



# Community Development

## Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | www.cityofdestin.com

**January 30, 2012**

**Order No. 12-03**

### **Final Development Order:**

### **"MARLER STREET PARKING LOT" A MINOR TIER 1 DEVELOPMENT (12-01-SP)**

**Based upon the City's approval and issuance of this Development Order on January 30, 2012, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.**

The City of Destin is requesting approval of a Minor Tier 1 Development identified as "Marler Street Parking Lot". The proposed development consists of a 147 space gravel parking lot. The proposed project is located at 285 Harbor Boulevard also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000B-1230, Parcel No. 00-2S-22-0310-000B-1270, and Parcel No. 00-2S-22-0310-000B-2320. The overall property contains 2.12 acres, more or less.

### **DETERMINATIONS:**

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, landscape plan, drainage plan, etc., and dated approved on January 12, 2012.
2. All the findings of the Technical Review Committee report dated January 30, 2012 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 **January 30, 2012** (no later than **January 30, 2013**), 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 “Marler Street Parking Lot” will be protected. However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:
  - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
  - B. **Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
  - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
  - B. Pavement cuts.
  - C. Construction of any kind.
  - D. Clearing, grubbing, or demolition.
  - E. Paving, grading, drainage, sidewalks.
  - F. Signage.
  - G. Installation of utilities.
  - H. Construction trailers.
4. The following items must be addressed in the appropriate order:
  - A. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
  - B. **Prior to the issuance of any City Permit**, provide a debris & soil hauling plan (truck route) through the City. Any road damage that is determined to be caused by this project operation shall be required to be repaired prior to obtaining any Certificate of Completion (C.C.).
  - C. **Prior to the issuance of any City Permit**, provide a fully executed Stormwater Pollution Prevention Plan (SWPPP).
  - D. **Prior to obtaining any City permits**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.



## TECHNICAL REVIEW COMMITTEE REPORT

### “MARLER STREET PARKING LOT” A MINOR TIER 1 DEVELOPMENT (12-01-SP)

TRC Report: January 30, 2012

#### ISSUE:

**Applicant:** The City of Destin is requesting approval of a Minor Tier 1 Development identified as “Marler Street Parking Lot”.

**Request:** The proposed development consists of a 147 space gravel parking lot.

**Location:** The proposed project is located at 285 Harbor Boulevard also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000B-1230, Parcel No. 00-2S-22-0310-000B-1270, and Parcel No. 00-2S-22-0310-000B-2320.

**Parcel Size:** The overall property contains 2.12 acres, more or less.

**Future Land Use:** North Harbor Mixed Use (NHMU)

**Zoning District:** North Harbor Mixed Use (NHMU)

**Density:** Allowed: N/A

Proposed: N/A

**Intensity:** Allowed: 0.60 FAR (Tier 1)

Proposed: 0.00 FAR

**Application Date:** September 30, 2011

**TRC Date:** October 18, 2011

**Approved Site Plan Date:** January 12, 2012

#### 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 located within the Harbor Community Redevelopment Areas and 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 North Harbor Mixed Use (NHMU) and a Zoning district of North Harbor Mixed Use (NHMU). The proposed land use is consistent with the intent of the NHMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The NHMU zoning district specifically allows for the described use.

**CONCURRENCY MANAGEMENT:**

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

**Traffic:** N/A

**Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on September 6, 2011.

**Potable Water:** Destin Water Users, Inc. signed the CEC on September 7, 2011.

**Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on September 7, 2011.

**Stormwater Management:** The City's Stormwater Manager signed the CEC on October 18, 2011.

**TRANSPORTATION ANALYSIS:**

According to the development plan review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., parking areas do not contribute any new net trips to the transportation network. Therefore, a traffic analysis is not necessary for the proposed project.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

The proposed 10 foot wide sidewalks along Harbor Boulevard and Marler Street meets the requirements of the Multimodal Transportation District standards.

**SUBDIVISION OR PUD – PLAT:**

The proposed project does not include a subdivision plat and is not a Planned Unit Development (PUD).

**RIGHT-OF-WAY DEDICATION:**

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

**PHASING:**

The proposed development will be phased as noted on sheet 4 of 9 of the approved plans.

**ADDRESSING:**

The property has been assigned an address of 285 Harbor Boulevard.

**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:**

Not applicable for non-residential land use development in the NHMU Future Land Use Map designation.

