



# Community Development Planning Division

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

**October 12, 2011**

**Order No. 11-10**

**Final Development Order:**

**RACEWAY SERVICE STATION  
A MINOR TIER 1 DEVELOPMENT  
(11-14-SP)**

**Based upon the City's approval and issuance of this Development Order, on October 12, 2011, 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:**

Garver, LLC on behalf of Racetrac Petroleum, Inc. of Atlanta, Georgia is requesting approval of a Minor Tier 1 Development. The proposed development consists of a 2,822 square foot convenience store with 20 fueling stations. The proposed project is located at 995 US Highway 98 East also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0000-0013-0290. The overall property contains 1.35 acres, more or less.

**DETERMINATIONS:**

1. All the findings of the Technical Review Committee report dated October 12, 2011 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 **October 12, 2011** (no later than **October 12, 2012**), 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).



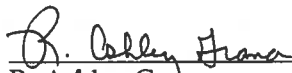
**NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of 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 “**Raceway Service Station**” 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. Any construction related activity in the FDOT right-of-way.
  - B. 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).
  - C. Pavement cuts.
  - D. Construction of any kind.
  - E. Clearing, grubbing, or demolition.
  - F. Paving, grading, drainage, sidewalks.
  - G. Signage.
  - H. Installation of utilities.
  - I. 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**, the applicant must obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
  - C. **Prior to the issuance of any City Permit**, the applicant must obtain a REVISED FDOT Connection Permit and provide a complete copy to the Public Services Department.
  - D. **Prior to the issuance of any City Permit**, the applicant must obtain a FDEP NPDES Permit and provide a complete copy to the Public Services Department.

- E. **Prior to the issuance of any City Permit**, a sidewalk easement must be approved by the City, executed and recorded in the Okaloosa County records and an original recorded document provided to the Public Services Department.
- F. **Prior to the issuance of any City Permit**, the applicant must provide a fully executed erosion and sediment control plan (ESCP), as outlined in Section 11.09.03 of the Land Development Code, to the Public Services Department.
- G. **Prior to the issuance of 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 forwarded to the City Engineer's office.
- H. **Prior to the issuance of any City Permit**, an original signed and sealed stormwater Concurrency Certificate shall be provided to the City.
- I. **Prior to the issuance of a Certificate of Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
- J. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting must be inspected and approved by the Community Development Department.
- K. **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.*
- L. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and any other outstanding costs associated with this project that are owed to the City 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 7 through 8 of the attached TRC Report dated October 12, 2011.

**SIGNATURE BLOCK:**

 \_\_\_\_\_ 10-12-11  
 R. Ashley Grana Date  
 Planning Manager  
 City of Destin

 \_\_\_\_\_ 10/31/11  
 William Milam, Senior Vice President Date  
 Racetrac Petroleum, Inc.

## TECHNICAL REVIEW COMMITTEE REPORT

### RACEWAY SERVICE STATION, A MINOR TIER 1 DEVELOPMENT 995 HIGHWAY 98 E (11-14-SP)

TRC Report: October 12, 2011

#### ISSUE:

- Applicant:** Garver Engineering, LLC on behalf Racetrac Petroleum Inc. of Atlanta, Georgia, is requesting approval of a Minor Tier I Development identified as "Raceway Service Station."
- Request:** The request for approval includes a 2,822 square foot convenience store with 20 fueling stations.
- Location:** The proposed project will be located at 995 US Highway 98 East, also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0000-0013-0290.
- Parcel Size:** The total site area is 1.35 acres.
- Future Land Use:** Town Center Mixed Use (TCMU)
- Zoning District:** Town Center Mixed Use (TCMU)
- Density:** Not applicable.
- Intensity:** Allowed: 0.40 FAR (Tier 1)  
Proposed: 0.05 FAR
- Application Date:** June 3, 2011
- TRC Date:** July 20, 2011
- Approved Site Plan Date:** October 12, 2011

#### 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 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 Town Center Mixed Use (TCMU) and a Zoning district of Town Center Mixed Use (TCMU). The proposed Service Station and Convenience Store is consistent with the intent of the TCMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The TCMU Zoning district specifically allows for the described use as a permitted use.

