



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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March 17, 2008

Order No. 08-11

Final Development Order:

**“HARBOR REFLECTIONS”
A TIER 3 - MAJOR DEVELOPMENT
(SP-07-11)**

Based upon the City Council's approval and the City's issuance of this Final Development Order on March 10, 2008, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

ISSUE:

Applicant: Gilligans Development, LLC (agent) on behalf of ABC Amusement Co. (owner)
Request: The proposed development is a 15-story mixed use development consisting of 28 short-term residential units and 125,500 square feet of commercial space. The commercial space includes 114,500 square feet for 99 condotel units (135 sleeping rooms), 5,000 square feet for a restaurant and 6,000 square feet for a spa.
Location: The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in the City of Destin of Okaloosa County, Florida (530 Harbor Boulevard), more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0630-0000-03A1, 00-2S-22-0630-0000-03A2 and 00-2S-22-0630-0000-03A3.
Parcel Size: The total site area is 1.141 acres (49,739 sq. ft.), more or less.
Future Land Use: South Harbor Mixed Use (SHMU)
Zoning District: South Harbor Mixed Use (SHMU)
Density: Allowed: Up to 36 units per acre with Tier 3 approval
Proposed: Overall Development: 28 units / 1.141 acres = 25 units per acre
Intensity (FAR): Allowed: 2.50 with Tier 3 approval (Additional .50 if providing above-grade structured parking) = 3.00
Proposed: Overall Development: 125,500 sq. ft. / 49,739 sq. ft. = 2.52 FAR
Application Date: February 28, 2007
TRC Date: March 21, 2007
Approved Site Plan Date: December 19, 2007
City Council Date: January 17, 2008

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated December 19, 2007, are incorporated herein.

CONDITIONS OF APPROVAL FOR "HARBOR REFLECTIONS" A MAJOR DEVELOPMENT (SP-07-11):

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 March 17, 2008 (no later than March 17, 2009), 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 "Harbor Reflections" 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 Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
 - 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. **Conditions per City Council:**
 - A. **Prior to the issuance of any permits for vertical construction,** the final architectural and/or civil plans shall identify an elevator ensuring ADA accessibility for those individuals unable to use the 10' wide pedestrian public access easement.
5. **Conditions per Community Development Department:** Refer to pages 15 thru 17 of the attached TRC Report dated December 19, 2007.
6. **Conditions per Engineering Department:** Refer to pages 17 thru 20 of the attached TRC Report dated December 19, 2007.
7. **Conditions Per Destin Water Users, Inc.:** Refer to page 10 of the attached TRC Report dated December 19, 2007.

TECHNICAL REVIEW COMMITTEE REPORT

"HARBOR REFLECTIONS" A TIER 3 - MAJOR DEVELOPMENT (SP-07-11)

TRC Report: December 19, 2007

ISSUE:

Applicant: Gilligans Development, LLC (agent) on behalf of ABC Amusement Co. (owner)
Request: The proposed development is a 15-story mixed use development consisting of 28 short-term residential units and 125,500 square feet of commercial space. The commercial space includes 114,500 square feet for 99 condotel units (135 sleeping rooms), 5,000 square feet for a restaurant and 6,000 square feet for a spa.
Location: The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in the City of Destin of Okaloosa County, Florida (530 Harbor Boulevard), more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0630-0000-03A1, 00-2S-22-0630-0000-03A2 and 00-2S-22-0630-0000-03A3.
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Density: Allowed: Up to 36 units per acre with Tier 3 approval
Proposed: Overall Development: 28 units / 1.141 acres = 25 units per acre
Intensity (FAR): Allowed: 2.50 with Tier 3 approval (Additional .50 if providing above-grade structured parking) = 3.00
Proposed: Overall Development: 125,500 sq. ft. / 49,739 sq. ft. = 2.52 FAR
Application Date: February 28, 2007
TRC Date: March 21, 2007
Approved Site Plan Date: December 19, 2007
City Council Date: January 17, 2008

DISCUSSION/FINDINGS:

Gilligans Development, LLC (agent) on behalf of ABC Amusement Co. (owner), is requesting approval for a 15-story mixed use development consisting of 28 short-term residential units and 125,500 square feet of commercial space. The commercial space includes 114,500 square feet for 99 condotel units (135 sleeping rooms), 5,000 square feet for a restaurant, and 6,000 square feet for a spa. The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in the City of Destin of Okaloosa County, Florida (530 Harbor Boulevard), more specifically identified with the following Tax Parcel I.D. Numbers: 00-2S-22-0630-0000-03A1, 00-2S-22-0630-0000-03A2 and 00-2S-22-0630-0000-03A3. The total site area is 1.141 acres, more or less.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated in applicable sections below.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of South Harbor Mixed Use (SHMU) and a Zoning designation of South Harbor Mixed Use (SHMU). The "Harbor Reflections" mixed use development is consistent with the SHMU Future Land Use designation of the Comprehensive Plan and is a permitted principal use in the SHMU Zoning District.

