



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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June 9, 2005

Order No. 05-20

Final Development Order:

“Watermark II” A MAJOR DEVELOPMENT (SP-04-52)

Based upon the City Council's approval of this development order on April 4, 2005, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report, testimony, and with the following conditions as specified by the City Council:

BACKGROUND / ISSUE:

- Applicant:** Moore Bass Consulting, Inc., on behalf of now current owner Vision Watermark II, LLC (Previously owned by B K of Destin, Inc., Mr. Joseph M. Bruner) is requesting approval of a Major Development identified as “Watermark II.”
- Request:** The proposed development consists of constructing an 8 story, 407 lodging unit condominium complex, which includes a 4 story parking garage and pool/exercise amenity area.
- Location:** The proposed development is located on the north side of U.S. Highway 98 East, west of the Big Kahuna's amusement park, and 215 feet, more or less, east of Palms Street. The parcel is more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-0000-0013-014A.
- Parcel Size:** The total proposed site area is 10.25 acres, more or less.
- Future Land Use:** Commercial (C)
- Zoning District:** Business Tourism (BT)
- Density:** Allowed: 40 lodging units per acre
Proposed: 407 lodging units / 10.25 acres = 39.7 lodging units per acre
- Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.39 FAR per Land Development Code (0.94 Alternative FAR)
- Application Date:** August 30, 2004
- TRC Date:** September 29, 2004 (delayed 2 weeks due to Hurricane Ivan)
- Approved Site Plan Date:** March 17, 2005
- City Council Date:** April 4, 2005

DETERMINATIONS:

1. The Destin City Council held a public hearing on April 4, 2005. The Council voted 6 to 1, to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order, TRC report dated March 17, 2005, with all necessary changes and updates, testimony, and contingent upon payment of all outstanding fees prior to the issuance of the Development Order.
2. All the findings of the Technical Review Committee report dated March 17, 2005, are incorporated herein.

CONDITIONS OF APPROVAL FOR "Watermark II" A MAJOR DEVELOPMENT (SP-04-52):

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

Construction 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 June 9, 2005 (no later than June 9, 2006), 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) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a 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. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 "Watermark II" will be protected. **However, the protected concurrency status will be lost if:**
 - A. Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order so that concurrency is not maintained under section 6.02.00.B.3 of the Destin Land Development Code, or
 - B. Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.

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 Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
- 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.

4. **Community Development Department Conditions:**

- A. Refer to pages 13 and 14 of the attached TRC Report dated March 17, 2005.

5. **Destin Water Users, Inc., Conditions:**

- A. Refer to page 8 of the attached TRC Report dated March 17, 2005.

TECHNICAL REVIEW COMMITTEE REPORT

“Watermark II” A MAJOR DEVELOPMENT (SP-04-52)

TRC Report: March 17, 2005

ISSUE:

- Applicant:** Moore Bass Consulting, Inc., on behalf of Joseph M. Bruner is requesting approval of a Major Development identified as “Watermark II.”
- Request:** The proposed development consists of constructing an 8 story, 407 lodging unit condominium complex, which includes a 4 story parking garage and pool/exercise amenity area.
- Location:** The proposed development is located on the north side of U.S. Highway 98 East, west of the Big Kahuna’s amusement park, and 215 feet, more or less, east of Palms Street. The parcel is more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0013-014A. (Exhibit A on file)
- Parcel Size:** The total proposed site area is 10.25 acres, more or less.
- Future Land Use:** Commercial (C)
- Zoning District:** Business Tourism (BT)
- Density:** Allowed: 40 lodging units per acre
Proposed: 407 lodging units / 10.25 acres = 39.7 lodging units per acre
- Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)
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- Application Date:** August 30, 2004
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- City Council Date:** April 4, 2005

DISCUSSION/FINDINGS:

Moore Bass Consulting, Inc., on behalf of Joseph M. Bruner is requesting approval of a Major Development identified as “Watermark II.” The proposed development consists of constructing an 8 story, 407 lodging unit condominium complex, which includes a 4 story parking garage and pool/exercise amenity area. The proposed development is located on the north side of U.S. Highway 98 East, west of the Big Kahuna’s amusement park, and 215 feet, more or less, east of Palms Street. The parcel is more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0013-0140. The total proposed site area is 10.25 acres, more or less.

