

POTENTIAL DEEPWATER HORIZON OIL SPILL RESTORATION PROJECTS: PROVIDING INFORMATION TO ASSIST WITH PROJECT ASSESSMENT

Project Name: *(Include project number from DEP's existing list of submitted projects, if applicable.)*

O-10 Norriego Point Restoration and Recreation Project

Location for Project Implementation: *(For example, city and county, GIS coordinates if known.)*

Destin, Okaloosa County, Florida (30°23'34.24"N, 86°30'44.62"W)

Brief Project Narrative: *(Describe what the project will do.)*

The purpose of this project is to protect, stabilize, and re-establish the vast recreational opportunities of Norriego Point, an impressive, well-known landmark and boaters' beach, impacted by the 2010 Deepwater Horizon Oil Spill response activities. Norriego Point is a natural sand feature in the inlet of East Pass, Destin, Florida. It serves as the protective barrier for the boat channel entering Destin Harbor. Most significantly, it is the hub and focal point for Destin, Florida's, water-based recreational opportunities and is what creates Destin's unique character. Traditionally, year-round, thousands of recreational boaters, beach-goers, sport fishermen, and nature lovers utilize the Point and the adjacent channel and harbor it safeguards.

The City of Destin obtained ownership of the Point from the State of Florida through Okaloosa County in 2010 for the purpose of permanently restoring its integrity and expanding its recreational opportunities. The conveyance of the property was "made and accepted with the covenant and understanding that the use of the property is solely and exclusively for Public Park and recreational purposes." In order to expand the beach acreage to its traditional dimensions for maximum recreational usage and protective benefits, the City engaged a coastal engineering firm to design a project to permanently stabilize the Point. The City has also been working with the State of Florida on a Management Plan to construct amenities, once the property is stabilized, to increase Norriego Point's recreational value and opportunities.

It was in this same time period that the Deepwater Horizon Oil Spill occurred, adversely impacting Norriego Point and its thousands of summer and fall recreational users. Norriego Point served as a staging area and deployment area for setting booms across the Destin East Pass throughout the summer of 2010. These response activities damaged the dunes. The perceived fear of pollution kept recreational sportsmen away from the water. Destin is renowned for its recreational fishing opportunities and, in fact, is known as "the World's Luckiest Fishing Village." Every year in October recreational fishermen from literally all over the world come to the Destin Harbor and its adjoining waters to take part in the month-long Destin Fishing Rodeo. Thousands of sport fishermen (and women) lost that opportunity in 2010 due to the real and perceived damages of the Deepwater Horizon Oil Spill. And that is just one segment of recreational users affected adversely throughout 2010.

In short, the results of the spill drove recreational fishermen, boaters, and beachgoers away from Destin for an entire season and deprived thousands of people their fishing, boating, beaching, and swimming enjoyment on and around Norriego Point.

The restoration and protection of the Point involves the construction of several erosion control structures to dissipate wave energy and protect the fill placed landward of the revetment to restore and expand the land area lost over time, approximately 8 acres. Two new embayments will provide additional swimming areas as well as more space for boats and kayaks to pull in. In addition, the dune will be restored and revegetated to increase protection for the channel and Destin Harbor, as well as enhance wildlife habitat. The stabilization of Norriego Point is critical for the expansion and maintenance of its recreational use and the continued integrity of Destin Harbor.

The stabilization will enable the City to then construct park amenities that will enhance the use of Norriego Point for the thousands of boaters and beachgoers that play on the Point each year. The new park will serve as a rest area for kayakers, as the State of Florida's Greenway Paddling Trail, Segment 2, passes along Norriego Point. Facilities will include a picnic pavilion (with restrooms, showers, and drinking fountain), educational signage to encourage appreciation of this natural environment, a multi-use trail, bike racks and vehicle parking along the access road adjacent to the park land. (This road to be built by private property owner as part of his development order. See management plan & conceptual plan attached.)

Upon completion, this restoration and recreation project will permanently optimize the public recreational use of Norriego Point in compliance with its deed's covenants. Full funding for this project will fairly compensate the thousands of recreational users who lost their favorite playground in 2010 due to the Deepwater Horizon Oil Spill and enhance the water-based recreational opportunities in and around Norriego Point, Destin, Florida, for the long-term.

Estimated Project Costs: *(Describe the costs of the project, including any assumptions for contingency and ongoing operations and maintenance. Identify other available funding sources such as matching funds, in kind contributions or state or federal dollars. If possible, attach a schedule of anticipated costs, by year, over the anticipated project life.)*

The City of Destin has paid for and completed the engineering and design for the stabilization of Norriego Point (\$260,000). The final design is currently in the end phase of the Florida Department of Environmental Protection's permitting process. The engineering cost estimate for construction of the stabilization and park amenities is \$8.69 million. Costs for ongoing operations and maintenance of the project are not included; they will be addressed within the City's own annual O&M budgets and will be far less than the existing maintenance costs. The construction time for all improvements to be completed is anticipated to be nine-twelve months.

Cost Breakdown – Permanent Stabilization of Norriego Point

Harbor side seawall & toe protection	550 linear feet	\$1.5 million
End Point Wall and Rock Revetment	310 linear feet	\$1.3 million
Rubblemound Groin	7,100 tons	\$1.1 million
Additional T-head groin	5,300 tons of stone & 325Lft steel wall	\$1.4 million
Cross Point Wall	230 Lft of steel wall	.6 million
<u>T-head repair and Extensions</u>	<u>12,500 tons of stone</u>	<u>\$2.1 million</u>
TOTAL		\$8,000,000

Cost Breakdown – Park Amenities

Picnic Pavilion	\$450,000
Additional parking, multi-use trail	\$100,000
Undergrounding of utilities	\$100,000
Turtle-friendly lighting	\$15,000
Trash cans, picnic table, drinking fountain, bike racks	\$10,000
<u>Signage/park and recreational</u>	<u>\$15,000</u>
TOTAL	\$ 690,000

Anticipated Project Outcome with Respect to Screening Criteria

1. Provide permanent beach access and recreational opportunities for boaters, fishermen, and beach goers
2. Provide permanent safe boat passage in and out of Destin Harbor
3. Restore and expand the sandy beach and recreational usage of Norriego Point
4. Make the environment and public whole by restoring recreational water-activities lost during the DWH oil spill
5. Compensation for interim losses to recreational use of beach and boating

S1. Technically and administratively feasible: *(Briefly describe the critical technologies involved and any relevant past experience with similar projects.)*

Two T-head groins and a revetment were constructed along the south end of Norriego Point in 2003. Since the construction of the structures, three major hurricanes have impacted the area, yet the land adjacent to the structures has been relatively stable. Based on their performance and condition, improvements of the T-head groins are part of the proposed project.

The proposed refinement provides a rounded, softer tip for the point and includes an internal "spine" and stepped seawall structure. It includes the installation of two additional T-groins and a rubble mound groin connected to the stepped seawall. Much of the seawall will be incorporated with the vegetated dune system. This will provide additional recreation area as well as wildlife habitat while also providing critical protection for the harbor and boat channel. The sheet pile spine on the northeasterly (Harbor) side of the point is designed to allow a soft shoreline (beach), which restores and expands the public use of the shoreline for recreation.

An example of the successful implementation of T-head groins is the Upham Beach project in Pinellas County, Florida. The erosional stresses of Upham Beach include the influence of the Blind Pass jetties, sand loss to the ebb shoal and the removal of sand from the system as part of channel maintenance dredging. To maintain the shoreline, five T-groins were constructed along the beach, downdrift of the inlet. After nearly two years of monthly monitoring, the groins were found to reduce the net loss of sand by 40% and no negative impacts were observed (Wang & Roberts, 2008).

S2. Provides environmental benefits: *(Briefly describe the nature, magnitude, and timing of any environmental benefits attributable to the project and any potential environmental costs associated with implementing or maintaining the project, e.g., loss of a habitat or conversion of habitat from one type to another during implementation.)*

The dune restoration component of the project provides direct environmental benefit. The planting of approximately 28,000 square feet of sea oats on the dune will result in stabilization of sand as well as provide habitat and a food source for small birds, mammals and insects. Additionally, several migratory birds use sea oats as nesting grounds. These benefits would be increased once the sea oats have become established plants after an initial few years. The project intends to restore the native dune environment.

The rock placed below the waterline to construct the T-head groins and revetment provides indirect benefits by serving as habitat for fish and invertebrates. The attraction of fish and enhancement of habitat would occur rapidly after construction. The placement of rock would alter the existing sandy bottom environment; however, no negative environmental impacts are anticipated since hardbottom is naturally occurring along Florida coasts and several hard structures already exist in East Pass.

S3. Does not conflict with any ongoing or planned response or remediation work: *(Briefly describe ongoing response activities in the project implementation area, if any, and why the project does or does not interfere with that work.)*

There are no ongoing response or remediation activities in the project area.

S4. Complies with applicable and relevant federal, state, local, and tribal laws and regulations: (No information is needed for this screening criteria.)

The Joint Coastal Permit Application was submitted to the Florida Department of Environmental Protection on Feb. 24, 2012. Copies of all documents included in the application are available for review upon request. All necessary federal, state and local permits will be obtained prior to construction. This project will be ready for bid and construction in early 2013.



- Norriego Point is a valuable source of pride and enjoyment for Florida Panhandle environmentalists and recreationers. On May 12, 2012, the City of Destin, along with more than 100 volunteers, planted 36,000 sea oats and installed 4,000 feet of sand fencing on Norriego Point in an overall effort to protect the Point and the adjacent harbor.

