



Community Development Planning Division

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

September 19, 2012

Order No. 12-11

Final Development Order:

“VENUE EMERALD COAST” A MINOR TIER 2 DEVELOPMENT (12-08-SP)

Based upon the City's approval and issuance of this Development Order on September 19, 2012, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

Garver, LLC on behalf of Henderson Beach Partners, LLC is requesting approval of a Minor Tier 2 Development identified as “Venue Emerald Coast”. The proposed development consists of a 233-unit apartment complex distributed throughout six buildings. The proposed project is located at 4201 Commons Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-1033-0000-001A. The overall property contains 11.20 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, drainage plan, landscape plan, outdoor lighting plan, architectural plans, etc., and dated approved August 23, 2012.
2. All the findings of the Technical Review Committee report dated August 23, 2012 are incorporated herein.

CONDITIONS OF APPROVAL:

1. Pursuant to the City of Destin Land Development Code:

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **September 19, 2012** (no later than **September 19, 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 “Venue Emerald Coast” 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 and are owed to the City must be paid in full.
 - B. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.

TECHNICAL REVIEW COMMITTEE REPORT

“VENUE EMERALD COAST” A MINOR TIER 2 DEVELOPMENT (12-08-SP)

TRC Report: August 23, 2012

ISSUE:

- Applicant:** Garver, LLC on behalf of Henderson Beach Partners, LLC is requesting approval of a Minor Tier 2 Development identified as “Venue Emerald Coast”.
- Request:** The request for approval consists of a 233-unit (long-term rental restricted) apartment complex distributed throughout six buildings.
- Location:** The proposed project is located at 4201 Commons Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-1033-0000-001A.
- Parcel Size:** The overall property contains 11.20 acres, more or less.
- Future Land Use:** Gulf Resort Mixed Use (GRMU)
- Zoning District:** Gulf Resort Mixed Use (GRMU)
- Density:** Allowed: 25.00 units per acre
Proposed: 20.80 units per acre
- Intensity:** Allowed: N/A
Proposed: N/A
- Application Date:** April 17, 2012
- TRT Date:** May 8, 2012
- Approved Site Plan Date:** August 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 Gulf Resort Mixed Use (GRMU) and a Zoning designation of Gulf Resort Mixed Use (GRMU). The proposed land use is consistent with the intent of the GRMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The GRMU zoning district specifically allows for the described use (long-term multi-family residential).

CONCURRENCY MANAGEMENT:

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

Traffic: The City’s Transportation Manager signed the CEC on July 9, 2012.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on July 11, 2012.

Potable Water: Destin Water Users, Inc. signed the CEC on May 4, 2012.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on May 4, 2012.

Stormwater Management: The City's Stormwater Manager signed the CEC on July 9, 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 July 9, 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 dated May 23, 2012. **As a condition of approval of this development order application the applicant shall provide to the City's Community Development Department:**

1. A new engineering study to determine if signal warrants are met one year after the certificate of occupancy has been issued for the last residential building. The engineering study and all required improvements (if any) shall be the sole responsibility of the developer, and shall be subject to review by both the City of Destin and Okaloosa County prior to acceptance/approval.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

Four new 5' sidewalk connections are proposed to provide direct pedestrian connection from the development site to Commons Drive.

SUBDIVISION OR PUD – PLAT:

The following condition shall apply:

1. **Prior to the issuance of the Building Permit for the first Building**, the Minor Replat for this project shall be reviewed, approved and signed off by the City and then recorded with the Clerk of the Circuit Court of Okaloosa County. Once the minor replat has been recorded the following items must be returned to the Community Development Department: 1) One (1) full size (24" x 36" mylar of the recorded replat; 2) Two (2) full size (24" x 36") paper copies of the recorded replat; 3) Three (3) reduced copies (11" x 17") of the recorded replat.

RIGHT-OF-WAY DEDICATION:

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

PHASING:

A phasing plan was not submitted for review as part of this application.

