



# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | [www.cityofdestin.com](http://www.cityofdestin.com)

July 25, 2013

Order No. 13-09

**Final Development Order:**

**“SHERWIN WILLIAMS”  
A MINOR TIER 1 DEVELOPMENT  
(13-13-SP)**

**Based upon the City's approval and issuance of this Development Order on July 25, 2013, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.**

Forty-Four Holdings, LLC (Ryan Jumonville, President) is requesting approval of a Minor Tier 1 Development identified as “Sherwin Williams”. The proposed development consists of a 4,020 sq. ft. retail and warehouse facility. The proposed project is located at 36248 Emerald Coast Parkway also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0975-0000-00A0. The overall property contains 0.45 acres, more or less.

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, drainage plan, landscape plan, architectural plans, etc., and dated approved July 17, 2013.
2. All the findings of the Technical Review Team report dated July 17, 2013 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 **July 25, 2013** (no later than **July 25, 2014**), and must be completed as shown on plans approved by the Technical Review Team.

**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 “Sherwin Williams” 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. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

- C. **Prior to the issuance of any City Permit**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
- D. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a storm water construction generic Permit (if applicable) approval shall be provided to the Planning Division.
- E. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
- F. **Prior to the issuance of a Certificate of Occupancy**, the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
- G. **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.
- H. **Prior to the 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.*

Additionally, the owner must comply with all of the comments, notes and conditions of the Technical Review Committee members as stated on pages 4 through 26 of the attached TRT Report dated July 17, 2013.

  
\_\_\_\_\_  
R. Ashley Grana  
Planning Manager  
City of Destin

7/25/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Forty-Four Holdings, LLC  
Ryan Jumonville, President  
90 Trista Terrace Court, Suite B  
Destin, Florida 32541

7/28/13  
\_\_\_\_\_  
Date

## TECHNICAL REVIEW TEAM REPORT

**“SHERWIN WILLIAMS”  
A MINOR TIER 1 DEVELOPMENT  
(13-13-SP)  
TRC Report: July 17, 2013**

### ISSUE:

**Applicant:** Forty-Four Holdings, LLC (Ryan Jumonville, President is requesting approval of a Minor Tier 1 Development identified as “Sherwin Williams”).

**Request:** The request involves constructing a 4,020 sq. ft. retail and warehouse facility.

**Location:** The proposed project is located at 36248 Emerald Coast Parkway also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0975-0000-00A0.

**Parcel Size:** The overall property contains 0.45 acres, more or less.

**Future Land Use:** Residential, Office and Institutional (ROI)

**Zoning District:** Residential, Office and Institutional – Tourist Development (ROI-TD)

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

**Intensity:** Allowed: 0.50  
Proposed: 0.20

**Application Date:** March 29, 2013

**TRT Date:** N/A

**Approved Site Plan Date:** July 17, 2013

### 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 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 Residential, Office and Institutional (ROI) and a Zoning designation of Residential, Office and Institutional – Tourist Development (ROI-TD). The proposed land use is consistent with the intent of the ROI Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The ROI-TD zoning district specifically allows for the described uses (retail and warehouse).

### **CONCURRENCY MANAGEMENT:**

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

**Traffic:** The City's Transportation Consultant signed the CEC on June 24, 2013.

**Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on March 5, 2013.

**Potable Water:** Destin Water Users, Inc. signed the CEC on March 19, 2013.

**Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on March 10, 2013.

**Stormwater Management:** The City's Stormwater Manager signed the CEC on April 19, 2013.

### **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 June 24, 2013, 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.

### **SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

A new 5' sidewalk connection is proposed to provide direct pedestrian connection from the development site to a new sidewalk in front of the property which will be linked via a marked crosswalk with the existing sidewalk.

### **SUBDIVISION OR PUD – PLAT:**

The proposed project does not include a subdivision or PUD - plat.

### **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:**

The proposed project does not include any dwelling units, so density is not applicable.

**INTENSITY:**

This project has a Residential, Office and Institutional (ROI) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.50 for a Tier 1 development. The proposed FAR for this project is 0.20 which is below the maximum allowed for a Tier 1 development in the ROI designation. The project FAR was calculated as follows:

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

$$4,020 \text{ sq. ft.} / 19,602 \text{ sq. ft.} = 0.20 \text{ FAR}$$

**HEIGHT:**

The Residential, Office and Institutional – Tourist Development (ROI-TD) Zoning District is the applicable zoning district to help determine height limitations for this development. The proposed one-story building is 22’ 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.

