

Community Development Planning Division

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

January 27, 2016

Order No. 16-06

Final Development Order:

**“34894 CRYSTAL BEACH MATTRESS FIRM”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED
TIER 1 MINOR DEVELOPMENT
34894 EMERALD COAST PARKWAY
(15-19-SP)**

Based upon the City's approval and issuance of this Development Order on January 21, 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.

JP Engineering, on behalf of MF Destin, LLC, is requesting approval of a Minor Deviation to a previously approved Minor Tier 1 Development identified as “34894 Crystal Beach Mattress Firm.” The proposed development consists of changing the approved use of the building from Office to a multi-use building that includes Retail, Restaurant and a small Office. The proposed change of use requires additional site and infrastructure revisions. The proposed project is located at 34894 Emerald Coast Parkway, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0587-0000-0020. The total site area is 0.61 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 21, 2016.
2. All the findings of the Technical Review Team report dated January 21, 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 **January 21, 2016** (no later than **January 21, 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 **“34894 Crystal Beach Mattress Firm”** 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 (if applicable).

- C. **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.
 - D. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall pay the City a Multimodal Mitigation Fee of \$2,000.00, in accordance with the Land Development Code Section 18.05.01.
 - F. **Prior to the issuance of a Certificate of Completion/Occupancy**, the Owner shall pay the City a parking reduction fee of \$14,000.00, in accordance with the Land Development Code Section 8.06.12.D.7.
 - 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 21 of the attached TRT Report, dated January 21, 2016, which is incorporated into this Final Development Order.



 R. Ashley Grana Date
 Planning Manager
 City of Destin, Florida

1-28-2016



 Owen C. Ewing - Managing Member Date
 MF Destin, LLC
 2165 Louisa Drive
 Belleair Beach, Florida 33786

1-29-16

TECHNICAL REVIEW TEAM REPORT
“34894 CRYSTAL BEACH MATTRESS FIRM”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED
TIER 1 MINOR DEVELOPMENT
(15-19-SP)

TRT Report: January 21, 2016

ISSUE:

- Applicant:** JP Engineering, on behalf of MF Destin, LLC, is requesting approval of a Minor Deviation to a previously approved Minor Tier 1 Development identified as “34894 Crystal Beach Mattress Firm.”
- Request:** The request for approval consists of changing the approved use of the building from Office to a multi-use building that includes Retail, Restaurant and a small Office. The proposed change of use requires additional site and infrastructure revisions.
- Location:** The proposed project is located at 34894 Emerald Coast Parkway, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0587-0000-0020.
- Parcel Size:** The overall property contains 0.61 acres, more or less.
- Future Land Use:** Commercial General (CG)
- Zoning District:** Commercial General (CG)
- Density:** Allowed: 40.00 units per acre x 0.61 = 24.40
Proposed: 0.00
- Intensity:** Allowed: 1.30
Proposed: 0.27
- Application Date:** July 13, 2015
- Completeness Date:** July 14, 2015
- Approved Site Plan Date:** January 21, 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 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: 2020 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 uses (Retail, Restaurant and Office) are consistent with the intent of the CG Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2020. The CG zoning district specifically allows for the described use (Retail, Restaurant and Office).

CONCURRENCY MANAGEMENT:

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

Traffic: The City’s Transportation Consultant signed the CEC on July 15, 2015.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on July 14, 2015.

Potable Water: Destin Water Users, Inc. signed the CEC on July 30, 2015.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on July 30, 2015.

Stormwater Management: The City’s Stormwater Manager signed the CEC on December 31, 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 July 15, 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:

Several new 5’ sidewalks are proposed on-site to provide direct pedestrian connection from the development site to the existing sidewalks located in the Emerald Coast Parkway (US Highway 98 East) right-of-way to the north of the subject property. Additionally, internal sidewalks are located around three sides of the existing building.

SUBDIVISION OR PLANNED UNIT DEVELOPMENT (PUD) – PLAT:

Not applicable.

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 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.*

AIRPORT PROTECTION:

Not Applicable.

DENSITY:

Allowed: 40.00 dwelling units per acre in Commercial General (CG) x 0.61 Acres = 24.40 units
Proposed: No residential dwelling units are proposed with this Development Order application.

INTENSITY:

The maximum allowable floor area ratio in Commercial General (CG) Zoning District is 1.30. The proposed development has a floor area ratio of 0.27.

