

Community Development Planning Division

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

December 23, 2014

Order No. 15-02

Final Development Order:

**“CRYSTAL BEACH TOWNHOMES”
A MAJOR SUBDIVISION
(15-01-MS)**

Based upon the City's approval and issuance of this Development Order on December 23, 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.

MB Real Estate Partners, L.L.C., is requesting approval of a Major Subdivision identified as “Crystal Beach Townhomes.” The proposed development consists of a 41 lot townhome subdivision and common area. The proposed project is located 137 Crystal Beach Drive, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0001-0390. The total site area is 3.37 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 December 15, 2014.
2. All the findings of the Technical Review Team report dated December 15, 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 **December 23, 2014** (no later than **December 23, 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 “Crystal Beach Townhomes” 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 27 of the attached TRT Report, dated December 15, 2014, which is incorporated into this Final Development Order.

R. Ashley Grana 12/23/14
 R. Ashley Grana Date
 Planning Manager
 City of Destin, Florida

Garrett McNeil 12-30-14
 Garrett McNeil, Managing Member Date
 MB Real Estate Partners, LLC
 4393 Commons Drive East
 Destin, Florida 32541

TECHNICAL REVIEW TEAM REPORT

“CRYSTAL BEACH TOWNHOMES” A MAJOR SUBDIVISION (15-01-MS)

TRT Report: December 15, 2014

ISSUE:

MB Real Estate Partners, L.L.C., is requesting approval of a Major Subdivision identified as “Crystal Beach Townhomes.” The proposed development consists of a 41 lot townhome subdivision and common area. The proposed project is located 137 Crystal Beach Drive, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0001-0390. The total site area is 3.37 acres, more or less.

Applicant: MB Real Estate Partners, L.L.C., is requesting approval of a Major Subdivision identified as “Crystal Beach Townhomes.”

Request: The request for approval consists of a 41 lot townhome subdivision (short-term multi-family attached dwellings).

Location: The proposed project is located at 137 Crystal Beach Drive, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0001-0390.

Parcel Size: The overall property contains 3.37 acres, more or less.

Future Land Use: Commercial General (CG)

Zoning District: Commercial General (CG)

Density: Allowed: 40.00 units per acre x 3.37 = 134.8

Proposed: 12.16 units per acre = 3.37 / 41

Intensity: Allowed: 0.50

Proposed: 0.00

Application Date: July 29, 2013

Completeness Date: August 15, 2013

Approved Site Plan Date: November 23, 2014

City Council Hearing Date: December 15, 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 Harbor or Town Center Redevelopment Area, however it is located within the Crystal Beach sub-area of the Multimodal Transportation District. The Technical Review Team (TRT) reviewed and approved the project with specific conditions 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 Commercial General (CG) and a Zoning designation of Commercial General (CG). The proposed land use (short-term multi-family residential) is consistent with the intent of the CG Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The CG zoning district specifically allows for the described use (short-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 October 17, 2014.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on June 24, 2014.

Potable Water: Destin Water Users, Inc. signed the CEC on August 8, 2014.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on August 8, 2014.

Stormwater Management: The City's Stormwater Manager signed the CEC on July 30, 2014.

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 October 17, 2014, 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 new multi-use pathway to the west and sidewalk directly to the north of the subject property along Regions Way. The applicant has also provided a 5' wide stabilized pathway from the development south to the northern boundary of the 100' wide Gulf Power easement. The city has a long range plan to build a multi-use pathway within this easement in this specific area.

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 December 15, 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 does not lie within the city’s currently adopted Airport Land Use Noise Zone. 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: 40.00 dwelling units per acre in Commercial General (CG) x 3.37 Acres = 134.80 units
Proposed: 41 dwelling units / 3.37 acres = 12.16 dwelling units per acre

INTENSITY:

Not applicable.

HEIGHT:

The Commercial General (CG) Zoning District is the applicable zoning district to use in determining height limitations for this development. The proposed two and three-story townhome buildings are 19’.4” and 28’.8” 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 Commercial General (CG) Zoning District: (Note: Distances provided are from the proposed buildings to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	10’ to 20’	10’ to 20’	West: 10.0’
Side:	0’	12.6’	North: 10.0’
Rear:	0’	11’	East: 10.0’
			South: 5.0’

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 July 30, 2014, 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 two-way driveways, both 24.0' wide, one located on the north side of project adjacent to Regions Way and the other one located on the west side of the project adjacent to Crystal Beach Drive.

