

Community Development Planning Division

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

February 2, 2016

Order No. 16-07

Final Development Order:

**“GOODWILL RETAIL STORE OF DESTIN”
TIER 1 MINOR DEVELOPMENT
747 HARBOR BOULEVARD
(15-24-SP)**

Based upon the City's approval and issuance of this Development Order on February 2, 2016, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.

Innerlight Engineering, Inc., on behalf of Claude Perry Holdings, LTD., is requesting approval of a Minor Tier 1 Development identified as “Goodwill Retail Store of Destin.” The proposed development consists of adding a new 10,718 sq. ft. building (453310 Thrift stores, large and 561 Administrative & Support Services) to the existing development. The proposed project is located at 747 Harbor Boulevard, also identified by Okaloosa County Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-000H-0080 and 00-2S-22-0000-0011-0080. The total site area is 1.76 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 January 31, 2016.
2. All the findings of the Technical Review Team report dated January 31, 2016 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 **February 2, 2016** (no later than **February 2, 2016**), 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).

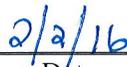
NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the 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 **“Goodwill Retail Store of Destin”** 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 Commencement of Construction**, a construction site screen meeting the standards set forth in the City of Destin Code of Ordinances, Chapter 6, Article III, Section 6-51 *Screen Criteria* must be installed around the construction site.

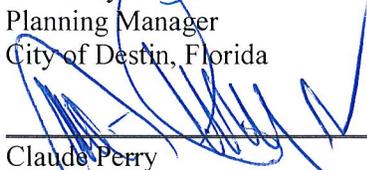
- C. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall pay the City a Multimodal Mitigation Fee of \$24,000.00, in accordance with the Land Development Code Section 18.05.01.
 - D. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall provide a copy of the shared access agreement to the Planning Division for review and approval. Once approved by the Planning Division, the owner shall provide a copy of the approved shared access agreement that has been recorded within the Clerk of the Circuit Court of Okaloosa County.
 - E. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall provide a copy of the unity of title to the Planning Division for review and approval. Once approved by the Planning Division, the owner shall provide a copy of the approved unity of title that has been recorded within the Clerk of the Circuit Court of Okaloosa County.
 - F. **Prior to the issuance of a Certificate of Completion/Occupancy**, if a new outdoor lighting is proposed for this project, the Owner shall provide a copy of an Outdoor Lighting Plan to the Planning Division for review and approval.
 - G. **Prior to the issuance of a Certificate of Completion/Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
 - H. **Prior to the issuance of a Certificate of Completion/Occupancy**, the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
 - I. **Prior to the issuance of a Certificate of Completion/Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
 - J. **Prior to the issuance of a Certificate of Completion/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 with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *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 20 of the attached TRT Report, dated January 31, 2016, which is incorporated into this Final Development Order.



 R. Ashley Grana
 Planning Manager
 City of Destin, Florida



 Date



 Claude Perry
 Claude Perry Holdings, LTD.
 732 US Highway 98 East
 Destin, Florida 32541



 Date

TECHNICAL REVIEW TEAM REPORT

**“GOODWILL RETAIL STORE OF DESTIN”
TIER 1 MINOR DEVELOPMENT
(15-24-SP)**

TRT Report: January 31, 2016

ISSUE:

Applicant: Innerlight Engineering, Inc., on behalf of Claude Perry Holdings, LTD., is requesting approval of a Minor Tier 1 Development identified as “Goodwill Retail Store of Destin.”

Request: The request for approval consists adding a new 10,718 sq. ft. building to the existing development (453310 Thrift stores, large and 561 Administrative & Support Services).

Location: The proposed project is located at 747 Harbor Boulevard, also identified by Okaloosa County Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-000H-0080 and 00-2S-22-0000-0011-0080.

Parcel Size: The overall property contains 1.76 acres, more or less.

