



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

February 4, 2011

Order No. 11-03

Final Development Order:

“GULF POWER HENDERSON PARK STATION” A MINOR TIER 1 DEVELOPMENT (SP-11-01)

Based upon the City's approval and issuance of this Development Order on February 4, 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.

Harry V. Durden, P.E. on behalf of Gulf Power Company is requesting approval of a Minor Tier 1 Development identified as “Gulf Power Henderson Park Station”. The proposed development consists of a distribution electric substation with an 871.2 square foot control building along with various site improvements including access drive, buffer wall, and landscaping as required by the Destin Land Development Code (LDC). The proposed project is located at 34854 Emerald Coast Parkway also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0000-0001-0400. The development site area is 0.98 acres, more or less.

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated February 2, 2011 are incorporated herein.

CONDITIONS OF APPROVAL:

1. In lieu of buffering landscaping along the southern property line adjacent to Henderson Beach State Park and not requiring a continuous extension to the existing wall along the front of the property, Gulf Power shall provide to the City of Destin's Planning Division for their review a proposed “beautification” plan for the existing power substation located on Main Street within 6 months of the issuance of the Emerald Coast Parkway Substation final development order. The “beautification” plan shall then be implemented within 6 months of its approval. The “beautification” plan shall address landscaping features with vegetation and lighting adjustments.

2. 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 **February 4, 2011** (no later than **February 4, 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).

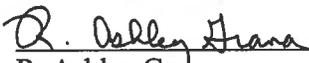
NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the 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.

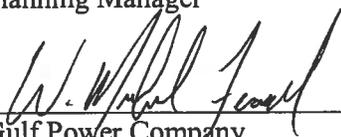
3. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “Gulf Power Henderson Pak Station” will be protected. However, the protected concurrency status will be lost and the application for development order approval must be re-initiated 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.
4. 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 obtaining any City Permits**, a City of Destin Right-of-Way Construction Permit from the Public Services Department must be obtained.
- C. **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.).
- D. **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.*
- E. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
- F. **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.
- G. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
- H. **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 February 2, 2011.

SIGNATURE BLOCK:

 _____ 2/4/11 _____ Date
 R. Ashley Grana
 Planning Manager

 _____ 2/7/11 _____ Date
 Gulf Power Company
 W. Michael Feazell
 District Operations Manager

TECHNICAL REVIEW COMMITTEE REPORT

**“GULF POWER HENDERSON PARK STATION”
A MINOR TIER 1 DEVELOPMENT
(SP-11-01)**

TRC Report: February 2, 2011

ISSUE:

- Applicant:** Harry V. Durden, P.E. on behalf of Gulf Power Company is requesting approval of a Minor Tier 1 Development identified as “Gulf Power Henderson Park Station”.
- Request:** The proposed development consists of a distribution electric substation with an 871.2 square foot control building along with various site improvements including access drive, buffer wall, and landscaping as required by the Destin Land Development Code (LDC).
- Location:** The proposed project is located at 34854 Emerald Coast Parkway also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0000-0001-0400.
- Parcel Size:** The development site area is 0.98 acres, more or less.
- Future Land Use:** Commercial General (CG)
- Zoning District:** Commercial General (CG)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 1.30 FAR (Tier 1)
Proposed: 0.05 FAR
- Application Date:** October 26, 2010
- TRC Date:** November 17, 2010
- Approved Site Plan Date:** January 11, 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 not located within the Town Center or the Harbor Community Redevelopment Areas, but is located within the Crystal Beach 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 Development Code (LDC). The property currently has a Future Land Use designation of Commercial General (CG) and a Zoning district of Commercial General (CG). The proposed distribution electric substation land use is consistent with the intent of the CG Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The CG 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: The City's Traffic Consultant signed the CEC on December 7, 2010.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on November 17, 2010.

Potable Water: Destin Water Users, Inc. signed the CEC on November 9, 2010.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on November 9, 2010.

Stormwater Management: The City's Stormwater Manager signed the CEC on November 16, 2010.

TRANSPORTATION ANALYSIS:

With a trip generation of only 0.15 PM peak hour trips, this project has a "*de minimis impact*" on the adjacent roadway segment's Level of Service.

