



Community Development Planning Division

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

December 21, 2012

Destin House, Inc.
Attn: Mr. Jerry Ogle, President
PO Box 5094
Destin, Florida 32540

SUBJECT: Destin House – Boat Storage – Final Development Order No. 11-08 “Special Economic Condition” Extension Request – 315 Mountain Drive

Dear Mr. Ogle:

This letter is in response to your email dated December 12, 2012, requesting a “special economic condition” extension to the above referenced development order. Based on the legal guidance set forth in Section 24 (1) of Ch. 2012-205 Laws of Florida this development order is extended to the fullest extent possible to August 8, 2015. This determination enables the holder of the final development order to delay commencement or continuance of construction, if necessary, until August 8, 2015.

Should you have any further questions or concerns, please do not hesitate to contact me either via e-mail (agrana@cityofdestin.com) or phone (850-582-4525).

Sincerely,

R. Ashley Grana
Planning Division Manager

RAG/

cc: 2011 DO Book
Project File: 11-12-SP
Building File: 315 Mountain Drive
Letter Log







Community Development Planning Division

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July 19, 2012

Destin House, Inc.
Attn: Mr. Jerry Ogle, President
P.O. Box 5094
Destin, Florida 32540

Subject: Destin House Boat Storage – Final Development Order No. 11-08 Extension Request

Dear Mr. Ogle:

This letter is in response to your correspondence received by my office on July 7, 2012. As required, your request for an extension to Final Development Order No. 11-08 was received at least 30 days prior to the expiration date of August 8, 2012. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.B and C (See attached), the 12-month deadline to obtain a building permit and commence construction is conditionally granted.

I recommend consulting with the owners as to the affects of the extension request due the requirements of Article 2, Section 2.21.01.C. Changes to the code may benefit or could result in site design changes that you may feel are detrimental to your currently approved plan. I would advise you to periodically contact the City Clerk's Office to obtain any newly adopted ordinances and review them to determine the effects on the property. I understand the constraints you are facing in proceeding with developing the property. However, I would advise you to seriously consider moving forward with your project sooner rather than later so as to not be affected by any subsequent code requirements adopted after the issuance of your final development order.

I suggest you meet with my staff to discuss your existing plan, any changes required, and the review process involved several weeks prior to your application for any city permit to ensure compliance with Article 2, Section 2.21.00. Please don't hesitate to call me if you have any further questions or concerns.

If you feel any of these determinations or decisions have been made in error, you have the right to appeal the decision to the City's Board of Adjustment. The Administrative Appeal application is available at Destin City Hall in the Community Development Department and must be received completed within 30 calendar days from the date of this letter. The appeal process is typically a two or three month process.

Please don't hesitate to call me if you have any further questions or concerns.

Sincerely,

R. Ashley Grana
Planning Division Manager

Attachments:

Article 2, Section 2.21.01.B and C

cc: **File: 2011 Final Development Order Binder**

File: 11-12-SP

File: Letter Log

- b. Cashiers check;
 - c. Money order; or
 - d. Cash.
3. The amount of payment shall be 120 percent of the total construction cost for the required improvements ("future improvement payment").
 4. In addition to the future improvement payment, developer shall pay an administrative fee.
- D. *Future improvement payment* shall be made prior to the to issuance of a development order for commercial projects or a building permit for residential projects.
- E. *Future improvement payment*. At such time that the improvements can be made to the public right-of-way, easement, or City-owned property, the City shall construct such improvements and use the future improvement payment to pay for the costs of the improvements. After completion of the improvements, any unused portion of the future improvement payment shall be returned to developer. If the future improvement payment is not sufficient to pay for the improvements, developer shall pay any shortfall to the City.
- (Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 07-32-LC, § 5, 5-7-07)

2.21.00. Final development order and extension of the commencement of construction deadline.

A final development order is valid for a period of one year from the date of issuance. However, a building permit must be issued for either the construction of infrastructure or construction of the entire project and construction must commence within said one year period after which the permitted development activity may be completed provided the conditions of this section continue to be satisfied. If a building permit is not issued within one year from the date of issuance of the final development order or a building permit is issued and construction has not commenced within one year from the date of issuance of the final development order, then the development order

becomes null and void. "Construction of infrastructure" shall be defined as site work, grading, or other construction activity (not including land 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. If construction activity ceases for a period of one year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void. No extensions to this deadline shall be allowed, except as set forth in section 2.21.01.

