



Community Development Planning Division

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

December 27, 2012

Order No. 13-04

Final Development Order:

**“BEACHZONE MULTI-USE SITE”
A MINOR TIER 1 DEVELOPMENT
(12-19-SP)**

Based upon the City's approval and issuance of this Development Order on December 27, 2012, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

Beachzone Palms, LLC is requesting approval of a Minor Tier 1 Development identified as “Beachzone Multi-Use Site”. The proposed development consists of a mixed use commercial strip center containing 11,500 square foot of retail space, 2,000 square feet of restaurant space and a one bay 2,100 square foot automatic carwash building. The proposed project is located at 983 US Highway 98 East also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0098-0000-0030. The overall property contains 1.79 acres, more or less.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, drainage plan, landscape plan, outdoor lighting plan, architectural plans, etc., and dated approved December 19, 2012.
2. All the findings of the Technical Review Committee report dated December 19, 2012 are incorporated herein.

CONDITIONS OF APPROVAL:

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

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **December 27, 2012** (no later than **December 27, 2013**), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (Article 2, Section 2.21.00).



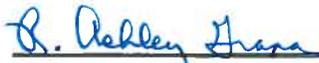
NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (Article 2, Section 2.21.00).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

1. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “Beachzone Multi-Use Site” 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**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit 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 and a storm water construction generic Permit (if applicable) approval shall be provided to the Planning Division.
- F. **Prior to the issuance of any City Permit**, a sidewalk easement or property dedication must be approved by the City, executed and recorded in the Okaloosa County records and an original recorded document provided to the Public Services Department. Refer to LDC Article 8.09.03.A.6.
- 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 24 of the attached TRC Report dated December 19, 2012.

 12-27-12
 R. Ashley Grana Date
 Planning Manager
 City of Destin

 1-14-13
 Andrew Vallianatos, Managing Member Date
 Beachzone Palms, LLC
 4743 Papaya Park
 Destin, Florida 32541

TECHNICAL REVIEW COMMITTEE REPORT

“BEACHZONE MULTI-USE SITE” A MINOR TIER 2 DEVELOPMENT (12-19-SP)

TRC Report: December 19, 2012

ISSUE:

- Applicant:** Beachzone Palms, LLC is requesting approval of a Minor Tier 1 Development identified as “Beachzone Multi-Use Site”.
- Request:** The request for approval consists of a mixed use commercial strip center containing 11,500 square foot of retail space, 2,000 square feet of restaurant space and a one bay 2,100 square foot automatic carwash building.
- Location:** The proposed project is located at 983 US Highway 98 East also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0098-0000-0030.
- Parcel Size:** The overall property contains 1.79 acres, more or less.
- Future Land Use:** Town Center Mixed Use (TCMU)
- Zoning District:** Town Center Mixed Use (TCMU)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 0.40
Proposed: 0.20
- Application Date:** July 24, 2012
- TRT Date:** August 17, 2012
- Approved Site Plan Date:** December 19, 2012

DISCUSSION/FINDINGS:

The proposed request as presented and described is consistent with Comprehensive Plan: 2010 and Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is located within the Town Center or the Harbor Community Redevelopment Areas, but is not 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 Town Center Mixed Use (TCMU) and a Zoning designation of Town Center Mixed Use (TCMU). The proposed land use is consistent with the intent of the TCMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The TCMU zoning district specifically allows for the described uses (restaurant, retail and car wash).

CONCURRENCY MANAGEMENT:

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

Traffic: The City’s Transportation Consultant signed the CEC on October 24, 2012.

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

Potable Water: Destin Water Users, Inc. signed the CEC on July 23, 2012.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on July 23, 2012.

Stormwater Management: The City’s Stormwater Manager signed the CEC on December 18, 2012.

TRANSPORTATION ANALYSIS:

According to the transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on October 24, 2012, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City’s Comprehensive Plan: 2010.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A new 5’ sidewalk connection is proposed to provide direct pedestrian connection from the development site to the existing sidewalk directly to the west of the subject property. Additionally, a 10’ wide sidewalk is proposed in front of the subject property along US Highway 98.

SUBDIVISION OR PUD – PLAT:

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

RIGHT-OF-WAY DEDICATION:

1. **Prior to the issuance of any City Permit**, a sidewalk easement or property dedication must be approved by the City, executed and recorded in the Okaloosa County records and an original recorded document provided to the Public Services Department. Refer to LDC Article 8.09.03.A.6.

