



# Community Development Planning Division

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

**May 1, 2012**

**Order No. 12-05**

## **Final Development Order:**

### **“LOT 16 SUNSAIL PLAZA” A MINOR TIER 1 DEVELOPMENT (12-06-SP)**

**Based upon the City's approval and issuance of this Development Order on April 23, 2012, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.**

Garver Engineering, LLC on behalf of RLC Bit Service, Inc. is requesting approval of a Minor Tier 1 Development identified as “Lot 16 Sunsail Plaza”. The request for approval includes a 7,644 square foot warehouse. The proposed project is located at **4650 Gulfstarr Drive** also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-2380-0000-0160. The overall property contains 0.39 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 April 23, 2012.
2. All the findings of the Technical Review Team report dated April 23, 2012 are incorporated herein.

## **CONDITIONS OF APPROVAL:**

1. **Condition:** 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 **April 23, 2012** (no later than **April 23, 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).

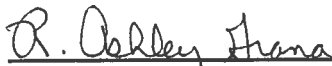
**NOTE:** Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities,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

1. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for "Lot 16 Sunsail Plaza" 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.
2. 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.
5. 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 that are owed to the City must be paid in full.
  - B. **Prior to obtaining any City permits**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
  - C. **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.

- D. **Prior to obtaining a Certificate of Occupancy**, the project must comply with conditions of the NWFWMMD stormwater permit.
- E. **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.*
- F. **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.
- G. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
- H. **Prior to the issuance of a Certificate of Occupancy**, all outstanding costs associated with this project that are owed to the City must be paid in full.

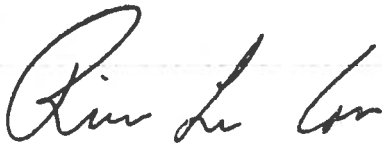
Additionally, the owner must comply with all of the comments, notes and conditions of the Technical Review Team members as stated on pages 4 through 29 of the attached TRT Report dated April 23, 2012.



R. Ashley Grana  
Planning Manager  
City of Destin

5-1-2012

Date



Richard Corn, President  
RLC Bit Service, Inc  
8643 Bennett Road  
Benton, Illinois 62812

5-3-2012

Date

## TECHNICAL REVIEW TEAM REPORT

### "LOT 16 SUNSAIL PLAZA" A MINOR TIER 1 DEVELOPMENT (12-06-SP)

TRT Report: April 23, 2012

#### ISSUE:

**Applicant:** Garver Engineering, LLC on behalf of RLC Bit Service, Inc. is requesting approval of a Minor Tier 1 Development identified as "Lot 16 Sunsail Plaza".

**Request:** The request for approval includes a 7,644 square foot warehouse.

**Location:** The proposed project is located at 4650 Gulfstarr Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-2380-0000-0160.

**Parcel Size:** The overall property contains 0.39 acres, more or less.

**Future Land Use:** Commercial General (CG)

**Zoning District:** Commercial General (CG)

**Density:** Allowed: N/A  
Proposed: N/A

**Intensity:** Allowed: 1.30 FAR (Tier 1)  
Proposed: 0.45 FAR

**Application Date:** March 23, 2012

**Approved Site Plan Date:** April 23, 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 not located within the Town Center or the Harbor Community Redevelopment Areas, but is located within the Crystal Beach sub-area of the Multimodal Transportation District.

The Technical Review Team (TRT) 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 Commercial General (CG) and a Zoning district of Commercial General (CG). The proposed land use is consistent with the intent of the CG Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The CG zoning district specifically allows for the described use.

#### CONCURRENCY MANAGEMENT:

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

**Traffic:** The City's Traffic Consultant signed the CEC on April 13, 2012.

**Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on April 17, 2012.

**Potable Water:** Destin Water Users, Inc. signed the CEC on April 12, 2012.

**Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on April 12, 2012.

**Stormwater Management:** The City's Stormwater Manager signed the CEC on April 23, 2012.

**TRANSPORTATION ANALYSIS:**

According to the transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on April 12, 2012, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City's Comprehensive Plan: 2010.

As a requirement of the City's multimodal transportation district, as adopted in Comprehensive Plan: 2010, the City's Transportation Manager has reviewed and approved the applicant's traffic impact analysis received April 12, 2012.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

A new 5' sidewalk along Gulfstarr Drive is proposed to connect the existing 5' sidewalks on the adjacent parcels.

