



Community Development Planning Division

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

August 16, 2012

Order No. 12-09

Final Development Order:

**“HAMPTON INN, 2nd AMENDMENT”
A MINOR TIER 1 DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(12-16-SP)**

Based upon the City's approval and issuance of this Development Order on August 16, 2012, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.

Choctaw Engineering, Inc. on behalf of Northumberland Hotel Partners, LLC is requesting approval of a Minor Tier 1 Deviation to a previously approved Major Development identified as “Hampton Inn, 2nd Amendment”. The request for approval consists of renovating and expanding an existing 2-story, 104 room hotel into a 3-story, 130 room hotel. The proposed project is located at 1625 Scenic Highway 98 also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-2300-0012-0010. The overall property contains 3.53 acres, more or less.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, landscape plan, drainage plan, etc., and dated approved on August 16, 2012.
2. All the findings of the Technical Review Team report dated August 9, 2012 are incorporated herein.

CONDITIONS OF APPROVAL:

1. **Condition:** 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 16, 2012** (no later than **August 16, 2013**), and must be completed as shown on plans approved by the Technical Review Team.

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.

1. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “**Hampton Inn, 2nd Amendment**” 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.**
2. 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.
3. The following items must be addressed in the appropriate order:
 - A. **Prior to the issuance of the Final Development Order, all outstanding costs (if any) associated with this project and are owed to the City must be paid in full.**
 - B. **Prior to the issuance of any City Permit, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.**

- C. **Prior to the issuance of any City Permit**, provide a fully executed Stormwater Pollution Prevention Plan (SWPPP).
- D. **Prior to the issuance of any City Permit**, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
- D. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
- E. **Prior to the issuance of a Certificate of Occupancy**, Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
- F. **Prior to the issuance of a Certificate of Occupancy**, landscaping, if installed, must be inspected and approved by the Community Development Department.
- G. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
- I. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and any other outstanding costs associated with this project that are owed to the City must be paid in full.

Additionally, the owner must comply with all of the comments, notes and conditions of the Technical Review Team members as stated on pages 4 through 25 of the attached TRT Report dated August, 2012.



R. Ashley Grana
 Planning Manager
 City of Destin



Date



Robert Schaedle, Manager
 Northumberland Hotel Partners, LLC
 2000 Meridian Boulevard, Suite 200
 Franklin, Tennessee 37061

Date

TECHNICAL REVIEW TEAM REPORT
“HAMPTON INN, 2nd AMENDMENT”
A MINOR TIER 1 DEVIATION TO A PREVIOUSLY APPROVED MAJOR
DEVELOPMENT
(12-16-SP)

TRT Report: August 9, 2012

ISSUE:

- Applicant:** Choctaw Engineering, Inc. on behalf of Northumberland Hotel Partners, LLC is requesting approval of a Minor Tier 1 Deviation to a previously approved Major Development identified as “Hampton Inn, 2nd Amendment”.
- Request:** The request for approval consists of renovating and expanding an existing 2-story, 104 room hotel into a 3-story, 130 room hotel.
- Location:** The proposed project is located at 1625 Scenic Highway 98 also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-2300-0012-0010.
- Parcel Size:** The overall property contains 3.53 acres, more or less.
- Future Land Use:** Gulf Resort Mixed Use (GRMU)
- Zoning District:** Gulf Resort Mixed Use (GRMU)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 1.30 FAR (Tier 1)
Proposed: 0.54 FAR
- Application Date:** June 15, 2012
- Approved Site Plan Date:** August 9, 2012

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 Team (TRT) 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 Gulf Resort Mixed Use (GRMU) and a Zoning district of Gulf Resort Mixed Use (GRMU). The proposed land use is consistent with the intent of the GRMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The GRMU 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 August 8, 2012.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on June 15, 2012.

Potable Water: Destin Water Users, Inc. signed the CEC on June 15, 2012.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on June 15, 2012.

Stormwater Management: The City's Stormwater Manager signed the CEC on August 7, 2012.

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 July 9, 2012, 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 June 15, 2012.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A new 10' wide internal sidewalk provides direct connectivity to the existing 5' sidewalk along Scenic Highway 98.