**INTENSITY:**

This project has a North Harbor Mixed Use (NHMU) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.60 for a Tier 1 development. The FAR for this project is 0.0 and is calculated as follows:

$$\text{Total sq. ft. of existing and proposed buildings} / \text{sq. ft. of subject parcel} = \text{FAR}$$
$$0 \text{ sq. ft.} / 92,441 \text{ sq. ft.} = 0.0 \text{ FAR}$$

**HEIGHT:**

The North Harbor Mixed Use (NHMU) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 standards. The maximum height of the development is the 8 foot handicapped sign. Therefore, this development meets the maximum height limitation of 35'.

**SETBACKS:**

The project meets and exceeds all of the required setbacks and buffers for the North Harbor Mixed Use (NHMU) Zoning District:

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
*Front:	16' – 26'	N/A – No Building	FPLA – N/A
Rear:	0'	N/A – No Building	CBLA – N/A
Side (East):	0'	N/A – No Building	CBLA – N/A
Side (West):	0'	N/A – No Building	CBLA – N/A
Between Bldgs.:	10'	N/A – No Building	N/A

\*Front setback may exceed 26' based on achieving required points for MMTD concurrency

FPLA = Front Perimeter Landscaped Area, CBLA = Common Boundary Landscaped Area,

**SIGNS:**

A request for sign approval was not part of this application for a Development Order. If signage is proposed for this project, the owner or their representative must submit an application for signage to the Community Development Department for review and approval prior to installation. 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.

**OUTDOOR LIGHTING:**

If outdoor lighting is proposed for this project, the owner or their representative must submit a lighting plan to the Community Development Department for review and approval prior to installation. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

**COASTAL MANAGEMENT AND CONSERVATION:**

The proposed project is not located within a Special Flood Hazard Area (SFHA).

**WHITE SANDS ZONE:**

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

**STORMWATER MANAGEMENT:**

The City approved the stormwater management plan on January 12, 2012, and had the following **stormwater** related notes and conditions:

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 any City permit, a copy of the Northwest Florida Water Management District (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) approval shall be provided.
3. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.

**REFUSE COLLECTION:**

There will be no refuse generated from this facility.

**INGRESS/EGRESS:**

Ingress and egress to the proposed project is provided via a two way driveway on Marler Street and Mountain Drive.

**PARKING:**

The parking provided consisting of 147 parking spaces of which 6 are handicapped and complies with Land Development Code Section 8.06.00. *Vehicle and bicycle parking standards*, as indicated on the approved plans. The project land use of a parking facility has no minimum parking requirements.

**LOADING SPACE (ZONE):**

The project does not require a loading space.

**OPEN SPACE/LANDSCAPE:**

**Open Space Requirements:**

Site Development Area (Total Area): 92,441 sq. ft. (2.12 acres, more or less)  
Total Required Open Space: 30% (27,732 sq. ft.)  
Total Provided Open Space: 36.6% (33,793 sq. ft.)

Tree Requirements:

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 (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20" to 24" diameter) on Site (2 trees x 5 credits per tree):	10
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>14</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 2.12 x 10 = 22)	22
Total Reforestation Credits for trees on Site	<u>14</u>
<b>Total Reforestation Trees Required on Site:</b> (1 per every .10 of an acre minus credits)	<u><b>8</b></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:	8
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	22
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<b>30</b>
<b>TOTAL TREES PROVIDED:</b>	<b>30</b>

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 Completion 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:**

This development has **no building** and therefore **will not require any impact fees**. Park and Library impact fees are not required because this development has no building for residential or lodging use. Police and Transportation impact fees are not required because this development has no building for residential, lodging, or any non-residential use.

**OTHER FEES:**

There are no fees charged because this is a City of Destin project.

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:**

A copy of the NFWFMD Stormwater Permit shall be forwarded to the Public Services Department to be stamped received and then forwarded to the Community Development Department.

**PUBLIC INPUT:**

No input from the general public was received by staff concerning this application.



**TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS, NOTES AND CONDITIONS:**

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated October 7, 2011. 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 November 8, 2011. Please refer to **Exhibit "B"** for a copy of the approval letter.

**CENTURY LINK:**

Century Link stated it had no objections to the project in a letter dated October 19, 2011. Please refer to **Exhibit "C"** for a copy of the approval letter.

**COX COMMUNICATIONS:**

Cox Communications approved the project with conditions in a letter dated October 12, 2011. Please refer to **Exhibit "D"** for a copy of the approval letter.

**GULF POWER:**

Gulf Power stated it had no objections to the project in a letter dated October 20, 2011. Please refer to **Exhibit "E"** for a copy of the approval letter.