**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 not be a phased development

**ADDRESSING:**

The property has been assigned an address of 4650 Gulfstarr Drive. The following conditions shall apply:

**Prior to the issuance of a Certificate of Occupancy**, assigned address numbers shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the facility 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 for non-residential land use development in the CG Future Land Use Map (FLUM) designation.

**INTENSITY:**

This project has a Commercial General (CG) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 1.30 for a Tier 1 development. The FAR for this project is 0.45 and is calculated as follows:

$$\text{Total sq. ft. of proposed building} / \text{sq. ft. of subject parcel} = \text{FAR}$$

$$7,644 \text{ sq. ft.} / 17,082.8 \text{ sq. ft.} = 0.45 \text{ FAR}$$

**HEIGHT:**

The Commercial General (CG) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 design standards.

The proposed building is 14' 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 50' Tier 1 height limit for the Commercial General (CG) Zoning District.

**SETBACKS:**

The proposed building meets and exceeds all of the required setbacks and buffers for the Commercial General (CG) Zoning District: (Note: Distances provided are from the proposed building to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front*:	10' – 20'	10' FPLA	66' Setback, 10' FPLA
Rear:	0'	10' CBLA	10' Setback, 10' CBLA
Side (East):	0'	5' CBLA	10' Setback, 10' CBLA
Side (West):	0'	5' CBLA	10' Setback, 5' CBLA
Between Bldgs.:	10'	N/A	N/A

\* Front setback may exceed 10' based on achieving required points for MMTD concurrency.

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

**SIGNS:**

No approved signage plan or design is requested, or approved by this amendment.

**UTILITIES:**

All utilities are required to be underground - No change by this amendment.

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

**WHITE SANDS ZONE:**

The subject property is not located in a White Sand Zone.

**STORMWATER MANAGEMENT:**

The City approved the stormwater management plan on April 13, 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:** 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.
4. **Condition:** If groundwater is observed standing in the storm structures, the SWOMP 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 a two way driveway with a 27' wide ingress and egress to Gulfstarr Drive.

**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.

<u>PARKING REQUIREMENTS / DRY BOAT STORAGE FACILITY</u>			
Size of Facility		Maximum Vehicle Parking	Total
7,644 s.f. Warehouse		1 Space per 1000 s.f.	8
Minimum Bicycle Parking	0	Total vehicle spaces provided	8
0% of total vehicle spaces		Total bicycle spaces required	0
Handicap Spaces Required/Provided = 1/1		Total bicycle spaces provided	0

**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/PROVIDED: 1**

**OPEN SPACE/LANDSCAPE:**

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

**Open Space Requirements:**

Site Development Area (Total Area): 17,082.8 sq. ft. (0.39 acres, more or less)  
Total Required Open Space: 25.0% (4270.7 sq. ft. \*)  
Total Provided Open Space: 27.6% (4723.1 sq. ft.).

**Tree Requirements:**

**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 0.39 x 10 = 4)	4
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>4</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:	4
Front Perimeter Trees (1 per 25') Required on Site:	0



Parking Lot Trees (1 per end row and landscape island) Required on Site:	4
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:	0
<b>TOTAL TREES REQUIRED:</b>	<b>8</b>
<b>TOTAL TREES PROVIDED:</b>	<b>9</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.

Warehouse:  
 Impact Fee Rate = \$6.00 per 1,000 sq. ft.  
 Proposed Building Size: 7,644 square feet  
 Impact Fee for Building Size = 7,644 sq. ft. x \$6/1,000 = **\$45.86**

Total Police Protection Impact Fees to be paid: **\$45.86**

**Transportation:** The transportation impact fees were calculated using the following rates and fees.

Warehouse/Storage:  
 Impact Fee Rate = \$632.00 per 1,000 sq. ft.  
 Proposed Building Size: 7,644 square feet  
 Impact Fee for Building Size = 7,644 sq. ft. x \$632/1,000 = **\$4,831.00**

Total Transportation Protection Impact Fees to be paid: **\$4,831.00**

**OTHER FEES:**

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

Application Fee:	\$1,143.30 (pd.)
Escrow for Consultants & Admin:	\$500.00 (pd.)
City Surveyor:	N/A
City Traffic Consultant	
Re-Review Fees (Community Dev.):	\$288.40 (pd.)
Administrative Costs:	\$73.75 (pd.)
City Council Advertising:	N/A
<b>TOTAL (as of 04/23/12)</b>	<b>Paid in Full</b>

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

No State/Federal permits are required for this project.

**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 with conditions in a letter dated April 3, 2011. Please refer to **Exhibit "A"** for a copy of the approval letter.