#### CONCURRENCY MANAGEMENT:

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

- Traffic:** The City's Transportation Consultant signed the CEC on September 13, 2011.
- Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on July 13, 2011.
- Potable Water:** Destin Water Users, Inc. signed the CEC on July 15, 2011.
- Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on July 15, 2011.
- Stormwater Management:** The City's Stormwater Manager signed the CEC on August 18, 2011

**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 September 13, 2011.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

A 12'1" wide external sidewalk is provided along the frontage of Palm Street and US Highway 98. A 5' wide internal sidewalk with appropriate crosswalk striping is provided from Palm Street to the store entrance and then extends to the east property boundary with an undeveloped parcel.

**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 project will not be a phased development.

**ADDRESSING:**

The following conditions shall apply:

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

**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. No new residential uses are proposed as part of this project.

**INTENSITY:**

This project has a Town Center Mixed Use (TCMU) Future Land Use Map designation. The maximum Floor Area Ratio (FAR) allowed for the TCMU Future Land Use designation is 0.40. The FAR for this project is 0.05 and is calculated as follows:

$$\begin{aligned} \text{Total sq. ft. of existing and proposed buildings / sq. ft. of subject parcel} &= \text{FAR} \\ 2,822 \text{ sq. ft. / } 58,806 \text{ sq. ft.} &= 0.05 \text{ FAR} \end{aligned}$$

**HEIGHT:**

The TCMU Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 standards. The building height of the proposed building is 22.6 feet, which is below the maximum height limitation of 35 feet.

**SETBACKS:**

The proposed building meets and exceeds all of the required setbacks and buffers for the TCMU 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:	16'-26'	170'+	FPLA - N/A
Rear:	0	38'	
Side:	0	80' W & 60' E	CBLA - N/A
Between Bldgs.:	10'	N/A	

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 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. 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:**

Outdoor lighting must be installed per the approved plans.

**COASTAL MANAGEMENT AND CONSERVATION:**

The proposed project is located in a Flood Zone "X" and is not located within a Special Flood Hazard Area (SFHA).

**WHITE SANDS ZONE:**

The subject property is located in White Sand Zone II.

**STORMWATER MANAGEMENT:**

The City approved the stormwater management plan on August 18, 2011, 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 a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
3. **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 forwarded to the City Engineer's office.
4. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be provided to the City.
5. **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.

**INGRESS/EGRESS:**

Ingress and egress to the proposed project is provided via two new two-way accessways. One is located on US Highway 98 and the other is on Palm Street.

**REFUSE COLLECTION:**

Refuse collection will be provided by servicing a standard commercial dumpster.

**Condition:** All solid waste collection areas, unless standard curbside pickup is used, 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. *Ref. LDC Section 7.09.02(B)(3).*

**PARKING:**

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

<b>Vehicle Parking Spaces</b>			
<b>Land Use:</b>	<b># of Units / sq. ft. / # of seats:</b>	<b>Requirement:</b>	<b>Total</b>
Gas Station with a Convenience Store	2,822 sf.	1 per 200 sf.	14
		<b>Total Required</b>	<b>14</b>
		<b>Total Provided</b>	<b>15</b>
<b>Bicycle Parking Spaces</b>			
<b>Land Use:</b>	<b>Required Vehicle Parking Spaces:</b>	<b>Requirement:</b>	<b>Total</b>
Gas Station with a Convenience Store	2	10% of total vehicle parking spaces (14 x .10 = 1.4) Minimum 2 req.	2
		<b>Total Required</b>	<b>2</b>
		<b>Total Provided</b>	<b>7*</b>

\* NOTE: Applicant is providing a total of 7 bicycle parking spaces of which 2 are provided for in a lockable enclosure as a way to earn mitigation points for the MMTD concurrency evaluation certificate approval.

**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: None required.**

**OPEN SPACE/LANDSCAPE:**

Open Space Requirements:

Site Development Area (Total Area): 58,668.27 sq. ft. (1.35 acres, more or less)  
 Total Required Open Space: 25% (14,667 sq. ft.)  
 Total Provided Open Space: 32% (19,017.27 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 (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 1.35 x 10 = 13.5)	14
Total Reforestation Credits for trees on Site	<u>0</u>
<b>Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)</b>	<b><u>14</u></b>



**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:	14
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	2
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:	1
<b>TOTAL TREES REQUIRED:</b>	<b>17</b>
<b>TOTAL TREES PROVIDED:</b>	<b>35</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 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:

**Parks:** Not applicable.

**Public Library:** Not applicable.

**Police Protection:** The police protection impact fees were calculated using the following rates and fees.

Police Impact Fee:	(\$31.00 per 1,000 sf.)	\$31 x 2.822 = \$87.48
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**Transportation:** The transportation impact fees were calculated using the following rates and fees:

Transportation: Convenience Market		
(\$4,216 per 1,000 sf.)		2.822 x \$4,216=\$11,897.55
(\$1,030 Per fuel position)		20 fuel positions x \$1,030 = \$20,600.00
		<u>\$32,497.55</u>

**Total Impact Fees = \$32,585.03**

**MULTIMODAL TRANSPORTATION MITIGATION FEES:**

The minimum required Multimodal Transportation Concurrency score for this Tier 1 project located in the Old Destin Sub-area is 391.65 points. The applicant scored a total of 309 points on the MMTD concurrency evaluation certificate. There by falling short of the minimum required total for approval by 82.65 points. Multimodal transportation mitigation fees are calculated at \$1,000.00 per point. The total multimodal transportation mitigation fee for this project is **\$82,650.00**. *Prior to the issuance of the Certificate of Occupancy, the multimodal transportation mitigation fee shall be paid in full.*

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (October 12, 2011). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

Application Fee:	\$1,100.00 (pd.)
Additional Application Fee:	\$100.00 (pd.)
Escrow Fee:	\$500.00 (pd.)
Escrow Admin Fee:	\$50.00 (pd.)
Notification charges:	\$251.96 (pd.)
Fed EX Shipping Fees:	\$11.93 (pd.)
2 <sup>nd</sup> Submittal Fee:	\$280.00 (pd.)
Transportation Consultant Review Fee:	\$70.81 (pd.)
Transportation Consultant Review Fee:	\$64.45 (pd.)
3 <sup>rd</sup> Submittal Fee:	\$280.00 (pd.)
Fed EX Shipping Fees:	\$12.02 (pd.)
Transportation Consultant Review Fee:	\$781.79 (pd.)
Transportation Consultant Review Fee:	\$70.52 (pd.)
<b>TOTAL FEES (as of 10/12/11)</b>	<b>\$3,852.67 (pd.)</b>

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

Copies of the NFWFMD Stormwater Permit and the FDOT Driveway Permit have been submitted to the Community Development Department and are on file.

**PUBLIC INPUT:**

Staff received one letter in support of the 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 July 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 July 15, 2011. Please refer to **Exhibit "B"** for a copy of the approval letter.

**CENTURY LINK:**

Century Link provided a list of conditions for the project in a letter dated July 6, 2011. Please refer to **Exhibit "C"** for a copy of the letter.

**COX COMMUNICATIONS:**

Cox Communications stated it had no objections to the project in a letter dated July 1, 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 5, 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 10, 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 12, 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 June 28, 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 September 30, 2011. Please refer to **Exhibit "I"** for a copy of the approval letter.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of no objection to the project with conditions on September 16, 2011. Please refer to **Exhibit "J"** for a copy of the approval memo.

TRANSPORTATION CONSULTANT

The City's transportation consultant confirmed that the applicant has adequately responded to all review comments in a letter dated September 12, 2011. Please refer to **Exhibit "K"** for a copy of the approval letter.

**Destin Fire Control District**  
848 Airport Road - Destin, Florida 32541  
Telephone: (850) 837-8413 Fax: (850) 657-6715

RECEIVED

AUG - 5 2011

COMMUNITY  
DEVELOPMENT



Chief Kevin Sasser

**TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL**

DATE: July 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.

**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: 995 Hwy. 98 E.  
PROJECT: Raceway Service Station

OCCUPANCY (NFPA): Mercantile

OWNER/CONTRACTOR: Garver  
Jamie Eubanks; 850-837-3330

APPROVED -

DISAPPROVED FOR THE FOLLOWING:

Ronald E. Genteman, Fire Marshal  
Destin Fire Control District



A Heart Ready  
Community



An Advanced Life  
Support Service



# DESTIN WATER USERS INC.

P.O. BOX 518 DESTIN, FL 32541-0518 (850) 837-4146

DATE: July 15, 2011

TO: THE CITY OF DESTIN - COMMUNITY DEVELOPMENT  
4200 INDIAN BAYOU TRAIL  
DESTIN, FLORIDA 32541

PROJECT: Raceway Service Station  
PROJECT NUMBER: 11-14-NP  
CONTACT: Jamie Hubbard Garver (850) 837-3330  
LOCATION: 117 Palm Street Destin FL 32541