Anticipated Project Outcome with Respect to Evaluation Criteria

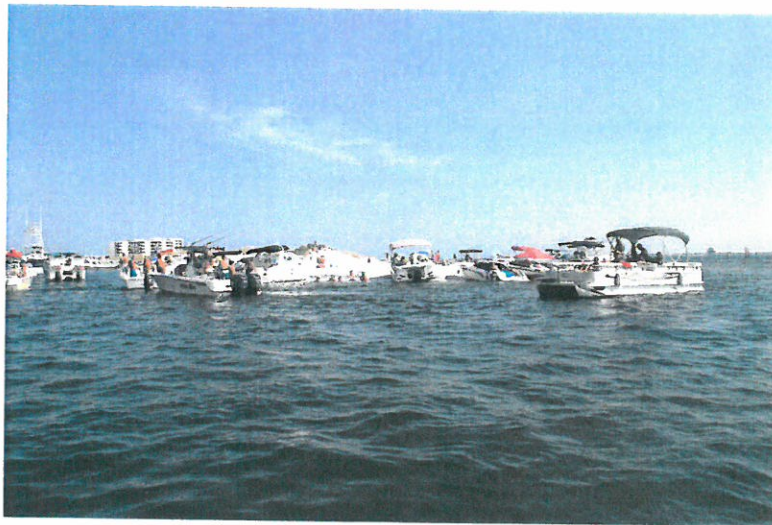
1. Stable recreational acreage with permanent park amenities and additional access and parking
 2. Increased public use
 3. Increased water-based recreational opportunities
 4. Significantly reduced maintenance costs
-

E1. Will restore, rehabilitate, or replace a natural resource or service¹ believed/demonstrated to have been injured as a result of the Deepwater Horizon oil spill or associated response activities: (Briefly describe the nature of any relationship between the new/improved resources or services and those adversely impacted by the oil spill.)

Norriego Point was a center point of response efforts to protect East Pass and Choctawhatchee Bay. Due to the perception that the recovery of oil at the shoreline was easier than open water, a system of booms with anchor points on Norriego Point were constructed to divert oil to the beaches within the project area. The sand was lightly contaminated by oil sheen and tarballs. The presence of response equipment and toxicity of the oil resulted in a major loss of use for recreation and fishing. The permanent restoration of Norriego Point and the ability to construct park amenities will rehabilitate the area impacted by the spill and enhance recreational use by the public. The proposed project will add embayments to increase the area available for safe water access, provide a stable beach for recreational use, offer storm protection for the boat channel and harbor, and restore the natural dune environment. Educational signage at the proposed park facilities will focus on the natural features of the Point, the wildlife that habitate the area, the value of seaoats, and the marine life surrounding the Point.



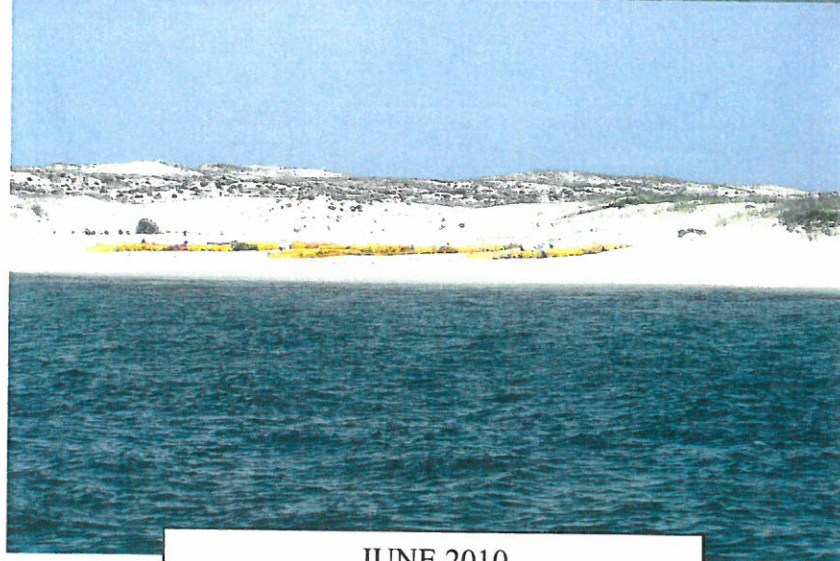
Figure 1. A typical day in Destin, Florida. Norriego Point is the white sand beach spit in the center of the photograph. Destin Harbor is on the left side of Norriego Point. East Pass is on the right side of Norriego Point in the photograph. Norriego Point is heavily used by recreational boaters as a sand and water playground. Park amenities and restored acreage will significantly enhance human use of this regionally beloved landmark. (Source: City of Destin).



E2. Is located in, or nearby, resources or services injured by the deepwater horizon spill: *(Briefly describe where the project would be implemented with respect to past/ongoing remediation work.)*

The project area is located along the northeast shoreline inside East Pass. East Pass was the primary focus of response efforts during the Deepwater Horizon spill to prevent oil from entering Choctawhatchee Bay. Booms were anchored to Norriego Point so that oil could be diverted to the shoreline for recovery. The beaches of Norriego Point were lightly oiled by sheen and tarballs. Boom was also wrapped around the rip rap of the existing T-head groins and revetment. The beaches and nearshore area of Norriego Point are a highly used recreational area that became inaccessible due to the presence of equipment necessary for response and remediation efforts.

Figure 2. Booms (yellow lines) in place at Norriego Point and in East Pass during the Deepwater Horizon spill response. This area during the summer is usually filled with sunbathers and recreational boaters as well as fishing and sightseeing boats.



JUNE 2010

With the exception of oil spill workers,
Norriego Point was deserted in the
summer of 2010

E3. Is ready for implementation, e.g., design, permitting, and necessary impacts assessments have been completed: *(Briefly describe where in the permitting process the project stands along with an estimated date of when the project can be implemented if it is not currently ready.)*

The joint federal and state permitting process is almost complete. Construction will be ready to begin immediately following the issuance of the all permits, anticipated at this time to be the spring of 2013. (See Attachment 2 for final design.)

E4. Is cost effective: *(Briefly describe why you think the project is cost effective. Discuss whether this project is more cost effective than alternative projects which would provide similar resource or service benefits.)*

To date, the City has spent over \$2 million on interim protection measures for Norriego Point. Additionally, the US Army Corps of Engineers has spent millions of dollars to dredge material out of the navigation channel that eroded from the point. The increase in wave energy in Destin Harbor due to the loss of land at the northern tip of Norriego Point has endangered the safe passage of all boaters in the channel. The City has tried to remedy the situation with interim protection strategies including placing fill and the construction of short geotextile groins. This project was designed to be the most cost effective solution that would provide significant protection and restore the Point to its full integrity. The total cost of the restoration (approximately \$8 million) is likely to be equal to or less than the amount the City and federal government has and will continue to spend on temporary measures. Most important, the stabilization will enable the City to construct the Norriego Point Recreation Area complete with permanent amenities), thereby guaranteeing continued public enjoyment and use.

E5. Has a high potential for long-term success as demonstrated by incorporating established/reliable methods and technologies: *(Briefly describe if/how critical methods and technologies that will be used to implement the project could be considered reliable or proven.)*

The structural solution proposed for Norriego Point is comprehensive. The project provides maximum storm protection for a primary component of the community's tourism industry, restores the recreational benefits of the previously existing shoreline and restores natural dune habitat. The use of revetments, groins and dune restoration are commonly used erosion control solutions in coastal engineering and have proven effective for decades. Furthermore, similar structures are already in use along the southern end of Norriego Point, effectively reducing erosion from the immediately adjacent area. The design of the existing structures and proposed structures was improved due to the availability of hydrodynamic data for East Pass which was rigorously investigated through physical data collection and numerical modeling. The proposed armoring of the majority of the wave exposed shoreline will restore over 8 acres of recreational beach and provide long-term protection of Norriego Point and Destin Harbor. The official creation of the Norriego Point Recreation Area with the addition of many park amenities will enhance its usage and fulfill Norriego Point's dedication by the State for its exclusive use for public park and recreational purposes.

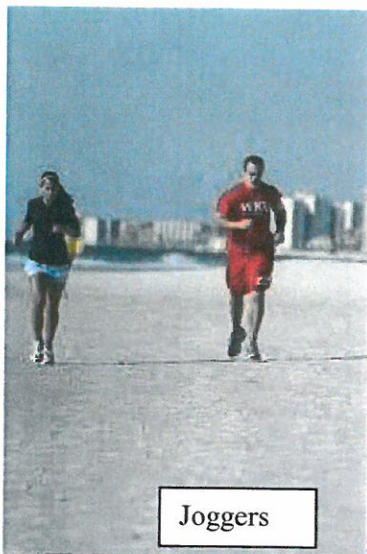
E6. Is likely to provide benefits rapidly following implementation: *(Briefly describe the anticipated change in benefits anticipated over time.)*

After construction, Norriego Point will be expanded and stabilized for conservation and optimum recreational usage without the need for costly maintenance. The environmental benefits of the dune restoration will increase over time as the vegetation is established and the natural habitat developed and maintained. The channel into Destin Harbor will be protected and provide safe passage for all vessels. Most importantly, the construction of the Norriego Point Recreation Area will better serve the needs of all the people in the region who have known and loved "Crab Island" and Norriego Point for years as well as the several thousand visitors who "discover" it for the first time each year. The expansion of the point, the additional embayments, the enhancement of fish habitat, the increased capacity (approximately 35%) for vehicle and boat parking, and the park amenities will provide immediate and significant additional recreational benefits to the public.

E7. Has a high likelihood of public acceptance: *(Briefly describe evidence to support the given answer based on surveys or results and assessments from past projects. Known or likely opposition to a project should be recognized.)*

This project is highly anticipated by the public. The public values protection of Destin Harbor and the recreational usage of Norriego Point and East Pass. The popularity and critical importance of this project prompted the appointment of a Blue Ribbon Panel of community members to incorporate the local perspective on the best long term solution for Norriego Point. The general consensus of the panel is that Norriego Point is "one of the most critical pieces of infrastructure in the city for marine protection and the general health of the harbor as a whole..."

