

Community Development Planning Division

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

March 17, 2014

Order No. 14-06

Final Development Order:

**“DESTIN OAKS”
A MAJOR SUBDIVISION
(13-19-MS)**

Based upon the City's approval and issuance of this Development Order on March 17, 2014, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.

Engineering and Construction Management (ECM), on behalf of Virtue Estates, LLC, is requesting approval of a Major Subdivision identified as “Destin Oaks.” The proposed development consists of a 60 lot townhome subdivision (Exhibit 1). The proposed project is located 995 Airport Road, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0001-0310. The total site area is 5.023 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, drainage plan, landscape plan, outdoor lighting plan, architectural plans, etc., and dated approved March 3, 2014.
2. All the findings of the Technical Review Team report dated March 3, 2014 are incorporated herein.

CONDITIONS OF APPROVAL:

1. Pursuant to the City of Destin Land Development Code:

Construction of infrastructure must commence within one (1) year of approval date of the Final Development Order on **March 3, 2014** (no later than **March 3, 2015**), 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).

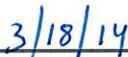
NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the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

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “Destin Oaks” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
 - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
 - B. **Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. The following items must be addressed in the appropriate order:
 - A. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.
 - 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**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.
 - D. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit shall be provided to the Planning Division.
 - E. **Prior to the issuance of a Certificate of Occupancy**, the Covenants, Conditions and Restrictions for the Homeowners Association must be submitted to and approved by the City Land Use Attorney. Additionally, the plat for the subdivision must be recorded with the Clerk of the Circuit Court of Okaloosa County and the required copies of the recorded plat must be submitted to the Planning Division.
 - F. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
 - G. **Prior to the issuance of a Certificate of Occupancy**, the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
 - H. **Prior to the issuance of a Certificate of Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
 - I. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings (each townhome unit) 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.*
5. The owner must comply with all of the comments, notes and conditions of the Technical Review Team members as stated on pages 4 through 29 of the attached TRT Report, dated March 3, 2014, which is incorporated into this Final Development Order.



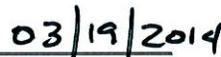
 R. Ashley Grana
 Planning Manager
 City of Destin, Florida



 Date



 John R. Cunningham, Managing Member
 Virtue Estates, LLC
 13 Forest Park Drive
 Santa Rosa Beach, Florida 32459



 Date

TECHNICAL REVIEW TEAM REPORT

**“DESTIN OAKS”
A MINOR TIER 1 DEVELOPMENT
(14-06-MS)**

TRT Report: March 3, 2014

ISSUE:

- Applicant:** Engineering and Construction Management (ECM), on behalf of Virtue Estates, LLC, is requesting approval of a Major Subdivision identified as “Destin Oaks.”
- Request:** The request for approval consists of a 60 lot townhome subdivision (long-term multi-family attached dwellings).
- Location:** The proposed project is located at 995 Airport Road, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0001-0310.
- Parcel Size:** The overall property contains 5.023 acres, more or less.
- Future Land Use:** Residential, Office, Institutional (ROI)
- Zoning District:** Residential, Office, Institutional, General Development (ROI-GD)
- Density:** Allowed: 12.00 units per acre / 60.276
Proposed: 12.00 units per acre / 60
- Intensity:** Allowed: 0.50
Proposed: 0.00
- Application Date:** July 29, 2013
- TRT Date:** August 15, 2013
- Approved Site Plan Date:** March 3, 2014

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 Redevelopment Area, however it is located within the Old Destin sub-area of the Multimodal Transportation District. The Technical Review Team (TRT) reviewed and approved the project with specific conditions in their comment letters which are attached at the end of this report.

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 Residential, Office, Institutional (ROI) and a Zoning designation of Residential, Office, Institutional, General Development (ROI-GD). The proposed land use is consistent with the intent of the ROI Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The ROI-GD zoning district specifically allows for the described use (long-term multi-family attached dwellings).

CONCURRENCY MANAGEMENT:

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

Traffic: The City's Transportation Consultant signed the CEC on December 11, 2013.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on December 16, 2013.

Potable Water: Destin Water Users, Inc. signed the CEC on November 20, 2013.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on November 20, 2013.

Stormwater Management: The City's Stormwater Manager signed the CEC on December 13, 2013.