TIER 2 SUPPLEMENTAL DESIGN STANDARDS:

Comprehensive Plan: 2010 Policy 1-2.1.8 states that "*Height, intensity, and density bonus provisions are provided in the HDR, CMU, SHMU, NHMU, TCMU, GRMU, HIMU, and CBR Land Use Designations. These provisions shall be initiated to stimulate reinvestment in high standards of design through implementation of a tiered regulatory system that grants incentives for actions that are consistent with design criteria that cannot otherwise be mandated. The outcome shall result in high quality, innovative development that enhances site and building design, achieves land use compatibility, promotes non-motorized mobility, and provides the opportunity for achieving extraordinary public benefit.*"

Section 7.09.03 of the Land Development Code contains supplemental design standards that shall be met in order to qualify for Tier 2 height, intensity, and density bonuses. These supplemental standards include:

- Design criteria
- Open space
- Setbacks
- Landscaping
- Pedestrian amenities
- Design initiatives that accommodate transit needs
- Pedestrian and/or vehicular access

Design criteria (Building footprint, Building mass, façade, and elevations, Roofline design, Roofscape design, and Other architectural features:

See the attached "Harbor Reflections: Findings of Fact," dated December 20, 2007, for details on the project's design criteria (Pages 1-3). Note: The figures and plan sheets, as referenced in the "Findings of Fact" can be located in the "Harbor Reflections" booklet (Exhibit "C" – See File: SP-07-11).

Open space:

Tiered Land Use System developments proposed in the SHMU future land use designation shall provide an additional five percent open space in addition to the required minimum of 25 percent for a total of 30 percent. The 30 percent can be reduced to not less than 12 percent by adhering to requirements of the "Open Space Incentive Program." The proposed amount of open space, as defined in the Land Development Code, for this development is as follows:

Total sq. ft. of provided open space / sq. ft. of subject parcel = Percentage of open space

10,821 sq. ft. / 49,739 sq. ft. = 21.8 percent open space provided

Setbacks & Buffers:

The following setbacks shall apply to developments proposed in the SHMU zoning district fronting on Harbor Boulevard.

PROPERTY LINE	REQUIRED SETBACK	PROVIDED
North (front)	<ul style="list-style-type: none"> • Min 15 ft. to max 25 ft. for any portion of a building having a height below 40 ft. • Min 35 ft. for any portion of a building having a height above 40 ft. 	<ul style="list-style-type: none"> • <40' - 15' • >40' - 39'
East & West (side)	<ul style="list-style-type: none"> • Min 0 ft. for any portion of a building having a height of 35 ft. or less • Min 15 ft. for any portion of a building having a height above 35 ft. but below 50 ft. • Additional 2 ft. setback for each 10 ft. or fraction thereof exceeding 50 ft. in height: 50' to 160' requires 37'. 	<ul style="list-style-type: none"> • <35' - 10' • 35' to 50' - 15' • >50' - 38'
South (rear)	<ul style="list-style-type: none"> • 0 ft. 	<ul style="list-style-type: none"> • 4'

The proposed amended development meets all of the required setbacks for a Tier 2 development located in the SHMU zoning district.

Buffers: Condition: Prior to a Certificate of Occupancy, an 8-10 foot landscape buffer shall be installed in accordance with the finalized Harbor CRA Harbor Boulevard Implementation Plan design.

Landscaping:

All Tier 3 developments shall meet the following landscaping requirements.

Tree Requirements:

All required trees shall be a minimum of twelve (12) feet in height and have a three and one-half (3½) caliper at the time of planting. For those properties lying south of Harbor Boulevard and Emerald Coast Parkway palm trees cannot comprise more than 80 percent of the total number of all required trees. The number of required trees shall be increased by 20 percent above the minimum requirements for trees set forth in LDC Section 12.04.04. Trees having an average mature spread of crown less than 20 feet shall be arranged in groupings so as to create the equivalent of a 20-foot crown spread.

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.

The tree requirements for this development have been calculated as follows:

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" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	0

Reforestation Trees (1 per every .10 of an acre: 1.141 x 10 = 11) Required on Site:	11
Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	11
Total Reforestation Trees Required on Site:	11
Front Perimeter Trees (1 per 25') Required on Site:	N/A
Perimeter Trees (1 per 25') Required on Site:	N/A
Parking Lot Trees (1 per end row and landscape island) Required on Site:	N/A
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	0
20% increase for Tier 2 Development (0.20 x 11 trees = 2.2)	2.2
TOTAL TREES REQUIRED:	13.2
TOTAL TREES PROVIDED:	18

Shrub requirements:

All shrubs shall be sized in accordance to the following specifications: one-third shall be a minimum of 36 inches in height at the time of planting; one-third shall be a minimum of 18 inches in height at the time of planting; and one-third shall be ground cover plantings of a one gallon size. The number of required shrubs shall be increased by 20 percent above the minimum requirements for shrubs set forth in LDC Section 12.04.04.

Pedestrian amenities:

All Tier 2 developments “shall provide gathering/sitting areas that at a minimum include the following decorative pedestrian amenities: benches, waste containers, planters, and pedestrian lighting fixtures. Other types of pedestrian amenities may be incorporated and include: decorative water fountains, sculptures, drinking fountains, phone booths and bicycle racks.” [LDC, §7.09.03].