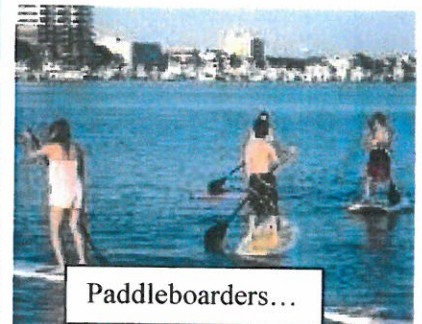
There is no known opposition to the project as long as the park amenities do not detract from the natural beauty and habitat of the Point. In fact, its implementation will go far in offsetting the loss of use the public suffered as a direct consequence of the Deepwater Horizon Oil Spill. Proof of the project's benefit and value to all segments of the population is evidenced below:



Joggers



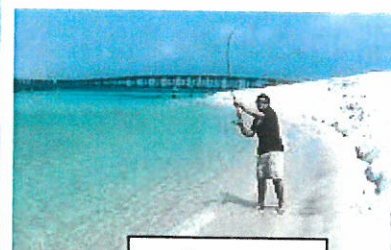
Environmentalists



Paddleboarders...



Fisher men...



...& women

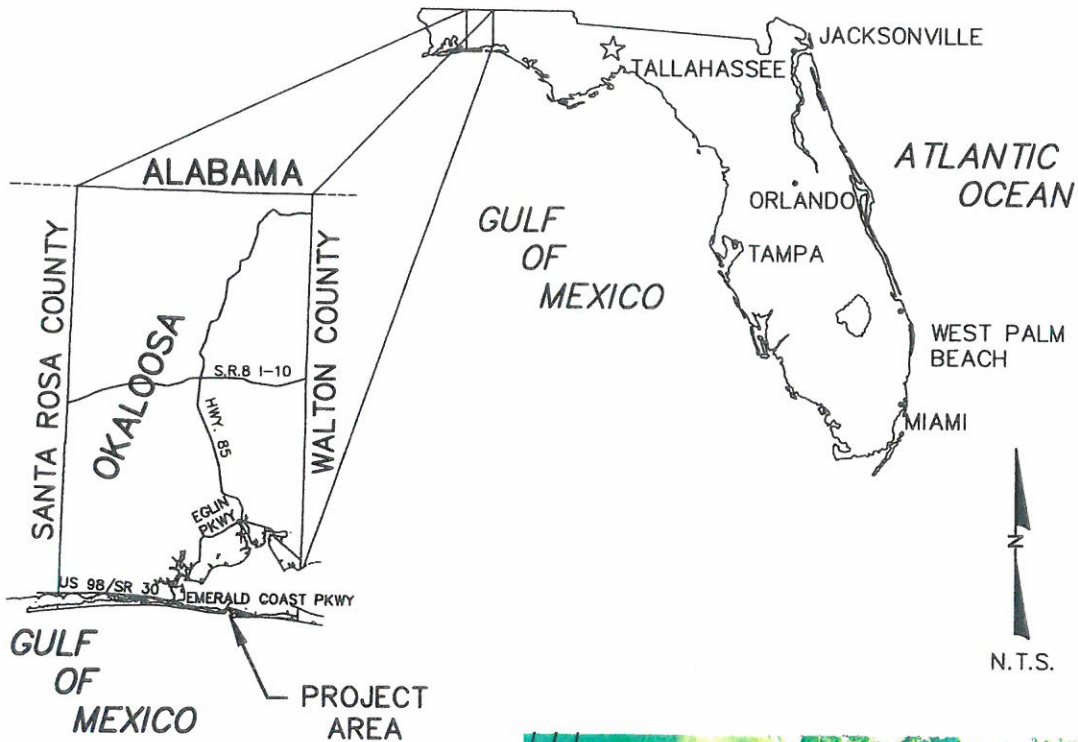


Attachments:

1. Plan for Norriego Point Stabilization (Full engineering drawings available upon request)
2. Norriego Point Recreation Area Management Plan

NORRIEGO POINT STABILIZATION PROJECT

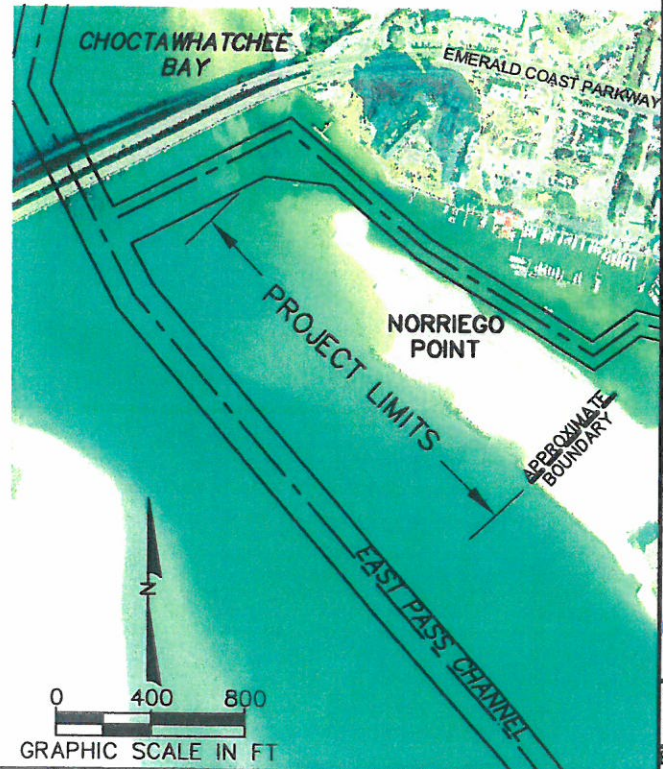
CITY OF DESTIN OKALOOSA COUNTY, FLORIDA



NORRIEGO POINT STABILIZATION PROJECT
COVER SHEET

INDEX TO SHEETS

NO.	TITLE
1	COVER SHEET
2-4	PROJECT PLAN VIEW
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12	PROPOSED OVERALL PLAN VIEW
13-15	PROJECT PLAN VIEW WITHOUT AERIAL IMAGERY
16-18	ROCK ALTERNATIVE PLAN VIEW
19-26	ROCK ALTERNATIVE CROSS SECTIONS A-A', B-B', C-C', D-D' AND E-E'
27	ROCK ALTERNATIVE OVERALL PLAN VIEW
28-30	ROCK ALTERNATIVE PLAN VIEW WITHOUT AERIAL IMAGERY



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DATE: 2/14/12
BY: HV

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DOUGLAS W. MANN P.E. NO. 44046

7/25/12
DATE

REVISIONS		
DATE	BY	DESCRIPTION
4/3/12	DM	USACE RAI #1

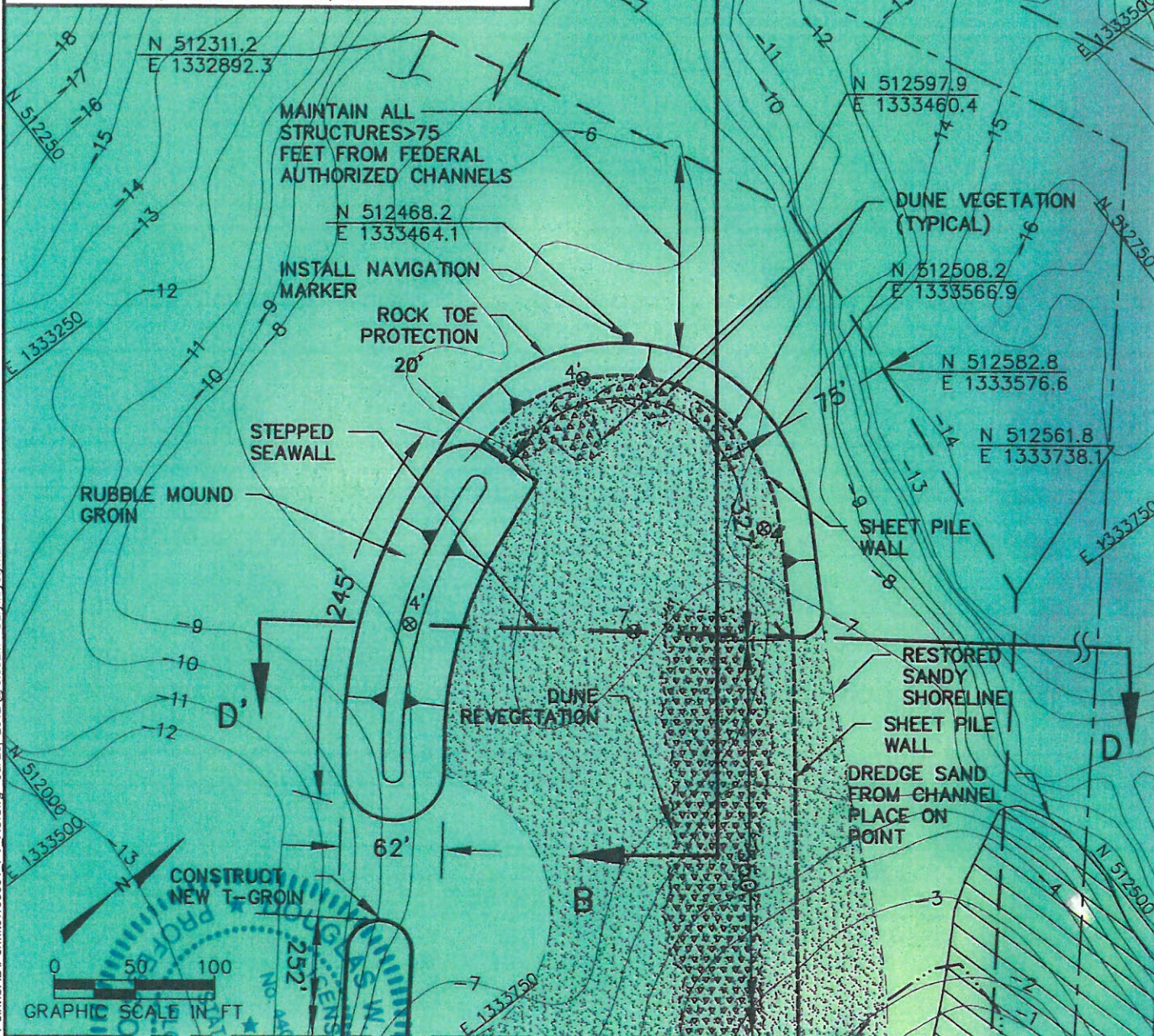
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SHEET: 1

NOTES:

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- ELEVATIONS ARE IN FEET REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- DATE OF AERIAL PHOTOGRAPH: 2010
- CONTOURS REFLECT 2012 BATHYMETRIC SURVEY BY CPE.
- WIDTH OF HARBOR SIDE RESTORED SHORELINE VARIES. AVERAGE WIDTH = 70 FEET.
- FEDERAL CHANNEL LOCATION TAKEN FROM USACE MOBILE DISTRICT, "DESTIN FLORIDA" WEST PASS TO SANTA ROSA SOUND. EAST PASS, PROPOSED DREDGING & DISPOSAL LOCATION, SHEET 2 OF 13, MARCH 2008.