The proposed project as depicted on the site plan(s) (Exhibit B on file), as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review that is detailed below under the “Compatibility” section of this TRC Report.

The proposed request as presented and described is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review, Concurrency Management review, and a Level of Service review. This project is located within the Town Center Redevelopment Area.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use Map designation of Commercial (C) and a Zoning District designation of Business Tourism (BT). The proposed multifamily residential (lodging) land use is consistent with the intent of the Commercial (C) Future Land Use Map designation as an acceptable land use pursuant to the Comprehensive Plan - 2000. The Business Tourism (BT) zoning district specifically allows for the described use(s) (§7.12.01 (I) (ss), LDC). However, the proposed development must satisfy compatibility criteria established in Policy 7.A.4.6 (p), Comprehensive Plan and §7.09.00, LDC.

COMPATIBILITY:

The LDC requirements regulating compatibility are *“intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations”* [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

1. Type of land use, zoning district, and land use category;
2. Building location, dimensions, height, and floor area ratio;
3. Location and extent of parking, access drives, and service areas;
4. Traffic generation, hours of operation, noise levels, and outdoor lighting;
5. Alteration of light and air; and
6. Setbacks and buffers.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the requirements as detailed in the staff reviewed and accepted Compatibility Analysis, dated November 22, 2004, by Ms. V. Gail Easley, FAICP of The Gail Easley Company (See Exhibit C on file).

City Staff accepts the above referenced compatibility analysis and agrees that site plan for the “Watermark II” a multifamily residential development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.00 with any above stated conditions.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

RIGHT-OF-WAY DEDICATION:

Within 90 days of the issuance of the Development Order or prior to the issuance of any building permit, whichever is sooner, the applicant shall dedicate to the City of Destin by general warranty deed, free and clear of encumbrances, the required land in order to provide an 80' wide ROW along the northern end of the project abutting the Gulf Power Easement. (See sheet 3.0 Exhibit B on file)

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

- Solid Waste: **X**
- Potable Water: **X**
- Sanitary Sewer: **X**
- Traffic: **X**
- Stormwater Management: **X**

Please refer to the attached Exhibits D through H on file for approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager and approved on October 22, 2004, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis revised dated October 11, 2004 (Exhibit G on file).

SUBDIVISION OR PUD - PLAT:

The proposed development will be a multifamily residential lodging use under condominium ownership and thus Condominium Documents are necessary. In lieu of providing draft Condominium Documents, the applicant has provided a Condominium Affidavit, dated February 21, 2005, (See Exhibit I on file).

Prior to the issuance of a Certificate of Occupancy, the condominium documents must be reviewed and approved by the City Land Use Attorney and City Staff and properly recorded as stated within the Condominium Affidavit dated February 21, 2005. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.

WHITE SANDS ZONE:

The project property is located in White Sand Zone II.

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 proposed buildings meet and exceed all of the required setbacks for the following zoning district(s): Business Tourism (BT) meeting the RIA four or more, 3 or more floors dimensional requirements:

Distances provided are from the proposed facility to the nearest property lines:

	<u>Required Setbacks</u>	<u>Buffers</u>	<u>Provided</u>
Front (south):	20'	10' FP	299.99' including the 10' FP
Back/Front (north):	20'	10' FP	61.89' including the 10' FP
Side (east):	28'	5' CB	28.44' including the 5' CB
Side (west):	28'	5' CB	28.44' including the 5' CB
Between Bldgs.:	10'	N/A	21.58'

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: 10' FP is required along the property abutting the right-of-way or proposed right-of-way, the standard five (5) foot common boundary buffers along the eastern and western property lines.

