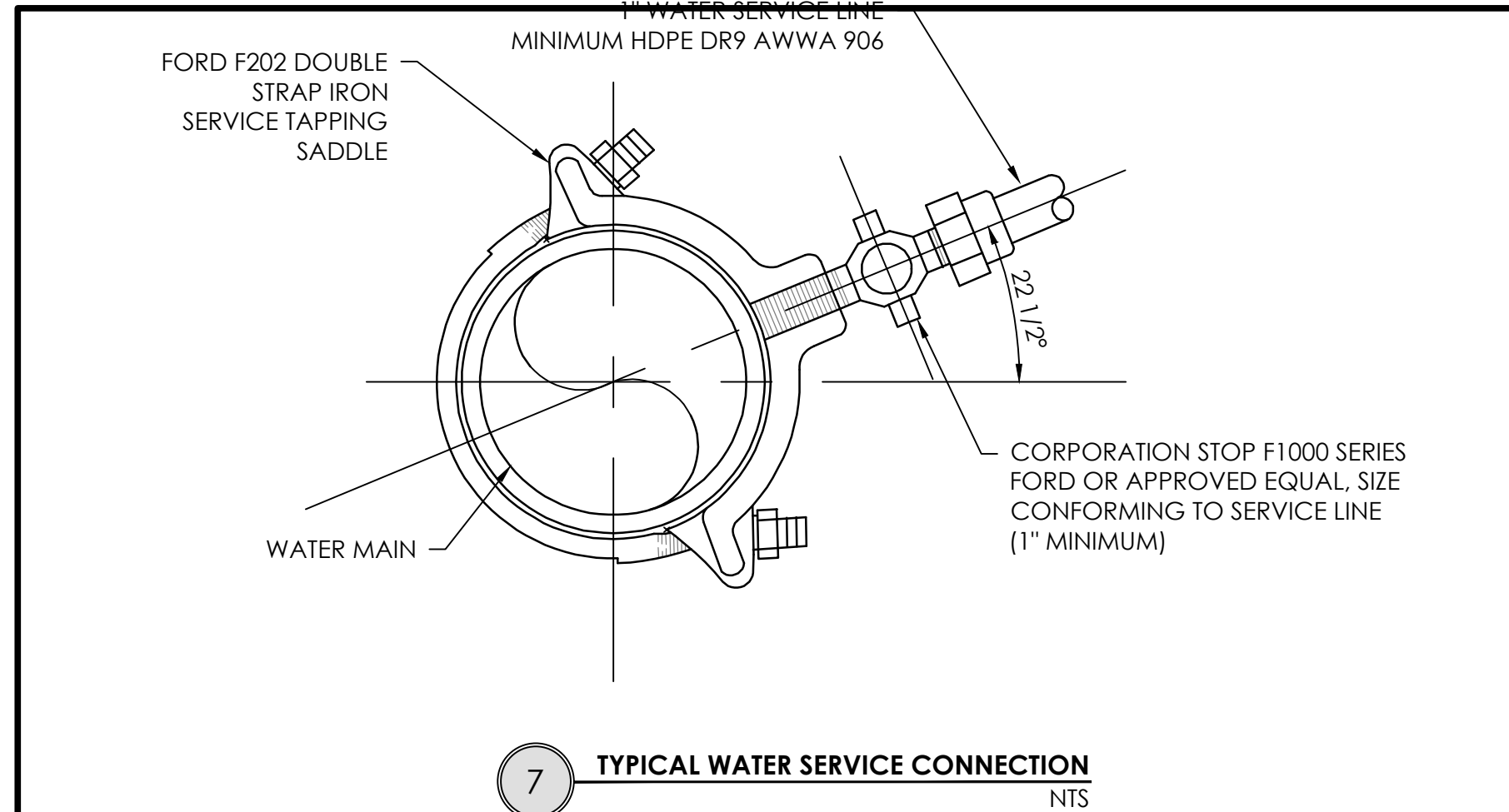


- NOTES:
1. DUCTILE IRON PIPE SHALL BE COMPATIBLE WITH METER SIZE
 2. ENTIRE ASSEMBLY MUST BE INSULATED
 3. BYPASS VALVE MUST BE EQUIPPED WITH HAND WHEEL
 4. BYPASS VALVE WILL BE LOCKED IN THE OFF POSITION
 5. WHEN UNDERGROUND INSTALLATION IS USED, THE BYPASS LINE MUST PASS THROUGH THE METER VAULT
 6. THE BACKFLOW PREVENTOR SHALL BE LOCATED DOWN STREAM FROM THE METER

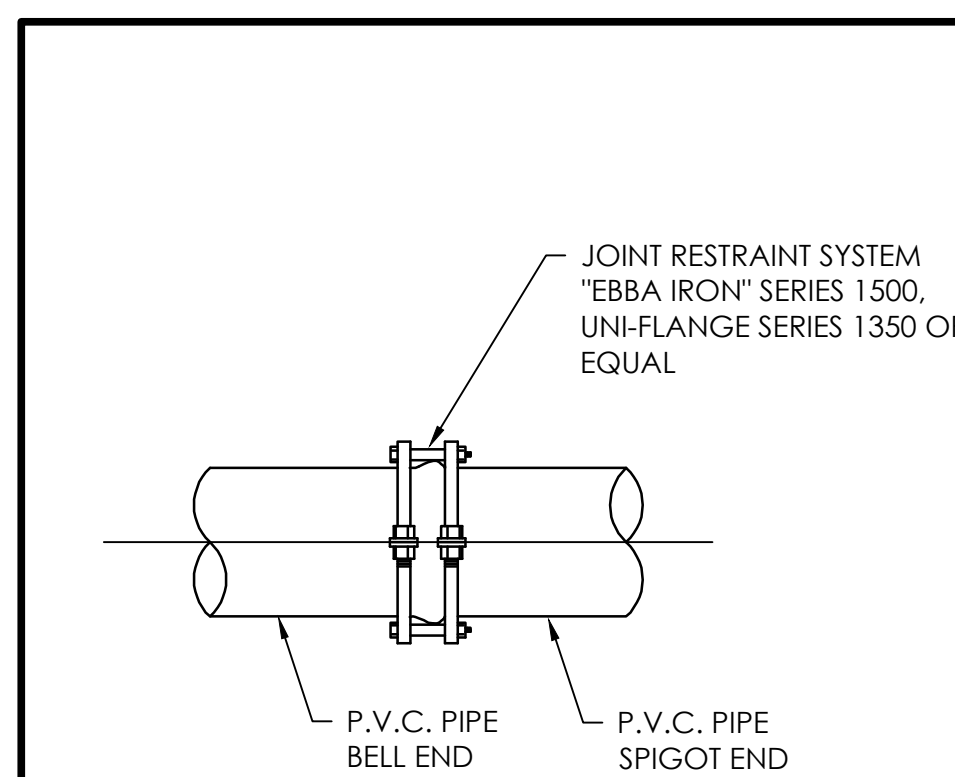
6 3" OR LARGER ABOVE GROUND METER INSTALLATION
NTS



