



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

September 25, 2009

Order No. 09-18

Final Development Order:

"DESTIN POINTE POOL FACILITY" **A MINOR DEVIATION TO A MAJOR DEVELOPMENT** **(SP-09-11)**

Based upon the City's approval and issuance of this Development Order on September 25, 2009, 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:

MRD Associates, Inc. on behalf of Destin Pointe Home Owners Association is requesting approval of a Minor Deviation to a Major Development identified as "Destin Pointe Pool Facility". The proposed development consists of a 1,860 S.F. (5,000 C.F. Volume) swimming pool, 5,266 S.F. pool deck, 360 S.F. restroom facility, 310.5 S.F. wood walkway, replacement of 3,676.3 S.F. of paver decking with wood decking, conversion of existing swimming pool to 1,138.5 S.F. of wood decking, and addition of 1,383 S.F. of wood decking. The proposed development is located in the Beach Club Common Area in the South East corner of Destin Pointe, a planned unit development, plat book 14, pages 90-92, in unsectionalized township 2 South, Range 22 West (74 Lands End Drive), Okaloosa County, Florida and is more specifically known by the Property Appraiser's Parcel I.D. number 00-2S-24-0110-0000-00A0. The development site area is 1.23 acres, more or less.

DETERMINATIONS:

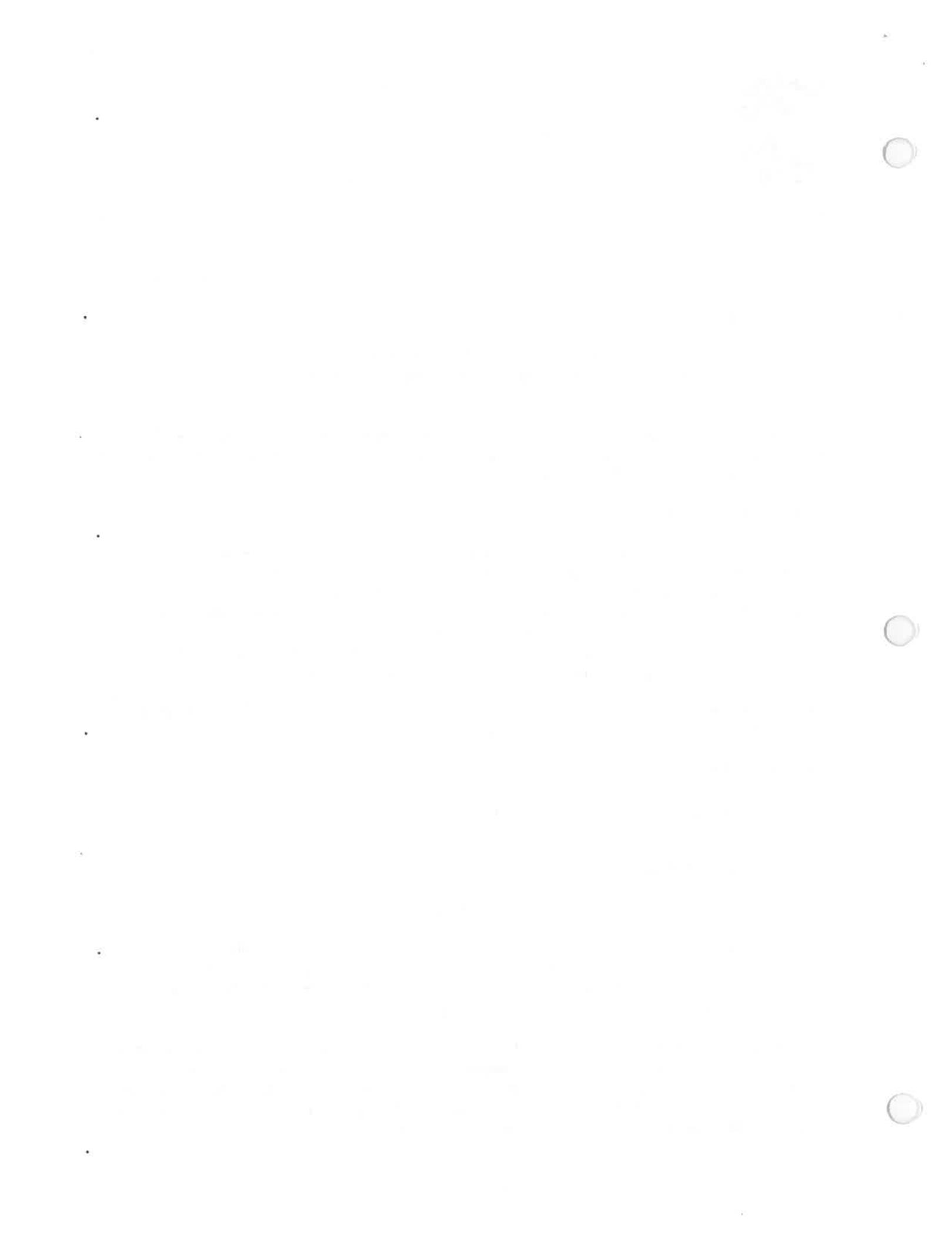
1. All the findings of the Technical Review Committee report dated September 2, 2009 are incorporated herein.