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 December 11, 2013, 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.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A new 5' sidewalk connection is proposed to provide direct pedestrian connection from the development site to the existing sidewalk directly to the south of the subject property along Airport Road.

SUBDIVISION OR PLANNED UNIT DEVELOPMENT (PUD) – PLAT:

The proposed project does include a subdivision, but it is not a PUD. The plat was approved by City Council at its March 3, 2014 meeting.

RIGHT-OF-WAY DEDICATION:

Not applicable. All areas not indicated as individual lots are designated as common area, which is dedicated to the homeowners association.

PHASING:

A phasing plan was not submitted for review as part of this application.

ADDRESSING:

The following condition shall apply:

1. **Prior to the issuance of a Certificate of Occupancy**, assigned address number for the principal building (each townhome unit) shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*

AIRPORT PROTECTION:

The proposed project lies within the city's currently adopted Airport Land Use Noise Zone C (65 Ldn to 70 Ldn), which permits multi-family residential development and requires the applicant to design and construct the proposed 60 townhomes in accordance with Sound Level Reduction (SLR) requirements for new construction. The applicant has been made aware of this requirement through the TRT review

process. Additionally, in accordance with LDC section 7.15.22 (B) the applicant will have to comply with the following condition of approval:

1. A disclosure statement, stating that the subject property lies within an Airport Noise Zone C according to the Destin Land Development Code, Section 7.15.00 *Airport zoning regulations*, shall be completed for the sale of all residential property located in within the Destin Oaks Subdivision. Said disclosure statement shall be filed with the property deed.

The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

DENSITY:

Allowed: 12.00 dwelling units per acre in Residential, Office, Institutional – General Development (ROI-GD) x 5.023 Acres = 60.276 units

Proposed: 60 dwelling units / 5.023 acres = 12.00 dwelling units per acre

INTENSITY:

Not applicable.

HEIGHT:

The Residential, Office, Institutional, General Development (ROI-GD) Zoning District is the applicable zoning district to use in determining height limitations for this development. The proposed two-story townhome buildings are 20.5’ in height from the average grade of the site to the cornice line of the buildings per the City adopted Comprehensive Plan: 2010 height definition. The Pool House is a one-story building with a 10’ height from the average grade of the site to the cornice line of the buildings per the City adopted Comprehensive Plan: 2010 height definition.

SETBACKS:

All of the proposed buildings meet and exceed all of the required setbacks and buffers for the Industrial (IN) Zoning District: (Note: Distances provided are from the proposed expanded building to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	20’	N/A	20’
Side:	10’	N/A	10’
Rear:	10’	N/A	10’

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

The following condition applies to this project:

1. 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 or main access drive. 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).*

SIGNS:

No approved signage plan or design was requested as part of this application. The following condition applies to this project:

1. Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of a City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

UTILITIES:

The following condition applies to this project:

1. All new development projects 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.*

OUTDOOR LIGHTING:

The outdoor lighting plan for this project has been approved. 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 Flood Zone "X" and is **not** located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is **not** located in either White Sand Zone.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on December 13, 2013, 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 the issuance of any City Permit, a copy of the Northwest Florida Water Management District (NFWMD) storm water permit shall be provided to the Planning Division.
4. **Condition:** Prior to the issuance of 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 project is provided via a two-way driveway, 24.0' wide, located on the south side of project adjacent to Airport Road.

REFUSE COLLECTION:

Refuse collection shall be provide via curbside pick-up. However, if the developer decides to change to dumpster service, the following condition shall apply:

1. **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. *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.

PARKING REQUIREMENTS					
Type of Use:	Parking standard:	Number of Units			Total
Permanent multi-family attached	2.5 per unit	60			150
				Total vehicle spaces required:	150
				Total vehicle spaces provided:	150
Handicap Spaces Required/Provided	1				
Minimum Bicycle Parking				Total bicycle spaces required	16
10% of total vehicle spaces (60 x .10)				Total bicycle spaces provided	16

LOADING SPACE (ZONE):

Not applicable.

