

# 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)

**December 18, 2013**

**Order No. 14-02**

**Final Development Order:**

**“JOHNNY O’QUIGLEY’S ALE HOUSE & MARINA”  
A MINOR TIER 1 DEVELOPMENT  
(14-01-SP)**

**Based upon the City's approval and issuance of this Development Order on December 18, 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.**

JMF Destin Harbor Development LLC is requesting approval of a Minor Tier 1 Development identified as “Johnny O’Quigley’s Ale House & Marina”. The proposed development consists of a 8,913 sq. ft. restaurant and 2 slip marina. The proposed project is located at 172 Harbor Boulevard also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0630-0000-0711. The overall property contains 1.13 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 December 12, 2013.
2. All the findings of the Technical Review Team report dated December 12, 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 **December 18, 2013** (no later than **December 18, 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 **“Johnny O’Quigley’s Ale House & Marina”** 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 any City Permit**, 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**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.
- E. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit shall be provided to the Planning Division.
- F. **Prior to the issuance of a Certificate of Occupancy**, the Harbor Boulevard frontage area must be inspected and verified that it has been constructed to City standards (LDC Figure 8-11) or a payment in lieu of the improvements being constructed has been received.
- G. **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.
- H. **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.
- I. **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.
- J. **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 27 of the attached TRT Report dated December 12, 2013.

 R. Ashley Grana Planning Manager City of Destin	12/18/13 Date
 JMF Destin Harbor Development LLC	12/20/13 Date

## TECHNICAL REVIEW TEAM REPORT

### “JOHNNY O’QUIGLEY’S ALE HOUSE & MARINA” A MINOR TIER 1 DEVELOPMENT

(14-01-SP)

TRC Report: December 12, 2013

#### ISSUE:

**Applicant:** JMF Destin Harbor Development LLC (John H. Fuller, Manager) is requesting approval of a Minor Tier 1 Development identified as “Johnny O’Quigley’s Ale House & Marina”.

**Request:** The request involves constructing a 8,913 sq. ft. restaurant and 2 slip marina.

**Location:** The proposed project is located at 172 Harbor Boulevard also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0630-0000-0711.

**Parcel Size:** The overall property contains 1.13 acres, more or less.

**Future Land Use:** South Harbor Mixed Use (SHMU)

**Zoning District:** South Harbor Mixed Use (SHMU)

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

**Intensity:** Allowed: 0.60  
Proposed: 0.18

**Application Date:** October 4, 2013

**TRT Date:** N/A

**Approved Site Plan Date:** December 12, 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 Harbor Community Redevelopment Area (CRA) and the Old Destin 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 South Harbor Mixed Use (SHMU) and a Zoning designation of South Harbor Mixed Use (SHMU). The proposed land use is consistent with the intent of the SHMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The SHMU zoning district specifically allows for the described uses (restaurant and marina).

#### CONCURRENCY MANAGEMENT:

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

**Traffic:** The City’s Transportation Consultant signed the CEC on December 11, 2013.

**Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on October 1, 2013.

**Potable Water:** Destin Water Users, Inc. signed the CEC on October 24, 2013.

**Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on October 24, 2013.

**Stormwater Management:** The City’s Stormwater Manager signed the CEC on December 12, 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 December 4, 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 to the Harbor from Harbor Boulevard and a new 12' wide sidewalk will be constructed along Harbor Boulevard.

**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 South Harbor Mixed Use (SHMU) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.60 for a Tier 1 development. The proposed FAR for this project is 0.18 which is below the maximum allowed for a Tier 1 development in the SHMU designation. The project FAR was calculated as follows:

**Total sq. ft. of proposed building / sq. ft. of subject parcel = FAR**

**8,913 sq. ft. / 49,068 sq. ft. = 0.18 FAR**

**HEIGHT:**

The South Harbor Mixed Use (SHMU) Zoning District is the applicable zoning district to help determine height limitations for this development. The proposed one-story building is 50' in height from the 0.0' feet based on the National Geodetic Vertical Datum (NGVD) of 1929 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:	16' – 45'	N/A	348.41' Setback
Rear:	15'	N/A	34.65' Setback
Side (0'-35' HT):	0'	N/A	7.44' Setback
Side (35'-50' HT):	15'	N/A	9.43' Setback
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 located in Flood Zone "VE-11" which is a Special Flood Hazard Area (SFHA) per the FEMA Flood Insurance Rate Maps. All new construction and substantial improvements in Zones VE shall be elevated on pilings or columns so that:

- A. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level of 11 feet plus 1 foot per Florida Building Code if horizontal structural member is parallel to wave action; and
- B. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (one-percent annual chance). A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of paragraph a and b above (City of Destin V Zone Certification Form).