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

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

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

The existing 5 foot wide sidewalk located on the southern side of the right-of-way of Emerald Coast Parkway 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 does not include any right-of-way dedication.

PHASING:

The proposed project will not be a phased development.

ADDRESSING:

The building has been assigned an address of 34854 Emerald Coast Parkway. 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.*

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 CG Future Land Use Map (FLUM) designation.

INTENSITY:

This project has a Commercial General (CG) 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 0.02 and is calculated as follows:

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

(8,298 sq. ft. existing + 871 sq. ft. = 9,169 sq. ft.)

9,169 sq. ft. / 177,725 sq. ft. = 0.05 FAR

HEIGHT:

The Commercial General (CG) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 design standards.

The proposed non-residential control building is 10' 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 50' Tier 1 height limit for the Commercial General (CG) Zoning District.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Commercial General (CG) 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*:	16' – 26'	10' FPLA	approx. 35', 10' FPLA
Rear:	0'	0' CBLA**	approx. 115', 0' CPLA
Side (East):	0'	N/A	approx. 775'
Side (West):	0'	10' CBLA	approx. 38', 10' CBLA
Between Bldgs.:	10'	N/A	N/A

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

** Rear CBLA not required due to unique requirements of south property (Henderson Beach State Park).
In lieu of this requirement, additional landscaping to be provided at Main Street.

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:

Land Development Code section 20.12.00, *Underground utilities*, does not apply to this land use.

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

WHITE SANDS ZONE:

The subject property is not located in a White Sand Zone.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on November 16, 2010, 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.
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 by an existing gravel driveway which connects to the proposed access gate. No new accessways are proposed as part of this development.

REFUSE COLLECTION:

The only refuse generated will be from facility repair and maintenance and this refuse will be transported off-site by maintenance personnel.

PARKING:

This proposed use does not require parking.

LOADING SPACE (ZONE):

The project does not require a loading zone.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 42,689 sq. ft. (0.98 acres, more or less)
 Total Required Open Space: 25% (10,672. sq. ft.)
 Total Provided Open Space: 46% (19,602 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (74 trees x 2 credits per tree):	148
Credits for Existing Trees (7" to 12" diameter) on Site (23 trees x 3 credits per tree):	69
Credits for Existing Trees (13" to 19" diameter) on Site (11 trees x 4 credits per tree):	44
Credits for Existing Trees (20" to 24" diameter) on Site (2 trees x 5 credits per tree):	10
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>271</u>

Reforestation Trees Required on Site: (1 per every .10 of an acre = 0.98 acre x 10 = 9.8)	<u>10</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>0</u>

Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site*:	4
*Only required for 90' of front perimeter, rest of front perimeter left as natural vegetation	
Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	4
TOTAL TREES PROVIDED:	8

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

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the overall development land use and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Parks: Not applicable.

Public Library: Not applicable.

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

Industrial:

Impact Fee Rate = \$10.00 per 1,000 sq. ft.

Proposed Building Size: 871 square feet

Impact Fee for Building = 871 sq. ft. x \$10/1,000 = **\$8.71**

Total Police Protection Impact Fees to be paid: **\$8.71**

Transportation: Not applicable

Parks:	=	N/A
Public Library:	=	N/A
Police Protection:	=	\$8.71
Roads:	=	<u>N/A</u>
TOTAL IMPACT FEES:	=	<u>\$8.71</u>

OTHER FEES:

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

Application Fee:	\$1,100.00 (pd.)
Escrow for Consultants & Admin:	\$500.00 (pd.)
City Surveyor:	N/A
City Traffic Consultant	\$348.38 (pd.)
Re-Review Fees (Community Dev.):	\$280.00 (pd.)
Administrative Costs:	\$25.03 (pd.)
City Council Advertising:	<u>N/A</u>
TOTAL (as of 02/02/11)	Paid in Full

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

No State/Federal permits are required for this project.

PUBLIC INPUT:

No input from the general public was received by staff concerning this application.

TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS, NOTES AND CONDITIONS:

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project with conditions in a letter dated November 10, 2010. Please refer to **Exhibit "A"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project with conditions in a letter dated November 9, 2010. Please refer to **Exhibit "B"** for a copy of the approval letter.

CENTURY LINK

Century Link approved the project with conditions in a letter dated November 1, 2010. Please refer to **Exhibit "C"** for a copy of the approval letter.