2.21.01. *Criteria for a request to extend the 12-month deadline to obtain a building permit and commence construction.*

- A. An applicant who desires to extend the 12-month deadline shall submit a written request to the community development department, no less than 30 days, prior to the expiration of the 12-month deadline to obtain a building permit and commence construction.
- B. An applicant may receive only one extension, and such extension shall not exceed one year.
- C. As a condition of approval for such an extension, the applicant's project shall meet any and all applicable code requirements that were adopted subsequent to the approval of the final development order for which an extension is being requested. The applicant will have to file an application, to amend to the previously approved development order, with the City prior to the issuance of any City permit for the subject property.
- D. Special economic condition extension. An applicant who desires to extend a previously approved active final development order shall submit a written request to the community development department, no later than December 31, 2009, which extension shall be deemed automatically granted. The extension shall commence from the date of the formal written request and shall terminate on December



Community Development Planning Division

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August 8, 2011

Order No. 11-08

Final Development Order:

"DESTIN HOUSE BOAT STORAGE" A MINOR TIER 1 DEVELOPMENT (11-12-SP)

Based upon the City's approval and issuance of this Development Order on August 8, 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.

Moore Bass Consulting on behalf of Destin House, Inc. is requesting approval of a Minor Tier 1 Development identified as "Destin House Boat Storage". The proposed development consists of a dry storage lot for boats and recreational vehicles with a total of 12 storage stalls in a 14,915 square foot gravel and concrete outside storage and parking area. The proposed project is located at 315 Mountain Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000E 3200. The overall property contains 0.46 acres, more or less.

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated July 25, 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 **August 8, 2011** (no later than **August 8, 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 House Boat Storage”** 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 any City Permit**, provide a fully executed Stormwater Pollution Prevention Plan (SWPPP).
 - D. **Prior to the issuance of a Certificate of Completion**, all applicable impact fees must be paid.
 - E. **Prior to the issuance of a Certificate of Completion**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department.

TECHNICAL REVIEW COMMITTEE REPORT

“DESTIN HOUSE BOAT STORAGE” A MINOR TIER 1 DEVELOPMENT (11-12-SP)

TRC Report: July 25, 2011

ISSUE:

- Applicant:** Moore Bass Consulting on behalf of Destin House, Inc. is requesting approval of a Minor Tier 1 Development identified as “Destin House Boat Storage”.
- Request:** The proposed development consists of a dry storage lot for boats and recreational vehicles with a total of 12 storage stalls in a 14,915 square foot gravel and concrete outside storage and parking area.
- Location:** The proposed project is located at 315 Mountain Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000E-3200.
- Parcel Size:** The overall property contains 0.46 acres, more or less.
- Future Land Use:** Commercial Trades and Services (CTS)
- Zoning District:** Commercial Trades and Services (CTS)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 1.30 FAR (Tier 1)
Proposed: 0.00 FAR
- Application Date:** April 8, 2011
- TRC Date:** May 18, 2011
- Approved Site Plan Date:** July 25, 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 Harbor Community Redevelopment Areas 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 Commercial Trades and Services (CTS) and a Zoning district of Commercial Trades and Services (CTS). The proposed land use is consistent with the intent of the CTS Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The CTS zoning district specifically allows for the described use.

CONCURRENCY MANAGEMENT:

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

Traffic: The City's Traffic Consultant signed the CEC on July 25, 2011.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on July 25, 2011.

Potable Water: Destin Water Users, Inc. signed the CEC on July 25, 2011.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on July 25, 2011.