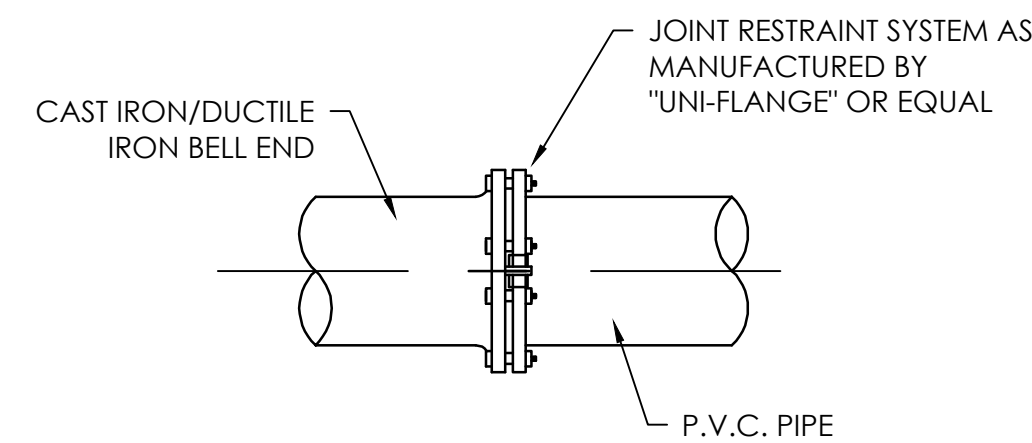
4 MASTER METER DETAIL (BELOW GROUND METER INSTALLATION)
NTS



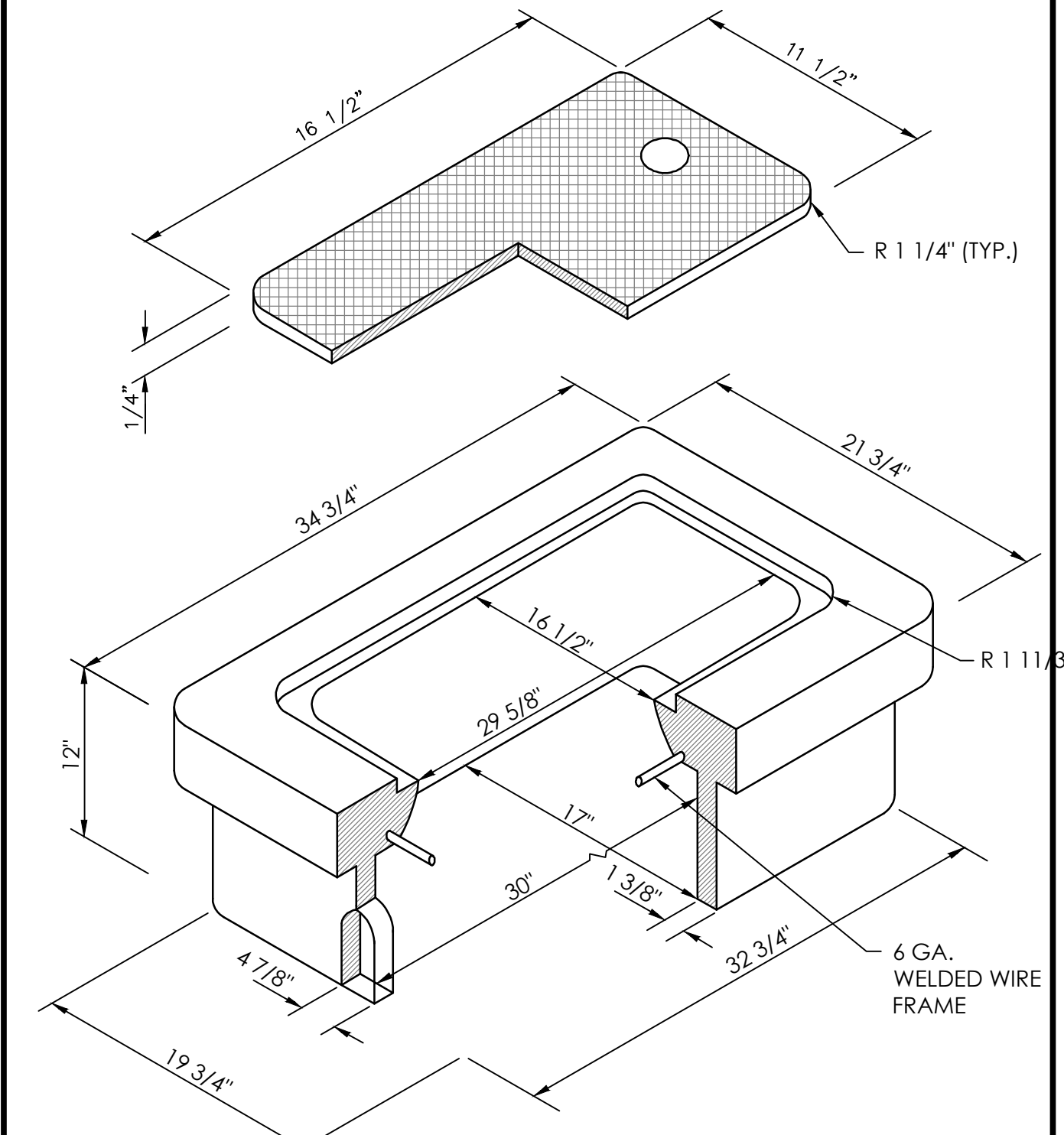
7 TYPICAL WATER SERVICE CONNECTION
NTS



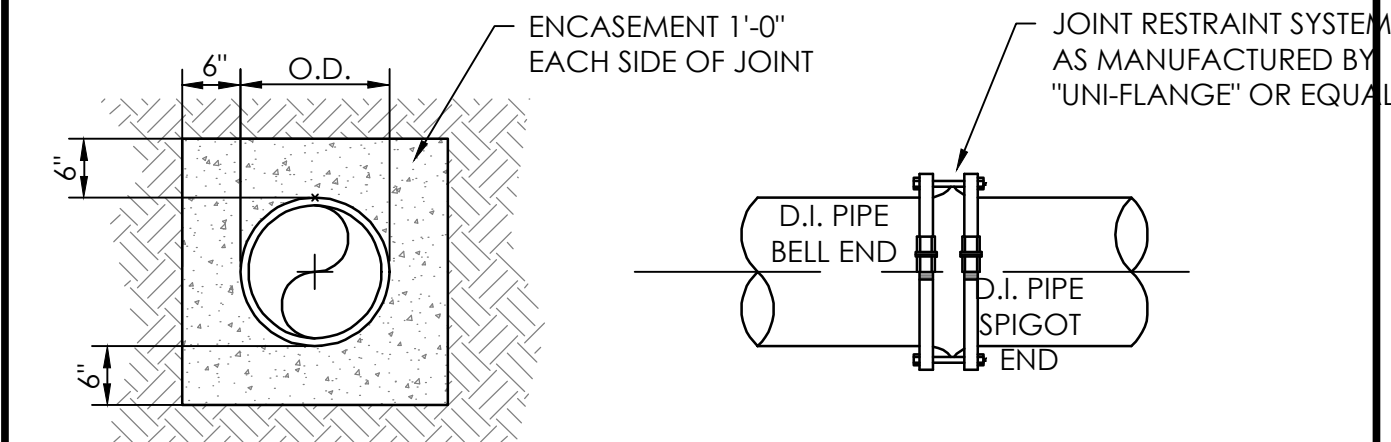
9 TYPICAL RESTRAINED PVC JOINT
NTS



10 TYPICAL RESTRAINED CAST IRON/DUCTILE IRON TO PVC JOINT
NTS

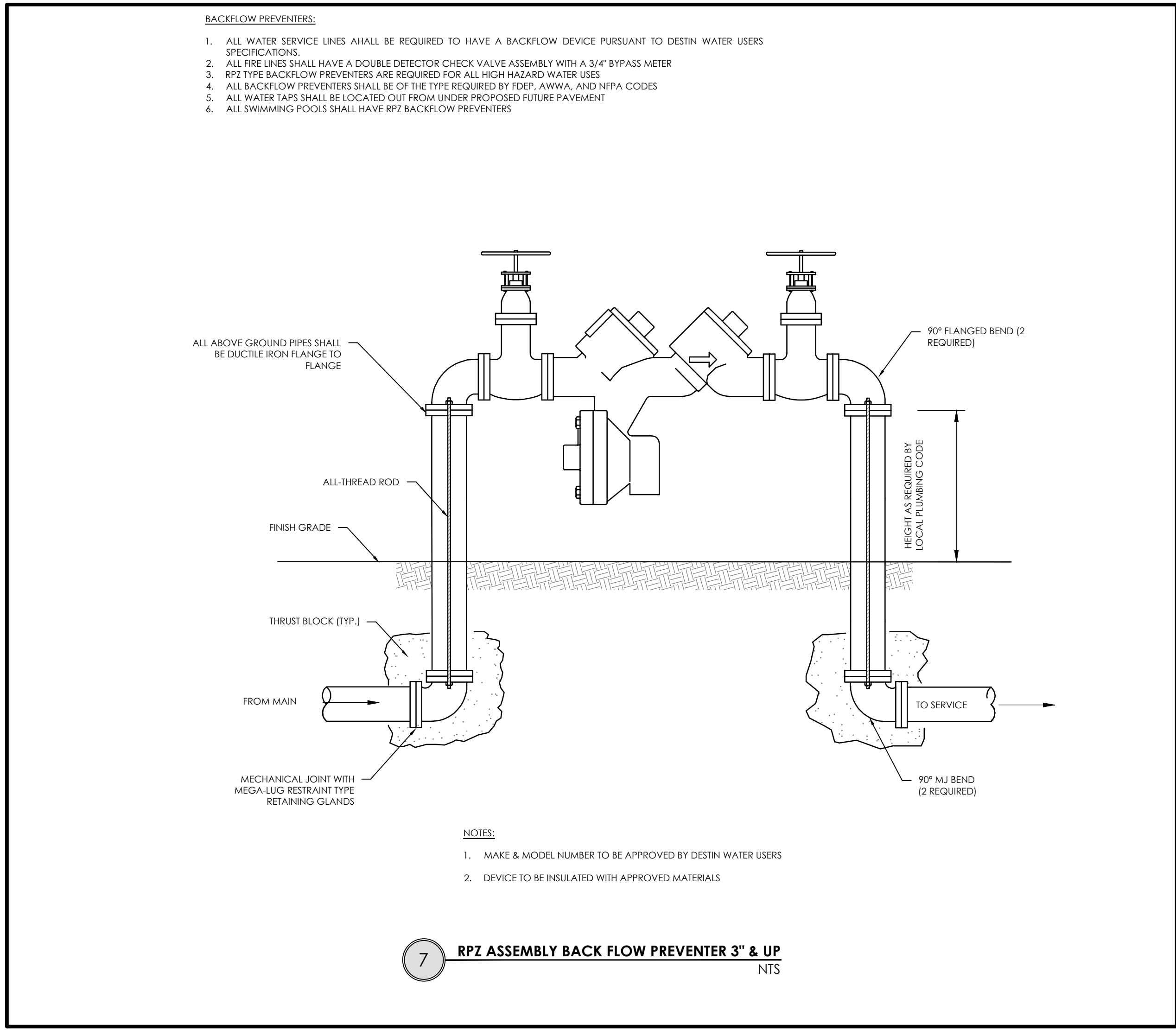
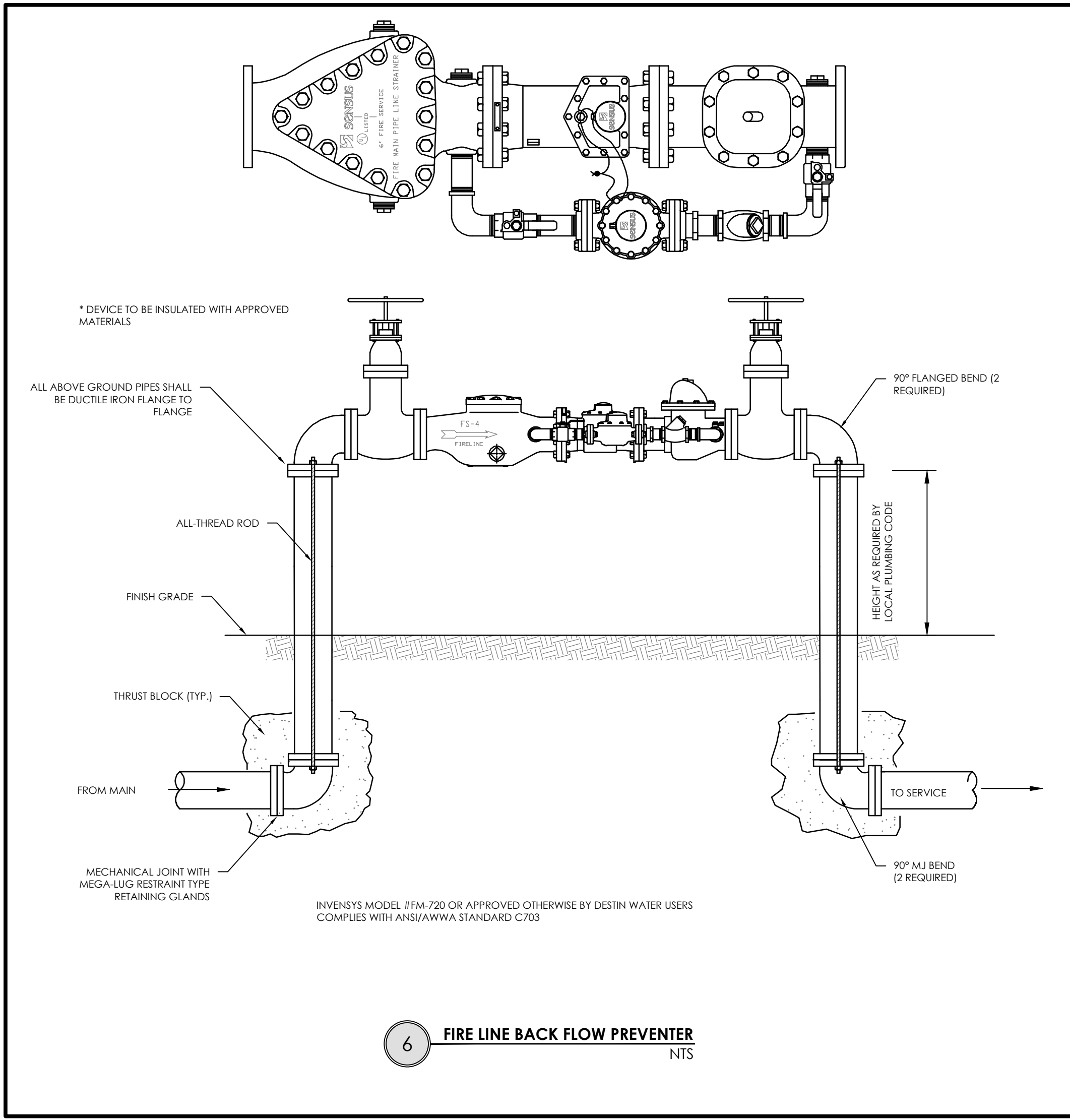
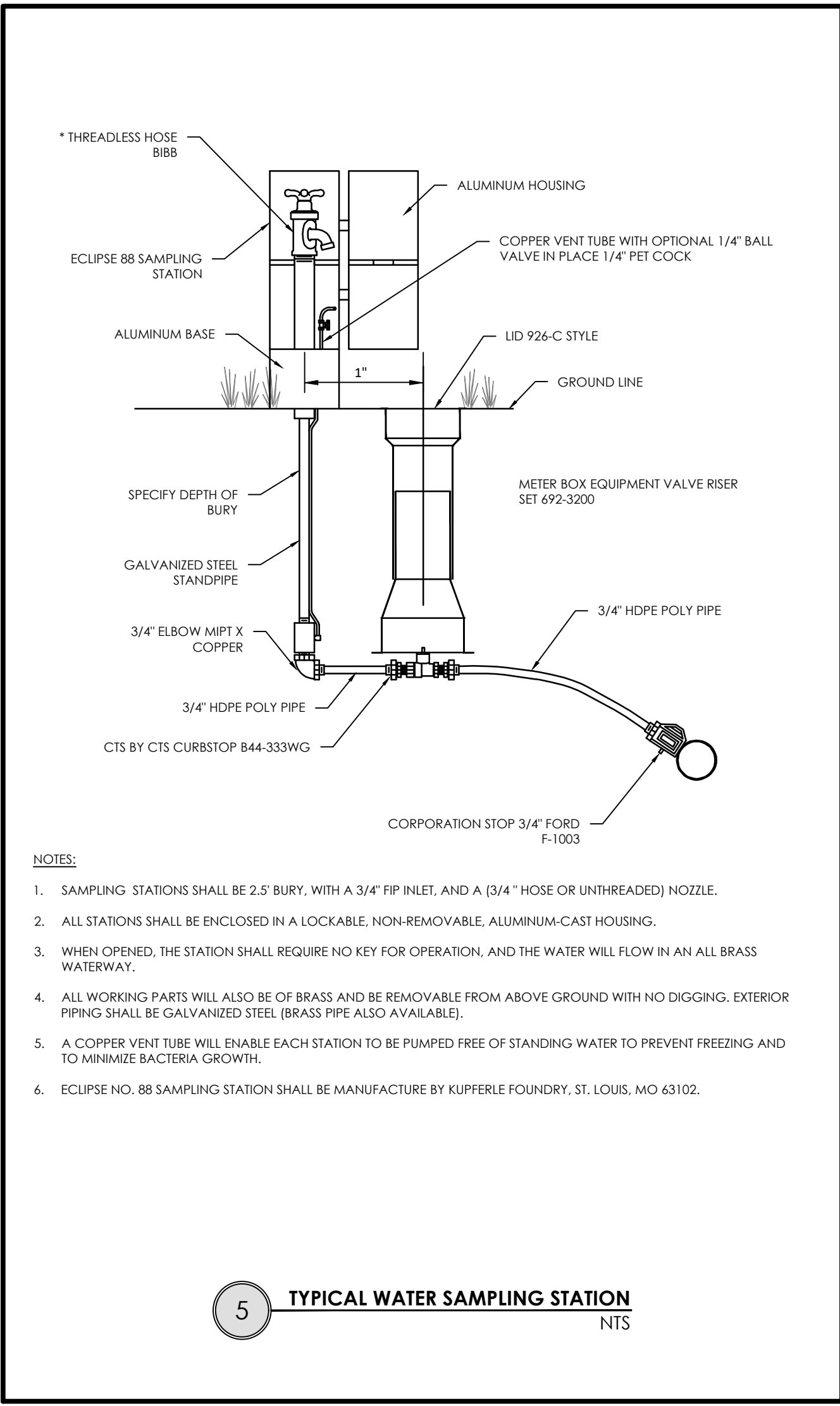
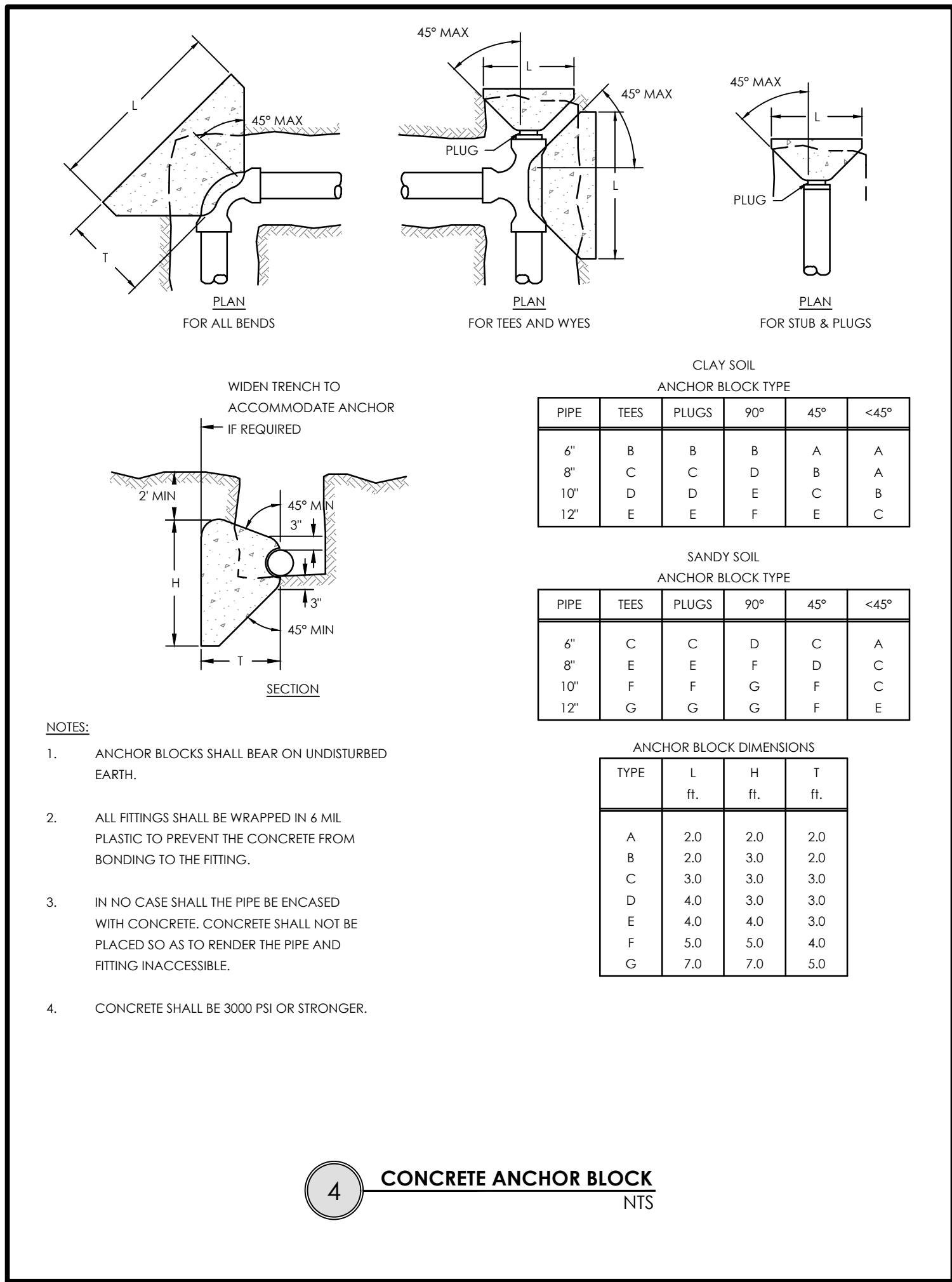
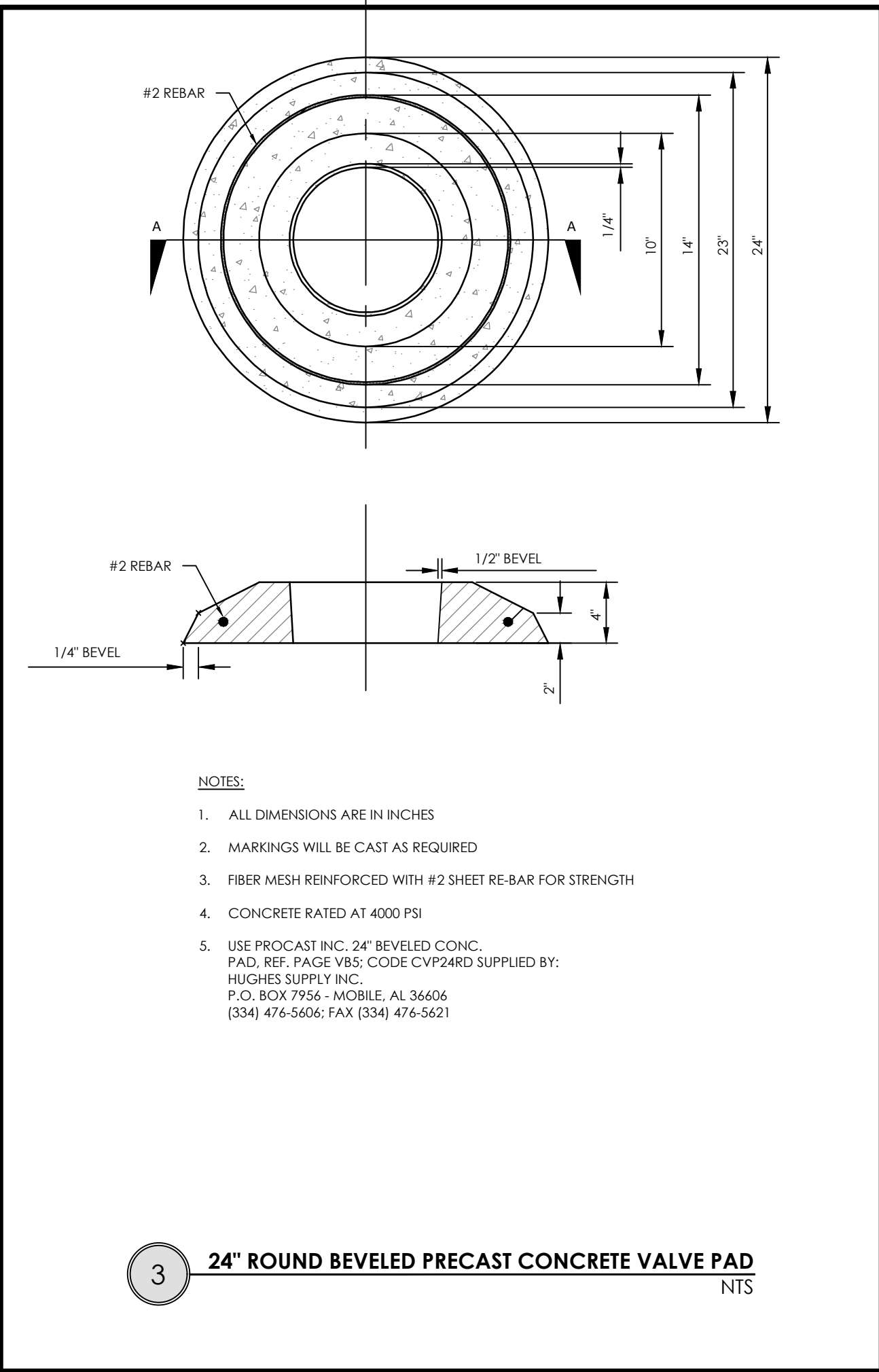
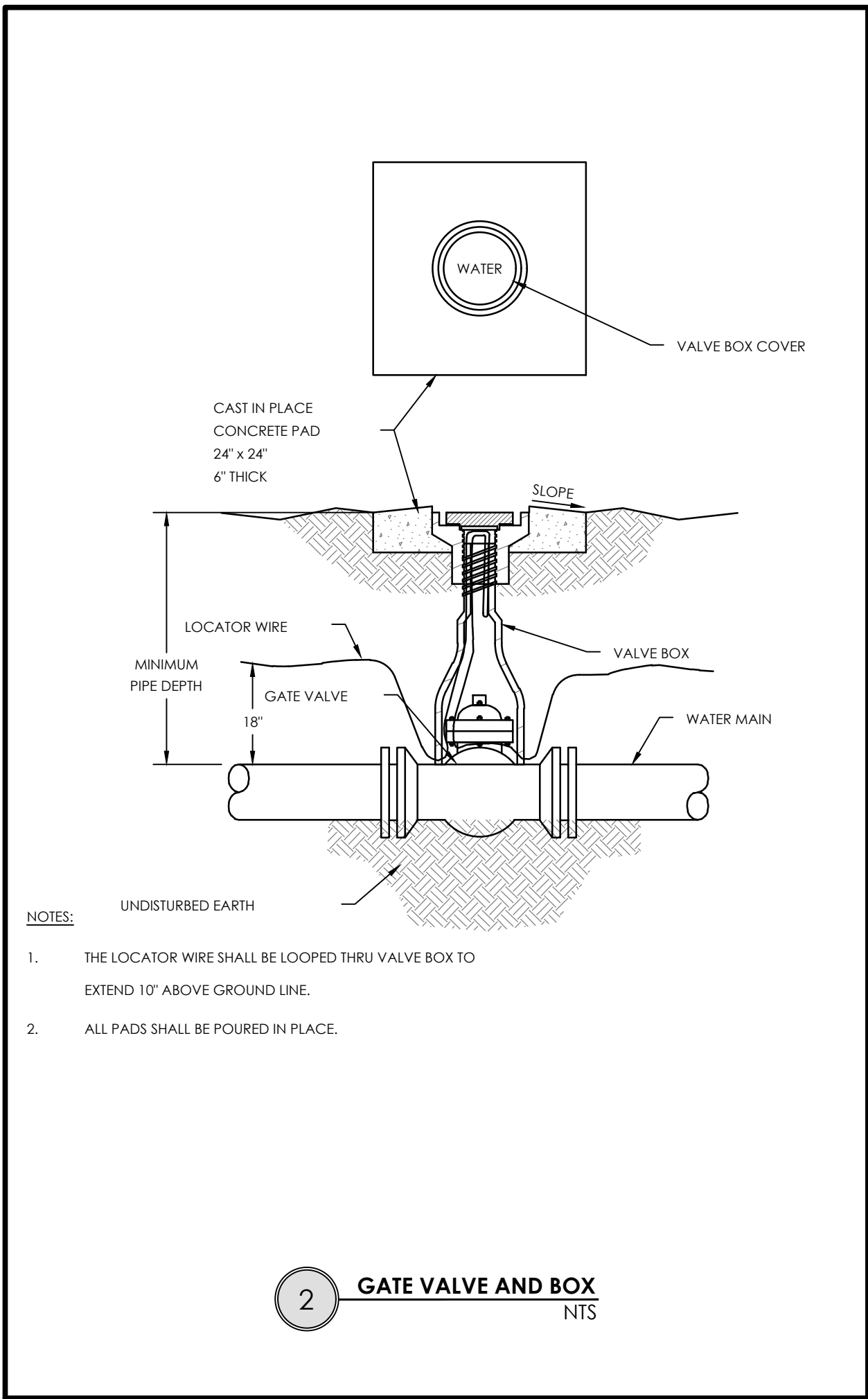
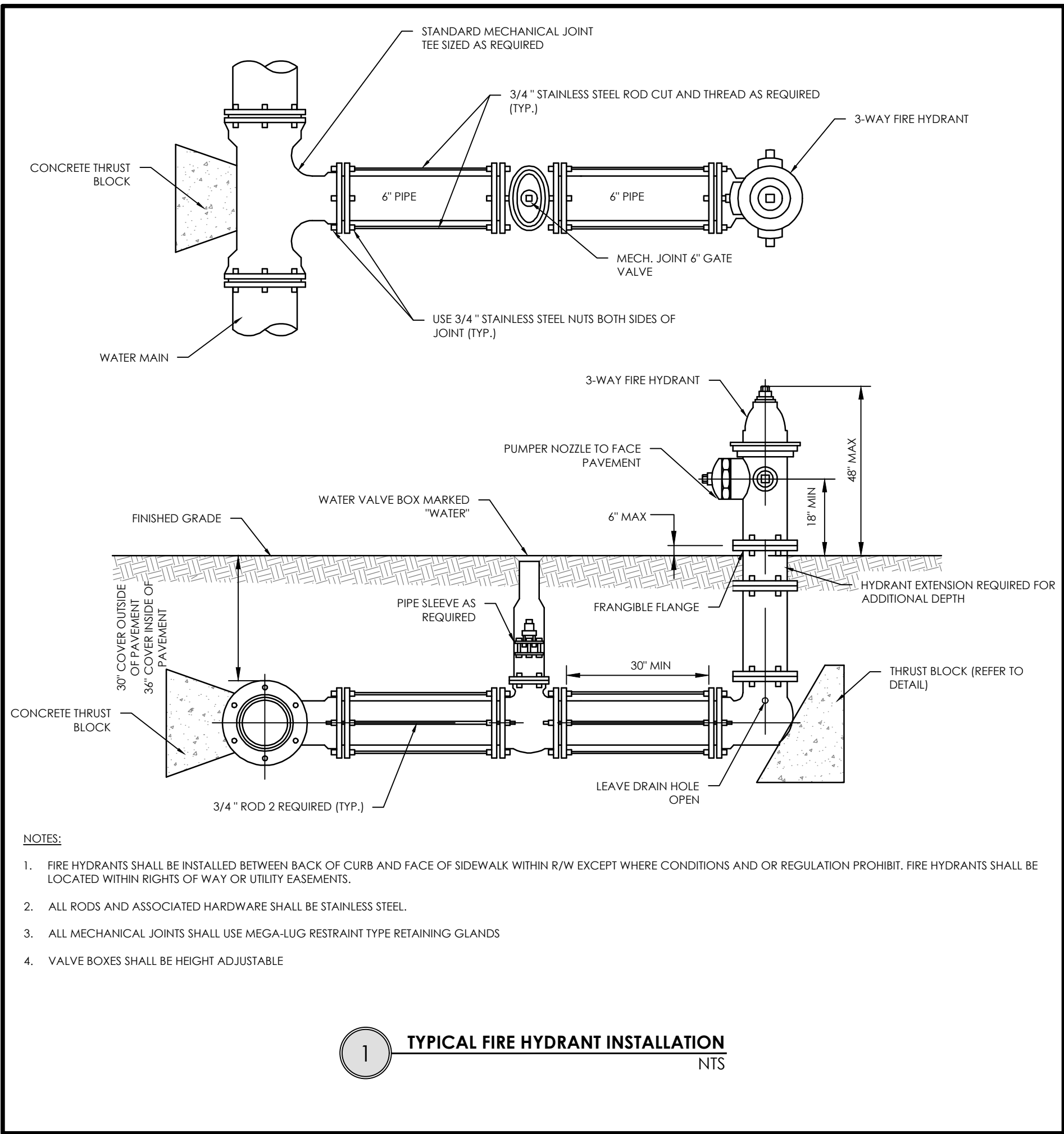