SIGNS:

No overall sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

UTILITIES:

Utilities/service (existing and proposed) shall be placed underground.

CITY OF DESTIN BUILDING OFFICIAL:

Building Official has no technical comments at this time. A full set of construction plans, specification, and related documents for the two condominium buildings, restaurant, and conference center must be submitted to the International Code Council office in Birmingham for review and approval before any building permits will be issued.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated September 9, 2004.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated September 29, 2004.

GULF POWER:

Gulf Power did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated September 29, 2004.

SPRINT:

Sprint approved the project in a letter dated September 13, 2004.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated March 17, 2005. Please note the following as conditions of the Final Development Order:

1. All revisions to the water and/or sewer utilities of any previously approved project, must be reapproved by Destin Water Users, Inc., at least 24 hours prior to implementation. If you have question or concerns please call Steve Schmitt/Field Operations Manager (850) 837-6146 ext. 106 or Steve Benoit GIS Section Head (850) 837-6146 ext. 109.
2. Field verified "As-Built" Plans must be furnished to Destin Water Users, Inc., prior to the release of water service.

STORMWATER:

The stormwater management plan was found acceptable and approved on March 7, 2005. The following are **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. **Prior to obtaining any city permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
3. **Condition:** If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
4. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s).

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is not located within any identifiable special flood hazard areas per the FEMA Flood Insurance Rate Maps.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided by a single, 24-foot wide, two-way access point at the southern end of the project onto U.S. Highway 98, East.

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Multifamily Residential Lodging Use (Hotel/motel): 1 space for every room, plus 1 space for every 2 employees on the largest shift.

Per site plan:

407 rooms (lodging units) + (40 employees / 2) = 427 parking spaces

TOTAL REQUIRED: 427 parking spaces

TOTAL PROVIDED: 627 parking spaces (including 13 handicap spaces)

LOADING SPACE (ZONE):

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

TOTAL REQUIRED: 4 loading spaces
TOTAL PROVIDED: 4 loading spaces

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. All dumpsters and refuse handling area must be enclosed by fully opaque screen and gate.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

Sidewalks, interior pedestrian accessways, and appropriate crosswalk striping shall be provided as indicated on sheet 3 (Exhibit B on file). The sidewalk along the existing U.S. Highway 98 right-of-way is in place and must be maintained during construction and repaired if necessary prior to a Certificate of Occupancy.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 446,568 sq. ft. (10.25 acres, more or less)

Required 18% Open Space: 86,195sq. ft. + 171 sq. ft. for every 2,500 sq. ft. of garage parking:
TOTAL Required Open Space = 99,875 sq. ft.

Provided Open Space: 185,865 sq. ft. (41.6%)

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 (1 per every .10 of an acre: 10.25 x 10 = 103 Required on Site:	<u>103</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>103</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:	103
Total Reforestation Trees Provided on Site:	144
Front Perimeter Trees (1 per 25') Required on Site:	28
Front Perimeter Trees (1 per 25') Provided on Site:	29
Parking Lot Trees (1 per end row and landscape island) Required on Site:	24
Parking Lot Trees (1 per end row and landscape island) Provided on Site:	24
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: (Includes additional vegetation per Compatibility Analysis)	29/29*
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	8/8
TOTAL TREES REQUIRED:	192
TOTAL TREES PROVIDED:	234

*The number of trees provided shall be adjusted (increased) to address any compatibility requirements prior to the certificate of occupancy.

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (east and west). A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting.

If required, the ten (10) foot Front Perimeter Landscape Buffer shall be calculated as one (1) tree per twenty-five (25) linear feet of buffer. Unless otherwise noted, all required trees must be a minimum of six (6) 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. Additional vegetation may be required per compatibility.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the overall development land use and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Parks: The park fees were calculated using the "Hotel/Motel = \$50.46 per unit" amount.

Hotel/Motel:

$$(407 \text{ lodging units}) \times (\$50.46) = \$20,537.22$$

Public Library: Not applicable.