Stormwater Management: The City's Stormwater Manager signed the CEC on May 18, 2011.

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 April 28, 2011, 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.

As a requirement of the City's multimodal transportation district, as adopted in Comprehensive Plan: 2010, the City's Transportation Manager has reviewed and approved the applicant's traffic impact analysis received April 8, 2011.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

The existing 10 foot wide sidewalk located on the southern side of the right-of-way of Mountain Drive meets the requirements of 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 will not be a phased development.

PHASING:

The proposed development will not be a phased development.

ADDRESSING:

The property has been assigned an address of 315 Mountain Drive. The following conditions shall apply:

1. **Prior to the issuance of a Certificate of Completion**, assigned address numbers shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the facility 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:

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

INTENSITY:

This project has a Commercial Trades and Services (CTS) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 1.30 for a Tier 1 development. The FAR for this project is 0.0 and is calculated as follows:

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

$$0 \text{ sq. ft.} / 19.931 \text{ sq. ft.} = 0.0 \text{ FAR}$$

HEIGHT:

The Commercial Trades and Services (CTS). Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 standards. The maximum height of the development is the 8 foot fence. Therefore, this development meets the maximum height limitation of 35’.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Commercial Trades and Services (CTS). Zoning District: (Note: Distances provided are from the proposed building to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front*:	0’ – 10’	10’ FPLA	N/A – No Building
Rear:	10’	N/A	N/A – No Building
Side (East):	0’	N/A	N/A – No Building
Side (West):	0’	N/A	N/A – No Building
Between Bldgs.:	10’	N/A	N/A

* Front setback may exceed 10’ based on achieving required points for MMTD concurrency.

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. If signage is proposed for this project, the owner or their representative must submit an application for signage to the Community Development Department for review and approval prior to installation. 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.

OUTDOOR LIGHTING:

If outdoor lighting is proposed for this project, the owner or their representative must submit a lighting plan to the Community Development Department for review and approval prior to installation. 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 not located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is located in White Sand Zone II. All fill material for this project must comply with the provisions of Land Development Code Section 11.07.00. *Sand and water protection*.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on July 22, 2011, 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:** Prior to obtaining any City permit, a copy of the NFWFMD stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be provided to the City.
3. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be provided to the City.
4. **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.
5. **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.

REFUSE COLLECTION:

No refuse is anticipated to be generated by the storage of watercraft and/or recreation vehicles. However, if the proposed use does generate refuse in the future refuse collection will have to be provided on site.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided via a two way driveway with a 26.78' wide ingress and egress to Mountain Drive.

PARKING:

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

PARKING REQUIREMENTS / DRY BOAT STORAGE FACILITY

Size of Facility	Maximum Vehicle Parking	Total
12 Boat Storage Spaces	1 Space per 4 Boat Storage Spaces	3
Minimum Bicycle Parking	Total vehicle spaces provided	3
0% of total vehicle spaces	Total bicycle spaces required	0
Handicap Spaces Required/Provided = 0/0	Total bicycle spaces provided	0

LOADING SPACE (ZONE):

The project does not require a loading space.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 19,931 sq. ft. (0.46 acres, more or less)
Total Required Open Space: 25% (4,982.8 sq. ft.)
Total Provided Open Space: 25.2% (5,016 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):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	1
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>1</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 0.313 x 10 = 3)	5
Total Reforestation Credits for trees on Site	<u>1</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>4</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:	4
Front Perimeter Trees (1 per 25') Required on Site:	0

Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
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:	0
TOTAL TREES REQUIRED:	4
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 Completion 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:

This development has **no building** and therefore **will not require any impact fees**. Park and Library impact fees are not required because this development has no building for residential or lodging use. Police and Transportation impact fees are not required because this development has no building for residential, lodging, or any non-residential use.