5 PRECAST CONCRETE BOX WITH METAL LID
NTS

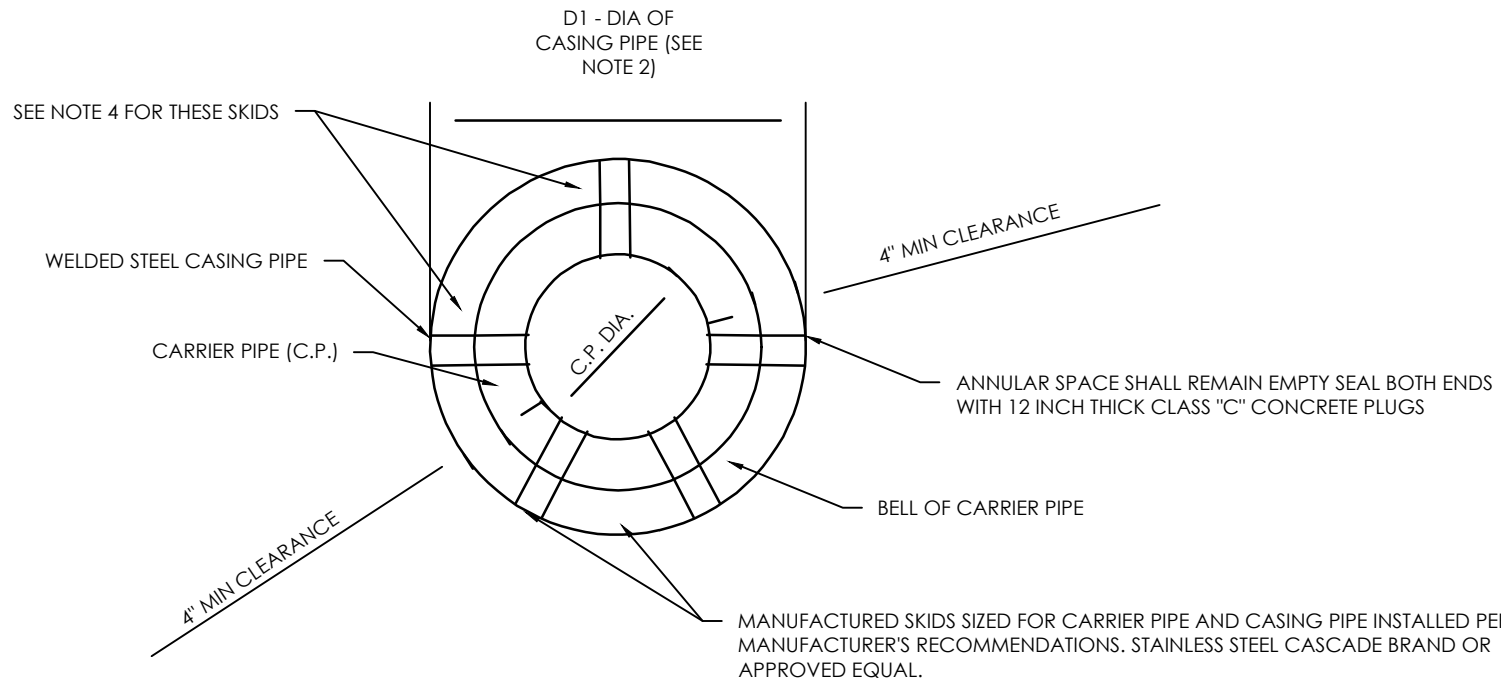


8 TYPICAL RESTRAINED DI TO DI JOINT
NTS

C:\DROPBROX [EC]\PROJECTS\131.0.0.10-HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\34 POTABLE WATER DETAILS 2.DWG. Dwg1, 10/16/2019 3:18:57 PM



C:\DROPTBOX [EC]\PROJECTS\131.0.010-HENDERSON BEACH RESORT\3.ENGINEERING\3.CDS\AMENDMENT 7\2.SHEETS\35 POTABLE WATER DETAILS 3.DWG. Dcd1, 10/16/2019 3:19:06 PM

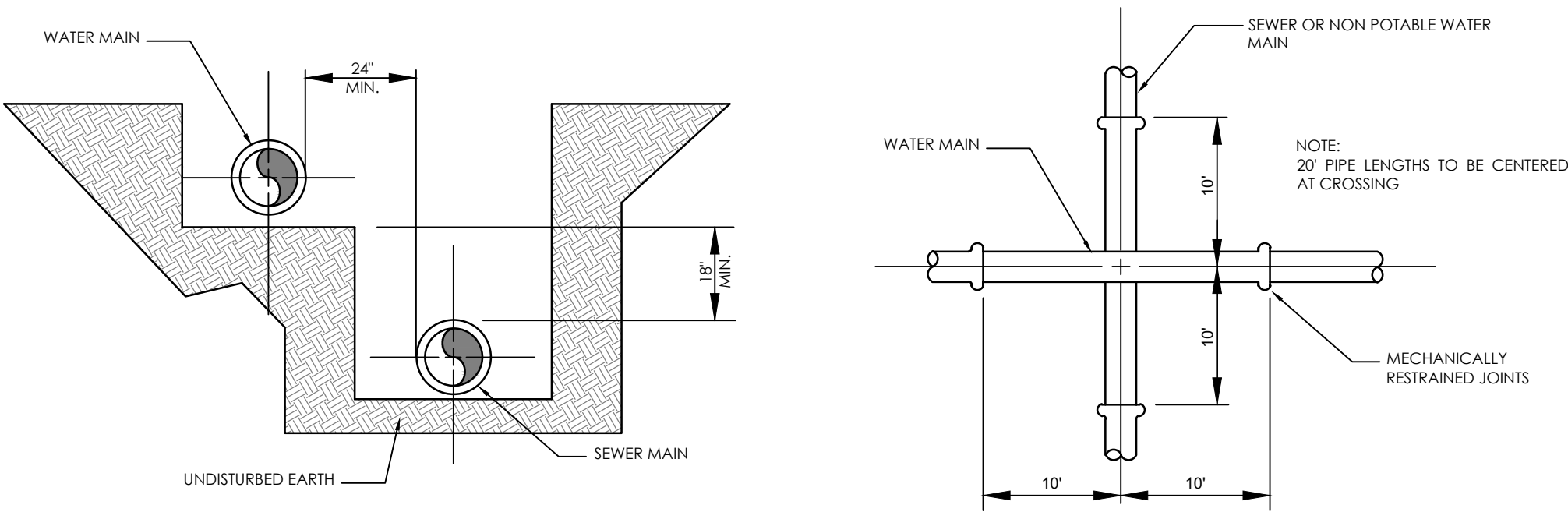


1 TYPICAL CASING DETAIL
NTS

CASING PIPE SIZES [MIN.]												
CARRIER PIPE NOM DIA (D2)	4"	6"	8"	10"	12"	14"	16"	18"	22"	24"	30"	36"
CASING PIPE NOM DIA (D1)	8"	12"	16"	22"	24"	30"	30"	30"	36"	36"	48"	60"
HWY X-ING WALL THK, INCHES	0.188	0.188	0.188	0.188	0.188	0.188	0.188	0.188	0.188	0.250	0.375	0.500

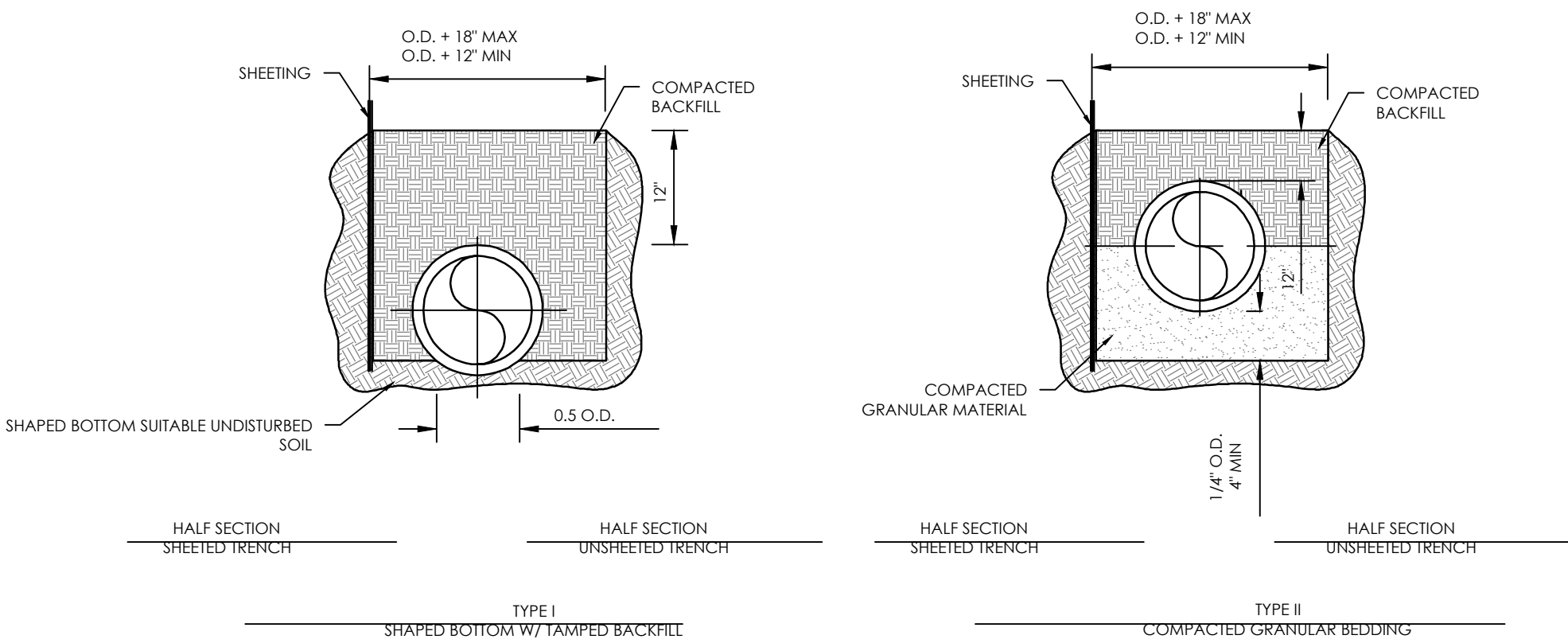
- NOTES:
- MINIMUM COVER TO TOP OF CASING SHALL BE 36"
 - THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE 4" GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
 - ALL JACK AND BORE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY ACCOMODATION MANUAL, LATEST EDITION.
 - SKIDS SHALL BE SECURED TO THE CARRIER PIPE AS PER MANUFACTURERS RECOMMENDATIONS. (MINIMUM OF 3 SKIDS PER PIPE JOINT).
 - ROTATION OF CARRIER PIPE INSIDE THE CASING PIPE WILL NOT BE PERMITTED. ALL JOINTS WITHIN THE CASING SHALL HAVE JOINT RESTRAINTS INSTALLED.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWING OF CASING AND CARRIER PIPE INSTALLATION FOR APPROVAL PRIOR TO PURCHASING MATERIALS
 - CASING SHALL EXTEND A MINIMUM OF 8 FEET PAST EDGE OF PAVEMENT.

2 WATER MAIN CROSSING FOR ROADWAYS
NTS



- NOTES:
- WHERE A 10 FOOT PARALLEL SEPARATION CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHEL AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN OR NONPOTABLE WATER MAIN
 - WHERE AN 18 INCH VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN CROSSING THEN THE WATER MAIN SHALL PASS OVER THE SEWER MAIN OR NONPOTABLE WATER MAIN WITH A MINIMUM VERTICAL CLEARANCE OF 6 INCHES. THE SEWER OR NONPOTABLE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING AND THE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING. CONCRETE ENCASEMENT SHALL BE POURED SEPERATELY FOR EACH PIPE.

3 WATER / SEWER SEPARATION DETAIL
NTS



4 CLASS "B" TYPICAL BEDDING DETAIL
NTS

UTILITY NOTES:

A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH ALL INVOLVED PARTIES, INCLUDING THE DEVELOPER(S), ENGINEER-OF-RECORD, CONTRACTOR(S) AND D.W.U. STAFF A MINIMUM OF TWO (2) WEEKS PRIOR TO CONSTRUCTION TO ADDRESS ALL CONSTRUCTION & INSPECTION REQUIREMENTS. THIS MEETING SHALL BE COORDINATED BY THE ENGINEER-OF-RECORD OR UTILITIES CONTRACTOR, AND HELD AT THE OCWS ENGINEERING DEPARTMENT.

PLEASE COORDINATE WITH LOCAL FIRE DEPARTMENT ON INSPECTION REQUIREMENTS AND TESTING. THE PROPOSED WATER MAINS SHALL BE SIZED AND EXTENDED ACCORDINGLY TO MEET CURRENT FIRE CODE REQUIREMENTS.

PLEASE COORDINATE ALL UTILITY TIE-INS WITH D.W.U. (850) 837-6146. A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO CONSTRUCTION. ALL UTILITY CONSTRUCTION SHALL BE INSPECTED BY THE D.W.U. ENGINEERING DEPARTMENT, INCLUDING PRESSURE TEST, FINISHED GRADE DEPTH AND SERVICE LOCATIONS. A FORTY-EIGHT (48) HOUR PRIOR NOTICE IS REQUIRED WHEN CALLING FOR INSPECTIONS. ALL PROPOSED WATER MAINS AND SERVICES SHALL HAVE A PASSING PRESSURE TEST, BACTERIOLOGICAL CLEARED AND FDEP CERTIFICATION RECEIVED PRIOR TO ACCEPTANCE.

A MINIMUM 15' CLEARANCE SHALL BE MAINTAINED BETWEEN UTILITY MAINS AND PROPOSED BUILDINGS. THE CONTRACTOR SHALL PROVIDE PROPER SEPARATION FROM PROPOSED DRAINAGE SYSTEMS AND UTILITY PIPES, INCLUDING SERVICES. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXCAVATION OF MATERIAL, COMPLETELY EXPOSING MAINS, SUPPLYING MATERIAL IF REQUIRED AND SECURING SITE. THE CONTRACTOR WILL NEED TO IDENTIFY THE TIE-IN LOCATIONS AND PAY ALL ASSOCIATED CONNECTION COST, PRIOR TO CONNECTIONS BEING MADE.

NO UTILITY CONNECTIONS WILL BE MADE INTO COUNTY/FDOT RIGHT-OF-WAY, AND/OR EASEMENTS WITHOUT AN APPROVED UTILITY PERMIT. ALL EXISTING ROAD CROSSINGS WILL BE BORED, UNLESS PERMITTED OTHERWISE. THE CONTRACTOR MUST REPAIR ANY PAVEMENT CUTS WITHIN TIME SPECIFIED ON PERMIT AND COORDINATE ALL CUTS WITH GOVERNING AUTHORITY A MINIMUM 10 DAYS PRIOR TO WORK BEING DONE.

THE CONTRACTOR WILL INSTALL TRACER WIRE ABOVE ALL WATER MAINS, SERVICES AND VALVES, INCLUDING VALVES INSTALLED BY D.W.U. THE WIRE WILL BE EXTENDED A MINIMUM 12' ABOVE FINAL GROUND ELEVATION AT THE VALVES AND ALL EXCESS WIRE COILED AND PLACED INSIDE THE VALVE BOX LID. THE WIRE WILL RUN THE ENTIRE SYSTEM, INCLUDING SERVICES TO CREATE A CONTINUOUS ELECTRIC CIRCUIT CAPABLE OF BEING FULLY TRACED WHEN CONNECTED TO A SINGLE DC SOURCE.

A MINIMUM 36" COVER IS REQUIRED FROM TOP OF ALL PROPOSED UTILITY LINES AND SERVICES FROM FINISHED GRADES, INCLUDING SWALES AND BASINS. ALL FIRE AND FLUSH HYDRANTS WILL BE PLACED AT BACK OF THE PROPOSED UTILITY EASEMENT, WITH BOTTOM FLANGE SECTION LEVEL WITH FINISH PAVEMENT SURFACE AND HAVE AN ISOLATION VALVE FOR EACH HYDRANT. AS NOTED ON PLANS, ALL WATER MAINS REQUIRING TO BE INSTALLED DIRECTLY UNDER PAVEMENT OR DRAINAGE BASINS SHALL BE DUCTILE IRON PIPE.

NOTE:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SANITARY INVERTS AND LOCATION OF EXISTING WATER MAIN AND NOTIFY THE ENGINEER IF THERE IS A DISCREPANCY.