The proposed development will provide gathering and sitting areas as part of the functional open space. These areas occur along the pedestrian colonnade on Harbor Boulevard, to the information kiosk, along the pedestrian access to the Harbor and along the boardwalk. Pedestrian amenities are illustrated on the Landscape Plan sheets L-1, L-2 and lighting on Sheet L-5 (Exhibit “A” – See File: SP-07-11). Included are benches, waste containers, bicycle racks, landscaping and lighting.

Design initiatives that accommodate transit needs:

“All developments located within a one-quarter mile radius of a transit stop shall contribute to the success of the transit system through contributions toward amenities and the creation of a safe and inviting pedestrian and transit atmosphere at all transit stop locations...” “Provision of additional transit infrastructure elements (e.g., transit shelter, street furniture, transit signs, contribution towards the transit operating fund, etc.) may be used as a multi-modal transportation mitigation measure for developments.” [LDC, §7.09.03.F.6].

An unimproved transit stop is located within one-quarter mile of the development on the east side of Benning Drive. An unobstructed path is provided to the unimproved transit stop via the City’s sidewalk along Harbor Boulevard and a future sidewalk to be constructed by the developer within the east side of the Benning Drive right-of-way. The applicant is also committed to improving the existing transit stop to meet current transit design standards. A conceptual plan is provided on Sheet C16 “Transit Stop Conceptual Plan.” (Exhibit “A” - See File: SP-07-11)

Condition: Prior to the issuance of a Certificate of Occupancy, the transit stop shall be properly designed, permitted, and constructed.

Pedestrian and/or vehicular access:

See the attached "Harbor Reflections: Findings of Fact," dated December 20, 2007, for details on the project's pedestrian and/or vehicle access (Page 4) (Exhibit "C" - See File: SP-07-11). Note: The figures and plan sheets, as referenced in the "Findings of Fact" can be located in the "Harbor Reflections" Booklet (Exhibit "A" - See File: SP-07-11).

TIER 3 STANDARDS:

See the attached "Harbor Reflections: Findings of Fact," dated December 20, 2007, for details on the project's intent to adhere to the Tier 3 Standards (Page 4) (Exhibits "C", "D", and "E" - See File: SP-07-11). Note: The figures and plan sheets, as referenced in the "Findings of Fact" can be located in the "Harbor Reflections" Booklet (Exhibit "A" - See File: SP-07-11).

In accordance with Article 7, Section 7.09.03.G.2, of the Land Development Code, the applicant has negotiated with the City Manager regarding the Tier 3 additional required public benefits. Based on the "Harbor Reflections: Findings of Fact," dated December 20, 2007, (Exhibits "C", "D", and "E" - See File: SP-07-11) the City Manager is recommending to the City Council that the project and monetary outlays of \$1,310,600.00, as presented, demonstrates that "the specific character, design, and investment commitment is a significant public benefit" and "is commensurate with the increment of increased height" of 59' 2" as derived from the 100' 9" stories maximum Tier 2 allowable height to the proposed 159' 2", no increase of "density" from Tier 2 maximum of 26 units/acre, and an increase in "intensity" (Floor Area Ratio: FAR) from a 2.25 Tier 2 FAR (1.75 + .50 above grade parking garage) to the proposed 2.52 FAR (Tier 3 FAR = 3.00) "that the applicant seeks."

The City Council does have final authority to determine as to whether the applicant has satisfied the Tier 3 public benefits as described in Article 7, Section 7.09.03.G.2 of the Land Development Code.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

- Solid Waste: **X** (Exhibit "F")
- Potable Water: **X** (Exhibit "G")
- Sanitary Sewer: **X** (Exhibit "H")
- Traffic: **X** (Exhibit "I")
- Stormwater Management: **X** (Exhibit "J")

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, and approved on November 16, 2007, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis dated October 30, 2007. (Exhibit "I" - See File: SP-07-11)

SUBDIVISION OR PUD - PLAT:

Not applicable.

WHITE SANDS ZONE:

The project property is located in White Sand Zone I.

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.

SIGNS:

No overall sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

UTILITIES:

Underground utilities/service (existing and proposed) are required. The project shall also be compliant with the Tier 3 requirements for the relocation and conversion of above ground utilities to below ground locations. Refer to "Harbor Reflections – Public Benefit Requirements." (Exhibit "E" - See File: SP-07-11)

Condition: Prior to the issuance of any vertical construction permits, the applicant shall pay into a fund to locate all above-ground utilities on the property and within the adjacent right-of-way below ground. Additionally, the applicant can choose to pay the City the amount it would cost for the relocation and conversion of the above ground utilities to below ground locations, based on a binding cost estimate provided by Gulf Power, instead of performing the work.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated March 19, 2007.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated August 27, 2007.

GULF POWER:

Gulf Power approved the project in a letter dated March 9, 2007.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated March 21, 2007.