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): 218,808 sq. ft. (5.023 acres, more or less)
 Total Required Open Space: 25.0% (54,702 sq. ft.)
 Total Provided Open Space: 31.8% (69,728 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (2 trees x 3 credits per tree):	6
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>6</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 5.023 x 10 =50.2)	51
Total Reforestation Credits for trees on Site	<u>6</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>45</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:	45
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
Streetscape Trees Required in the ROW of Airport Road:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	45
TOTAL TREES PROVIDED:	56

In lieu of common boundary/front property exemptions, properties must provided 4 shrubs for every tree required on site.

Trees required for reforestation: (45 trees x 4 shrubs per tree): 180
SHRUBS REQUIRED: 180
SHRUBS PROVIDED: 396

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, one-third shall be a minimum of thirty-six (36) inches in height time of planting; one-third shall be a minimum of eighteen (18) inches in height when measured immediately after planting; and one-third shall be round cover plantings of a one-gallon size. **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 police protection impact fees were calculated using the following rates and fees.

Residential, 2,000 – 2,999 sq. ft.
Impact Fee Rate = \$479.00 per dwelling unit
Proposed number of dwelling units: 60
Impact Fee for 60 units = 60 units x \$479.00 = **\$28,740.00**

Total Parks Impact Fees to be paid: **\$28,740.00**

Public Library: The police protection impact fees were calculated using the following rates and fees.

Residential, 2,000 – 2,999 sq. ft.
Impact Fee Rate = \$160.00 per dwelling unit
Proposed number of dwelling units: 60
Impact Fee for 60 units = 60 units x \$160.00 = **\$9,600.00**

Total Police Protection Impact Fees to be paid: **\$9,600.00**

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

Residential, 2,000 – 2,999 sq. ft.
Impact Fee Rate = \$23.00 per dwelling unit
Proposed number of dwelling units: 60
Impact Fee for 60 units = 60 units x \$23.00 = **\$1,380.00**

Total Police Protection Impact Fees to be paid: **\$1,380.00**

Transportation: There is no transportation impact fees for this project as they have a de minimus impact on the existing transportation network.

Total Impact Fees to be paid: \$0

Total for the entire development (60 units):

Parks:	=	\$28,740.00
Public Library:	=	\$9,600.00
Police Protection:	=	\$1,380.00
Roads:	=	\$0.00
TOTAL:	=	\$39,720.00

Total for each townhome unit:

Parks:	=	\$479.00
Public Library:	=	\$160.00
Police Protection:	=	\$23.00
Roads:	=	\$0.00
TOTAL:	=	\$662.00

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The projects trip generation is below 1% of the LOS on all affected streets, and thereby meets De Minimus exemption criteria for traffic under Chapter 6 of the City of Destin Land Development Code. De Minimus developments are not required to meet transportation concurrency criteria. The applicant's trip generation study was reviewed and approved by the City's traffic consultant, Renaissance Planning Group, LLC., on December 11, 2013.

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:	\$5,700.00 (pd.)
City Surveyor:	\$1,235.00 (pd.)
City Traffic Consultant:	\$341.04 (pd.)
Re-Review Fees (Community Dev.):	\$1,001.84 (pd.)
Administrative:	\$50.00 (pd.)
Surrounding Property Notification:	\$95.07 (pd.)
City Council Advertising:	\$338.40 (pd.)
TOTAL DUE (as of 03/17/14)	\$00.00

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

The following state permits are required prior to the issuance of any city permit:

1. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.
2. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWMD) storm water permit shall be provided to the Planning Division.

PUBLIC INPUT:

The proposed development was heard by the Destin City Council at its March 3, 2014 meeting. There was no public opposition.

TECHNICAL REVIEW TEAM MEMBER COMMENTS, NOTES AND CONDITIONS:

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project with conditions in a letter dated December 3, 2013. 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 February 13, 2014. 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 October 24, 2013. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications stated it had no objections to the project, but had concerns, in a letter dated October 23, 2013. Please refer to **Exhibit "D"** for a copy of the approval letter.

GULF POWER:

Gulf Power stated it had no objections to the project in a letter dated November 4, 2013. 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 November 4, 2013. Please refer to **Exhibit "F"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no concerns nor objections to the project in a letter dated November 1, 2013. Please refer to **Exhibit "G"** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated October 25, 2013. 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 February 13, 2014. 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 December 13, 2013. Please refer to **Exhibit "J"** for a copy of the stormwater related notes and conditions.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department approved the project with conditions on February 13, 2014. Please refer to **Exhibit “K”** for a copy of the Public Services Department conditions.