ADDRESSING:

The following condition 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:

Allowed: 25.00 dwelling units per acre
Proposed: 20.80 dwelling units per acre

The project is compliant in regards to not exceeding the maximum density allowed within the Gulf Resort Mixed Use (GRMU) FLUM designation.

INTENSITY:

This project has a Gulf Resort Mixed Use (GRMU) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 1.30 for a Tier 2 development. There is no FAR for this project as it doesn't include any non-residential uses.

HEIGHT:

The Gulf Resort Mixed Use (GRMU) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 2 design standards. The proposed three-story buildings are 31' 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. The proposed four-story buildings are 41' 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 130' / 12 story Tier 2 height limit for the GRMU Zoning District.

SETBACKS:

All of the proposed buildings meet and exceed all of the required setbacks and buffers for the Gulf Resort Mixed Use (GRMU) Zoning District: (Note: Distances provided are from the proposed expanded building to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	10' – 20'	10' FPLA	13.7' – 19.5'
Side:	10' (3 stories) & 15' (4 stories)	5' CBLA	12.6' – 104.0' (east side) 13.9' – 150.6' (west side)
Rear:	10' (3 stories) & 15' (4 stories)		139.1' & 151.6'

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

The following condition applies to this project:

1. 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).*

SIGNS:

No approved signage plan or design was requested as part of this application. The following condition applies to this project:

1. Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of a City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

UTILITIES:

The following condition applies to this project:

1. 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.*

OUTDOOR LIGHTING:

The outdoor lighting plan for this project has been approved. 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 Flood Zone "X" and is **not** located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is **not** located in either White Sand Zone.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on July 9, 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:** 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.
3. **Condition:** **Prior to the issuance of any City permit,** a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) approval shall be provided.
4. **Condition:** **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.

INGRESS/EGRESS:

Ingress and egress to the project is provided via a split driveway with two one-way 20' wide ingress and egress to Commons Drive on the southern boundary of the project and a two-way 24' wide ingress and egress point on the eastern property boundary.

REFUSE COLLECTION:

The following condition shall apply:

1. **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. 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 / MULTI-FAMILY ATTACHED DWELLING</u>				
Type/Size of Unit	Maximum vehicle spaces per unit	# of Units	Total	
1 bedrooms	1.5	106	159	
2 bedrooms	2.25	105	236.25	
3 bedrooms	2.5	22	<u>55</u>	
			Total vehicle spaces required	450.25
			Total vehicle spaces provided	459
Handicap Spaces Required/Provided = 9				
Minimum Bicycle Parking			Total bicycle spaces required	45
10% of total vehicle spaces (449 x .10)			Total bicycle spaces provided	45

LOADING SPACE (ZONE):

Loading space is not required for this project.

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): 487,872 sq. ft. (11.20 acres, more or less)
Total Required Open Space: 30.0% (146,361 sq. ft.)
Total Provided Open Space: 34.0% (165,876 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 11.20 x 10 = 112)	112
Total Reforestation Credits for trees on Site	<u>0</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>112</u>

Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	112
Front Perimeter Trees (1 per 25') Required on Site:	37
Parking Lot Trees (1 per end row and landscape island) Required on Site:	66
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	215
TOTAL TREES PROVIDED:	215

Unless otherwise noted, all required trees must be a minimum of twelve (12) 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, one-third shall be a minimum of thirty-six (36) inches in height time of planting; one-third shall be a minimum of eighteen (18) inches in height when measured immediately after planting; and one-third shall be round cover plantings of a one-gallon size. **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:

2012 IMPACT FEE SCHEDULE (Excerpt)

LAND USE -	PARK	LIBRARY	POLICE	TRANS.	TOTAL
Residential, 500 - 749 sq. ft.	\$235	\$78	\$11	N/A*	\$324
Residential, 750 - 999 sq. ft.	\$279	\$93	\$13	N/A*	\$385
Residential, 1,000 - 1,499 sq. ft.	\$335	\$112	\$16	N/A*	\$463
Residential, 1,500 – 1,999 sq. ft.	\$399	\$133	\$19	N/A*	\$551

* Transportation impact fees are not applicable to this project in accordance with the Amended Annexation Agreement. Refer to File: 12-08-SP for a copy of the Amended Annexation Agreement.