LEGEND:

- ⊗ 4' PROPOSED ELEVATION FT. NAVD
- MAINTENANCE DREDGE FILL
- OLD PASS LAGOON MAINTENANCE DREDGE
- ▲▲▲▲ DUNE VEGETATION



NORRIEGO POINT STABILIZATION PROJECT
PLAN VIEW

COASTAL PLANNING & ENGINEERING, INC.
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SHEET: 2

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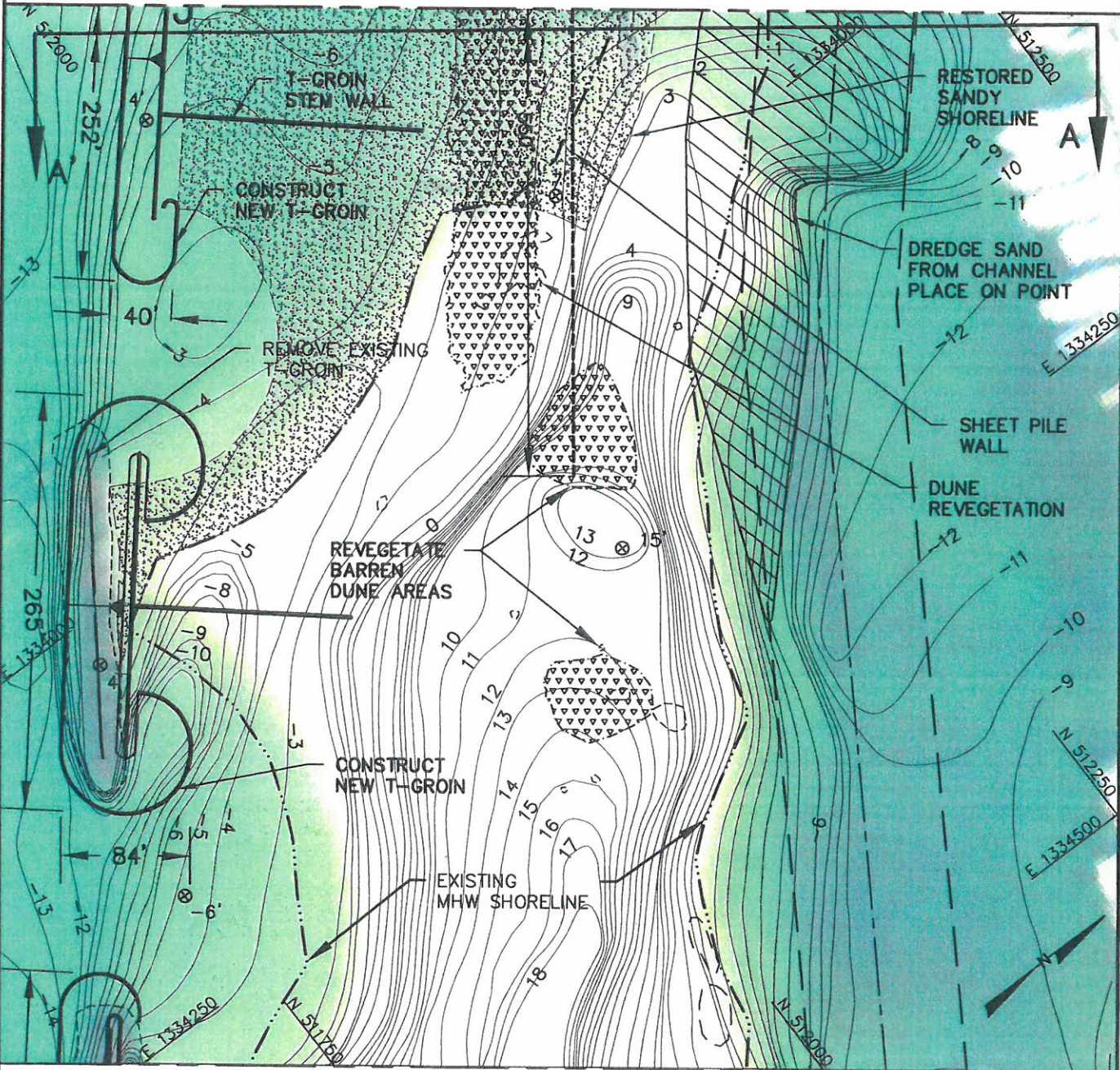
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MATCH LINE SHEET 2



NORRIEGO POINT STABILIZATION PROJECT
PLAN VIEW

NOTES:

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MATCH LINE SHEET 4

LEGEND:

- 4' PROPOSED ELEVATION FT. NAVD
- MAINTENANCE DREDGE FILL
- OLD PASS LAGOON MAINTENANCE DREDGE
- DUNE VEGETATION

0 50 100
GRAPHIC SCALE IN FT

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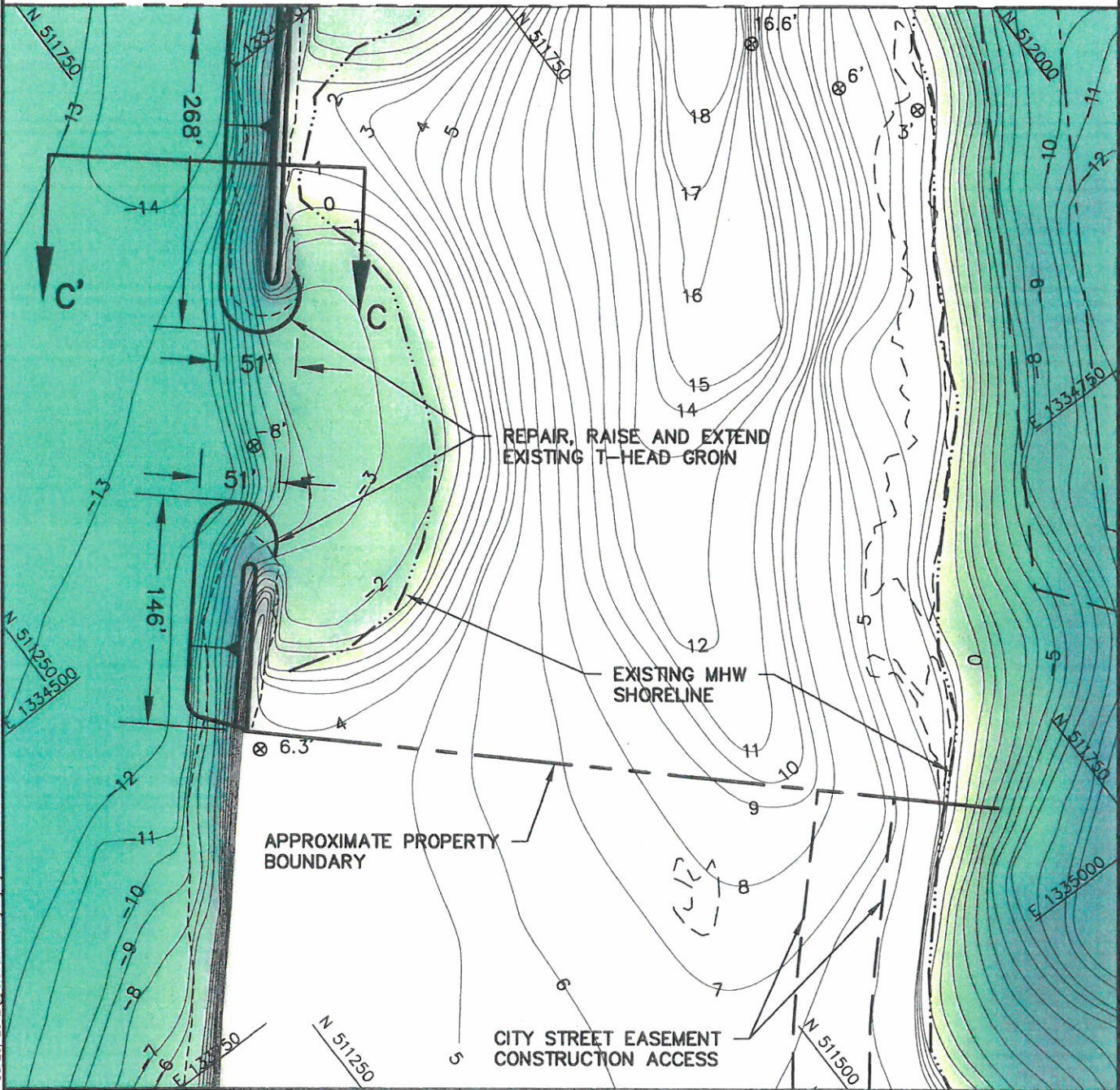
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MATCH LINE SHEET 3



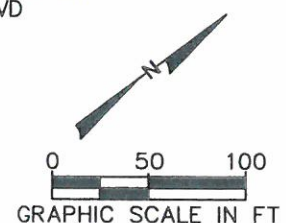
NORRIEGO POINT STABILIZATION PROJECT
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LEGEND:

⊗ 4' PROPOSED ELEVATION
FT. NAVD



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Norriego Point Recreation Area Management Plan



City of Destin
December 2012

Norriego Point Recreation Area

Executive Summary

Norriego Point in the City of Destin, Okaloosa County, is a 0.8 mile segment of inlet shoreline of East Pass (the westernmost entrance to Choctawhatchee Bay from the Gulf of Mexico). This natural sand feature is a regional landmark and a traditional favorite destination for recreational boaters.

