

Community Development Planning Division

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

February 28, 2014

Order No. 14-04

Final Development Order:

**“HOG’S BREATH SALOON CORPORATE OFFICES”
A MINOR TIER 1 DEVELOPMENT
(14-05-SP)**

Based upon the City's approval and issuance of this Development Order on February 28, 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.

Sherry Dorminy is requesting approval of a Minor Tier 1 Development identified as “Hog’s Breath Saloon Corporate Offices”. The proposed development consists of a 1,982 sq. ft. office building. The proposed project is located at 527 Mountain Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000E-3620. The overall property contains 0.344 acres, more or less.

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, drainage plan, landscape plan, architectural plans, etc., and dated approved January 31, 2014.
2. All the findings of the Technical Review Team report dated January 31, 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 (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **February 28, 2014** (no later than **February 28, 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 “Hog’s Breath Saloon Corporate Offices” 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.

TECHNICAL REVIEW TEAM REPORT

“HOG’S BREATH SALOON CORPORATE OFFICES” A MINOR TIER 1 DEVELOPMENT

(14-05-SP)

TRC Report: January 31, 2014

ISSUE:

- Applicant:** Sherry Dorminy is requesting approval of a Minor Tier 1 Development identified as “Hog’s Breath Saloon Corporate Offices”.
- Request:** The request involves constructing a 1,982 sq. ft. office building.
- Location:** The proposed project is located at 527 Mountain Drive also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0310-000E-3620.
- Parcel Size:** The overall property contains 0.344 acres, more or less.
- Future Land Use:** Commercial Trades and Services (CTS)
- Zoning District:** Commercial Trades and Services (CTS)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 1.30
Proposed: 0.08
- Application Date:** November 1, 2013
- TRT Date:** N/A
- Approved Site Plan Date:** January 31, 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 located within the Harbor Community Redevelopment Area (CRA) and the Old Destin sub-area of the Multimodal Transportation District. The Technical Review Team (TRT) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

This application was reviewed pursuant to the City of Destin’s Comprehensive Plan: 2010 and Land Development Code (LDC). The property currently has a Future Land Use designation of Commercial Trades and Services (CTS) and a Zoning designation of Commercial Trades and Services (CTS). The proposed land use is consistent with the intent of the CTS Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The CTS zoning district specifically allows for the described uses (office).

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 October 21, 2013.

Potable Water: Destin Water Users, Inc. signed the CEC on November 22, 2013.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on November 22, 2013.

Stormwater Management: The City’s Stormwater Manager signed the CEC on November 22, 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:

No sidewalks were required.

SUBDIVISION OR PUD – PLAT:

The proposed project does not include a subdivision or PUD - plat.

RIGHT-OF-WAY DEDICATION:

The proposed project does not include any right-of-way dedication.

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 shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*

AIRPORT PROTECTION:

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

DENSITY:

The proposed project does not include any dwelling units, so density is not applicable.

INTENSITY:

This project has a Commercial Trades and Services (CTS) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 1.30 for a Tier 1 development. The proposed FAR for this project

is 0.08 which is below the maximum allowed for a Tier 1 development in the CTS designation. The project FAR was calculated as follows:

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

$$1,200 \text{ sq. ft.} / 15,000 \text{ sq. ft.} = 0.08 \text{ FAR}$$

HEIGHT:

The Commercial Trades and Services (CTS) Zoning District is the applicable zoning district to help determine height limitations for this development. The proposed one-story building is 29' in height from the average grade of the site to the cornice line of the building per the City adopted Comprehensive Plan: 2010 height definition..

SETBACKS:

All of the proposed buildings meet and exceed all of the required setbacks and buffers for the Commercial Trades and Services (CTS) Zoning District: (Note: Distances provided are from the proposed buildings to the nearest property lines)

| <u>Setbacks</u> | <u>Required</u> | <u>Buffers</u> | <u>Provided</u> |
|-----------------|-----------------|----------------|-----------------|
| Front: | 0' – 10' | N/A | 119' Setback |
| Rear: | 10' | N/A | 31.5' Setback |
| Side: | 0' | N/A | 5' Setback |
| Between Bldgs.: | 10' | N/A | N/A |

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. 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:

No outdoor lighting plan has been provided for this project.

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 November 22, 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 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) shall be provided.
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 27' wide driveway directly onto Mountain Drive.