CITY SURVEYOR:

The City Surveyor approved the project with conditions on February 13, 2014. Please refer to **Exhibit “L”** for a copy of the City Surveyor conditions.

OKALOOSA COUNTY SCHOOL BOARD:

The Okaloosa County School Board issued an e-mail stating that they “have no areas of concern” with the proposed project on February 11, 2014. Please refer to **Exhibit “M”** for a copy of the Okaloosa County School Board e-mail.

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



Chief Kevin Sasser



TECHNICAL REVIEW TEAM

DATE: December 3, 2013

To: **PLANNING & ZONING DIRECTOR**
CITY OF DESTIN
4100 Indian Bayou Trail
DESTIN, FL 32541

THE DESTIN FIRE CONTROL DISTRICT INSPECTION DEPARTMENT HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL.

PROJECT: Destin Oaks

LOCATION: Airport Rd.

OCCUPANCY (NFPA): Single Family

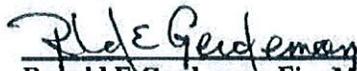
OWNER/CONTRACTOR: ECM
Darrell Barnhill 850-837-7454

APPROVED

DISAPPROVED FOR THE FOLLOWING:

Notes: Building Plans must clearly show the wall separating each unit complies with the Florida Building Code as determined by the appropriate authority.

Fire District Impact Fees will be assessed at the *Residential* rate for each single family unit.


Ronald E Gerdeman, Fire Marshal
Destin Fire Control District
rgerdeman@destinfire.com



A Heart Ready Community



An Advanced Life Support Service



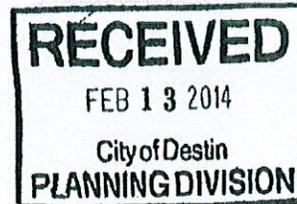
DESTIN WATER USERS INC.

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

DATE: February 13, 2014

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

PROJECT: Destin Oaks Townhomes
PROJECT NUMBER: 13-19-SP, 5th submittal for review
CONTACT: Darrel Barnhill
LOCATION: 995 Airport Road



THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. IS CONCEPTUALLY:

Approved for Developmental Order

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

1. THE WATER SERVICE TO LOTS 53-56 IS MISSING 2" GATE VALVE. NEEDS TO BE INSTALLED AT CONSTRUCTION.
2. LIFT STATION CALCULATIONS AND A DWU SPECIFIC UTILITY EASEMENT MUST BE SUBMITTED WITH THE FDEP WATER AND WASTEWATER PERMITS FOR REVIEW.
3. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE APPROVED BY DESTIN WATER USERS, INC. IN WRITING, WITH AT LEAST 48 BUSINESS HOURS NOTICE PRIOR TO IMPLEMENTATION.
4. FIELD VERIFIED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURE(S) MUST BE SUBMITTED TO THE CITY OF DESTIN FOR DISTRIBUTION TO DESTIN WATER USERS, INC. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPATION.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 837-6146 ext. 106 OR STEVEN BENQIT / GIS SECTION HEAD (850) 837-6146 ext. 109.


Signed

QUALITY SERVICE SINCE 1964

FLFTWE0101
850 Denton Blvd
Fort Walton Beach, FL 32547



October 24, 2013

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

ATTN: David Forstrom, Planning Division

Re: 13-19-SP, Destin Oaks Townhomes, 995 Airport Road, a Major Subdivision

Centurylink places telephone facilities within townhome developments at our expense. Four-inch schedule 40 PVC conduit will be required for telephone distribution cables throughout the development. The layout of the distribution conduit will be provided by the Centurylink Engineer, and is usually done in conjunction with the power layout. This conduit would be placed according to Centurylink's specifications at locations agreed to by Centurylink and the developer and would become the property of Centurylink.

Building wiring requirements for telephone service will be provided by the Centurylink engineer.

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

Sincerely,

A handwritten signature in black ink that reads "K. Nance".