Okaloosa County received the quit claim deed for Norriego Point of all right, title, and interest of the State of Florida from the Trustees of the Internal Improvement Fund of the State of Florida in the 1960's. In return, as part of the same transaction, Okaloosa County granted a perpetual dedication for recreation use to the State of Florida. In 2010 Okaloosa County conveyed title to the City of Destin. The conveyance was made and accepted with the covenant and understanding that the use of the property is "solely and exclusively for Public Park and recreational purposes." (See Exhibit F.)

Norriego Point also serves as the barrier that protects Destin Harbor from strong tidal currents and surge during storm events. Since Hurricane Opal in 1995, the City of Destin has invested much time and resources into maintaining the integrity of Norriego Point. The City is currently in the permitting process with FDEP to permanently stabilize the Point and restore it to its pre-Opal profile. The proposed armoring of the majority of the wave-exposed shoreline will restore over eight (8) acres of recreational beach. Once stabilized, the City intends to build the Norriego Point Recreation Area, a low-impact park with amenities to serve the thousands of sunbathers and boaters who beach at the Point each year.

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B	Public Lands Map
C	Natural Communities
D	Greenway Map
E	Master Site Plan
F	Deed

I. PROJECT DESCRIPTION AND MANAGEMENT OBJECTIVES

Project Description

The Norriego Point Recreation Area is located on Norriego Point within the city limits of Destin, Florida, Okaloosa County (Exhibits A and B). Norriego Point is a natural sand feature, approximately 0.8 miles of shoreline in the inlet of Destin East Pass, which links the Choctawhatchee Bay to the Gulf of Mexico. The Point is a regional landmark and has served historically as a favorite boaters' beach. The purpose of establishing a city park/recreational area at Norriego Point is to comply with the land's dedication to the State of Florida and the City of Destin to be used in perpetuity "solely and exclusively for public park and recreational purposes."

Additional covenants running with the land include:

- the prohibition of selling or leasing any interest in the property to a non-governmental person or organization
- the prohibition of the operation of any concession on the property by a non-governmental person or organization
- the prohibition of any sales contract or option to buy or sell things attached to the property to be severed from the property with a non-governmental person or organization
- the prohibition of any use of the property by a non-governmental person other than in such person's capacity as a member of the general public
- the prohibition of a management contract, except for contracts for maintenance of the property

The City of Destin obtained ownership of the Point from Okaloosa County in 2010 for the purpose of permanent restoration and expansion of recreational opportunities. In order to restore the beach acreage to its original pre-Opal size and configuration, the City has worked through a coastal engineering firm to design a project to permanently restore and stabilize the Point. At the same time, the City is submitting this Management Plan with the State of Florida to maximize Norriego Point's recreational use.

The restoration of the Point involves the repair and construction of several erosion control structures. The existing two T-groins will be repaired or reconstructed. In accordance with permit submittals, two additional T-groins and a terminal revetment are proposed along the seaward edge of the Point, north of the existing T-groins, protecting the fill placed to restore the land area lost. Two new embayments will provide additional swimming area and space for watercraft access. In addition, the dunes will be restored and revegetated with sea oats.

Once Norriego Point is restored and permanently stabilized, the City can then construct the permanent park amenities for the thousands of boater and beachgoers who recreate on the Point each year. The new park will serve as a rest area for kayakers, as the State of Florida's Greenway Paddling Trail, Segment 2, passes along Norriego Point. Potential facilities include a picnic pavilion (with restrooms, showers, and drinking fountain), educational signage to encourage appreciation and protection of this natural environment, a trail system, bike racks, and vehicle parking (tripling the current capacity), and stormwater retention.

Upon completion, this park will permanently optimize the public recreational use of Norriego Point and provide a significant increased level of service to Destin's visitors.

Prioritized Management Objectives

The purpose of the project is to provide additional beach and boat access, open space, and recreational/educational opportunities along the Destin Harbor and Destin East Pass. The project site will be managed only for the conservation, protection and enhancement of natural resources, and for outdoor recreation that is compatible with the conservation, protection, and enhancement of the site.

Management objectives for the site include:

1. provide urban open space
2. provide public beach and recreational vessel access
3. provide environmental education and awareness
4. provide passive recreational opportunities
5. protect restored dune areas as wildlife habitat

Comprehensive Plan Consistency

Major comprehensive plan directives that will be furthered by managing the *Norriego Point Recreation Area* include:

1. Providing acreage and outdoor recreational facilities necessary to improve adopted levels of service standards established in the comprehensive plan for recreation
 - a. **Recreation and Open Space Policy 7-1.1.2** establishes an LOS for recreation, parks and open space of 2 acres per 1,000 population
 - b. **Recreation and Open Space Policy 7-1.2.3** establishes a commitment to acquire open space and natural areas to maintain and improve the recreational opportunities for all residents

The Norriego Point Recreation Area provides an additional 8+- acres of outdoor recreation and open space/sandy beach. It improves the level of service for public shoreline access and public park acreage in the Harbor area for public recreation.

2. Providing public acquisition of natural areas and open space for improved recreational opportunities
 - a. **Recreation and Open Space Policy 7-1.1.8: Improve Access** ensures that the City will continue to acquire (through lease, acquisition, or dedication) open space and natural areas so as to maintain and improve recreational opportunities for all residents; and the natural function of open space, wetlands, and other sensitive lands within the City.
3. Providing for enhanced recreational trail systems
 - a. **Recreation and Open Space Policy 7-1.3.8** directs the City to utilize the existing City of Destin Pathways Master Plan 2000 as a map or plan to acquire land to link, via existing or proposed greenways, recreational pathways (trail systems), bicycle lanes, and/or sidewalks, existing and proposed parks, beach/shoreline access points, and governmental buildings and properties.

The Norriego Point Recreation Area furthers the above directives by (1) enhancing public beach access through the addition of a trail system, and (2) linking the park with the Destin Harbor Boardwalk, a shoreline recreational walkway and kayak-lift location less than 1,000 feet from the project site, through Segment 2 of the Florida Circumnavigational Saltwater Paddling Trail.

4. Protecting restored dune areas as wildlife habitat
 - a. **Coastal Management Policy 6-1.4.2** ensures that any development along the Gulf of Mexico shoreline shall use site design that discourages pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation.

The City of Destin restored the dune system on Norriego Point in early 2012 and installed sea oats, sand fencing, and signage. When the park improvements are constructed, the placement of facilities, as well as the design and type of accessways around the property shall employ best management practices promoted by the FDEP.

Future Land Use/Zoning Designation Procedure

The City of Destin amended the **FUTURE LAND USE** designation to *Conservation* through Ordinance No. 380 adopted by City Council on January 31, 2005. See Appendix 3.

The City of Destin amended the **ZONING** designation to *Conservation* through Ordinance No. 06-01-LC adopted by City Council on December 18, 2006. See Appendix 3.

II NATURAL AND CULTURAL RESOURCES

Natural Communities

Norriego Point is a barrier sand spit and part of the Western Barriers subregion. (See Exhibit C.) The City of Destin periodically plants sea oats on the dune of the Point to help anchor the sand. No invasive exotic plant species exist on Norriego Point. City recreation staff monitor the site daily during the summer season and information on any newly-identified listed species of plants or animals found on the project site will be forwarded to the Florida Natural Areas Inventory (FNAI) on the appropriate forms.

Although feral animals are not known to be a problem on Norriego Point, the City of Destin has had great success in controlling the proliferation of feral cats in our community through the efforts of *Feline Friends of Destin*, a local non-profit organization, that capture and neuter stray cats. With the exception of the Destin Dog Park, dogs are not permitted in city parks.

A City of Destin recreation maintenance technician assigned to the park's upkeep will monitor for feral animal activity on a continuing basis and will report to the Recreation Director immediately if any feral animals are found. The City will then contact either *Feline Friends of Destin* or the *Panhandle Animal Welfare Society (PAWS)* to assist in the removal.

Archeological, Cultural, and Historical Resource Protection

There are no known archaeological, cultural, or historic resources on Norriego Point.

III. SITE DEVELOPMENT AND IMPROVEMENT

Existing Physical Improvements

The only permanent improvements existing on Norriego Point at the present time are two T-head groins positioned at the southwestern base of the Point.

Proposed Physical Improvements

The Norriego Point Recreation Area is and will continue to be a low-impact park. The details, exact placements, and relative sizes of the components of the park are yet undetermined, and a very preliminary and conceptual Master Site Plan is included at this time as Exhibit E. The following components will be considered in the final design:

Recreation Improvements:

- Picnic pavilion
- Non-paved interpretative trail and educational signage designed to promote protection of restored dune areas on the Point
- Two new embayments for additional water-related activities and boat/kayak parking

General:

- Access roadway with parking and multi-use trail for land-based visitors
- Bike racks near park entrance
- Safe road crossing facilities
- Undergrounding of utilities
- Trash cans at various locations throughout park (continued participation in the FWCC Monofilament Recycling Program)
- Drinking fountain and restrooms at pavilion facility

Landscaping

Per the City of Destin's Land Development Code (LDC), and in keeping with the ambience and purpose of the park, any landscaping installed upon construction of the improvements will be salt-resistant species native to the coastal area. Revegetation of the dune areas with sea oats has been and will continue to be maintained.