HEIGHT:

The Commercial General (CG) Zoning District is the applicable zoning district to use in determining height limitations for this development. The CG Zoning District allows up to 4 stories/50 feet in height for a Tier 1 project. The existing one-story mixed use building has a height of 16.0” 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 Commercial General (CG) Zoning District:

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	16’ to 26’	81.04’	North: FPLA 10.0’
Side:	0’	16.35’’ 35.77’	East: CBLA 5.0’ West: CBLA 5.0’
Rear:	0’	24.67’	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:

The outdoor lighting plan for this project has been reviewed and approved by Planning Division staff. Please refer to the outdoor lighting plan that is a part of the approved plans for this project. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

WHITE SANDS ZONE:

The subject property is **not** 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 December 31, 2015. The following stormwater related notes and conditions apply to this project:

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:** 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.
3. **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.
4. **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.

5. **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 one two-way driveway, 24 foot wide, located on the west side of project providing direct access to Emerald Coast Parkway. An existing shared access running east-west across the front of the property provides cross access. Additionally, access to the subject property is provided by 24 foot wide accessway directly south of this project.

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):

1 loading zone is required and 1 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>
Furniture Store:	1 space per 500 sq. ft. (80%)	5,103	vehicle spaces required: 10
Fast Food:	1 space per 75 sq. ft. (80%)	1,896	vehicle spaces required: 25
Office:	1 space per 250 sq. ft. (80%)	404	vehicle spaces required: <u>2</u>
			Total vehicle spaces required: <u>37</u>
			Total vehicle spaces provided: 30
			* Applicant has agreed to pay a \$14,000.00 (7 x \$2,00.00) parking reduction fee to the City <u>7</u>
			* 2 of the total vehicle spaces provided must be Handicap. <u>37</u>
Minimum Bicycle Parking			Total bicycle spaces required: 3
10% of total vehicle spaces (30 x .10)			Total bicycle spaces provided: 3

OPEN SPACE/LANDSCAPE:

This project is a redevelopment of an existing building by converting it from the currently approved office building to a mixed use building containing retail, office and restaurant space. 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): 26,587 sq. ft. (0.61 acres, more or less)
Total Required Open Space: 18.0% (4,785 sq. ft.)
Total Provided Open Space: 18.8% (4,998 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 0.61 x 10 =6.1)	6
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>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:	6
Parking Lot Trees (1 per end row and landscape island) Required on Site:	5
Streetscape Trees Required in the ROW of Emerald Coast Parkway:	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:	<u>17</u>
TOTAL TREES PROVIDED:	<u>17</u>

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: 6,999 sq. ft.
Impact Fee for Retail/Commercial portion = 6,999 sq. ft. x \$18.00/1,000 = **\$125.82**

Proposed Use: Retail/Commercial
Impact Fee Rate = \$31.00 per 1,000 sq. ft.
Proposed square footage of use: 6,999 sq. ft.
Impact Fee for Retail/Commercial portion = 6,999 sq. ft. x \$31.00/1,000 = **\$216.97**

Total Police Protection Impact Fees to be paid: **\$216.97 - \$125.82 (credit) = \$91.15**

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: 6,999 sq. ft.
Impact Fee for Retail/Commercial portion = 6,999 sq. ft. x \$1,404.00/1,000 = **\$9,826.59**

Proposed Use: Retail
Impact Fee Rate = \$1,752.00 per 1,000 sq. ft.
Proposed square footage of use: 5,103 sq. ft.
Impact Fee for Retail portion = 5,103 sq. ft. x \$1,752.00/1,000 = **\$8,940.45**

Proposed Use: Restaurant, Fast Food
Impact Fee Rate = \$4,638.00 per 1,000 sq. ft.
Proposed square footage of use: 1,896 sq. ft.
Impact Fee for Restaurant, Fast Food portion = 1,896 sq. ft. x \$4,638.00/1,000 = **\$8,793.69**

Total Police Protection Impact Fees to be paid: **\$17,734.14 - \$9,826.59 = \$7,907.55**

<u>Total for the entire development:</u>		
Parks (N/A):	=	\$0.00
Public Library (N/A):	=	\$0.00
Police Protection:	=	\$91.15
Roads:	=	\$7,907.55
TOTAL:	=	\$7,998.70

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The applicant scored 159 MMTD points (157 standard points earned and 2 mitigation points earned) and needed 159 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 July 15, 2015.