INNERLIGHT ENGINEERING CORPORATION

THINK THE APPLIED SCIENCE OF SUCCESS

SCIENCE

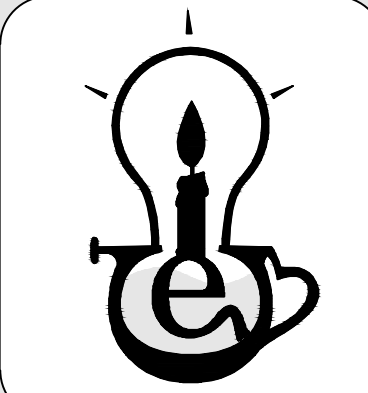
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

HENDERSON BEACH RESORT
SEVENTH AMENDMENT

DUNAVANT GULF, LLC
36008 EMERALD COAST PARKWAY, UNIT A-101
DESTIN, FL 32241

RECORD DATA

DATE: 11.04.2014
REV. No: 17
REV. DATE: 10.17.2019
DRAWN BY: MTM
REVIEWED BY: DES

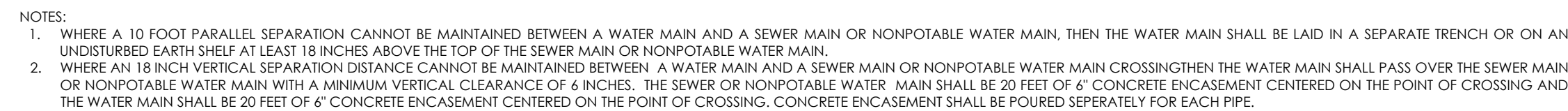


SHEET TITLE

POTABLE
WATER DETAILS
(3 OF 3)

SHEET NUMBER

39 OF 40



- NOTE: MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDARY E-170 OR EQUIVALENT



SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - BOUNDARY LOCATION INFORMATION

HENDERSON BEACH RESORT REPLAT 3

A REPLAT OF LOTS 1, 2, 3 AND 4 OF HENDERSON BEACH RESORT REPLAT 2

PLAT BOOK 28, PAGES 94-95

CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA

SITUATED IN UNSECTIONALIZED - TOWNSHIP 2 SOUTH - RANGE 22 WEST

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DUNAVANT GULF, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF FEE SIMPLE TITLE COVERING THE LANDS DESCRIBED IN THIS REPLAT OF LOTS 1, 2, 3 AND 4 OF "HENDERSON BEACH RESORT REPLAT 2" DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE STORMWATER MANAGEMENT FACILITIES AND ANY OTHER COMMON PROPERTY THAT MAY BE CONVEYED BY THE OWNERS TO THE HENDERSON BEACH RESORT MASTER ASSOCIATION, INC. NO LANDS ARE BEING DEDICATED TO THE PUBLIC AS PART OF THIS PLAT.

WITNESS _____

WILLIAM HAGERMAN, MANAGING MEMBER
DUNAVANT GULF, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____

ACKNOWLEDGMENT OF DEDICATION:

COUNTY OF _____
STATE OF _____

THIS IF TO CERTIFY THAT ON THE _____ DAY OF _____, 2019, BEFORE ME, _____ PERSONALLY APPEARED AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AS, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS _____, DAY OF _____, 2019.

NOTARY PUBLIC, STATE OF TENNESSEE

PRINTED NAME

MY COMMISSION EXPIRES:

SEAL

JOINDER AND CONSENT TO DEDICATION:

BANCORPSOUTH BANK, AS HOLDER OF MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY HEREON SUBDIVIDED AS HENDERSON BEACH RESORT REPLAT 3, DOES HEREBY JOIN IN AND CONSENT TO SAID SUBDIVISION AND THE DEDICATION AS SHOWN ABOVE FOR USES AND PURPOSES HEREON SET FORTH.

JAMI SEARLE, COMMUNITY BANK PRESIDENT

DATE

ACKNOWLEDGMENT TO JOINDER AND CONSENT:

COUNTY OF _____
STATE OF _____

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2019, BEFORE ME, _____ PERSONALLY APPEARED AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AS, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS _____, DAY OF _____, 2019.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME

MY COMMISSION EXPIRES:

SEAL

PURSUANT TO CHAPTER 177.091(27):

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF 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 THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



LEGAL DESCRIPTION (AS WRITTEN)

LOTS 1, 2, 3 AND 4, HENDERSON BEACH RESORT REPLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 94-95, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

TITLE OPINION

PURSUANT TO CHAPTER 177, F.S., THE UNDERSIGNED ATTORNEY, ABSTRACTOR OR TITLE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO LAND(S) DESCRIBED HEREON IS IN THE NAME OF DEDICATORS AND INDICATED HEREIN AND THAT THERE ARE NO UNSATISFIED MORTGAGES RECORDED AS A MATTER OF RECORD EXCEPT AS SHOWN IN THE JOINDER AND CONSENT.

DATE

COMPANY

ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

G.A. "JOSH" SMITH, PSM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 7186
INNERLIGHT ENGINEERING CORPORATION
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS # 7927
11490 EMERALD COAST PARKWAY
MIRIMAR BEACH, FLORIDA 32550
850.424.5855 ~ TELEPHONE

DATE

DESTIN PUBLIC SERVICES APPROVAL:

CITY OF DESTIN
STATE OF FLORIDA

PRESENTED TO AN APPROVED BY THE PUBLIC SERVICES DIRECTOR OF THE CITY OF DESTIN, FLORIDA THIS _____ DAY OF _____, 2019

MICHAEL BURGESS
PUBLIC SERVICES DIRECTOR

CITY OF DESTIN APPROVAL:

THE CITY OF DESTIN, HAVING EXAMINED THE WRITTEN PLAT ON THE _____ DAY OF _____, 2019, DOES HEREBY APPROVE THE PLAT FOR RECORDING.

GARY JARVIS, MAYOR

REY BAILEY, CITY CLERK

LANCE JOHNSON, CITY MANAGER

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA. THIS DAY _____ OF _____, 2019.

A. LOUIS ZUNGUZE, COMMUNITY DEVELOPMENT DIRECTOR

TAX COLLECTOR'S CERTIFICATE

OKALOOSA COUNTY
STATE OF FLORIDA

I, BEN ANDERSON, DO HEREBY CERTIFY THAT THE TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE, AS OF THIS _____ DAY OF _____, 2019.

BEN ANDERSON, TAX COLLECTOR
OF OKALOOSA COUNTY, FLORIDA

COUNTY CLERK'S CERTIFICATE OF RECORDING

OKALOOSA COUNTY
STATE OF FLORIDA

I, J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2019, IN PLAT BOOK _____, PAGE _____.

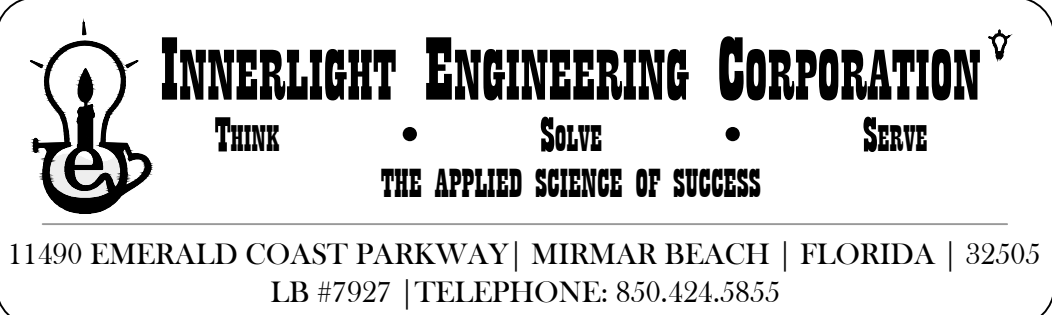
J.D. PEACOCK II, CLERK OF CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE

CITY OF DESTIN
STATE OF FLORIDA

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2019.

ERIC B. STUART - PSM# 6707



HENDERSON BEACH RESORT REPLAT 3

PLAT BOOK _____, PAGE _____.

SHEET 1 OF 2

SHEET INDEX:

- 1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - BOUNDARY LOCATION INFORMATION

HENDERSON BEACH RESORT REPLAT 3

A REPLAT OF LOTS 1, 2, 3 AND 4 OF HENDERSON BEACH RESORT REPLAT 2

PLAT BOOK 28, PAGES 94-95

CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA

SITUATED IN UNSECTIONALIZED - TOWNSHIP 2 SOUTH - RANGE 22 WEST

O.R. BOOK 2072, PAGES 1563-1564 OF THE
PUBLIC RECORDS OF OKALOOSA
COUNTY,
(UNPLATTED)

FND 4X4 CONCRETE
MONUMENT (LB3292)
(STAMPED PRM)
(NORTHWEST CORNER OF
HENDERSON BEACH RESORT REPLAT
PLAT BOOK 27, PAGE 39
OKALOOSA COUNTY, FLORIDA)

100' GULF POWER EASEMENT

(NORTHEAST CORNER OF
HENDERSON BEACH
RESORT REPLAT
PLAT BOOK 27, PAGE 39
OKALOOSA COUNTY, FLORIDA)

50' ACCESS AND UTILITY
EASEMENT AS RECORDED IN O.R.
BOOK 2478, PAGE 1150 OF THE
PUBLIC RECORDS OF OKALOOSA
COUNTY, FLORIDA

LOT 7
± 57,872 SF
± 1.33 AC

INGRESS/EGRESS
EASEMENT

S4° 04' 12"W 4.00'

N85° 55' 48"W 228.27'

N85° 55' 48"W 366.10'

N85° 55' 48"W 137.81'

S85° 55' 48"E 180.50'

109.50'

71.00'

26.83'

0.68'

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

LOT 8
± 44,590 SF
± 1.02 AC

LOT 5
± 51,925 SF
± 1.19 AC

LOT 9
± 31,682 SF
± 0.73 AC

CRYSTAL BEACH SUBDIVISION:
PLAT BOOK 1, PAGE 17 OF THE PUBLIC
RECORDS OF OKALOOSA COUNTY.

MATTHEW BOULEVARD
(60' RIGHT OF WAY)

LOT 4
± 76,037 SF
± 1.75 AC

HENDERSON BEACH
STATE PARK
(UNPLATTED)

INGRESS/EGRESS
EASEMENT

S88° 54' 21"E 159.00'

S88° 54' 14"E 121.43'

12.37'

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

L41

L42

L43

L44

L45

L46

L47

L48

L49

L50

L51

L52

L53

L54

L55

L56

L57

L58

L59

L60

L61

L62

L63

L64

L65

L66

L67

L68

L69

L70

L71

L72

L73

L74

L75

L76

L77

L78

L79

L80

L81

L82

L83

L84

L85

L86

L87

L88

L89

L90

L91

L92

L93

L94

L95

L96

L97

L98

L99

L100

L101

L102

L103

L104

L105

L106

L107

L108

L109

L110

L111

L112

L113

L114

L115

L116

L117

L118

L119

L120

L121

L122

L123

L124

L125

L126

L127

L128

L129

L130

L131

L132

L133

L134

L135

L136

L137

L138

L139

L140

L141

L142

L143

L144

L145

L146

L147

L148

L149

L150

L151

L152

L153

L154

L155

L156

L157

L158

L159

L160

L161

L162

L163

L164

L165

L166

L167

L168

L169

L170

L171

L172

L173

L174

L175

L176

L177

L178

L179

L180

L181

L182

L183

L184

L185

L186

L187

L188

L189

L190

L191

L192

L193

L194

L195

L196

L197

L198

L199

L200

L201

L202

L203

L204

L205

L206

L207

L208

L209

L210

L211

L212

L213

L214

L215

L216

L217

L218

L219

L220

L221

L222

L223

L224

L225

L226

L227

L228

L229

L230

L231

L232

L233

L234

L235

L236

L237

L238

L239

L240

L241

L242

L243

L244

L245

L246

L247

L248

L249

L250

L251

L252

L253

L254

L255

L256

L257

L258

L259

L260

L261

L262

L263

L264

L265

L266

L267

L268

L269

L270

L271

L272

19-09 Henderson Beach Resort 7th Amendment

LAND USE	UNITS	PARK		LIBRARY		POLICE		TRANS.		TOTAL
		RATE	FEE	RATE	FEE	RATE	FEE	RATE	FEE	
Residential, 750—999 sq. ft.	5	\$279.00	\$ 1,395.00	\$ 93.00	\$ 465.00	\$13.00	\$ 65.00	\$ 855.00	\$ 4,275.00	
Residential, 1,000—1,499 sq. ft.	65	\$335.00	\$21,775.00	\$112.00	\$ 7,280.00	\$16.00	\$1,040.00	\$1,016.00	\$ 66,040.00	
Residential, 1,500—1,999 sq. ft.	8	\$399.00	\$ 3,192.00	\$133.00	\$ 1,064.00	\$19.00	\$ 152.00	\$1,198.00	\$ 9,584.00	
Residential, 2,000—2,999 sq. ft.	7	\$479.00	\$ 3,353.00	\$160.00	\$ 1,120.00	\$23.00	\$ 161.00	\$1,425.00	\$ 9,975.00	
Residential, 3,000—3,999 sq. ft.	7	\$570.00	\$ 3,990.00	\$190.00	\$ 1,330.00	\$27.00	\$ 189.00	\$1,677.00	\$ 11,739.00	
Retail/Shopping Center	0.4	\$ -	\$ -	\$ -	\$ -	\$31.00	\$ 12.40	\$1,752.00	\$ 700.80	
Office, General	1.725	\$ -	\$ -	\$ -	\$ -	\$18.00	\$ 31.05	\$1,404.00	\$ 2,421.90	
Restaurant, Sit-Down	3.75	\$ -	\$ -	\$ -	\$ -	\$31.00	\$ 116.25	\$3,244.00	\$ 12,165.00	
Warehouse/Storage	1.35	\$ -	\$ -	\$ -	\$ -	\$ 6.00	\$ 8.10	\$ 632.00	\$ 853.20	
Hotel/Motel	132	\$243.00	\$32,076.00	\$ -	\$ -	\$11.00	\$1,452.00	\$ 981.00	\$129,492.00	
Total			\$65,781.00		\$11,259.00		\$3,226.80		\$247,245.90	\$327,512.70

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: Consent Agenda

TO: City Council

THRU: Lance Johnson, City Manager
Webb Warren, Deputy City Manager

FROM: Michael Burgess, Public Services Director

DATE: 11/12/2019

SUBJECT: Airport Road Update

I. BACKGROUND: Status update:

Staff plan to bring a recommendation for Council consideration on December 2, 2019 to assign the guardrail project to one of our continuing services engineering contractors who will then bring forward recommendations for moving this project forward.

For informational purposes we are providing the 2016 safety audit of Airport Road from US98 to Main Street was conducted by Kimley-Horn on behalf of the Florida Department of Transportation. (attached)

II. DISCUSSION: Informational update

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

III. CONCLUSION:

IV. RECOMMENDED MOTION: N/A

Attachments:

1. Destin Airport Road RSA_160921
2. Appendix_Destin Airport Road RSA

ROAD SAFETY AUDIT

**Airport Road
From Main Street to SR 30 (US 98)
Destin, Okaloosa County, FL**

Prepared for:



District Three
Chipley, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Jacksonville, Florida

September 2016

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Kimley-Horn and Associates, Inc., a Florida corporation authorized to operate as an engineering business, Certificate of Authorization 00000696, by the State of Florida Department of Professional Regulation, Board of Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions or technical advice hereby reported for:

Project: Airport Road from Main Street to SR 30 Road Safety Audit

Contract: C-9H56

Assignment: Task Work Order #1

County: Okaloosa

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

This document is prepared solely for the purpose of identifying, evaluating and planning safety improvements on public roads; and is therefore exempt from discovery or admission under 23 U.S.C. 409.

Signature: _____

Name: Michelle B. Mecca, P.E.

P.E. No: 55059

Firm: Kimley-Horn and Associates, Inc.

Date: September 21, 2016



9/21/16

TABLE OF CONTENTS

1.0	PROJECT BACKGROUND	1
2.0	PROJECT PURPOSE	1
3.0	PROJECT TEAM AND DATA COLLECTION	3
4.0	SITE CHARACTERISTICS	4
4.1	Existing Traffic Volumes	5
4.2	Roadway Data Collection.....	5
5.0	CRASH HISTORY.....	6
6.0	FIELD OBSERVATIONS	10
7.0	OBSERVED DEFICIENCIES	14
7.1	Sight Distance Limitations	14
7.2	Limited Signage.....	15
7.3	Lighting and Retroreflectivity	16
7.4	Signalized Intersection with Commons Drive West	16
7.5	Sidewalk Trip Hazards.....	17
7.6	Erosion beneath Sidewalk	18
7.7	Handrail Issues.....	18
7.8	Overgrown Vegetation	19
7.9	Undesirable and Deficient Mid-Block Crosswalk Locations	20
7.10	Missing and Nonstandard Warning Detection Mats.....	20
7.11	Inconsistent Crosswalk Pavement Markings	21
7.12	Inlet above Roadway Grade	22
7.13	Crosswalk/Driveway Grade	22
8.0	RECOMMENDED IMPROVEMENTS	23
8.1	Priority 1 Improvements.....	23
8.2	Priority 2 Improvements.....	24
8.3	Priority 3 Improvements.....	24

APPENDICES

APPENDIX A: Traffic Counts

APPENDIX B: Spot Speed Study

APPENDIX C: Crash Data Tables

LIST OF FIGURES

FIGURE 1: Project Location Map 2

1.0 PROJECT BACKGROUND

The Florida Department of Transportation – District Three retained Kimley-Horn and Associates, Inc., as part of its Districtwide Safety Studies contract, to perform a Road Safety Audit (RSA) for the off-system roadway of Airport Road in Destin, Okaloosa County, Florida. The project limits include Airport Road from Main Street to SR 30 (US 98). The road primarily runs east/west and is bound along the northeast side by Destin Executive Airport (DST). A project location map is included in **Figure 1**.

Airport Road has experienced a history of run-off-the-road crashes, specifically at the western curve in the roadway where the road diverges from the airport frontage. It has been identified by the City of Destin Public Works Director as an ongoing safety issue that several City committees are focusing attention on. Airport Road was widened from a 3-lane cross section to a 4-lane cross section in 2007.

2.0 PROJECT PURPOSE

The purpose of the current evaluation is to focus on improvements to the Airport Road facility within the study limits. While the crash history is taken into account during this review, it is only used to supplement a detailed field assessment conducted from the user's perspective rather than providing the sole basis for the identification of solutions. Those evaluating the facilities observed the existing conditions during multiple times of day including one during daytime off-peak conditions, one during daytime peak conditions, and one during nighttime conditions. The observations are performed at street level by a group of qualified individuals with a variety of backgrounds. The goal is to identify implementable safety improvements that are not solely dictated by engineering design but rather by the practical needs and experiences of the users.



AIRPORT ROAD
ROAD SAFETY AUDIT

PROJECT LOCATION MAP
OKALOOSA COUNTY, FL

FIGURE 1

3.0 PROJECT TEAM AND DATA COLLECTION

A multi-disciplinary team was assembled to perform the field assessment and identify potential improvements to the study segment. The team met on Thursday, April 21, 2016 beginning at 11:00 AM with introductions and a review of the known information about the segment. The off-peak daylight review was then performed beginning at noon. Following the first field review, the team debriefed and prepared for the next two field reviews, which were conducted at 3:30 PM for the peak-hour daylight condition and 8:00 PM for the nighttime review. The corridor was traversed on foot multiple times with notes, measurements, and photographs taken to document the existing conditions. The team members who participated in the field reviews were:

- Joe Bodi, City of Destin
- Richard McCoy, Okaloosa County Sherriff's Office
- Michael Lewis, Florida Department of Transportation (FDOT)
- Matt King, Florida Department of Transportation
- Barbara Lee, Florida Department of Transportation
- Sergio Quevedo, HNTB Corporation (HNTB)
- Jeff Roberts, HNTB Corporation
- Jimmy Smith, Panhandle Group
- Ryan Wetherell, Kimley-Horn and Associates, Inc. (KHA)
- Michelle Mecca, Kimley-Horn and Associates, Inc.