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 conditions which shall be a condition of the Development Order for this project)

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 SEALED "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. As per revised plans 07/11/2011 provided from Garver, Destin Water Users has no objections to this project.
4. Size of grease trap is undetermined at this time. Please provide information when finalized to Destin Water Users Inc.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCUMMIT / FIELD OPERATIONS MANAGER (850) 837-6146 ext 3937

Signed

QUALITY SERVICE SINCE 1964



FL-TWED 09  
650 Denton Blvd  
Ft Walton Beach, FL 32547



July 6, 2011

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

Re: 11-14-SP, Raceway Service Station, a Minor Tier 1 Development, 996 Highway 98 E.

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

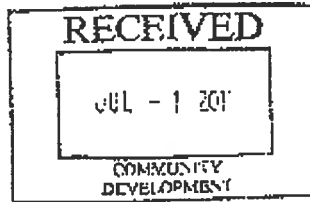
1. A 4" x 4" x 3/4" plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware (if inside terminal room is applicable) and dedicated to CenturyLink.
2. Four-inch PVC entrance conduit will be run from the property corner or utility 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. For this project the conduit should be run either to the northwest or southwest property corner. Size and location of either inside or outside terminal will be determined by a CenturyLink Corporation 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 850 364-3751.

Sincerely,

Keith Nance  
Access Engineer I  
CenturyLink  
650 Denton Blvd, Ft Walton Beach FL 32547  
Ft Walton Beach, FL 32547

Cox Communications Services, LLC  
2725 W. 8th Ave. 10  
Pensacola, FL 32504  
850-477-2296  
Fax: 850-477-3807



July 1, 2011

City of Destin  
1200 Two Trees Rd.  
Destin, FL 32541

To: Technical Review Committee  
Re: 11-14-SI, Raceway Service Station, 995 Hwy 98 E.

Cox Communications has no objections to the above named project. Any conflicts with Cox Communications existing facilities will be the responsibility of the owner / developer to contact Cox Communications if said conflicts. All costs incurred for the relocation and/or replacement of Cox Communications owned facilities, aerial or underground is the sole responsibility of the owner or developer. Cox Communications must maintain an 18' clearance on DOT right-of-ways, including driveway cuts. Due to the nature of Gulf Power owned poles, that we lease, the cost to maintain the clearances is solely based on what Gulf Power charges us to upgrade the poles. Materials and man hours to transfer to the new poles are also added to the cost.

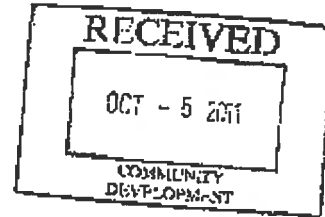
Please contact myself prior to building. To ensure access to building for cable and high speed internet access it is important that we meet prior to construction and conduit placement.

Sincerely,

  
Roger Dixon  
Construction Planner II  
Cox Florida/Georgia  
Office: 850-314-8165  
roger.dixon@cox.com



Date: October 5, 2011



*Hank Woollard, AICP  
Planner*

City of Destin  
4200 Indian Bayou Trail  
Destin, Florida 32541  
Phone: (850) 837-4242 x3121  
Fax: (850) 650-0693  
[hwoollard@cityofdestin.com](mailto:hwoollard@cityofdestin.com)

Raceway Service Station - 995 Hwy 98 E 11-14-5P

Dear Mr. Woollard:

Gulf Power has no objections to the above referenced project at this time.

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

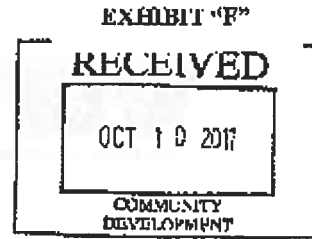
Sincerely,

Thomas B. Richardson  
Engineering Field Representative  
Gulf Power Company





**Okaloosa Gas District**



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

**BUSINESS:**

SP-11-14, Raceway Service Station, a Minor Tier 1 Development, 995 Highway  
98 E

**COMMENTS:**

Okaloosa Gas has no objection to the above referenced project. Gas is available  
to service this site.

