



# CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

**February 19, 2009**

**Order No. 09-10**

## **Final Development Order:**

### **“SAFE HARBOUR ESTATES” A MINOR DEVELOPMENT (SP-08-14)**

**Based upon the City's approval and issuance of this Development Order, on February 17, 2009, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.**

## **ISSUE:**

Henderson Engineering and Environmental, Inc., on behalf of Pointe Development of Destin, Inc. is requesting approval of a Major Development identified as “Safe Harbour Estates.” The proposed development is an 8 lot single-family detached residential subdivision. The subject property is located at 793 Bayou Drive, Destin, Florida, more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-1320-0000-01A0. The total site area is 4.51 acres, more or less.

## **DETERMINATIONS:**

1. All the findings of the Technical Review Committee report dated January 26, 2009 are incorporated herein.

## **CONDITIONS OF APPROVAL FOR “SAFE HARBOUR ESTATES”, A MAJOR DEVELOPMENT (SP-08-14):**

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 **February 19, 2009** (no later than **February 19, 2010**), 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 “Safe Harbour Estates” 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.

**THE FOLLOWING ITEMS MUST BE ADDRESSED IN THE APPROPRIATE ORDER:**

1. **Prior to final plat approval and before any lot can be sold or any building permit issued, one of the following shall be adhered to for compliance with Article 7, Section 7.08.10:**
  - A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.
  - B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
  - C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other

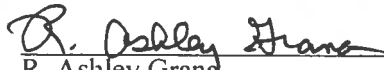
satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.

- D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
  - E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
2. **Condition:** Since only a preliminary plat is under review, the final plat will be required to be approved by City Council at a later date all in accordance with Article 2, Section 2.19.03 of the Land Development Code.
  3. **Prior to obtaining any City Permit,** a copy of the NFWFMD stormwater and a NPDES Stormwater Construction Generic Permit approval (if applicable) shall be provided.
  4. **Prior to obtaining any City Permit,** obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
  5. **Prior to obtaining 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 Occupancy (C.O.).
  6. **Prior to the issuance of any City Permit,** an asphalt patch detail for Bayou Drive will be provided by the City Public Services Dept at the time of permitting. The patch detail shown does not meet City specifications.
  7. **Prior to obtaining a City of Destin Right-of-Way Construction Permit,** obtain a FDEP/ACOE Joint Dredge & Fill permit and submit copy to the Public Services Department.
  8. **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.*
  9. **Prior to obtaining a Certificate of Completion/Occupancy,** the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
  10. **Prior to the issuance of any Certificate of Occupancy,** provide all required thickness, density and compaction test results including Bayou Drive patch.
  11. **Prior to the issuance of any Certificate of Occupancy,** any off-site catch basins, curb inlets or swale that required protection shall be cleaned.
  12. **Prior to issuance of any Certificate of Occupancy,** 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 if there are no outstanding issues.

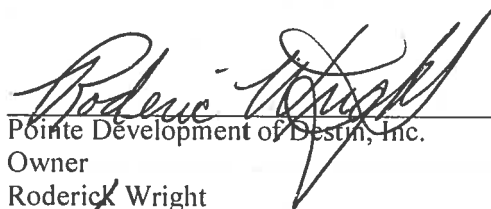
13. **Condition:** All dedicated utility easements must be platted and legally recorded before Destin Water Users, Inc. will accept any maintenance responsibilities. Also, a copy of the recording(s) must be furnished to Destin Water Users, Inc.

Additionally, the owner must comply with all of the comments, notes and conditions of the Technical Review Committee members as stated on pages 10 through 14 of the attached TRC Report dated January 26, 2009.