A second site visit was conducted by Ryan Wetherell and Vincent Spahr (KHA) on Tuesday, June 7, 2016 beginning at 10:30 AM. During the second field review, the entire corridor was walked on both sides of the street and more photographs were taken to document observations of the corridor.

4.0 SITE CHARACTERISTICS

Throughout the study limits, Airport Road is a four-lane, divided, urban collector with a posted speed limit of 35 mph. There are 20 full median openings along the corridor and three signalized intersections at Main Street, Commons Drive West, and SR 30 (US 98). There is one emergency signal for the Destin Fire Control District east of Main Street. Sidewalks line both sides of the roadway for the full project extents. Street lighting is limited along the corridor.

Airport Road runs east/west at Main Street, then turns to the southeast when it meets the edge of the airport property until it intersects with Commons Drive West, where it turns due south at the intersection with SR 30 (US 98), also known as Emerald Coast Parkway in this area.

The intersection of Airport Road and Main Street is a signalized intersection. Development exists on all four corners of the intersection, including a church on the northeast quadrant and a gas station on the southeast quadrant. There are 11 full median openings east of Main Street before the alignment turns southeast. Along the southeasterly portion, there are five full median openings that allow traffic to turn left into and out of residential developments on the south side of the road. The intersection of Airport Road and Commons Drive West is a three-leg signalized intersection.

There are four full median openings on Airport Road between Commons Drive West and SR 30 (US 98), two with northbound left-turn lanes and two with southbound left-turn lanes. The intersection of Airport Road and SR 30 (US 98) is a four-leg signalized intersection, leading to a hotel parking lot south of SR 30 (US 98).

4.1 Existing Traffic Volumes

Existing daily traffic information was obtained from FDOT's Florida Traffic Online (2014) web application. The hourly traffic count information came from two portable traffic monitoring sites, one on Airport Road 700 feet east of Main Street and the other on Airport Road 700 feet north of SR 30 (US 98). The most recent counts were conducted in June 2014 by FDOT. FDOT also performed a spot speed study in March 2016. The counts and speed data are included in Appendix A.

At FDOT count station 575026, located on Airport Road 700 feet east of Main Street, the latest count information indicates that the AADT is approximately 19,300 vehicles. The peak hour traffic occurs from 3:30 to 4:30 PM. At FDOT count station 575131, located on Airport Road 700 feet north of SR 30 (US 98), the latest count information indicates that the Annual Average Daily Traffic (AADT) is approximately 6,400 vehicles. The peak hour traffic occurs from 3:45 to 4:45 PM.

As is mentioned in the Field Observations section of this report, the large discrepancy in these traffic counts is at least in part due to eastbound vehicles turning left from Airport Road to Commons Drive West and westbound vehicles turning right from Commons Drive West to Airport Road. The connection serves as a parallel facility to SR 30 (US 98).

4.2 Roadway Data Collection

A spot speed study conducted on Airport Road facing southeast in the curve adjacent to the airport fence indicated that the average speed on the segment is 40 mph and that more than 80% of vehicles travel above the posted 35 mph speed limit.

A qualitative test named the Aubrey Graves test was conducted on the pavement in the curve to determine if the surface course was limestone. The test consists of muriatic acid (brick cleaner acid) placed on the surface of the asphalt. If the aggregate foams from the acid, then it is a limestone. If the aggregate does not foam it indicates that the aggregate is granite or river gravel. The test confirmed the aggregate was blue limestone which is very slippery in wet conditions.

5.0 CRASH HISTORY

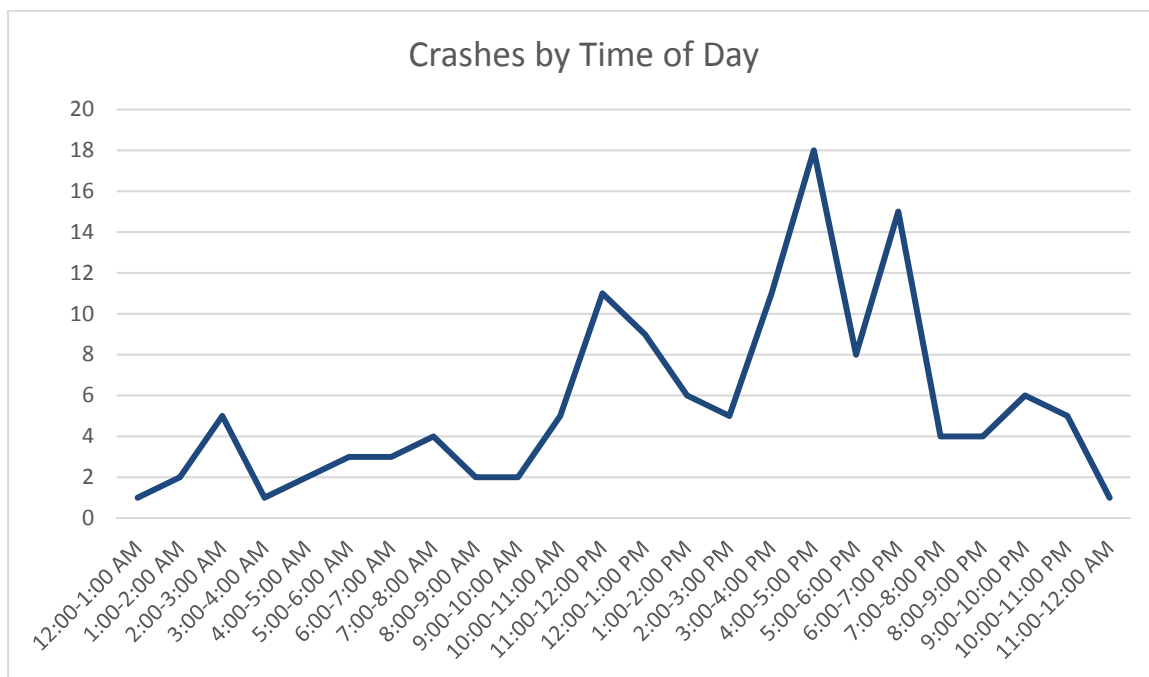
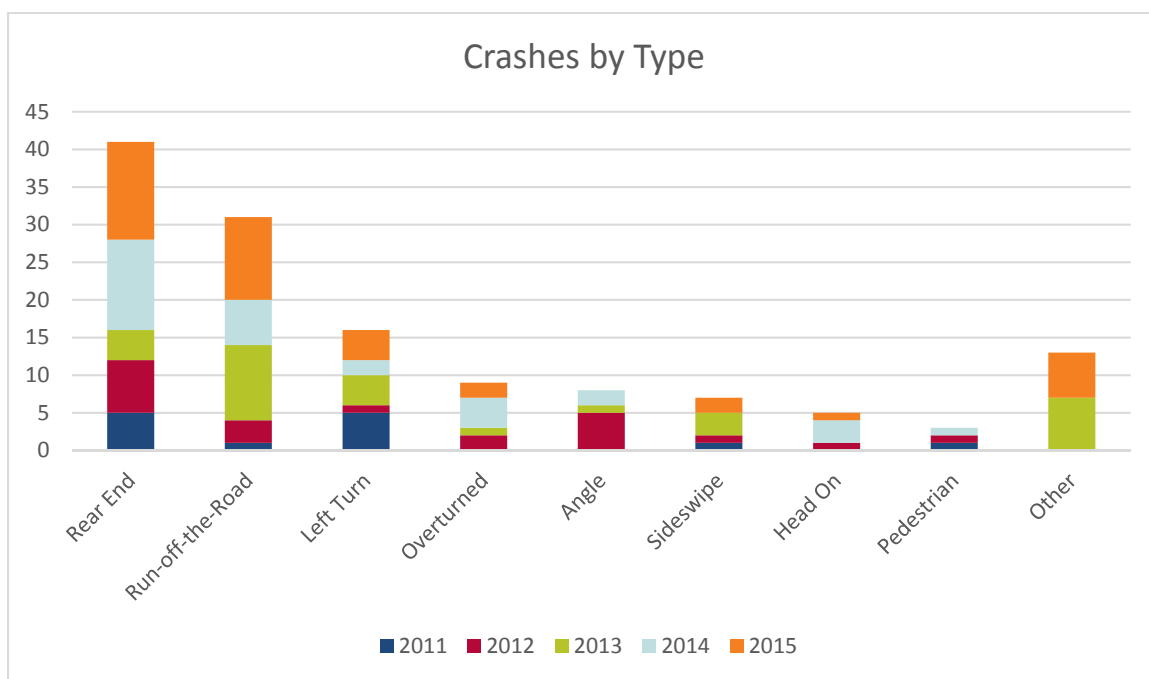
Traffic crash reports were obtained for a five-year period from January 1, 2011 to December 31, 2015. The crash data were obtained from the Signal Four Analytics web database and included only long-form reports. Only the extracted crash data were reviewed; the corresponding crash report narratives were not reviewed. The corresponding crash data tables are included in Appendix C.

A total of 133 crashes were reported on long-form crash reports for the five-year period, including 76 injury crashes, resulting in 106 injuries. There were no fatal crashes. The number of crashes generally increased over the five-year period: 13 crashes were reported in 2011, 21 crashes in 2012, 30 crashes in 2013, 30 crashes in 2014, and 39 crashes in 2015.

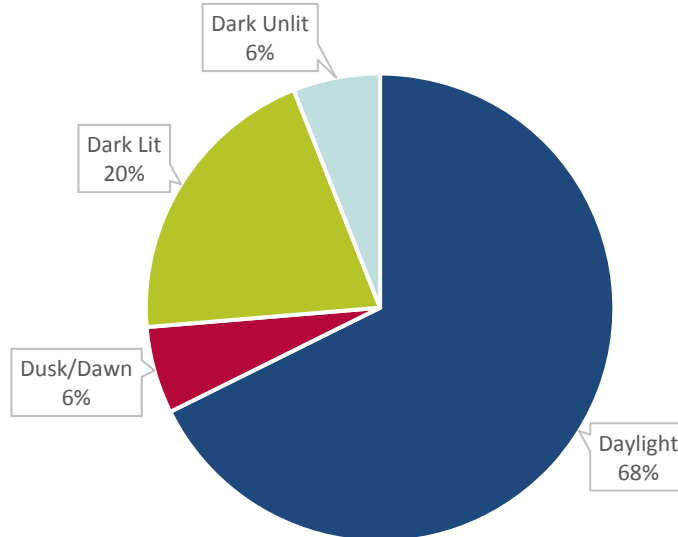
It should be noted that the number of crashes documented in this report only account for crashes where a crash report was completed. It was remarked by the Okaloosa County Sheriff's Office and the City of Destin staff that many crashes that do not include another vehicle or extensive damage do not result in a crash report being filed because the one vehicle involved leaves the scene without reporting the incident. Therefore, the number of crashes may actually be higher than documented.

The prominent safety concerns include 1) rear-end collisions at the intersection of Airport Road and SR 30 (US 98) and 2) vehicles leaving the roadway or otherwise losing control in the vicinity of the western curve in Airport Road adjacent to the airport fencing. The crash data were assessed to determine any significant trends in the circumstances surrounding each crash. The following observations were made and are graphically depicted on the successive pages:

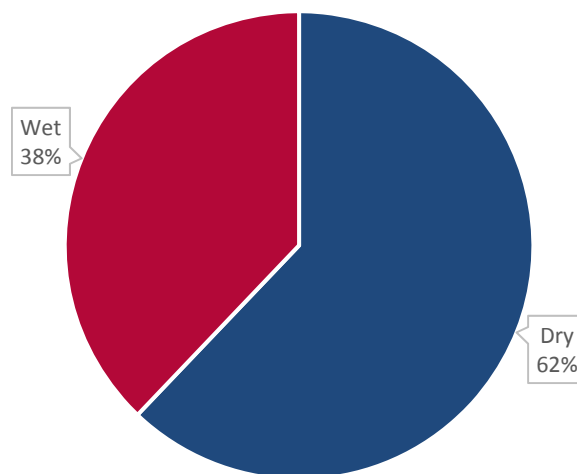
- Of the 133 crashes, there were 47 crashes at the signalized intersection of Airport Road at SR 30 (US 98), 19 crashes at the intersection at Mattie Kelly Boulevard, 16 crashes at the intersection at Quail Circle, 13 crashes at the signalized intersection at Main Street, and 10 crashes at the signalized intersection at Commons Drive West.
 - At Airport Road and SR 30 (US 98), 62% of crashes were rear-end crashes and none of the crashes occurred along the Airport Road approach to the intersection.
 - Most of the run-off-the-road crash types were coded as occurring within 200 feet east or west of Mattie Kelly Boulevard. Some were also coded as occurring within 150 feet north of Quail Circle.
- Approximately 38 percent of crashes occurred on wet pavement.
- Approximately 26 percent of crashes occurred during dark conditions.
- The peak hour of crashes was from 4:00 PM to 5:00 PM.
- Twelve (12) crashes were alcohol-related.

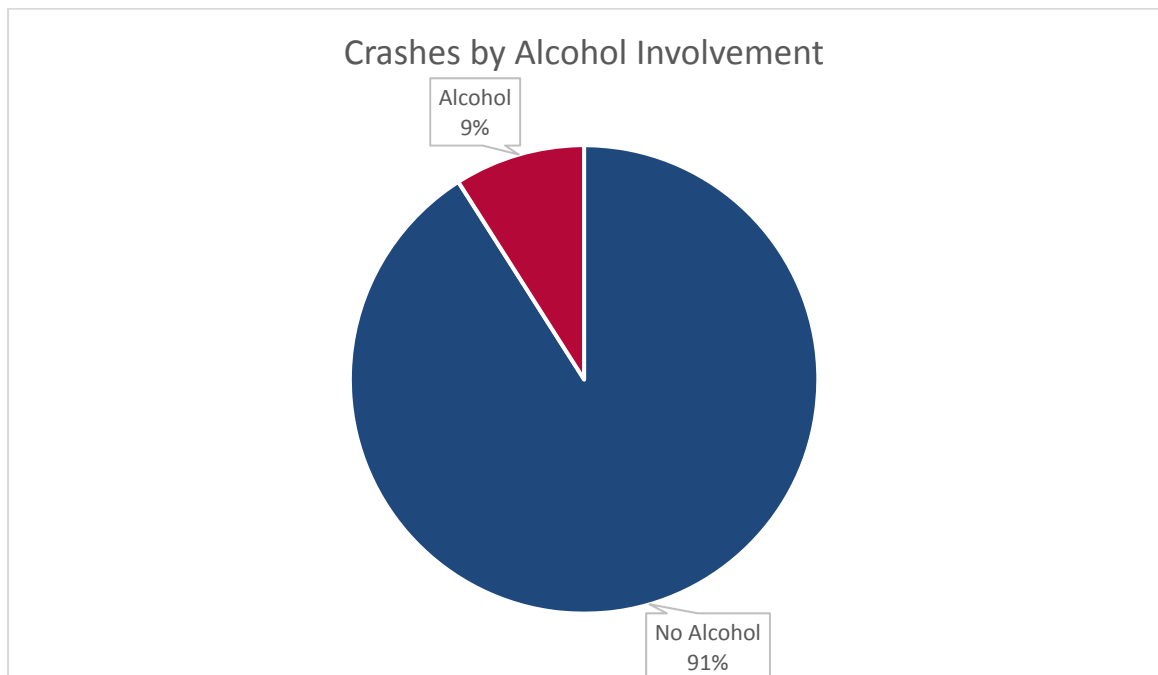
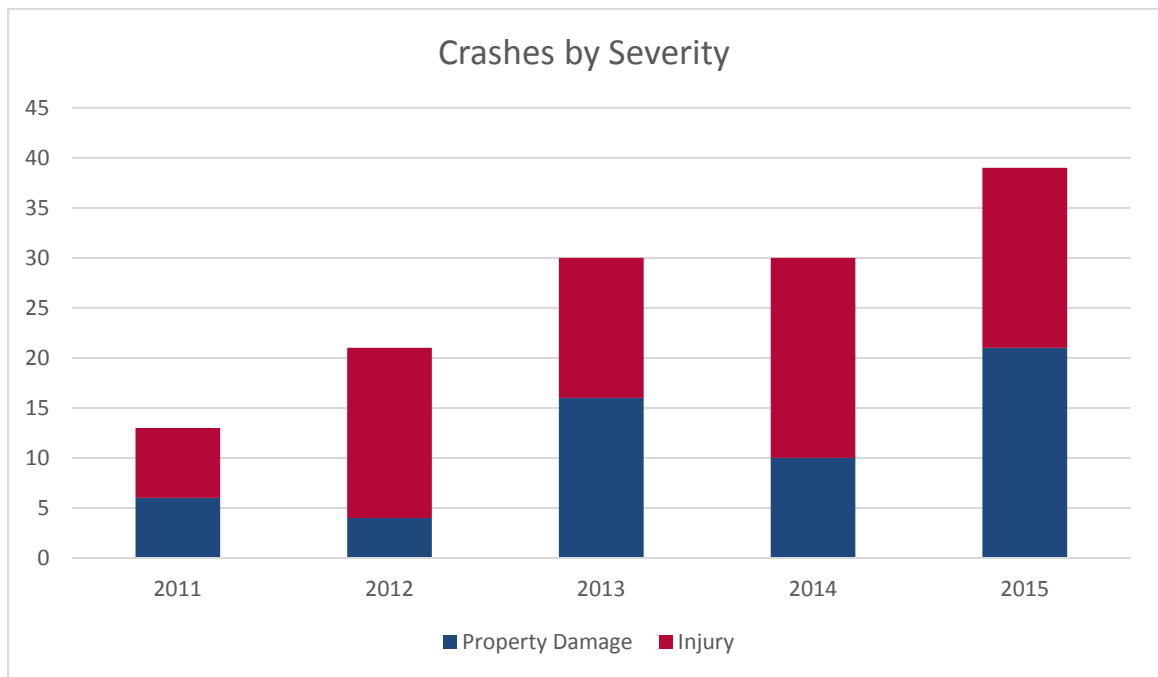


Crashes by Lighting Condition



Crashes by Pavement Condition





6.0 FIELD OBSERVATIONS

A field inventory was performed for the study area on Thursday, April 21, 2016 and Tuesday, June 7, 2016 at various times of the day including dark conditions. During the field review, the behaviors of drivers using the corridor were observed as well as the conditions of the existing roadway and surrounding features.

- There was fence scarring along the north side of the road near the airport, evidence of run-off-the-road crashes. One column was apparently hit so hard that the cap shifted and the fence was disconnected.



- Ribbon curbs in some locations provide no room for recovery near curve. This grade change prevents drivers from safely being able to recover should they leave the roadway. Depressions outside these ribbon curbs suggest vehicles are leaving the roadway.



- The Destin Airport placed barriers inside the chain link fence after an incident occurred that involved a vehicle traveling through the fence and striking two airplanes.



- Median and sidewalk scarring indicates that vehicles are leaving the pavement after they lose control.



- Vehicles in the inside lane traveling westbound were observed drifting into the outside lane as they departed the curve before overcorrecting to return to the inside lane.



- Chevrons/arrows are only posted on the right side of the road in the southeast direction. These are not in the line of sight, particularly for those vehicles in the inside lane of travel.



- Airport Road southbound left-turning traffic queues at Commons Drive West during peak conditions and results in blocking the inside southbound through lane. Due to the limited southbound through traffic volumes observed, this did not appear to create operational issues.



- Splitter islands into commercial establishments east of Main Street are split by the sidewalk and appear to be repeatedly run over by inbound and outbound vehicles. One appears to have been painted in an attempt to draw the attention of motorists.