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 development will not be a phased development

ADDRESSING:

The property has been assigned an address of 1625 Scenic Highway 98. The following conditions shall apply:

Prior to the issuance of a Certificate of Occupancy, 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 GRMU Future Land Use Map (FLUM) designation.

INTENSITY:

This project has a Gulf Resort Mixed Use (GRMU) 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 0.54 and is calculated as follows:

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

$$82,588 \text{ sq. ft.} / 153,569 \text{ sq. ft.} = 0.54 \text{ FAR}$$

HEIGHT:

The Gulf Resort Mixed Use (GRMU) 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 building is 29’ 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 Gulf Resort Mixed Use (GRMU) Zoning District.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Gulf Resort Mixed Use (GRMU) 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:	10’	10’ FPLA	55.1’ Setback, 10’ FPLA
Rear:	N/A	N/A	N/A
Side (East):	0’	5’ CBLA	84.1’ Setback, 5’ CBLA
Between Bldgs.:	10’	N/A	N/A

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

SIGNS:

No approved signage plan or design is requested, or approved by this amendment.

UTILITIES:

All utilities are required to be underground - No change by this amendment.

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 located in White Sand Zone I.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on July 9, 2012, 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:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.
3. **Condition:** Prior to obtaining any City permit, a copy of the Northwest Florida Water Management District (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) approval shall be provided.
4. **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.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided via existing a two way driveway with a 27' wide ingress and egress to Scenic Highway 98.

REFUSE COLLECTION:

Refuse collection will be provided by servicing a standard commercial dumpster.

Condition: All solid waste collection areas, unless standard curbside pickup is used, shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. *Ref. LDC Section 7.09.02(B)(3).*

PARKING:

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

<u>PARKING REQUIREMENTS / HOTEL</u>			
Size of Facility	Maximum Vehicle Parking		Total
130 Room Hotel	1 Space per room plus 1 Space per 20 rooms		137
Minimum Bicycle Parking	7	Total vehicle spaces provided	137
5% of total vehicle spaces		Total bicycle spaces required	7
Handicap Spaces Required/Provided = 1/1		Total bicycle spaces provided	7

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of Section 8.08.05 *On-site loading standards* of the Destin Land Development Code as indicated on the approved plans and as follows:

OPEN SPACE/LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Open Space Requirements:

Site Development Area (Total Area): 153,569 sq. ft. (3.53 acres, more or less)
 Total Required Open Space: 25.0% (38,393 sq. ft.)*
 Total Provided Open Space: 32.6% (50,011 sq. ft.).

Tree Requirements:

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 3.53 x 10 = 36)	36
Total Reforestation Credits for trees on Site	0
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>36</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:	36
Front Perimeter Trees (Exempt):	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	18
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:	54
TOTAL TREES PROVIDED:	62

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: The parks impact fees were calculated using the following rates and fees.

Hotel:

Impact Fee Rate = \$243.00 per room

Proposed Rooms: Increase of 26 rooms (130 proposed – 104 existing)

Impact Fee = 26 rooms. x \$243.00 = **\$6,318.00**

Total Parks Impact Fees to be paid: **\$6,318.00**

Public Library: Not applicable.

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

Hotel:

Impact Fee Rate = \$11.00 per room

Proposed Rooms: Increase of 26 rooms (130 proposed – 104 existing)

Impact Fee = 26 rooms. x \$11.00 = **\$286.00**

Total Police Protection Impact Fees to be paid: **\$286.00**

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

Hotel:

Impact Fee Rate = \$981.00 per room

Proposed Rooms: Increase of 26 rooms (130 proposed – 104 existing)

Impact Fee = 26 rooms. x \$981.00 = **\$25,506.00**

Total Transportation Protection Impact Fees to be paid: **\$25,506.00**

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:	\$381.10 (pd.)
Escrow for Consultants & Admin:	\$500.00 (pd.)
City Surveyor:	N/A
City Traffic Consultant	\$450.00 (pd.)
City Traffic Consultant	\$20.52
Re-Review Fees (Community Dev.):	\$92.70 (pd.)
Administrative Costs:	\$198.45 (pd.)
Administrative Costs	\$43.40
City Council Advertising:	N/A
TOTAL (as of 08/09/12)	\$63.92 Due

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 August 8, 2012. 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 August 8, 2012. 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 August 7, 2012. 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 August 8, 2012. Please refer to **Exhibit “D”** for a copy of the approval letter.