**SETBACKS:**

All of the proposed buildings meet and exceed all of the required setbacks and buffers for the Residential, Office and Institutional – Tourist Development (ROI-TD) Zoning District: (Note: Distances provided are from the proposed buildings to the nearest property lines)

| <b><u>Setbacks</u></b> | <b><u>Required</u></b> | <b><u>Buffers</u></b> | <b><u>Provided</u></b>   |
|------------------------|------------------------|-----------------------|--------------------------|
| Front:                 | 20’                    | 10’ FPLA              | 20.49’ Setback, 10’ FPLA |
| Rear:                  | N/A                    | N/A                   | N/A                      |
| Side:                  | 0’                     | 5’ CBLA               | 10.5’ Setback, 5’ CBLA   |
| Between Bldgs.:        | 10’                    | N/A                   | N/A                      |

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:

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:**

An outdoor lighting plan has been submitted and 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 not located within a Special Flood Hazard Area (SFHA).

### **WHITE SANDS ZONE:**

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

### **STORMWATER MANAGEMENT:**

The City approved the stormwater management plan on July 2, 2013, 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 obtaining any City Permit, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a storm water construction generic Permit (if applicable) shall be provided to the Planning Division.
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 two-way driveway.

**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.

| Type of Use:                           | Parking standard: | Sq. ft. of Use: |                                | Total |
|--|-------------------|-----------------|--------------------------------|-------|
| Retail                                 | 1 / 250 sq. ft..  | 2380 sq. ft.    |                                | 9.5   |
| Warehouse                              | 1 / 1000 sq. ft.. | 1640 sq. ft.    |                                | 1.6   |
|  |                   |                 | Total vehicle spaces required: | 11    |
|  |                   |                 | Total vehicle spaces provided: | 11    |
| Handicap Spaces Required/Provided = 1  |                   |                 |                                |       |
| Minimum Bicycle Parking                |                   |                 | Total bicycle spaces required  | 2     |
| 10% of total vehicle spaces (11 x .10) |                   |                 | Total bicycle spaces provided  | 2     |

**LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of Section 8.08.05 *On-site loading standards* of the Destin Land Development Code as indicated on the approved plans and as follows:

**TOTAL REQUIRED/PROVIDED: 1**

**OPEN SPACE/LANDSCAPE:**

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

**Open Space Requirements:**

Site Development Area (Total Area): 19,602 sq. ft (0.45 acres, more or less)  
 Total Required Open Space: 25.0% (4,901 sq. ft.)  
 Total Provided Open Space: 37.0% (7,377 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 (16 trees x 3 credits per tree): | 0        |
| Credits for Existing Trees (20" to 24" diameter) on Site (3 trees x 5 credits per tree): | <u>0</u> |



|   |                 |
|---|-----------------|
| Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:               | <u>0</u>        |
| Reforestation Trees Required on Site: (1 per every .10 of an acre 0.45 x 10 = 10)             | 5               |
| Total Reforestation Credits for trees on Site   | <u>0</u>        |
| <b>Total Reforestation Trees Required on Site:</b> (1 per every .10 of an acre minus credits) | <u><b>5</b></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:                                  | 5         |
| Front Perimeter Trees (1 per 25') Required on Site:                          | 12        |
| Parking Lot Trees (1 per end row and landscape island) Required on Site:     | 4         |
| Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:        | 0         |
| Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site: | <u>0</u>  |
| <b>TOTAL TREES REQUIRED:</b>   | <b>21</b> |
| <b>TOTAL TREES PROVIDED:</b>   | <b>21</b> |

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:

**Parks:** Not applicable.

**Public Library:** Not applicable.

**Police Protection:** The police protection impact fees were calculated using the following rates and fees.

Retail/Commercial:

Impact Fee Rate = \$31.00 per 1,000 sq. ft.

Proposed Building Size: 4,020 square feet

Impact Fee for Building Size = 4,020 sq. ft. x \$31/1,000 = **\$124.62**

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

Retail/Commercial:

Impact Fee Rate = \$1,752.00 per 1,000 sq. ft.

