



Community Development Planning Division

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

November 9, 2011

Order No. 12-01

Final Development Order:

DESTIN BAY HOUSE – A MINOR TIER 1 DEVELOPMENT (11-16-SP)

Based upon the City's approval and issuance of this Development Order, on November 9, 2011, 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:

Core Engineering & Consulting, Inc. on behalf of Mike and Nancy Shoults requested approval to modify a single family bay front dwelling into a wedding/banquet hall for group event use. The address of the proposed project is 127 Calhoun Drive, also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0630-0000-1320. The total site area is 0.95 acres.

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated November 7, 2011 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 **November 9, 2011** (no later than **November 9, 2012**), 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



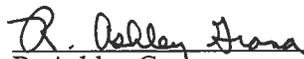
construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “Destin Bay House” 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 (if any) associated with this project and are owed to the City must be paid in full.
 - B. **Prior to the issuance of any City Permit**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
 - C. **Prior to the issuance of any City Permit**, provide a fully executed Stormwater Pollution Prevention Plan (SWPPP).
 - D. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
 - E. **Prior to the issuance of a Certificate of Occupancy**, the project must comply with conditions of the NFWFMD stormwater permit.
 - F. **Prior to the issuance of a Certificate of Occupancy**, Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

- G. **Prior to the issuance of a Certificate of Occupancy**, landscaping, if installed, must be inspected and approved by the Community Development Department.
- H. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
- I. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and any other outstanding costs associated with this project that are owed to the City must be paid in full.

Additionally, the owner must comply with all of the comments, notes and conditions of the Technical Review Committee members as stated on pages 1 through 8 of the attached TRC Report dated November 7, 2011.

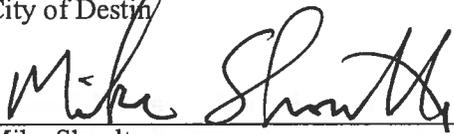
SIGNATURE BLOCK:



R. Ashley Grana
Planning Manager
City of Destin

11-10-11

Date



Mike Shoults
Property Owner

11.28.11

Date

TECHNICAL REVIEW COMMITTEE REPORT
DESTIN BAY HOUSE – A MINOR TIER 1 DEVELOPMENT
(11-16-SP)

TRC Report: November 7, 2011

ISSUE:

Applicant: Core Engineering & Consulting, Inc. on behalf of Mike and Nancy Shoults
Request: The applicant requests approval to modify a single family bay front dwelling into a wedding/banquet hall for group event use.
Location: The address of the proposed project is 127 Calhoun Drive, also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0630-0000-1320. The total site area is 0.95 acres.
Future Land Use: Calhoun Mixed Use (CMU)
Zoning District: Calhoun Mixed Use (CMU)
Density: Not applicable.
Intensity: Allowed: 0.50 FAR (Tier 1)
Proposed: 0.104 FAR
Application Date: August 22, 2011
TRC Date: September 21, 2011
Site Plan Approved: November 7, 2011

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 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 Calhoun Mixed Use (CMU) and a Zoning district of Calhoun Mixed Use (CMU). The proposed Wedding and Banquet Hall is consistent with the intent of the CMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The CMU 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: The City's Planning Manager's designee signed the CEC on October 27, 2011.
Solid Waste: Okaloosa County Solid Waste Department signed the CEC on October 10, 2011.
Potable Water: Destin Water Users, Inc. signed the CEC on September 20, 2011.
Sanitary Sewer: Destin Water Users, Inc. signed the CEC on September 20, 2011.
Stormwater Management: The City's Stormwater Manager signed the CEC on October 20, 2011

TRANSPORTATION ANALYSIS:

The City's Transportation Consultant, Renaissance Planning Group, Inc., reviewed the applicant's transportation concurrency analysis and found that the predicted trip generation of the proposed project is below the de minimis threshold for transportation concurrency and thus does not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials). Therefore, transportation concurrency has been satisfied for this project.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A 5 foot wide internal sidewalk with appropriate crosswalk striping is provided from the existing Calhoun Avenue sidewalk to the entrance of the Wedding/Banquet Hall. Additionally, the existing 5 foot wide sidewalk located on the western side of the right-of-way of Calhoun Avenue will be replaced with a 10 foot wide sidewalk to comply with the Multimodal Transportation District standards.

SUBDIVISION OR PUD – PLAT:

The proposed project does not include a subdivision plat and is not a Planned Unit Development (PUD).

RIGHT-OF-WAY DEDICATION:

The proposed project does not include any right-of-way dedication.

PHASING:

The proposed project will not be a phased development.

ADDRESSING:

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:

No new residential uses are proposed as part of this project. However, the primary structure, a single family dwelling, is proposed to be converted to a wedding/banquet hall. The existing guest house is proposed to remain a dwelling.