Future Land Use: Town Center Mixed Use (TCMU)

Zoning District: Town Center Mixed use (TCMU)

Density: Allowed: 19.90 units per acre (Tier 1)
Proposed: 0.00

Intensity: Allowed: 0.40 (Tier 1)
Proposed: 0.27

Height: Allowed: 4 stories / 50 feet
Proposed: 1 story / 14.5 feet

Application Date: July 29, 2015

Completeness Date: July 30, 2015

Approved Site Plan Date: January 31, 2016

DISCUSSION/FINDINGS:

The proposed request as presented and described is consistent with Comprehensive Plan: 2020 and Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is located within the Harbor Redevelopment Area, but isn’t in the Town Center Redevelopment Area. The project is also located within the Old Destin sub-area of the Multimodal Transportation District. The Technical Review Team (TRT) reviewed and approved the project with specific conditions in their comment letters which are attached at the end of this report.

COMPREHENSIVE PLAN/ZONING:

This application was reviewed pursuant to the City of Destin’s Comprehensive Plan: 2020 and Land Development Code (LDC). The property currently has a Future Land Use designation of Town Center Mixed Use (TCMU) and a Zoning designation of Town Center Mixed Use (TCMU). The proposed land uses (453310 Thrift stores, large) are consistent with the intent of the TCMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2020. The TCMU zoning district specifically allows for the described use (453310 Thrift stores, large).

CONCURRENCY MANAGEMENT:

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

Traffic: The City's Transportation Consultant signed the CEC on January 21, 2015.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on November 19, 2015.

Potable Water: Destin Water Users, Inc. signed the CEC on October 14, 2015.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on October 14, 2015.

Stormwater Management: The City's Stormwater Manager signed the CEC on October 1, 2015.

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 January 21, 2015, 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: 2020.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A new 5' pedestrian access way is proposed on-site to provide direct pedestrian connection from the front of the existing building to the existing sidewalk located in the Harbor Boulevard (US Highway 98 East) right-of-way to the south of the subject property. Additionally, new internal sidewalks are located on the north and eastern sides of the proposed building.

SUBDIVISION OR PLANNED UNIT DEVELOPMENT (PUD) – PLAT:

A subdivision plat or a Planned Unit Development (PUD) was not part of this application. The proposed building addition extends over the existing property line that separates parcels identified by Okaloosa County Property Appraiser's parcel I.D. numbers 00-2S-22-0000-000H-0080 and 00-2S-22-0000-0011-0080. Therefore, approval of this application is subject to the following condition:

1. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall provide a copy of the unity of title to the Planning Division for review and approval. Once approved by the Planning Division, the owner shall provide a copy of the approved unity of title that has been recorded within the Clerk of the Circuit Court of Okaloosa County.

RIGHT-OF-WAY DEDICATION:

Right-of-way dedication was not part of this application.

PHASING:

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

AIRPORT PROTECTION:

Not Applicable.

ADDRESSING:

The following condition shall apply:

- 1. **Prior to the issuance of a Certificate of Completion/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 with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref: LDC Section 7.18.04.*

DENSITY:

Allowed: 19.90 dwelling units per acre in Town Center Mixed Use (TCMU) x 1.76 Acres = 35.00 units
Proposed: No residential dwelling units are proposed with this Development Order application.

INTENSITY:

The maximum allowable floor area ratio in Town Center Mixed Use (TCMU) Zoning District is 0.40. The proposed development has a floor area ratio of 0.27.

HEIGHT:

The Town Center Mixed Use (TCMU) Zoning District is the applicable zoning district to use in determining height limitations for this development. The TCMU Zoning District allows up to 4 stories/50 feet in height for a Tier 1 project for those properties that abut Harbor Boulevard. The proposed one-story building addition has a height of 14.5 feet from the average grade of the site to the top of the cornice line per the City adopted Comprehensive Plan: 2020 height definition.

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.