Parking

Currently no parking or roadway access exists on-site at Norriego Point. (See Exhibit E for location of existing public parking of 30 spaces one property away from the site.) Part of the park concept is to install parallel parking spots along the city's easement directly south of the park land and create a multi-use trail into *the Norriego Point Recreation Area* and pavilion. The construction of the roadway itself is a condition of the adjacent property owner's current development order. The number of new spaces is expected to be approximately 17. Parking design will be in compliance with the City of Destin's Land Development Code and sensitive to the access roadway's (a residential street) capacity.

Stormwater Facilities

The City is committed to best management practices for stormwater facilities and will design the structures and parking area to comply with the City's Stormwater Master Plan and to provide recreational open space. Installations of stormwater facilities are essential to ensure protection of surface water quality on and offsite. The stormwater treatment facility will improve surface water quality and reduce flooding problems, and ultimately help improve the quality of Destin Harbor. The design and location of the facility will be coordinated with the Northwest Florida Water Management District and the Department of Environmental Protection, and the design and location of the facility will be shown on the Master Site Plan. The City will design the stormwater facility with shallow slopes and no fences.

Hazard Mitigation

As with most coastal properties in the City of Destin, the site lies within the 100-year flood plain and the coastal high hazard area. The proposed improvements will be constructed in a manner similar to other public facilities along Destin's coastline that are designed to withstand coastal surges and windstorms. Per the City's Land Development Code, Chapter 11, *Coastal Management and Conservation*, Article 11.04.6 provides general standards for flood hazard reduction. New construction shall be anchored to prevent flotation, collapse, or lateral movement of the structure. New construction shall be constructed with materials and utility equipment resistant to flood damage and by methods and practices that minimize flood damage. Electrical, heating, ventilation, plumbing, air conditioning equipment, ductwork, and other service facilities shall be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding. Water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters.

The site of the park is also in keeping with the City's hazard mitigation policy of providing open space within the high hazard area, thereby restricting the density/intensity of development.

Education Signs

The City is committed to providing interpretative signs to educate guests about the natural environment of our beautiful lands and waters. Special attention will be given to the protection and importance of the dune system and seaoats. A sign designating the Paddling Trail and a map of the entire trail will be displayed as well. In addition, caution signs will be posted to assure the safety of swimmers and boat traffic.

Permits

Because the construction of the pavilion and roadway will be within the Coastal High Hazard Area, the City of Destin will work closely with the FDEP and the Florida Fish and Wildlife Conservation Commission to ensure that all environmental issues are properly addressed. The City will also comply with all of its own permitting requirements. Upon approval of the final site plan by FDEP, the final engineering and design plans must also undergo the City of Destin's comprehensive Technical Review Team's process and fulfill all of its requirements prior to construction.

IV. MANAGEMENT NEEDS

Paddling Trail

The State's Office of Greenways and Trails has designated a Florida Circumnavigational Saltwater Paddling Trail), of which Segment 2 of the Trail (Santa Rosa Sound-Emerald Coast) includes the mouth of Destin Harbor and Norriego Point. (See Exhibit D.) The park will accommodate canoeists and kayakers and will include a sign with a map of the saltwater trail system as well as provide restrooms. Kayakers/canoers can easily navigate from the paddling trail at *the Norriego Point Recreation Area* into Destin Harbor, approximately 1,000 feet to the west, tie up at the City's Heritage Park along the harbor, and enjoy the Harbor Boardwalk and adjoining areas. A kayak lift will be situated at the western edge of the Heritage Park site.

Maintenance, Security, and Staffing

The City of Destin manages the Project Site under its Recreation Department operations and maintenance personnel and annual budget. Parks and Recreation personnel oversee and maintain all of the City's facilities and parks (buildings, grounds, restrooms, pavilions, parking areas, signage, trash removal, etc.). No additional staff will be necessary; contract services for facilities maintenance may be utilized during the tourist season April through October.

There are no additional proposed security measures for the park beyond those measures already in effect for all of the City's public facilities. All City facilities have security lighting and the Okaloosa County Sheriff's Office routinely patrols city parks.

V. COST ESTIMATES AND FUNDING SOURCES

The City of Destin estimates that the *Norriego Point Recreation Area* will be developed for a total cost of approximately \$690,000 (based on 2012 costs). *The cost breakdown is only an educated estimate at this time.* Sources of funding for the project at this time are dependent on grants from the Florida Recreational Development and Assistance Program, the Restore Act, and/or the Natural Resource Damage Assessment (NRDA) funds. These costs include:

• Picnic pavilion/restrooms	\$ 450,000
• Parking, and multi-use trail	\$ 100,000
• Underground utilities	\$ 100,000
• Turtle-friendly lighting	\$ 15,000
• Trash cans, picnic tables, drinking fountain, bike racks	\$ 10,000
• Signage/ park & educational	\$ 15,000

Engineering, architectural design, and project management will be accomplished through one of the City's consulting engineering firms. Annual maintenance and resource protection will be done in-house and through any necessary contract services. Funds for the park's upkeep will be included in the City of Destin's annual Operations and Maintenance budget for park maintenance.

Please note that the construction of any park amenities is dependent on the permanent stabilization of Norriego Point. To date, there is no indication when the restoration of the Point will be funded and constructed. Therefore, no specific timeline occurs in the priority schedule below. However, key management activities at the park were initiated in 2012 and will be ongoing in compliance with the covenants of the deed.

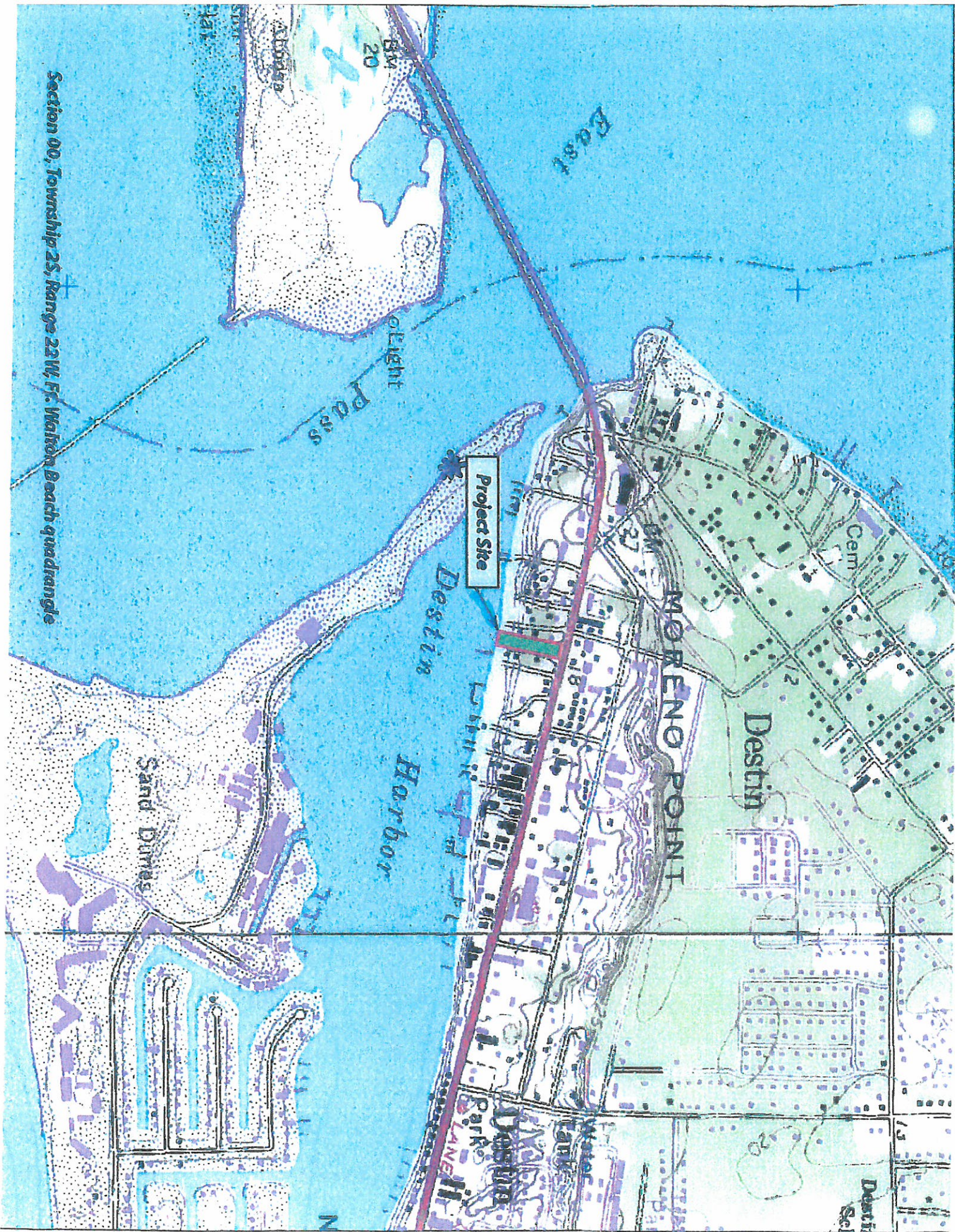
VI. PRIORITY SCHEDULE

Norriego Point Recreation Area & Plaza						
City of Destin						
	Complete 2012	Year 1	Year 2			
Final Design /Engineering Complete		X				
FDEP Coordination/Approval of Final Design		X				
Permitting Complete		X				
Roadway, Trail, and Parking Complete			X			
Restrooms and Lighting Complete			X			
Monofilament Trash cans installed			X			
Bike racks installed			X			
Interpretive signs installed			X			
Stormwater facilities installed			X			
Resource-based facilities:						
Picnicking pavilion complete			X			
Key Management Activities:						
Dune reconstruction and sea oats planting	XX					
Dune protection and signage	XX					
Caution and safety signage for boaters	XX					
Trash cans installed	XX					
Maintenance and Monitoring	XX					