**DESTIN WATER USERS:**

Destin Water Users approved the project with conditions in a letter dated April 12, 2012. Please refer to **Exhibit "B"** for a copy of the approval letter.

**CENTURY LINK:**

Century Link approved the project with conditions in a letter dated April 4, 2012. 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 April 6, 2012. Please refer to **Exhibit "D"** for a copy of the approval letter.

**GULF POWER:**

Gulf Power approved the project with conditions in a letter dated April 3, 2012. 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 April 13, 2012. 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 April 9, 2012. 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 with conditions in a memo dated April 3, 2012. 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 April 23, 2012. Please refer to **Exhibit "I"** for a copy of the approval letter.

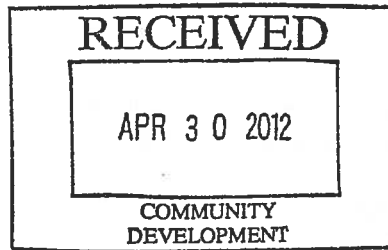
STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on April 13, 2012. Please refer to **Exhibit "J"** 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 April 16, 2012. Please refer to **Exhibit "K"** 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



Chief Kevin Sasser

## TECHNICAL REVIEW TEAM CONCEPTUAL APPROVAL

DATE: April 3, 2012

To: PLANNING & ZONING DIRECTOR  
 CITY OF DESTIN  
 4100 Indian Bayou Trail  
 DESTIN, FL 32541

THE DESTIN FIRE CONTROL DISTRICT FIRE PREVENTION DIVISION HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL. COMPLETE SEALED CONSTRUCTION PLANS MUST BE SUBMITTED FOR REVIEW BEFORE A 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: 4650 Gulf Starr Dr.

PROJECT: R.L.C. Storage Wharehouse


OCCUPANCY (NFPA): Storage

OWNER/CONTRACTOR: Garver, LLC  
Jamie Eubanks: 837-330

X  APPROVED

**Comments: The following items must be clearly shown on the building plans when submitted for the Fire District review:**

- 1.) EXIT signage above each personnel door.
- 2.) Location of Emergency Lights.
- 3.) Location of Fire Extinguishers

  
 Ronald E Gerdeman, Fire Marshal  
 Destin Fire Control District



A Heart Ready  
 Community



An Advanced Life  
 Support Service



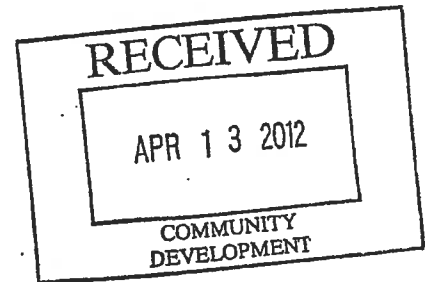
# DESTIN WATER USERS INC.

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

DATE: April 12, 2012

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

PROJECT: Lot 16 SunSail Plaza (Warehouse Building)  
PROJECT NUMBER: 12-06-SP  
CONTACT: R L C Bit Service Inc  
LOCATION: Lot 16 Block N/A SunSail Plaza



PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

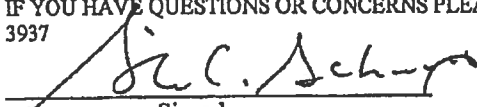
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

## 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. Water tap 1" meter with a 1" RP backflow will be installed
4. Sewer connection: existing 6" sanitary sewer stub out. Provide a clean out at connection
5. Per revised plans dated 04/11/2012 no road cut is needed sewer is stub out on east side of property.

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

  
Signed



CenturyLink™

FLFTWE0101  
650 Denton Blvd  
Fort Walton Beach, FL 32547



April 4, 2012

City of Destin, Florida  
Community Development Department  
4100 Indian Bayou Trail  
Destin FL 32541

ATTN: David Forstrom, Project Manager

Re: 12-06-SP, Lot 61, Sunsail Plaza, a Minor Tier 1 Development, 4650 Gulfstarr Dr.

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. Two-inch PVC entrance conduit needs to be run from the northeast property corner 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 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.

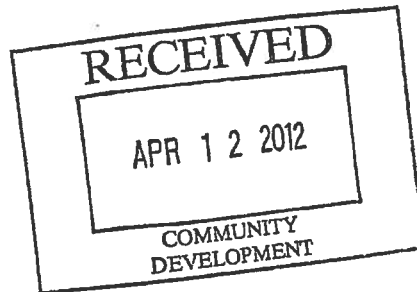
If you should require any additional information, please contact Keith Nance at 850-664-3751.