INTENSITY:

This project has a Calhoun Mixed Use (CMU) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.50. The FAR for this project is 0.104 and is calculated as follows:

Total sq. ft. of existing and proposed buildings / sq. ft. of subject parcel = FAR

4,312 sq. ft. / 41,380 sq. ft. = 0.104 FAR

HEIGHT:

The Calhoun Mixed Use (CMU) 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 Social Hall addition is 12 feet, which is below the maximum height limitation of 35 feet.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Calhoun Mixed Use (CMU) 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:	Min.10' to max. 20'	Far exceeds	FPLA - N/A
Rear:	50'	Far exceeds	Bay Shoreline Protection Zone
Side:	0	Far exceeds	CBLA - N/A
Between Bldgs.:	10'	N/A	

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

SIGNS:

A request for sign approval was not part of this application for a Development Order. 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, with the exception of redevelopment projects below the threshold criteria for a major development order.

TON
17-22-11

OUTDOOR LIGHTING:

The owner or their representative must submit a lighting plan to the Community Development Department for review and approval prior to receiving a certificate of completion or certificate of occupancy. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located in a Flood Zone "AE8" and is not located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is located in White Sand Zone I.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on October 20, 2011, and had the following **stormwater** related notes and conditions:

1. **Note:** This approval is only for the subject property and **does not** include ROW stormwater approval. The City of Destin Public Services Department must review and approve the proposed improvements in the ROW and determine what, if any, additional stormwater treatment is required.
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. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including as a minimum a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.
4. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided via two one-way accessways on Calhoun Avenue; one on the north side preexisting and one new one on the south side.

REFUSE COLLECTION:

Refuse collection will be by standard curbside pickup. If refuse collection is changed to dumpster service, a dumpster pad and fenced enclosure must be constructed in an appropriate location. A permit is required. Please contact staff regarding the standards for the location and construction of dumpster enclosures. 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. *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.

Vehicle Parking Spaces			
Land Use:	# of Units / sq. ft. / # of seats:	Requirement:	Total
Short-term Single Family Dwelling Unit	1	2 spaces per unit	2
Conference/Convention cntr.	2400 Sf	1 space per 45 sq. ft.	53
Allowable reductions:		Total Required	55
Tree preservation	10%	Reduction	6
Old Destin MMTD	20%		11
Extra bicycle parking	10%		5
Boat parking	15%		6
		Total Required less reductions	27
		Total Provided	27
Bicycle Parking Spaces			
Land Use:	Required Vehicle Parking Spaces:	Requirement:	Total
Short-term Single Family Dwelling Unit	2	0% of total vehicle parking spaces (2 x .0)	0
Conference/Convention cntr.	27	0% of total vehicle parking spaces (0 x .10)	0
		Total Required	0
		Total Provided	30
Loading Space (Zone)			
		1 per up to 100,000 sf floor area Provided	1

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.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 41,496 sq. ft. (0.95 acres, more or less)
Total Required Open Space: 25% (10,374 sq. ft.)
Total Provided Open Space: 52% (20,076 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (2 trees x 2 credits per tree):	4
Credits for Existing Trees (7" to 12" diameter) on Site (31 trees x 3 credits per tree):	93
Credits for Existing Trees (13" to 19" diameter) on Site (9 trees x 4 credits per tree):	36
Credits for Existing Trees (20" to 24" diameter) on Site (3 trees x 5 credits per tree):	15
Credits for Existing Trees (25" diameter and up) on Site (5 trees x 6 credits per tree):	30
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>178</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 0.95 x 10 = 9.5)	10
Total Reforestation Credits for trees on Site	<u>178</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
Shrubs in lieu of front perimeter/common boundary trees (4 per 1) required on Site:	12
Parking Lot Trees (1 per end row and landscape island) Required on Site:	<u>0</u>
TOTAL TREES (Shrubs in lieu of) REQUIRED:	<u>12</u>
TOTAL TREES PROVIDED:	12

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.

HW 11/22/11

Public Library: Not applicable.

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

Church (similar to this use):

Impact Fee Rate = \$7.00 per 1,000 sq. ft.

Proposed Size: 2400 square feet

Impact Fee = 2,400 sq. ft. x \$7/1,000 = **\$16.80**

Total Police Protection Impact Fees to be paid: **\$16.80**

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

Church:

Impact Fee Rate = \$883 per 1,000 sq. ft.

Proposed Size: 2,400 sq. ft.