PROJECT IMPACT FEES

VENUE EMERALD COAST				
IMPACT FEES CALCULATIONS				
		Total	Impact Fee	Total
Unit	Sq. ft.	Units	per unit	Impact Fee
A1	661	58	\$ 324	\$ 18,792
A3	769	20	\$ 385	\$ 7,700
A5	902	4	\$ 385	\$ 1,540
A2	961	24	\$ 385	\$ 9,240
B1	1,103	86	\$ 463	\$ 39,818
B2	1,246	9	\$ 463	\$ 4,167
B3	1,280	10	\$ 463	\$ 4,630
C1	1,404	18	\$ 463	\$ 8,334
D1	1,744	4	\$ 551	\$ 2,204
TOTAL				\$ 96,425

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:	\$2,266.00 (pd.)
City Surveyor:	N/A
City Traffic Consultant:	\$1,487.40 (pd.)
Re-Review Fees (Community Dev.):	\$565.00 (pd.)
Administrative:	\$50.00 (pd.)
Surrounding Property Notification:	\$51.65 (pd.)
City Council Advertising:	N/A
TOTAL (as of 09/18/12)	Paid in Full

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

The following state permits are required prior to the issuance of any city permit:

1. **Prior to the issuance of any City Permit**, obtain a FDEP NPDES permit and submit a copy to the Public Services Department.

2. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) approval shall be provided.

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 June 27, 2012. 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 May 4, 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 25, 2012. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications stated it had no objections to the project, but had concerns, in a letter dated May 3, 2012. 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 May 7, 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 May 7, 2012. Please refer to **Exhibit "F"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no concerns nor objections to the project in a letter dated April 30, 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 August 6, 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 August 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 July 9, 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 23, 2012. Please refer to **Exhibit "K"** for a copy of the Public Services Department conditions.

OKALOOSA COUNTY:

The Okaloosa County issued a memorandum of no objection to the project with a condition on June 27, 2012. Please refer to **Exhibit "L"** for a copy of the Okaloosa County condition.

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

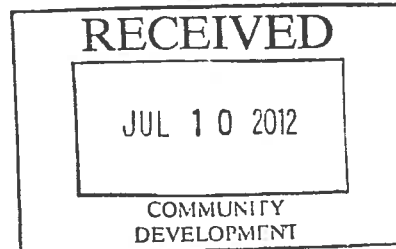


PLAN REVIEW

Chief Kevin Sasser

Date: June 27, 2012

To: Building Department
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541



Project has been reviewed for compliance with the 2010 Florida Fire Prevention Code.

Applicable Fire District fees have been received. (See Attached)

Project: Venue Emerald Coast

Address: 4201 Commons Dr.

Occupancy: Apartment

Owner and/or Contractor: Garver, LLC
Scott Jenkins: 850-837-3330

1. Comments: Water line has been up sized to 10".
2. That portion of the underground piping, dedicated to the fire sprinkler system, must be installed by a contractor licensed to perform that type of work in the State of Florida. Contractor will provide this office with 3 sets of shop drawings of the planned underground for review and approval prior to starting installation. Plan review fees will be assessed at that time and must be paid when the approved plans are picked up. This office requires a 48 hour advanced notice when requested or required to witness or certify any system tests.