EXHIBIT A

Location Map

(USGS 7.5 Minute Quadrangle Map)



Section 00, Township 25, Range 22 W, Ft. Walton Beach quadrangle

EXHIBIT B

Public Lands Map

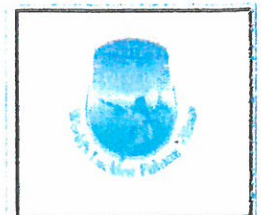
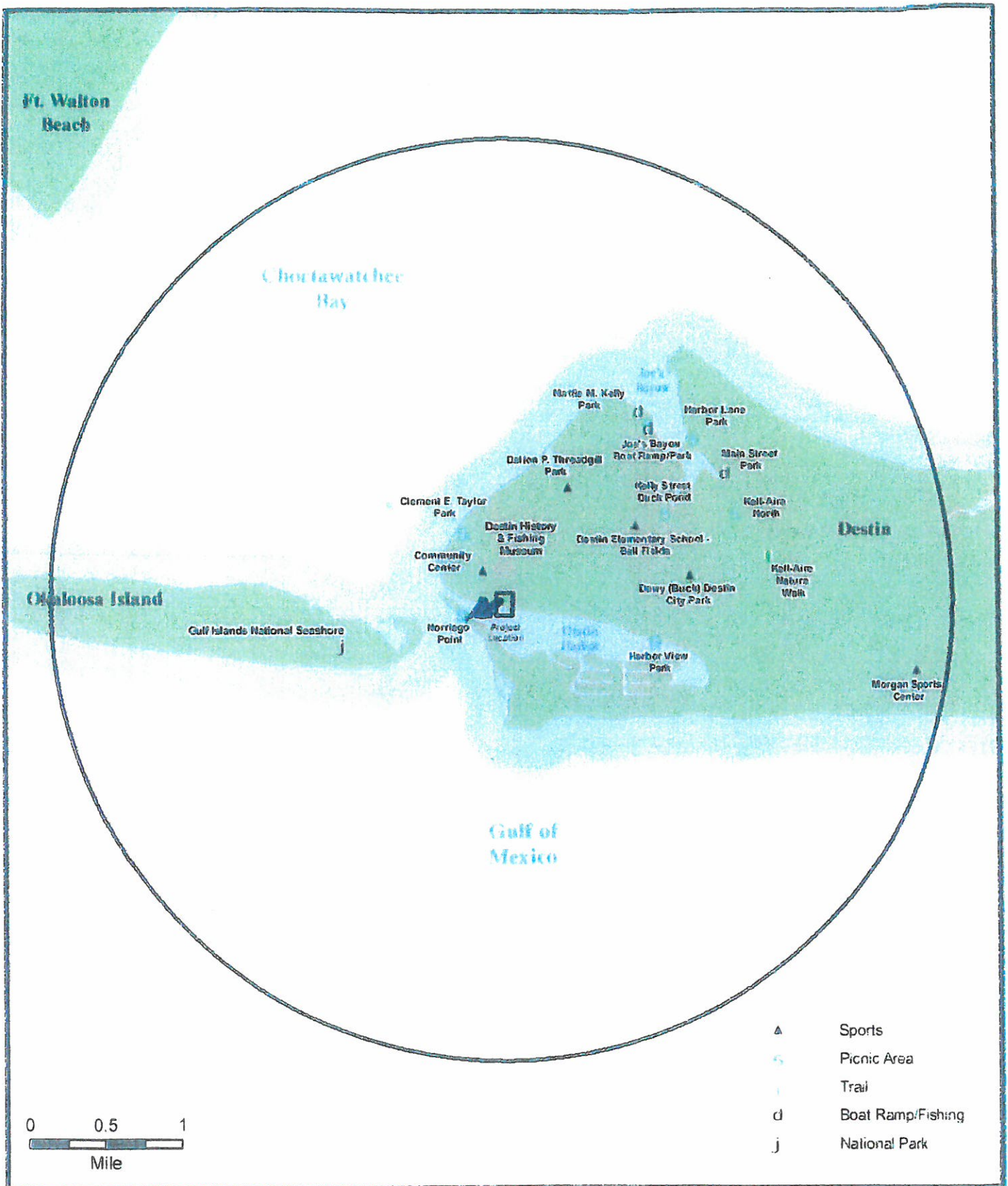