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 and dwelling units, so density is not applicable.

INTENSITY:

This project has a Town Center Mixed Use (TCMU) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.40 for a Tier 1 development. The proposed FAR for this project is 0.20 which below the maximum allowed for a Tier 1 development in the TCMU designation. The project FAR was calculated as follows:

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

$$77,854 \text{ sq. ft.} / 15,600 \text{ sq. ft.} = 0.20 \text{ FAR}$$

HEIGHT:

The Town Center Mixed Use (TCMU) Zoning District is the applicable zoning district to help determine height limitations for this development. The proposed one-story buildings are 18’ 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 Town Center Mixed Use (TCMU) Zoning District: (Note: Distances provided are from the proposed expanded building to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	16’ – 26’	N/A	74.1’ & 85’
Side:	0’	N/A	115’ & 23’ (east side) 68’ (west side)
Rear:	0’	N/A	71’

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:

A signage plan or design was submitted as part of this application. The following conditions apply to this project:

1. The locations have been approved **ONLY** for the pylon ground sign and directional signs as shown on the dimension plan Sheet 4 of 11 of the Civil Plans.
2. All building sign renderings and directional sign renderings of the revised sign plan are approved.
3. The larger pylon ground sign rendering on Sheet 9 of 11 of the revised sign plan is approved.
4. **Note:** This is a **planning division only review** and a review only of the documents submitted. A complete building permit application package must be submitted with all documentation required for review and must be approved by both the building and planning division before building permits may be issued.
5. **Note:** Any sign permit issued by the City of Destin will require written agreement to adhere to specific conditions which include restrictions on illumination and sign LED/light changes.

UTILITIES:

The following condition applies to this project:

1. All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*

OUTDOOR LIGHTING:

The outdoor lighting plan for this project has been approved. All lighting **must** be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located in Flood Zone "X" and is **not** located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is located in the White Sand Zone 2. 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 18, 2012, and had the following stormwater related notes and conditions:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

2. **Condition:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.
3. **Condition:** Prior to the issuance of any City Permit, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a storm water construction generic Permit (if applicable) approval 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 three two-way driveways, all being 24.0' wide. One located on the eastern side of the project. One located on the northern side of the project and One located on the western side of project.

REFUSE COLLECTION:

The following condition shall apply:

1. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. Ref. LDC Section 7.09.02(B)(3).

PARKING:

The parking provided complies with Land Development Code Section 8.06.00. *Vehicle and bicycle parking standards*, as indicated on the approved plans.

<u>PARKING REQUIREMENTS</u>				
Type of Use:	Parking standard:	Sq. ft. of Use:		Total
Restaurant:	1 / 75 sq. ft.	2,000		27
Retail:	1 / 250 sq. ft.	11,500		46
Car wash:	1 / 200 sq. ft.	200		1
			Total vehicle spaces required:	74
			80% minimum for MMTD:	58
			Total vehicle spaces provided:	58
Handicap Spaces Required/Provided = 3				
Minimum Bicycle Parking			Total bicycle spaces required	6
10% of total vehicle spaces (58 x .10)			Total bicycle spaces provided	6

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): 77,854 sq. ft. (1.79 acres, more or less)
 Total Required Open Space: 25.0% (19,464 sq. ft.)
 Total Provided Open Space: 25.0% (19,081 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 1.79 x 10 = 112)	18
Total Reforestation Credits for trees on Site	<u>0</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>18</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:	18
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	11
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>7</u>
TOTAL TREES REQUIRED:	36
TOTAL TREES PROVIDED:	36

36 Front Perimeter trees would have been required, however for projects located in the Old Destin Subarea of the Multimodal Transportation District (MMTD) 4 shrubs must be installed for every front perimeter tree. This requirement (36 x 4) means that this project is required to install 144 shrubs.

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: 15,600 square feet

Impact Fee for Building Size = 15,600 sq. ft. x \$31/1,000 = **\$483.60**

Total Police Protection Impact Fees to be paid: **\$483.60**

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

Retail/Shopping Center:

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

Proposed Building Size: 11,500 square feet

Impact Fee for Building Size = 11,500 sq. ft. x \$1,752/1,000 = **\$20,148.00**

Restaurant:

Impact Fee Rate = \$4,638.00 per 1,000 sq. ft.