The following condition applies to this project:

1. **Prior to the issuance of a Certificate of Completion**, the Owner shall pay the City a Multimodal Mitigation Fee of \$2,000.00, 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:

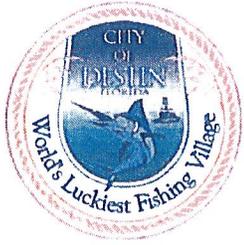
Application Fee:	\$2,000.00 (pd.)
City Surveyor:	\$0.00 (N/A)
City Traffic Consultant:	\$158.67 (pd.)
Surrounding Property Notification:	\$0.00 (N/A)
City Council Advertising:	\$0.00 (N/A)
TOTAL DUE (as of 01/27/16)	\$2,158.67 (pd.)

PUBLIC INPUT:

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

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 July 22, 2015. 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 July 30, 2015. Please refer to **Exhibit “B”** 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 November 17, 2015. 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 January 21, 2015. 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 December 31, 2015. Please refer to **Exhibit “J”** for a copy of the Public Services Department conditions.



Community Development Planning Division

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

January 21, 2016

JP Engineering, Inc.
Attn.: Mr. Tracy Jernigan, P.E.
P.O. Box 5335
Niceville, Florida 32578

**Subject: Fourth Submittal Review for 15-19-SP 34894 Crystal Beach Mattress Firm,
1st Amendment, a Minor Deviation to a previously approved Tier 1 Development
34894 Emerald Coast Parkway, Destin, Florida 32541**

Dear Mr. Jernigan:

Your fourth Minor Deviation Application submittal package was received on January 19, 2016. Staff found the application to be complete forwarded the submittal package to the Technical Review Team (TRT) on January 19, 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 13, 2015
- Completeness review date: July 14, 2015
- Staff's first submittal review comments due date: July 28, 2015
- Staff's actual first submittal review comments provided on: September 18, 2015
- Applicant's second submittal target date: November 18, 2015
- Applicant's actual second submittal date: November 12, 2015
- Staff's second submittal review comments due date: December 1, 2015
- Staff's actual second submittal review comments date: December 2, 2015
- Applicant's third submittal target date: February 5, 2016
- Applicant's actual third submittal target date: December 22, 2015
- Staff's third submittal review comments due date: January 11, 2016
- Staff's actual third submittal review comments date: January 11, 2016
 - 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. To discuss planning related comments or conditions, please contact Mr. R. Ashley Grana at 850-837-4242, extension 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.
2. **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.



3. **Prior to the issuance of a Certificate of Completion**, the Owner shall pay the City a parking reduction fee of \$14,000.00, in accordance with the Land Development Code Section 8.06.12.D.7.
 4. **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.
 5. **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.
 6. **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 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.*
 7. **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.*
 8. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
 9. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way 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 with comments.** Please refer to the attached letter dated July 15, 2015. 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 17, 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 December 31, 2015. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.

Page 3 of 3
January 21, 2016
Review for 15-19-SP, 34894 Crystal Beach Mattress Firm

E. **Destin Fire Control District Comments:** **Approved with comments.** Please refer to the attached memo dated July 22, 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 July 30, 2015. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.

G. **Important Notes:**

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.

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 July 15, 2015
2. Building Division comments dated November 17, 2015
3. Public Services Department comments dated December 31, 2015
4. Destin Fire Control District comments dated July 22, 2015
5. Destin Water Users comments dated July 30, 2015

cc: File: 15-19-SP
Letter Log



RENAISSANCE
PLANNING

July 15, 2015

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

RECEIVED

JUL 17 2015

COMMUNITY
DEVELOPMENT

RE: 15-19 Remax Office Building 1st Submittal

Dear Mr. Grana,

Renaissance Planning has reviewed the above-referenced traffic analysis, received on July 14, 2015. We offer the following comment:

- LDC 6.00.01 provides the technical methodologies to be employed when evaluating development proposals for concurrency. These methodologies are based on procedures described in the Florida Department of Transportation (FDOT) Site Impact Handbook, April 1997, as may be amended. LDC 6.00.01(B) states: *Trip generation will be based on the guidelines and rates published in the latest edition of ITE's Trip Generation.*

The trip generation for the proposed Mattress Firm is not generated using the latest ITE Trip Generation Manual as required by LDC 6.00.01(B). However, FDOT Transportation Site Impact Handbook April 2014, Section 2.4.1 Trip Generation Data, states: *The Trip Generation Manual contains a tremendous amount of data; however, that data is not necessarily appropriate in all situations. The Trip Generation Manual users should carefully review the data available and consider its applicability in the context of each project's circumstances. It will sometimes be necessary to collect additional empirical data or document other supplemental studies in the absence of sufficient comprehensive data from The Trip Generation Manual or other resources.* Due the limitations of available data for the specific land use associated with the Mattress Firm, the use of data collected locally is reasonable.



