



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

June 7, 2010

Order No. 10-06

Final Development Order:

**“LOT 160 – DESTIN POINTE”
A MINOR TIER 2 DEVELOPMENT
(SP-09-08)**

Based upon the City's approval and issuance of this Development Order on June 7, 2010, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

PROJECT DESCRIPTION:

ITSA, LLC on behalf of AMT, LLC is requesting approval of a Minor Tier 2 Development identified as “Lot 160 – Destin Pointe”. The proposed project is a multifamily residential development consisting of 17 seasonal or short-term dwelling units, parking garage, storage area, and swimming pool as part of a 9-story structure complex (100 feet from average grade of the subject property to the cornice line of the building per City adopted Comprehensive Plan:2010 Policy 1-2.1.5 – Method of Measuring Building Height). The proposed development is located in Destin Pointe, a planned unit development, plat book 14, pages 90-93, in unsectionalized township 2 South, Range 22 West (3614 Waverly Circle), Okaloosa County, Florida and is more specifically known by the Property Appraiser's Parcel I.D. number 00-2S-24-0110-0000-1600. The development site area is 0.904 acres, more or less.

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated April 5, 2010 are incorporated herein.

CONDITIONS OF APPROVAL:

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

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on June 7, 2010 (no later than June 7, 2011), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (Article 2, Section 2.21.00).

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

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

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “**Lot 160 – Destin Pointe**” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
 - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
 - B. **Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. The following items must be addressed in the appropriate order:
 - A. **Prior to obtaining any City Permits**, obtain a COE/FDEP Dredge & Fill permit and submit copy to the Public Services Director.
 - B. **Prior to obtaining any City Permits**, obtain a NFWFMD drainage permit for the modification and submit copy to the Public Services Director.
 - C. **Prior to obtaining any City Permits**, provide a NPDES permit and submit copy to the Public Services Director.

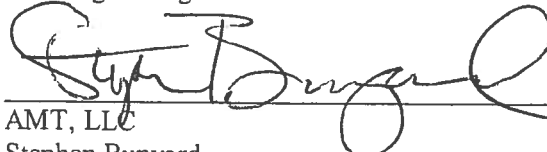
- D. **Prior to obtaining any City Permits**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
- E. **Prior to the issuance of any City Permits**, an outdoor lighting plan shall be submitted for review and approval by the Planning Division. All lighting outdoor lighting plans must include photometrics and must show the type of fixture, bulb size/wattage, height of pole mounted lights, type of light shield, etc. Outdoor lighting shall be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
- F. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents must be reviewed and approved by the City Land Use Attorney and City Staff and properly recorded. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.
- G. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
- H. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.* Dwelling unit numbers must be displayed on the front door of each dwelling unit.
- I. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and any outdoor lighting, if installed, must be inspected and approved by the Planning Division.
- K. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
- L. **Prior to the issuance of a Certificate of Occupancy**, all outstanding fees associated with this project must be paid in full.

Additionally, the owner must comply with all of the comments, notes and conditions of the Technical Review Committee members as stated on pages 11 through 21 of the attached TRC Report dated April 5, 2010.

SIGNATURE BLOCK:


 R. Ashley Grana
 Planning Manager

6-8-10
 Date


 AMT, LLC
 Stephen Bunyard,
 Manager

6/18/10
 Date

TECHNICAL REVIEW COMMITTEE REPORT

"LOT 160 – DESTIN POINTE" A MINOR TIER 2 DEVELOPMENT (SP-09-08)

TRC Report: April 5, 2010

ISSUE:

- Applicant:** ITSA, LLC on behalf of AMT, LLC is requesting approval of a Minor Tier 2 Development identified as "Lot 160 – Destin Pointe".
- Request:** The proposed project is a multifamily residential development consisting of 17 seasonal or short-term dwelling units, parking garage, storage area, and swimming pool as part of a 9-story structure complex (100 feet from average grade of the subject property to the cornice line of the building per City adopted Comprehensive Plan: 2010 Policy 1-2.1.5 – Method of Measuring Building Height).
- Location:** The proposed development is located in Destin Pointe, a planned unit development, plat book 14, pages 90-93, in unsectionalized township 2 South, Range 22 West (3614 Waverly Circle), Okaloosa County, Florida and is more specifically known by the Property Appraiser's Parcel I.D. number 00-2S-24-0110-0000-1600.
- Parcel Size:** The development site area is 0.904 acres, more or less.
- Future Land Use:** High Density Residential (HDR)
- Zoning District:** High Density Residential (HDR)
- Density:** Allowed: 19.9 Units per Acre
Proposed: 18.8 Units per Acre
- Intensity:** Allowed: N/A
Proposed: N/A
- Application Date:** April 29, 2009
- TRC Date:** May 20, 2009
- Approved Site Plan Date:** April 5, 2010

DISCUSSION/FINDINGS:

The proposed request as presented and described is consistent with Comprehensive Plan: 2010 and Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is not located within the Town Center or the Harbor Community Redevelopment Areas, but is located within the Old Destin sub-area of the Multimodal Transportation District.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

This application was reviewed pursuant to the City of Destin's Comprehensive Plan: 2010 and Land Development Code (LDC). The property currently has a Future Land Use designation of High Density Residential (HDR) and a Zoning district of High Density Residential (HDR). The proposed multi-family residential development is consistent with the intent of the HDR Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The HDR zoning district specifically allows for the described use.

CONCURRENCY MANAGEMENT:

Staff has received approved Concurrency Evaluation Certificates (CEC) for the following areas:

Traffic: City Planner signed the CEC on April 2, 2010.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on January 21, 2010.

Potable Water: Destin Water Users, Inc. signed the CEC on January 15, 2010.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on January 15, 2010.

Stormwater Management: The City's Stormwater Manager signed the CEC on August 3, 2009

TRANSPORTATION ANALYSIS:

The City's Transportation Consultant, Renaissance Planning Group, Inc., reviewed the applicant's transportation concurrency analysis and found that the proposed project does not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials). Therefore, transportation concurrency has been satisfied for this project. This project must comply with the Multimodal Transportation District (MMTD) Concurrency Evaluation Certificate (CEC) dated April 2, 2010.

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.

DENSITY:

Allowed: 19.9 dwelling units per acre

Proposed: 18.8 dwelling units per acre

The project is compliant in regards to not exceeding the maximum density allowed within the High Density Residential (HDR) FLUM category.

FLOOR AREA RATIO:

Not applicable for residential land use development in the HDR Future Land Use Map designation

HEIGHT:

The High Density Residential (HDR) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 2 design standards.

The proposed structure is 100' in height from the average grade of the site to the cornice line of the building per the City adopted Comprehensive Plan: 2010 height definition. This height does not exceed the 100' Tier 2 height limit for the High Density Residential (HDR) Zoning District.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the High Density Residential (HDR) zoning district: (Note: Distances provided are from the proposed facility to the nearest property lines)

| <u>Setbacks</u> | <u>Required</u> | <u>Provided</u> | <u>Buffers</u> |
|-----------------|----------------------|-----------------|----------------|
| Front: | (HT<40') = 10' – 20' | 11.33' | N/A |
| | (HT>40') = 30' | 30.41' | N/A |
| Side: | (HT<35') = 0' | 4.19' | N/A |
| Side: | (35'<HT<50') = 15' | 25.08' | N/A |
| Side: | (HT>50') = 25'@100' | 25.08' | N/A |
| Rear: | (HT<35') = 10' | 10.96' | N/A |
| Rear: | (35'<HT<50') = 15' | 25.51' | N/A |
| Rear: | (HT>50') = 25'@100' | 25.51' | N/A |

WHITE SANDS ZONE:

The subject property is located in White Sand Zone I. All fill material for this project must comply with the provisions of Land Development Code Section 11.07.00. *Sand and water protection.*

PHASING:

The proposed development will not be a phased development.