**SIGNATURE BLOCK:**

  
R. Ashley Grana  
Planning Manager

2-19-09 Date

  
Pointe Development of Destin, Inc.  
Owner  
Roderick Wright  
President

2/19/09 Date

## TECHNICAL REVIEW COMMITTEE REPORT

### “SAFE HARBOUR ESTATES” A MAJOR DEVELOPMENT (SP-08-14)

TRC Report: January 26, 2009

#### ISSUE:

- Applicant:** Henderson Engineering and Environmental, Inc., on behalf of Pointe Development of Destin, Inc. is requesting approval of a Major Development identified as “Safe Harbour Estates.”
- Request:** The proposed development is an 8 lot single-family detached residential subdivision.
- Location:** The subject property is located at 793 Bayou Drive, Destin, Florida, more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-1320-0000-01A0.
- Parcel Size:** The total site area is 4.51 acres, more or less.
- Future Land Use:** Bay Estates (BE)
- Zoning District:** Bay Estates (BE)
- Density:** Allowed: 2.90 dwelling units per acre  
Proposed: 1.77 dwelling units per acre (8 dwelling units / 4.51 acres)
- Intensity:** Not applicable
- Application Date:** July 30, 2008
- TRC Date:** August 20, 2008
- Approved Site Plan / Plat Date:** January 26, 2009
- City Council Date:** February 17, 2009

#### DISCUSSION/FINDINGS:

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

#### COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use Map designation of Bay Estates (BE) and a Zoning designation of Bay Estates (BE). The proposed use is consistent with the BE Future Land Use Map designation and is a permitted principal use within the BE Zoning District.

#### CONCURRENCY MANAGEMENT:

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

- Traffic:** Renaissance Planning Group, Inc. signed the CEC on February 10, 2009.
- Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on January 20, 2009.
- Potable Water:** Destin Water Users, Inc. signed the CEC on August 20, 2008.
- Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on August 20, 2008.
- Stormwater Management:** The City’s Stormwater Manager sign the CEC on January 7, 2009

**TRAFFIC ANALYSIS:**

The City's Traffic Consultant, Renaissance Planning Group, Inc., has reviewed the applicant's traffic concurrency analysis and has found that the proposed project will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials). Therefore, traffic concurrency has been satisfied for this project.

**SUBDIVISION OR PLANNED UNIT DEVELOPMENT - PLAT:**

The City Surveyor, Lawrence Jenkins of Tetra Tech, Inc., confirmed that the proposed plat meets the requirements of Florida Statutes Chapter 177 in a letter dated January 8, 2009.

The applicant is not requesting approval for a Planned Unit Development (PUD).

The proposed development requires a final recorded subdivision plat in accordance with Article 2, Section 2.19.00 and Article 7, Section 7.08.00 of the Land Development Code and the following conditions:

1. **Condition: Prior to final plat approval and before any lot can be sold or any building permit issued,** one of the following shall be adhered to for compliance with Article 7, Section 7.08.10:
  - A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.
  - B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
  - C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.
  - D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
  - E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
2. **Condition:** Since only a preliminary plat is under review, the final plat will be required to be approved by City Council at a later date all in accordance with Article 2, Section 2.19.03 of the Land Development Code.

**WHITE SANDS ZONE:**

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

**PHASING:**

The proposed development will not be a phased development.

**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.

**SETBACKS:**

The preliminary plat meets all of the required setbacks and buffers for the Bay Estates (BE) zoning district:

<b><u>Required</u></b>	<b><u>Setbacks</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front:	20'	5' FPLA	20'
Side:	10'	N/A	10'
Rear:	10'	50' BSPZ	50'
Between Bldgs.:	10'	N/A	10.0'

Note: FPLA = Front Perimeter Landscaped Area, VBA = Vegetative Buffer Area, CBLA = Common Boundary Landscaped Area, and BSPZ = Bay Shoreline Protection Zone.

**ADDRESSING:**

Okaloosa County Department of Public Safety approved the street name of “Leeward Way” on November 14, 2008. Addresses for each single family residence will be issued at the time a building permit is submitted for review. The following condition shall apply for each lot in the subdivision:

1. **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.*

**SIGNS:**

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

1. **Note:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of 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.

**INGRESS/EGRESS:**

Ingress/egress (driveway connections) for lots 2 through 7 will have to meet the regulations in affect at the time of permit application. The location of the driveway connections for lots 1 and 8 shall be as indicated on sheet G3 of the approved site plans.