EXHIBIT C

Natural Communities Map

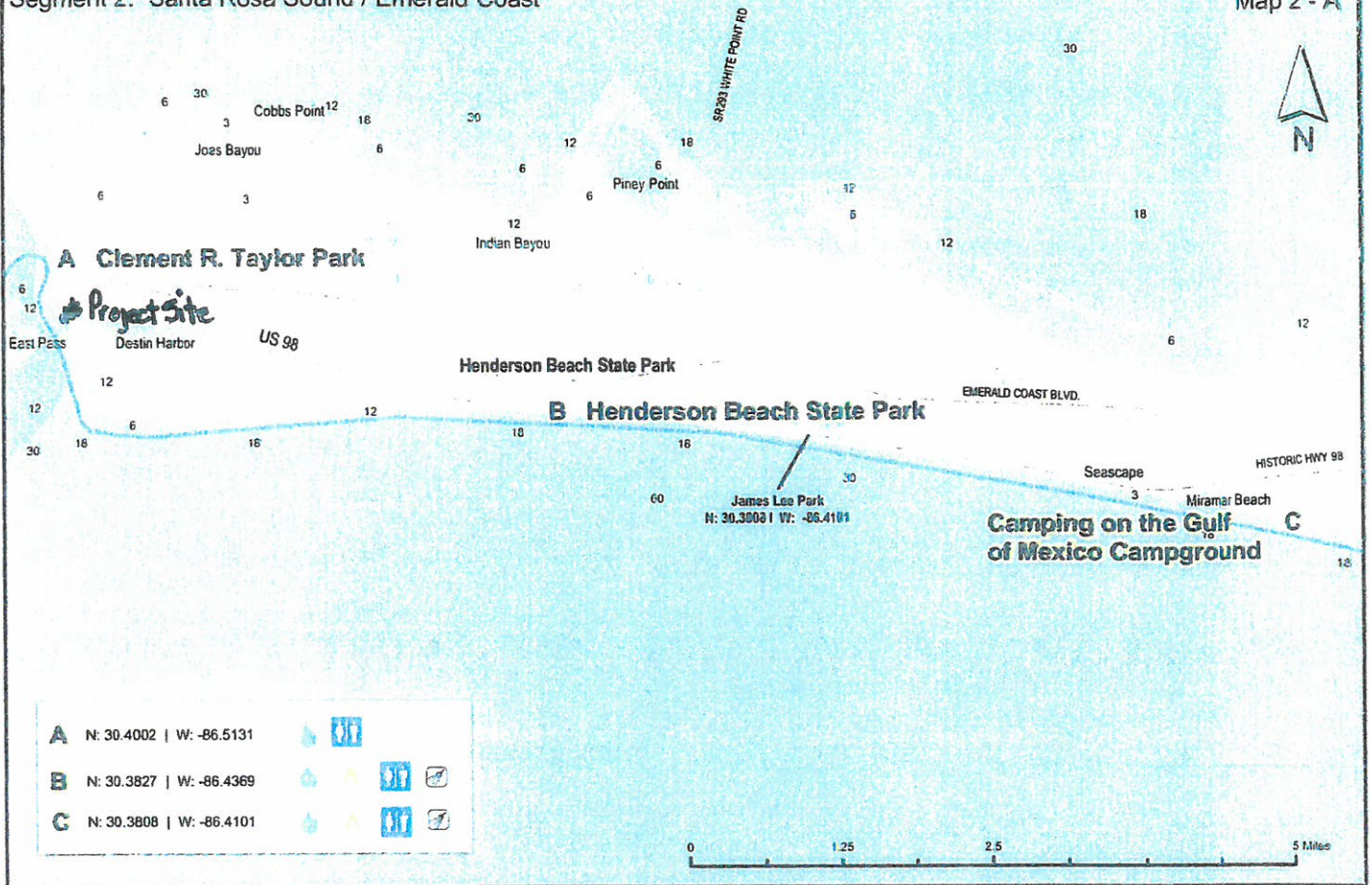


EXHIBIT D

Greenway Map

Segment 2: Santa Rosa Sound / Emerald Coast

Map 2 - A



Segment 2: Santa Rosa Sound / Emerald Coast

Map 2 - B

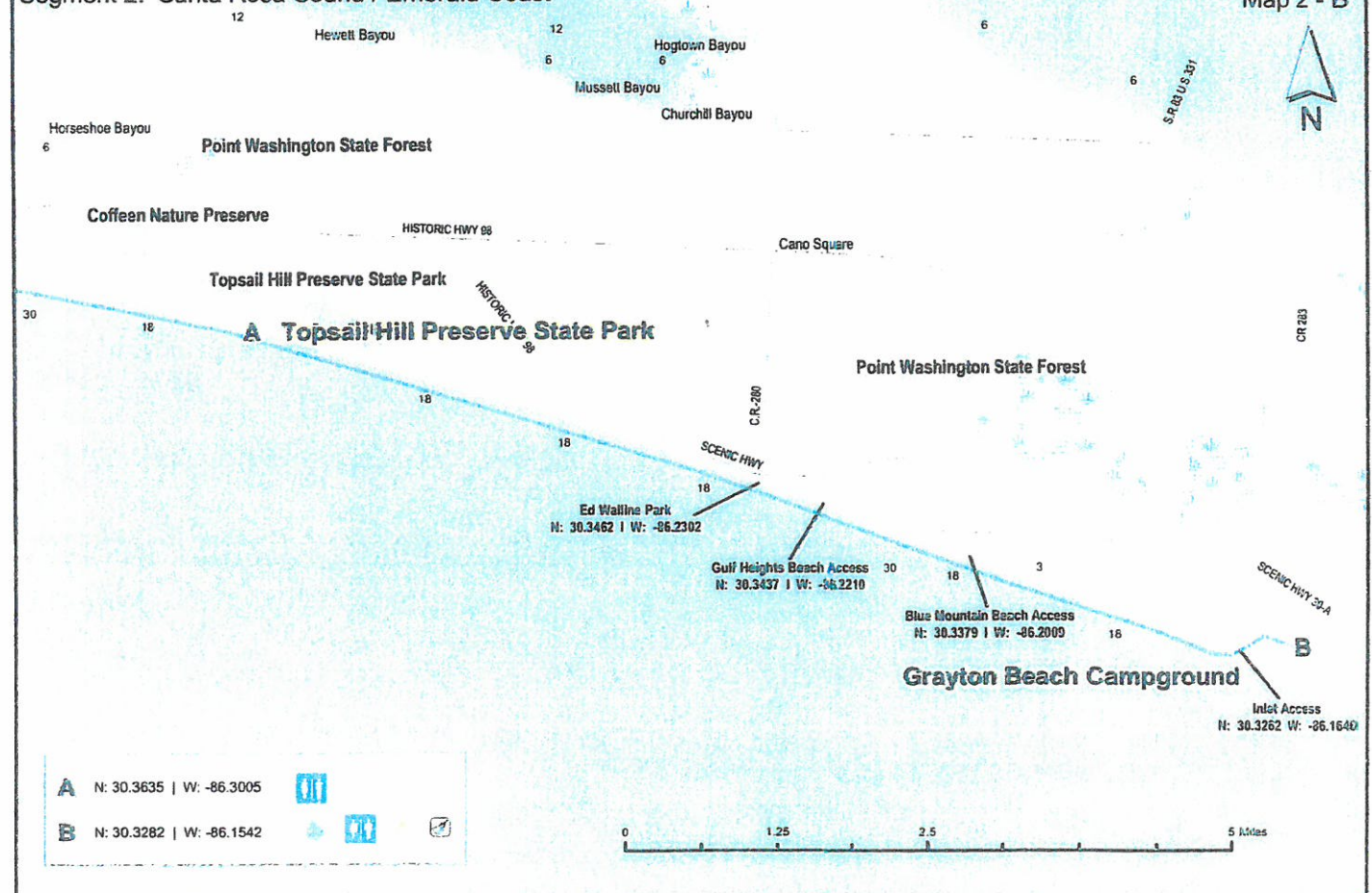


EXHIBIT E

Master Site Plan

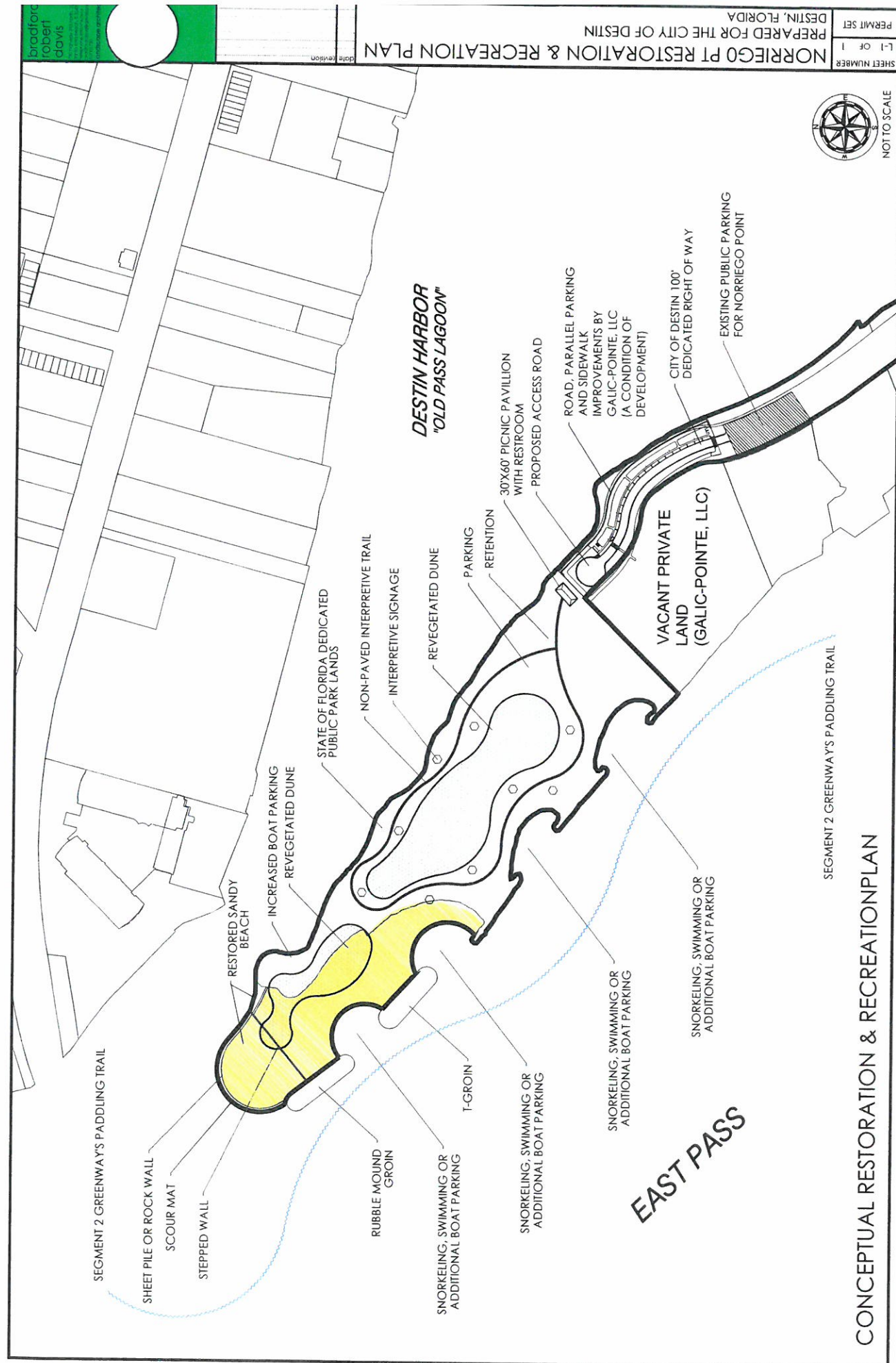
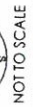


EXHIBIT F

Recorded Deed

DEED DOCSTAMPS: \$0.70

DEED

DEPUTY CLERK KSCHELCRAFT
DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY, FL

THIS DEED, made this 13th day of July, 2010, by Okaloosa County, Florida, party of the first part, and The City of Destin, a Florida Municipality, 4200 Indian Bayou Drive, Destin, Florida 32541, the party of the second part,

WITNESSETH that the said party of the first part, for an in consideration of the sum of \$100.00 and other valuable consideration, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has conditionally granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Okaloosa County, Florida, hereinafter "the property":

The Northwesterly 1600 feet of that portion of land which formerly comprised a part of Santa Rosa Island that lies east of the New East Pass Channel, more particularly described as: Being at a concrete monument on the South right-of-way line of Highway 98, on the East line of Calhoun's subdivision as per plat recorded in the Office of the Clerk of Circuit Court of Okaloosa County, Florida, thence run South 2147.80 feet to a concrete monument; thence run N 85° 08' W 1232.68 feet to a point; thence run N 78° 02' W 1437.22 feet to a point; thence run N 76° 56' W 1180.53 to a point; thence run N 56° 16' W 981.30 feet to a point; thence run N 45° 41' W 748.90 feet to a concrete monument for the point of beginning of the parcel to be described. Thence run S 44° 19' W to the shore of New East Pass; thence meander Northwesterly along the shore of New East Pass a Northwest distance of 1620 feet more or less; thence follow the meander around the point and meander Southeasterly to a point on the shore of Old East Pass bearing N 44° 19' E of the point of beginning, thence S 44° 19' W 175 feet, more or less to the point of beginning; subject to an easement in the Northwesterly 800 feet thereof in favor of the Corps of Engineers to dump dredge spoilage from operations in East Pass, in Okaloosa County, Florida.

This conveyance is subject to the terms and conditions set forth in the Dedication of this property as recorded in Book 194 at Page 573 of the official records of Okaloosa County, Florida.

This conveyance is made and accepted with the covenant and understanding that the use of the property is solely and exclusively for Public Park and recreational purposes.

This conveyance is made and accepted with the covenant and understanding that any sale or lease of any interest in the property to a non-governmental person or organization is prohibited.

This conveyance is made and accepted with the covenant and understanding that the operation of any concession on the property by a non-governmental person or organization is prohibited.

This conveyance is made and accepted with the covenant and understanding that any sales contract or option to buy or sell things attached to the property to be severed from the property with a non-governmental person or organization is prohibited.

This conveyance is made and accepted with the covenant and understanding that any use of the property by a non-governmental person other than in such person's capacity as a member of the general public is prohibited.

This conveyance is made and accepted with the covenant and understanding that a management contract, except contracts for maintenance of the property, is prohibited.

This conveyance is made and accepted with the covenant and understanding that the harbor side shoreline of this property shall remain accessible for the use and enjoyment of boaters unless the City's coastal engineers determine armoring is necessary to protect this side of the property.

The foregoing covenants and understandings are covenants running with the land.

In the event of violation of any of the foregoing covenants and understandings, Grantee, its successors and assigns, shall forfeit all right and title to the property, and all interests therein shall revert to Grantor.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

(OFFICIAL SEAL)

By its Board of County Commissioners

Wayne Harris
CHAIRMAN

Board of County Commissioners
Okaloosa County Florida



ATTEST:

Dary J. Stapel
Clerk of Circuit Court