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 **September 25, 2009** (no later than **September 25, 2010**), 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 Pointe Pool Facility” 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 obtaining any City Permits**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
 - B. **Prior to obtaining any City Permits**, 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 obtaining any City Permits**, a copy of the NFWFMD stormwater and a NPDES Stormwater Construction Generic Permit approval (if applicable) shall be provided.
- D. **Prior to obtaining any City Permits**, a copy of the FDEP Beaches & Shores permit for construction south of the CCCL line shall be provided.
- E. **Prior to the issuance of any City Permits**, an outdoor lighting plan shall be submitted for review and approval by the Planning Division. The outdoor lighting plan must meet the requirements of Land Development Code section 7.17.01 *Outdoor lighting standards for the marine turtle conservation zone*. All lighting outdoor lighting plans must include photometrics and must show the type of fixture, bulb size/wattage, height of pole mounted lights, type of light shield, etc. Outdoor lighting shall be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
- F. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
- 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 the issuance of a Certificate of Occupancy**, the landscaping and any outdoor lighting, if installed, must be inspected and approved by the Planning Division.
- I. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
- J. **Prior to the issuance of a Certificate of Occupancy**, all 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 11 through 21 of the attached TRC Report dated September 2, 2009.

SIGNATURE BLOCK:

R. Ashley Grana 9-25-09
 R. Ashley Grana Date
 Planning Manager

Marianne Boyajian 9-28-09
 Destin Pointe Home Owners' Association, Inc. Date
 Marianne Boyajian
 President

TECHNICAL REVIEW COMMITTEE REPORT
“DESTIN POINTE POOL FACILITY”
A MINOR DEVIATION TO A MAJOR DEVELOPMENT
(SP-09-11)

TRC Report: September 2, 2009

ISSUE:

Applicant: MRD Associates, Inc. on behalf of Destin Pointe Home Owners Association is requesting approval of a Minor Deviation to a Major Development identified as “Destin Pointe Pool Facility”

Request: The proposed development consists of a 1,860 S.F. (5,000 C.F. Volume) swimming pool, 5,266 S.F. pool deck, 360 S.F. restroom facility, 310.5 S.F. wood walkway, replacement of 3,676.3 S.F. of paver decking with wood decking, conversion of existing swimming pool to 1,138.5 S.F. of wood decking, and addition of 1,383 S.F. of wood decking.

Location: The proposed development is located in the Beach Club Common Area in the South East corner of Destin Pointe, a planned unit development, plat book 14, pages 90-92, in unsectionalized township 2 South, Range 22 West (74 Lands End Drive), Okaloosa County, Florida and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-24-0110-0000-00A0.

