



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

October 15, 2010

Order No. 11-01

Final Development Order:

“COASTLINE TREE SERVICE AND LANDSCAPING” A MINOR DEVELOPMENT (SP-10-07)

Based upon the City's approval and issuance of this Development Order, on October 15, 2010, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

PROJECT DESCRIPTION:

Garver, LLC., on behalf of the estate of Eugene R. Smith III, is requesting approval of an 552 square foot mobile office trailer for a tree and landscaping service, along with various site improvements including parking and landscaping as required by the Destin Land Development Code (LDC). The proposed project will be located at **613 Harbor Boulevard**, also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000C-1370. The total site area is 1.04 acres.

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated October 15, 2010 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 **October 15, 2010** (no later than **October 15, 2011**), 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.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for **“Coastline Tree Service and Landscaping”** 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.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the 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.
4. 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**, provide a debris & soil hauling plan (truck route) through the City. Any road damage that is determined to be caused by this project operation shall be required to be repaired prior to obtaining any Certificate of Occupancy (C.O.).
 - C. **Prior to the issuance of a City Permit**, provide a fully executed Stormwater Pollution Prevention Plan (SWPPP).

- D. **Prior to issuance of any Building Permit**, the architectural construction plans must show the building height referenced to the average adjacent grade.
- E. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
- F. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department.
- G. **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.*
- H. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
- I. **Prior to obtaining a Certificate of Occupancy**, the project must comply with conditions of the NFWFMD stormwater permit.

SIGNATURE BLOCK:

R. Ashley Grana 10-15-10
 R. Ashley Grana Date
 Planning Manager

John R. Dowd, Jr. 10-25-10
 John R. Dowd, Jr. Date
 Executor of the estate of
 Eugene R. Smith, III

TECHNICAL REVIEW COMMITTEE REPORT

“COASTLINE TREE SERVICE & LANDSCAPING” A MINOR DEVELOPMENT (SP-10-07)

TRC Report: October 15, 2010

ISSUE:

- Applicant:** Garver, LLC., on behalf of the estate of Eugene R. Smith III, is requesting approval of a Minor Development identified as “Coastline Tree Service and Landscaping.”
- Request:** The proposed 552 square foot mobile office trailer for a landscaping and tree service, along with various site improvements including parking and landscaping as required by the Destin Land Development Code (LDC). The proposed project is an office building development consisting of a single office building and parking lot.
- Location:** The proposed project is located at 613 Harbor Boulevard also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000C-1370.
- Parcel Size:** The total site area is 1.04 acres, more or less.
- Future Land Use:** North Harbor Mixed Use (NHMU)
- Zoning District:** North Harbor Mixed Use (NHMU)
- Density:** Not applicable for non-residential development in the NHMU Future Land Use Map designation.
- Intensity:** Allowed: 0.60 FAR (Tier 1)
Proposed: 0.013 FAR
- Application Date:** July 28, 2010
- TRC Date:** September 15, 2010
- Approved Site Plan Date:** October 15, 2010

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 and the Old Destin sub-area of the Multimodal Transportation District.

The Technical Review Committee (TRC) 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 North Harbor Mixed Use (NHMU) and a Zoning district of North Harbor Mixed Use (NHMU). The proposed Tree Service & Landscaping Business office land use is consistent with the intent of the NHMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The NHMU zoning district specifically allows for the described use as a permitted use.

CONCURRENCY MANAGEMENT:

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

Traffic: Renaissance Planning Group, Inc., signed the CEC on September 3, 2010.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on October 10, 2010.

Potable Water: Destin Water Users, Inc. signed the CEC on September 10, 2010.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on September 10, 2010.

Stormwater Management: The City's Stormwater Manager signed the CEC on October 8, 2010

TRANSPORTATION ANALYSIS:

With a trip generation of only 3 PM peak hour trips, this project has a “*de minimis impact*” on the adjacent roadway segment’s Level of Service.

Section 6.01.00.D. Projects deemed to have a *de minimus impact* pursuant to Rule 9J-5.0055(3)(c) 6.a, *Florida Administrative Code*, shall not be subject to concurrency requirements.

Rule 9J-5.0055(3)(c) 6.a, Florida Administrative Code *de minimis impacts*. “The Legislature finds that a *de minimis impact* is consistent with this part. A *de minimis impact* is an impact that would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the local government.”

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:

Not applicable for non-residential land use development in the NHMU Future Land Use Map designation

FLOOR AREA RATIO:

Allowed: 0.6 (Tier 1)

Proposed: 0.13

The project is compliant in regards to not exceeding the maximum Floor Area Ration allowed within the North Harbor Mixed Use (NHMU) FLUM category.