ADDRESSING:

The structure has been assigned an address of 3614 Waverly Circle.

The following conditions shall apply:

1. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for the principal building shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*

SIGNS:

A request for sign approval is not part of this application.

1. **Note:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of a city permit. All signage shall comply with the applicable section of the Destin Land Development Code and the Florida Building Code in effect at the time a sign application is submitted.

UTILITIES:

In accordance with Land Development Code section 20.12.00 *Underground utilities*, all existing and proposed above-ground utility lines, located on the subject property regardless of who the utilities serve, are required to be placed underground.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located within VE11 & VE12 special flood hazard areas per the FEMA Flood Insurance Rate Maps. All new construction and substantial improvements in Zones V1--V30 and VE (V if base flood elevation is available) shall be elevated on pilings or columns so that:

- A. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and
- B. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (one-percent annual chance). A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of paragraph a and b above (City of Destin V Zone Certification Form).

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided by a primary entrance with a twenty four feet (24') two-way access point located approximately forty feet (40') from the northern property line.

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of Section 8.08.05 *On-site loading standards* of the Destin Land Development Code as indicated on the approved plans and as follows:

TOTAL REQUIRED: 1 loading space per 100,000 square feet of floor area. Gross floor area of the project is less than 100,000 square feet = 1.0 Required.

TOTAL PROVIDED: 1 loading space

PARKING:

The parking provided complies with Land Development Code Section 8.06.00. *Vehicle and bicycle parking standards*, as indicated on the approved plans.

| Type/Size of Unit | Maximum vehicle spaces per unit | # of Units | Total |
|--|---------------------------------|--------------------------------------|-----------|
| 2 bedrooms | 2 | 4 | 8 |
| 3 bedrooms | 2 | 12 | 24 |
| 4 bedrooms | 2.5 | 1 | 2.5 |
| | | Total | 35 |
| | | 80% Parking Reduction | 28 |
| Minimum Bicycle Parking | | Total vehicle spaces provided | 40 |
| 10% of total vehicle spaces (40 x .10) | | Total bicycle spaces required | 4 |
| Handicap Spaces Required/Provided = 2 | | Total bicycle spaces provided | 4 |

Total motor vehicle spaces provided: 40 parking spaces (including 2 handicap spaces)
Total bicycle spaces provided: 4 bicycle spaces provided

REFUSE COLLECTION:

Refuse collection is to be provided by a four (4) cubic yard dumpster located on the parking level.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A 5' external sidewalk will be provided along Waverly Circle to connect to the existing sidewalks. A direct walkway connection is provided between the external sidewalk and the stairs/elevator lift to the amenity level which provides elevator connectivity to all floors.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 39,363 sq. ft. (0.904 acres, more or less)
 Total Required Open Space: 30% (11,809 sq. ft.)
 Total Provided Open Space: 30.57% (12,033 sq. ft.)

Tree Requirements (Tier 2):

| | |
|--|----------|
| Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree): | 0 |
| Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree): | 0 |
| Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree): | 0 |
| Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree): | 0 |
| Total Reforestation Credits for saving Existing, Protected, or Preserved Trees: | <u>0</u> |

| | |
|---|------------------|
| Reforestation Trees Required on Site: (1 per every .10 of an acre = 0.904 acre x 10 x 1.2 = 10.9) | <u>11</u> |
| Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits) | <u>11</u> |

Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

| | |
|--|-----------|
| Total Reforestation Trees Required on Site: | 11 |
| Front Perimeter Trees (1 per 25')x1.2 Required on Site: | 19 |
| Parking Lot Trees (1 per end row and landscape island) Required on Site: | N/A |
| Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: | |
| Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site: | <u>0</u> |
| TOTAL TREES REQUIRED: | 30 |
| TOTAL TREES PROVIDED: | 30 |

Unless otherwise noted, all required trees must be a minimum of ten (10) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the overall development land use and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