Impact Fee = 2,400 sq. ft. x \$883/1,000 =

Total Transportation Impact Fees to be paid: **\$2,119.20**

Parks:	=	N/A
Public Library:	=	N/A
Police Protection:	=	\$16.80
Roads:	=	\$2,119.20
Credit for prior use:	=	-\$2087.00
TOTAL IMPACT FEES:	=	<u>\$49.00</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (November 7, 2011). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

Application Fee:	\$1,110.00 (pd.)
Second Submittal Fee:	\$280.00 (pd.)
Escrow Fee:	\$500.00 (pd.)
Administrative Costs (including FedEx charges):	\$58.92 (pd.)
City Traffic Consultant:	\$270.52 (pd.)
TOTAL (as of 11/07/11)	\$2,219 Paid in Full
ESCROW BALANCE	\$179.48

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

A copy of the NFWFMD Individual Environmental Resource Permit dated November 9, 2011 has been submitted to the Community Development Department and is on file.

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 8, 2011. 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 20, 2011. Please refer to **Exhibit "B"** for a copy of the approval letter.

CENTURY LINK:

Century Link stated its requirements for the project in a letter dated September 20, 2011. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated September 9, 2011. 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 September 27, 2011. 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 10, 2011. Please refer to **Exhibit "F"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no objections to the project in a letter dated September 21, 2011. 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 September 9, 2011. Please refer to **Exhibit "H"** for a copy of the approval memo.

PLANNING DIVISION/STORMWATER:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated October 20, 2011. Please refer to **Exhibit "I"** for a copy of the approval letter.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of LDC consistency on the project with conditions on November 7, 2011. Please refer to **Exhibit "J"** for a copy of the approval memo.

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



Chief Kevin Sasser

TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL

DATE: September 8, 2011

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 AT THE TECHNICAL REVIEW COMMITTEE.

TRC/ Site Plan Review Fees have been received. See Attached Receipt.

LOCATION: 127 Calhoun Ave

PROJECT: Destin Bay House

OCCUPANCY (NFPA): Assembly

OWNER/CONTRACTOR: Curtis Gwin
850-837-0392

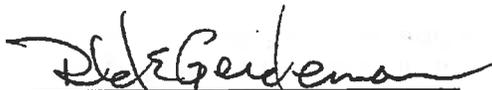
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OCT - 5. 2011

COMMUNITY
DEVELOPMENT

APPROVED

DISAPPROVED FOR THE FOLLOWING:


Ronald E Gerdeman, Fire Marshal
Destin Fire Control District



A Heart Ready
Community



An Advanced Life
Support Service



DESTIN WATER USERS INC.

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

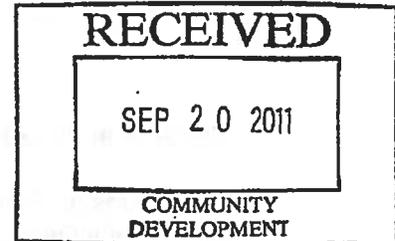
EXHIBIT

B

DATE: September 20, 2011

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

PROJECT: DESTIN BAY HOUSE
PROJECT NUMBER: 11-16-SP
CONTACT: MIKE SHOULTS
LOCATION: 127 CALHOUN AVE DESTIN FL 32541



PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

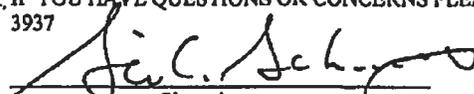
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

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.) NEW FIRE HYDRANT IS REQUIRED TO BE AMERICAN DARLING 5 1/4 B-62-B WITH TAMPER BONNET
- 4.) FIRE HYDRANT TAP WILL BE DONE BY DESTIN WATER USERS. ALL MATERIAL FOR TAP WILL BE PROVIDED BY OWNER.
- 5.) EXISTING WATER METER AND SEWER CONNECTION WILL REMAIN WITH PROPERTY. A 3/4" RP BACKFLOW IS REQUIRED.

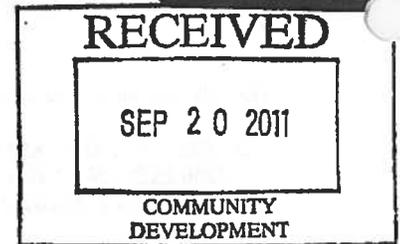
IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 837-6146 ext. 3937


Signed

FLFTWE0101
650 Denton Blvd
Fort Walton Beach, FL 32547



CenturyLink™



September 20, 2011

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

Re: 11-16-SP, Destin Bay House, a Minor Tier 1 Development, 127 Calhoun Ave

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 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. For this project the conduit should be run either to the northwest or southwest property corner. 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
Ft Walton Beach FL 32547