HEIGHT:

The North Harbor Mixed Use (NHMU) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 standards. The building height of the proposed office trailer is 13’, which is below the maximum height limitation of 35’.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the North Harbor Mixed Use (NHMU) zoning district: (Note: Distances provided are from the proposed facility to the nearest property lines).

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
*Front:	16' – 26'	40.9'	FPLA - N/A
Rear:	0'	297'	
Side:	0'	East 49.3' West 60.1'	CBLA – N/A
Between Bldgs.:	10'	N/A	

*Front setback may exceed 26' based on achieving required points for MMTD concurrency

FPLA = Front Perimeter Landscaped Area, CBLA = Common Boundary Landscaped Area,

WHITE SANDS ZONE:

The subject property is not located a White Sand Zone.

PHASING:

The proposed development will not be a phased development.

ADDRESSING:

The following conditions 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.*

SIGNS:

A request for sign approval is not part of this application.

1. **Note:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of a city permit. All signage shall comply with the applicable section of the Destin Land Development Code and the Florida Building Code in effect at the time a sign application is submitted.

UTILITIES:

In accordance with Land Development Code section 20.12.00 *Underground utilities*, all existing and proposed above-ground utility lines, located on the subject property regardless of who the utilities serve, are required to be placed underground.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is not located within a Special Flood Hazard Area (SFHA).

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided via a one way driveway with a 20' wide ingress and a 20' wide egress to Harbor Boulevard.

LOADING SPACE (ZONE): Not applicable.

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 / LANDSCAPING SERVICE</u>			
Size of Unit		Maximum Vehicle Parking	Total
552 sq. ft.		1 Space per 2 employees on latest shift	5
Minimum Bicycle Parking		Total vehicle spaces provided	6
5% of total vehicle spaces (5 x .5) or minimum of 2		Total bicycle spaces required	2
Handicap Spaces Required/Provided = 1		Total bicycle spaces provided	2

REFUSE COLLECTION:

Refuse collection will be by standard curbside pickup.

Condition: All solid waste collection areas, unless standard curbside pickup is used, shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. Please indicate this requirement on sheet 4 of 11 of the Site Construction Plans and state that the project will expect dumpster service. *Ref. LDC Section 7.09.02(B)(3).*

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A 5' internal sidewalk with appropriate crosswalk striping is provided from the existing Harbor Boulevard sidewalk to the entrance of the office building. The sidewalk adjacent to the office building extends to the adjacent east and west property boundaries.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 43,747 sq. ft. (1.04 acres, more or less)
Total Required Open Space: 25% (10,936.8 sq. ft.)
Total Provided Open Space: 86.2% (37,708 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	2
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):	28
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	5

Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>35</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 0.313 x 10 = 3)	10
Total Reforestation Credits for trees on Site	<u>35</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u><u>0</u></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:	0
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	2
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>
TOTAL TREES REQUIRED:	2
TOTAL TREES PROVIDED:	35

Unless otherwise noted, all required trees must be a minimum of ten (10) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

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.

Office:

Impact Fee Rate = \$18.00 per 1,000 sq. ft.

Proposed Office Size: 552 square feet

Impact Fee for Restaurant = 552 sq. ft. x \$18/1,000 = **\$9.94**

Total Police Protection Impact Fees to be paid: **\$9.94**

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

Office:

Impact Fee Rate = \$1,404 per 1,000 sq. ft.

Proposed Office Size: 552 sq. ft.

Impact Fee for Office = 552 sq. ft. x \$1,404/1,000 = **\$73.08**

Total Transportation Impact Fees to be paid: **\$73.08**

Parks:	=	N/A
Public Library:	=	N/A
Police Protection:	=	\$9.94
Roads:	=	\$73.08
TOTAL IMPACT FEES:	=	<u>\$83.02</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (October 15, 2010). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

Application Fee:	\$1000.00 (pd.)
Escrow for Consultants & Admin:	\$500.00 (pd.)
City Surveyor:	N/A
Re-Review Fees (Community Dev.):	\$250.00 (pd.)
Administrative Costs:	\$28.87 (pd.)
City Council Advertising:	N/A
TOTAL (as of 10/15/10)	Paid in Full

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

A copy of the NFWFMD Stormwater Permit shall be forwarded to the Public Services Department to be stamped received and then forwarded to the Community Development Department.

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 in a letter dated September 15, 2010. Please refer to **Exhibit "A"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project in a letter dated September 10, 2010. Please refer to **Exhibit "B"** for a copy of the approval letter.