GULF POWER:

Gulf Power is the applicant for this project and therefore an approval letter is not required.

OKALOOSA GAS:

Okaloosa Gas stated it had no objections to the project in a letter dated November 22, 2010. Please refer to **Exhibit "D"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no objections to the project in a letter dated November 17, 2010. Please refer to **Exhibit "E"** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project with conditions in a memo dated November 5, 2010. Please refer to **Exhibit "F"** for a copy of the approval memo.

PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated January 11, 2011. Please refer to **Exhibit "G"** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on November 16, 2010. Please refer to **Exhibit "H"** for a copy of the **stormwater** related notes and conditions.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of no objection to the project with conditions on January 11, 2011. Please refer to **Exhibit "I"** 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



TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL

DATE: November 10, 2010

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.
TRC Plan Review Fee has been received. See Attached Receipt.

LOCATION: 34854 Emerald Coast Pkwy.

PROJECT: Gulf Power – Henderson Park Sub Station

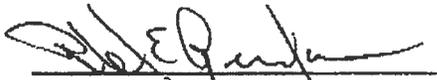
OCCUPANCY (NFPA): Industrial

OWNER/CONTRACTOR: Gulf Power
850-244-4742

APPROVED

DISAPPROVED FOR THE FOLLOWING:

NOTE: A 2A10BC type fire extinguisher is required to be installed inside new building.


Ronald E Gerdeman, Fire Marshal
Destin Fire Control District



A Heart Ready Community



An Advanced Life Support Service



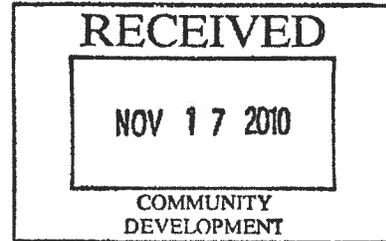
DESTIN WATER USERS INC.

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

DATE: November 9, 2010

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

PROJECT: Gulf Power Henderson Park Station
PROJECT NUMBER: SP-11-01
CONTACT: Mike Fezell
LOCATION: 34854 Emerald Coast Pkwy



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. Note Destin Water has an easement to the south of the proposed project with a 16" water main in that easement.
4. Please contact Destin Water User Inc prior to start up to the new sub-station

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

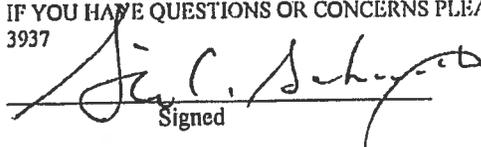

Signed

EXHIBIT "C"

FLFTWE0101
650 Denton Blvd
Fort Walton Beach, FL 32547



November 1, 2010

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

Re: SP-11-01, Gulf Power Henderson Park Station, 34854 Emerald Coast Pkwy

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

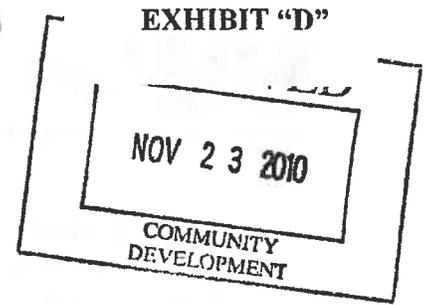
1. A minimum 4-foot by 4-foot by $\frac{3}{4}$ inch plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware and dedicated to CenturyLink (if inside terminal room is applicable).
2. Two-inch PVC entrance conduit will be run from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

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

Sincerely,

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

Keith Nance
CenturyLink Engineer
850-664-3751



Okaloosa Gas District

OKALOOSA GAS DISTRICT TECHNICAL REVIEW COMMITTEE, DESTIN DATE 11/22/2010

BUSINESS:

SP-11-01, Gulf Power Henderson Park Station, 34854 Emerald Coast Pkwy

COMMENTS:

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

Okaloosa Gas does have a High Pressure Line in the area. 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



EXHIBIT "E"

November 17, 2010

Charles L. Quebedeaux
District Operation Manager
Waste Management
108 Hill Ave.
Ft Walton Beach Fl. 32548

Larry Beat
City of Destin
Community Development Department
City Hall Annex
4100 Indian Bayou Trail
Destin Fl 32541



SUBJECT: Gulf Power Proposed Henderson Park Substation Project.