Parcel Size: The development site area is 1.23 acres, more or less.

Future Land Use: High Density Residential (HDR)

Zoning District: High Density Residential (HDR)

Density: Allowed: N/A
Proposed: N/A

Intensity: Allowed: N/A
Proposed: N/A

Application Date: June 20, 2009

TRC Date: August 19, 2009

Approved Site Plan Date: September 2, 2009

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 not located within the Town Center or the Harbor Community Redevelopment Areas, but 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 High Density Residential (HDR) and a Zoning district of High Density Residential (HDR). The proposed residential amenity (pool) land use is consistent with the intent of the HDR Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The HDR zoning district specifically allows for the described use as an accessory use.

CONCURRENCY MANAGEMENT:

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

Traffic: City Planner signed the CEC on August 17, 2009.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on June 30, 2009.

Potable Water: Destin Water Users, Inc. signed the CEC on August 13, 2009.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on August 13, 2009.

Stormwater Management: The City's Stormwater Manager signed the CEC on August 17, 2009

TRANSPORTATION ANALYSIS:

This project involves relocating and improving an existing recreation amenity (pool& deck) for use solely by owners and guests of the Planned Unit Development and therefore will generate no additional trips.

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:

Allowed: 19.9 dwelling units per acre

Proposed: No new dwelling units are proposed.

The project is compliant in regards to not exceeding the maximum density allowed within the High Density Residential (HDR) FLUM category.

FLOOR AREA RATIO:

Not applicable for residential land use development in the HDR Future Land Use Map designation

HEIGHT:

The High Density Residential (HDR) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier I design standards.

The proposed structure is 19' in height from the average grade of the site to the cornice line of the building per the City adopted Comprehensive Plan: 2010 height definition. This height does not exceed the 80' Tier I height limit for the High Density Residential (HDR) Zoning District.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the High Density Residential (HDR) 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:	(HT<40') = 10' – 20'	14.92'	N/A
Rear:	10'	25'	N/A
Side:	(HT<40') = 0'	345'	N/A
Side:	(HT<40') = 0'	150'	N/A
Between Bldgs.:	10'	N/A	N/A

WHITE SANDS ZONE:

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

PHASING:

The proposed development will not be a phased development.

ADDRESSING:

The structure has been assigned an address of 74 Lands End Drive.

The following conditions shall apply:

1. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers 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 located within VE13 special flood hazard areas per the FEMA Flood Insurance Rate Maps. All new construction and substantial improvements in Zones V1--V30 and VE (V if base flood elevation is available) shall be elevated on pilings or columns so that:

- A. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and

B. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (one-percent annual chance). A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of paragraph a and b above (City of Destin V Zone Certification Form).

INGRESS/EGRESS:

Ingress and egress to the proposed project is by foot from the existing 4' sidewalks.

LOADING SPACE (ZONE):

The project does not require a loading zone.

PARKING:

This proposed building and pool is considered an accessory building and use and as such does not require parking.

REFUSE COLLECTION:

The only refuse generated will be in the restroom wastebaskets which will be emptied by maintenance personnel into existing refuse collection facilities of the subdivision.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

There are 6' and 5' walkways which provide pedestrian connectivity to existing sidewalks.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 53,365 sq. ft. (1.23 acres, more or less)
 Total Required Open Space: 25% (13,341. sq. ft.)
 Total Provided Open Space: 74% (39,371 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>

Reforestation Trees Required on Site: (1 per every .10 of an acre = 1.23 acre x 10 = 12.3)	<u>13</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>13</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:	13
Front Perimeter Trees (1 per 25') Required on Site:	6
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:	
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	19
TOTAL TREES PROVIDED:	23

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:

This project is the replacement and relocation of an existing recreational amenity (pool) in a Planned Unit Development and is not subject to impact fees.