EMBARQ:

Embarq approved the project in a letter dated March 9, 2007.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated December 10, 2007, with the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** 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. **Condition:** Please revise plans to indicate that the potable water meter shall be no larger than 6". Please ensure this is on the final approved set of plans.

ENGINEERING DEPARTMENT:

The City of Destin Engineering Department approved the project with conditions in a letter dated December 19, 2007. See specific conditions on pages 14-17.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on October 25, 2007.

INGRESS/EGRESS:

The two existing ingress/egress points will be removed and replaced by a single, 24' +/- wide two-way ingress/egress accessway off of Harbor Boulevard.

PARKING:

Per code:

Condominium: 2.0 spaces per dwelling unit x 28 dwelling units = 56 parking spaces
Bicycle Parking – 56*10% = 5.6 Spaces
Condotel: 1.0 space per sleeping room x 135 Rooms = 135 parking spaces
Bicycle Parking – 135*5% = 6.75 Spaces
Condotel Employees: 1.0 spaces per 2 employees x 8 employees = 4 parking spaces
Restaurant: 1.0 space per 75 S.F. x 5,000 S.F./75 S.F. = 67 parking spaces
Bicycle Parking – 67*10% = 6.7 Spaces
Health Spa: 1.0 space per 150 S.F. x 6,000 S.F./150 S.F. = 40 parking spaces
Bicycle Parking – 40*20% = 8 Spaces
Marina: 5.0 spaces per berth x 4 berths = 20 parking spaces
TOTAL Required: 322 parking spaces

Shared Parking Analysis (dated October 15, 2007): Condominium, Condotel, Restaurant, and Spa
TOTAL Required: 246 parking spaces

TOTAL REQUIRED: 270 parking spaces (246 shared spaces + 20 for Marina + 4 for employees)
Less 20% Reduction in “Old Town” Multimodal District: 216 parking spaces/22 bicycle spaces
TOTAL PROVIDED: 219 parking spaces (includes 7 handicapped spaces)/22 bicycle spaces

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall. The gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

SIDEWALKS:

A 10 foot wide sidewalk is proposed along the front portion of the development. This sidewalk and the landscape buffer area shall be in conformance with the Harbor CRA Implementation Plan.

Condition: Prior to installation/construction of the sidewalk, provide confirmation from City Staff the proposed design is consistent with the final Harbor CRA Implementation Plan design for Harbor Boulevard.

OPEN SPACE/LANDSCAPE:

Open Space Requirements (Site Plan):

Development Area (Total Area): 49,739 sq. ft. (1.141 acres, more or less)
Required Open Space 12% (30% less the 18% reductions allowed in LDC 12.04.03): 5,969 sq. ft
Provided Open Space: 10,821 sq. ft. (21.8%)

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 (54 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (57 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (6 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>

Reforestation Trees (1 per every .10 of an acre: 1.141 X 10 = 11) Required on Site:	<u>11</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>11</u>

Note: Trees credited are those only located within common areas and the 50' wide tree preservation easement area. 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:	11
Front Perimeter Trees (1 per 25') Required on Site:	N/A
Perimeter Trees (1 per 25') Required on Site:	N/A
Parking Lot Trees (1 per end row and landscape island) Required on Site:	N/A
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	0
20% increase for Tier 2 Development (0.20 x 11 trees = 2.2)	2.2

TOTAL TREES REQUIRED:	13.2
TOTAL TREES PROVIDED:	18

Unless otherwise noted, **all required trees must be a minimum of twelve (12) feet high and 3½ inch caliper 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 number of units and gross floor area receiving a certificate of occupancy (C.O.) or certificate of completion (C.C.). Final impact fee amounts will also be determinant whether exemption or credits are applicable and reevaluated at the time a C.O. or C.C. is requested. Any claims for exemption or credits must be made no later than the time a C.O. or C.C. is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.

The land uses identified below are from the "Fee Schedule" tables found in Article 19 of the Land Development Code and are those deemed most closely related to the land uses proposed in this development. The fee payer has the option of paying the fees identified below for the identified land use or they shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a C.O. or C.C. is sought. The determination made by the City Manager may be appealed to the City Council by filing a written request with the City Manager within 10 days of the City Manager's determination. We advise the applicant to submit any independent fee calculation study as soon as possible for a determination. 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 C.O. or C.C.:

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

Resort Residential Unit (Condominium Units): \$113.03 per unit
Impact Fee for Resort Residential = 28 units x \$113.03 per unit = **\$3,164.84**
Hotel/Motel (Condotel Units): \$50.46 per unit
Impact Fee for Resort Residential = 99 units x \$50.46 per unit = **\$4,995.54**

Total Parks Impact Fees to be paid for "Harbor Reflections": **\$8,160.38**

Public Library: The public library impact fees were calculated using the following rates and fees.