**PARKING:**

*Per code:*

Dwelling, single-family detached: 2.00 spaces per dwelling unit x 8 dwelling units = 16 parking spaces

**TOTAL REQUIRED: 16 parking spaces.**

**TOTAL PROVIDED: Parking shall be determined during the building permit review for each single-family homes.**

**LOADING SPACE (ZONE):**

Not applicable.

**REFUSE COLLECTION:**

Refuse collection shall be provided by curbside pickup.

**SIDEWALKS:**

5-foot wide sidewalks are provided throughout the subdivision and placed within the appropriate portions of right-of-way.

**STORMWATER MANAGEMENT:**

The stormwater management plan was found acceptable and approved with conditions on January 7, 2009, with the following conditions:

1. **Prior to obtaining any City permit**, a copy of the NFWMD stormwater and a NPDES Stormwater Construction Generic Permit approval (if applicable) shall be provided.
2. **Prior to obtaining a Certificate of Completion/Occupancy**, the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
3. **Condition:** If groundwater is observed standing in the stormwater structures, the SWOMP shall be considered in non-compliance and a revised plan shall be resubmitted for review and approval.
4. **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.



**OPEN SPACE/LANDSCAPE:**

**Open Space Requirements (Site Plan):**

Development Area (Total Area): 196,643 sq. ft. (4.514 acres, more or less)  
Required Open Space: 25% (49,160.75 sq. ft.)  
Provided Open Space: 49% (97,148 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 (34 trees x 3 credits per tree):	102
Credits for Existing Trees (13" to 19" diameter) on Site (81 trees x 4 credits per tree):	324
Credits for Existing Trees (20" to 24" diameter) on Site (22 trees x 5 credits per tree):	110
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>536</u>

Reforestation Trees Required on Site (1 per every .10 of an acre: 4.51 x 10 = 45):	<u>45</u>
<b>Total Reforestation Trees Required on Site (1 per every .10 of an acre minus credits):</b>	<u><b>0</b></u>

**Note: Trees credited are those only located within common areas and the 50' wide tree preservation easement area. 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:	0
Front Perimeter Trees (1 per 25') Required on Site (SFD developments are exempt):	N/A
Parking Lot Trees (1 per end row and landscape island) Required on Site:	N/A
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>11</u>
<b>TOTAL TREES REQUIRED:</b>	<b>11</b>
<b>TOTAL TREES PROVIDED:</b>	<b>36</b>
<b>TOTAL TREES PROVIDED (Including credited trees to remain):</b>	<b>173</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:**

Final impact fee amounts will be determinant upon the square footage of each single family residence at the time of the request of the Certificate of Occupancy for each individual lot. Final impact fee amounts will also be determinant 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:

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (February 17, 2009). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	\$389.02 (pd.)
City Surveyor:	\$300.00 (pd.)
Re-Review Fees (Community Dev.):	\$100.00 (pd.)
Re-Review Fees (Public Services):	\$100.00 (pd.)
Administrative Costs:	\$123.50 (pd.)
City Council Advertising:	\$121.09 (pd.)
<b>TOTAL (as of 02/17/09) =</b>	<b>\$0.00 (none)</b>

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

FDEP stormwater and NPDES approvals shall be forwarded to the Public Services Department in order to be stamped received and then forwarded to the Community Development Department.

**PUBLIC INPUT:**

No public comments have been presented to staff at the time of this report.

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

Building Division:

The City of Destin's Building Division approved the project in a letter dated August 12, 2008, with the following comments:

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, Single Family Dwellings, etc...
2. Elevation Certifications will be required for Single Family Dwellings that will be built adjacent to the water way, shown as lot 4 and 5 on sheet C2.

A full set of signed and sealed construction plans, specifications and related documents as required by the Florida Building Code, Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit.

Cox Communications:

Cox Communications approved the project in a letter dated August 19, 2008, with the following comment:

Any conflicts with Cox Communications existing facilities will be the responsibility of the owner / developer to contact Cox Communications of 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. To ensure access to building for cable and high speed internet access it is important that we meet prior to construction and conduit placement.

Destin Fire Control District:

The Destin Fire Control District approved the project in a letter dated December 19, 2008, with the following comment:

1. **Note:** Proposed entry gate must be a minimum of 15' wide.