Proposed Building Size: 2,000 square feet

Impact Fee for Building Size = 2,000 sq. ft. x \$4,638/1,000 = **\$9,276.00**

Car Wash (using service station fee):

Impact Fee Rate = \$1,030.00 per fuel position (one-lane car wash)

Proposed Building Size: 2,100 square feet

Impact Fee for Building Size = one lane car wash @ \$1,030.00 = **\$1,030.00**

Total Transportation Protection Impact Fees to be paid: **\$30,454.00**

Total Impact Fees to be paid: \$30,937.60

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The minimum required Multimodal Transportation Concurrency score for this Tier 1 project located in the Old Destin Sub-area is 383 points. The applicant scored a total of 352 points on the MMTD concurrency evaluation certificate. There by falling short of the minimum required total for approval by 31 points. Multimodal transportation mitigation fees are calculated at \$1,000.00 per point. The total multimodal transportation mitigation fee for this project is **\$31,000.00**. *Prior to the issuance of the Certificate of Occupancy, the multimodal transportation mitigation fee shall be paid in full.*

OTHER FEES:

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

Application Fee:	\$1,143.30 (pd.)
City Surveyor:	N/A
City Traffic Consultant:	\$773.41 (pd.)
Re-Review Fees (Community Dev.):	\$288.40 (pd.)
Administrative:	\$50.00 (pd.)
Surrounding Property Notification:	\$97.95 (pd.)
City Council Advertising:	N/A
TOTAL (as of 11/20/12)	Paid in Full

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

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

1. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit and submit a copy to the Public Services Department.
2. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a storm water construction generic Permit (if applicable) approval 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 August 6, 2012. Please refer to **Exhibit "A"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project with conditions in a letter dated August 15, 2012. Please refer to **Exhibit "B"** for a copy of the approval letter.

CENTURY LINK:

Century Link approved the project with conditions in a letter dated August 6, 2012. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications stated it had no objections to the project, but had concerns, in a letter dated August 8, 2012. Please refer to **Exhibit “D”** for a copy of the approval letter.

GULF POWER:

Gulf Power stated it had no objections to the project in a letter dated August 9, 2012. Please refer to **Exhibit “E”** for a copy of the approval letter.

OKALOOSA GAS:

Okaloosa Gas stated it had no objections to the project in a letter dated August 15, 2012. Please refer to **Exhibit “F”** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no concerns nor objections to the project in a letter dated November 27, 2012. Please refer to **Exhibit “G”** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated November 5, 2012. Please refer to **Exhibit “H”** for a copy of the approval memo.

PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated December 19, 2012. Please refer to **Exhibit “I”** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on December 18, 2012. 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 October 15, 2012. 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: August 6, 2012



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

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

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

Project: Beachzone

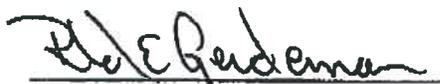
Address: 983 Hwy 98 E.

Occupancy: Mercantile

**Owner and/or Contractor: Beachzone Palms, LLC
Andrew Vallianatos: 850-259-0339**

Comments:

- 1. A fire sprinkler system is required for this building. Ref: NFPA 101: Chapt: 36.3.5.1(2) and Chapt: 36.1.4.2.4**
- 2. A Fire District Impact Fee and a Plan Review fee will be assessed when the building plans are submitted for review.**


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: August 15, 2012

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

PROJECT: Beachzone Multi-Use Site
PROJECT NUMBER: 12-19-SP
CONTACT: Beachzone Palms, LLC
LOCATION: 983 Highway 98 E Destin Fl 32541



PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

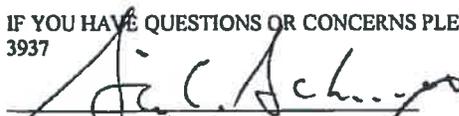
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

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.) Fire protection Double Detector Check Backflow will be required for fire protection
- 4.) All water and sewer connection will be coordinated with Destin Water Users with a 24 hr notice.
- 5.) Irrigation lines will be purple in color for reclaim water, no hose bid will be allowed, if any irrigation lines come In contact with drinking water lines the irrigation lines will be sleeved

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

August 6, 2012

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



ATTN: David Forstrom, Planning Division

Re: 12-19-SP, Beachzone Multi-Use Site, a Minor Tier 1 Development, 938 Highway 98 E