Ronald E. Gerdeman
Fire Marshal, CFPS



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: May 4, 2012

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

PROJECT: Waterstone at Commons Drive West
PROJECT NUMBER: 12-08-SP
CONTACT: Henderson Beach Partners, LLC
LOCATION: Intersection of Henderson Beach Drive and Commons Drive

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

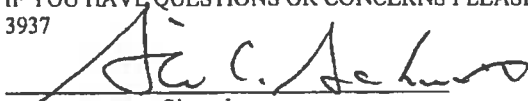
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

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. Sewer laterals to be installed in manholes 1, 3, 5 and 8 from buildings per meeting on May 1st 2012 with engineer. Connection for sewer main will be at existing manhole, not to existing wet well at lift station
4. Master meter size to be determined at a later date either 6" or 8" meter per engineer. Allow 2 months lead time on meter vault.
5. Tap for water connection to be coordinated with Destin Water Users.
6. RP backflows are required for meter vault and connections to the buildings. All fire lines are required with Double Detector Check backflows
7. Tamper proof fire hydrants are required. Shut off valves are to be installed at each building.
8. A blanket easement will be required if owner would like Destin Water Users to maintain water mains, manholes and sewer Mains and lift station.

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


Signed

FLFTWE0101
650 Denton Blvd
Fort Walton Beach, FL 32517



April 25, 2012

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

ATTN: Ashley Grana, Planning Manager

Re: 12-08-SP, Waterstone at Commons Drive West, a Minor Tier 2 Development, 4201 Commons Dr.

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

1. A 4' x 8' 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. 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,

A handwritten signature in black ink that reads "K. Nance".

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

EXHIBIT "D"

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



May 3, 2012

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

To: Technical Review Committee
Re: 12-08-SP, Waterstone at Commons Drive West
4201 Commons Dr

Cox Communications has no objections to this development.

Cox has a considerable investment in pre-placed 2" orange conduit through out the development placed for the previous platted development. Cox would like to request we are written into the easement. If Cox is not requested to provide service Cox requests reimbursement for any of Cox owned conduits that are utilized by any other entity other than Cox.

Please contact me prior to construction to ensure Cox has proper information to provide service to each bldg and specifications can be provided to the developer on types of cable, and proper routing is used inside the bldgs to ensure quality service to the end user.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Dixon", written over a circular stamp or mark.

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

2012 Energy Cost Review
Report Period 2011-2012



May 7, 2012

Mr. R. Ashley Grana
Planning Manager
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

Re: 12-08-SP / Waterstone at Commons Drive W

Dear Mr. Grana:

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,

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

Thomas B. Richardson
Engineering Field Representative
Gulf Power Company



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 5-7-2012**

BUSINESS:

12-08-SP Waterstone at Commons Dr. W.

COMMENTS:

Okaloosa Gas District has no objection to the above referenced project.

Gas is available to service this subdivision 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



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

April 30, 2012

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

RE: 12-08-SP, Waterstone at Commons Drive West
a. Minor Tier 2 Development. 4201 Commons Dr.

This letter serves to confirm that Waste Management has no concerns nor objections to Project 12-08-SP, Waterstone at Commons Drive West, as reviewed by the Technical Review Team.

Sincerely,

Richard Fasano
District Operations Manager
Waste Management
North Florida Market Area

CC: David Forstrom- dforstrom@cityofdestin.com



MEMORANDUM

DATE: August 6, 2012

TO: Project Manager/Planner/Ashley Grana

THRU: Administrative Assistance/Larry Beat

CC: Building Official/ Larry Ballard *LB*

FROM: Building Insp. & Plans Examiner/ Noell Bell *NB*

SUBJECT: 3rd Submittal Review to the Technical Review Team (TRT)

PROJECT: 12-08-SP, Venue Emerald Coast - (pka)Waterstone
A Minor Tier 2 Development, 4201 Commons Dr.