Embarq:

Embarq approved the project in a letter dated August 7, 2008, with the following comment:

Embarq places telephone facilities within single-family subdivisions at our expense. If the streets are not yet public property Embarq requires an easement in order to place telephone facilities. Embarq places telephone facilities after all other utilities are in place; therefore Embarq recommends the developer provide and place PVC conduit throughout the development in to which telephone cable can be pulled. The purposed of the conduit is to avoid disturbance of landscaping during telephone cable placement. This conduit would be placed according to Embarq's specifications at locations agreed to by Embarq and the developer and would become the property of Embarq.

Gulf Power:

Gulf Power approved the project in a letter dated August 20, 2008, with the following comment:

The relocation of facilities has been stated on the plans. The transformer locations will be determined once a meeting has been set up with the developer and Gulf Power.

Okaloosa Gas:

Okaloosa Gas approved the project in a letter dated August 19, 2008, with the following comment:

Gas is available at a possible cost for this subdivision. However; please be advised that Okaloosa Gas has gas service and it will have to be abandoned due to new construction. Okaloosa Gas has gas in the area that will have to be located and protected. Please have the contractor contact Okaloosa Gas and Sunshine State One-Call Center prior to construction.

Planning Division:

The City of Destin's Planning Division approved the project in a letter dated January 26, 2009, with the following conditions:

1. **Note:** 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. **Note:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*

3. **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.
4. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*
5. **Condition:** If groundwater is observed standing in the stormwater structures, the SWOMP shall be considered in non-compliance and a revised plan shall be resubmitted for review and approval.
6. **Condition:** Since only a preliminary plat is under review, the final plat will be required to be approved by City Council at a later date all in accordance with Article 2, Section 2.19.03 of the Land Development Code.
7. **Condition: Prior to final plat approval and before any lot can be sold or any building permit issued,** one of the following shall be adhered to for compliance with Article 7, Section 7.08.10:
  - A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.
  - B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
  - C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.
  - D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
  - E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
8. **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.*
9. **Prior to obtaining any City permit,** a copy of the NFWFMD stormwater and a NPDES Stormwater Construction Generic Permit approval (if applicable) shall be provided.
10. **Prior to obtaining a Certificate of Completion/Occupancy,** the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

Public Services Department:

The City of Destin Engineering Department approved the project in a letter dated January 6, 2009, with the following conditions:

A resubmittal was received on December 29, 2008 and January 6, 2009, the right-of-way & wetlands areas only were reviewed. The Public Services Department has no objections with the following conditions:

1. **Condition:** Prior to obtaining any City permit, 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 permits, obtain a FDEP/ACOE Joint Dredge & Fill permit and submit copy to the Public Services Department.
3. **Condition:** Refer to LDC Article 8.03.06. *Clear visibility triangle*. In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear visibility formed by two intersecting streets. The following standards shall be met:
4. Nothing shall be erected, placed, parked, planted or allowed to grow in such a manner as to materially impede vision between a height of two feet and ten feet above the grade, measured at the centerline of the intersection, except those signs or devices approved pursuant to section 16.01.00 of this Code. Note: The applicant is reminded that building setbacks must be observed so as to preserve clear visibility at intersections.
5. The clear visibility triangle shall be formed by connecting a point on each street centerline with such point to be located at a distance determined by the building setback requirements associated with the property and the zoning district within which the property is located. That is, the visibility distances shall be those established by the setback requirements within the city's zoning ordinance. Note: The visibility triangle shall be in accordance with the "Technical Construction Standards Manual," included in this Code, and the Florida Department of Transportation Standards Index.
6. **Condition:** Refer to LDC Article 8.01.00.B.2. Screening vegetation shall not be placed within five feet and maintain a minimum foliage clearance of three feet from any utility structure(s) including but not limited to water meters, valves, electrical/communication panels or poles, and shall not be placed around any water hydrant that could be used for fire protection.
7. **Condition:** Refer to LDC Article 8.01.00.C. Sidewalks, recreational trails, and bicycle ways shall be permissible in ROWs:
8. Landscaping located on abutting properties to sidewalks, recreational trails, and bicycle ways shall not create a safety hazard, and shall be trimmed or pruned to allow full width plus one foot on each side of the sidewalks, recreational trails, and bicycle ways, and the minimum vertical height of ten feet above grade, is clear.
9. Trees or shrubs shall not be planted within five feet from all streets or sidewalks, recreational trails, and bicycle ways.
10. **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. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected. Voided permits must be reapplied for and application fees shall be assessed.