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

1. A 4' x 8' x 3/4" plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware (if inside terminal room is applicable) and dedicated to Centurylink.
2. Four-inch PVC entrance conduit will be run from the property corner or utility easement into the mechanical room with no more than one 90 degree sweep. If an inside terminal room is not applicable the conduit will be turned up outside the building at the location of the telephone terminal. Size and location of either inside or outside terminal will be determined by a Centurylink Corporation representative (Keith Nance, 850-664-3751).
3. Access to the power ground (MGN) within 5 feet of our terminal must be provided; alternatively, a No. 6 insulated copper ground wire from the MGN will be provided at the telephone terminal location.
4. Conduit and equipment room, if applicable, must be completed 60 days prior to Certificate of Occupancy date.

If you should require any additional information, please contact Keith Nance at 850-664-3751.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Nance".

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

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



August 8, 2012

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

To: Technical Review Committee
Re: 12-19-SP, Beachzone Multi Use Site
983 Hwy 98 E.



Cox Communications has no objections to the above named project. Any conflicts with Cox Communications existing facilities will be the responsibility of the owner / developer to contact Cox Communications of said conflicts. All costs incurred for the relocation and/or replacement of Cox Communications owned facilities, aerial or underground is the sole responsibility of the owner or developer. Cox Communications must maintain an 18' clearance on DOT right-of-ways, including driveway cuts. Due to the nature of Gulf Power owned poles, that we lease, the cost to maintain the clearances is solely based on what Gulf Power charges us to upgrade the poles. Materials and man hours to transfer to the new poles are also added to the cost.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Roger Dixon".

Roger Dixon
Construction Planner II
Cox Florida/Georgia
Office: 850-314-8163
roger.dixon@cox.com



Date: 8/9/12

To: David M Forstrom
Planner & Stormwater/Floodplain Manager
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541



Per :
12-19-SP
Beach Zone Multi Use Site, a Minor Tier 1 Development
983 Highway 98 E

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

A handwritten signature in cursive script, appearing to read "Thomas Richardson".

Thomas Richardson
850-833-4881
Power Delivery Engineering Destin



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 8-15-2012**

BUSINESS:

12-19-SP, Beachzone Multi-Use Site, a Minor Tier 1 Development 983 Highway 98 E.

COMMENTS:

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

Gas is nearby.

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**

Ashley Grana

From: David Campbell
Sent: Monday, December 17, 2012 1:36 PM
To: Ashley Grana
Subject: FW: Beach Zone area

Forgot to send this to you.

David O. Campbell, PE
City Engineer
City of Destin

4200 Indian Bayou Trail
Destin, Florida 32541
Phone: 850-837-4242, ext 3122
Mobile: 850-685-3603
Fax: 850-837-9693
E-mail: dcampbell@cityofdestin.com
Website: www.cityofdestin.com

From: Farmer, Domenica [<mailto:dfarmer@wm.com>]
Sent: Tuesday, November 27, 2012 12:41 PM
To: David Campbell
Subject: Beach Zone area

David,

Good afternoon! I wanted to let you know that Waste Management can provide solid waste services to the Beach Zone retail stores.

If you have any questions, feel free to call me.

Thank you,

Domenica

District Manager
Waste Management
108 Hill Avenue
Fort Walton Beach, FL 32548
850-301-2816 Office
850-420-6917 Cell

Waste Management recycles enough paper every year to save 41 million trees. Please recycle any printed emails.



MEMORANDUM

**Community
Development
Building Division**

Phone: 654-1119
Fax: 837-7949

DATE: November 5, 2012
TO: Project Manager/Ashley Grana
THRU: Administrative Assistance/Larry Beat
CC: Building Official/ Larry Ballard *LB*
FROM: Building Insp. & Plans Examiner/ Noell Bell *NB*
SUBJECT: 2nd Submittal Review for TRT
PROJECT: 12-18-SP, Beachzone Multi-Use Site, a Minor Tier 1 Development
983 Highway 98 E

A technical review of the project plans 2nd submittal has resulted in the no further comments.





