

# Community Development Planning Division

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

**March 26, 2014**

**Order No. 14-05**

**Final Development Order:**

**“AOC FOOD MARTS # 19”  
A MINOR TIER 1 DEVELOPMENT  
(13-09-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.**

Leslie H. Porterfield of TEA, Inc. on behalf of Petro Developers, Inc. is requesting approval of a Minor Tier 1 Development identified as “AOC Food Marts # 19”. The proposed development consists of constructing 10,569 sq. ft. of parking and traffic circulation area, a code compliant dumpster enclosure and storm water facilities. The proposed project is located at 437 Main Street also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-1350-000I-0190. The subject property contains approximately 24,549 sq. ft. or 0.56 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 February 28, 2014.
2. All the findings of the Technical Review Team report dated February 28, 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 26, 2014** (no later than **March 26, 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).**

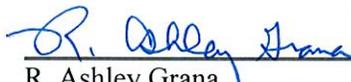


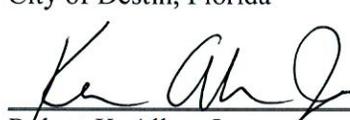
**NOTE:** Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, 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 “AOC Food Marts # 19” 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**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
  - F. **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.
  - G. **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.
  - H. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
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 24 of the attached TRT Report, dated February 28, 2014, which is incorporated into this Final Development Order.

  
 \_\_\_\_\_ 2/28/14  
 R. Ashley Grana Date  
 Planning Manager  
 City of Destin, Florida

  
 \_\_\_\_\_ 5/14/14  
 Robert K. Allen, Jr. Date  
 Petro Developers, Inc.  
 P.O. Box 456  
 Talladega, Alabama 35161

## TECHNICAL REVIEW TEAM REPORT

### “AOC FOOD MARTS # 19” A MINOR TIER 1 DEVELOPMENT (13-07-SP)

TRT Report: February 28, 2014

#### ISSUE:

- Applicant:** Leslie H. Porterfield of TEA, Inc. on behalf of Petro Developers, Inc. is requesting approval of a Minor Tier 1 Development identified as “AOC Food Marts # 19”.
- Request:** The request for approval consists of constructing 10,569 sq. ft. of parking and traffic circulation area, a code compliant dumpster enclosure and storm water facilities.
- Location:** The proposed project is located at 437 Main Street also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-1350-000I-0190.
- Parcel Size:** The overall property contains 24,549 sq. ft. or 0.56 acres, more or less.
- Future Land Use:** Low Density Residential (LDR)
- Zoning District:** Low Density Residential - Village (LDR-V)
- Density:** Allowed: 5.81  
Proposed: None
- Intensity:** Allowed: 0.00  
Proposed: None
- Application Date:** June 13, 2013
- TRT Date:** N/A
- Approved Site Plan Date:** February 28, 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 either of the Community 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 as stated below and in the attached exhibits.

#### 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 Low Density Residential (LDR) and a Zoning designation of Low Density Residential - Village (LDR –V). The existing land use is not consistent with the intent of the LDR Future Land Use Map designation and is not listed as an acceptable and regulated use listed in the LDC land use pursuant to Comprehensive Plan: 2010. However, the existing use was not modified through this application and is considered a valid non-conforming use.

**CONCURRENCY MANAGEMENT:**

Not applicable. All proposed improvements are site improvements and not an increase in square footage of the existing use, which would have affected concurrency management.

**TRANSPORTATION ANALYSIS:**

Not applicable.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

Not applicable.

**SUBDIVISION OR PUD – PLAT:**

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

**RIGHT-OF-WAY DEDICATION:**

Not applicable.

**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 and dwelling units, so density is not applicable.

**INTENSITY:**

The proposed project does not include any new square footage, so intensity is not applicable.

**HEIGHT:**

Not applicable.

**SETBACKS:**

Not applicable.