Resort Residential (Condominium Units): \$76.19 per unit
Impact Fee for Resort Residential = 28 units x \$76.19 per unit = **\$2,133.32**

Total Public Library Impact Fees to be paid for "Harbor Reflections": **\$2,133.32**

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

Resort Residential w/in 98 Corridor (Condominium Units): \$14.64 per unit
Impact Fee for Resort Residential = 28 units x \$14.64 per units = **\$409.92**
Hotel/Motel w/in 98 Corridor (Condotel Units): \$13.07 per unit
Impact Fee for Resort Residential = 99 units x \$13.07 per unit = **\$1,293.93**
Retail w/in 98 Corridor (Spa): \$47.59 per 1,000 Square Feet
Impact Fee for Retail = 6,000 S.F./1,000 S.F. x \$47.59 per 1,000 S.F. = **\$285.54**
Restaurant w/in 98 Corridor (High Turnover Sit-Down): \$246.04 per 1,000 Square Feet
Impact Fee for Restaurant = 5,000 S.F./1000 S.F. x \$246.04 per 1,000 S.F. = **\$1,230.20**
Marina (Retail per \$1,000 sq. ft. most applicable): \$47.59
Impact Fee for Marina = \$47.59 x 4 fare-carrying slips = **\$190.36**

Total Police Impact Fees to be paid for "Harbor Reflections": **\$3,409.95**

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

Multi-family (Condominium Units): \$577.00 per dwelling unit
 Impact Fee for Multi-family = 28 d.u. x \$577.00 per d.u. = **\$16,156.00**
 Hotel/Motel (Condotel Units): \$1365.00 per room
 Impact Fee for Resort Residential = 135 rooms x \$1,365.00 per room. = **\$184,275.00**
 Retail under 100,000 Square Feet (Spa): \$3,702.00 per 1,000 Square Feet
 Impact Fee for Retail = 6,000 S.F./1,000 S.F. x \$3,702.00 per 1,000 S.F. = **\$22,212.00**
 Restaurant (High Turnover Sit-Down): \$3,851.00 per 1,000 Square Feet
 Impact Fee for Restaurant = 5,000 S.F./1000 S.F. x \$3851.00 per 1,000 S.F. = **\$19,255.00**
 Marina: \$583.00 per berth
 Impact Fee for Marina = \$583.00 x 4 fare-carrying slips/berths = **\$2,332.00**

Total Road Impact Fees to be paid for "Harbor Reflections": **\$244,230.00**

Totals:

Parks:	=	\$8,160.38
Public Library:	=	\$2,133.32
Police Protection:	=	\$3,409.95
<u>Roads:</u>	=	<u>\$244,230.00</u>
TOTAL:	=	\$257,933.65

Totals for proposed individual "Resort Residential" units:

Parks:	=	\$113.03
Public Library:	=	\$76.19
Police Protection:	=	\$14.64
<u>Roads:</u>	=	<u>\$577.00</u>
TOTAL:	=	\$780.86

Totals for proposed individual "Condotel" units:

Parks:	=	\$50.46
Public Library:	=	\$00.00
Police Protection:	=	\$13.07
<u>Roads:</u>	=	<u>\$1,365.00</u>
TOTAL:	=	\$1,428.53

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (December 19, 2007). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	Paid	(Subject to change – Applicant's last submittal has not been billed)
City Surveyor:	N/A	
Re-Review Fees (Community Dev.)	Paid	
Re-Review Fees (Engineering)	Paid	
Administrative Costs:	Paid	
<u>City Council Advertising:</u>	<u>TBD</u>	
TOTAL (as of 12/19/07) =	STBD (Subject to change)	

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.

COMMENTS/NOTES/CONDITIONS:

Public Input:

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

Per Community Development Department:

1. **Condition:** Prior to the installation, lighting, benches, drinking fountains, trash containers, planters and other hardscape items shall be incorporated into the design of the boardwalk as per the standards and specifications approved by the CRA Board.
2. **Condition:** Each development along the Boardwalk shall erect and maintain a historical or informational display board for every 150 linear feet or fraction thereof of Boardwalk. Historical or information display boards shall be constructed per the standards and specifications approved by the CRA Board.
3. **Condition:** Design details (street lighting, benches, etc.) shall be coordinated with the City and the Harbor CRA Advisory Committee and Board. The proposed details per your plan may be altered to coordinate with the Harbor CRA Plan.
4. **Condition:** Prior to the issuance of a Certificate of Occupancy, the transit stop shall be properly designed, permitted, and constructed.
5. **Prior to the issuance of any vertical construction permits,** the applicant shall pay into a fund to locate all above-ground utilities on the property and within the adjacent right-of-way below ground. Additionally, the applicant can choose to pay the City the amount it would cost for the relocation and conversion of the above ground utilities to below ground locations, based on a binding cost estimate provided by Gulf Power, instead of performing the work.
6. **Prior to the issuance of any City permits,** all necessary easements shall be submitted, reviewed, approved and recorded in the public record for the proposed public pedestrian/flex zone (10 foot wide sidewalk and landscape buffer) located along Harbor Boulevard.
7. **Prior to issuance of any City permit,** all necessary easements shall be submitted, reviewed, approved and recorded in the public record for the proposed public pedestrian pathway along the eastern property line.
8. **Prior to the issuance of any City permits,** all necessary easements shall be submitted, reviewed, approved and recorded in the public record for the proposed public Harbor Boardwalk.