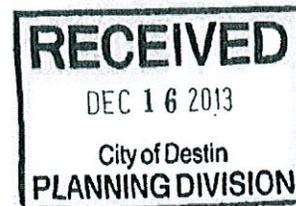
Keith Nance
Access Engineer II
Centurylink
650 Denton Blvd.

Cox Communications Gulf Coast, LLC
320 NW Racetrack Road
Fort Walton Beach, FL 32547
(850) 862-4142
(850) 862-1708 fax



October 23, 2013

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



To: Technical Review Team
Re: 13-19-SP, Destin Oaks
955 Airport Rd

Cox Communications has no objections to this development. Any relocations, adjustments or reroutes to Cox owned facilities is the responsibility of the owner/developer to notify Cox. Reimbursement of material and labor may apply.

Please contact myself prior to construction. To ensure access to the complex for cable, Cox digital telephone, and high speed internet it is important that we meet prior to construction and conduit placement.

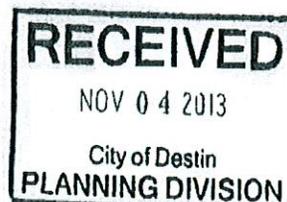
Sincerely,


Roger Dixon
Construction Planner II
Office: 850-314-8163
Cell: 850-259-5083
roger.dixon@cox.com



Date: November 4, 2013

To: Mr. R. Ashley Grana
Planning Manager
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

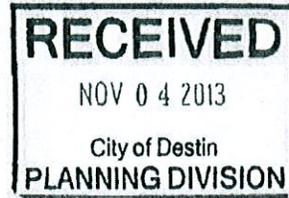


13-19-SP – Destin Oaks Townhomes
995 Airport Road, Destin Florida

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



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 11-4-2013**

BUSINESS:

13-19-SP Destin Oaks Townhomes 995 Airport Road a Major Subdivision

COMMENTS:

Okaloosa Gas District has no objection to the proposed Destin Oaks LLC. Gas is available on Airport Road.

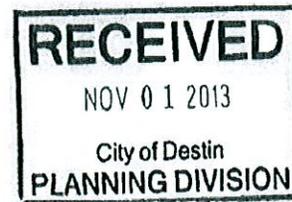
If you should have any questions, or require additional information, please let me know. (850) 729-4870.

Submitted by:

Essa Rhebi

**Essa Rhebi
Systems Engineer**

P.O. Box 548 • Valparaiso, Florida 32580-0548 • (850) 729-4870 • FAX (850) 678-2165



November 1, 2013

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

Dear Mr. Forstrum,

Please accept this letter as confirmation that the revision for 13-19-SP Destin Oaks review was conducted and this location will have space to allow for a trash receptacles.

If you have any questions, feel free to contact me at 850-301-2832.

Thank you,

Pam LaCourse

Pam LaCourse
District Manager
Waste Management



**Community
Development
Building Division**

Phone: 654-1119
Fax: 837-7949

MEMORANDUM

DATE: Oct. 25, 2013
TO: Project Manager/Ashley Grana
THRU: Administrative Assistance/Larry Beat
CC: Building Official/ Larry Ballard *LB*
FROM: Combo Building Insp. & Plans Examiner/ Noell Bell *NB*
SUBJECT: 2nd Submittal Review for TRT
PROJECT: 13-19-SP, DESTIN OAKS TOWNHOMES, 995 AIRPORT RD.
a Major Subdivision



A Technical Review of the project plans submitted has resulted in no comments by the Building Division.

Please note the following is required prior to actual construction:

- 1) Proper permitting must be applied for and approved prior to any work being performed on mentioned property, i.e.; demolition, site work, new construction, etc.
 - 2) 2 full sets of signed and sealed construction plans, specifications and related documents (site plan) as required by the Florida Building Code Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit.
 - 3) Plans shall be based on the following codes as applicable:
 - 2010 FLORIDA BUILDING CODE
 - 2010 FLORIDA FIRE PREVENTION CODE
 - 2008 NATIONAL ELECTRICAL CODE
 - The following minimum information will be required on construction drawings Informational Page that apply.
 1. Construction Type
 2. Occupancy Classification
 3. Occupancy Load
 4. Mean Roof Height and Pitch
 5. Building Area
 6. Area Modification
 7. Fire Protection – Sprinkled/non-Sprinkled
 8. Ultimate Wind Speed, Risk Category, Wind Exposure
 9. Internal Pressure Coefficient
 10. Design Load Bearing Value of Soils
- (For a complete list of minimum plan review criteria see 107.3.4 FBC)