2009 IMPACT FEE SCHEDULE (Excerpt)

| LAND USE - | TRANS. | POLICE | PARK | LIBRARY | TOTAL |
|------------------------------------|---------|--------|-------|---------|--------|
| Residential, 750 - 999 sq. ft. | \$855 | \$13 | \$279 | \$93 | \$1,24 |
| Residential, 1,000 - 1,499 sq. ft. | \$1,016 | \$16 | \$335 | \$112 | \$1,47 |
| Residential, 1,500 - 1,999 sq. ft. | \$1,198 | \$19 | \$399 | \$133 | \$1,74 |
| Residential, 2,000 - 2,999 sq. ft. | \$1,425 | \$23 | \$479 | \$160 | \$2,08 |
| Residential, 3,000 - 3,999 sq. ft. | \$1,677 | \$27 | \$570 | \$190 | \$2,46 |
| Residential, 4,000 sq. ft or more | \$1,896 | \$31 | \$649 | \$217 | \$2,79 |

PROJECT IMPACT FEES

| Unit | Sq ft | Total Units | Impact Fee per unit | Total Impact Fee |
|--------------|-------|-------------|---------------------|------------------|
| A | 2567 | 5 | \$ 2,087 | \$ 10,435 |
| B | 1990 | 4 | \$ 1,749 | \$ 6,996 |
| C | 2490 | 5 | \$ 2,087 | \$ 10,435 |
| D | 2905 | 1 | \$ 2,087 | \$ 2,087 |
| E | 3128 | 1 | \$ 2,464 | \$ 2,464 |
| Penthouse | 5700 | 1 | \$ 2,793 | \$ 2,793 |
| TOTAL | | | | \$ 35,210 |

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (April 12, 2010). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

| | |
|---------------------------------|-----------------|
| City Traffic Consultant: | \$533.49 (pd.) |
| | \$246.82 (pd.) |
| | \$247.11 (pd.) |
| | \$346.82 (pd.) |
| | \$382.08 (pd.) |
| City Surveyor: | N/A |
| City Staff Re-Review Fees | \$2000.00 (pd.) |
| Administrative Costs: | \$61.14 (pd.) |
| | \$34.34 (pd.) |
| City Council Advertising: | N/A |
| TOTAL (as of 04/12/10) = | \$0 |

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

A copy of the FDEP Stormwater approvals and pond fill permit or exemption shall be forwarded to the Public Services Department to be stamped received and then forwarded to the Community Development Department.

PUBLIC INPUT:

The representatives of the Destin Pointe Owners Association, Inc. have expressed their opposition to the project as documented by letters and emails on file in the Community Development Department.

TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS, NOTES AND CONDITIONS:

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated January 12, 2010. Please refer to **Exhibit "A"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project in a letter dated January 15, 2010. Please refer to **Exhibit "B"** for a copy of the approval letter.

EMBARQ:

Embarq stated it had no objections to the project in a letter dated July 8, 2009. Please refer to **Exhibit "C"** for a copy of the approval letter.

GULF POWER:

Gulf Power stated it had no objections to the project in a letter dated May 14, 2009. Please refer to **Exhibit "D"** for a copy of the approval letter.

OKALOOSA GAS:

Okaloosa Gas stated it had no objections to the project in a letter dated May 20, 2009. Please refer to **Exhibit "E"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no objections to the project in a letter dated May 20, 2009. Please refer to **Exhibit "F"** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated May 20, 2009. Please refer to **Exhibit "G"** for a copy of the approval memo.

PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated April 5, 2010. Please refer to **Exhibit "H"** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on January 19, 2010. Please refer to **Exhibit "I"** for a copy of the **stormwater** related notes and conditions.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of no objection to the project with conditions on July 22, 2009. Please refer to **Exhibit "J"** for a copy of the Public Services Department conditions.