Sincerely,

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

**EXHIBIT "D"**

320 NW Race Track Road  
Fort Walton Beach, FL 32547  
(850) 862-4142  
(850) 862-1708 fax



April 6, 2012

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

To: Technical Review Committee  
Re: 12-06-SP, Lot 16 Sunsail Plaza  
a Minor Tier 1 Development  
4650 Gulfstarr Dr

Cox Communications has no objections to this development.

Sincerely,

A handwritten signature in black ink, appearing to be "R. Dixon".

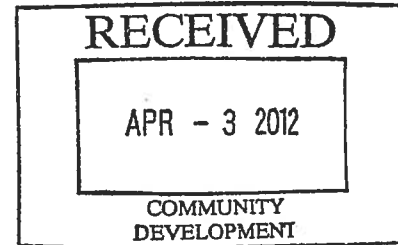
Roger Dixon  
Construction Planner II  
Office: 850-314-8163  
Cell: 850-259-5083  
[roger.dixon@cox.com](mailto:roger.dixon@cox.com)

EXHIBIT "E"



Date:4/3/12

To:David M Forstrom  
 Planner & Stormwater/Floodplain Manager  
 City of Destin  
 4200 Indian Bayou Trail  
 Destin, Florida 32541



Per :  
 12-06-SP LOT 16 SUNSAIL PLAZA  
 A Minor Tier 1 Development, 4650 Gulfstarr Dr

Gulf Power Co. has no conflicts with above referenced project.  
 Please call me if there are any other questions.  
 Sincerely,

Thomas Richardson 850-833-4881  
 Power Delivery Engineering Destin



EXHIBIT "F"



## Okaloosa Gas District

OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 4-13-2012

**BUSINESS:**

12-06-Lot 16 Sunsail Plaza a Minor Tier 1 Development 4650 Gulfstarr Dr

**COMMENTS:**

Please be advised that Okaloosa Gas District has reviewed the plans for the above referenced project and has no objection to the proposal of the above referenced project.

Gas is available for service if so desired.

If you should have any questions, or require additional information, please let me know. (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

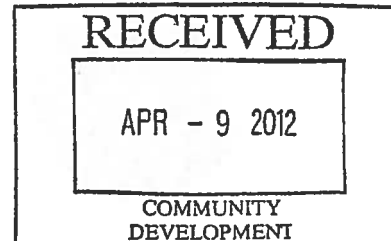


EXHIBIT "G"

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

April 7, 2012

David Forstrom  
Planning Division  
4200 Indian Bayou Trail  
Destin, FL. 32541



RE: 12-06-SP, Lot 16 Sunsail Plaza  
a. Minor Tier 1 Development, 4650 Gulfstarr Dr.

This letter serves to confirm that Waste Management has no concerns nor objections to Project 12-06-SP, Sunsail Plaza, Lot 16, as reviewed by the Technical Review Committee Meeting on Monday, April 16, 2012.

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

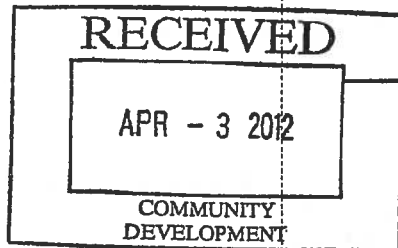


EXHIBIT "H"

# MEMORANDUM

**DATE:** April 3, 2012  
**TO:** Project Manager/Planner/David Forstrom  
**THRU:** Administrative Assistance/Larry Beat  
**CC:** Building Official/ Larry Ballard *LB*  
**FROM:** Building Insp. & Plans Examiner/ Noell Bell *NB*  
**SUBJECT:** 1st Submittal Review to the Technical Review Team (TRT)  
**PROJECT:** 12-04-SP, Lot 16 Sunsail Plaza a Minor Tier 1 Development  
4650 Gulf Starr Dr.

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, (metal building and foundation), 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) Plans shall be based on the following codes and be included on plans:
  - 2010 FLORIDA BUILDING CODE
  - 2010 FLORIDA FIRE PREVENTION CODE
  - 2008 NATIONAL ELECTRICAL CODE
  - PROPER WIND LOAD FOR BUILDING CATEGORY per ASCE 7-10
  - Provide building category info: construction, occupancy type and occupancy load.
- 4) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.
- 5) Courtesy Note: If building is 10' or less from property line the exterior walls will have to be fire rated.