Proposed Building Size: 4,020 square feet

Impact Fee for Building Size = 4,020 sq. ft. x \$1,752.00/1,000 = **\$7,043.04**

**Total Impact Fees to be paid: \$7,167.66**

**APPLICATION FEE:**

The fee listed below is based on the City of Destin Schedule of Fees FY2013, effective 03/01/13. It is a one-time, all-inclusive fee, which includes: initial application and resubmittals; and all costs associated with administration, outside consultant reviews, legal notices and mailings.

**Application Fee:           \$2,500.00           Paid in Full by check # 1547 on 03/29/13**

**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**, a copy of the Northwest Florida Water Management District (NFWMD) storm water permit and a storm water construction generic Permit (if applicable) shall be provided to the Planning Division.

**PUBLIC INPUT:**

No input from the general public was received by staff concerning this application.

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

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project with conditions in a letter dated April 4, 2013. Please refer to **Exhibit "A"** for a copy of the approval letter.

**DESTIN WATER USERS:**

Destin Water Users approved the project with conditions in a letter dated April 22, 2013. 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 8, 2013. 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 April 15, 2013. 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 July 9, 2013. 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 1, 2013. 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 May 1, 2013. 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 in a memo dated April 16, 2013. 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 July 17, 2013. Please refer to **Exhibit “I”** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on April 19, 2013. Please refer to **Exhibit “J”** for a copy of the stormwater related notes and conditions.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department approved the project with conditions on July 15, 2013. Please refer to **Exhibit “K”** for a copy of the Public Services Department conditions.

**Destin Fire Control District**

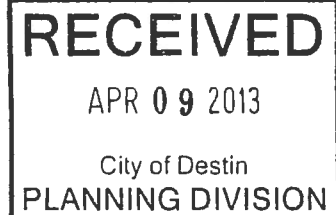
848 Airport Road - Destin, Florida 32541  
 Telephone (850) 837-8413 Fax (850) 837-6715

**PLAN REVIEW**

Chief Kevin Sasser

Date: April 4, 2013

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.**

**A permit may be issued.**

Project: Sherwin Williams Paints  
(Preliminary Review)

Address: 92 Trista Terrace Ct.

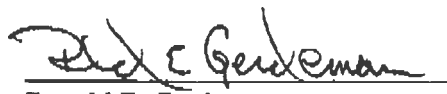
Occupancy: Mercantile

Owner and/or Contractor: DAG Architecture  
337-6460

**Comments: In accordance with the Florida Fire Prevention Code, this project will be classified as a Class C Mercantile with Ordinary Hazard contents. No special requirements are identified in NFPA for this proposed project.**

Recommend you contact the local building official to determine there are any special requirements in the Florida Building Code.

A Fire Impact Fee will be assessed when the building plans are submitted.

  
 Ronald E. Gerdeman  
 Fire Marshal, CFPS



A Heart Ready  
 Community



An Advanced Life  
 Support Service

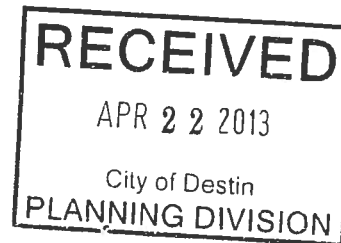


# DESTIN WATER USERS INC.

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

DATE: April 19, 2013

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



PROJECT: Sherwin Williams  
PROJECT NUMBER: 13-13-SP  
CONTACT: AVCON INC. (TONIA D. NATION P.E.)  
LOCATION: 90 TRISTA TERRACE COURT, SUITE B, DESTIN FL 32541

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

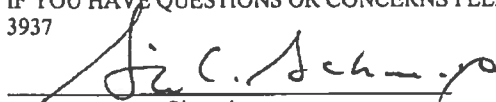
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

## 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. METER AND R/P BACKFLOW LOCATIONS NEEDS TO BE SHOWN ON UTILITY PLANS SHEET U1
4. EXISTING FIRE HYDRANT AND ALL COMPONENTS SHALL BE REMOVED FROM EXISTING WATER MAIN
5. 8" LINE STOP SHALL BE COORDINATED WITH DESTIN WATER USERS WITH A 48 HR NOTICE BEFORE THIS WORK IS SCHEDULED TO START.
6. 8" X 2" TAP SHALL BE COORDINATED WITH DESTIN WATER USERS.