- 4) This project is located in a Noise Zone C per the City of Destin's Land Development Code 7.15.08.C and will require documentation on design documents that it will be built to conform as specified in 7.15.16 - 18 of the Destin LDC, meeting the SLR requirements. An additional CO requirement to this project will require demonstration and a signed sealed certification by a Florida license design professional that as built conforms to the noise ordinance as set forth in the City of Destin's LDC section 7.15.
- 5) A disclosure statement shall be completed and filed with the property deed stating notification of potential noise impact. Per Destin LDC 7.15.22.B
- 6) Destin Fire Control District approval letter based on Final Construction documents prior to permitting.

Full permit application packages are available online at www.cityofdestin.com.



Community Development Planning Division

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

February 13, 2014

ECM

Attn.: Mr. Darrell Barnhill
4639 Gulf Starr Drive
Destin, Florida 32541

**Subject: Fifth Submittal Review for 13-19-SP, Destin Oaks, a Major Development
995 Airport Road, Destin, FL 32541**

Dear Mr. Barnhill:

Your fourth Development Order Application submittal package was received on January 27, 2014 and February 7, 2014. Staff forwarded the submittal package to the Technical Review Team (TRT) members on February 11, 2014 and asked that they provide their comments back to the Planning Division before or on February 26, 2014. The following **TRT comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Process Timeline:

- Applicant's original submittal date: July 29, 2013
- Completeness review date: July 30, 2013
- Staff's first submittal review comments date: August 15, 2013
- Applicant's second submittal target date: October 14, 2013
- Applicant's actual second submittal date: October 16, 2013
- The one-time 15 day extension request to the second submittal date was approved by staff.
- Staff's second submittal review comments due date: November 4, 2013
- Staff's actual second submittal review comments date: November 4, 2013
- Applicant's third submittal target date: January 3, 2014
- Applicant's actual third submittal date: November 21, 2013
- Staff's third submittal review comments due date: December 13, 2013
- Staff's actual third submittal review comments date: December 13, 2013
- Applicant's fourth submittal target date: February 17, 2014
- Applicant's actual fourth submittal date: December 20, 2013 & January 2, 2014
- Staff's fourth submittal review comments due date: January 22, 2014
- Staff's actual fourth submittal review comments date: January 13, 2014
- Applicant's fifth submittal target date: March 17, 2014
- Applicant's actual fifth submittal date: January 27, 2014 & February 7, 2014
- Staff's fifth submittal review comments due date: February 26, 2014
- Staff's actual fifth submittal review comments date: February 13, 2014
- Note: Land Development Code requires resubmittal within 60 days.
- Note: The applicant may request ONE 15-day extension to the 60 day resubmittal deadline.

- A. Planning Division Comments: Approved with conditions.** Your application will be scheduled for the February 24, 2014 City Council meeting. The meeting will be held in the City Council Chambers, City Hall Annex at 6:00 pm on February 24, 2014. To discuss Planning Division related comments or conditions, please contact Mr. R. Ashley Grana at 850-837-6146, ext. 106.

Page 2 of 3
February 13, 2014
Review for 13-19-SP, Destin Oaks

1. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
 2. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.
 3. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
 4. **Prior to the issuance of a Certificate of Occupancy**, the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
 5. **Prior to 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.*
 6. **Condition:** All new development projects 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.*
 7. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. *Ref. LDC Section 7.09.02(B)(3).*
 8. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
- B. City Surveyor Comments: Approved.** Please refer to the attached letter dated February 13, 2014. To discuss City Surveyor related comments, please contact Mr. Eric B. Stuart, LS at 800-546-7909.
- C. Public Services Department Comments: Approved.** Please refer to the attached letter dated February 13, 2014. To discuss Public Services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- D. Destin Water Users Comments: Approved.** Please refer to the attached letter dated February 13, 2014. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.
- E. Okaloosa County School Board Comments: Approved.** To discuss Okaloosa County School Board related comments or conditions, please contact Dr. Bill Smith at 850-689-7158.