7.0 OBSERVED DEFICIENCIES

The conditions of the roadway and surrounding area were evaluated during the field review to determine where non-standard, undesirable, or hazardous conditions were present.

7.1 Sight Distance Limitations

Sight distance from side street connections and parking lot driveways is compromised in some locations by utilities, vegetation, signage, and other obstructions. The road geometry contributes to sight distance limitations as well.



In one location on the curve, previously completed widening resulted in a commercial building requiring a design variation for its proximity to the road. Its position poses a sight distance risk for eastbound traffic attempting to access Airport Road southeast of the curve in the vicinity of the airport terminal.



7.2 Limited Signage

Signage, particularly in and around the western curve adjacent to the airport fence, is limited. Where signs are present, they do not meet current FDOT and Manual of Uniform Traffic Control Devices (MUTCD) standards. Size, location, and reflectivity all need attention.



7.3 Lighting and Retroreflectivity

Lighting throughout the corridor appears to be inadequate. Especially approaching and through the curve, lighting does not sufficiently illuminate the roadway. Chevron signs through the curve do not have retroreflective posts or retroreflective coatings on the signs themselves.



7.4 Signalized Intersection with Commons Drive West

The mast arm for northbound traffic is eclipsed by the mast arm for southbound traffic during the northbound approach to the intersection. There is a bike lane provided on Commons Drive West, but no receiving lane on either leg of Airport Road; there is also no “Bike Lane Ends” sign posted on Commons Drive West.



The eastbound receiving lane on Commons Drive is unusually wide at approximately 20 feet and has been observed by the Okaloosa County Sheriff's Department to create conflicts when southbound left-turning vehicles use the receiving lane while northbound right-turning vehicles have the right-of-way even though there are not two distinct receiving lanes. Merge pavement markings indicate that vehicles must merge left immediately east of the intersection, which is a non-standard configuration.



7.5 Sidewalk Trip Hazards

East of Kell Aire Drive, the concrete around an inlet is raised above the adjacent sidewalk, creating an unsafe condition for pedestrians or bicyclists using the sidewalk. Similar issues with raised sidewalk sections were observed elsewhere on the corridor. During the field observations, joggers, walkers, and bicyclists were observed using the sidewalk.



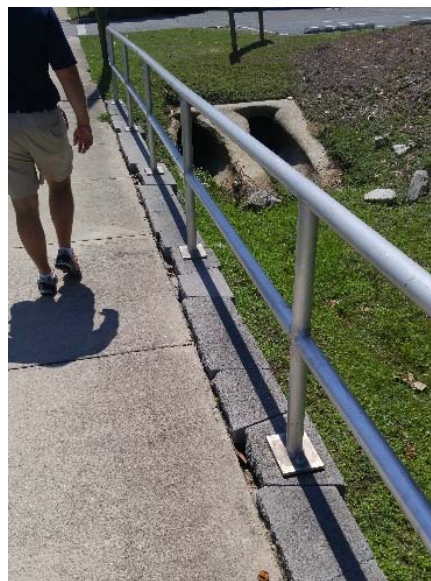
7.6 Erosion Beneath Sidewalk

Erosion from under the sidewalk had taken place near the northeast quadrant of the Airport Road and Commons Drive West intersection. This creates an unsafe drop off condition for bicyclists, walkers, and joggers using the sidewalk.



7.7 Handrail Issues

The handrail in the northeast quadrant of the Airport Road and Commons Drive West intersection is connected to an unsecured cap on a brick wall. Additionally, the handrail is located at the base of the slope rather than at the top, near the sidewalk.



7.8 Overgrown Vegetation

Vegetation is overgrown in several locations. Pruning needs to be addressed to improve the view of signage, usability of walkways, and sight distance needed.



7.9 Undesirable and Deficient Mid-Block Crosswalk Locations

The three mid-block crossings have no lighting provided and provide no specific access to a destination. On the north side of Airport Road, two of the crosswalks end at the airport fence. On the south side, two of the crosswalks end at multi-family residential complexes but do not provide adjacent access.



7.10 Missing and Nonstandard Warning Detection Mats

In numerous locations, sidewalk ramps at intersections and driveways along the corridor are either missing warning detection mats or have rubber, nonstandard mats. Where the mats are missing, many fasteners that once held the mats in place remain and represent a trip hazard.



7.11 Inconsistent Crosswalk Pavement Markings

Crosswalks and pedestrian signal heads are provided to cross the southbound approach and the eastbound approach at the intersection of Airport Road and SR 30 (US 98), but they are not consistent with one another. No crosswalk is provided to cross the westbound approach.



Crosswalks are provided to cross the southbound approach and the westbound approach at the intersection of Airport Road and Commons Drive West, but pedestrian signal heads are not provided for the westbound approach. The existing crosswalks do not have the same pavement markings. The crossing on the southbound approach is heavily worn from high volume southbound left turns and westbound right turns.



7.12 Inlet Above Roadway Grade

Across from the Destin Fire Control District Building (500 feet east of Industrial Park Road), an inlet on the north side of the road is higher than the adjacent roadway, rendering it useless in a storm event until flooding is above road-level.



7.13 Crosswalk/Driveway Grade

There were significant grade changes at the intersection of Airport Road and Main Street and at the driveway into a multi-family residential complex southeast of the airport, which could present ADA accessibility issues.



8.0 RECOMMENDED IMPROVEMENTS

Based on the observations and existing conditions documented during the field review, improvements were identified that can enhance the roadway environment and bring the existing infrastructure up to current standards.

8.1 Priority 1 Improvements

Improvements ranked Priority 1 are short-term improvements that can be performed by issuance of a maintenance work order. Consideration should be given to the following suggested Priority 1 improvements. Related photos can be found in the pages referenced with each recommendation.

Note: The City of Destin has contractors on retainer to perform services such as paving, striping, and signage.

- Trim vegetation overhanging sidewalk and obstructing view of signs at cross streets. (see page 19)
- Consider removing Dangerous Curve sign approaching Commons Drive West signalized intersection. (see page 15)
- Replace chevrons on north side of the curve adjacent to airport fence to be double-faced and retro-reflective (meet MUTCD standard); add retroreflective striping to chevron signposts. (see pages 12 and 16)
- Add a “No Right Turn on Red” sign for the northbound approach to the Airport Road and Commons Drive West intersection. (see page 17)
- Remove “MERGE” and arrow pavement markings on Commons Drive West eastbound receiving lane, and in place add a striped gore area to reduce the width of the eastbound receiving lane to a traditional lane width of 10 to 12 feet, consistent with the width of Commons Drive West to the east. (see page 17)
- Install High Friction Surface Treatment (HFST) in curve adjacent to airport fence. (see pages 10-12)
- Install/refresh new retroreflective thermoplastic pavement markings along corridor. (see pages 21 and 22)
- Place high-visibility raised pavement markings (RPMs) more densely in curve adjacent to airport fence. (see pages 10-12)
- Install eastbound “No U-Turn” sign at Quail Circle median opening. Currently no left-turn lane exists, but vehicles use the westbound median opening to make u-turns, resulting in rutting on outside curb as vehicles leave the roadway during the maneuver. (see pages 10 and 11)
- Address sidewalk trip hazard at raised inlet east of Kell Aire Drive by reconstructing sidewalk adjacent to inlet at proper grade. (see page 17)
- Address sidewalk trip hazard north of SR 30 (US 98) by reconstructing adjacent sidewalk sections to be level. (see page 17)
- Replace warning detection mats on sidewalk ramps throughout corridor to meet ADA standards. (see page 20)

8.2 Priority 2 Improvements

Improvements ranked Priority 2 are mid-term improvements that may be added to an upcoming roadway project. Consideration should be given to the following suggested Priority 2 improvements. Related photos can be found in the pages referenced with each recommendation.

- Improve lighting along corridor, specifically in the curve adjacent to airport fence and at mid-block pedestrian crossings. It is recommended that standard FDOT lighting levels are met. (see page 16)
- Install Curve Warning signs approaching curve adjacent to the airport fence northbound and westbound that activate when a driver exceeds the advisory or posted speed limit. (see pages 10-12)
- Modify crosswalk at driveway into strip center in northeast quadrant of Commons Drive West to meet current ADA standards. (see page 18)
- Add crosswalk to south leg of Commons Drive West intersection and add pedestrian signals to existing crosswalk on east leg of intersection. Additionally, standardize crosswalk markings on all legs. (see pages 21-22)
- Standardize crosswalk markings at intersection of Airport Road and SR 30 (US 98). (see page 21)
- Address sidewalk erosion and deficient handrail at northeast corner of Commons Drive West for improved pedestrian safety. (see page 18)
- Lower raised stormwater inlet to below street-level across street from Destin Fire Control District Building. (see page 22)
- Change curb from ribbon curve to raised curb, paved shoulder, or grass shoulder. Current ribbon curb does not allow for recovery of vehicles departing the roadway. (see pages 10 and 11)

8.3 Priority 3 Improvements

Improvements ranked Priority 3 are long-term improvements that require an independent project, further study, or right-of-way acquisition. Consideration should be given to the following suggested Priority 3 improvements. Related photos can be found in the pages referenced with each recommendation.

- Modify roadway grade to within acceptable ADA limits at two locations: (see page 23)
 - Northeast corner of Airport Road and Main Street intersection.
 - Driveway into multi-family residential complex southwest of the airport.
- Collect pedestrian volume data at three mid-block crossings to determine if additional treatments such as rapid rectangular flashing beacons or pedestrian actuation are warranted. Add lighting to mid-block crossing if additional treatments are added. Utility of current crossing locations are limited so consideration may also be given to best location for the crossings. (see page 20)

The background features several large, overlapping, rounded geometric shapes in various colors: a light blue shape in the top left, a magenta shape in the top right, a dark blue shape in the bottom left, an orange shape in the bottom center, and a lime green shape in the bottom right.

APPENDIX

APPENDIX A:

Data Collection

COUNTY: 57
STATION: 5131
DESCRIPTION: CR 30F (AIRPORT RD) - 700' N OF SR 30 (US 98)
START DATE: 06/19/2014
START TIME: 0800

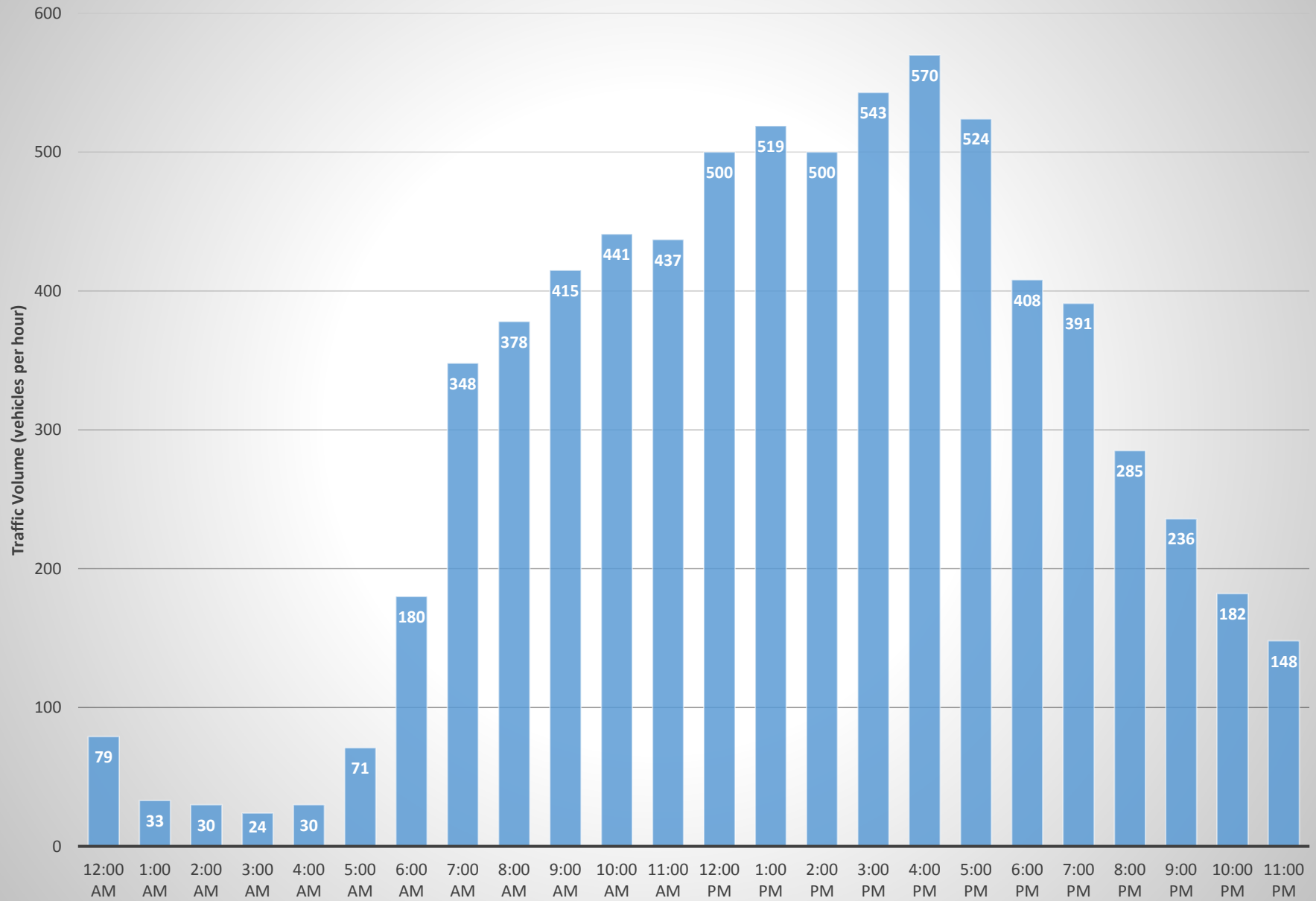
TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	20	15	12	7	54	8	9	3	5	25	79	
0100	5	5	8	1	19	5	5	2	2	14	33	
0200	5	6	3	5	19	1	4	4	2	11	30	
0300	2	3	2	5	12	3	3	4	2	12	24	
0400	3	3	4	0	10	4	4	6	6	20	30	
0500	6	1	7	12	26	7	8	14	16	45	71	
0600	10	13	25	26	74	13	16	41	36	106	180	
0700	25	34	35	40	134	48	53	55	58	214	348	
0800	40	28	38	44	150	49	55	62	62	228	378	
0900	47	38	45	40	170	72	57	57	59	245	415	
1000	32	31	52	38	153	56	57	98	77	288	441	
1100	27	46	42	55	170	63	70	60	74	267	437	
1200	56	56	52	56	220	74	67	78	61	280	500	
1300	51	47	45	81	224	75	71	70	79	295	519	
1400	59	48	61	59	227	62	75	77	59	273	500	
1500	69	59	72	75	275	67	54	63	84	268	543	
1600	80	80	83	67	310	61	65	71	63	260	570	
1700	73	82	82	62	299	57	60	53	55	225	524	
1800	65	59	57	46	227	40	39	40	62	181	408	
1900	47	41	37	39	164	61	63	49	54	227	391	
2000	49	33	39	27	148	57	31	28	21	137	285	
2100	26	38	21	30	115	31	21	41	28	121	236	
2200	30	29	31	23	113	22	17	16	14	69	182	
2300	32	24	23	21	100	14	14	9	11	48	148	
24-HOUR TOTALS:					3413						3859	7272

PEAK VOLUME INFORMATION						COMBINED DIRECTIONS					
DIRECTION: N			DIRECTION: S								
A.M.	HOUR	VOLUME	A.M.	HOUR	VOLUME	P.M.	HOUR	VOLUME	P.M.	HOUR	VOLUME
	845	174		830	253		845	422		830	253
P.M.	1545	318		1300	295		1545	599		1300	295
DAILY	1545	318		1030	308		1545	599		1030	308

TRUCK PERCENTAGE 3.19 3.94 3.59

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	27	2610	667	9	61	18	0	15	5	1	0	0	0	0	0	109 3413
S	35	2891	781	8	92	36	1	12	3	0	0	0	0	0	0	152 3859

Airport Rd N of SR 30



COUNTY: 57
STATION: 5026
DESCRIPTION: CR 30F(AIRPORT RD) - 700' E OF MAIN ST
START DATE: 06/23/2014
START TIME: 0800

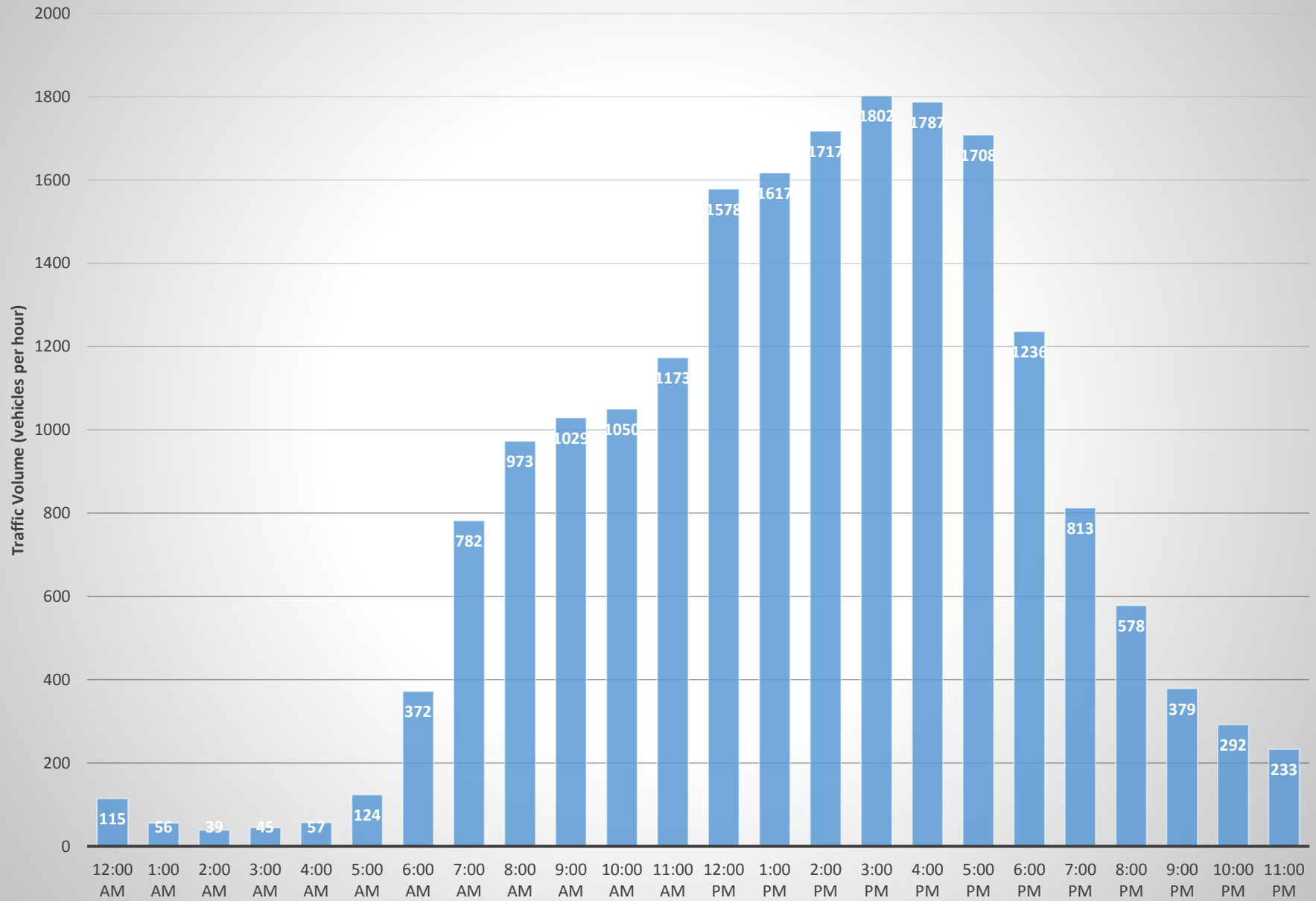
TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	24	16	11	9	60	16	17	14	8	55	115	
0100	4	7	10	4	25	8	7	11	5	31	56	
0200	3	4	5	4	16	9	3	4	7	23	39	
0300	4	12	8	7	31	3	5	3	3	14	45	
0400	11	8	8	5	32	7	5	5	8	25	57	
0500	10	15	31	26	82	5	12	8	17	42	124	
0600	26	55	82	76	239	14	27	37	55	133	372	
0700	71	94	129	159	453	67	67	72	123	329	782	
0800	118	133	138	175	564	95	98	101	115	409	973	
0900	162	131	175	139	607	107	113	96	106	422	1029	
1000	139	147	137	153	576	105	135	121	113	474	1050	
1100	149	160	150	168	627	118	132	124	172	546	1173	
1200	197	229	215	211	852	176	154	235	161	726	1578	
1300	181	218	252	233	884	173	196	187	177	733	1617	
1400	254	258	238	275	1025	151	168	171	202	692	1717	
1500	254	243	250	276	1023	211	172	200	196	779	1802	
1600	250	207	194	184	835	218	238	243	253	952	1787	
1700	152	203	157	160	672	284	276	244	232	1036	1708	
1800	144	136	103	97	480	208	212	186	150	756	1236	
1900	115	102	89	81	387	126	137	100	63	426	813	
2000	81	83	68	72	304	78	77	64	55	274	578	
2100	60	49	35	34	178	64	48	50	39	201	379	
2200	42	30	40	24	136	47	44	36	29	156	292	
2300	30	34	26	30	120	35	34	17	27	113	233	
24-HOUR TOTALS:					10208						9347	19555

PEAK VOLUME INFORMATION						
DIRECTION: E			DIRECTION: W			COMBINED DIRECTIONS
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
	845	643	830	436	845	1074
P.M.	1400	1025	1645	1057	1530	1835
DAILY	1400	1025	1645	1057	1530	1835

TRUCK PERCENTAGE	2.99	3.11	3.05
------------------	------	------	------

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	46	7627	2230	9	228	36	0	28	4	0	0	0	0	0	0	305 10208
W	45	6833	2178	12	211	36	2	25	5	0	0	0	0	0	0	291 9347

Airport Rd E of Main St.