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (August 5, 2011). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

Application Fee:	\$1110.00 (pd.)
Escrow for Consultants & Admin:	\$500.00 (pd.)
City Surveyor:	N/A
City Traffic Consultant	\$241.04 (pd.)
Re-Review Fees (Community Dev.):	\$280.00
Administrative Costs:	\$91.66 (pd.)
City Council Advertising:	N/A
TOTAL (as of 08/08/11)	\$280.00

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 May 18, 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 July 25, 2011. 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 May 2, 2011. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications approved the project with conditions in a letter dated July 1, 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 July 25, 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 May 17, 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 May 11, 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 May 2, 2011. 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 July 25, 2011. 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 July 22, 2011. Please refer to **Exhibit "J"** for a copy of the approval memo.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of no objection to the project with conditions on July 21, 2011. Please refer to **Exhibit "K"** for a copy of the Public Services Department conditions.

David Forstrom

From: Ron Gerdeman [rgerdeman@destinfire.com]
Sent: Thursday, May 12, 2011 8:16 AM
To: David Forstrom
Subject: FW: TRC Meeting - Wednesday May 18, 2011 at 1:30 pm
Attachments: 2011-05-18.docx

RECEIVED

MAY 12 2011

David,

I will not be able to attend this meeting. However, Destin Fire has no objections or additional requirements on this project. The requestor has picked up the Fire approval letter and paid the appropriate fee.

COMMUNITY DEVELOPMENT

Thank you.

**Ron Gerdeman
Fire Marshal, CFPS
Destin Fire Control District
(850) 837-8413**

rgerdeman@destinfire.com

From: Larry Beat [mailto:lbeat@cityofdestin.com]
Sent: Friday, April 29, 2011 11:07 AM
To: Ashley Grana; David Forstrom; Essa Rhebi (essarhebi@okaloosagas.com); Joe Bodi; Kim Montgomery; Nance, Keith J; Noell Bell; Roger Dixon (roger.dixon@cox.com); Ron Gerdeman; Steve Schmitt (sschmitt@dwuinc.com); tbrichar@southernco.com; jencarde@wm.com; rfasano@wm.com
Subject: TRC Meeting - Wednesday May 18, 2011 at 1:30 pm

TRC Members:

TRC Meeting - Wednesday May 18, 2011 at 1:30 pm

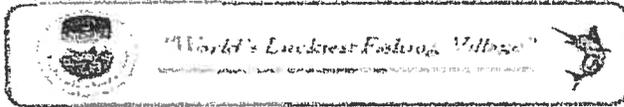
There is 1 project on the attached agenda.

The project review packages listed below are ready for your pick up & review at City Hall Annex:

- **11-12-SP, Destin House Boat Storage, 315 Mountain Dr**

(Okaloosa Gas has already picked up their package)

Larry Beat
Planning Division
(850) 337-3123





DESTIN WATER USERS INC.

P.O. BOX 308 DESTIN, FL. 32540-0308 (850) 817-6166

EXHIBIT "B"

DATE: July 25, 2011

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



PROJECT: Destin House Boat Storage
PROJECT NUMBER: 11-12-SP
CONTACT: Jerry Ogle (850) 865-3000
LOCATION: 315 Mountain Drive



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.

This project is approved as stated. Has no impact on Destin Water Users Inc.

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

Signed _____

QUALITY SERVICE SINCE 1964



FL-1148210
320 Destin Blvd
Fort Walton Beach, FL 32547



May 2, 2011

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

Re: 11-17-SP, Destin House Boat Storage, a Minor Tier 1 Development, 315 Mountain Drive

It appears that no telephone facilities will be required for this facility.

If facilities are anticipated in the future, the following criteria must be met for any multi-family or commercial building.

1. A 4' x 8' x 3/4" painted plywood terminal board 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. 8 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 30 days prior to Certificate of Occupancy date.