RENAISSANCE
PLANNING

The proposed development will generate 23 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

Destin Fire Control District

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



Chief Kevin Sasser

RECEIVED

JUL 23 2015

COMMUNITY
DEVELOPMENT

TECHNICAL REVIEW TEAM

DATE: July 22, 2015

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: Mattress Firm

LOCATION: 34894 Emerald Coast Pkwy.

OCCUPANCY (NFPA): Mercantile

OWNER/CONTRACTOR: JP Engineering
Tracy Jernigan: 850-460-7279

Note: The following comments are provided for informational purposes and must be addressed when the building plans are submitted for review. Additional requirements may be identified during the plan reviews.

1. The Fire Protection System shall be designed by a Florida Registered Professional Engineer. All submittals shall be sealed, signed and dated by the Engineer of Record. The Engineer of Record shall include hydraulic calculations for the fire sprinkler system in the submittals. (F.A.C. 61G15-32)
2. The Engineer of Record for the Fire Protection System shall certify that the existing 2 ½" underground fire line, shown on the Civil Drawings, will meet the required fire flow due to change in Occupancy Classification. (2012 NFPA 1 Ch. 18.4.5.2)
3. The licensed contractor installing the above ground portion of the fire sprinkler system must provide this office with 1 set of shop drawings and product manuals/cut sheets for review and approval prior to starting any installation.



A Heart Ready
Community



An Advanced Life
Support Service

(Mattress Firm cont.)

4. This office requires a 48 hour advanced notice when requested or required to witness or certify any system tests.
5. This fire district requires installation of a Rapid Entry Lock Box (Knox Box) on this building. Contact this office prior to ordering. (2012 NFPA 1 Ch. 18.2.2.1)
6. A Fire Fighter Safety Symbol is required. (FS 633.027)
7. This district requires a copy of the as built drawings be provided in an electronic format prior to final inspection. Submittal must include the approved engineered drawings of the fire sprinkler and fire alarm systems.


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



DESTIN WATER USERS INC.

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

RECEIVED

DATE: July 30, 2015

JUL 30 2015

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

COMMUNITY
DEVELOPMENT

PROJECT: Project Name Remax Office Building (Mattress Firm)
PROJECT NUMBER: 15-19-SP
CONTACT: JP ENGINEERING (TRACY JERNIGAN)
LOCATION: 34894 EMERALD COAST PARKWAY DESTIN, FL 32541

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

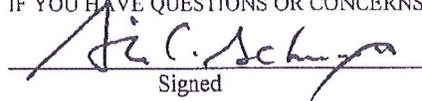
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

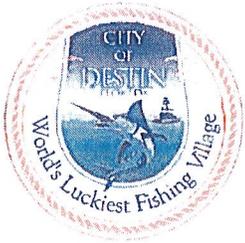
Approved

(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. 2" tap on existing 10" water main will be coordinated with Destin Water Users Inc.
4. New sewer connection will be coordinated with Destin Water Users Inc.
5. Grease Interceptor needs to be sized to new fast food restaurant.
6. Tap fees are needed for new 2" meter and sewer connection.
7. Tapping valve needs to be shown on utility plans

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 337-3937


Signed



**Community
Development
Building Division**

Phone: 654-1119
Fax: 837-7949

MEMORANDUM

DATE: November 17, 2015
TO: Project Manager/Ashley Grana
FROM: Chief Building Official/ Noell Bell *NS*
SUBJECT: 2nd Submittal Review for TRT
PROJECT: 15-19-SP, Remax Office Building
34894 Emerald Coast Pkwy
A Minor Deviation of a Tier 1 Development

RECEIVED

NOV 17 2015

**COMMUNITY
DEVELOPMENT**

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

OFFICE OF PUBLIC SERVICES

MEMORANDUM

RECEIVED

December 31, 2015

TO: Planning Manager Ashley Grana
FROM: Engineering Assistant II/ Joseph D. Bodie 
SUBJECT: 15 19 SP Crystal Beach Mattress Firm, 2nd Rev, 34894 ECP
Right of Way & Wetlands Impact Review ONLY

JAN 27 2016

COMMUNITY
DEVELOPMENT

A re-submittal was received on December 23, 2015 and the right-of-way & wetlands areas only were reviewed. **The Public Services has no objection with this submittal.** The following standard conditions of the D.O.:

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: 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.
3. 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.
4. 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.
5. 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.

cc:
PS Files