11. **Condition:** Prior to obtaining 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 Occupancy (C.O.).
12. **Condition:** Identify the 'Stop for Pedestrians' sign (R1-6a) to coexist with the existing stop sign on the east side on Bayou Drive across the south leg of the intersection. Shown on plan as R1-A should read as R1-6a.
13. **Condition:** Sidewalk area crossing the drive access shall meet ADA flatness & slope requirements and shall be 6" thick.
14. **Condition:** Asphalt patch detail for Bayou Drive will be provided by the City Public Services Dept at the time of permitting. The patch detail shown does not meet City specifications.
15. **Condition:** All pavement striping shall be thermoplastic per FDOT Standard Specifications for Road & Bridge Construction, Section 711 & 713.
16. **Condition:** Provide all required thickness, density and compaction test results including Bayou Dr. patch, prior to any Certificate of Occupancies (C.O.).
17. **Condition:** Vehicle tracking and/or spilling of soil from the site is prohibited.
18. **Condition:** Any off-site catch basins, curb inlets or swale that required protection shall be cleaned prior to obtaining a C.O.

**Waste Management:**

Waste Management approved the project in a letter dated August 20, 2008, with the following comment:

This (project) will have to be residential service. However, we reserve the right to discuss.

**Water/Sewer Provider:**

Destin Water Users, Inc. approved the project in a letter dated January 23, 2009, with the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** 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. **Condition:** All dedicated utility easements must be platted and legally recorded before Destin Water Users, Inc. will accept any maintenance responsibilities. Also, a copy of the recording(s) must be furnished to Destin Water Users, Inc.



# CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541

**COMMUNITY DEVELOPMENT**

Voice 850.837.4242 Fax 850.650.0693



[www.cityofdestin.com](http://www.cityofdestin.com)

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

January 13, 2010

Mr. John G. Henderson, P.E.  
Henderson Engineering & Environmental, Inc.  
35 Carol Place  
Freeport, Florida 32439

**Subject: Safe Harbour Estates – Final Development Order No. 09-10 Special Economic Condition Extension Request**

Dear Mr. Henderson:

This letter is in response to your correspondence I received on December 30, 2009. As required, your request for an extension to Final Development Order No. 09-10 was received prior to January 1, 2010. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.D, the extension is granted until December 31, 2011 from the date of your written correspondence (December 30, 2009). This extension vests the final development order and enables the holder of the orders to delay commencement or continuance of construction, if necessary, until December 31, 2011.

Please do not hesitate to call me if you have any further questions or concerns.

Sincerely,

Kenrick S. Gallander, AICP  
Community Development Director

KSG/

cc: File: Letter Log  
Planning Manager, Ashley Grana - File: SP-08-14



Henderson Engineering  
& Environmental, Inc

35 Carol Place  
Freeport, FL 32439  
(850) 835-8436 Phone  
(850) 835-0436 Fax

December 30, 2009

Mr. Ken Gallander,  
Community Development Director  
City of Destin  
4200 Two Trees Road  
Destin, FL 32541

**RECEIVED**

**DEC 30 2009**

**COMMUNITY  
DEVELOPMENT**

RE: Safe Harbor Estates  
DO# 09-10  
SP# 08-14

Dear Mr. Gallander:

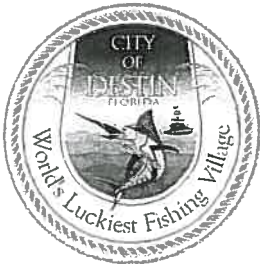
Pursuant to ordinance 0917-LC, we would like to request a development order time extension until December 31, 2011.