Destin Fire Control District
848 Airport Road - Destin, Florida 32541
Telephone (850) 837-8413 Fax (850) 837-6715

RECEIVED

JAN 12 2010

COMMUNITY DEVELOPMENT



Chief Kevin Sasser

TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL

DATE: January 12, 2010

To: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
4100 TWO TREES RD.
DESTIN, FL 32541

THE DESTIN FIRE CONTROL DISTRICT INSPECTION DEPARTMENT HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL AT THE TECHNICAL REVIEW COMMITTEE. COMPLETE SEALED CONSTRUCTION PLANS MUST BE SUBMITTED AND REVIEWED FOR COMPLIANCE BEFORE ANY BUILDING PERMIT MAY BE ISSUED.

Fire-Rescue Impact Fee is applicable and due before a letter of Approval for Building Permit is issued.

TRC Plan Review Fee has been received. See Attached Receipt.

LOCATION: 3614 Waverly Circle

PROJECT: Destin Pointe, Lot 160

OCCUPANCY (NFPA): Residential

OWNER/CONTRACTOR: ITSA, LLC
Rod Wright, 850-496-7062

APPROVED - See Attached Comments

DISAPPROVED FOR THE FOLLOWING:



Ronald E Gerdeman, Fire Marshal
Destin Fire Control District



A Heart Ready Community



An Advanced Life Support Service



DESTIN WATER USERS INC.

P.O. BOX 308 DESTIN, FL. 32540-0308 (850)-837-6146

DATE: January 15, 2010

RECEIVED

TO: THE CITY OF DESTIN – COMMUNITY DEVELOPMENT
4200 TWO TREES ROAD
DESTIN, FLORIDA 32541

JAN 15 2010

PROJECT: Lot 160 Destin Pointe
PROJECT NUMBER: SP-09-08
CONTACT: Henderson Engineering (John Henderson 835-8436)
LOCATION: 480 Gulf Shore Drive Lot 160

COMMUNITY
DEVELOPMENT

X

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

Approved

(Subject to the following, which shall be a condition of the Developmental Order with the City of Destin)

1. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
2. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.

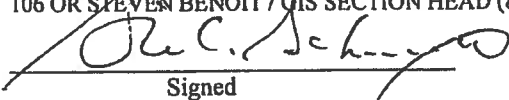
Note: This project is on private property. All connections to mains shall be over seen by Destin Water Users Inc.

Would recommend that meter size be down graded to a 4" meter instead of 6" meter

Reclaim for irrigation will abide with Destin Water Users guidelines and rules and regulations

Meter vault lead time is at least 2 months

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 837-6146 ext. 106 OR STEVEN BENOIT / GIS SECTION HEAD (850) 837-6146 ext. 214.


Signed

Voice | Data | Internet | Wireless | Entertainment

RECEIVED

JUL 9 2009

COMMUNITY
DEVELOPMENT

Embarq Corporation
Mailstop: FLFTWE0101
650 Denton Blvd
Fort Walton Beach, FL 32547
EMBARQ.com

July 8, 2009

City of Destin, Florida
Community Development Department
4200 Two Trees Road
Destin FL 32541

Re: SP-09-08, Lot 160 – Destin Pointe, 3624 Waverly Circle

The following criteria must be met for any multi-family or commercial building.

1. A minimum 4-foot by 8-foot by $\frac{3}{4}$ inch plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware and dedicated to CenturyLink (if inside terminal room is applicable).
2. Four-inch PVC entrance conduit will be run from the property corner or utility easement into the mechanical room with no more than one 90 degree sweep. If an inside terminal room is not applicable the conduit will be turned up outside the building at the location of the telephone terminal. Size and location of either inside or outside terminal will be determined by a CenturyLink, Inc. representative (Keith Nance, 850-664-3751).
3. Access to the power ground (MGN) within 5 feet of our terminal must be provided; alternatively, a No. 6 insulated copper ground wire from the MGN will be provided at the telephone terminal location.
4. Conduit and equipment room, if applicable, must be completed 60 days prior to Certificate of Occupancy date.