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

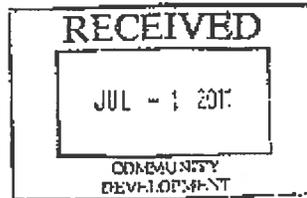
Sincerely,

Keith Nance
Engineer - CenturyLink

EXHIBIT "D"

COX COMMUNICATIONS INC. (COC)
2000 North Ave. S.
P.O. Box 1000
010 07 000
00184-0100

July 1, 2011



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

To: Technical Review Committee
Re: 11-12-SP, Destin House Boat Storage, 315 Mountain Dr

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 DCL 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
roger.dixon@cox.com

34664 Emerald Coast Parkway
Destin, Florida 32541

(850) 335-4881



EXHIBIT "E"



Date: 7/25/11

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

**Subject: Re: 11-12-SP-Destin House Boat Storage TRC
comments**

**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
GULF POWER COMPANY
DESTIN OFFICE**

EXHIBIT "F"

RECEIVED

MAY 18 2011

COMMUNITY
DEVELOPMENT



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 5/17/2011**

BUSINESS:

11-12-SP, Destin House Boat Storage a Minor Tier 1 Development, 315
Mountain Drive

COMMENTS:

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

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

EXHIBIT "G"



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

May 11, 2011

RECEIVED

MAY 18 2011

David E. Smith, P.E. P.S.M.
Moore Bass Consulting
1221 Airport Road, STE 205
Destin, FL 32541

COMMUNITY
DEVELOPMENT

RE: 1st Submittal Review to the Technical Review Committee (Destin House Boat Storage).
a. Minor Tier I Development, 315 Mountain Drive

This letter serves to confirm that Waste Management has no concerns or objections to the Destin House Boat Storage on Mountain Drive presented at the Technical Review Committee Meeting.

Sincerely,

Richard Fasano
District Operations Manager
Waste Management
North Florida Market Area

CC: David Forstrom - dforstrom@cityofdestin.com

From everyday collection to environmental protection, Think Green. Think Waste Management.



**Community
Development
Building Division**

Phone: 654-1119
Fax: 531-1919

EXHIBIT "B"

MEMORANDUM

DATE: May 2, 2011

TO: Technical Review Committee

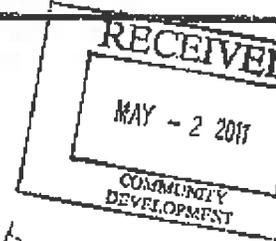
THRU: Administrative Assistance/Larry Beal

CC: Larry Ballard/Building Official

FROM: Noell Bell/Building Insp. & Plans Examiner

SUBJECT: 1st Submittal Review to the (TRC)

PROJECT: 11-12-SP, Destin House - Boat Storage, a Minor Tier 1 Development,
315 Mountain Drive



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

The Building Division has no objections or comments for the proposed project.

Note the following prior to construction:

- 1) Proper permitting must be applied for and approved prior to any work being performed on non-residential 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.
- 3) Destin Fire Control District approval letter based on final Construction Documents prior to permitting.



EXHIBIT "F"
Community Development
Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0695 | www.cityofdestin.com

July 25, 2011

Mr. David E. Smith, PE, PSM
Monro Base Consulting
1221 Airport Road, Suite 205
Destin, Florida 32541

**Subject: Review for 11-13-SP, Destin House Boat Storage,
a Minor Tier 1 Development, 315 Mountain Drive**

Dear Mr. Smith:

A resubmittal package was received on July 15, 2011. Your application has been **APPROVED** with conditions. Staff will draft the Development Order for the owner of the property to sign within the next 5 business days.

Process Timeline:

- Applicant's original submittal date: April 8, 2011
- Completeness review date: April 8, 2011
- Staff's initial review letter date: May 18, 2011
- Applicant's 2nd submittal target date: June 1, 2011 (based on typical 10 day turn-around);
 - o Applicant's actual 2nd submittal date: July 15, 2011
- Staff's review of 2nd submittal package target date: July 29, 2011 (based on typical 10 day turn-around);
 - o Staff's review of 2nd submittal package actual review date: July 25, 2011 (6 day turn-around)

Planning Division Comments: Approved with Conditions.