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (September 25, 2009). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Surveyor:	N/A
1 st Submittal Application Fee	\$1,000.00 (pd.)
2 nd Submittal Review Fees (Community Dev.):	\$500.00 (pd.)
TOTAL (as of 09/25/09) =	\$1,250.00 (pd.)

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

A copy of the FDEP Stormwater Documentation, FDEP Beaches and Shores, and NPDES approvals shall be forwarded to the Public Services Department to be stamped received and then forwarded to the Community Development Department.

PUBLIC INPUT:

No public comments have been presented to staff at the time of this report.

TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS, NOTES AND CONDITIONS:

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 14, 2009. 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 August 14, 2009. Please refer to **Exhibit "B"** for a copy of the approval letter.

EMBARQ:

Embarq stated it had no objections to the project in a letter dated July 8, 2009. 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 September 15, 2009. 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 August 31, 2009. Please refer to **Exhibit "E"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no objections to the project in a letter dated August 26, 2009. Please refer to **Exhibit "F"** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated August 17, 2009. Please refer to **Exhibit "G"** 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 September 2, 2009. Please refer to **Exhibit "H"** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on August 17, 2009. Please refer to **Exhibit "I"** 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 July 13, 2009. Please refer to **Exhibit "J"** for a copy of the Public Services Department conditions.

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

RECEIVED

SEP 17 2009

COMMUNITY DEVELOPMENT



TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL *Kevin Sasser*

DATE: 14 July 09

To: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
4100 TWO TREES RD.
DESTIN, FL 32541

THE DESTIN FIRE CONTROL DISTRICT INSPECTION DEPARTMENT HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL AT THE TECHNICAL REVIEW COMMITTEE. COMPLETE SEALED CONSTRUCTION PLANS MUST BE SUBMITTED AND REVIEWED FOR COMPLIANCE BEFORE ANY BUILDING PERMIT MAY BE ISSUED.

Fire-Rescue Impact Fee is applicable and due before a letter of Approval for Building Permit is issued. See attachment.
TRC Plan Review Fee has been received. See Attached Receipt.
Plan Review Fee is applicable.

LOCATION: 480 Gulf Shore Drive

PROJECT: Destin Pointe Pool Facility and Repairs

IMPACT FEE USE: Comm.

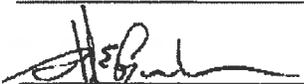
OCCUPANCY: Assembly

OWNER/CONTRACTOR: Destin Pointe Home Owners Assoc.
850-664-6000

APPROVED AS PRESENTED

DISAPPROVED FOR THE FOLLOWING:

NOTE: Any underground Fire Line supplying an automatic sprinkler shall be installed by a Licensed Sprinkler Contractor or a Contractor V licensed by the State Fire Marshal.


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

DATE: August 14, 2009

TO: THE CITY OF DESTIN - COMMUNITY DEVELOPMENT
4200 TWO TREES ROAD
DESTIN, FLORIDA 32541

PROJECT: Destin Pointe Pool Facility & Repairs
PROJECT NUMBER: SP-09-11
CONTACT: Mike Kent (850) 664-6000 x 203
LOCATION: 74 Lands End Drive Destin Pointe

RECEIVED

AUG 14 2009

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:

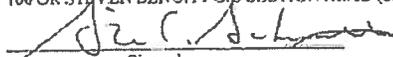
Approved

(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 74 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.) Contractor is responsible for installation of all water & sewer line.
- 2.) Water and Sewer lines shall be located in separate trenches spaced a minimum of 6 feet apart
- 3.) Destin Water Users shall witness all connections to existing water and sewer mains
- 4.) A set of record as-builts shall be submitted to Destin Water Users Inc after completion of project.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 837-6146 ext. 106 OR STEVEN BENOIT / GIS SECTION HEAD (850) 837-6146 ext. 214.