9. **Condition:** The “store front” windows shall incorporate elements of the commercial uses located on site and other public/private uses within the Harbor CRA district in order to compliment the pedestrian oriented design. The landscape material located in front of the “store front” windows shall be of a very low growth variety and/or tall, high foliage variety in order to maintain the visual interest of the windows to the passing pedestrians.
10. **Condition:** All non-construction related dumpsters, trashcans and recycling bins shall be placed in solid waste collection areas and shall be shielded from the view of adjacent properties. *Ref. LDC Section 7.09.02(B)(3).*
11. **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 (6) 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.
12. **Condition: Prior to installation,** all outdoor lighting must be inspected and approved by the Community Development Department. The lighting plan which 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.
13. **Note:** 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.
14. **Note:** Each handicap accessible parking space must be prominently outlined with blue paint, and must be posted with a permanent above-grade sign bearing the international symbol of accessibility and containing the caption “PARKING BY DISABLED PERMIT ONLY.” Such sign shall also indicate the penalty for illegal use of the space, which shall be a minimum fine of \$250.
15. **Note:** Curb ramps complying with Section 11-4.7 of the Florida Accessibility Code shall be provided wherever an accessible route crosses a curb.
16. **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.*
17. **Note:** 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).*

18. **Prior to the issuance of a Certificate of Completion/Occupancy**, the landscaping and any 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.
19. **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.
20. **Note:** 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.
21. **Note:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."
22. **Prior to the issuance of any City Permit:** FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.
23. **Prior to obtaining a Certificate of Completion/Occupancy:** The Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the owner.

Per Engineering Department:

1. **Prior to the issuance of any City permits**, obtain a City of Destin Right-of-Way Construction Permit from the City Engineering Department.
2. **Prior to the issuance of any City permits**, obtain a FDOT Use Permit.
3. **Prior to the issuance of any City permits**, provide a material lay down area and construction parking ON SITE; show on the engineering plans.
4. **Prior to the issuance of any City permits**, provide addition details on the transit stop, more specifically;
 - a. Is there a crosswalk with ADA ramps at the proposed location on Harbor Blvd. if not provide the appropriate connections.
 - b. Show the utility structures (lift station) and Sexton's driveway cut and how the transit stop location works with the existing features.
 - c. Provide stormwater calculations and facilities.
 - d. Show the existing sidewalk along the east side of Benning Dr. & crosswalk across Benning Dr. and how the transit stop incorporated and connects with the existing pedestrian facilities.
5. **Prior to the issuance of 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.).

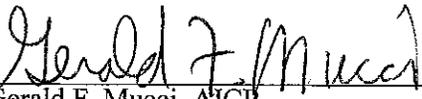
6. **Prior to the issuance of any City permit**, a turbidity curtain is required and plans shall be shown. The location of the turbidity curtains will be described. A turbidity curtain will surround the construction of the new docks, piers and boat slips.
7. **Prior to the issuance of any City permit**, show details of wall and foundation & drawings showing how the right-of-way is protected. The north underground parking wall and foundation is shown less than 3' from the right of way line.
8. **Prior to obtaining a Certificate of Occupancy**: Any off-site catch basins curb inlets or swale that required protection shall be cleaned.
9. **Prior to obtaining a Certificate of Occupancy**: A PD & E Study is currently being conducted for this segment of U.S. Hwy 98. This study will identify median cuts that shall be reconstructed as restricted access or closed all together. Be advised that your primary median cut may be required to be modified further, if it is identified, your project shall be required to make the recommended modifications.
10. **Prior to obtaining a Certificate of Occupancy**: Provide all required thickness, density and compaction test results.
11. **Condition**: Landscaping adjacent to the right-of-way (ROW) shall conform to the location requirements outlined in the Land Development Code, Article 8.
12. **Condition**: Refer to LDC Article 8.01.00.B.2. Screening vegetation shall not be placed within five feet and maintain a minimum foliage clearance of three feet from any utility structure(s) including but not limited to water meters, valves, electrical/communication panels or poles, and shall not be placed around any water hydrant that could be used for fire protection.
13. **Condition**: Contractor shall not be allowed to utilize ANY public rights-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. **Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected.**
14. **Condition**: Refer to LDC Article 8.03.06. Clear visibility triangle. In order to provide a clear view of intersecting streets to motorist, there shall be a triangular area of clear visibility formed by two intersecting streets.
15. **Condition**: Refer to LDC Article 8.01.00.C. Sidewalks, recreational trails, and bicycle ways shall be permissible in ROW's:
 - a. Landscaping located on abutting properties to sidewalks, recreational trails, and bicycle ways shall not create a safety hazard, and shall be trimmed or pruned to allow full width plus one foot on each side of the sidewalks, recreational trails, and bicycle ways, and the minimum vertical height of ten feet above grade, is clear.
 - b. Trees or shrubs shall not be planted within five feet from all streets or sidewalks, recreational trails, and bicycle ways.