CENTURY LINK:

Century Link stated it had no objections to the project in a letter dated August 26, 2010. Please refer to **Exhibit "C"** for a copy of the approval letter.

GULF POWER:

Gulf Power stated it had no objections to the project in a letter dated October 14, 2010. Please refer to **Exhibit "D"** for a copy of the approval letter.

OKALOOSA GAS:

Okaloosa Gas stated it had no objections to the project in a letter dated September 14, 2010. Please refer to **Exhibit "E"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated during the TRC meeting of September 15, 2010 that the property is currently served via curbside service and that the applicant wishes to continue the service. No dumpster or dumpster enclosure is planned.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated August 30, 2010. Please refer to **Exhibit "F"** 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 October 15, 2010. Please refer to **Exhibit "G"** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on October 14, 2010. Please refer to **Exhibit "H"** for a copy of the **stormwater** related notes and conditions.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of no objection to the project with conditions on October 15, 2010. Please refer to **Exhibit "I"** for a copy of the Public Services Department conditions.

The Destin Fire Control District approved the project at the September 15, 2010. The approval letter is missing from the file. The Consulting Engineer, the Applicant, and the Fire Control District say they do not have a hard copy of the letter. However, Ron Gerdeman of the Fire Control District confirmed via telephone that the letter approving the project was provided.

RGW 10/18/10



DESTIN WATER USERS INC.

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

EXHIBIT
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B

DATE: September 10, 2010

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

PROJECT: Coastline Tree Service & Landscaping
PROJECT NUMBER: SP-10-07
CONTACT: Scott Jenkins
LOCATION: 613 Harbor Blvd

RECEIVED

SEP 13 2010

COMMUNITY
DEVELOPMENT

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.
- 1.) A RP backflow is required to be installed after the meter when service is apply for

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

AUG 31 2010

**COMMUNITY
DEVELOPMENT**

August 26, 2010

City of Destin, Florida
Community Development Department
4200 Two Trees Road
Destin FL 32541

Re: SP-10-07, Blvd

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

1. A minimum 4-foot by 8-foot by $\frac{3}{4}$ inch plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware and dedicated to CenturyLink (if inside terminal room is applicable).
2. Two-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, Inc. 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
Engineer II - CenturyLink
850-664-3751.

8502444702

Destin Engineering

34854 Emerald Coast Parkway
Destin, Florida 32541-3437

Tel 850.244.4738

08:58:50 a.m. 10-14-20

EXHIBIT

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D



October 14, 2010

Mr. Hank Willard
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

RE: 613 Harbor Boulevard, Destin, FL

Dear Mr. Willard,

Gulf Power Company can serve power to 613 Harbor Boulevard in Destin, Florida. Please call me to discuss costs associated with providing underground service to this address. I may be reached at 850-833-4881.

Sincerely,

A handwritten signature in cursive script that reads "Thomas Richardson".

Thomas Richardson
Engineering Field Representative
Gulf Power Company

C: File

RECEIVED

SEP 15 2010

**COMMUNITY
DEVELOPMENT****Okaloosa Gas District****OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 09/14/2010****BUSINESS:**

SP-10-07, Coastline Tree Service & Landscaping, a Minor Development, 613 Harbor Blvd.

COMMENTS:

Okaloosa Gas has no objection to the above referenced project. Gas is available to serve this site.

Please call Okaloosa Gas prior to any construction activities so that Okaloosa Gas will provide personnel to locate and protect existing gas facilities.

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

Submitted by:

Essa Rhebi

**Essa Rhebi
Systems Engineer**



CITY OF DESTIN

EXHIBIT
F

Community Development Department

Building Division

RECEIVED

AUG 30 2010

Memorandum

COMMUNITY
DEVELOPMENT

Aug. 30, 2010

To: Technical Review Committee

Thru: Larry Beat, Administrative Assistant

CC: Larry Ballard, Building Official *LB*

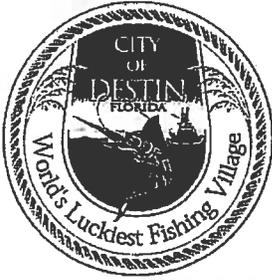
From: Noell Bell, Building Inspector *NB*

Re: SP-10-07, Coastline Tree Service & Landscaping a minor Development, 613 Harbor Blvd.

A review of the plans submitted resulted in the following comments:

- 1) Proper permitting must be applied for and approved prior to any work being performed on mentioned property, i.e.; demolition, site work, new construction, etc.
- 2) 2 full sets of signed and sealed construction plans, specifications and related documents as required by the Florida Building Code, Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit.
 - Site plan
 - Engineered signed & sealed foundation, anchoring plan for Manufactured Building
 - DCA insignia number on manufactured building
- 3) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.
- 4) All Common area's which include walkways, public use areas, restrooms, etc., shall be accessible with an accessible route, and comply with chapter 11 of the Florida Building code.