GULF POWER:

Gulf Power approved the project with conditions in a letter dated August 9, 2012. 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 August 7, 2012. 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 August 8, 2012. 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 with conditions in a memo dated August 6, 2012. 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 August 8, 2012. 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 9, 2012. Please refer to **Exhibit “J”** 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 August 3, 2012. Please refer to **Exhibit “K”** for a copy of the Public Services Department conditions.

EXHIBIT "A"

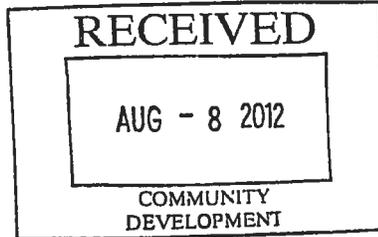
Destin Fire Control District

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



Chief Kevin Sasser

PLAN REVIEW



Date: August 8, 2012

To: Building Department
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

Project has been reviewed for compliance with the 2010 Florida Fire Prevention Code.

Applicable Fire District fees have been received. (See Attached)

Project: Hampton Inn Addition

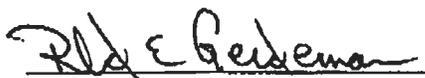
Address: 1625 Scenic Hwy 98

Occupancy: Hotel

Owner and/or Contractor: Choctaw Engineering
Mark Siner: 862-6611

Comments:

1. A fire sprinkler system shall be installed throughout the entire building.
(Ref: NFPA 101 Ch. 43.2.2.1.7; 43.8.3; 28.3.5.1)
2. Fire alarm system shall comply with the most current codes.
3. Site utility plan does not show location or size of the fire service line or backflow for the fire sprinkler system.
4. Architectural plans submitted do not show location of fire sprinkler riser.
5. A Fire District Impact fee will be assessed for the new addition area only.


Ronald E. Gerdeman
Fire Marshal, CFPS



A Heart Ready
Community



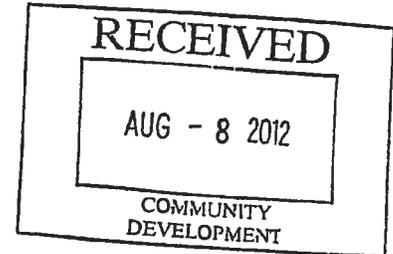
An Advanced Life
Support Service



DESTIN WATER USERS INC.

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

EXHIBIT "B"



DATE: August 8, 2012

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

PROJECT: Hampton Inn, 2nd Amendment
PROJECT NUMBER: 12-16-SP
CONTACT: Mark Siner, Choctaw Engineering
LOCATION: 1625 Scenic Hwy 98 Destin Fl 32541

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

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

Approved

(Subject to the following, which shall be a condition of the Developmental Order with the City of Destin)

1. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
2. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
3. Proposed 4" gravity sewer main to be tied into existing east manhole in right-a-way, grouted inside and out. DWU will be notified 24 hours prior to connection
4. Existing 4" double check backflow will be upgraded to meet DWU's regulation to a 4" RP backflow.
5. Tap fees will be paid for the additional 26 units before a CO is given from the City of Destin.
6. DWU's questionnaire needs to be completed and return to this office.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 337-3937 Fax number (850) 837-0465

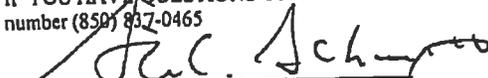

Signed

EXHIBIT "C"

FLFTWE0101
650 Denton Blvd
Fort Walton Beach, FL 32547



August 7, 2012

City of Destin, Florida
Community Development Department
4100 Indian Bayou Trail
Destin FL 32541

ATTN: David Forstrom, Planning Division

Re: 12-16-SP, Hampton Inn, 2nd Amendment, 938 1621 Scenic Highway 98, a Minor Tier 1 Deviation to a previously approved Major Amendment

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

1. A 4' x 8' x 3/4" plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware (if inside terminal room is applicable) and dedicated to Centurylink.
2. 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. 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 "K. Nance".