SETBACKS:

All of the proposed buildings meet and exceed all of the required setbacks and buffers for the Town Center Mixed Use (TCMU) Zoning District:

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	16’ to 26’	158.07’	North: N/A
Side:	0’	16.00’ 14.69’	East: N/A West: N/A
Rear:	0’	74.25’	South: N/A

Note: Distances provided are from the existing building to the nearest property lines. 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).*

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.*

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located in Flood Zone “X” and is **not** located within a Special Flood Hazard Area (SFHA).

OUTDOOR LIGHTING:

An outdoor lighting plan for this project has **not** been submitted for review and approval by Planning Division staff at this time. A condition of approval for this project includes the following:

1. **Prior to the issuance of a Certificate of Completion/Occupancy**, if a new outdoor lighting is proposed for this project, the Owner shall provide a copy of an Outdoor Lighting Plan to the Planning Division for review and approval.

WHITE SANDS ZONE:

The subject property is located in White Sand Zone II. All fill material used for the project must first be submitted to the City’s Environmental Officer for approval prior to use.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on October 1, 2015. The following stormwater related notes and conditions apply to this project:

1. **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.

2. **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.
3. **Condition:** Prior to the issuance of a Certificate of Completion/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 an existing two-way driveway located on the south side of project providing direct access to Harbor Boulevard (US Highway 98 East). There is also an existing two-way accessway from the adjoining property to the west located on the front half of the property and a new two-way accessway from the adjoining property to the west located on the rear half of the property. This new accessway also provides cross access to the parcel immediately to the east of the subject property. A new one-way accessway provides access to the property located directly to the north.

REFUSE COLLECTION:

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

1. 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).*

LOADING SPACE (ZONE):

2 loading zone is required and 2 loading zone is provided at the rear of the property.

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>			
<u>Type of Use:</u>	<u>Parking standard:</u>	<u>Number of Units:</u>	<u>Total</u>
Thrift Store, Large:	1 space per 250 sq. ft. (80%)	19,782	vehicle spaces required: 64
Admin & Support Ser	1 space per 250 sq. ft. (80%)	623	vehicle spaces required: 2
			Total vehicle spaces required: <u>66</u>
			Total vehicle spaces provided: 74*
* 2 of the total vehicle spaces provided must be Handicap.			
Minimum Bicycle Parking			Total bicycle spaces required: 7
10% of total vehicle spaces (30 x .10)			Total bicycle spaces provided: 8

OPEN SPACE/LANDSCAPE:

This project is a redevelopment of an existing gravel parking lot wherein an additional 10,718 square foot building is being constructed and tied into the existing building and development located directly to the south. The existing 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): 76,838 sq. ft. (1.76 acres, more or less)
 Total Required Open Space: 22% (16,904 sq. ft.)
 Total Provided Open Space: 22% (16,932 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 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 ___ x 10 = ___)	0
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>0</u>
<i>(Not Applicable, as the site was already developed)</i>	

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:	0
Front Perimeter Trees (1 per 25') Required on Site:	14
Parking Lot Trees (1 per end row and landscape island) Required on Site:	4
Streetscape Trees Required in the ROW of Harbor Boulevard:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	18
TOTAL TREES PROVIDED:	21

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

Trees required on site:	(18 trees x 4 shrubs per tree):	72
SHRUBS REQUIRED:		72
SHRUBS PROVIDED:		128

Unless otherwise noted, all required trees must be have a minimum of 2 ½ d.b.h., 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. All shrubs must be a minimum of twelve (12) inches in height at the time of planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the 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:

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

Existing Use: Office

Impact Fee Rate = \$18.00 per 1,000 sq. ft.

Proposed square footage of use: 623 sq. ft.

Impact Fee for Retail/Commercial portion = 623 sq. ft. x \$18.00/1,000 = **\$11.21**

Proposed Use: Retail/Commercial

Impact Fee Rate = \$31.00 per 1,000 sq. ft.

Proposed square footage of use: 10,095 sq. ft.

Impact Fee for Retail/Commercial portion = 10,095 sq. ft. x \$31.00/1,000 = **\$312.94**

Total Police Protection Impact Fees to be paid: **\$333.15**

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

Existing Use: Office

Impact Fee Rate = \$1,404.00 per 1,000 sq. ft.