REFUSE COLLECTION:

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.

| Type of Use: | Parking standard: | Sq. ft. of Use: | | Total |
|---------------------------------------|-------------------|-----------------|--------------------------------|-------|
| Office | 1 / 250 sq. ft.. | 1200 sq. ft. | | 5 |
| | | | Total vehicle spaces required: | 5 |
| | | | Total vehicle spaces provided: | 5 |
| Handicap Spaces Required/Provided = 1 | | | | |
| Minimum Bicycle Parking | | | Total bicycle spaces required | 1 |
| 10% of total vehicle spaces (5 x .10) | | | Total bicycle spaces provided | 1 |

LOADING SPACE (ZONE):

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

TOTAL REQUIRED/PROVIDED: 1

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): 15,000 sq. ft (0.34 acres, more or less)
 Total Required Open Space: 25.0% (3,750 sq. ft.)
 Total Provided Open Space: 59.3% (8,896 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 (16 trees x 3 credits per tree): | 0 |
| Credits for Existing Trees (20" to 24" diameter) on Site (3 trees x 5 credits per tree): | 0 |
| Total Reforestation Credits for saving Existing, Protected, or Preserved Trees: | <u>0</u> |
| Reforestation Trees Required on Site: (1 per every .10 of an acre 0.34 x 10 = 3) | 3 |
| Total Reforestation Credits for trees on Site | <u>0</u> |
| Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits) | <u><u>3</u></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: | 3 |
| Front Perimeter Trees (1 per 25') Required on Site: | 0 |
| Parking Lot Trees (1 per end row and landscape island) Required on Site: | 2 |

| | |
|--|----------|
| Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: | 0 |
| Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site: | 0 |
| TOTAL TREES REQUIRED: | 5 |
| TOTAL TREES PROVIDED: | 5 |

Unless otherwise noted, all required trees must be a minimum of twelve (12) 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: Not applicable.

Public Library: Not applicable.

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

Office:
 Impact Fee Rate = \$18.00 per 1,000 sq. ft.
 Proposed Building Size: 1,200 square feet
 Impact Fee for Building Size = 1,200 sq. ft. x \$18/1,000 = **\$21.60**

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

Office:
 Impact Fee Rate = \$1,404.00 per 1,000 sq. ft.
 Proposed Building Size: 1,200 square feet
 Impact Fee for Building Size = 1,200 sq. ft. x \$1,404.00/1,000 = **\$1,684.80**

APPLICATION FEE:

The fee listed below is based on the City of Destin Schedule of Fees FY2013, effective 03/01/13. It is a one-time, all-inclusive fee, which includes: initial application and resubmittals; and all costs associated with administration, outside consultant reviews, legal notices and mailings.

Application Fee: \$2,500.00 Paid in Full by check # 13467 on 11/01/13

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**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a storm water construction generic Permit (if applicable) shall be provided to the Planning Division.

PUBLIC INPUT:

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

TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS, NOTES AND CONDITIONS:

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project with conditions in an email dated January 13, 2014. Please refer to **Exhibit "A"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project with conditions in a letter dated November 22, 2013. Please refer to **Exhibit "B"** for a copy of the approval letter.

CENTURY LINK:

Century Link approved the project with conditions in a letter dated November 6, 2013. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated January 10, 2014. Please refer to **Exhibit "D"** for a copy of the approval letter.

GULF POWER:

Gulf Power approved the project the project in a letter dated January 10, 2014. Please refer to **Exhibit "E"** for a copy of the approval letter.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated February 3, 2014. Please refer to **Exhibit "F"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management approved the project in a letter dated February 3, 2014. 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 November 18, 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 January 31, 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 November 22, 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 approved the project in a memo dated January 6, 2014. Please refer to **Exhibit "K"** for a copy of the Public Services Department conditions.

David Forstrom

JAN 13 2014

From: Ron Gerdeman [RGerdeman@destinfire.com]
Sent: Monday, January 13, 2014 8:16 AM
To: David Forstrom
Subject: RE: 14-05-SP - Hog's Breath Saloon Corporate Offices - Minor Tier 1 Development

COMMUNITY
DEVELOPMENT

David,

Since I did not receive a 1st or 2nd submittal until January 10, my comments will be for both.

Destin Fire Control District does not see any issues with this proposed project.