If you should require any additional information, please contact Keith Nance at 850-664-3751.

Sincerely,

Keith Nance
Etc.

140 Hollywood Boulevard, SW
Fort Walton Beach, FL 32548



May 14, 2009

Mr. David M. Forstrom
Planner & Stormwater/Floodplain Manager
City of Destin
Destin, Florida 32541

RECEIVED

MAY 20 2009

COMMUNITY
DEVELOPMENT

Dear Mr. Forstrom

Ample electric power is available to provide underground service for all locations in Destin Pointe, Okaloosa County, Florida. There may be costs associated with providing power depending upon engineering and construction services required.

If you have any further questions, or if I may be of further assistance, please feel free to contact me at (850) 833-4881.

Sincerely,

Thomas Richardson
Engineering Department
Gulf Power Co.

RECEIVED

MAY 20 2009

COMMUNITY
DEVELOPMENT



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 05/20/2009**

BUSINESS:

SP-09-08, Lot 160-Destin Pointe, 3614 Waverly Circle

COMMENTS:

Please be advised that Okaloosa Gas has no objection to the above referenced project. Gas is available for service.

If you should have any questions, or require additional information, please call me @ (850) 729-4870.

Submitted by:

Essa Rhebi

**Essa Rhebi
Systems Engineer**



Waste Management, Inc. of Florida
180 Hill Ave.
Ft. Walton beach Fl.
32548
850-301-2805

May 20, 2009

TRC
Attn: Staff
Subject: New development
Lot#60, Destin Point

Dear staff,

This letter is to inform staff and the developer of Destin Point that Waste Management has no objection at this time to the site plan. Waste Management reserves the right to re-evaluate in the event of further changes to the above property with respect to MSW removal.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Cookman', written over a horizontal line.

Steven Cookman
Waste Management, Inc. of Florida



CITY OF DESTIN

Community Development Department

Building Division

Memorandum



May 20, 2009

To: Technical Review Committee

CC: Larry Ballard, Building Official *LB*

From: Noell Bell, Building Inspector *NB*

Re: SP-09-08 Lot 160 Destin Point

A review of the plans submitted resulted in the following comments:

- 1) 2 full sets of signed and sealed construction plans, specifications and related documents as required by the Florida Building Code, Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit.
- 2) The Destin Fire Control District will need to approve the Final Construction Documents prior to permitting.
- 3) Proper permitting must be applied for and approved prior to any work being performed on mentioned property, i.e.; demolition, site work, new construction, etc.
- 4) All Common area's which include walkways, public use areas, public restrooms, etc., shall be on an accessible route, and comply with chapter 11 of the Florida Building code.
- 5) The building plans show it located in a flood zone; VE. All construction shall follow our adopted flood plain management ordinances, and all construction below base flood elevation shall be open and unobstructed.
- 6) The site plan of the proposed building shows possible egress stairs exiting into a parking garage and not to a public way.

TRC Review Comments



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

April 5, 2010

ITSA, LLC
Mr. Rod Wright, Manager
480 Gulf Shore Drive
Destin, FL 32541

Subject: TRC Review for SP-09-08: Lot 160 – Destin Pointe, 3614 Waverly Circle

Dear Mr. Wright:

A fifth submittal was received on March 22, 2010. The following **TRC comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Process Timeline:

- Applicant's original submittal April 29, 2009
- TRC Meeting: May 20, 2009
- Applicant's second submittal target date: June 3, 2009 (based on typical 10 working day turn-around)
 - o Applicant's second submittal date: July 17, 2009
- TRC second submittal review target date: August 3, 2009 (based on goal of 10 working day turn-around)
 - o TRC second submittal finalized review date: August 3, 2009 (10 working days)
- Applicant's third submittal target date: August 14, 2009 (based on typical 10 working day turn-around)
 - o Applicant's third submittal date: October 14, 2009
- TRC third submittal review target date: October 29, 2009 (based on goal of 10 working day turn-around)
 - o TRC third submittal finalized review date: October 29, 2009 (10 working days)
- Applicant's fourth submittal target date: August 14, 2009 (based on typical 10 working day turn-around)
 - o Applicant's fourth submittal date: December 28, 2009
- TRC fourth submittal review target date: January 20, 2010 (based on goal of 10 working day turn-around and invoiced paid in full on January 4, 2010).
 - o TRC fourth submittal finalized review date: January 20, 2010 (10 working days)
- Applicant's fifth submittal target date: February 3, 2010 (based on typical 10 working day turn-around)
 - o Applicant's fifth submittal date: March 22, 2010
- TRC fifth submittal review target date: April 5, 2010 (based on goal of 10 working day turn-around)
 - o TRC fifth submittal finalized review date: April 5, 2010 (10 working days)

Planning Division's Comments: Approved with conditions. As you know, the City received a survey on January 22, 2010 indicating an easement for a tennis facility on the subject property from the Destin Pointe Homeowners Association. The title opinion received with your last submittal insures against easements on the public record and does not specifically exempt from coverage Okaloosa Record Book 1337, Page 619 or Okaloosa Record Book 1742, Page 492 which relate to the tennis facility parcel and easement. Additionally, both the survey provided with the submittal and the recorded 1993 subdivision plat fail to show any tennis facility easement on the subject property.

1. **Note:** The City of Destin takes no position regarding any private civil matter between the applicant and Destin Pointe Owners' Association, Inc or any other party regarding easements, encumbrances, or any other legal claims that may affect the applicant's ability to develop the property.
2. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.
3. **Prior to the issuance of any City Permit**, a COE/FDEP Dredge and Fill permit or letter of exemption shall be submitted for the proposed fill of a portion of the lake for the parking area.
4. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents must be reviewed and approved by the City Land Use Attorney and City Staff and properly recorded. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.
5. **Prior to the issuance of a Certificate of Occupancy**, a lighting/photo-metrics plan shall be submitted to City Staff for review and approval. The lighting plan must provide specifications for the proposed outdoor lighting, including photo-metrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site. Any necessary changes shall be made prior to the issuance of a certificate of occupancy.
6. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department.
7. **Prior to Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
8. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
9. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*
10. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. Please indicate this requirement on sheet 4 of 11 of the Site Construction Plans and state that the project will expect dumpster service. *Ref. LDC Section 7.09.02(B)(3).*
11. **Condition:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*

12. **Condition:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code. *Ref. LDC Section 16.09.01.*
13. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*

Transportation Comments: Traffic Analysis Approved. To discuss transportation related comments, please contact Mr. Tim Whaler of Renaissance Planning Group at 407-487-0061.

Please refer to the attached letter dated January 19, 2010.

Stormwater Management Comments: Approved with Conditions. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242 ext. 3130.

Please refer to the attached memo dated January 19, 2010.

Public Services Department Comments: No objections. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242 ext. 3186.

Please refer to the attached memo dated July 22, 2009.

Now that the Development Order application has been approved, please submit 7 sets (24" x 36") of plans (Civil Engineer, Architect and Landscape Architect) to the Planning Division. Each set of plans must be signed, sealed and dated by the design professional. Three of the plan sets will be stamped approved and signed and given to the owner/applicant. The first set is to be submitted with the required Building Permit, the second set is for the owner's records, and the third set is to be kept on site by the contractor during construction of the project. The fourth and fifth set will be stamped approved, signed, and provided to Destin Water Users, Inc. and the Destin Fire Control District for their records. The sixth and final sets are for the Planning Division's and the Public Services Department records.

If you have questions or need additional information, please contact my office.