Proposed square footage of use: 623 sq. ft.

Impact Fee for Retail/Commercial portion = 623 sq. ft. x \$1,404.00/1,000 = **\$874.69**

Proposed Use: Retail

Impact Fee Rate = \$1,752.00 per 1,000 sq. ft.

Proposed square footage of use: 10,095 sq. ft.

Impact Fee for Retail portion = 10,095 sq. ft. x \$1,752.00/1,000 = **\$10,686.44**

Total Police Protection Impact Fees to be paid: **\$11,561.13**

Total for the entire development:

Parks (N/A): = \$0.00

Public Library (N/A):= \$0.00

Police Protection: = \$333.15

Roads: = \$11,561.13

TOTAL: = \$11,894.28

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The applicant scored 334 MMTD points (310 standard points earned and 24 mitigation points earned) and needed 334 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, L.L.C., on January 21, 2016.

The following condition applies to this project:

1. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall pay the City a Multimodal Mitigation Fee of \$24,000.00, in accordance with the Land Development Code Section 18.05.01.

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:	\$2,500.00 (pd.)
City Surveyor:	\$0.00 (N/A)
City Traffic Consultant:	\$278.24 (pd.)
Surrounding Property Notification:	\$37.44 (N/A)
City Council Advertising:	\$0.00 (N/A)
TOTAL DUE (as of 01/31/16)	\$2,815.68 (pd.)

PUBLIC INPUT:

No e-mails, letters or phone calls were received concerning this project.

TECHNICAL REVIEW TEAM MEMBER COMMENTS, NOTES AND CONDITIONS:

1. DESTIN FIRE CONTROL DISTRICT:
The Destin Fire Control District approved the project with conditions in a letter dated November 3, 2015. Please refer to **Exhibit “A”** for a copy of the approval letter.
2. DESTIN WATER USERS:
Destin Water Users approved the project with conditions in a letter dated October 14, 2015. Please refer to **Exhibit “B”** for a copy of the approval letter.
3. BUILDING DIVISION:
The Building Division of the Community Development Department approved the project in a memo dated November 3, 2015. Please refer to **Exhibit “C”** for a copy of the approval memo.
4. PLANNING DIVISION:
The Planning Division of the Community Development Department approved the project with conditions in a letter dated January 31, 2016. Please refer to **Exhibit “D”** for a copy of the approval letter.
5. PUBLIC SERVICES DEPARTMENT:
The Public Services Department approved the project with conditions on October 1, 2015. Please refer to **Exhibit “E”** for a copy of the Public Services Department conditions.

Destin Fire Control District
545 Airport Road - Destin Florida 32541
Telephone (850) 837-8413 Fax (850) 837-1115

RECEIVED

NOV - 3 2015

COMMUNITY DEVELOPMENT



Chief Kevin Sawyer

TECHNICAL REVIEW TEAM

DATE: November 3, 2015

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

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

Submittals meet the requirements for approval.

PROJECT: Goodwill Retail Store

LOCATION: 747 Harbor Blvd.

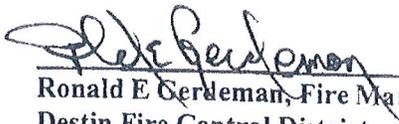
OCCUPANCY (NFPA): Mercantile

OWNER/CONTRACTOR: Innerlight Engineering Corporation
David Smith: 850-424-5855

APPROVED

DISAPPROVED FOR THE FOLLOWING:

1. All Fire District plan reviews for this project will be in accordance with the 5th Edition of the Florida Fire Prevention Code and those codes adopted within.
2. Fire District Impact fees shall be assessed for the new building only. Fire District Plan Review fees shall be assessed for the new and existing areas impacted by the project. These fees are separate from any fees assigned by the City of Destin or any other agency.


