



Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Fax: 850-460-2171 | www.cityofdestin.com

May 16, 2016

Order No. 16-09

Final Development Order:

**“DESTIN SHOPPES”
TIER 1 MINOR DEVELOPMENT
1012 US HIGHWAY 98 EAST
(16-05-SP)**

Based upon the City's approval and issuance of this Development Order on May 16, 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.

Emerald Coast & Associates, Inc., on behalf of NLA Destin, LLC., is requesting approval of a Minor Tier 1 Development identified as “Destin Shoppes.” The proposed development consists of a new 8,062 sq. ft. building containing 3 separate units (4,030 sq. ft. Fast Food and 4,032 sq. ft. of retail). The proposed project is located at 1012 US Highway 98 East, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0015-0000. The total site area is 1.45 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 May 3, 2016.
2. All the findings of the Technical Review Team report dated May 3, 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 **May 16, 2016** (no later than **May 16, 2017**), 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).

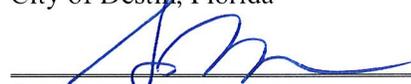
NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the 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 “**Destin Shoppes**” 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 permit, with a copy of the demolition plan for the site indicating the location of the Construction Site Screening, must be submitted and approved by the City. Said screening must meet the requirements set forth in Destin Code of Ordinances, Section 6-51 *Screen Criteria*.

- C. **Prior to the issuance of a Certificate of Occupancy**, the Owner shall pay the City a Multimodal Mitigation Fee of \$95,000.00, in accordance with the Land Development Code Section 18.05.01 and the approved Transportation Concurrency Evaluation Certificate.
 - D. **Prior to the issuance of a Certificate of Occupancy**, a copy of the recorded cross-access agreement with Destin Towers Condominium must be submitted to the City. If the owner is unable to secure said cross-access agreement, one of the following options must be accomplished: 1) Do not construct the driveway connection and leave a five foot wide landscaped buffer area between the property line with Destin Towers Condominium and the parking lot; or 2) Construct the driveway connection, but close it off with a permanent city approved device (e.g. concrete filled bollards).
 - E. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
 - F. **Prior to the issuance of a Certificate of Occupancy**, the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
 - G. **Prior to the issuance of a Certificate of Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP), in a form approved by the City, shall be acknowledged and signed by the Owner.
 - H. **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.*
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 19 of the attached TRT Report, dated May 3, 2016, which is incorporated into this Final Development Order.



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



 Sam L. Colson Date
 NLA Destin, LLC
 250 Washington Street
 Prattville, Alabama 36067

TECHNICAL REVIEW TEAM REPORT

“DESTIN SHOPPES” TIER 1 MINOR DEVELOPMENT (16-05-SP)

TRT Report: May 3, 2016

ISSUE:

- Applicant:** Emerald Coast & Associates, Inc., on behalf of NLA Destin, LLC., is requesting approval of a Minor Tier 1 Development identified as “Destin Shoppes.”
- Request:** The request for approval consists of a new 8,062 sq. ft. building containing 3 separate units (4,030 sq. ft. Fast Food and 4,032 sq. ft. of retail).
- Location:** The proposed project is located at 1012 US Highway 98 East, also identified by Okaloosa County Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0015-0000.
- Parcel Size:** The overall property contains 1.45 acres, more or less.
- Future Land Use:** Gulf Resort Mixed Use (GRMU)
- Zoning District:** Gulf Resort Mixed use (GRMU)
- Density:** Allowed: 19.90 units per acre (Tier 1)
Proposed: 0.00
- Intensity:** Allowed: 1.30
Proposed: 0.13
- Height:** Allowed: 4 stories / 50 feet
Proposed: 1 story / 16.10 feet
- Application Date:** December 1, 2015
- Completeness Date:** December 2, 2015
- Approved Site Plan Date:** May 3, 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 Gulf Resort Mixed Use (GRMU) and a Zoning designation of Gulf Resort Mixed Use (GRMU). The proposed land uses (722211 Limited-service restaurants (fast-food) and 4529 Other general merchandise stores) are consistent with the intent of the GRMU Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2020. The GRMU zoning district specifically allows for the described use (722211 Limited-service restaurants (fast-food) and 4529 Other general merchandise stores).

CONCURRENCY MANAGEMENT:

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

Traffic: The City’s Transportation Consultant signed the CEC on May 3, 2016.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on November 30, 2015.

Potable Water: Destin Water Users, Inc. signed the CEC on December 17, 2015.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on December 17, 2015.

Stormwater Management: The City’s Stormwater Manager signed the CEC on April 22, 2016.

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 May 3, 2016, 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 or planned unit development plat was not submitted for review as part of this application.

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.

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.*

AIRPORT PROTECTION:

Not Applicable.