If you have any questions or comments please contact me at this office.

Sincerely,  
**Henderson Engineering & Environmental, Inc.**

John G. Henderson, P.E.  
President





# Community Development Planning Division

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

October 13, 2011

Mr. John Henderson, PE  
Henderson Engineering & Consulting, LLC  
35 Carol Place  
Freeport Florida 32439-4635

**Subject: Special Economic Condition Extension Request for DO 09-10,  
SP-08-14, Safe Harbour Estates, 793 Bayou Dr**

Dear Mr. John Henderson, PE:

Your written request for the additional "special economic condition" extension for Final Development Order DO 09-10 was received prior to the December 31, 2011 expiration of the current extension. Based on meeting the criterion of Florida Statutes Chapter 2011-139, Section 73, your extension is granted until December 31, 2013. This extension vests the final development order and enables the holder of the Development Order to delay commencement or continuance of construction, if necessary, until December 31, 2013.

Should you have further questions or concerns, please do not hesitate to call.

Sincerely,

R. Ashley Grana  
Interim Community Development Director

RAG/lwb

cc: **DO Book**, Project File:SP-08-14, Building File & Letter Log

# HEC

## Henderson Engineering & Consulting, LLC

35 Carol Place  
Freeport, FL 32439  
(850) 835-8436 Phone  
(850) 835-0436 Fax

October 12, 2011

Mr. Ken Gallander,  
Community Development Director  
City of Destin  
4200 Two Trees Road  
Destin, FL 32541

RE: Safe Harbor Estates  
DO# 09-10  
SP# 08-14



Dear Mr. Gallander:

We would like to request a development order time extension for the above referenced project until December 31, 2013.

If you have any questions or comments please contact me at this office.

Sincerely,  
**Henderson Engineering & Consulting, LLC.**

A handwritten signature in black ink, appearing to read "John G. Henderson".

John G. Henderson, P.E.  
President



# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | [www.cityofdestin.com](http://www.cityofdestin.com)

December 3, 2012

Henderson Engineering, Inc.  
Attn.: Mr. John G. Henderson, P.E.  
35 Carol Place  
Freeport, Florida 32439

**SUBJECT: Safe Harbor Estates – Final Development Order No. 09-10 “Special Economic Condition” Extension Request – 793 Bayou Drive**

Dear Mr. Henderson:

This letter is in response to your letter dated November 29, 2012, requesting a “special economic condition” extension to the above referenced development order. Based on the legal guidance set forth in Section 24 (1) of Ch. 2012-205 Laws of Florida this development order is extended to the fullest extent possible to February 19, 2015. This determination enables the holder of the final development order to delay commencement or continuance of construction, if necessary, until February 19, 2015.

Should you have any further questions or concerns, please do not hesitate to contact me either via e-mail ([agrana@cityofdestin.com](mailto:agrana@cityofdestin.com)) or phone (850-582-4525).

Sincerely,

R. Ashley Grana  
Planning Division Manager

RAG/

cc: 2009 DO Book  
Project File: SP-08-14  
Building File: 793 Bayou Drive  
Letter Log





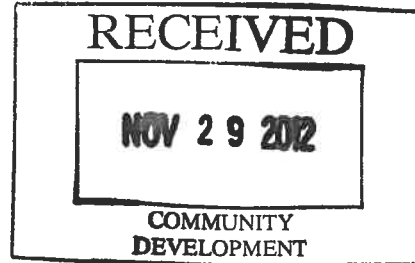
**Henderson Engineering**  
& Consulting, LLC

35 Carol Place  
Freeport, FL 32439  
(850) 835-8436 Phone  
(850) 835-0436 Fax

November 29, 2012

Mr. Ashley Grana,  
City of Destin  
4200 Two Trees Road  
Destin, FL 32541

RE: Safe Harbor Estates  
DO# 09-10  
SP# 08-14



Dear Mr. Grana:

We would like to request a development order time extension for the above referenced project.

If you have any questions or comments please contact me at this office.

Sincerely,  
**Henderson Engineering & Consulting, LLC.**

John G. Henderson, P.E.  
President