Cox Comm
320 NW R
Fort Walto
(850) 862-
(850) 862-1708 fax



September 9, 2011

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

To: Technical Review Committee
Re: 11-16-SP, Destin Bay House, 127 Calhoun Ave

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,

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

EXHIBIT
E



Date:9/27/11

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

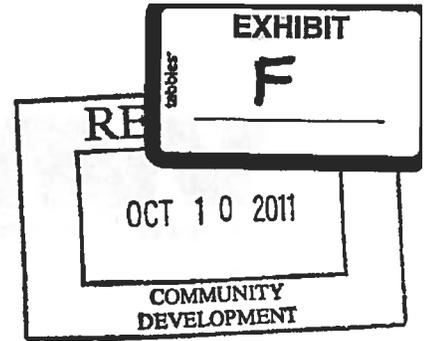


**Per :
11-16-SP Destin Bay House 127 Calhoun Ave
Gulf Power Co. has no conflicts with above referenced project.
Please call me if there are any other questions.
Sincerely,**

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



Okaloosa Gas District



**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 10/10/2011**

BUSINESS:

SP-11-16, Destin Bay House, a Minor Tier 1 Development, 127 Calhoun Avenue.

COMMENTS:

Okaloosa Gas has no objection to the above referenced project. 127A has a gas service line which is (inactive).

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**

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



Waste Management, Inc. of Florida
108 Hill Avenue
Fort Walton Beach, FL 32548
1-800-862-7141
(850) 664-6659 Fax



September 21, 2011

RE: Destin Bay House
a. Minor Tier I Development

This letter serves to confirm that Waste Management has no concerns nor objections to project 11-19-SP Destin Bay House as reviewed at the Technical Review Committee Meeting on Wednesday September 21, 2011.

Sincerely,

Richard Fasano
District Operations Manager
Waste Management
North Florida Market Area

CC: David Forstrom- dforstrom@cityofdestin.com



Community
Development
Building Division

Phone: 654-1119
Fax: 837-7949

MEMORANDUM

EXHIBIT

H

DATE: September 9, 2011
TO: TRC Project Manager/Hank Woollard
THRU: Administrative Assistance/Larry Beat
CC: Larry Ballard/Building Official *LB*
FROM: Noell Bell/Building Insp. & Plans Examiner *MB*
SUBJECT: 1st Submittal Review to the (TRC)
PROJECT: 11-16-SP, Destin Bay House a Minor Tier 1 Development
127 Calhoun Ave.

RECEIVED

SEP - 9 2011

COMMUNITY
DEVELOPMENT

A technical review of the project plans submitted has resulted in no comments at this time.

NOTE:

The following is required prior to actual construction:

- 1) Proper permitting must be applied for and approved prior to any work being performed on mentioned property, i.e.; demolition, site work, new construction, etc. A Change of Use permit will also be required for the existing buildings.
- 2) 2 full sets of signed and sealed construction plans, specifications and related documents (site plan) as required by the Florida Building Code, Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit. The Change of Use permit from Single Family Dwelling (R3) to Banquet Hall (A2) must accompany signed sealed Architectural drawings.
- 3) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.

Full permit application packages are available online at www.cityofdestin.com.



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: October 20, 2011
TO: Larry Beat, Administrative Assistant
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DMF*
SUBJECT: 11-16-SP Destin Bay House, a Minor Tier 1 Development, 127 Calhoun Avenue
TRC Stormwater Review Comments

A second submittal was received on October 5, 2011 from Core Engineering & Consulting, 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:** 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) approval shall be provided.
3. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.

If you have questions or need additional information, please contact my office.

DMF/

File: Memo
Project File: 11-16-SP



OFFICE OF PUBLIC SERVICES

MEMORANDUM

November 7, 2011

TO: Administrative Assistant/Larry Beat
Planner/Hank Woolard
Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodi 

SUBJECT: 11-16-SP Destin Bay House, 127 Calhoun Ave.
Right of Way & Wetlands Impact Review ONLY

A submittal was received on October 31, 2011 and the right-of-way & wetlands areas only were reviewed. **The project appears to be consistent with the Destin LDC.** There appear to be no impacts to the right-of-way or environmentally sensitive areas. The following standard conditions of the D.O.:

1. **Condition:** Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
2. **Condition:** Prior to obtaining a City of Destin Right-of-Way Construction Permit, obtain a FDOT Connection permit and submit copy to the Public Services Director.
3. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
4. **Condition:** Refer to LDC Article 8, Transportation, - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
5. **Condition** Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
6. **Condition:** 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
7. **Condition:** Per Community Development Dept de minim us determination, street trees in ROW per Destin LDC 8.09.03.A.6.d., pedestrian amenities in ROW per Destin LDC 8.09.03.A.6.c. and street lighting in ROW per Destin LDC 8.09.03.A.6.e. shall not be required.

cc:
PS Files