Ronald E. Cerdeman, Fire Marshal
Destin Fire Control District



A Heart Ready Community



An Advanced Life Support Service



DESTIN WATER USERS INC.

P.O. BOX 305 DESTIN, FL 32540-0308 (850)-837-6146

DATE: October 14, 2015

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

PROJECT: Goodwill Retail Store of Destin
PROJECT NUMBER: 15-24-SP
CONTACT: Goodwill Industries of the Big Bend 850-576-7145
LOCATION: 747 Harbor Blvd Destin, FL 32541

RECEIVED

OCT 14 2015

COMMUNITY
DEVELOPMENT



PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

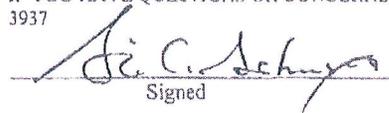
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

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. Destin Water Users Inc. has no objection to the above mention project. It is noted on the plans that all connection will be with the existing building for water and sewer

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


Signed



**Community
Development
Building Division**
Phone: 654 1119
Fax: 837-7949

MEMORANDUM

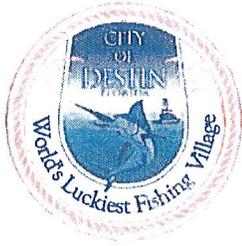
DATE: November 3, 2015
TO: Project Manager/Ashley Grana
FROM: Chief Building Official/ Noell Bell *nb*
SUBJECT: 3rd Submittal Review for TRT
PROJECT: 15-24-SP, Goodwill Retail Store of Destin
747 Hwy 98
A Minor Tier 1 Development

A Technical Review by the Building Division of the project plans submitted has resulted in no further comment(s).

RECEIVED

NOV - 3 2015

COMMUNITY
DEVELOPMENT



Community Development Planning Division

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

January 29, 2016

Innerlight Engineering, Inc.
Attn.: Mr. David Smith, P.E.
P.O. Box 459
Fort Walton Beach, Florida 32549

**Subject: Fourth Submittal Review for 15-24-SP Goodwill Retail Store, a Minor Tier 1 Development
747 Harbor Boulevard, Destin, FL 32541**

Dear Mr. Smith:

Your revised fourth Minor Tier 1 Development Application submittal package was received on January 15, 2016. Staff then forwarded the submittal package to the Technical Review Team (TRT) members on January 15, 2016 and asked that they provide their comments back to the Planning Division before or on February 1, 2016. The following **TRT comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Process Timeline:

- Applicant's original submittal date: July 29, 2015
- Completeness review date: July 30, 2015
- Staff's first submittal review comments due date: August 17, 2015
- Staff's actual first submittal review comments date: August 25, 2015
- Applicant's second submittal target date: October 26, 2015
- Applicant's actual second submittal target date: September 25, 2015
- Staff's second submittal review comments due date: October 12, 2015
- Staff's actual second submittal review comments date: October 14, 2015
- Applicant's third submittal target date: December 14, 2015
- Applicant's actual third submittal review comments date: October 30, 2015
- Staff's third submittal review comments due date: November 16, 2015
- Staff's actual third submittal review comments date: November 18, 2015
- Applicant's fourth submittal target date: January 27, 2016
- Applicant's actual fourth submittal target date: January 15, 2016
- Staff's fourth submittal review comments due date: February 1, 2016
- Staff's actual fourth submittal review comments date: January 29, 2016
 - 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. Please refer to the review comments and conditions listed below. To discuss Planning Division related comments, please contact Mr. R. Ashley Grana at 850-337-3175.