Sincerely,



David M. Forstrom, CFM
Planner & Stormwater/Floodplain Manager

DMF/

Attachments: Transportation Comments dated January 19, 2010
Public Services Department Comments dated July 22, 2009
Stormwater Management Comments dated January 19, 2010

cc: John Henderson, Project Engineer (for the applicant)
File: SP-09-08
File: Letter Log

RENAISSANCE PLANNING GROUP

400 North Ashley Drive, Suite 1010 • Tampa, FL 33602 • phone: 813.254.7741 • fax: 813.254.7742

January 19, 2010

David M. Forstrom
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

RECEIVED

JAN 20 2010

**COMMUNITY
DEVELOPMENT**

Subject: SP-09-08, Lot 160 – Destin Pointe

Dear Mr. Forstrom:

Renaissance Planning Group has reviewed the referenced traffic analysis, received by the City on December 28, 2009. It appears that the traffic analysis accurately depicts the traffic impacts associated with the proposed development. We have no further comments at this time. Thank you for the opportunity to comment on this submittal.

Sincerely,

Tim Whaler
Senior Planner
Renaissance Planning Group

cc: Scott Swearngen, Renaissance Planning Group

**OFFICE OF COMMUNITY DEVELOPMENT
STORMWATER REVIEW**

MEMORANDUM

DATE: January 19, 2010

TO: R. Ashley Grana, Planning Manager

FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager

SUBJECT: SP-O9-08, Lot 160 – Destin Pointe, 3614 Waverly Circle
Fourth Submittal Stormwater Review Comments

We received a fourth submittal on December 28, 2009 from Henderson Engineering & Environmental, Inc. This submittal increases the open space and reduces the impervious surface to 27,330 S.F. while maintaining the same Stormwater Management System design. As such, the peak discharge attenuation calculations signed and sealed by John G. Henderson, P.E. on July 13, 2009 for 32,190 S.F. impervious surface area are acceptable for the reduced impervious surface area. The Stormwater Management Plan (SWMP) and the construction drawings **remain approved** with the following conditions as noted:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
2. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
3. **Condition:** Prior to obtaining any City permit, a copy of the NPDES Stormwater Construction Generic Permit shall be provided and the project must also comply with conditions of the existing FDEP stormwater permit.

If you have questions or need additional information, please contact my office.

Sincerely,



David M. Forstrom, CFM

Planner & Stormwater/Floodplain Manager

File: Letter & Project

OFFICE OF PUBLIC SERVICES

MEMORANDUM

July 22, 2009

TO: Planning Administrative Assistant/Larry Beat

FROM: Engineering Assistant II/ Joseph D. Bodi

SUBJECT: SP-09-08, Lot 160, Destin Pointe, 3614 Waverly Circle.
Right of Way & Wetlands Impact Review ONLY

A submittal was received on July 20, 2009 and the right-of-way & wetlands areas only were reviewed. There are no objections with the following conditions:

1. **Condition:** Prior to obtaining any City permits, obtain a COE/FDEP Dredge & Fill permit and submit copy to the Public Services Director.
2. **Condition:** Prior to obtaining any City permits, obtain a FDEP drainage permit for the modification and submit copy to the Public Services Director.
3. **Condition:** Prior to obtaining any City permits, obtain a NPDES permit and submit copy to the Public Services Director.
4. Refer to the Florida Administration Code 62-340.700 (d). The last sentence of the same code excerpt you have sent to me. "However, this exemption shall not apply to any activity that is altered, modified, expanded, abandoned, or removed." Filling or 'removing' the facility is not an operational or routine maintenance activity. Provide the documents requested in Items 1, 2 & 3.
5. **Condition:** Refer to LDC Article 8, Transportation, - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
6. **Condition** Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
7. **Condition:** Sidewalk area crossing the drive access shall meet ADA flatness & slope requirements.
8. **Condition:** All pavement striping shall be thermoplastic per FDOT Standard Specifications for Road & Bridge Construction, Section 711 & 713.
9. **Condition:** Any off-site catch basins, curb inlets or swale that required protection shall be cleaned prior to obtaining a C.O.
10. **Condition:** All lighting that can be seen from the beach must meet marine turtle friendly standards.
11. **Condition:** Provide 2 rows/barriers of erosion control devices along the lake.

cc:
PS Files