Ron Gerdeman
Fire Marshal, CFPS
Destin Fire Control District
850-837-8413

From: David Forstrom [mailto:dforstrom@cityofdestin.com]
Sent: Thursday, January 09, 2014 3:30 PM
To: Essa Rhebi; Roger Dixon; Ron Gerdeman; Tom Cox ; Tom Richardson; Pam LaCourse
Subject: 14-05-SP - Hog's Breath Saloon Corporate Offices - Minor Tier 1 Development

Please provide me your review for the project. The second submittal review letter is due today and I need to include your comments.

Sincerely,

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



Phone: 850-837-4242 ext. 3130
Fax: 850-650-0693
dforstrom@cityofdestin.com

Please visit our web site at www.cityofdestin.com/cssurvey to complete a customer service survey. We appreciate your honest opinion and will take it into consideration to help us improve our services. Thank you for your feedback.



DESTIN WATER USERS INC.

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

DATE: November 22, 2013

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

PROJECT: Hog's Breath Saloon Corporate Offices
PROJECT NUMBER: 14-05-SP
CONTACT: John H. Elamad P.E.(Project Manager Darrell Barnhill)
LOCATION: 527 Mountain Drive, Destin Fl 32541



PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

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

Approved

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

1. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
2. FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
3. Destin Water Users Questionnaire needs to be submitted.
4. ¾" meter and RP backflow will be needed as stated on Plans
5. Destin Water Users will provide a 2" force main for the Private grinder station located on property.
6. Tap on fees will have to be paid in full before any connections are allowed to service this project.

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

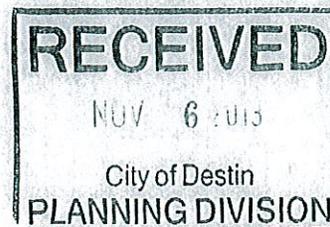

Signed

FLFTWE0101
650 Denton Blvd
Fort Walton Beach, FL 32547



November 6, 2013

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



ATTN: David Forstrom, Planning Division

Re: 14-05-SP - Hog's Breath Saloon Corporate Offices - Minor Tier 1 Development

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

1. A 4' x 4' x 3/4" plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware (if inside terminal room is applicable) and dedicated to Centurylink.
2. Two-inch PVC entrance conduit will be run from the Mountain Dr right-of-way into the mechanical room with no more than one 90 degree sweep. If an inside terminal room is not applicable the conduit will be turned up outside the building at the location of the telephone terminal. Size and location of either inside or outside terminal will be determined by a Centurylink Corporation representative (Keith Nance, 850-664-3751 or Carmen Guffey, 850-664-3054).
3. Access to the power ground (MGN) within 5 feet of our terminal must be provided; alternatively, a No. 6 insulated copper ground wire from the MGN will be provided at the telephone terminal location.
4. Conduit and equipment room, if applicable, must be completed 60 days prior to Certificate of Occupancy date.

If you should require any additional information, please contact Keith Nance at 850-664-3751 or Carmen Guffey at 850-664-3054.

Sincerely,

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

Keith Nance
Access Engineer II
Centurylink
650 Denton Blvd.

RECEIVED

JAN 10 2014

**COMMUNITY
DEVELOPMENT**

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



January 10, 2014

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

To: Technical Review Team
Re: 14-05-SP, Hogs Breath Saloon Corporate Offices
527 Mountain Dr. Destin, FL

Cox Communications has no objections to the above named project however if there are any conflicts with Cox Communications existing facilities within the road r-o-w it will be the responsibility of the owner / developer to contact Cox Communications of said conflicts. All costs incurred for the relocation and/or replacement of Cox Communications owned facilities, aerial or underground, is the sole responsibility of the owner/developer. Cox Communications must maintain an 18' clearance on DOT right-of-ways, including driveway cuts and a 16' clearance on all other roads and driveways. Due to the nature of Gulf Power owned poles, that we lease, the cost to maintain the clearances is solely based on what Gulf Power charges us to upgrade the poles. Materials and man hours to transfer to the new poles are also added to the cost.

Please contact myself prior to construction to ensure access to the property and buildings for video, telephone and high speed internet services.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Dixon", written over a circular stamp or watermark.