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 32547

**RECEIVED**

APR - 8 2013

**COMMUNITY  
DEVELOPMENT**

April 8, 2013

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

ATTN: David Forstrom, Planning Division

Re: 13-13-SP, Sherwin Williams, 36248 Emerald Coast Pkwy, a Minor Tier 1 Development

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

1. A 4' x 4' x 3/4" plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware (if inside terminal room is applicable) and dedicated to Centurylink
2. Two-inch PVC entrance conduit will be run from the northeast 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, appearing to read "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 Race Track Road  
Fort Walton Beach, FL 32547  
(850) 862-4142  
(850) 862-1708 fax



April 15, 2013

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

To: Technical Review Team  
Re: 13-13-SP, Sherwin William  
36248 Emerald Coast Pkwy

Cox Communications has no objections to this development. Any relocations, adjustments or reroutes to Cox owned facilities is the responsibility of the owner/developer to notify Cox. Reimbursement of material and labor may apply.

Please contact myself prior to construction. To ensure access to the building for cable, Cox digital telephone, and high speed internet it is important that we meet prior to construction and conduit placement.

Sincerely,

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

**RECEIVED**

JUL 9 2013



**COMMUNITY  
DEVELOPMENT**

DATE: 7/9/13

DAVID M. FORSTROM, CFM  
PLANNER & STORMWATER/FLOODPLAIN MANAGER  
CITY OF DESTIN  
4200 INDIAN BAYOU TRAIL  
DESTIN, FLORIDA 32541

PER:

SP 13-13 Sherwin Williams at Intersection of Emerald Coast Pkwy and Trista Terrace Ct. Destin, Florida. Gulf Power Company has no conflicts with the above listed project. If there are any questions please contact Pete Ratliff with Gulf Power Company.

Sincerely,

Pete Ratliff  
Engineer III  
850-244-4716



EXHIBIT "F"

**RECEIVED**

MAY 1 2013

**COMMUNITY  
DEVELOPMENT**



## Okaloosa Gas District

**OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 05-01-2013**

**BUSINESS:**

13-13-SP Sherwin Williams 36248 Emerald Coast Pkwy a Minor Tier 1  
Development

**COMMENTS:**

Okaloosa Gas District has no objection to the above referenced project. Gas is  
available for service .

If you should have any questions, or require additional information, please let me  
know. (850) 729-4870.

Submitted by:

*Essa Rhebi*

**Essa Rhebi  
Systems Engineer**

P.O. Box 548 • Valparaiso, Florida 32580-0548 • (850) 729-4870 • FAX (850) 678-2165



EXHIBIT "G"

**RECEIVED**

MAY 1 2013

**COMMUNITY  
DEVELOPMENT**

May 1, 2013

Mr. David Forstrum, CFM  
City of Destin  
Planner & Stormwater/Floodplain Manager  
4200 Indian Bayou Trail  
Destin, Florida 32541

Dear Mr. Forstrum,

Please accept this letter as confirmation that SP 13-13 Sherwin Williams review has been conducted and this location has space that will allow for a trash receptacle.

If you have any questions, feel free to contact me at 850-301-2832.

Thank you,

**Pam LaCourse**

Pam LaCourse  
Operations Manager  
Waste Management

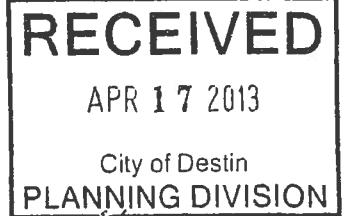
# MEMORANDUM



**Community  
Development  
Building Division**

Phone: 654-1119  
Fax: 837-7949

**DATE:** April 16, 2013  
**TO:** Project Manager/David Forstrom  
**THRU:** Administrative Assistance/Larry Beat  
**CC:** Building Official/ Larry Ballard *LB*  
**FROM:** Combo Building Insp. & Plans Examiner/ Noell Bell *NB*  
**SUBJECT:** 1<sup>st</sup> Submittal Review for TRT  
**PROJECT:** 13-13-SP, Sherwin Williams, 36248 Emerald Coast Pkwy  
a Minor Tier 1 Deviation