Community Development

Planning Division

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

December 19, 2012

Campbell Engineering, Inc.
 Attn: Mr. David Campbell, P.E.
 8729 North Lagoon Drive
 Panama City Beach, Florida 32408

**SUBJECT: 3rd review for 12-19-SP Beachzone Multi-Use Site, a Minor Tier 1 Development
 983 US Highway 98 East - Destin, FL**

Dear Mr. Campbell:

The Development Order Application resubmittal package was received on December 11, 2012. Staff forwarded the third submittal package to the Technical Review Team members on December 13, 2012 and asked that they provide their comments back to the Planning Division before or on December 31, 2012. 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: July 24, 2012
- Completeness review date: August 2, 2012
- Staff's first submittal review comments date: August 17, 2012
- Staff's actual first submittal review date: August 17, 2012
- Applicant's second submittal target date: October 17, 2012
- Actual applicant second submittal date: October 11, 2012
- Staff's second submittal review comments date: October 26, 2012
- Staff's actual second submittal review date: November 5, 2012
- Applicant's third submittal target date: January 4, 2013
- Actual applicant third submittal date: December 11, 2012
- Staff's third submittal target date: December 31, 2012
 - o Note: Land Development Code requires resubmittal within 60 days.
 - o Note: The applicant may request ONE 15-day extension to the 60 day resubmittal deadline.

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 3175.

1. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
2. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

3. **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.
 4. **Prior to the issuance of a Certificate of Occupancy**, the site work, landscaping and outdoor lighting must be inspected and approved by the Community Development Department.
 5. **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.
 6. **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).
 7. **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.
 8. **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).
 9. **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.
- B. Stormwater Management Comments:** Approved, please refer to the attached memo dated December 18, 2012. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242, extension 3130.
- C. Sign Management Comments:** Approved, please refer to the attached memo dated December 18, 2012. To discuss sign related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242, extension 3130.
- D. Waste Management Comments:** Approved, please refer to the attached e-mail dated December 17, 2012. To discuss sign related comments, please contact Ms. Domenica Farmer at 850-301-2816.

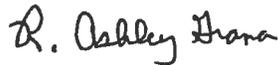
Page 3 of 3
December 19, 2012
Review for 12-19-SP, Beachzone Multi-Use Site

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 (civil engineering, landscape, architectural and outdoor lighting) must be signed, sealed and dated by the design professional responsible for preparing said plans. The seven sets of plans will be stamped approved and signed by a Planning official. The first set 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 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. 3175.

Sincerely,



R. Ashley Grana
Planning Manager

RAG/

Attachments: Stormwater Management comments dated December 18, 2012
Sign comments dated December 18, 2012
Waste Management comments dated December 17, 2012

cc: File: 12-19-SP
Letter Log

COMMUNITY DEVELOPMENT DEPARTMENT RECEIVED
Planning Division
MEMORANDUM



DATE: December 18, 2012
 TO: Larry Beat, Administrative Assistant
 FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*
 SUBJECT: 12-19-SP, Beachzone Multi-Use Site, a Minor Tier 1 Development
 983 Highway 98 E
 TRT Third Submittal Stormwater Review Comments

A third submittal was received on December 11, 2012 from Campbell Engineering, 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: 12-19-SP

OFFICE OF PUBLIC SERVICES

MEMORANDUM

October 15, 2012

TO: Administrative Assistant/Larry Beat
Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodi *Joe*

SUBJECT: 12 19 SP Beachzone, 983 US Hwy 98 E, 2nd review
Right of Way & Wetlands Impact Review ONLY

RECEIVED

NOV 2 2012

COMMUNITY
DEVELOPMENT

A resubmittal was received on October 15, 2012 and the right-of-way & wetlands areas only were reviewed. The current submittal is approved with conditions. 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 City of Destin Right-of-Way Construction Permit from the Public Services Department.
2. **Condition:** Prior to obtaining any City permits, obtain a FDOT Right-of-Way Construction Permit and provide a copy to the Public Services Department.
3. **Condition:** Prior to obtaining any City permits, provide copy right-of-way dedication documents/survey to the Public Services Department and prior to obtaining a C.O. provide final FDOT acceptance documentation.
4. **Condition:** Prior to obtaining any City permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
5. **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.
6. **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.
7. **Condition:** Refer to LDC Article 8.09.03.A.6. Prior to obtaining any City permits, a sidewalk easement or property dedication must be approved by the City, executed and recorded in the Okaloosa County records and an original recorded document provided to the Public Services Dept.

cc:
PS Files