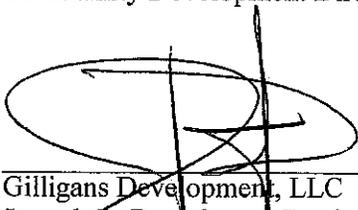
16. **Condition:** During construction crane booms shall not swing out over the ROW or adjacent private properties on either side of the project. These areas are open to the public and not part of the construction site.
17. **Condition:** Provide internal 24" wide white stop bar & stop sign or work "STOP" placed at entry decision points.
18. **Condition:** Provide ADA access signage on the building from the public sidewalk to the elevator.
19. **Condition:** Crosswalk striping & stop bar shall be thermoplastic.
20. **Condition:** Sidewalk area crossing the drive access shall meet ADA flatness & slope requirements.
21. **Condition:** Prior to commencing any work on the boardwalk and/or docks, obtain the proper FDEP permit and submit copy to the City Engineer.
22. **Condition:** The City is not opposed to an east bound deceleration lane into the drive access of the site OR provide additional ROW improvements to mitigate the additional traffic impacts proposed by the site improvements as required by FDOT.
23. **Condition:** All pavement striping shall be thermoplastic per FDOT Standard Specifications for Road & Bridge Construction, Section 711 and 713.
24. **Condition:** Any liquid storage of petroleum, paint or any other hazardous material on site shall be a minimum of 75' from any environmentally sensitive area.
25. **Condition:** Vehicle tracking and/or spilling of soil from the site is prohibited.
26. **Condition:** Area of sidewalk in the paver driveways shall be concrete, a minimum of 6" thick.
27. **Condition:** The vehicle gate shall comply with the LDC Article 8.04.03.F.

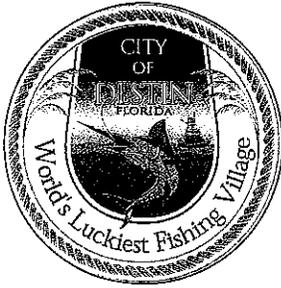
Erosion Control & Wetlands Comments

1. **Condition:** Provide FDEP/USACE Dredge & Fill permit approval.
2. **Condition:** Provide a 24 hour contact person's phone number; that person shall have demonstrated ability in maintenance of erosion control measures.
3. **Condition:** Areas not being worked for 30 days or more shall be vegetated.
4. **Condition:** All bare ground, stripped of vegetation during the clearing/grading process, shall be covered to the maximum extent practicable.
5. **Condition:** Non surfaced temporary construction driveway entrances, access roads and parking areas used by construction traffic shall be stabilized to minimize erosion and prevent tracking mud or soil from the site.

6. **Condition:** Stabilized construction entrance(s) shall be installed as the first step of clearing and grading.
7. **Condition:** Additional techniques to reduce soil tracking off of a site and onto a roadway such as wheel washing stations may be required.
8. **Condition:** Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of the work day) by sweeping. The sediment collected by sweeping shall be removed from the roadway and stabilized on-site.
9. **Condition:** Dust Control is required on all areas of development or redevelopment activities.
10. **Condition:** A copy of all Federal, State and city permits (as applicable) shall be posted in a clearly visible location on the project site.
11. **Condition:** Prior to C.O., all temporary construction driveway entrances shall be removed and the right-of-way re-graded, restored and re-vegetated to original or better condition.
12. **Condition:** Any off-site catch basins, curb inlets or swale that required protection shall be cleaned.
13. **Condition:** Import of any fill must be inspected for White Sand Zone I compliance by the City's Environmental Officer, David Bazylak, 850/837-4242, prior to placing on site.

 3-17-08
Gerald F. Mucci, AICP Date
Community Development Director

 3.18.08
Gilligans Development, LLC Date
Joseph P. Dougherty, Registered Agent and
Managing Member of Two Girls, LLC (Manager of Gilligans Development, LLC)



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

Office of Community Development
Phone: (850) 837-4242 ext. 3175
Fax: (850) 650-0693
Email: agrana@cityofdestin.com

January 5, 2009

Gilligans Development, LLC
Attn: Mr. Joseph Dougherty
4300 Legendary Drive
Building C – Suite 240
Destin, Florida 32541

Subject: Harbor Reflections – Final Development Order No. 08-11 Extension Request

Dear Mr. Dougherty:

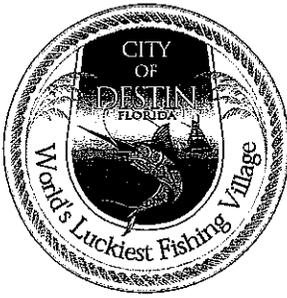
This letter is in response to your correspondence received in my office on January 2, 2009. As required, your request for an extension to Final Development Order No. 08-11 was received at least 30 days prior to the expiration date of March 17, 2009. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.B and C (See attached), the 12-month deadline to obtain a building permit and commence construction is conditionally granted.