### **WHITE SANDS ZONE:**

The subject property is located in White Sand Zone I. All fill material used for the project must first be submitted to the City's Environmental Officer for approval prior to use.

### **STORMWATER MANAGEMENT:**

The City approved the stormwater management plan on December 12, 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 (NWFWM) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) 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 two-way 27' wide driveway directly onto Harbor Blvd.

**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
Restaurant	1 / 100 sq. ft..	8837 sq. ft.				88.4
Retail	1 / 250 sq. ft..	76 sq. ft.				0.3
Marina	5 / Slip		2 Slips			10
					Total vehicle spaces required:	99
					20% MMTD Reduction	-20
					Total vehicle spaces required:	79
					Total vehicle spaces provided:	79
Handicap Spaces Required/Provided = 4						

**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): 49,068 sq. ft (acres, more or less)  
 Total Required Open Space: 25.3% (12,576 sq. ft.)  
 Total Provided Open Space: 26.4% (12,954 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):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u><u>0</u></u>



Reforestation Trees Required on Site: (1 per every .10 of an acre $1.13 \times 10 = 12$ )	12
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)	<b><u>12</u></b>

**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:	12
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	10
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>22</b>
<b>TOTAL TREES PROVIDED:</b>	<b>24</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: 8,913 square feet

Impact Fee for Building Size = 8,913 sq. ft. x \$31/1,000 = **\$276.30**

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

Restaurant, Sit-Down

Impact Fee Rate = \$3,244.00 per 1,000 sq. ft.

Proposed Building Size: 8,913 square feet

Impact Fee for Building Size = 8,913 sq. ft. x \$3,244.00/1,000 = **\$28,913.77**

**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 # 1002 on 10/04/13**

**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 (NFWFMD) 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 November 26, 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 October 24, 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 October 17, 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 October 23, 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 October 24, 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 October 25, 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 October 22, 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 November 8, 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 December 12, 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 December 12, 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 November 13, 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

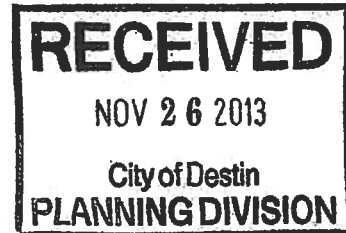


Chief Kevin Sasser

## TECHNICAL REVIEW TEAM

DATE: November 26, 2013

To: **PLANNING & ZONING DIRECTOR  
CITY OF DESTIN  
4100 Indian Bayou Trail  
DESTIN, FL 32541**



**THE DESTIN FIRE CONTROL DISTRICT INSPECTION DEPARTMENT HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL.**

**PROJECT: O'Quigley's Ale House and Marina**

**LOCATION: 172 Harbor Blvd.**

**OCCUPANCY (NFPA): Assembly**

**OWNER/CONTRACTOR: Jernigan's & Sons, Inc.  
850-865-1000**

  X   **APPROVED**

     **DISAPPROVED FOR THE FOLLOWING:**

1. 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.
2. The licensed contractor installing the above ground portion of the fire sprinkler system must provide this office with 3 sets of shop drawings and product manuals/cut sheets for review and approval prior to starting any installation. Plan review fees for the sprinkler system will be assessed at this time and will be required to be paid when approved plans are picked up. This office requires a 48 hour advanced notice when requested or required to witness or certify any system tests.
3. The fire alarm system contractor must provide this office with 3 sets of shop drawings and product manuals/cut sheets for review and approval prior to starting installation. Plan review fees for the



**A Heart Ready Community**

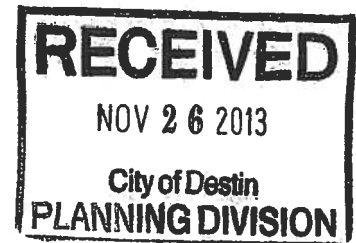


**An Advanced Life Support Service**

alarm system will be assessed at that time and must be paid when approved plans are picked up. This office requires a 48 hour advanced notice when requested or required to witness or certify any system tests.

4. This fire district requires installation of a Rapid Entry Lock Box (Knox Box) on this building. Please contact this office for the order form to ensure the correct box is ordered.
5. This fire district requires a set of as built drawings be provided on CD prior to final inspection.