Mr. Beat,

I have reviewed the plans for the Gulf Power Henderson Park Substation Project as it was submitted and Waste Management has no objection to the proposed development.

Sincerely,

A handwritten signature in black ink, appearing to be 'Charles L. Quebedeaux'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Charles L. Quebedeaux
District Operations Manager



CITY OF DESTIN

Community Development Department

Building Division

Memorandum



Nov. 5, 2010

To: Technical Review Committee

Thru: Larry Beat, Administrative Assistant

CC: Larry Ballard, Building Official *LB*

From: Noell Bell, Building Inspector *NB*

Re: SP-11-01, Gulf Power Henderson Park Station, 34854 Emerald Coast Pkwy

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

- 1) Proper permitting must be applied for and approval prior to any work being performed on mentioned property, i.e.: demolition, site work, new construction, etc.
- 2) 2 full sets of signed and sealed construction plans, specifications and related documents as required by the Florida Building Code, Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit:
 - Site plan
 - Engineered signed & sealed foundation plan for "Acoustawall", and engineered documents on the "Acoustawall" system that it meets local wind loads.
 - All other related construction documents, building, stucco wall, etc.
- 3) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.
- 4) Plan sheet # C-415856 - 001 Electrical Control Building shows one means of egress from the building, and plan sheet # C-415848 - 001 Floorplan, shows two means of egress from building. Please be sure to clarify on permit construction plans.

Does not Apply NB 1/28/11

NB 1/13/11 Does not apply

TRC Review Comments



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

January 11, 2011

Harry V. Durden, P.E.
600 North 18th Street, Bin 9N-0762
Birmingham, AL. 35203-2206

Subject: Review for SP-11-01, Gulf Power Henderson Park Station, a Minor Tier 1 Development, 34854 Emerald Coast Parkway

Dear Mr. Durden:

A second submittal package was received on January 6, 2011. The following **TRC comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Application Process Timeline:

- Applicant's original submittal October 26, 2010
- Completeness review date October 27, 2010
- Technical Review Committee review of the project November 17, 2010
- Applicant's second submittal target date: January 17, 2011
 - o Note: (Land Development Code requires re-submittal within 60 days)
 - o Actual applicant second submittal date: January 6, 2011
- TRC second submittal review target date: January 20, 2011 (based on goal typical 10 working day turn-around)
 - o TRC second submittal finalized review date: January 11, 2011 (3 working days)

COMMUNITY DEVELOPMENT:

Planning Division Comments: Approved with Conditions.

1. **Condition:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of a city sign permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code
2. **Prior to the issuance of a Certificate of Completion**, all outstanding costs associated with this project and are owed to the City must be paid in full.
3. **The lighting plan dated October 14, 2010 by Harry V. Durden, P.E. is approved** and shall be submitted with the permit application for outdoor lighting.
4. **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.

5. **Condition:** In lieu of buffering landscaping along the southern property line adjacent to Henderson Beach State Park and not requiring a continuous extension to the existing wall along the front of the property, Gulf Power shall provide to the City of Destin's Planning Division for their review a proposed "beautification" plan for the existing power substation located on Main Street within 6 months of the issuance of the Emerald Coast Parkway Substation final development order. The "beautification" plan shall then be implemented within 6 months of its approval. The "beautification" plan shall address landscaping features with vegetation and lighting adjustments.

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 November 5, 2010.

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 November 16, 2010.

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

See attached comments dated January 11, 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. 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

Attachments: Building Division Comments dated November 5, 2010
Stormwater Management Comments dated November 16, 2010
Public Services Department Comments dated January 11, 2011

cc: File: SP-11-01
File: Letter Log

OFFICE OF COMMUNITY DEVELOPMENT
STORMWATER REVIEW

MEMORANDUM

DATE: November 16, 2010
TO: Ashley Grana, Planning Manager
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*
SUBJECT: SP-11-01, Gulf Power Henderson Park Station, a Minor Tier 1 Development, 34854 Emerald Coast Parkway

We received a completed submittal on October 26, 2010 from Harry V. Durden, P.E. 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 a Certificate of Occupancy, a 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.
3. **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.