**A Technical Review of the project plans submitted has resulted in no comments for the development order approval by the Building Division.**

Please note the following is required prior to actual construction:

- 1) Proper permitting must be applied for and approved prior to any work being performed on mentioned property, i.e.; demolition, site work, new construction, etc.
- 2) 2 full sets of signed and sealed construction plans, specifications and related documents (site plan) as required by the Florida Building Code Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit.
- 3) Plans shall be based on the following codes:
  - 2010 FLORIDA BUILDING CODE
  - 2010 FLORIDA FIRE PREVENTION CODE
  - 2008 NATIONAL ELECTRICAL CODE
    - The following minimum information will be required on construction drawings Informational Page that apply.
      1. Construction Type
      2. Occupancy Classification
      3. Occupancy Load
      4. Mean Roof Height and Pitch
      5. Building Area
      6. Area Modification
      7. Fire Protection – Sprinkled/non-Sprinkled
      8. Ultimate Wind Speed, Risk Category, Wind Exposure
      9. Internal Pressure Coefficient
      10. Design Load Bearing Value of Soils
- 4) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.

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



# Community Development Planning Division

4200 Indian Bayou Trail | Destin, Fl 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | www.cityofdestin.com

July 17, 2013

Ms. Tonia D. Nation, P.E.  
Avcon, Inc.  
320 Bayshore Drive, Suite A  
Niceville, Florida 32578-2433

**SUBJECT: 3<sup>rd</sup> Review for 13-13-SP, Sherwin Williams  
a Minor Tier 1 Development, 36248 Emerald Coast Pkwy**

Dear Ms. Nation:

The Development Order Application third submittal was received on July 12, 2013 and deemed complete on July 12, 2013. Staff forwarded the submittal package to the Technical Review Team members on July 12, 2013 and asked that they provide their comments back to the Planning Division before or on July 26, 2013. The following **TRT comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Process Timeline:

- Applicant's original submittal date: March 29, 2013
- Completeness review date: April 3, 2013
- Staff's first submittal review comments date: April 18, 2013
- Applicant's second submittal target date: June 17, 2013
- Applicant's second submittal date: June 18, 2013
- Applicant's second submittal completeness review date: June 18, 2013
- Staff's second submittal review comments date: July 2, 2013
- Applicant's third submittal target date: August 31, 2013
- Applicant's third submittal date: July 12, 2013
- Applicant's third submittal completeness review date: July 12, 2013
- Staff's third submittal review comments date: July 17, 2013

A. **Planning Division Comments: Approved**, please refer to the comments listed below. To discuss these comments or conditions, please contact at 850-837-4242, extension 3130.

1. **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).*

2. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.
3. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
4. **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.
5. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. Please indicate this requirement on sheet 4 of 11 of the Site Construction Plans and state that the project will expect dumpster service. *Ref. LDC Section 7.09.02(B)(3).*
6. **Condition:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
7. **Condition:** Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan shall be submitted prior to the issuance of any city permit, 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.
8. **Condition: Prior to Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
9. **Condition:** 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).*
10. **Condition:** 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).*
11. **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.*
28. **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.*

- B. **Transportation Comments: Approved.** Please refer to the attached memo dated June 24, 2013. To discuss transportation related comments, please contact Mr. Nick Lepp of Renaissance Planning Group
- C. **Stormwater Management Comments: Approved with Conditions.** Please refer to the attached memo dated July 2, 2013. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242 ext. 3130.
- D. **Public Services Department Comments: Approved with Conditions.** Please refer to the attached memo dated July 15, 2013. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- E. **Building Division Comments: Approved with conditions.** Please refer to the attached comments dated April 16, 2013. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- F. **Destin Fire Control District Comments: Approved with conditions.** Please refer to the attached memo dated April 4, 2013. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.
- G. **Destin Water Users Comments: Approved with conditions.** Please refer to the attached memo dated April 19, 2013. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.
- H. **Cox Communications: Approved with conditions.** Please refer to the attached letter dated April 15, 2013. To discuss Cox Communications related comments or conditions, please contact Mr. Roger Dixon at 850-314-8163.
- I. **CenturyLink: Approved with conditions.** Please refer to the attached letter dated April 8, 2013. To discuss CenturyLink related comments or conditions, please contact Mr. Keith Nance at 850-664-3751.
- J. **Gulf Power: Approved.** Please refer to the attached memo dated July 9, 2013. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- K. **Okaloosa Gas District: Approved.** Please refer to the attached letter dated May 1, 2013
- L. **Waste Management: Approved.** Please refer to the attached memo dated May 1, 2013. To discuss Waste Management related comments or conditions, please contact Ms. Domenica Farmer at 850-301-2816.
- M. **Important Notes:**
  - 1. Impact fees will be assessed on this project and will be indicated in the TRT Report. Impact fee amounts are found in Land Development Code, Article 19.