APPENDIX B:

Spot Speed Study

EZ Stat Traffic Speed Survey



Date: 3/25/2016 03:46:12 pm

Start Date: 3/18/2016 11:00 am

End Date: 3/24/2016 10:00 am

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 35 mph

Average Speed: 40 mph

Highest Speed: 118 mph

50th Percentile: 41 mph

85th Percentile: 46 mph

Number Above Speed Limit: 3364

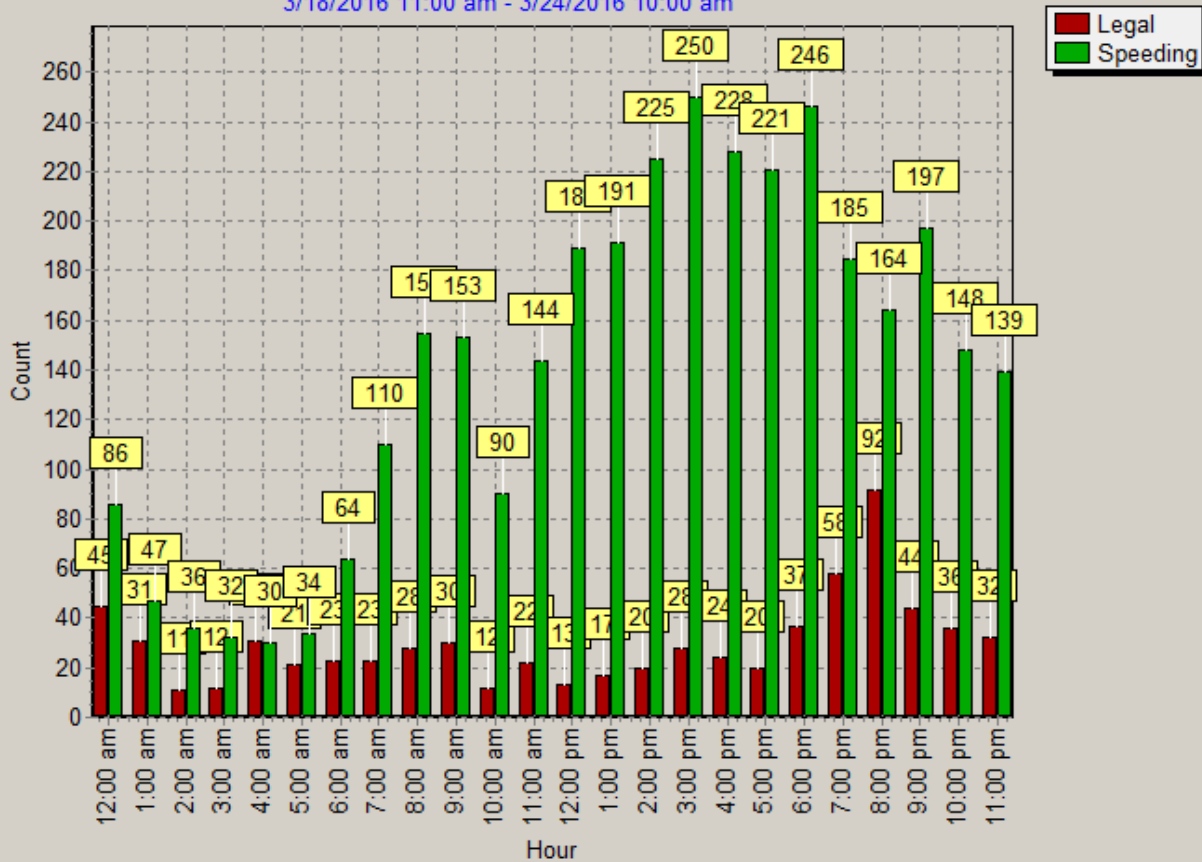
Total Number of Vehicles: 4074

Print

Copy to Clipboard

Comments:

Count vs. Hour
3/18/2016 11:00 am - 3/24/2016 10:00 am



EZ Stat Traffic Speed Survey



Date: 3/25/2016 03:44:09 pm

Start Date: 3/18/2016 11:00 am

End Date: 3/24/2016 10:00 am

Time Interval: 60 minutes

Speed Interval: 5 mph

Posted Speed Limit: 35 mph

Average Speed: 40 mph

Highest Speed: 118 mph

50th Percentile: 41 mph

85th Percentile: 46 mph

Number Above Speed Limit: 3364

Total Number of Vehicles: 4074

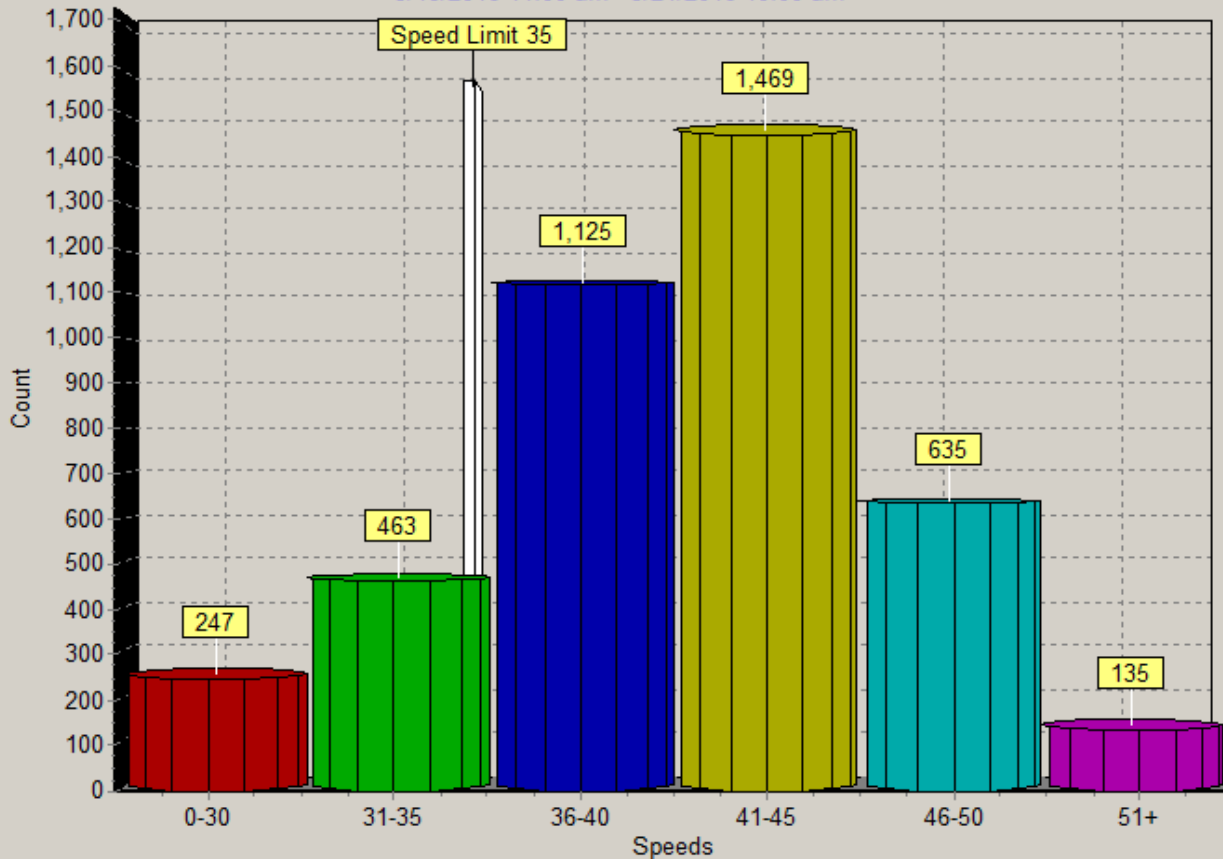
Print

Copy to Clipboard

Comments:

Count vs. Speed

3/18/2016 11:00 am - 3/24/2016 10:00 am



APPENDIX C:

Crash Summary Tables

CRASH DATA DETAIL 2011 - 2015

On Road: Airport Rd

From: Main St To: SR 30 (US 98)

Period: Jan-11 Through Dec-15

Length: 1.060 Miles

Duration: 1826 Days

County: Okaloosa

City: Destin

No.	HSMV No	Location Description	Direction	Date	Day of Week	Time	Type	# of Fatalities	# of Injuries	Lighting	Wet/Dry	Weather	Alcohol/Drugs
1	821493280	Airport Rd at SR 30 (US 98)	E	05/16/11	Monday	22	Left Turn	0	1	Dark - Not Lit	Dry	Clear	0
2	821493360	Airport Rd at SR 30 (US 98)	W	06/05/11	Sunday	9	Rear End	0	0	Daylight	Dry	Clear	0
3	821494150	SR 30 (US 98), 10 ft West of Airport Rd	E	06/10/11	Friday	20	Rear End	0	0	Dark - Lit	Dry	Clear	0
4	821496070	Airport Rd, 50 ft East of Court Dr	S	07/26/11	Tuesday	11	Left Turn	0	1	Daylight	Wet	Rain	0
5	821496630	Airport Rd at SR 30 (US 98)	W	06/04/11	Saturday	19	Rear End	0	0	Dark - Lit	Wet	Cloudy	0
6	821497800	Airport Rd, 500 ft North of Commons Dr	E	06/28/11	Tuesday	18	Left Turn	0	2	Daylight	Wet	Rain	0
7	821498560	Commons Dr, 100 ft East of Airport Rd	E	07/18/11	Monday	18	Sideswipe, Opposite Direction	0	0	Daylight	Dry	Clear	0
8	821498970	SR 30 (US 98) at Airport Rd	S	06/30/11	Thursday	16	Pedestrian	0	1	Daylight	Dry	Clear	0
9	829757560	Airport Rd, 10 ft North of Commons Dr	S	07/14/11	Thursday	15	Left Turn	0	2	Daylight	Dry	Clear	0
10	829759090	SR 30 (US 98), 150 ft West of Airport Rd	E	09/16/11	Friday	18	Rear End	0	0	Daylight	Dry	Clear	1
11	821493890	SR 30 (US 98), 200 ft East of Airport Rd	E	06/11/12	Monday	11	Rear End	0	2	Daylight	Dry	Cloudy	0
12	829759540	Airport Rd at SR 30 (US 98)	E	07/09/12	Monday	11	Sideswipe, Same Direction	0	1	Daylight	Dry	Cloudy	0
13	829765620	SR 30 (US 98), 150 ft East of Airport Rd	E	06/08/12	Friday	13	Angle	0	1	Daylight	Dry	Cloudy	0
14	829766200	SR 30 (US 98), 50 ft East of Airport Rd	W	07/17/12	Tuesday	21	Rear End	0	3	Dark - Lit	Wet	Rain	0
15	829766460	Airport Rd at Commons Dr	N	05/27/12	Sunday	2	Angle	0	4	Dark - Lit	Dry	Clear	0
16	829767290	Airport Rd, 250 ft North of Quail Lake Blvd	E	07/10/12	Tuesday	6	Overtured	0	0	Daylight	Wet	Rain	0
17	829767930	Airport Rd at SR 30 (US 98)	W	06/08/12	Friday	21	Rear End	0	0	Dark - Lit	Dry	Clear	1
18	829768220	Airport Rd, 500 ft West of Mattie Kelly Blvd	W	11/05/12	Monday	2	Hit Ditch	0	2	Dark - Lit	Dry	Clear	1
19	829769560	Airport Rd, 700 ft South of Commons Dr	S	07/22/12	Sunday	8	Overtured	0	1	Daylight	Wet	Rain	0
20	829769600	Airport Rd, 500 ft South of Commons Dr	E	09/11/12	Tuesday	18	Hit Fence	0	1	Daylight	Dry	Clear	1
21	829769670	Airport Rd, 500 ft East of Mattie Kelly Blvd	N	07/30/12	Monday	20	Head On	0	2	Dark - Lit	Wet	Rain	0
22	829770680	Airport Rd at Mattie Kelly Blvd	N	07/27/12	Friday	14	Angle	0	0	Daylight	Dry	Clear	0
23	829771010	Airport Rd at SR 30 (US 98)	W	10/22/12	Monday	14	Rear End	0	0	Daylight	Dry	Clear	0
24	835407670	SR 30 (US 98), 50 ft East of Airport Rd	W	10/06/12	Saturday	16	Angle	0	2	Daylight	Dry	Cloudy	0
25	835409760	SR 30 (US 98), 150 ft East of Airport Rd	W	11/24/12	Saturday	12	Rear End	0	1	Daylight	Dry	Clear	0
26	835410330	Airport Rd at Quail Cir	S	12/16/12	Sunday	8	Hit Other Fixed Object	0	1	Daylight	Wet	Cloudy	0
27	821493550	Airport Rd at Quail Cir	E	09/29/13	Sunday	4	Other	0	0	Dark - Lit	Dry	Clear	1
28	821493590	Airport Rd at SR 30 (US 98)	W	10/29/13	Tuesday	15	Left Turn	0	1	Daylight	Dry	Clear	0
29	821494290	Airport Rd at Commons Dr	E	10/02/13	Wednesday	14	Other	0	0	Daylight	Wet	Rain	0
30	835409350	Airport Rd, 100 ft North of SR 30 (US 98)	W	01/25/13	Friday	11	Sideswipe, Same Direction	0	0	Daylight	Dry	Clear	0
31	835410930	SR 30 (US 98) at Airport Rd	S	01/09/13	Wednesday	21	Angle	0	0	Dark - Not Lit	Wet	Rain	1
32	835411200	Airport Rd, 150 ft West of Mattie Kelly Blvd	N	03/11/13	Monday	2	Other	0	1	Dark - Not Lit	Dry	Clear	1
33	835411630	Airport Rd at Mattie Kelly Blvd	W	01/14/13	Monday	11	Hit Curb	0	0	Daylight	Wet	Cloudy	0
34	835412690	Airport Rd, 200 ft South of Quail Cir	E	02/03/13	Sunday	22	Overtured	0	0	Dark - Lit	Dry	Clear	0
35	835412820	Airport Rd, 50 ft West of Mattie Kelly Blvd	W	03/28/13	Thursday	4	Hit Fence	0	1	Dark - Lit	Dry	Clear	0
36	835413470	Airport Rd, 100 ft East of Mattie Kelly Blvd	W	07/03/13	Wednesday	18	Hit Ditch	0	2	Daylight	Wet	Rain	1
37	835414020	Airport Rd at SR 30 (US 98)	W	04/29/13	Monday	12	Sideswipe, Same Direction	0	0	Daylight	Dry	Clear	0
38	835414090	Airport Rd, 40 ft East of Mattie Kelly Blvd	W	04/03/13	Wednesday	16	Hit Ditch	0	0	Daylight	Wet	Cloudy	0
39	835414120	SR 30 (US 98), 25 ft East of Airport Rd	E	07/01/13	Monday	16	Rear End	0	1	Dusk	Dry	Clear	0
40	835414280	SR 30 (US 98), 100 ft East of Airport Rd	W	07/01/13	Monday	16	Other	0	0	Daylight	Dry	Clear	0
41	835414580	Airport Rd at SR 30 (US 98)	E	05/20/13	Monday	13	Left Turn	0	2	Daylight	Dry	Clear	1
42	835414990	Airport Rd, 150 ft North of Quail Cir	E	05/27/13	Monday	12	Hit Curb	0	1	Daylight	Dry	Clear	0
43	840121250	Airport Rd at SR 30 (US 98)	E	07/03/13	Wednesday	18	Rear End	0	1	Dusk	Wet	Rain	0
44	840121620	Airport Rd at SR 30 (US 98)	E	06/09/13	Sunday	14	Rear End	0	0	Daylight	Wet	Rain	0
45	840122040	Airport Rd at Commons Dr	S	12/04/13	Wednesday	7	Sideswipe, Opposite Direction	0	1	Daylight	Dry	Cloudy	0

CRASH DATA DETAIL 2011 - 2015

On Road: Airport Rd

From: Main St To: SR 30 (US 98)