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

RECEIVED

JAN 10 2014



**COMMUNITY
DEVELOPMENT**

Date: January 10, 2014

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

14-05-SP – Hogs Breath Saloon Corporate Offices-
Minor Tier 1 Development
Destin Florida

Gulf Power Co. has no conflicts with above referenced project.
Please call me if there are any other questions.
Sincerely,

Thomas Richardson 850-833-4881
Power Delivery Engineering Destin

EXHIBIT "F"
RECEIVED

FEB 3 2014

**COMMUNITY
DEVELOPMENT**



Okaloosa Gas District

**OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN
DATE 2-3-2014**

BUSINESS:

14-05-SP Hog's Breath Saloon Corporate Offices, a Minor Tier 1
Development, 527 Mountain Drive, Destin, FL

COMMENTS:

Okaloosa Gas District has no objection to the above referenced project.

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



RECEIVED

FEB 3 2014

**COMMUNITY
DEVELOPMENT**

February 3, 2014

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 14-05-SP Hog's Breath Office review has been conducted and this location has space that will allow for a trash receptacle that can be serviced curbside.

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

Thank you,

Pam LaCourse

Pam LaCourse
District Manager
Waste Management

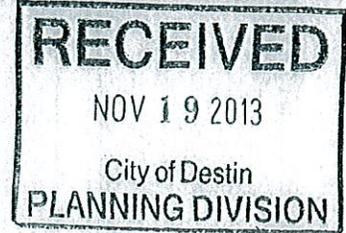


**Community
Development
Building Division**

Phone: 654-1119
Fax: 837-7949

MEMORANDUM

DATE: November 18, 2013
TO: Project Manager/David Forstrom
THRU: Administrative Assistance/Larry Beat
CC: Building Official/ Larry Ballard *LB*
FROM: Combo Building Insp. & Plans Examiner/ Noell Bell *NB*
SUBJECT: 1st Submittal Review for TRT
PROJECT: 14-05-SP, Hog's Breath Saloon Corp. Office
 527 Mountain Dr.
 Minor Tier 1 Development



A Technical Review by the Building Division of the project plans submitted resulted in the following comments: No TRT Comments.

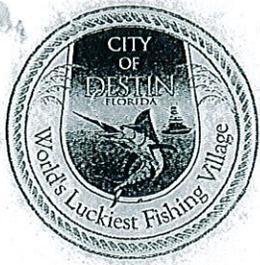
Please note prior to actual construction:

- 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) 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

EXHIBIT "I"

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

January 31, 2014

Mr. William Pope, AIA, NCARB
W.Architect, PA
4100 Legendary Drive, Suite 240
Destin, Florida 32541-8603

**SUBJECT: Third Submittal Review for 14-05-SP, Hog's Breath Saloon Corporate Offices,
a Minor Tier 1 Development, 527 Mountain Drive**

Dear Mr. Pope:

The Development Order Application third submittal was received on January 15, 2014 and deemed complete on January 17, 2014. Staff forwarded the submittal package to the Technical Review Team (TRT) members on January 17, 2014 and asked that they provide their comments back to the Planning Division on or before January 31, 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: November 1, 2013
- Completeness review date: November 5, 2013
- Staff's first submittal review comments due date: November 22, 2013
- Applicant's second submittal target date: January 21, 2014
- Applicant's actual second submittal date: December 23, 2013
- Applicant's second submittal completeness review date: December 23, 2013
- Staff's second submittal review comments target date: January 9, 2014
- Staff's actual second submittal review comments date: January 9, 2014
- Applicant's third submittal target date: March 6, 2014
- Applicant's actual third submittal date: January 15, 2014
- Applicant's third submittal completeness review date: January 17, 2014
- Staff's second submittal review comments target date: January 31, 2014
- Staff's actual third submittal review comments date: January 31, 2014

A. Planning Division Comments: Approved with Conditions.

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.
 9. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*
- B. Transportation Comments: Approved.** Please refer to the attached memo by the Planning Division demonstrating a de minimis traffic impact.
- C. Stormwater Management Comments: Approved with Conditions.** Please refer to the memo dated November 22, 2013 attached with the first submittal review letter. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242 ext. 3130.
- D. Public Services Department Comments: Approved with Conditions.** Please refer to the memo dated January 6, 2014 attached with the second submittal review letter. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- E. Building Division Comments: Approved with Conditions.** Please refer to comments dated November 18, 2013 attached with the first submittal review letter. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.