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

File: Letter log
SP-11-01

OFFICE OF PUBLIC SERVICES

MEMORANDUM

January 11, 2011

TO: Administrative Assistant/Larry Beat

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

SUBJECT: SP-11-01 Gulf Power Henderson Park Station, 34854 Emerald Coast Pkwy.
Right of Way & Wetlands Impact Review ONLY



A resubmittal was received on January 7, 2011 and the right-of-way & wetlands areas only were reviewed. There does not appear to be any impacts to the public right-of-way. Public Services Dept has no objections with this project. The following conditions are noted below:

N/A
per 1/13/11
check from
Joe Bodi
1/21/11

1. **Condition:** Prior to obtaining any City permits, provide a copy of the Northwest Florida Water Management District permit.
2. **Condition:** Refer to LDC Article 8, Transportation, - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
3. **Condition:** Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
4. **Condition:** Contractor shall not be allowed to utilize ANY public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Authorization may be given on a case by case basis, if the contractor can prove that it is necessary for public AND job site safety. Each case may require additional permitting. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected. Voided permits must be reapplied for and application fees shall be assessed
5. **Condition:** Provide fully executed erosion and sediment control plan (ESCP) as outlined in LDC Article 11.09.03. prior to obtaining a city permit.

cc:
PS Files

David Forstrom

From: Joe Bodi
Sent: Monday, January 31, 2011 8:37 AM
To: Ken Gallander
Cc: Ashley Grana; David Forstrom
Subject: RE: TRC Letter - Update Final Approval Letter

Good Morning Ken

When Gulf Power brought this up, I had some time to research this. It does appear that FDEP kept responsibility for permitting utilities with the exception of sites containing administration buildings only. The below email from Mike is accurate.

Joe

From: Ken Gallander
Sent: Monday, January 31, 2011 8:26 AM
To: Joe Bodi
Cc: Ashley Grana; David Forstrom
Subject: FW: TRC Letter - Update Final Approval Letter

Joe,

Please see the attached emails and the email below to me. Can you confirm their statement with a response to me via email so that I can get this development order issued?

Thanks,
Ken

Kenrick S. Gallander, AICP
Community Development Director
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

Phone: 850.837.4242 ext. 3126
Fax: 850.650.0693
email: kgallander@cityofdestin.com



CORE VALUE: "Commitment to the stated values and goals"

From: Feazell, W. Mike [<mailto:wmfeazel@southernco.com>]
Sent: Monday, January 31, 2011 6:27 AM
To: Ken Gallander
Cc: Ashley Grana; David Forstrom
Subject: RE: TRC Letter - Update Final Approval Letter

Ken, there was one other item that I was unaware of, something that one of our Engineers worked with Joe Bodi on:

Please note that Joe Bodi's updated comments still state that we will need to submit a copy of the Northwest Florida Water Management District permit prior to obtaining a City permit. The FDEP rather than the NFWMD regulates storm-water from substation projects and we are exempt from FDEP Environmental Resource Permitting because the project includes less than one acre of additional impervious area. Joey DeVries and I previously discussed this item with Joe Bodi and Joey sent the following email to Joe for his records.

The 2 attached items are what Joey sent to Joe.

Please let me know if this needs to be changed in order for the development order to be finalized.

Mike Fezell
Power Delivery
Gulf Power Company
(850) 244-4742
SoLinc-30*4742

From: Ken Gallander [mailto:kgallander@cityofdestin.com]
Sent: Friday, January 28, 2011 4:11 PM
To: Fezell, W. Mike
Cc: Ashley Grana; David Forstrom
Subject: TRC Letter - Update Final Approval Letter

Mike,

Please see the attached letter. The Building Division has indicated on their Nov. 5th review letter that items #2 and #4 are no longer applicable based on our determination regarding permitting in relation to Florida Building Code exemption per Florida Statutes.

I believe this should be the final version. Please respond confirming this so that David may coordinate finalizing the development order with you.

It's been a pleasure working with you on this project and looking forward to more opportunities.

Ken

Kenrick S. Gallander, AICP
Community Development Director
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

Phone: 850.837.4242 ext. 3126
Fax: 850.650.0693
email: kgallander@cityofdestin.com



CORE VALUE: "Commitment to the stated values and goals"