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. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

4. **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.
5. **Prior to the Commencement of Construction**, a construction site screen meeting the standards set forth in the City of Destin Code of Ordinances, Chapter 6, Article III, Section 6-51 *Screen Criteria* must be installed.
6. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall pay the City a Multimodal Mitigation Fee of \$24,000.00, in accordance with the Land Development Code Section 18.05.01.
7. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall provide a copy of the shared access agreement to the Planning Division for review and approval. Once approved by the Planning Division, the owner shall provide a copy of the approved shared access agreement that has been recorded within the Clerk of the Circuit Court of Okaloosa County.
8. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall provide a copy of the unity of title to the Planning Division for review and approval. Once approved by the Planning Division, the owner shall provide a copy of the approved unity of title that has been recorded within the Clerk of the Circuit Court of Okaloosa County.
9. **Prior to the issuance of a Certificate of Completion/Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
10. **Prior to the issuance of a Certificate of Completion/Occupancy**, the site work, landscaping, and outdoor lighting must be inspected and approved by the Community Development Department.
11. **Prior to the issuance of a Certificate of Completion/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 with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref. LDC Section 7.18.04.*
12. **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.*
13. **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.

14. **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 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).*

- B. **City Transportation Consultant Comments: Approved.** Please refer to the attached letter dated January 21, 2016. To discuss city transportation consultants related comments, please contact Mr. Nick Lepp at 813-254-7741.
- C. **Building Division Comments: Approved.** Please refer to the attached memo dated November 3, 2015. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- D. **Public Services Department Comments: Approved with conditions.** Please refer to the attached memo dated October 1, 2015. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- E. **Destin Fire Control District Comments: Approved with comments.** Please refer to the attached memo dated November 3, 2015. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.
- F. **Destin Water Users Comments: Approved with conditions.** Please refer to the attached memo dated October 14, 2015. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.

G. **Important Notes:**

1. **Impact fees may be assessed on this project depending on if any exemptions or credits are applicable. Final impact fee amounts will be determined and provided within the final development order.**

FINAL SUBMITTAL REQUIREMENTS:

1. **A cover letter listing each TRT member's comments and your response addressing each of those comments.**
2. **Seven (7) complete full sized (24" x 36") sets of the final set of Plans (Civil Engineering, Landscape and Architectural floor plans and elevations).**
3. **Please submit a DVD that contains all revised documents saved in pdf format.**

Page 4 of 4
January 29, 2016
Review for 15-24-SP, Goodwill Retail Store of Destin

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

Sincerely,



R. Ashley Grana
Planning Manager

RAG/

Attachments:

1. City Transportation Consultant comments dated January 21, 2016
2. Building Division comments dated November 3, 2015
3. Public Services Department comments dated October 1, 2015
4. Destin Fire Control District comments dated November 3, 2015
5. Destin Water Users comments dated October 14, 2015

cc: File: 15-24-SP
Letter Log



RENAISSANCE
PLANNING

January 21, 2015

Attn: Ashley Grana
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

RECEIVED

JAN 22 2016

COMMUNITY
DEVELOPMENT

RE: 15-24 Goodwill Retail Store of Destin

Dear Mr. Grana,

Renaissance Planning has reviewed the above-referenced traffic analysis, dated January 14, 2016, with revised attachment T3 provided via email on January 21st. The proposed development will generate 40 PM Peak Hour trips and is not anticipated to significantly impact the roadway network. Therefore, we recommend approval of the traffic study. Thank you for the opportunity to comment on this submittal.

Sincerely,

Tim Whaler | Senior Planner
RENAISSANCE PLANNING

Twhaler@ciesthatwork.com
850.792.5575

CC Nick Lepp, Renaissance Planning

OFFICE OF PUBLIC SERVICES

MEMORANDUM

October 1, 2015

TO: Planning Manager/Ashley Grana

FROM: Engineering Assistant III/ Joseph D. Bodi 

SUBJECT: 15 24 SP Goodwill Store, 747 Harbor Blvd Stormwater,
Right of Way & Wetlands Impact Review ONLY

A submittal was received on September 28, 2015 and the stormwater, right-of-way & wetlands areas only were reviewed. **The Public Services Department has no objection with the current submittal.** 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:** Refer to I.D.C 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.
2. **Condition** Refer to I.D.C 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.
3. Prior to the issuance of a Certificate of Completion/Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

cc:
PS Files