REFUSE COLLECTION:

Refuse collection shall be provide via dumpster service. The following condition applies to the project:

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 vehicle and bicycle 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:	Number of Units	Total
Seasonal multi-family attached			
(31) 4 bedroom units @	2.5 per unit	31	vehicle spaces required: 77.5
(10) 3 bedroom units @	2.0 per unit	10	vehicle spaces required: <u>20</u>
			Total vehicle spaces required 97.5
			Total vehicle spaces provided: 143
Minimum Bicycle Parking			Total bicycle spaces required 10
10% of total vehicle spaces (97.5 x .10)			Total bicycle spaces provided 10

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): 146,797 sq. ft. (3.37 acres, more or less)
 Total Required Open Space: 25.0% (36,699.3 sq. ft.)
 Total Provided Open Space: 31.7% (46,534.6 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):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 6 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 3.37 x 10 =33.7)	34
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>34</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:	34
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	16
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>12</u>
TOTAL TREES REQUIRED:	62
TOTAL TREES PROVIDED:	62

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

Trees required on site:	(62 trees x 4 shrubs per tree):	248
SHRUBS REQUIRED:	248	
SHRUBS PROVIDED:	248	

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, 1,500 – 1,999 sq. ft.

Impact Fee Rate = \$399.00 per dwelling unit

Proposed number of dwelling units: 24

Impact Fee for 24 units = 24 units x \$399.00 = **\$9,576.00**

Residential, 2,000 – 2,999 sq. ft.

Impact Fee Rate = \$479.00 per dwelling unit

Proposed number of dwelling units: 17

Impact Fee for 17 units = 17 units x \$479.00 = **\$8,143.00**

Total Parks Impact Fees to be paid: **\$17,719.00**

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

Residential, 1,500 – 1,999 sq. ft.

Impact Fee Rate = \$133.00 per dwelling unit

Proposed number of dwelling units: 24

Impact Fee for 24 units = 24 units x \$133.00 = **\$3,192.00**

Residential, 2,000 – 2,999 sq. ft.

Impact Fee Rate = \$160.00 per dwelling unit

Proposed number of dwelling units: 17

Impact Fee for 17 units = 17 units x \$160.00 = **\$2,720.00**

Total Police Protection Impact Fees to be paid: **\$5,912.00**

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

Residential, 1,500 – 1,999 sq. ft.

Impact Fee Rate = \$19.00 per dwelling unit

Proposed number of dwelling units: 24

Impact Fee for 24 units = 24 units x \$19.00 = **\$456.00**

Residential, 2,000 – 2,999 sq. ft.

Impact Fee Rate = \$23.00 per dwelling unit

Proposed number of dwelling units: 17

Impact Fee for 17 units = 17 units x \$23.00 = **\$391.00**

Total Police Protection Impact Fees to be paid: **\$847.00**

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

Residential, 1,500 – 1,999 sq. ft.

Impact Fee Rate = \$1,198.00 per dwelling unit

Proposed number of dwelling units: 24

Impact Fee for 24 units = 24 units x \$1,198.00 = **\$28,752.00**

Residential, 2,000 – 2,999 sq. ft.
 Impact Fee Rate = \$1,425.00 per dwelling unit
 Proposed number of dwelling units: 17
 Impact Fee for 17 units = 17 units x \$1,425.00 = **\$24,225.00**

Total Police Protection Impact Fees to be paid: **\$52,977.00**

Total for the entire development (41 units):

Parks:	=	\$17,719.00
Public Library:	=	\$5,912.00
Police Protection:	=	\$847.00
Roads:	=	\$52,977.00
TOTAL:	=	\$77,455.00

Total for each townhome units A, B, D, & E (1,500 – 1,999 sq. ft.) 24 total:

Parks:	=	\$399.00
Public Library:	=	\$133.00
Police Protection:	=	\$19.00
Roads:	=	\$1,198.00
TOTAL:	=	\$1,749.00

Total for each townhome units C & F (2,000 – 2,999 sq. ft.) 17 total:

Parks:	=	\$479.00
Public Library:	=	\$160.00
Police Protection:	=	\$23.00
Roads:	=	\$1,425.00
TOTAL:	=	\$2,087.00

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The applicant scored 187 MMTD points and only needed 167 to pass the test for Multimodal transportation concurrency approval. The applicant's trip generation study was reviewed and approved by the City's traffic consultant, Renaissance Planning Group, LLC., on October 17, 2014.