**OKALOOSA GAS:**

Okaloosa Gas stated it had no objections to the project in a letter dated October 19, 2011. Please refer to **Exhibit "F"** for a copy of the approval letter.

**WASTE MANAGEMENT:**

Waste Management stated it had no objections to the project in a letter dated October 13, 2011. Please refer to **Exhibit "G"** for a copy of the approval letter.

**BUILDING DIVISION:**

The Building Division of the Community Development Department approved the project in a memo dated October 6, 2011. Please refer to **Exhibit "H"** 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 January 12, 2012. Please refer to **Exhibit "I"** for a copy of the approval letter.

**STORMWATER MANAGEMENT:**

The stormwater management plan was found acceptable and approved with conditions on January 12, 2012. Please refer to **Exhibit "J"** for a copy of the approval memo.

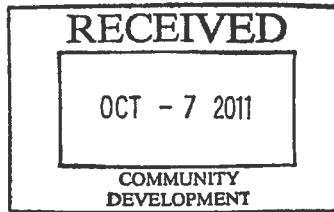
**PUBLIC SERVICES DEPARTMENT:**

The Public Services Department issued a memorandum of no objection to the project with conditions on January 12, 2012. Please refer to **Exhibit "K"** for a copy of the Public Services Department conditions.

000-000

EXHIBIT "A"

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



Chief Kevin Sasser

**TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL**

DATE: October 7, 2011

To: PLANNING & ZONING DIRECTOR  
CITY OF DESTIN  
4100 Indian Bayou Trail  
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.

LOCATION: Marler Street

PROJECT: Marler Street Parking Lot

OCCUPANCY (NFPA): N/A

OWNER/CONTRACTOR: City of Destin  
837-4242

APPROVED -

DISAPPROVED FOR THE FOLLOWING:

  
Ronald E Gerdeman, Fire Marshal  
Destin Fire Control District



A Heart Ready  
Community



An Advanced Life  
Support Service

10:8506500693 P.111 OCT-07-2011 12:10 From:DESTIN FIRE CONTROL 18508376715





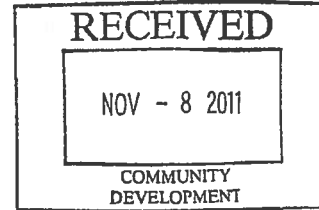
**DESTIN WATER USERS INC.**

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

DATE: November 8, 2011

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

PROJECT: Marler Street Parking Lot  
PROJECT NUMBER: 12-01-SP  
CONTACT: David Campbell  
LOCATION: Marler Street Destin Fl 3241



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.
3. Note: Utility note, on the Westside of this project where the proposed retention area is located there is a existing water main on property. The valve is located on the southern west property line and currently is valve off. Prior to the construction of west retention area please call Destin Water Users at (850) 337-3937 ex. 3937 to cut and cap off the existing water main on the right-a-way of Harbor Blvd.

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

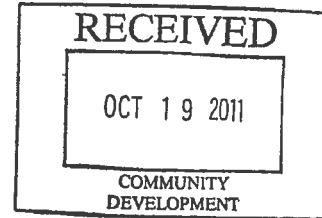
QUALITY SERVICE SINCE 1944

EXHIBIT "C"



CenturyLink™

FLFTWE0101  
650 Denton Blvd  
Fort Walton Beach, FL 32547



October 19, 2011

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

Re: 12-01-SP, Marler Street Parking Lot, a Minor Tier 1 Development, 285 Harbor Blvd

Upon relocation of the Gulf Power pole on the south side of the parking lot, Centurylink will a new splice cabinet immediately west of the new pole. We will then bury cables from the current cabinet to the new cabinet and remove the old cabinet.

We will then bury a new 900-pair cable from the new splice cabinet west about 171 feet to the pole at the southwest corner of the parking lot, where we will place another splice cabinet.

Finally, after splicing to rearrange cable feeds, we will remove the aerial cable crossing US 98 to the southeast from the old pole location, and we will also remove the aerial cable from the old pole location to the pole at the southwest corner of the parking lot.

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

Sincerely,

Keith Nance  
Access Engineer II  
Centurylink  
650 Denton Blvd  
Ft Walton Beach FL 32547

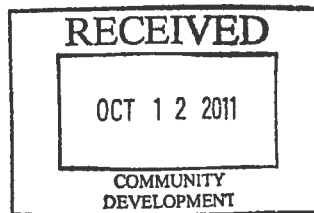
**EXHIBIT "D"**

Cox Communications Gulf Coast, LLC  
320 NW Racetrack Road  
Fort Walton Beach, FL 32547  
(850) 862-4142  
(850) 862-1708 fax



October 12, 2011

City of Destin  
4200 Two Trees Rd.  
Destin, FL 32541



To: Technical Review Committee  
Re: 12-01-SP, Marler Street Parking Lot  
285 Harbor Blvd

Cox Communications has no objections to this development.

