



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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February 15, 2008

Order No. 08-03

HBT, LLC
James D. Monsees, Managing Member
1150 Airport Road, Unit 172
Destin, FL 32541

Subject: Second Addendum to Final Development Order No. 08-03

Dear Mr. Monsees:

Final Development Order No. 08-03 was issued on October 11, 2007, to the property owner, HBT, LLC, and an Addendum to the Final Development Order was issued on January 4, 2008. In general terms, the Final Development Order and Addendum authorize the construction of a unified development comprising of a 340-unit multi-family apartment complex on a portion of the land (the "TCR Parcel") and a 110-unit luxury motor home resort on a portion of the land (the "HBT Parcel"). The unified development is the result of the Amended Annexation Agreement among the City of Destin and HBT, LLC, which was signed by the City on April 16, 2007. The Amended Annexation Agreement recognized explicitly that the development of the property would be a joint effort with TCR Properties Limited Partnership ("TCR") and HBT, LLC ("HBT"). The Addendum was provided to clarify which party, TCR or HBT, shall be obligated to execute and finalize those conditions provided in the Final Development Order No. 08-03 and to provide any additional conditions in order to enable both parties to obtain the necessary permits to move forward their respective portions of the unified development.

The purpose of this Second Addendum is to modify Condition 8 on Exhibit "A" (page 5 of 13) of the Addendum to Final Development Order 08-03. Condition 8 shall hereafter read as follows:

8. **Condition:** A transit stop exists on the Wal-Mart property; however, it is currently not within a ¼ mile of this proposed development. The applicant has the following conditional options to satisfy the Tier 2 transit requirement:

- a. **Prior to the request for the dry-in inspection/foundation survey review:** Relocate the existing transit stop at Wal-Mart from the western side to the eastern side of the Wal-Mart property at a location authorized by both Wal-Mart and Okaloosa County Transit; and

Design and provide a transit stop with an identified pullover area (15' wide x 40' long), transit passenger shelter, street furniture (bench for at least 8 people and one wheelchair), trash receptacle, transit map/signage, and pedestrian connectivity to the internal and external sidewalks and/or FDOT standards and guidelines, in the Commons Drive right of way; or

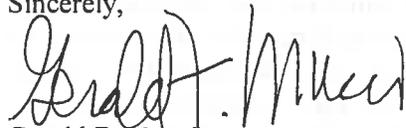
- b. **Prior to the request for the dry-in inspection/foundation survey review:** TCR will provide approved amended plans to locate a new transit stop on the unified development site. The transit stop plan shall include and identify a circulation route, transit passenger shelter, street furniture (bench for at least 8 people and one wheelchair), trash receptacle, transit map/signage, and pedestrian connectivity to the internal and external sidewalks.

The City acknowledges that for TCR to satisfy condition (a) above, approvals from the City of Destin, Okaloosa County Transit, Okaloosa County Public Works and Wal-Mart must be granted. The City of Destin is agreeable as it relates to the conceptual location for the transit stop to satisfy condition (b) on the unified development site (See attachment "A"). However, for TCR to satisfy condition (b) above, final civil and landscape plans approval from the City of Destin must be granted. TCR may only proceed with option (b) above if TCR is not be able to obtain the necessary approvals to satisfy the conditions in (a) above on terms satisfactory to TCR as it relates to timing constraints and cost, and does not require modification of the TCR parcel as part of the unified development plan.

This condition applies to both parcels though the condition may be satisfied by the owner of either parcel.

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

Sincerely,



Gerald F. Mucci
Community Development Director

GFM/ksg

Attachments: Attachment A – Conceptual Transit Stop Location

cc: City Clerk
P&I Division
Engineering Department
File: SP-07-08
✓File: 2008 D. O. Log
File: Letter Log



SCALE: 1" = 30'



JENKINS, STANFORD & ASSOCIATES, INC.
 CIVIL & ENVIRONMENTAL ENGINEERING
 1834 AIRPORT ROAD
 SUITE 136
 DESTIN, FLORIDA 32541
 CERTIFICATE OF AUTHORIZATION NO. 9927

ALEXAN HENDERSON BEACH
 TRANSIT STOP AREA

FIGURE
 2