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 a Certificate of Completion,** all applicable impact fees must be paid.
3. **Condition:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
4. **Condition:** Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan shall be submitted prior to the issuance of any city permit. 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.

Page 2 of 2
July 25, 2011
11-12-SP, Destin House Boat Storage

Building Division Comments: Approved with conditions. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.

See attached comments dated May 2, 2011.

Transportation Comments: Approved. To discuss transportation related comments, please contact Mr. Tim Whaler of Renaissance Planning Group at 407-487-0061.

See attached comments dated April 28, 2011.

Stormwater Management Comments: Approved with conditions. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242, extension 3130.

See attached comments dated July 22, 2011.

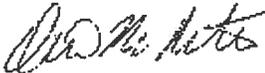
Public Services Department Comments: Approved with conditions. To discuss public services related comments, please contact Mr. Joe Budi at 850-837-4242, extension 3186.

See attached comments dated July 21, 2011.

Now that the Development Order application has been approved, please submit 7 sets (24" x 36") of plans (Civil Engineer, Architect and Landscape Architect) to the Planning Division. Each set of plans must be signed, sealed and dated by the design professional. The seven sets 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 pulled. Sets four and five are for Destin Water Users, Inc. and the Destin Fire Control District. Sets six and seven are for the Planning Division and the Public Services Department.

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

Sincerely,



David M. Forstrom, CFM
Planner & Stormwater/Floodplain Manager

Attachments: Building Division Comments dated May 2, 2011
Transportation Comments dated April 28, 2011
Stormwater Management Comments dated July 22, 2011
Public Services Department Comments dated July 21, 2011

cc: File: 11-12-SP
File: Letter Log



RENAISSANCE PLANNING GROUP

400 North Ashley Drive, Suite 1010 • Tampa, FL 33602 • phone: 813.254.7741 • fax: 813.254.7742

April 28, 2011

David M. Forstrom
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541



Subject: SP-11-12: Destin House Boat Storage

Dear Mr. Forstrom:

Renaissance Planning Group has reviewed the above referenced traffic analysis, dated April 15, 2011. It appears that the traffic analysis accurately depicts the traffic impacts anticipated with the proposed development. We have no further comments at this time. Thank you for the opportunity to comment on this submittal.

Sincerely,

Tina Winer
Senior Planner
Renaissance Planning Group

cc: Scott Swartz, gen. Renaissance Planning Group

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: July 22, 2011
 TO: R. Ashley Grana, Planning Manager
 FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DME*
 SUBJECT: 11-12-SP, Destin House Boat Storage, a Minor Tier 1 Development,
 315 Mountain Drive TRC Stormwater Review Comments

A second submittal was received on July 15, 2011 from Montic Bass Consulting. The Stormwater Management Plan (SWMP) and the construction drawings remain approved with the following conditions as noted:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to ensure 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 a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
3. **Condition:** Prior to obtaining any City permit, a copy of the NWFWMDC stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
4. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrence Certificate shall be provided to the City.
5. **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.

DME/

File: Letter
 Project File: 11-12-SP

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OFFICE OF PUBLIC SERVICES

MEMORANDUM

July 21, 2011

TO: Administrative Assistant/Larry Boat
Planner/David Foreman

FROM: Engineering Assistant III/ Joseph D. Bedi

SUBJECT: 11-12-SP, Destin House Boat Storage, 318 Mountain Drive
Right of Way & Wetlands Impact Review ONLY



A resubmittal was received on July 19, 2011 and the right-of-way & wetlands areas only were reviewed. The plan as presented appears to comply with all pertinent requirements. There appear to be no impacts to the right-of-way or environmentally sensitive areas. The following condition is noted below:

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 reappplied for and application fees shall be assessed.

Site specific comments to be addressed are as follows:

- ◆ Sidewalk requirements shall be deferred to Community Development direction.

cc:
PS Files