January 31, 2014

Third Submittal Review for 14-05-SP, Hog's Breath Saloon Corporate Offices

- F. **Destin Fire Control District Comments: Approved.** Please refer to the attached email dated January 13, 2014. To discuss building related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.
- G. **Destin Water Users Comments: Approved with conditions.** Please refer to the memo dated November 22, 2013 attached with the first submittal review letter. To discuss building related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, extension 106.
- H. **Cox Communications: Approved.** Please refer to the attached letter dated January 10, 2014. To discuss building related comments or conditions, please contact Mr. Roger Dixon at 850-314-8163.
- I. **CenturyLink: Approved with conditions.** Please refer to the letter dated November 6, 2013 attached with the first submittal review letter. To discuss building related comments or conditions, please contact Mr. Keith Nance at 850-664-3751.
- J. **Gulf Power: Approved.** Please refer to the attached letter dated January 10, 2014. To discuss building related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- K. **Okaloosa Gas District: Approved.** Please refer to the attached letter dated February 3, 2014. To discuss building related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.
- L. **Waste Management: Approved.** Please refer to the attached letter dated February 3, 2014. To discuss building related comments or conditions, please contact Ms. Domenica Farmer at 850-301-2816.

FINAL SUBMITTAL:

Now that the Development Order application has been approved by the TRT with conditions, please **submit** to the Planning Division **7 sets (24" x 36") of plans to confirm compliance with those reviewed and approved by the TRT.** Each set of plans must be signed, sealed and dated by the design professional. The seven sets will be stamped approved and signed by a Planning official. The first set is for the owner. Sets two and three are for the Building Division; one for their files and the other set to be issued to the contractor when permits are pulled. Sets four and five are for Destin Water Users, Inc. and the Destin Fire Control District. Sets six and seven are for the Planning Division and the Public Services Department.

If you have questions or need additional information, please feel free to contact me at (850) 837-4242, ext. 3130.

Sincerely,



David M. Forstrom, CFM
Planner & Stormwater/Flood Plain Manager

DMF/

Attachments:

1. Planning Division de minimis traffic impact memo dated January 31, 2014

cc: File: 14-05-SP
Letter Log

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: January 31, 2014

TO: Larry Beat, Administrative Assistant

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

SUBJECT: Hog's Breath Saloon Corporate Offices, a Minor Tier 1 Development, 527 Mountain Drive
De Minimis Traffic Impact Determination

Based on the traffic analysis peak PM trips of 2, this project will have a de minimis traffic impact based on the Mountain Drive LOS of 907 bi-directional trips which will not require completion of the MMTD Concurrency Evaluation Certificate.

Florida Statutes 163.3180 (6) states "A de minimis impact is an impact that would not affect more than 1 percent of the maximum volume of the adopted level of service of the affected transportation facility as determined by the local government.

De Minimis Calculation = $2 / 907 = 0.22$ percent traffic impact

File: Memo
Project File: 14-05-SP

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

MEMORANDUM

DATE: November 22, 2013
TO: Larry Beat, Administrative Assistant
FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*
SUBJECT: Hog's Breath Saloon Corporate Offices, a Minor Tier 1 Development, 527 Mountain Drive

TRT First Submittal Stormwater Review Comments

A submittal was received on November 1, 2013 from John Elamad, P.E. The Stormwater Management Plan (SWMP) and the construction drawings are hereby approved with the following conditions as noted:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
2. **Condition:** 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) 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: 14-05-SP

OFFICE OF PUBLIC SERVICES

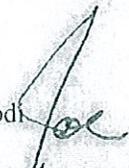
RECEIVED

MEMORANDUM

JAN 6 2014

January 6, 2014

TO: Administrative Assistant/Larry Beat
Planning Manager/David Forstrom

FROM: Engineering Assistant II/ Joseph D. Bodi 

SUBJECT: 14 05 SP Hogs Breath Corporate Offices, 527 Mountain Dr, 2nd review
Right of Way & Wetlands Impact Review ONLY

COMMUNITY
DEVELOPMENT

A submittal was received on December 23, 2013 and the right-of-way & wetlands areas only were reviewed. **The current submittal appears to meet the City's 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.-
5. **Condition** The project owner will be responsible for all costs to repair, relocate or modify the City's irrigation system disturbed by the project. Contact Recreation Department Mike Pelter, 850/837-4242 to coordinate right-of-way irrigation modifications.

cc:
PS Files