Keith Nance
Access Engineer II
Centurylink
650 Denton Blvd
Ft Walton Beach FL 32547

EXHIBIT "D"

Cox Communications Gulf Coast, LLC
120 NW Paces n Road
Fort Walton Beach FL 32547
(850) 862 4142
(850) 862 1708 fax



August 8, 2012

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

To: Technical Review Committee
Re: 12-16-SP, Hampton Inn 2nd Amendment
1625 Scenic Hwy 98

Cox Communications has no objections to the above named project. Any conflicts with Cox Communications existing facilities will be the responsibility of the owner / developer to contact Cox Communications of said conflicts. All costs incurred for the relocation and or replacement of Cox Communications owned facilities, aerial or underground is the sole responsibility of the owner or developer. Cox Communications must maintain an 18' clearance on DOT right-of-ways, including driveway cuts. Due to the nature of Gulf Power owned poles, that we lease, the cost to maintain the clearances is solely based on what Gulf Power charges us to upgrade the poles. Materials and man hours to transfer to the new poles are also added to the cost.

Please contact myself prior to building. To ensure access to building for cable and high speed internet access it is important that we meet prior to construction and conduit placement.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Dixon".

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

EXHIBIT "E"



Date:8/9/12

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

Per :
12-16-SP
Hampton Inn, 2nd Amendment

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 that reads "Thomas Richardson".

Thomas Richardson
850-833-4881
Power Delivery Engineering Destin

EXHIBIT "F"



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 8-7-2012**

BUSINESS:

12-16-SP Hampton Inn, 2nd Amendment 1625 Scenic Hwy 98 a Minor Tier 1
Deviation to a previously approved Major Development

COMMENTS:

Okaloosa Gas District has no objection to the above referenced project;
Okaloosa Gas has no objections; however; please be advised there is an existing gas
service line at the existing building. Please notify Okaloosa Gas prior to demolition, so
Okaloosa Gas will kill the existing service line.

Gas is available to service the proposed hotel.

If you should have any questions, or require additional information, please let me
know. (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
108 Hill Avenue.
Fort Walton Beach, FL 32548
(850) 301-2816
(850) 664-6659 Fax
dfarmer@wm.com



August 8, 2012

Re: 12-16-SP, Hampton Inn, 1625 Scenic Hwy, Destin

To Whom It May Concern:

This letter serves to confirm that Waste Management has no concerns nor objections to project 12-16-SP, Hampton Inn.

Sincerely,

Domenica Farmer

Domenica Farmer
District Manager
Waste Management

EXHIBIT "H"

MEMORANDUM



Community
Development
Building Division

Phone: 654-1119
Fax: 837-7949

DATE: August 6, 2012
TO: Project Manager/David Forstrum
THRU: Administrative Assistance/Larry Beat
CC: Building Official/ Larry Ballard *LB*
FROM: Building Insp. & Plans Examiner/ Noell Bell *NB*
SUBJECT: 2nd Submittal Review for TRT
PROJECT: 12-16-SP, Hampton Inn, 2nd Amendment
1625 Scenic Hwy 98
A Minor Tier 1 Development to a previously approved Major Dev.
(Renovate and add 3rd story to existing 2 story)

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



EXHIBIT "I"

Community Development Planning Division

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

August 8, 2012

Mr. Mark C. Siner, PE
Choctaw Engineering, Inc.
112 Truxton Avenue
Fort Walton Beach, Florida 32547-2461

SUBJECT: 2nd Review for 12-16-SP, Hampton Inn, 2nd Amendment, a Minor Tier 1 Deviation to a previously approved Major Development, 1625 Scenic Highway 98

Dear Mr. Siner:

A second submittal package was received on July 25, 2012. 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 June 15, 2012
- Completeness review date June 20, 2012
- Staff review comments July 9, 2012 (within 10 business days)
- Applicant's 2nd submittal target date: July 23, 2013 (based on typical 10 day turn-around)
 - Applicant's actual 2nd submittal date: July 25, 2012
- Staff's review of 2nd submittal package target date: August 8, 2012 (based on typical 10 day turn-around)
 - Staff's review of 2nd submittal package actual review date: August 8, 2012 (10 day turn-around)