**Community
Development
Building Division**

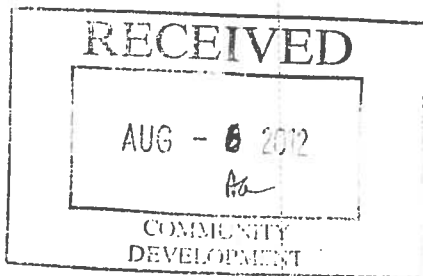
Phone: 654-1119

Fax: 837-7949

A technical review of the project plans submitted is approved with the following conditions:

- 1) Code Section 208.3.1, Florida Accessibility Code – Handicap Parking spaces that serve a particular building or facility shall be located on the shortest accessible route from parking to an accessible entrance. Where parking serves more than one accessible entrance, parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrance, as well as section 208.3.2 – Handicap parking spaces shall be on the shortest accessible route to the handicap residential dwelling unit entrance they serve.
- 2) Code Section FHA, 5 Requirement 2, chart item 4, Florida Accessibility code – Common area's (Pool and Gym) shall be provided with designated handicap parking.

The final submittal plans shall reflect these changes as were discussed with the engineer Michael Jenkins on 8-6-12.





Community Development Planning Division

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

August 23, 2012

Garver, LLC
Attn: Mr. Scott Jenkins, P.E.
1234 Airport Road, Suite 126
Destin, Florida 32541

SUBJECT: Fourth Review for 12-08-SP, Venue Emerald Coast (a.k.a. Waterstone) at Commons Drive West, a Minor Tier 2 Development - 895 Harbor Boulevard - Destin, FL

Dear Mr. Jenkins:

The Development Order Application third submittal was received on August 23, 2012. Staff forwarded the submittal package to the Technical Review Team members on August 23, 2012 and asked that they provide their comments back to the Planning Division before or on September 6, 2012. The following **TRC 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 date: April 17, 2012
- Completeness review date: April 20, 2012
- Staff's first submittal review comments date: May 8, 2012
- Applicant's second submittal target date: July 8, 2012
- Applicant's actual second submittal date: June 18, 2012
- Staff's second submittal review comments target date: July 9, 2012
- Applicant's third submittal target date: September 7, 2012
- Applicant's actual third submittal date: July 20, 2012
- Staff's third submittal review comments target date: August 17, 2012
- Applicant's fourth submittal date: October 17, 2012
- Applicant's actual fourth submittal target date: August 23, 2012
- Staff's fourth submittal review comments target date: September 6, 2012
- Note: Land Development Code requires resubmittal within 60 days.
- Note: The applicant may request ONE 15-day extension to the 60 day resubmittal deadline.

A. Planning Division Comments: **Approved.**

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 any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.



3. **Prior to the issuance of the Building Permit for the first Building**, the Minor Replat for this project shall be reviewed and approved by the City and then recorded with the Clerk of the Circuit Court of Okaloosa County. Once the minor replat has been recorded the following items must be returned to the Community Development Department: 1) One (1) full size (24" x 36" mylar of the recorded replat; 2) Two (2) full size (24" x 36") paper copies of the recorded replat; 3) Three (3) reduced copies (11" x 17") of the recorded replat.
4. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and other outstanding costs associated with this project and are owed to the City must be paid in full.
5. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting must be inspected and approved by the Community Development Department.
6. **Prior to 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.
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.
9. **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. Ref. LDC Section 7.09.02(B)(3).
10. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of a City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

B. Notes:

1. **Please submit 8 full sized (24" x 36") signed, sealed and dated sets of the site plans, landscape plans, architectural elevation plans and outdoor lighting plans.**

Page 3 of 3

August 23, 2012

Review for 12-08-SP, Venue Emerald Coast (a.k.a. Waterstone) at Commons Drive West

If you have questions or need additional information, please feel free to contact me at (850) 837-4242, ext. 3175.

Sincerely,

A handwritten signature in cursive script that reads "R. Ashley Grana".