Page 3 of 3
February 13, 2014
Review for 13-19-SP, Destin Oaks

F. Important Notes:

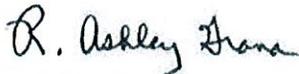
1. **Impact fees will be assessed on this project and will be indicated in the TRT Report. Impact fee amounts are found in Land Development Code, Article 19.**

NEXT SUBMITTAL REQUIREMENTS:

1. As a reminder, you are required to post a sign on the subject property notifying the public that this proposed development activity is scheduled to be heard by the City Council at its February 25, 2014 meeting date. This sign must be posted on the property within three (3) calendar days from the date of this letter. You must bring a completed Posting of Property Affidavit (attached) and a photograph of the posted sign to the Planning Division not less than seven (7) calendar days prior to the City Council meeting date (02/24/14).
2. **I need 25 reduced sized (11" x 17") paper copies of the proposed plat (sheets 1 and 2) by the close of business Tuesday the 18th of February, 2014.**

If you have questions or need additional information, please feel free to contact me at (850) 837-4242, ext. 3175.

Sincerely,



R. Ashley Grana
Planning Manager

RAG/

Attachments:

1. City Land Use Attorney comments dated February 7, 2014
2. City Surveyor comments dated February 13, 2014
3. Public Services Department comments dated February 13, 2014
4. Destin Water Users, Inc. comments dated February 13, 2014
5. Okaloosa County School Board approval e-mail dated February 11, 2014

cc: File: 13-19-SP
Letter Log

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

MEMORANDUM



DATE: December 13, 2013
TO: Larry Beat, Administrative Assistant
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*
SUBJECT: 13-19-SP, Destin Oaks, a Major Development
TRT Third Submittal Stormwater Review Comments

A submittal was received on November 21, 2013 from ECM. The Stormwater Management Plan (SWMP) and the construction drawings remain approved with the following conditions as noted:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to 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: 13-19-SP

OFFICE OF PUBLIC SERVICES

MEMORANDUM

February 13, 2014

TO: Administrative Assistant/Larry Beat
Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodi 

SUBJECT: 13 19 SP Destin Oaks S/D, 995 Airport Rd 4th Rev
Plat & Right of Way & Wetlands Impact Review



A submittal was received on February 11, 2014 and the right-of-way & wetlands areas and plat were reviewed. **The current submittal appears to comply with the Destin LDC.** 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 Destin Right-of-Way Construction submit to 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



312 GOVERNMENT AVENUE, SUITE 1
NICEVILLE, FL 32578
P: 800.546.7909
F: 850.678.9936

February 13, 2014

Attn: Mr. R. Ashley Grana
Planning Manager
City of Destin
Community Development Department
4100 Indian Bayou Trail
Destin, FL 32541



RE: Destin Oaks - 13-19-SP - 5th Submittal

Dear Mr. Grana:

After reviewing the subdivision submittal, I find that it substantially conforms to Chapter 177, Florida Statutes and have no further comments.

If you have any questions regarding these comments or need any other information, please feel free to contact me at (850) 678-9932.

Sincerely,
Nobles Consulting Group, Inc.

Eric B. Stuart, LS
Branch Manager

Ashley Grana

From: Wyman, Debbie [WymanD@mail.okaloosa.k12.fl.us]
Sent: Tuesday, February 11, 2014 1:52 PM
To: Ashley Grana
Subject: 13-19-SP, Destin Oaks Townhomes



Mr. Grana,

The Okaloosa County School Board has reviewed the Destin Oaks Townhomes Project and have no areas of concern.

If you should have any questions please feel free to contact our office.

Dr. Bill Smith, Director of Facilities
Okaloosa County School District
461 W School Avenue
Crestview, FL 32536
Office: 850-689-7158
Cell: 850-259-3429
Fax: (850)689-7410

SmithB@mail.Okaloosa.K12.FL.US
wymand@mail.okaloosa.k12.fl.us
[Web: OkaloosaSchools.com](http://OkaloosaSchools.com)

***Think Green - Please consider the environment before printing this e-mail.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
E-mail records are public records under Florida Law and in general are not exempt from public-records requirements. In the event your response contains information that may be considered sensitive or confidential pursuant to Federal or State law, please do not send that information via e-mail, please contact me to make alternative arrangements.