REVIEW COMMENTS:

A. Current Planning Division Comments: Approved with conditions.

1. **Condition:** Please correct the misspelling of the word "TIER" on all plans.
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:** 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).*
 7. **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.
 8. **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.
 9. **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.*
 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.*
- B. Transportation Comments: Approved. (To discuss transportation related comments, please contact Mr. Nick Lepp of Renaissance Planning Group at 813-254-7741)**

See attached comments dated July 9, 2012.

- C. Stormwater Management Comments: Approved with Conditions. (To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242 ext. 3130.)**

See attached comments dated July 9, 2012.

Page 3 of 3
August 7, 2012
2nd Review for 12-16-SP, Hampton Inn, 2nd Amendment

D. 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 August 3, 2012

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

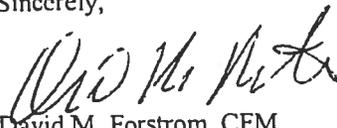
See attached comments dated August 6, 2012

FINAL SUBMITTAL:

With the approval of your Development Order application, please submit to the Planning Division: 7 sets of full-size plans, 24" x 36" (Civil Engineer, Architect and Landscape Architect). 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 issued. Sets four and five are for Destin Water Users, Inc. and the Destin Fire Control District. Sets six and seven are for the City of Destin's Planning Division and 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 August 6, 2012
Transportation Comments dated July 9, 2011
Public Services Department Comments dated August 3, 2012
Stormwater Management Comments dated July 9, 2012

cc: Project File & Letter Log



RENAISSANCE PLANNING GROUP

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

July 9, 2012

Attn: David Forstrom
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

Subject: 12-16-SP: Hampton Inn, 2nd Amendment



Dear Mr. Forstrom:

Renaissance Planning Group has reviewed the above-referenced traffic impact analysis received by the City on June 15, 2012. It appears that the traffic analysis accurately depicts the traffic impacts associated with the proposed development and draws the correct conclusion.

Thank you for the opportunity to comment on this application submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Lepp".

Nick Lepp, AICP
Sr. Transportation Planner
Renaissance Planning Group

cc: Scott Swearengen, Renaissance Planning Group

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: July 9, 2012

TO: Larry Beat, Administrative Assistant

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

SUBJECT: Review for 12-16-SP, Hampton Inn, 2nd Amendment, a Minor Tier 1 Deviation
to a previously approved Major Development, 1625 Scenic Hwy 98
TRT Submittal Stormwater Review Comments

A submittal package was received on June 15, 2012 from Choctaw Engineering, Inc. The Stormwater Management Plan (SWMP) and the construction drawings are **hereby approved** with the following conditions as noted:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
2. **Condition:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.
3. **Condition:** Prior to obtaining any City permit, a copy of the Northwest Florida Water Management District (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) approval shall be provided.
4. **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.

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

DMF/

File: Memo
Project File: 12-08-SP

OFFICE OF PUBLIC SERVICES

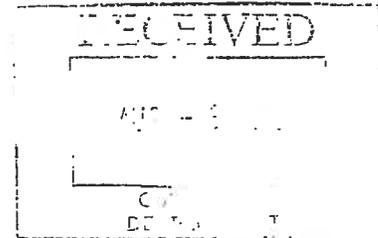
MEMORANDUM

August 3, 2012

TO: Administrative Assistant/Larry Beat
Planner/David Forstrom
Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodi 

SUBJECT: 12-16-SP Hampton Inn, 2nd Amendment, 1625 Scenic Hwy 98
Right of Way & Wetlands Impact Review ONLY



A submittal was received on August 2, 2012 and the right-of-way & wetlands areas only were reviewed. The **current submittal appears to meet current codes.** There appear to be no impacts to the right-of-way or environmentally sensitive areas. The following standard conditions of the D.O.:

1. **Condition:** Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
2. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
3. **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.
4. **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.

cc:
PS Files