**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 new outdoor lighting was proposed with this application.

**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 17, 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) approval shall be provided.
4. **Condition:** Prior to obtaining a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

**INGRESS/EGRESS:**

The new ingress and egress to the project is provided via a two-way 24.0' wide driveway, located on the east side of project off Main Street and a 18.5' wide two-way driveway located on north side of the property off of Kelly Street.

**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.

<u>PARKING REQUIREMENTS</u>			
Type of Use:	Parking standard:	Sq. ft. of Use:	Total
Retail:	1 / 200 sq. ft.	2,713	13.56 or 14
			Total vehicle spaces required: 0
			80% minimum for MMTD: 10.8 or 11
			Total vehicle spaces provided: 11
Handicap Spaces Required/Provided = 1			
Minimum Bicycle Parking		Total bicycle spaces required	2.1

**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): 24,549 sq. ft. (0.56 acres, more or less)  
 Total Required Open Space: 25.0% (6,137 sq. ft.)  
 Total Provided Open Space: 36.8% (9,052 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 (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre .56 x 10 = 6)	6
Total Reforestation Credits for trees on Site	<u>0</u>
<b>Total Reforestation Trees Required on Site:</b> (1 per every .10 of an acre minus credits)	<u><u>6</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:	6
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	2
Streetscape Trees Required in the ROW of Main Street and Kelly Drive:	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>
<b>TOTAL TREES REQUIRED:</b>	<b>8</b>
<b>TOTAL TREES PROVIDED:</b>	<b>8</b>

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:** Not applicable.

**Transportation:** Not applicable.

**MULTIMODAL TRANSPORTATION MITIGATION FEES:**

Not applicable.

**OTHER FEES:**

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

Application Fee:	\$1,143.30 (pd.)
Escrow:	-\$500.00 (pd.)
City Surveyor:	N/A
City Traffic Consultant:	N/A
Re-Review Fees (Community Dev.):	\$288.40(pd.)
Administrative:	\$50.00
Surrounding Property Notification:	\$58.34
City Council Advertising:	N/A
<b>TOTAL (as of 03/26/13)</b>	<b>\$391.66 [Refund]</b>

**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 (NFWFMD) storm water permit shall be provided to the Planning Division.

**PUBLIC INPUT:**

The proposed development has been met with significant 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 June 21, 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 July 3, 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 June 21, 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 July 1, 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 July 9, 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 June 20, 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 June 27, 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 June 14, 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 28, 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 17, 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 26, 2014. Please refer to **Exhibit “K”** for a copy of the Public Services Department conditions.

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

**RECEIVED**  
AUG 28 2013  
City of Destin  
PLANNING DIVISION



Chief Kevin Sasser

**TECHNICAL REVIEW TEAM**

DATE: June 21, 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.

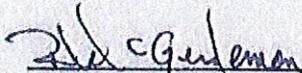
PROJECT: AOC Food Marts #19

LOCATION: 437 Main St.

OCCUPANCY (NFPA): Mercantile

OWNER/CONTRACTOR: TEA Inc.  
850-231-1939

APPROVED  
 DISAPPROVED FOR THE FOLLOWING:

  
**Ronald E Gerdeman, Fire Marshal**  
**Destin Fire Control District**



A Heart Ready  
Community



An Advanced Life  
Support Service



## DESTIN WATER USERS INC.

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

DATE: July 3, 2013

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



PROJECT: AOC FOOD MARTS #19  
PROJECT NUMBER: 13-07-SP  
CONTACT: PETRO DEVELOPERS, LLC KEN ALLEN  
LOCATION: 437 MAIN STREET DESTIN FL 32541

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

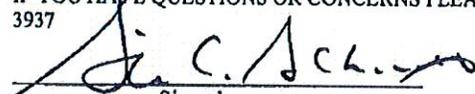
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

### APPROVED

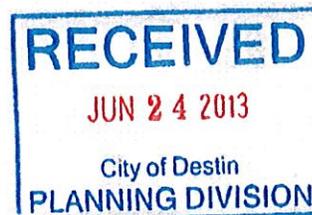
~~(Subject to the following, which shall be a condition of the Developmental Order with the City of Destin)~~