Please contact me prior to construction to coordinate pole transfers to Gulf Power's relocated power poles.

Sincerely,


  
Roger Dixon  
Construction Planner II  
Office: 850-314-8163  
Cell: 850-259-5083  
[roger.dixon@cox.com](mailto:roger.dixon@cox.com)

EXHIBIT "E"



Date: October 20, 2011

*David C. Forstrom, CFM*  
*Planner & Stormwater/Floodplain Manager*

City of Destin

4200 Indian Bayou Trail

Destin, Florida 32541

Phone: (850) 837-4242 x3121

Fax: (850) 650-0693

[dforstrom@cityofdestin.com](mailto:dforstrom@cityofdestin.com)

12-01-SP Marler Street Parking Lot

Dear Mr. Forstrom:

Gulf Power has met on site with Joe Bodi and will be relocating several power poles as needed to meet the new parking lot boundaries. This work will begin within the next few weeks. The Engineering Dept. will be keeping the city informed of any issues that we become aware of.

At this time we have no objections to this project.

Please call me if you need additional information regarding this matter. I may be reached at (850) 833-4881.

Sincerely,

A handwritten signature in cursive script that reads "Thomas B. Richardson".

Thomas B. Richardson  
Engineering Field Representative  
Gulf Power Company



EXHIBIT "F"



## Okaloosa Gas District

**OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 10-19-2011**

**BUSINESS:**

SP-12-01, Marler Street Parking Lot a Minor Tier 1 Development, 285 Harbor Blvd.

**COMMENTS:**

Okaloosa Gas has no objection to the above referenced project. However; there is an existing underground vault that is housing a regulator station that is in conflict with the sidewalk and needs to be relocated or removed.

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

Submitted by:

*Essa Rhebi*  
Essa Rhebi  
Systems Engineer

P.O. Box 548 • Valparaiso, Florida 32580-0548 • (850) 729-4870 • FAX (850) 678-2165

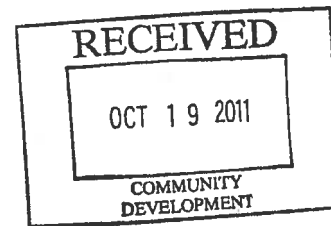




Waste Management, Inc. of Florida  
108 Hill Avenue  
Fort Walton Beach, FL 32548  
1-800-862-7141  
(850) 664-6659 Fax

October 13, 2011

David Campbell, P.E.  
Engineer  
4200 Indian Bayou Trail  
Destin, FL. 32541



RE: 12-01-SP, Marler Street Parking Lot  
a. Minor Tier 1 Development, 285 Harbor Blvd.

This letter serves to confirm that Waste Management has no concerns nor objections to Project 12-01-SP, Marler Street Parking Lot as reviewed by the Technical Review Committee Meeting on Wednesday, October 19, 2011.

Sincerely,

Richard Fasano  
District Operations Manager  
Waste Management  
North Florida Market Area

CC: David Forstrom- [dforstrom@cityofdestin.com](mailto:dforstrom@cityofdestin.com)

From everyday collection to environmental protection, Think Green. Think Waste Management.



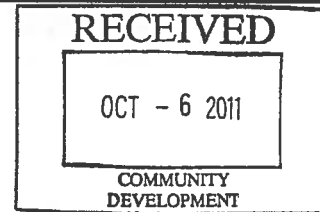
Community  
Development  
Building Division

Phone: 654-1119  
Fax: 837-7949

EXHIBIT "H"

# MEMORANDUM

**DATE:** October 6, 2011  
**TO:** TRC Project Manager/David Fortsrum  
**THRU:** Administrative Assistance/Larry Beat  
**CC:** Larry Ballard/Building Official *LB*  
**FROM:** Noell Bell/Building Insp. & Plans Examiner *AB*  
**SUBJECT:** 1st Submittal Review to the (TRC)  
**PROJECT:** 12-01-SP, Marler Street Parking Lot a minor Tier 1 Development,  
285 Harbor Blvd.



A technical review of the project plans submitted has resulted in no comments at this time.