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:	\$5,500.00 (pd.)
City Surveyor:	\$715.00 (pd.)
City Traffic Consultant:	\$464.74 (pd.)
Re-Review Fees (Community Dev.):	\$1,153.60 (pd.)
Administrative:	\$50.00 (pd.)
Surrounding Property Notification:	\$39.88 (pd.)
City Council Advertising:	\$338.40 (pd.)
TOTAL DUE (as of 11/17/14)	\$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:

A. DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project with conditions in a letter dated October 31, 2014. Please refer to **Exhibit "A"** for a copy of the approval letter.

B. DESTIN WATER USERS:

Destin Water Users approved the project with conditions in a letter dated October 28, 2014. Please refer to **Exhibit "B"** for a copy of the approval letter.

C. CENTURY LINK:

Century Link approved the project with conditions in a letter dated October 31, 2014. Please refer to **Exhibit "C"** for a copy of the approval letter.

D. COX COMMUNICATIONS:

Cox Communications stated it had no objections to the project, but had concerns, in a letter dated October 31, 2014. Please refer to **Exhibit "D"** for a copy of the approval letter.

E. GULF POWER:

Gulf Power stated it had no objections to the project in a letter dated October 31, 2014. Please refer to **Exhibit "E"** for a copy of the approval letter.

F. OKALOOSA GAS:

Okaloosa Gas stated it had no objections to the project in a letter dated October 27, 2014. Please refer to **Exhibit "F"** for a copy of the approval letter.

G. WASTE MANAGEMENT:

Waste Management stated it had no concerns nor objections to the project in a letter dated October 31, 2014. Please refer to **Exhibit "G"** for a copy of the approval letter.

H. BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated October 27, 2014. Please refer to **Exhibit "H"** for a copy of the approval memo.

I. PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated November 25, 2014. Please refer to **Exhibit "I"** for a copy of the approval letter.

J. PUBLIC SERVICES DEPARTMENT:

The Public Services Department approved the project with conditions on October 14, 2014. Please refer to **Exhibit "J"** for a copy of the Public Services Department conditions.

K. CITY SURVEYOR:

The City Surveyor approved the project with conditions on November 11, 2014. Please refer to **Exhibit "K"** for a copy of the City Surveyor conditions.

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

RECEIVED

OCT 31 2014

COMMUNITY
DEVELOPMENT



Chief Kevin Sasser

PLAN REVIEW

Date: October 31, 2014

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

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

A permit may be issued.

Project: Crystal Beach Townhomes

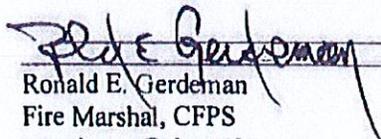
Address: 137 Crystal Beach Rd.

Occupancy: One and Two Family Dwellings

**Owner and/or Contractor: MB Real Estate Partners
Garrett McNeil: 850-269-8262**

Comments:

1. The architect of record, Jeffery Prescott, has certified this project as meeting the FBC requirements to be classified as "Fee Simple, Zero Lot Line, *Single Family Residences*". As such, Fla. Statute 553.79(12) prohibits me from applying the Fla. Fire Prevention Code.
2. The road access and fire hydrant placement and water supply as identified on the Utility Plans meet code requirements.
3. Impact Fees must be paid each building prior to construction.


Ronald E. Gerdeman
Fire Marshal, CFPS
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: October 28, 2014

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

RECEIVED

OCT 28 2014

PROJECT: Crystal Beach Townhomes
PROJECT NUMBER: 14-29-SP 15-01-MS
CONTACT: Victor Anderson JGM Development (850) 259-8556
LOCATION: 137 Crystal Beach Drive Destin Fl 32541

COMMUNITY
DEVELOPMENT

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

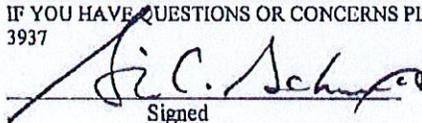
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

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. On plans for water taps should have notes 3 & 21 instead of 22 and 23.
4. Both water taps will be coordinated with Destin Water Users Inc with a 48 hrs notice.
5. Add new 6" water inline valve on North side of development by north east entrance way off of Regions Way
6. Need meter size for proposed bathrooms along with RP backflow preventer.
7. Move proposed Fire Hydrant on eastside to north side on Regions Way or per Destin Fire requirements.
8. Provide Destin Water Users easement for utilities mains and services for ownership if required.