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



# EXHIBIT "I"

## Community Development Planning Division

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

April 23, 2012

Mr. Jaime S. Eubanks, P.E.  
Garver Engineering, LLC  
1234 Airport Road, Suite 126  
Destin, Florida 32541-2925

**SUBJECT: Review for 12-06-SP, RLC Storage Warehouse (Lot 16 Sunsail Plaza)  
a Minor Tier 1 Development, 4650 Gulfstarr Drive**

Dear Mr. Eubanks:

The Development Order Application submittal was received on March 23, 2012 and deemed complete with the submittal of the landscape plans on April 10, 2012. The following **TRT 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 March 23, 2012
- Application deemed complete date April 10, 2012
- Staff's review of submittal package target date: April 24, 2012 (based on typical 10 day turn-around)
  - o Staff's review of submittal package actual review date: April 13, 2012 (3 day turn-around)
- Applicant's second submittal target date: April 27, 2012 (based on typical 10 workday turn-around)
  - o Applicant's actual 2<sup>nd</sup> submittal date: April 18, 2012
- Staff's review of 2<sup>nd</sup> submittal package target date: March 2, 2012 (based on typical 10 day turn-around)
  - o Staff's review of 2<sup>nd</sup> submittal package actual review date: April 23, 2012 (3 day turn-around)

A second submittal package was received on April 18, 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..

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

1. **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.
2. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
3. **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.
4. **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).

5. **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.
6. **Condition:** 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.
7. **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).
8. **Condition:** All new development projects 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.

B. **Multimodal Design Comments:** Approved.

C. **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 April 3, 2012.

D. **Transportation Comments:** Approved. To discuss transportation related comments, please contact Mr. Nick Lepp of Renaissance Planning Group at 813-254-7741.

See attached comments dated April 12, 2012.

E. **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 April 23, 2012.

F. **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 April 13, 2012.

Page 3 of 3  
April 23, 2012  
12-06-SP, RLC Storage Warehouse (Lot 16 Sunsail Plaza)

With the approval of your Development Order application, please submit to the Planning Division: 7 sets of full-size plans, 24" x 36" (Civil Engineer, Architect and Landscape Architect). 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 issued. Sets four and five are for Destin Water Users, Inc. and the Destin Fire Control District. Sets six and seven are for the City of Destin's Planning Division and 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/

Attachments: Building Division Comments dated April 3, 2012  
Transportation Comments dated April 12, 2011  
Public Services Department Comments dated April 23, 2012  
Stormwater Management Comments dated April 13, 2012

cc: File: 12-06-SP  
Letter Log

COMMUNITY DEVELOPMENT DEPARTMENT  
*Planning Division*

MEMORANDUM

DATE: April 13, 2012  
TO: Larry Beat, Administrative Assistant  
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DMF*  
SUBJECT: 12-06-SP, Lot 16 Sunsail Plaza, a Minor Tier 1 Development, 4650 Gulfstarr Dr  
TRC Stormwater Review Comments

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A submittal was received on March 23, 2012 from Jamie S. Eubanks, P.E. The Stormwater Management Plan (SWMP) and the construction drawings are hereby 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:** 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.
4. **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: 12-06-SP

## OFFICE OF PUBLIC SERVICES

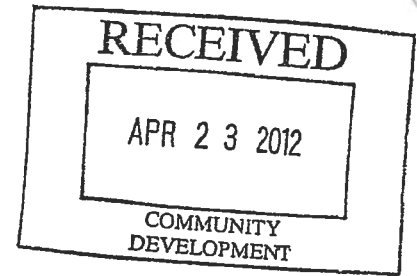
MEMORANDUM

April 23, 2012

**TO:** Administrative Assistant/Larry Beat  
Planner/David Forstrom

**FROM:** Engineering Assistant II/ Joseph D. Bodi

**SUBJECT:** 12-06-SP Lot 16 Sunsail Plaza, 4650 Gulfstarr Dr.  
Right of Way & Wetlands Impact Review ONLY



A re-submittal was received on April 18, 2012 and the right-of-way & wetlands areas only were reviewed. Conditional acceptance is given. The following conditions are noted below:

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:** 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.
2. **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.
3. **Condition** A signed & sealed report by professional traffic engineer stating that a diminished throat clearance is safe for this roadway, was received for this project per Destin LDC Article 8.04.03.E. The throat clearance report is specific to this site plan and property use. Any physical add/changes to the site or changes in use of the property will void this report and the current code at that time must be accommodated within specified time period.

cc:  
PS Files