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

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

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

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



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541

COMMUNITY DEVELOPMENT

Voice 850.837.4242 Fax 850.650.0693



www.cityofdestin.com

kgallander@cityofdestin.com

January 13, 2010

Mr. Joseph P. Dougherty
4100 Legendary Drive, Suite 220
Destin, Florida 32541

Subject: Harbor Reflections – Final Development Order No. 08-11 Special Economic Condition Extension Request

Dear Mr. Dougherty:

This letter is in response to your correspondence I received on December 31, 2009. As required, your request for an extension to Final Development Order No. 08-11 was received prior to January 1, 2010. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.D, the extension is granted until December 31, 2011 from the date of your written correspondence (December 30, 2009). This extension vests the final development order and enables the holder of the orders to delay commencement or continuance of construction, if necessary, until December 31, 2011.

Please do not hesitate to call me if you have any further questions or concerns.

Sincerely,

Kenrick S. Gallander, AICP
Community Development Director

KSG/

cc: File: Letter Log
Planning Manager, Ashley Grana - File: SP-07-11

Dougherty Architecture + Design P.A.
ARCHITECTS

Lic. P09000023252

RECEIVED

DEC 31 2009

COMMUNITY
DEVELOPMENT

December 30, 2009

Kendrick Gallander, AICP
Community Development Director
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

Re: Development Order extension – SP-07-11, Harbor Reflections

Dear Mr. Gallander,

D.O. 08-11

This letter serves as a formal request per City letter dated 12.11.09, requesting a Development Order extension to December 30, 2011 for the above mentioned development.

Should you have any questions, please do not hesitate to call me at (850) 650-5881 office or (850) 598-9881 cell

Respectfully,

Dougherty Architecture + Design PA.



Joseph P. Dougherty
Principal Architect

Cc: File: Office records



Community Development Planning Division

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

December 21, 2011

Mr. Joseph P. Dougherty
Dougherty Architecture & Design, PA
4100 Legendary Drive, Suite 220
Destin Florida 32541-8602

**Subject: Special Economic Condition Extension Request for DO 08-11,
SP-07-11, Harbor Reflections, 530 Harabor Blvd**

Dear Mr. Joseph P. Dougherty:

Your written request for the additional "special economic condition" extension for Final Development Order DO 08-11 was received prior to the December 31, 2011 expiration of the current extension. Based on meeting the criterion of Florida Statutes Chapter 2011-139, Section 73, your extension is granted until December 31, 2013. This extension vests the final development order and enables the holder of the Development Order to delay commencement or continuance of construction, if necessary, until December 31, 2013.

Should you have further questions or concerns, please do not hesitate to call.

Sincerely,

R. Ashley Grana
Planning Manager

RAG/lwb

cc: DO Book, Project File:SP-07-11, Building File & Letter Log



December 16, 2011

Community Development
Ashley Grana, Director

Re: Development Order Extension Request: Project SP-07-11, Harbor Reflections

Dear Mr. Grana,

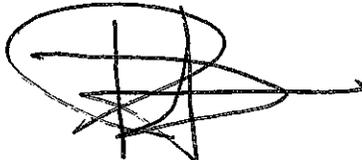
We appreciate the opportunity to extend the DO # 08-11 on the above referenced project.

This letter serves as a formal request per your letter dated September 15, 2011, respectfully requesting that Project File # SP-07-11, DO# 08-11, be extended to December 31, 2013.

Please feel free to contact me should you need further information.

Respectfully,

Dougherty Architecture + Design PA



Joseph P. Dougherty AIA
Principal Architect

Jpd/sj





Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | www.cityofdestin.com

September 30, 2013

Dougherty Architecture & Design, P.A.
Attn.: Mr. Joe Dougherty
4100 Legendary Drive
Suite 220
Destin, Florida 32541

SUBJECT: Harbor Reflections – Final Development Order No. 08-11 “Special Economic Condition” Extension Request – 530 Harbor Boulevard.

Dear Mr. Dougherty:

This letter is in response to your letter dated September 27, 2013, requesting a “special economic condition” extension to the above referenced development order. Based on the legal guidance set forth in Section 24 (1) of Ch. 2012-205 Laws of Florida this development order is extended to the fullest extent possible to March 17, 2014. This determination enables the holder of the final development order to delay commencement or continuance of construction, if necessary, until March 17, 2014.

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

Sincerely,

R. Ashley Grana
Planning Division Manager

RAG/

cc: 2008 DO Book
Project File: SP-07-11
Building File: 530 Harbor Boulevard
Letter Log

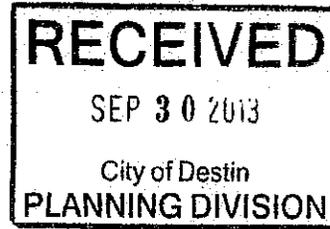


Dougherty Architecture + Design P.A.
ARCHITECTS

Lic. P09000023252

September 27, 2013

To: Mr. Ashley Grana
Planning Manager
City of Destin, FL.



RE: Development Order extension for Harbor Reflections ((SP-07-11 and DO -08-¹¹~~22~~)

This letter respectfully requests an extension to the above mentioned project per Section 9. Subsection (3) of section 24 of chapter 2012-205, laws of Florida.

Should you have any questions, please do not hesitate to call me at (850) 650-5881 ext 102, office or (850) 598-9881 cell.

Respectfully,

Dougherty Architecture + Design PA

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Joseph P. Dougherty, AIA
Principal