Police Protection: The police protection impact fees were calculated using the "Hotel/Motel = \$13.07 per unit" amount.

Hotel/Motel:

$$(407 \text{ lodging units}) \times (\$13.07) = \$5,319.49$$

Road: The road impact fees were calculated using the "Hotel/motel (ITE Code 311 "Suites Hotel") = \$1,365.00 per room."

Hotel/motel (ITE Code 311 "Suites Hotel"):

$$(407 \text{ lodging units/rooms}) \times (\$1,365.00) = \$555,555.00$$

Totals:

Parks:	=	\$20,537.22
Public Library:	=	\$0.00
Police Protection:	=	\$5,319.49
<u>Roads:</u>	=	<u>\$555,555.00</u>
TOTAL:	=	\$581,411.71

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (March 10, 2005). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	Paid
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering Review.)	Paid
Administrative Costs:	Paid
<u>City Council Advertising:</u>	<u>\$103.35</u>
TOTAL (as of 5/12/05) =	\$103.35

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office to be stamped "Received" and then forwarded to the Community Development Department.

COMMENTS/CONDITIONS:

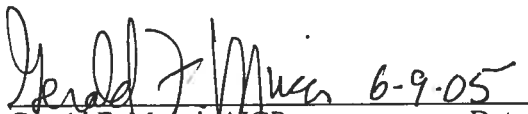
Public Input:

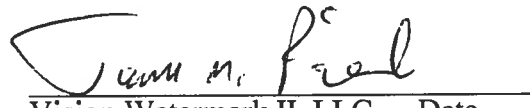
No public comment has been presented to staff at the time of this report.

Per Community Development Department:

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. **Within 90 days of the issuance of the Development Order or prior to the issuance of any building permit, whichever is sooner**, the applicant shall dedicate to the City of Destin by general warranty deed, free and clear of encumbrances, the required land in order to provide an 80' wide ROW along the northern end of the project abutting the Gulf Power Easement. (See sheet 3.0 Exhibit B on file)
3. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents must be reviewed and approved by the City Land Use Attorney and City Staff and properly recorded as stated within the Condominium Affidavit dated September 29, 2004. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.
4. **Prior to obtaining any city permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office to be stamped "Received" and then forwarded to the Community Development Department.
5. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
6. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents must be reviewed and approved by the City Land Use Attorney and City Staff and properly recorded as stated within the Condominium Affidavit dated February 21, 2005. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.
7. **Prior to the issuance of a Certificate of Occupancy**, a revised lighting/photometrics plan shall be submitted to City Staff for review and approval indicating the as-built lighting conditions.
8. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.
9. **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.
10. **Prior to obtaining any city permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.

11. If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
12. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s).
13. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.


Gerald F. Mucci, AICP Date
Community Development Director


Vision Watermark II, LLC Date
Owner
Mr. James M. Rudnick
Managing Member



CITY of DESTIN

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Office of Community Development

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kgallander@cityofdestin.com

September 12, 2006

Moore Bass Consulting, Inc.
Attn: Ms. Robyn Peterson, P.E.
1221 Airport Road, Suite 205
Destin, FL 32541

Subject: Development Order Status for Watermark II, a Major Development

Dear Ms. Peterson:

I regret to inform you and your client that the development order for Watermark II, a Major Development is now null and void in accordance with condition No. 1 of Development Order 05-20 and Article 2, Section 2.21.00 of the City's Land Development Code.

If you and/or your client wish to initiate the development order application process again, please contact my office to schedule a pre-application meeting to review the proposal.

If you have questions or need additional information, please do not hesitate to contact my office as soon as possible.

Sincerely,

Kenrick S. Gallander, AICP
Current Planning Manager

KSG/

cc: Community Development Department (File SP-04-52)
City Attorney's Office: Ms. Andrea Ansley
File: Development Order Log - DO-05-20 ✓
File: Letter Log