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 USES QUESTIONNAIRE NEEDS TO BE FILLED OUT AND RETURN.
4. A LINE LOCATE IS REQUIRED PER FLORIDA SUNSHINE ONE CALL (811)

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



June 21, 2013

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

ATTN: David Forstrom, Planning Division

Re: 13-07-SP, AOC Food Marts #19, 437 Main St, a Minor Tier 1 Development

Our records show two working services at the AOC Food Mart at 437 Main St., and the drawings indicate no change to the existing building, which would imply no action required from Centurylink. However, if extensive remodeling is to take place that would reconfigure the interior, please see the following:

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 Calhoun Ave 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).
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.

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



July 1, 2013

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



To: Technical Review Team  
Re: 13-07-SP, AOC Food Marts # 19  
437 Main St

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 building for cable, Cox digital telephone, and high speed internet it is important that we meet prior to construction and conduit placement.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Dixon".

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

DATE: 7/9/13



Mr. R. Ashley Grana  
Planning Manager  
City of Destin, FL

PER: Per 13-07-SP AOC Food Marts store No. 19. At intersection of Kelly St. and Main St. Destin, Florida. Gulf Power Company has no conflicts with the above listed project. If there are any questions please contact Pete Ratliff with Gulf Power Company.

Sincerely,

Pete Ratliff  
Engineer III  
850-244-4716



## Okaloosa Gas District

**OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 06-20-2013**

**BUSINESS:**

**13-07-SP AOC Food Marts #19 437 Main Street a Minor Tier 1 Development**

**COMMENTS:**

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

The contractor shall call the Sunshine One Call system, so that Okaloosa Gas will provide personnel to locate and protect prior to any construction activities.

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



June 27, 2013



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

Dear Mr. Forstrum,

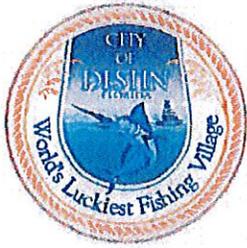
Please accept this letter as confirmation that 13-07-SP AOC Food Marts #19 review has been conducted and this location has space that will allow for a trash receptacle.

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:** June 14, 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:** 1<sup>st</sup> Submittal Review for TRT

**PROJECT:** 13-07-SP, AOC Food Mart #19, 437 Main St.  
a Minor Tier 1 Deviation

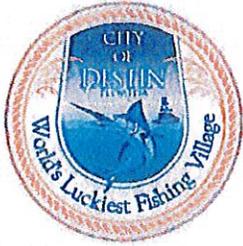


**A Technical Review of the project plans submitted has resulted in no comments by the Building Division.**

**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
- 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](http://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 28, 2014

TEA, Inc.  
Attn.: Mr. Leslie H. Porterfield, P.E.  
2050 W. County Highway 30-A, Unit M1-121  
Santa Rosa Beach, Florida 32459

**SUBJECT: 4<sup>th</sup> submittal review for 13-07-SP -- AOC Food Mart # 19, a Minor Tier 1 Development  
437 Main Street Destin, Florida 32541**

Dear Mr. Porterfield:

Your fourth Development Order application submittal package was received on February 20, 2014. Staff forwarded the submittal package to the Technical Review Team (TRT) members on February 20, 2014 and asked that they provide their comments back to the Planning Division before or on March 6, 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: June 11, 2013
- Completeness review date: June 13, 2013
- Application package forwarded to the TRT members: June 14, 2013
- Staff's first submittal review comments due date: June 28, 2013
- Staff's actual first submittal review comments date: July 1, 2013
- Applicant's second submittal target date: September 2, 2013
- Applicant's actual second submittal date: August 30, 2013
- Staff's second submittal review comments due date: September 18, 2013
- Staff's actual second submittal review comments date: September 6, 2013
- Applicant's third submittal target date: November 18, 2013
- Applicant's one-time 15 day extension to the due date – approved.
- Applicant's actual third submittal date: December 11, 2013
- Staff's third submittal review comments due date: December 30, 2013
- Staff's actual third submittal review comments date: December 17, 2013
- Applicant's fourth submittal target date: February 19, 2014
- Applicant's actual fourth submittal date: February 20, 2014
- Staff's fourth submittal review comments due date: March 6, 2014
- Staff's actual fourth submittal review comments date: February 28, 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.**

1. **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.