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


Signed



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COMMUNITY
DEVELOPMENT

CENTURYLINK
ENGINEERING DEPT
650 DENTON BLVD.
FORT WALTON BEACH, FL 32547

October 31, 2014

Mr. Ashley Grana
Planning Manager
City of Destin

RE: 15-01-MS - Crystal Beach Townhomes Subdivision
County: OKALOOSA

Dear Mr. Ashley Grana,

This letter is to inform you that CenturyLink has no objections to the proposed construction of the above mentioned project.

Comments: I do not see any utility easements other than the 10' immediately in front of the townhome lots. There is nothing shown in the common areas.

Please feel free to contact me at (850) 664-3446 with any questions or concerns.

Sincerely,

Bobby Wiedeman

Bobby Wiedeman
CenturyLink Engineer
Fort Walton Beach, FL

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

October 31, 2014



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

To: Technical Review Team
Re: 15-01-MS Crystal Beach Townhomes
137 Crystal Beach 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

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

Sincerely,

Tim Hutzenbuehler
Construction Planner II
Cox Communications
Office: 850-314-8143

A handwritten signature in blue ink, appearing to be "T. Hutzenbuehler", written over a horizontal line.

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Date: October 31, 2014

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

15-01-MS – Crystal Beach Townhomes Subdivision
1376 Crystal Beach Drive, 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 black ink that reads "Thomas Richardson". The signature is written in a cursive, flowing style.

Thomas Richardson 850-833-4881
Power Delivery Engineering Destin

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DEVELOPMENT



Okaloosa Gas District

OKALOOSA GAS DISTRICT TECHNICAL REVIEW COMMITTEE, DESTIN

DATE 10/27/14

BUSINESS:

15-01-MS – Crystal Beach Townhomes Subdivision

COMMENTS:

Please be advised that Okaloosa Gas District has reviewed the plans for the above referenced project and has no objection. Gas is available on Crystal Beach to serve the subdivision as per the attached drawing.

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

Submitted by:

Essa Rhebi
Essa Rhebi
Systems Engineer

ER/ta

P.O. Box 548 • 364 Valparaiso Pkwy • Valparaiso, FL 32580-0548 • Operation Dept. Fax: 850-678-2165
OkaloosaGas.com

...The Difference is our Service!



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October 31, 2014

Mr. R. Ashley Grana
Planning Manager
4200 Indian Bayou Trail
Destin, Florida 32541

Dear Ashley Grana,

Please accept this letter as confirmation that 15-01-MS - Crystal Beach Townhomes Subdivision review has been conducted and this location has space that will allow for 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: October 27, 2014
TO: Project Manager/ Ashley Grana
THRU: Administrative Assistance/Larry Beat
FROM: Chief Building Official/ Noell Bell *NB*
SUBJECT: 1st Submittal Review for TRT
PROJECT: 15-01-MS, Crystal Beach Townhomes Subdivision
 137 Crystal Beach Dr.
 A Major Subdivision

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A Technical Review of the project plans submitted by the Building Division has resulted in the following comment(s).

- The proposed development states that it is to be short term multifamily attached dwellings. This meets the occupancy classification of R1/R2 per Florida Building Code and will be required to conform to ADA and Fair Housing requirements. This could affect site plan for accessible pathway's and handicap parking for common area uses.

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 and noted on construction drawings Informational page:
 - 2010 FLORIDA BUILDING CODE
 - 2010 FLORIDA FIRE PREVENTION CODE
 - 2008 NATIONAL ELECTRICAL CODE
 - The following minimum information will be required as applicable:
 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.