Page 4 of 4  
July 17, 2013  
3<sup>rd</sup> Review for 13-13-SP, Sherwin Williams

**FINAL SUBMITTAL:**

With the approval of your Development Order application, please submit to the Planning Division: **7 sets of full-size plans (24" x 36")**. Each set of plans must be signed, sealed and dated by the design professional. The seven sets of plans will be stamped approved and signed by a Planning official. Set one is for the owner. Sets two and three are for the Building Division; one for their files and the other set to be issued to the contractor when permits are issued. Sets four and five are for the City of Destin's Planning Division and Public Services Department. Sets six and seven are for the Destin Fire Control District and Destin Water Users, Inc.

If you have questions or need additional information, please feel free to contact me at (850) 337-3130.

Sincerely,



David M. Forstrom, CFM  
Planner & Stormwater/Flood Plain Manager

DMF/

Attachments:

1. Public Services Department comments dated July 15, 2013
2. Gulf Power comments dated July 9, 2013

cc: File: 13-13-SP  
Letter Log



RENAISSANCE PLANNING GROUP

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

June 24, 2013

Attn: David Forstrom  
City of Destin  
4200 Indian Bayou Trail  
Destin, FL 32541

**Subject: 13-13-SP - Sherwin Williams - Revised Traffic Analysis**

Dear Mr. Forstrom:

Renaissance Planning Group has reviewed the above-referenced traffic analysis, received by the City on June 18, 2013. It appears the applicant has sufficiently responded to our comments from April 17, 2013; however, the second paragraph on Page 1 of 4 still references Trip Generation, 6<sup>th</sup> Edition. We suggest the applicant revise the text to read Trip Generation, 9<sup>th</sup> Edition. We have no further comments at this time. Thank you for the opportunity to comment on this submittal.

Sincerely,

Nick Lepp, AICP  
Sr. Transportation Planner  
*Renaissance Planning Group*

cc: Scott Swarengen, Renaissance Planning Group



## COMMUNITY DEVELOPMENT DEPARTMENT

*Planning Division*MEMORANDUM

DATE: April 19, 2013

TO: Larry Beat, Administrative Assistant

FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*

SUBJECT: 13-13-SP, Sherwin Williams, a Minor Tier 1 Development, 36248 Emerald Coast Pkwy

**TRT First Submittal Stormwater Review Comments**

A submittal was received on March 29, 2013 AVCON, Inc. 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 (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) 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: 13-13-SP

## OFFICE OF PUBLIC SERVICES


MEMORANDUM**RECEIVED**

JUL 15 2013

**COMMUNITY  
DEVELOPMENT**

July 15, 2013

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

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

**SUBJECT:** 13 13 SP Sherwin Williams <sup>1<sup>st</sup></sup> Revision, 36248 Emerald Coast Parkway  
Right of Way & Wetlands Impact Review ONLY

A submittal was received on July 12, 2013 and email on July 15, 2013 and the right-of-way & wetlands areas only were reviewed. **The current submittal can appear to be in accordance with the LDC.** 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 a Destin Right-of-Way Construction permit and submit to the Public Services Department.
2. **Condition:** Prior to obtaining any City permits, obtain a FDOT drainage connection permit and submit to the Public Services Department.
3. **Condition:** Prior to obtaining any City permits, obtain a FDOT driveway connection permit and submit to the Public Services Department.
4. **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.
5. **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
6. **Condition:** Prior to obtaining any City permits, provide an erosion control plan per Article 11.09.03.

cc:  
PS Files