



City of Destin

February 10, 2004

Order No. 04-08

Bonezzi Development Company
Attn: Mr. Robert Bonezzi, President
1221 Airport Road, Suite 207
Destin, Florida 32541

Subject: Twin Lakes Townhomes, ^{3rd} Amendment a Minor Deviation to a previously approved Major Development

Dear Mr. Bonezzi:

You have requested, through your agent Campbell Engineering, Inc., the City approve an amendment to revise the previously approved Development Order and site plan to reflect the following changes to the site plan:

1. Amend the stormwater management plan, stormwater calculations, and site plans to reflect desired changes to the retention basin to the south along Twin Lakes Lane and to verify volume is sufficiently available.

The City has reviewed your request pursuant to the requirements of Article 2, Section 2.17.01, and has determined that the proposed amendment qualifies as a minor deviation, which can be approved by the City Manager or his designee (the Community Development Department) without City Council action.

Staff has found that you have met all necessary requirements and conditions for the proposed site plan changes, and has granted approval of the amendment with the following notes/conditions:

1. As presented in the February 5, 2004, letter from Campbell Engineering, Inc., and as discussed at the February 5, 2004, meeting, the master plan design for Twin Lakes Phases 1 & 2 (Phase 2 – Twin Lakes Townhomes) provides the necessary 1” treatment and 25-year attenuation in the existing wet detention basins (lakes). Therefore, additional treatment is NOT required within the current Phase 2 development.
2. The letter from Mr. Campbell, dated February 5, 2004, indicates that the retention areas constructed within Phase 2 can be reduced so long as the hydraulic connection is maintained. However, FDEP requires that a minimum retention volume for the first ½” of runoff be provided upstream of discharging to the lake. Any such basin modifications shall not be approved without proper engineering design and City approval.

Please note that all other provisions of Development Orders have not changed and remain in affect. Please keep a copy of this letter with the original Final Development Order and subsequent amended development orders.

If I can be of any further assistance, please contact me at 837-4242, extension 102.

Sincerely,



Gerald F. Mucci
Community Development Director

GFM/ksg

cc: City Clerk
Building Department
File: SP-04-10
File: 2004 D. O. Log
File: Letter Log
Fax: Brad Davis (850) 654-3918