Signed

QUALITY SERVICE SINCE 1964

Voice | Data | Internet | Wireless | Entertainment



Embarq Corporation
 Mailstop: FLFTWE0101
 650 Denton Blvd.
 Fort Walton Beach, FL 32547
 EMBARQ.com

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JUL 9 2009

**COMMUNITY
DEVELOPMENT**

July 8, 2009

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

Re: SP-09-11, Destin Pointe Pool Facility and Repairs, 480 Gulf Shore Dr

Current telephone facilities for the Destin Pointe pool facility appear to be one telephone line served by drop wire from an adjacent pedestal on Lands End Dr. If new facilities area are required at the new location it can be served from an adjacent pedestal, so it appears that this project will not affect current or projected telephone facilities in the area.

However, if more extensive telephone facilities are required, 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. 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, 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
 Etc.

-8502444702

Destin Engineering

12:48:32 p.m. 09-15-2009

2/2

34854 Emerald Coast Parkway
Destin, Florida 32541

850-833-4881



Date: September 15, 2009

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

Re: Destin Pointe Pool Facility

Dear Mr. Forstrom:

Gulf Power has no objections to the above-referenced project at this time.

Please call me if you need additional information regarding this matter. I may be reached at (850) 833-4881.

Sincerely,

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

Thomas B. Richardson
Engineering Field Representative
Gulf Power Company

RECEIVED

SEP - 2 2009

COMMUNITY
DEVELOPMENT



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 08/31/2009**

BUSINESS:

SP-09-11, Destin Pointe Pool Facility & Repairs, a Minor Development, 480 Gulf Shore Dr.

COMMENTS:

Please be advised that Okaloosa Gas has no objection to the above referenced project.

If you should have any questions, or require additional information, please call.

Submitted by:

Essa Rhebi

Essa Rhebi
Systems Engineer
850-729-4870
essa.rhebi@okaloosagas.com

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

RECEIVED

8-26-09

SEP - 1 2009

TRC
Attn: Staff
Subject SP-09-11
Destin Pointe Pool Facility and Repairs

COMMUNITY
DEVELOPMENT

Dear Staff,

This letter is to inform staff and the developer that Waste Management has no objection at this time to the above location with regards to changes of subject SP-09-11.

Sincerely,

A handwritten signature in black ink, appearing to be "Steve Cookman".

Steve Cookman
Waste Management Inc.

Waste Management, Inc. of Florida



CITY OF DESTIN BUILDING DIVISION

Memorandum

RECEIVED

August 19, 2009

To: Technical Review Committee -TRC
CC: Larry Ballard, Building Official *LB*
From: Noell Bell, Building Inspector *NB*
Re: SP 09 11 Destin Pointe Pool Facility

AUG 19 2009

**COMMUNITY
DEVELOPMENT**

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.; site work, demolition, new and/or renovation construction, etc.
- 2) 2 full set 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 department prior to issuance of a permit.

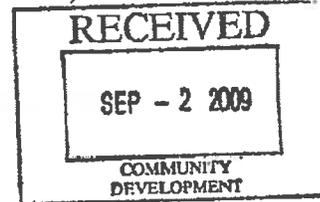
TRC Review Comments



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541

www.cityofdestin.com



September 2, 2009

Michael R. Dombrowski, P.E.
MRD Associates, Inc.
543 Harbor Boulevard, Suite 204
Destin, FL 32541

Subject: TRC Review for SP-09-11, Destin Pointe Pool Facility & Repairs, a Minor Development

Dear Mr. Dombrowski:

A second submittal was received on September 1, 2009. The following TRC comments are provided for your review and comment. Please ensure you read the comments and bolded notes listed below.