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OCT 27 2014

**COMMUNITY
DEVELOPMENT**



Community Development Planning Division

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

November 25, 2014

MB Real Estate Partners
Attn.: Mr. Garrett J. McNeil
4393 Commons Drive East
Destin, Florida 32541

**Subject: Second Submittal Review – 15-01-MS, Crystal Beach Townhomes, a Major Subdivision
137 Crystal Beach Drive, Destin, Florida 32541**

Dear Mr. McNeil:

Your second submittal package for your Major Subdivision Application was received on November 7, 2014. Staff found the application to be complete forwarded the submittal package to the Technical Review Team (TRT) on November 10, 2014 and asked that they provide their comments back to the Planning Division before or on November 25, 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: October 7, 2014
- Completeness review date: October 14, 2014
- Staff's first submittal review comments due date: October 28, 2014
- Staff's review comments provided at a meeting on: October 31, 2014
- Applicant's second submittal target date: December 31, 2014
- Applicant's actual second submittal date: November 7, 2014
- Staff's second submittal review comments due date: November 25, 2014
- Staff's actual second submittal review comments date: November 25, 2014
 - o Note: Land Development Code requires resubmittal within 60 days.
 - o 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 Completion**, the site work, landscaping, and outdoor lighting must be inspected and approved by the Community Development Department.



Page 2 of 3
November 25, 2014
Review for 15-01-MS, Crystal Beach Townhomes

4. **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.*
5. **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 November 11, 2014. To discuss city surveyor related comments, please contact Mr. Eric Stuart at 800-546-7909.
- C. **Building Division Comments: Approved with conditions.** Please refer to the attached memo dated October 27, 2014. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- D. **Stormwater Management Comments: Approved.** Please refer to the attached memo dated October 14, 2014. To discuss stormwater related comments, please contact Mr. Joe Bodi at 850-837-4242.
- F. **Public Services Department Comments: Approved.** Please refer to the attached memo dated October 14, 2014. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- G. **Destin Fire Control District Comments: Approved with conditions.** Please refer to the attached memo dated October 31, 2014. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.
- H. **Destin Water Users Comments: Approved with conditions.** Please refer to the attached Water and Waste Water memos dated October 28, 2014. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.
- J. **CenturyLink: No Objections.** Please refer to the attached letter dated October 31, 2014. To CenturyLink related comments, please contact Mr. Bobby Wiedeman at 850-664-3751.
- I. **Cox Communications: No Objections.** Please refer to the attached letter dated October 31, 2014. To discuss Cox Communications related comments or conditions, please contact Mr. Tim Hutzenbuehler at 850-314-8163.
- K. **Gulf Power: Approved.** Please refer to the attached letter dated October 31, 2014. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- L. **Okaloosa Gas District: Approved.** Please refer to the attached memo dated October 27, 2014. To discuss Okaloosa Gas District related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.
- M. **Waste Management: Approved.** Please refer to the attached letter dated October 31, 2014. To discuss Waste Management related comments or conditions, please contact Ms. Pam LaCourse at 850-301-2816.

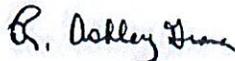
Page 3 of 3
November 25, 2014
Review for 15-01-MS, Crystal Beach Townhomes

FINAL SUBMITTAL REQUIREMENTS

1. A cover letter listing the contents of the final submittal package.
2. **One (1) complete set of plat and a copy of the survey in an 11" x 17" reduced form.**
3. Please submit a DVD that contains the final version of the proposed plat and survey saved in pdf format.

If you have questions or need additional information, please feel free to contact me at (850) 337-3121.

Sincerely,



R. Ashley Grana
Planning Manager

RAG/

Attachments:

1. City Surveyor comments dated November 11, 2014

cc: File: 15-01-MS
Letter Log

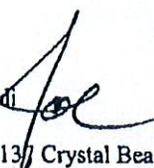
OFFICE OF PUBLIC SERVICES

MEMORANDUM

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October 14, 2014

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

FROM: Engineering Assistant II/ Joseph D. Bodj 

SUBJECT: 15 01 MR Crystal Beach Townhomes, 137 Crystal Beach Dr
Plat Review ONLY

OCT 14 2014

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A submittal was received on October 14, 2014 and the plat areas only were reviewed. The current submittal appears to meet Public Services requirements.

cc:
PS Files



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

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November 11, 2014

NOV 11 2014

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

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RE: Crystal Beach Townhomes - 15-01-MS – 2nd Submittal Review

Dear Mr. Grana:

After reviewing the subdivision submittal, I find that it 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, PSM
Branch Manager