2. **Prior to the issuance of a Certificate of Completion**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
  3. **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.
  4. **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.*
  5. **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.*
  6. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. *Ref. LDC Section 7.09.02(B)(3).*
  7. **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.
  8. **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. Public Services Department Comments: Approved with conditions**, please refer to the attached memo dated February 26, 2014. To discuss Public Services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- C. Stormwater Management Comments: Approved with conditions**, please refer to the memo dated December 17, 2013. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242, extension 3130.

- D. Building Division Comments: Approved,** please refer to the memo dated June 14, 2013. To discuss Building Division related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- E. Traffic Analysis Comments: Not applicable.** To discuss traffic analysis comments, please contact Mr. Scott Swearengen, Renaissance Planning Group, Inc., at 813-254-7741, extension 206.
- F. Destin Fire Control District Comments: Approved,** please refer to the memo dated June 21, 2013. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.
- G. Destin Water Users Comments: Approved,** please refer to the memo dated July 3, 2013. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, extension 106.
- H. Cox Communications Comments: Approved,** please refer to the memo dated July 1, 2013. To discuss Cox Communications related comments or conditions, please contact Mr. Roger Dixon at 850-314-8163.
- I. Century Link Comments: Approved with comments,** please refer to the memo dated June 21, 2013. To discuss Century Link related comments or conditions, please contact Mr. Keith Nance at 850-664-3751.
- J. Gulf Power Comments: Approved,** please refer to the memo dated July 9, 2013. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- K. Okaloosa Gas District Comments: Approved,** please refer to the memo dated June 20, 2013. To discuss Okaloosa Gas District related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.
- L. Waste Management Comments: Approved,** please refer to the memo dated June 27, 2013. To discuss Waste Management related comments or conditions, please contact Mrs. Domenica Farmer at 850-301-2816.
- M. FINAL SUBMITTAL REQUIREMENTS:**
- 1. Eleven (11) complete sets of plans (civil and landscape). These copies will be stamped APPROVED forward to the TRT members for their files.**

Page 4 of 4  
February 28, 2014  
Review for 13-07-SP, AOC Food Marts # 19

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: Public Services Department comments dated February 26, 2014

cc: File: 13-07-SP  
Letter Log

## COMMUNITY DEVELOPMENT DEPARTMENT

*Planning Division*MEMORANDUM

DATE: December 17, 2013

TO: Larry Beat, Administrative Assistant

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

SUBJECT: 13-07-SP, AOC Food Marts #19, a Minor Tier 1 Development, 437 Main Street  
**TRT Third Submittal Stormwater Review Comments**

A third submittal was received on December 11, 2013 from TEA, Inc. The Stormwater Management Plan (SWMP) and the construction drawings are **hereby approved** with the following conditions as noted:

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

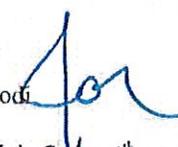
File: Memo  
 Project File: 13-07-SP

## OFFICE OF PUBLIC SERVICES

## MEMORANDUM

February 26, 2014

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

FROM: Engineering Assistant II/ Joseph D. Bond 

SUBJECT: 13 07 SP AOC Food Mart #19, 437 Main Street 4<sup>th</sup> review  
Right of Way & Wetlands Impact Review ONLY



A submittal was received on February 25, 2014 and two emails on February 26, 2014, the right-of-way & wetlands areas only were reviewed. **The current submittal is approved with the following conditions.** 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