NOTE:

The following is required prior to actual construction:

- 1) 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.
- 2) 2 full sets of signed and sealed construction plans, specifications and related documents (site plan) 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.
- 3) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.

Full permit application packages are available online at [www.cityofdestin.com](http://www.cityofdestin.com).



EXHIBIT "F"

# Community Development

## Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | www.cityofdestin.com

January 12, 2012

Mr. David Campbell, P.E.  
City of Destin  
4200 Indian Bayou Trail  
Destin, Florida 32541

**Subject: Review for 12-01-SP, Marler Street Parking Lot  
a Minor Tier 1 Development, 285 Harbor Blvd.**

A resubmittal package was received on January 3, 2012. Your application has been **APPROVED** with conditions. Staff will draft the Development Order for the owner of the property to sign within the next 5 business days.

**Process Timeline:**

- Applicant's original submittal date: September 30, 2011
- Completeness review date: October 3, 2011
- Staff's initial review letter date: October 18, 2011
- Applicant's 2<sup>nd</sup> submittal target date: November 2, 2011 (based on typical 10 day turn-around)
  - o Applicant's actual 2<sup>nd</sup> submittal date: January 3, 2012
- Staff's review of 2<sup>nd</sup> submittal package target date: January 19, 2012 (based on typical 10 day turn-around)
  - o Staff's review of 2<sup>nd</sup> submittal package actual review date: January 12, 2012 (7 day turn-around)

**A. Current Planning Division Comments: Approved with Conditions.**

1. **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.
2. **Condition:** Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan shall be submitted prior to the issuance of any city permit, must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

**B. Building Division Comments: Approved with conditions. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.**

- See attached comments dated, October 6, 2011.

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January 12, 2012  
Review of 12-01-SP, Marler Street Parking Lot

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

- See attached comments dated October 17, 2011.

D. Public Services Department Comments: Approved with conditions. . To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.

- See attached comments dated January 12, 2012.

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

- See attached comments dated January 12, 2012.

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. The seven sets will be stamped approved and signed by a Planning official. The first set is for the owner. Sets two and three are for the Building Division; one for their files and the other set to be issued to the contractor when permits are pulled. Sets four and five are for Destin Water Users, Inc. and the Destin Fire Control District. Sets six and seven are for the Planning Division and the Public Services Department

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

Sincerely,



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

DMF/

cc: Project File & Letter Log

COMMUNITY DEVELOPMENT DEPARTMENT  
*Planning Division*

MEMORANDUM

DATE: January 12, 2012  
TO: Larry Beat, Administrative Assistant  
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*  
SUBJECT: 12-01-SP, Marler Street Parking Lot, a Minor Tier 1 Development, 285 Harbor Blvd  
Second Submittal Stormwater Review Comments

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A resubmittal package was received on January 3, 2012 from David O. Campbell, P.E. The Stormwater Management Plan (SWMP) and the construction drawings are 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 any City permit, a copy of the Northwest Florida Water Management District (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) approval shall be provided.
3. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.

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

DMF/

File: Memo  
Project File: 12-01-SP

## OFFICE OF PUBLIC SERVICES

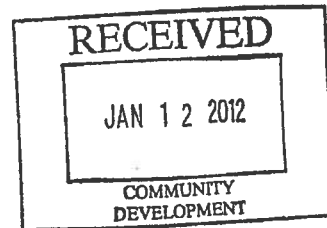
MEMORANDUM

January 12, 2012

**TO:** Administrative Assistant/Larry Beat  
Planner/Hank Woolard  
Planning Manager/Ashley Grana

**FROM:** Engineering Assistant II/ Joseph D. Bod *Joe*

**SUBJECT:** 12-01-SP Marler St Parking Lot, 285 Harbor Blvd.  
Right of Way & Wetlands Impact Review ONLY



A submittal was received on January 4, 2012 and the right-of-way & wetlands areas only were reviewed. The site appears to meet current multimodal codes. There appear to be no impacts to the right-of-way or environmentally sensitive areas. The following standard conditions of the D.O.:

1. **Condition:** Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
2. **Condition:** Prior to obtaining a City of Destin Right-of-Way Construction Permit, obtain a FDOT Connection permit and submit copy to the Public Services Director.
3. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
4. **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.
5. **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.
6. **Condition:** Contractor shall not be allowed to utilize ANY public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Authorization may be given on a case by case basis, if the contractor can prove that it is necessary for public AND job site safety. Each case may require additional permitting. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected. Voided permits must be reappplied for and application fees shall be assessed

cc:  
PS Files