TRC Review Comments



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541

PLANNING DIVISION

Voice 850.837.4242

Fax 850.650.0693



www.cityofdestin.com

hwoollard@cityofdestin.com

EXHIBIT

G

October 15, 2010

Mr. Scott Jenkins, P.E.
Garver, LLC
1234 Airport Road, Suite 126
Destin, Florida 32541-2925

Subject: Approval of TRC Project SP-10-07, Coastline Tree Service, 613 Harbor Blvd

Dear Mr. Jenkins:

Review of the development application for the above referenced project was completed on October 15, 2010. The application is approved. The final development order is being prepared. Staff will call you when the development order is complete.

Seven (7) sets of plans must be forwarded to the Community Development Department for verification and stamp approval. Each set of plans shall include: 1) Engineering Plans Sheets C-1, C-2, C-3, and C-4 t 2) Landscape Plan Sheets L-1 and L-2. One set of site plans will be given to the owner/applicant for their records. The second and third set will be kept with the Community Development Department until such time as a building permit application is submitted for review. One set will then be kept with the permit application (Building Department) and the other will be given to the contractor once the permit is issued. The last four sets of the site plans will be stamped approved and signed and then given to the following Technical Review Committee members for their records: Destin Water Users, Inc., Destin Fire Control District, Community Development Department and the Public Services Department. All plans must be full size (24" x 36"), signed and sealed. *The above-mentioned sets of plans need to be forwarded to the Community Development Department before the development orders are released.*

If I can be of any further assistance, please contact me at 850-837-4242, extension 3121.

Sincerely,

Hank Woollard, AICP
Planner

HW/

cc: File: SP-10-07
File: Letter Log

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: October 14, 2010
TO: Planner, Hank Woollard, AICP
FROM: Planner & Stormwater/Floodplain Manager, David M. Forstrom, CFM *DF*
SUBJECT: SP-10-07, Coastline Tree Service & Landscaping, a minor development, 613 Harbor Blvd
3rd Submittal Stormwater Review Comments

We received a third submittal on October 13, 2010 from M. Scott Jenkins, P.E. The Stormwater Management Plan (SWMP) and the construction drawings remain approved with the following conditions as noted:

1. **Note:** Due to the small scope of the project, highly permeable soil known to be in the area, and the fact that a Double Ring Infiltrometer test is not required by the Northwest Florida Water Management District, we will not require a Double Ring Infiltrometer and will accept the design percolation rate of 10 inches per hour from the SCS Soil Survey. However, the applicant is advised that a Double Ring Infiltrometer test is highly recommended and cautioned that should the stormwater management system not meet City of Destin performance criteria, the applicant will be responsible for correcting the stormwater management system at their cost.
2. **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.
3. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
4. **Condition:** Prior to obtaining a Certificate of Occupancy, the project must comply with conditions of the NFWFMD stormwater permit.

DF/

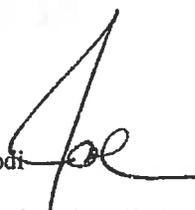
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OFFICE OF PUBLIC SERVICES

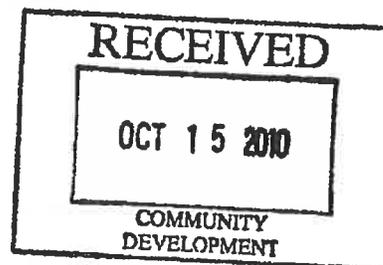
MEMORANDUM

October 15, 2010

TO: Administrative Assistant/Larry Beat

FROM: Engineering Assistant II/ Joseph D. Bodi 

SUBJECT: SP-10-07 Coastline Tree Service & Landscaping. 613 Harbor Blvd.
Right of Way & Wetlands Impact Review ONLY



A submittal was received on October 15, 2010 and the right-of-way & wetlands areas only were reviewed. I have no objection with this project as revised. The following comments are noted below:

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:** 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.
3. **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.
4. **Condition:** Contractor shall not be allowed to utilize ANY public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Authorization may be given on a case by case basis, if the contractor can prove that it is necessary for public AND job site safety. Each case may require additional permitting. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected. Voided permits must be reapplied for and application fees shall be assessed

Site Specific comments are as follows:

- A. Condition: Provide fully executed SWPPP prior to obtaining a city permit.

cc:
PS Files