Period: Jan-11 Through Dec-15

Length: 1.060 Miles

Duration: 1826 Days

County: Okaloosa

City: Destin

No.	HSMV No	Location Description	Direction	Date	Day of Week	Time	Type	# of Fatalities	# of Injuries	Lighting	Wet/Dry	Weather	Alcohol/Drugs
46	840122950	Airport Rd, 50 ft West of Mattie Kelly Blvd	W	07/03/13	Wednesday	16	Hit Fence	0	0	Daylight	Wet	Rain	0
47	840122960	Airport Rd, 100 ft East of Mattie Kelly Blvd	W	07/03/13	Wednesday	17	Hit Fence	0	1	Daylight	Wet	Rain	0
48	840123180	Airport Rd, 150 ft East of Mattie Kelly Blvd	W	07/20/13	Saturday	11	Hit Embankment	0	1	Daylight	Wet	Rain	0
49	840123850	Airport Rd, 200 ft East of Mattie Kelly Blvd	W	08/22/13	Thursday	12	Other	0	0	Daylight	Wet	Clear	0
50	840124960	Airport Rd, 100 ft North of Quail Cir	S	12/21/13	Saturday	22	Hit Utility/Light Pole	0	0	Dark - Lit	Wet	Rain	0
51	840125280	SR 30 (US 98), 100 ft West of Airport Rd	E	08/16/13	Friday	19	Rear End	0	0	Dark - Lit	Wet	Rain	0
52	821490230	Airport Rd at SR 30 (US 98)	E	03/20/14	Thursday	1	Hit Curb	0	1	Dark - Lit	Dry	Clear	1
53	835407260	Airport Rd, 200 ft West of Mattie Kelly Blvd	W	03/28/14	Friday	6	Hit Ditch	0	0	Dark - Lit	Wet	Rain	0
54	835410110	Airport Rd, 50 ft North of Quail Cir	W	09/11/14	Thursday	13	Hit Sign	0	0	Daylight	Dry	Clear	0
55	835413220	Airport Rd, 25 ft North of Quail Cir	E	01/02/14	Thursday	12	Overtuned	0	0	Daylight	Wet	Cloudy	0
56	840121090	Airport Rd at SR 30 (US 98)	S	04/23/14	Wednesday	16	Pedestrian	0	1	Daylight	Dry	Clear	0
57	840126720	Airport Rd, 375 ft North of Commons Dr	E	08/20/14	Wednesday	15	Rear End	0	2	Daylight	Wet	Rain	0
58	840129910	Airport Rd at SR 30 (US 98)	E	12/27/14	Saturday	18	Left Turn	0	3	Dark - Lit	Wet	Rain	0
59	840130070	Airport Rd, 400 ft South of Quail Lake Blvd	N	04/05/14	Saturday	18	Overtuned	0	0	Dark - Lit	Wet	Rain	0
60	840130080	Airport Rd at Commons Dr	N	05/20/14	Tuesday	17	Head On	0	0	Daylight	Dry	Clear	0
61	840130170	Airport Rd at SR 30 (US 98)	W	03/21/14	Friday	22	Left Turn	0	1	Dark - Lit	Dry	Clear	0
62	840132000	Airport Rd at SR 30 (US 98)	E	05/31/14	Saturday	20	Rear End	0	0	Dark - Lit	Dry	Clear	0
63	840132260	Airport Rd at SR 30 (US 98)	E	06/15/14	Sunday	10	Rear End	0	5	Daylight	Dry	Clear	0
64	840132580	SR 30 (US 98), 10 ft East of Airport Rd	W	06/10/14	Tuesday	18	Rear End	0	2	Daylight	Dry	Clear	0
65	840132860	Airport Rd, 300 ft North of Commons Dr	S	06/20/14	Friday	17	Head On	0	1	Daylight	Dry	Clear	0
66	840133540	Airport Rd, 10 ft North of Commons Dr	S	07/21/14	Monday	17	Rear End	0	1	Daylight	Dry	Clear	0
67	840133560	SR 30 (US 98), 10 ft East of Airport Rd	E	07/26/14	Saturday	21	Rear End	0	1	Dark - Lit	Dry	Clear	0
68	840134070	Airport Rd, 50 ft East of Mattie Kelly Blvd	W	08/15/14	Friday	7	Hit Ditch	0	1	Daylight	Dry	Clear	0
69	840134270	Airport Rd at SR 30 (US 98)	E	07/08/14	Tuesday	16	Rear End	0	2	Daylight	Dry	Clear	0
70	840135010	Airport Rd, 300 ft North of Quail Cir	S	07/19/14	Saturday	11	Rear End	0	0	Daylight	Wet	Cloudy	0
71	840136350	Airport Rd at SR 30 (US 98)	E	08/10/14	Sunday	15	Rear End	0	0	Daylight	Dry	Cloudy	0
72	840137150	Airport Rd at Quail Cir	W	11/17/14	Monday	6	Hit Fence	0	1	Dusk	Wet	Rain	0
73	840137180	Airport Rd at Quail Lake Blvd	E	11/23/14	Sunday	9	Overtuned	0	0	Daylight	Wet	Rain	0
74	851058590	Airport Rd at Quail Cir	E	12/19/14	Friday	11	Overtuned	0	1	Daylight	Wet	Rain	0
75	821496760	Airport Rd at Quail Cir	N	07/13/15	Monday	16	Left Turn	0	0	Daylight	Dry	Clear	0
76	840120920	Airport Rd, 75 ft East of Mattie Kelly Blvd	N	08/05/15	Wednesday	10	Hit Embankment	0	1	Daylight	Wet	Cloudy	0
77	840120930	Airport Rd, 30 ft North of Quail Cir	E	08/06/15	Thursday	7	Other	0	0	Daylight	Wet	Clear	0
78	840128550	Airport Rd, 100 ft East of Mattie Kelly Blvd	N	07/23/15	Thursday	23	Hit Ditch	0	0	Dark - Lit	Wet	Cloudy	0
79	840137710	Airport Rd, 60 ft North of Quail Cir	N	04/28/15	Tuesday	3	Hit Curb	0	0	Dark - Lit	Wet	Cloudy	0
80	840137770	Airport Rd at SR 30 (US 98)	E	02/25/15	Wednesday	10	Rear End	0	1	Daylight	Wet	Rain	0
81	840139390	Airport Rd at Mattie Kelly Blvd	W	08/17/15	Monday	12	Hit Other Fixed Object	0	0	Daylight	Wet	Rain	0
82	840139740	Airport Rd, 100 ft North of Quail Cir	E	02/14/15	Saturday	18	Sideswipe, Same Direction	0	1	Dawn	Dry	Clear	0
83	851059760	SR 30 (US 98), 25 ft West of Airport Rd	E	03/29/15	Sunday	15	Rear End	0	0	Daylight	Dry	Clear	0
84	851059820	Airport Rd, 10 ft North of Quail Cir	W	04/12/15	Sunday	20	Other	0	0	Dark - Lit	Wet	Rain	0
85	851060370	Airport Rd at SR 30 (US 98)	W	06/17/15	Wednesday	14	Rear End	0	0	Daylight	Dry	Clear	0
86	851060420	SR 30 (US 98), 200 ft West of Airport Rd	E	04/07/15	Tuesday	13	Rear End	0	1	Daylight	Dry	Clear	0
87	851061890	Airport Rd at Mattie Kelly Blvd	W	04/17/15	Friday	12	Hit Curb	0	2	Daylight	Wet	Rain	0
88	851062350	Airport Rd at Commons Dr	W	05/28/15	Thursday	18	Rear End	0	0	Daylight	Wet	Rain	0
89	851062420	Airport Rd at Commons Dr	N	05/01/15	Friday	13	Rear End	0	0	Daylight	Dry	Clear	0
90	851062550	Airport Rd at SR 30 (US 98)	E	06/27/15	Saturday	19	Other	0	2	Dusk	Wet	Rain	0

CRASH DATA DETAIL 2011 - 2015

On Road: Airport Rd

From: Main St **To:** SR 30 (US 98)

Period: Jan-11 **Through:** Dec-15

Length: 1.060 Miles

Duration: 1826 Days

County: Okaloosa

City: Destin

No.	HSMV No	Location Description	Direction	Date	Day of Week	Time	Type	# of Fatalities	# of Injuries	Lighting	Wet/Dry	Weather	Alcohol/Drugs
91	851062670	Airport Rd, 300 ft North of Commons Dr	S	07/19/15	Sunday	13	Rear End	0	0	Daylight	Wet	Rain	0
92	851062680	Airport Rd at SR 30 (US 98)	E	07/19/15	Sunday	16	Other	0	1	Daylight	Dry	Clear	0
93	851063120	Airport Rd at SR 30 (US 98)	W	11/30/15	Monday	10	Rear End	0	2	Daylight	Dry	Clear	0
94	851063180	Airport Rd, 200 ft East of Mattie Kelly Blvd	W	05/28/15	Thursday	17	Hit Ditch	0	0	Daylight	Wet	Rain	0
95	851063200	Airport Rd, 50 ft East of Mattie Kelly Blvd	W	06/01/15	Monday	18	Hit Embankment	0	0	Daylight	Wet	Cloudy	0
96	851063460	SR 30 (US 98), 200 ft East of Airport Rd	W	05/23/15	Saturday	17	Sideswipe, Same Direction	0	0	Daylight	Dry	Clear	0
97	851064400	Airport Rd at SR 30 (US 98)	E	07/11/15	Saturday	10	Rear End	0	1	Daylight	Dry	Clear	0
98	851065380	Airport Rd at Quail Cir	E	07/05/15	Sunday	7	Overtaken	0	1	Daylight	Oil	Cloudy	0
99	851065400	Airport Rd at Commons Dr	E	07/05/15	Sunday	12	Left Turn	0	0	Daylight	Wet	Rain	0
100	851065870	SR 30 (US 98), 195 ft East of Airport Rd	W	07/29/15	Wednesday	21	Rear End	0	2	Dark - Not Lit	Dry	Clear	0
101	851066510	SR 30 (US 98), 10 ft West of Airport Rd	E	07/26/15	Sunday	11	Rear End	0	0	Daylight	Dry	Clear	0
102	851066550	Airport Rd, 50 ft East of Mattie Kelly Blvd	N	07/30/15	Thursday	15	Hit Ditch	0	0	Daylight	Wet	Rain	0
103	851066760	Airport Rd, 200 ft North of Quail Cir	E	09/09/15	Wednesday	5	Overtaken	0	0	Dark - Not Lit	Dry	Cloudy	0
104	851066770	Airport Rd at SR 30 (US 98)	E	09/12/15	Saturday	2	Rear End	0	1	Dark - Lit	Wet	Rain	1
105	851067280	Airport Rd, 300 ft North of Quail Cir	E	08/10/15	Monday	5	Hit Culvert	0	1	Dusk	Dry	Clear	0
106	851067310	SR 30 (US 98), 100 ft East of Airport Rd	E	08/08/15	Saturday	15	Rear End	0	1	Daylight	Wet	Rain	0

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: November 18, 2019

TYPE OF AGENDA ITEM: City Manager Report

TO: City Council

THRU: Matthew Pace, IT Manager
Lauren Witt, Planner
Noell Bell, Chief Building Inspector
Michael Burgess, Public Services Director
Joey Forgione, Code Compliance Manager
Louis Zunguze, Community Development Director
Lance Johnson, City Manager

FROM: Webb Warren, Deputy City Manager

DATE: 11/13/2019

SUBJECT: Development Review System Software - Update

I. BACKGROUND: On August 5th, 2019, Council requested that staff provide an update on the Municipal Software Project at each council meeting .

II. DISCUSSION: Since our last update at the November 4th meeting, the following items of significance have occurred.

1.) Scanning Contract

On Friday, Nov 8th, Vital Records Control (VRC) company based in Mobile, AL picked up more documents to be scanned from the Community Development Department and those files have been transferred to the VRC scanning facility.

2.) Energov Software Implementation Team

Since the Energov kickoff event in October, staff has been working on documenting their work processes by answering Energov process questionnaires. The answers to these questionnaires will provide the information necessary to create work processes within the future software package. The Energov project team will return to the City of Destin on November 19-21 for additional project sessions with staff.

An excerpt of the November 19-21 agenda describes some of the things to be worked on in the upcoming project meetings:

Assess & Define: Current/Future State Analysis

Description:

The implementation consultant will aid staff with current/future state analysis, by assisting with the completion of department and process questionnaires.

Discussion will include, but is not limited to, analysis of current business process, fees, application materials, review members, inspections etc. The implementation consultant will guide participants through the questionnaires, while outlining the functionality of EnerGov, to illustrate how the business process will be configured in the software.

Objective:

Through assess and define, complete 75% of department and process questionnaires, to formulate a confident understanding of how the business processes will be configured in EnerGov.

3.) Development Review Processes & Work Flow Critical Paths

The Interdepartmental Development Software Task Force Team comprised of Community Development, Code Compliance, Public Services, Clerk's Office and I.T. staff continues the effort of reviewing and streamlining all development review processes, application forms and work flow project critical paths, in preparation of the EnerGov Software implementation process. The task force team continues to meet weekly.

4.) Energov/Munis Server Architecture

I.T. has completed the Energov and Munis server backbone for this phase of the Energov project.

5.) MUNIS Financial System

The Munis financial system has been migrated into the 11.3 version. Departments are now operating within the 11.3 production environment. This transition is a critical step to preparing our operations and financial system for the Energov project.

6.) GIS Data and Interlocal agreement

The City's I.T. continues to work with other county agencies to prepare data and technology for the GIS portion of the Energov project. Okaloosa County and the Property Appraiser's office have been very cooperative in this process and this part of the project continues to stay on track.

- A. **Link to Strategic Goals / Objectives:** Service Excellence
- B. **Effect on Budget (EOB):** Items are budgeted for
- C. **Level of Service (LOS):** Increased Level of Service

III. CONCLUSION: City of Destin staff continues to work hard in preparation for the Energov Project. Staff is excited for the upcoming project meeting with Energov on November 19-21. and will continue to provide updates to the Council as the project progresses. This will be a challenging project for staff. As with all major technology projects, there will be some unexpected challenges we will have to work through. Staff is prepared to move forward and have a target date for substantial completion of this phase of the community development portion of Energov in January 2021.

IV. RECOMMENDED MOTION: None needed

Attachments:
None

Rey Bailey

From: Lance Johnson
Sent: Saturday, November 2, 2019 7:58 PM
To: Michael Burgess; Tim Pietenpol
Cc: Kyle Bauman; Kimberly Kopp; Council
Subject: Fwd: APT Inspection Report
Attachments: APT Inspections - List.pdf; ATT00001.htm; APT Inspection Reports.pdf; ATT00002.htm; APT Inspection Invoices.pdf; ATT00003.htm; APT Inspection Report - List (Updated).pdf; ATT00004.htm

Council members. Do not reply all to this message.

Michael,

Please review the concerns listed below and be prepared to discuss explanations and corrective actions as appropriate. It is my understanding that management of this contracted service falls under the Deputy Public Services Director, if that is inaccurate please advise.

Lance A. Johnson, MS, CPM
City Manager

Begin forwarded message:

From: "Steven Menchel" <smenchel@cityofdestin.com>
To: "Lance Johnson" <ljohnson@cityofdestin.com>
Cc: "Kimberly Kopp (kkopp@romanokopplaw.com)" <kkopp@romanokopplaw.com>, "Kyle Bauman" <kbauman@asglegal.com>
Subject: Fw: APT Inspection Report

Lance,

Based on the information provided in the email from Mr. Pietenpol to Mr. Burgess (below), and after a "limited" review of the documents provided I am very disturbed with my initial findings.

In addition to the documents provided in this email I also reviewed,

~ The City of Destin Contract dated 12/3/2014 (Request for Bids RFB No. 14-11-PS).

~ Amendment NO. 1 to Miscellaneous Alarm/Fire Safety Continuing Services Contract between City of Destin and Advanced Protective Technologies dated March 19, 2017 which included the Contractor's Cost Schedule for miscellaneous Alarm/Fire Safety Continuing Services.

For clarity - I numbered the items (not based on any ranking).

-1- The multi colored chart (blue and yellow) appears not to be accurate.

As an example, if you look at pages 16 of 60 in the info provided (Gulftech Fire Protection Inc INVOICE dated 6/8 & 9/2017) it notates *Annual Fire Sprinkler System Inspection & Annual Backflow Test* – Destin Library.

A review of the multi colored chart for CY 2017 Library reveals that the above inspections were done on 9/19/2017.

-2- The email states "Upon review of the last several years, APT has missed a few items included in the contract but did not bill us for the missed items."

? Please identify how we know we were not billed for those services when we didn't even know the work was not done?

? What did we do to validate that those items were not paid for?

? Why isn't/didn't some staff member validating that the work we have contracted and paying for has in fact being done?

-3- If you look at page 1 of 60 Bill to APT - Ship to Buck Park dated 5/23/2017 it notates *Annual Inspection of Fire Extinguishers and Service Call*.

Nowhere in any of the paperwork/contract does it allow for a Service Call fee to be added to an annual inspection. Based on this it appears we are being billed and paying \$85.00 for the service call above the quoted annual inspection fee of \$240.00.

Note – This is just one off many invoices that have a service call charges fee added to an annual inspection.

-4- On the multi colored chart under CY2019 if you look under City Hall Annual Extinguisher you will note two dates – 10/10/2018 and 1/2/2019.

Having an annual inspection twice in just a couple of months begs the question why?

-5- As you know I have questioned the contracts for some time now and the failures of staff and the apparent lackadaisical attitude of some are of grave concern to me.

If we have this many issues with this simple contract one could only wonder if some type of overall forensic audit may not be necessary.

Call me if you have any questions.

Steven Menchel
Destin City Councilman

From: Rey Bailey <rbailey@cityofdestin.com>

Sent: Friday, November 1, 2019 11:20 AM

To: Council <council@cityofdestin.com>

Cc: Kyle Bauman <kbauman@asglegal.com>; Kimberly Kopp <kkopp@romanokopplaw.com>

Subject: FW: APT Inspection Report

Dear Council:

I've attached an updated copy of the APT Inspection Report. Please see explanations below from the Deputy Public Services Director. Please do not respond to all.

From: Tim Pietenpol <tpietenpol@cityofdestin.com>

Sent: Thursday, October 31, 2019 2:50 PM

To: Michael Burgess <mburgess@cityofdestin.com>; Lisa Firth

<lfirth@cityofdestin.com>

Subject: Fire Inspections

Michael,

Attached is the most updated version of Mr. Menchel's request. The items in blue are scheduled for completion in the next few months. Items in yellow were missed in previous years. APT utilizes 2 separate sub-contractors to complete the fire safety requirements in the contract. Both contractors combine to complete the annual safety inspection, extinguishers, fire sprinkler inspections, backflows tied to the sprinkler systems, fire alarm system and the range hood inspections. Moreover, staff completes facility inspections every 2 or 3 months looking for the same type issues. In addition to those checks, the Fire dept stops by unannounced and checks the same items. Finally, APT monitors our fire panels and security panels continuously and bills us monthly. Upon review of the last several years, APT has missed a few items included in the contract but did not bill us for the missed items. We have spoken with APT and the missed items are being corrected immediately. We need to amend the contract to clear up some verbiage and amend the requirements to some of the facilities. For example, the City Hall Annex does not have a sprinkler system so it needs to be amended on the contract. Haven't been able to catch up with Ms Blue yet to ensure we both aren't paying for the same service but will continue to do so.

Thanks - Tim

Rey

Rey Bailey
City Clerk
City of Destin
Phone: (850)837-4242
Fax: (850) 837-3267
E-Mail: rbailey@cityofdestin.com

From: Rey Bailey
Sent: Thursday, October 31, 2019 3:15 PM
To: Council <council@cityofdestin.com>
Cc: Kyle Bauman <kbauman@asglegal.com>; Kimberly Kopp <kkopp@romanokopplaw.com>; Cheryl Wyren <cwyren@cityofdestin.com>
Subject: APT Inspection Report

Dear Council:

Attached information was requested by and provided to a member of the Council. Thanks

Rey

Rey Bailey

City Clerk
City of Destin
Phone: (850)837-4242
Fax: (850) 837-3267
E-Mail: rbailey@cityofdestin.com