  
**Ronald E. Gerdeman, Fire Marshal**  
**Destin Fire Control District**





# DESTIN WATER USERS INC.

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

DATE: October 24, 2013

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

PROJECT: Johnny O'Quigley's Ale House & Marina  
PROJECT NUMBER: 14-01-SP  
CONTACT: JMF Destin Harbor Development LLC (816)507-4202  
LOCATION: 172 Harbor Blvd, 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. 24 HR NOTICE ON WATER MAIN TAP TO DESTIN WATER USERS INC.
4. SEWER PUMP STATION WILL BE PRIVATE
5. 2" RP BACKFLOW WILL BE REQUIRED PER PLANS AND A 8" DOUBLE DETECTOR CHECK BACKFLOW ON FIRELINE. ALSO TAMPER PROOF BONNET IS REQUIRED ON FIRE HYDRANT

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

  
Signed



CenturyLink™

FLFTWE0101  
650 Denton Blvd  
Fort Walton Beach, FL 32547

**RECEIVED**

OCT 17 2013

**COMMUNITY  
DEVELOPMENT**

October 17, 2013

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

ATTN: David Forstrom, Planning Division

Re: 14-01-SP, Johnny O'Quigley's Ale House and Marina, 172 Harbor Blvd (formerly 194 Harbor Blvd), 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 Calhoun Ave right-of-way 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,

Keith Nance  
Access Engineer II  
Centurylink  
650 Denton Blvd.

**RECEIVED**

OCT 23 2013

**COMMUNITY  
DEVELOPMENT**

**EXHIBIT "D"**

Fort Walton Beach, FL 32547  
(850) 862-4142  
(850) 862-1708 fax



October 23, 2013

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

To: Technical Review Team  
Re: 14-01-SP, Johnny O'Quigley's Ale house & Marina  
174 Harbor Blvd

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,

A handwritten signature in black ink, appearing to read "RD" or "Roger Dixon".

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



**RECEIVED**

OCT 24 2013

**COMMUNITY  
DEVELOPMENT**



Date: 10/24/13

**To: Larry Beat  
Planning and Development Administrator  
City of Destin  
4200 Indian Bayou Trail  
Destin, Florida 32541**

**14-01-SP Johnny O` Quigley`s Ale House & Marina  
172 Harbor Blvd (formerly 194 Harbor Blvd) Destin Florida  
A minor Tier 1 Development**

**Gulf Power Co. has no conflicts with above referenced project.  
Please call me if there are any other questions.  
Sincerely,**

A handwritten signature in black ink, appearing to read "Thomas Richardson". The signature is fluid and cursive.

**Thomas Richardson 850-833-4881  
Power Delivery Engineering Destin**

**RECEIVED**

OCT 25 2013

**COMMUNITY  
DEVELOPMENT**



# Okaloosa Gas District

**OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 10-25-2013**

**BUSINESS:**

**14-01-SP Johnny O'Quigley's Ale House & Marina 172 Harbor Blvd  
(formerly 194 Harbor Blvd) a Minor Tier 1 Development**

**COMMENTS:**

Okaloosa Gas District reviewed the plans for the above referenced project and has no objection. Gas is available and Okaloosa Gas no conflicts.

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**

**RECEIVED**

OCT 22 2013

**COMMUNITY  
DEVELOPMENT**



October 22, 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 14-01-SP Johnny O'Quigley's Ale House and Marina 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**

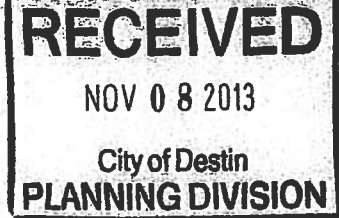
Pam LaCourse  
District Manager  
Waste Management

# MEMORANDUM

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**DATE:** November 8, 2013  
**TO:** Project Manager/David Forstrom  
**THRU:** Administrative Assistance/Larry Beat  
**CC:** Building Official/ Larry Ballard  
**FROM:** Combo Building Insp. & Plans Examiner/ Noell Bell *AB*  
**SUBJECT:** 2<sup>nd</sup> Submittal Review for TRT  
**PROJECT:** 14-01-SP, Jonny O'Quigley's Ale House & Marina  
172 Harbor Blvd. (formerly 194 Harbor Blvd.)  
Minor Tier 1 Development

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**A Technical Review by the Building Division of the project plans submitted resulted in no further comments.**



**Community  
Development  
Building Division**

Phone: 654-1119

Fax: 837-7949



# Community Development Planning Division

EXHIBIT "I"

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

December 12, 2013

Mr. John G. Henderson, P.E.  
Henderson Engineering & Consulting, LLC  
980 Mack Bayou Road, Apartment 3  
Santa Rosa Beach, Florida 32459-3198

**SUBJECT: Third Submittal Review for 14-01-SP, Johnny O'Quigley's Ale House & Marina,  
a Minor Tier 1 Development, 172 Harbor Blvd.**

Dear Mr. Henderson:

The Development Order Application third submittal was received on November 26, 2013 and deemed complete on November 27, 2013. Staff forwarded the submittal package to the Technical Review Team members on November 27, 2013 and asked that they provide their comments back to the Planning Division before or on before December 13, 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: October 4, 2013
- Completeness review date: October 7, 2013
- Staff's first submittal review comments date: October 24, 2013
- Applicant's second submittal target date: December 23, 2013
- Applicant's actual second submittal date: November 5, 2013
- Applicant's second submittal completeness review date: November 6, 2013
- Staff's second submittal review comments target date: November 20, 2013
- Staff's actual second submittal review comments date: November 20, 2013
- Applicant's third submittal target date: January 19, 2014
- Applicant's actual third submittal date: November 26, 2013
- Applicant's third submittal completeness review date: November 27, 2013
- Staff's third submittal review comments target date: December 13, 2013
- Staff's actual third submittal review comments date: December 12, 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. Provide bicycle parking details on the final submitted plans per LDC 8.06.04.C.4.
2. Provide striping for two (2) access aisles adjacent to handicapped parking spaces on the western side of the property on the final submitted plans per LDC 8.06.04.H.
3. Provide a note on the Landscape Plans that area abutting Harbor Blvd. will be constructed in accordance with fig. 8-11 of the LDC and the City/CRA approved streetscape design.

December 12, 2013

Third Submittal Review for 14-01-SP, Johnny O'Quigley's Ale House & Marina

4. **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).*
  5. **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.
  6. **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.
  7. **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.
  8. **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.
  9. **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.*
  10. **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).*
  11. **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).*
  12. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of 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.
  13. **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.*
- B. Transportation Comments: Approved.** Please refer to the attached memo dated December 4, 2013. (To discuss transportation related comments, please contact Mr. Nick Lepp of Renaissance Planning Group at 813-254-7741)

December 12, 2013

Third Submittal Review for 14-01-SP, Johnny O'Quigley's Ale House & Marina

- C. **Stormwater Management Comments: Approved with Conditions.** Please refer to the attached memo dated December 12, 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 second submittal review letter for attached memo dated November 13, 2013. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- E. **Building Division Comments: Approved.** Please refer to the second submittal review letter for attached memo dated November 8, 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 November 26, 2013.
- G. **Destin Water Users Comments: Approved with conditions.** Please refer to the first submittal review letter for attached memo dated October 24, 2013. .
- H. **Cox Communications: Approved with conditions.** Please refer to the first submittal review letter for attached letter dated October 23, 2013.
- I. **CenturyLink: Approved with conditions.** Please refer to the first submittal review letter for attached letter dated October 17, 2013.
- J. **Gulf Power: Approved.** Please refer to the first submittal review letter for attached letter dated October 24, 2013.
- K. **Okaloosa Gas District: Approved with Conditions.** Please refer to the second submittal review letter attached memo dated October 25, 2013.
- L. **Waste Management: Approved.** Please refer to the first submittal review letter for attached letter dated October 22, 2013.
- 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

December 12, 2013

Third Submittal Review for 14-01-SP, Johnny O'Quigley's Ale House & Marina

**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) 837-4242, ext. 3130.

Sincerely,



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

DMF/

Attachments:

1. Transportation comments dated December 4, 2013
2. Stormwater Management comments dated December 12, 2013
3. Destin Fire Control District comments dated November 26, 2013

cc: File: 14-01-SP  
Letter Log



COMMUNITY DEVELOPMENT DEPARTMENT  
*Planning Division*

MEMORANDUM

DATE: December 12, 2013  
TO: Larry Beat, Administrative Assistant  
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DMF*  
SUBJECT: Johnny O'Quigley's Ale House & Marina, a Minor Tier 1 Development, 172 Harbor Blvd

**TRT Third Submittal Stormwater Review Comments**

A second submittal was received on November 26, 2013 from Henderson Engineering and Consulting, LLC.. The Stormwater Management Plan (SWMP) and the construction drawings remain 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: 14-01-SP

## OFFICE OF PUBLIC SERVICES

MEMORANDUM

November 13, 2013

TO: Administrative Assistant/Larry Beat  
Planning Manager/David Forstrom

FROM: Engineering Assistant II/ Joseph D. Bodi

SUBJECT: 14 01 SP Johnny O'Quigley, 172 Harbor Blvd  
Right of Way & Wetlands Impact Review ONLY

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NOV 13 2013

COMMUNITY  
DEVELOPMENT

A re-submittal was received on November 7, 2013 and the right-of-way & wetlands areas only were reviewed. **The Public Services Department has no objection with the current submittal.** 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 submit to the Public Services Department.
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:** Provide an easement or a deed for the public sidewalk on private property per LDC Article 8.09.03.A.6.

cc:  
PS Files