Process Timeline:

- Applicant's original submittal June 20, 2009
- TRC Meeting: August 19, 2009
- Applicant's 2nd submittal target date: September 2, 2009 (based on typical 10 day turn-around)
DUE no later than October 19, 2009 NOTE: Applicant shall have not more than 60 calendar days to resubmit a revised package (Ord. No. 07.30-LC)TRC
 - o Applicant's 2nd re-submittal date: September 1, 2009
- TRC 2nd submittal review target date: September 15, 2009 (based on goal typical 10 working day turn-around)
 - o TRC 2nd submittal finalized review date: September 2, 2009 (1 working day)

COMMUNITY DEVELOPMENT:

Current Planning Division Comments: Approved with conditions.

1. **Condition:** The existing partial pedestrian connection between the pool facilities on the north and the south side of the roadway will be complete with the proper landings with detectable surfacing, crosswalk, and signage.
2. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*

3. **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.
4. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
5. **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.
6. **Condition: Prior to 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.*
7. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. 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).*
8. **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.
9. **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.
10. **Condition:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*
11. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*

Transportation Comments: Not Applicable for This Project

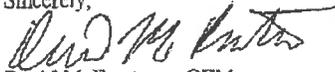
Stormwater Management Comments: Previously approved with conditions. Refer to the attached approval memo dated August 17, 2009. To discuss these stormwater related comments, please contact Mr. David Forstrom, Planner / Floodplain Manager at 837-4242 ext. 3130.

Public Services Department Comments: Previously approved with conditions. Refer to the attached approval memo dated July 13, 2009. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242 ext. 3186.

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. Three of the plan sets will be stamped approved and signed and given to the owner/applicant. The first set is to be submitted with the required Building Permit, the second set is for the owner's records, and the third set is to be kept on site by the contractor during construction of the project. The fourth and fifth set will be stamped approved, signed, and provided to Destin Water Users, Inc. and the Destin Fire Control District for their records. The sixth and final sets are for the Planning Division's and the Public Services Department records.

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

Sincerely,



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

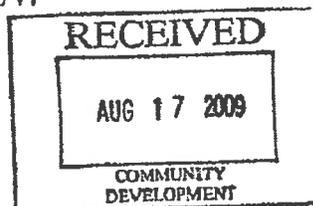
DMF/

Attachments: Stormwater Comments dated August 17, 2009
Public Services Comments dated July 13, 2009

cc: Community Development Department (File SP-09-11)
File. Letter Log

**OFFICE OF COMMUNITY DEVELOPMENT
STORMWATER REVIEW**

MEMORANDUM



DATE: August 17, 2009

TO: R. Ashley Grana, Planning Manager

FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager

SUBJECT: SP-09-11, Destin Pointe Pool Facility & Repairs, a Minor Development
TRC Stormwater Review Comments

A submittal was received on June 20, 2009 from MRD Associates, Inc. The Stormwater Management Plan (SWMP) and the construction drawings are herby 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 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 NFWFMD 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 Concurrency Certificate shall be provided to the City.

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.

Sincerely,

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

File: Letter & Project

OFFICE OF PUBLIC SERVICES

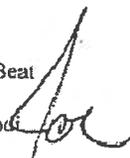
MEMORANDUM

RECEIVED

JUL 14 2009

COMMUNITY
DEVELOPMENT

July 13, 2009

TO: Community Development A A/Larry Beat
FROM: Engineering Assistant II/ Joseph D. Bond 
SUBJECT: SP-09-11 Destin Pool Facility & Repairs, 180 Gulf Shore Dr
Right of Way & Wetlands Impact Review ONLY

A submittal was received on July 7, 2009 and the right-of-way & wetlands areas only were reviewed. There appear to be no impacts to the right-of-way or environmentally sensitive areas. Numbers 1 & 2 are standard conditions of the D.O., item #3 is site specific:

1. **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.
2. **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.
3. Per the site plan there appears to be a partial pedestrian connection between the pool facilities on the north & south sides of the roadway. Complete the connection with the proper landings with detectable surfacing, crosswalk and signage.

cc:
PS Files