R. Ashley Grana
Planning Manager

RAG/

cc: File: 12-08-SP
Letter Log



RENAISSANCE PLANNING GROUP

400 North Ashley Drive, Suite 1010 • Tampa, FL 33602 • phone: 813.254.7741 • fax: 813.254.7742

July 9, 2012

Attn: Ashley Grana
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

Subject: 12-08-SP: Venue Emerald Coast (pka Waterstone at Commons Drive West)

Dear Mr. Grana:

Renaissance Planning Group has reviewed the above-referenced Response to Comments dated May 23, 2012, for the Traffic Impact Analysis and Traffic Signal Warrant Analysis. We offer the following remarks and comments at this time:

1. Using the new guidance from FDOT and MUTCD guidelines the applicant may reasonably conduct a new engineering study to determine if signal warrants are met one year after the certificate of occupancy is issued for the last residential building. We request that if the warrant isn't met after the first year, subsequent evaluations are done until the project is built out to ensure the project traffic at the intersection does not warrant signalization.
2. Updated Concurrency Evaluation Certification forms were provided, as requested.

Thank you for the opportunity to comment on this submittal.

Sincerely,

Nick Lepp, AICP
Sr. Transportation Planner
Renaissance Planning Group

cc: Scott Swearengen, Renaissance Planning Group

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: July 9, 2012
TO: Larry Beat, Administrative Assistant
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*
SUBJECT: 12-08-SP Waterstone at Commons Drive West, a Minor Tier 2 Development
4201 Commons Drive West
TRT Second Submittal Stormwater Review Comments

A second submittal package was received on June 22, 2012 from Garver, LLC. 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:** 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.
3. **Condition:** Prior to obtaining any City permit, a copy of the Northwest Florida Water Management District (NWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) approval shall be provided.
4. **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.

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

DMF/


File: Memo
Project File: 12-08-SP

OFFICE OF PUBLIC SERVICES

MEMORANDUM

April 23, 2012

TO: Administrative Assistant/Larry Beat
Planner/David Forstrom
Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodie 

SUBJECT: 12-08-SP Waterstone at Commons Drive West, 4201 Commons Drive
Right of Way & Wetlands Impact Review ONLY

A submittal was received on April 20, 2011 and the right-of-way & wetlands areas only were reviewed. Conditional conceptual acceptance is given. The following comments 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:** Prior to obtaining any City permits, obtain an Okaloosa County Right-of-Way Construction Permit (if required) and submit copy to the Public Services Director.
2. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
3. **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.
4. **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.
5. **Condition:** During construction crane booms shall not swing out over the ROW or adjacent private properties on either side of the project. These areas are open to the public and not part of the construction site. Authorization may be given if the contractor can prove that it is necessary for public safety. The City can not authorize encroachments over adjacent private properties, the developer must obtain the affected property owner's written consent.

cc:
PS Files



Okaloosa County Public Works



State of Florida

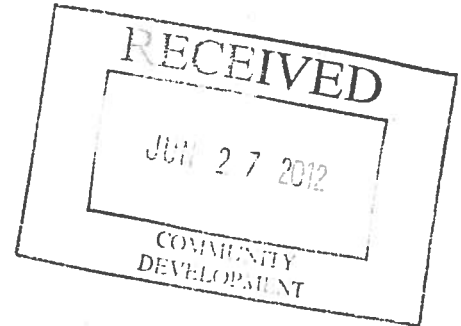
MEMORANDUM

TO: R. Ashley Grana, Planning Manager
City of Destin

FROM: *WJS* Edwin S. Sanguyo, P.E., Engineer III
Public Works Department

DATE: June 27, 2012

SUBJECT: Venue Emerald Coast (fka Waterstone) – City of Destin



The Okaloosa County Public Works Department has reviewed the provided revised construction documents for the above referenced project and is providing the following comments:

1. Public Works Department has no objection to a follow-up traffic study to confirm the need for traffic signals at the intersection of Commons Drive and Henderson Beach Road based on actual field conditions. We recommend incorporating a condition in the development order requiring completion of the traffic study. The traffic study and all required improvements (if any) shall be the sole responsibility of the developer, and shall be subject to review by both the City of Destin and Okaloosa County prior to acceptance/approval.

/ess

cc: Jason T. Autrey, P.E., County Engineer
Marissa Martinez, Growth Management Dept.
Dr. R. H. Showers, P.E., Traffic Engineer