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

Submitted by:

*Essa Rhabl*

**Essa Rhabl  
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

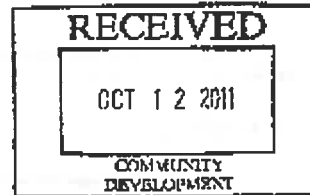
October 12, 2011

RE: 11-14 SP Raceway Service Station (995 US Highway 98 East)

This letter serves to confirm that Waste Management has no concerns nor objections to the proposed plans as reviewed by the Technical Review Committee Meeting on July 20, 2011.

Sincerely,

Richard Fasano  
District Operations Manager  
Waste Management  
North Florida Market Area



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

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



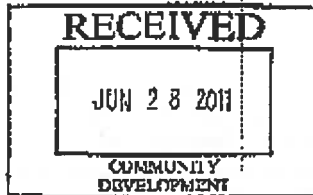
**Community  
Development  
Building Division**

Phone: 654-1119  
Fax: 657-7919

EXHIBIT "H"

# MEMORANDUM

**DATE:** June 28, 2011  
**TO:** TRC Project Manager/David Morstano  
**FROM:** Neall Bell/Building Insp. & Plans Examiner *NB*  
**CC:** LARRY BULLER/Building Official *LB*  
**SUBJECT:** 1st Submittal Review to the (TRC)  
**PROJECT:** 11-14-SP, Raceway Service Station a Minor Tier I Development 995  
Highway 98 E



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

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.
- 4) Courtesy Note: Plan sheet C-3 shows 1 handicap parking space, with the total number of parking spaces including parking at the pump that does not meet the number of handicap parking spaces required by the Florida Building Code.

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



# Community Development

## Planning Division

EXHIBIT "F"

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

September 30, 2011

Mr. Jamie Buchanan  
Garver, LLC  
1234 Airport Road, Suite 126  
Destin, Florida 32541

**Subject: TRC Review for 11-14-SP, Raceway Service Station,  
a Minor Tier 1 Development, 995 Highway 98 East**

Dear Mr. Buchanan:

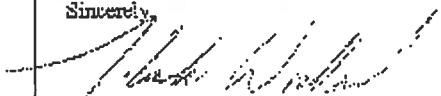
Review of the development application for the above referenced project was completed on September 25, 2011 subsequent to receiving the revised plan sheets (C-2, L-2, & platometric) from you via email. The application is approved with conditions. The final development order, DO-11-10 is being prepared.

Seven (7) sets of plans must be submitted to the Community Development Department for verification and stamped approved. Each set of plans shall include: 1) Engineering Plans Sheets C-1 through C-2; 2) Architectural Plans Sheets L-1, L-2 & L-3, the Photometric Plan; and 3) Landscape Plan Sheets L-1 & L-2. One set of site plans will be given to the owner/applicant for their records. The second and third set will be kept with the Community Development Department until such time as a building permit application is submitted for review. One set will then be kept with the permit application (Building Department) and the other will be given to the contractor once the permit is issued. The last four sets of the site plans will be stamped approved and signed and then given to the following Technical Review Committee members for their records: Destin Water Users, Inc., Destin Fire Control District, Community Development Department, and the Public Services Department. All plans must be full size (24" x 36") signed and sealed.

*The seven sets of plans need to be submitted to the Community Development Department, along with a payment of \$793.81 for transportation consultant review fees and shipping charges, before the development order is released.*

If I can be of any further assistance, please contact me at 850-897-4242, extension 3121.

Sincerely,

  
Hank Woollard, ACP  
Planner

HW/

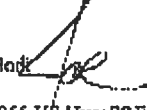
cc: Project File & Letter Log

## OFFICE OF PUBLIC SERVICES

## MEMORANDUM

September 16, 2011

**TO:** Administrative Assistant/Larry Heat

**FROM:** Engineering Assistant IV Joseph D. Rock 

**SUBJECT:** 11-14- SP Raceway Service Station, 955 US Hwy 98 R.  
Right of Way & Wetlands Impact Review ONLY

A resubmittal was received on September 12, 16 and an email on September 20, 2011. The right-of-way & wetlands areas only were reviewed. Public Services Dept has no objections with the following conditions:

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 any City permits, obtain a REVISED FDOT Connection Permit and provide a complete copy to the Public Services Department.
3. **Condition:** Prior to obtaining any City permits, obtain a FDEP NPDES Permit and provide a complete copy to the Public Services Department.
4. **Condition:** Prior to obtaining any City permits, a sidewalk easement must be approved by the City, executed and recorded in the Okaloosa County records and an original recorded document provided to the Public Services Dept.
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:** Removal of street trees shall require replacing a like tree of the same caliper (or two trees of smaller caliper for each one removed) in a public right-of-way. Location of new trees shall be coordinated with Destin Public Services staff.
8. **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 resubmitted for and application fees shall be assessed.
9. **Condition:** Provide fully executed erosion and sediment control plan (ESCP) as outlined in LDC Article 11.09.03, prior to obtaining a city permit.

cc:  
PR Files

Public Services Desk ENGINEERING Dept 1-157-1100 Central Avenue, 261 11152 Destin FL 32132-9900



**RENAISSANCE PLANNING GROUP**

400 North Ashley Drive, Suite 1012 • Tampa, FL 33602 • phone: 813.254.7741 • fax: 813.254.7742

September 12, 2011

Ashley Germa  
City of Dade  
4501 Eddie Bayou Trail  
Dade, FL 32541



**Subject: SP-11-14, Raceway Service Station, 3rd Submittal**

Dear Ms. Germa:

Renaissance Planning Group has reviewed the above referenced trip distribution map, received by the City on September 12<sup>th</sup>. It appears that the applicant has sufficiently responded to all of our review comments. Please provide a signed copy of the Traffic Congestion Evaluation Certification. Thank you for the opportunity to comment on this submittal.

Sincerely,

Tim Whaler  
Senior Planner  
Renaissance Planning Group

cc: Scott Swearingen, Renaissance Planning Group



# Community Development Planning Division

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

**December 16, 2011**

**Order No. 11-10**

**Addendum to Final Development Order:**

**RACEWAY SERVICE STATION  
A MINOR TIER 1 DEVELOPMENT  
(11-14-SP)**

This addendum represents a modification and/or clarification of the following requirements of Order No. 11-10.

**Prior to the issuance of any City Permit**, a sidewalk easement must be approved by the City, executed and recorded in the Okaloosa County records and an original recorded document provided to the Public Services Department.

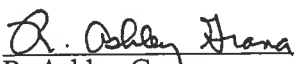
The above statement should read: **“Prior to the issuance of a Certificate of Occupancy, ...”**

The approved plans depict a 12’1” wide sidewalk on the U.S. Highway 98 and the Palm Street road frontages. The applicant chose to provide this to obtain the maximum points available for sidewalks on the Multimodal Concurrency Evaluation Certificate (CEC). The point incentives in the sidewalk section of the Multimodal CEC are inconsistent with the City’s Land Development Code (LDC). The LDC sidewalk width standard for the two roadways is a 10’. Because of the inconsistency between the Multimodal CEC and the LDC standards, the City will accept the Multimodal Concurrency Evaluation Certificate points allowed for a sidewalk width greater than 12’. However, the sidewalks will be constructed to a width of 10’.

A 4’ sod buffer shall be provided between the inside edge of the curb and the outside edge of the sidewalk fronting US Highway 98 and a minimum 6’ sod buffer on Palm Street between the inside edge of the curb and the outside edge of the sidewalk as depicted in the attached “Exhibit A.” This buffer area may be used to install and maintain shrubbery no greater than 3’ in height such as that commonly located in such areas in accordance with the City’s Land Development Code and in accordance with the sidewalk easement agreement between the City of Destin and Racetrac Petroleum, Inc.

The City reserves the right to install pedestrian scaled street lights, and to maintain the trash can and bench per the approved TRC site plan dated October 12, 2011.

Based upon the City's approval and issuance of this Development Order, on October 12, 2011, this document will serve as an addendum to your Final Development Order. All other provisions and conditions of the DO 11-10 the October 12, 2011 Technical Review Committee Report remain in effect.

  
R. Ashley Graha  
Planning Manager  
City of Destin

12-19-2011  
Date

Attachment: Exhibit A

Copy to: File 11-14-SP & DO Log

# MEMORANDUM FOR THE RECORD

10/15/54

TO : SAC, NEW YORK (100-100000)

FROM : SAC, NEW YORK (100-100000)

SUBJECT: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]