DENSITY:

Allowed: 19.90 dwelling units per acre in Gulf Resort Mixed Use (GRMU) x 1.45 Acres = 28.00 units
Proposed: No residential dwelling units are proposed with this Development Order application.

INTENSITY:

The maximum allowable floor area ratio in Gulf Resort Mixed Use (GRMU) Zoning District is 1.30. The proposed development has a floor area ratio of 0.13, which is below the maximum allowed for this district.

HEIGHT:

The Gulf Resort Mixed Use (GRMU) Zoning District is the applicable zoning district to use in determining height limitations for this development. The GRMU Zoning District allows up to 4 stories/50 feet in height for a Tier 1 project. The proposed one-story building addition has a height of 16.10 feet from the average grade of the site to the top of the highest 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 Gulf Resort Mixed Use (GRMU) Zoning District:

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	15’ to 25’	82.7’ & 112.10’	North: N/A
Side:	0’	73.60’ 53.10 & 53.40’	East: N/A West: N/A
Rear:	0’	92.60’	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. Any changes to the approved outdoor lighting plan must be submitted to the Planning Division for review and approval.

WHITE SANDS ZONE:

The subject property is located in White Sand Zone I. 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 April 22, 2016. 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:** Provide a copy of the FDOT general use & drainage connection permits prior to working in the right-of-way.

INGRESS/EGRESS:

Ingress and egress to the project is provided via an existing two-way driveway located on the east side of project providing access to an access drive for the Jade East Condominium which has direct access to US Highway 98 East. The applicant has submitted to staff a copy of the easement agreement (Official Record Book 1944, Pages 1091 – 1097), which has been placed in the file, for access onto the Jade East property. The applicant has not yet secured the access agreement with the property directly to the west, Destin Towers Condominium. Therefore the following is a condition of approval of this Development Order application:

Prior to the issuance of a Certificate of Occupancy, a copy of the recorded cross-access agreement with Destin Towers Condominium must be submitted to the City. If the owner is unable to secure said cross-access agreement, one of the following options must be accomplished: 1) Do not construct the driveway connection and leave a five foot wide landscaped buffer area between the property line with Destin Towers Condominium and the parking lot; or 2) Construct the driveway connection, but close it off with a permanent city approved device (e.g. concrete filled bollards)

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>Type of Use:</u>	<u>Parking standard:</u>	<u>Number of Units:</u>		<u>Total</u>
Limited-service restaurants:	1 space per 75 sq. ft.	4,030	vehicle spaces required:	54
Other general merchandise stores:	1 space per 250 sq. ft.	4,032	vehicle spaces required:	<u>16</u>
			Total vehicle spaces required:	<u>70</u>
			20% MMTD Reduction (70 x .80 = 56)	
			Total vehicle spaces provided:	57*

* 3 of the total vehicle spaces provided must be Handicap.

Minimum Bicycle Parking	Total bicycle spaces required:	6
10% of total vehicle spaces (56 x .10)	Total bicycle spaces provided:	6

OPEN SPACE/LANDSCAPE:

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): 63,199 sq. ft. (1.45 acres, more or less)
 Total Required Open Space: 25% (15,800 sq. ft.)
 Total Provided Open Space: 29.9% (18,954 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 1.45 x 10 =14.5)	14.5
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>15</u>

(Not Applicable, as the site was already developed)

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:	15
Front Perimeter Trees (1 per 25') Required on Site:	N/A
Parking Lot Trees (1 per end row and landscape island) Required on Site:	13
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>8</u>
TOTAL TREES REQUIRED:	36
TOTAL TREES PROVIDED:	36

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

Trees required on site:	(36 trees x 4 shrubs per tree):	144
SHRUBS REQUIRED:		144
SHRUBS PROVIDED:		147

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.

Proposed Use: Retail/Commercial
Impact Fee Rate = \$31.00 per 1,000 sq. ft.
Proposed square footage of use: 8,062 sq. ft.
Impact Fee for Retail/Commercial portion = 8,062 sq. ft. x \$31.00/1,000 = **\$249.92**

Total Police Protection Impact Fees to be paid: **\$249.92**

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

Proposed Use: Restaurant, Fast Food
Impact Fee Rate = \$4,638.00 per 1,000 sq. ft.
Proposed square footage of use: 4,030 sq. ft.
Impact Fee for Retail/Commercial portion = 4,030 sq. ft. x \$4,638.00/1,000 = **\$18,691.14**

Proposed Use: Retail
Impact Fee Rate = \$1,752.00 per 1,000 sq. ft.
Proposed square footage of use: 4,032 sq. ft.
Impact Fee for Retail portion = 4,032 sq. ft. x \$1,752.00/1,000 = **\$7,064.07**

Total Police Protection Impact Fees to be paid: **\$25,755.21**

<u>Total for the entire development:</u>		
Parks (N/A):	=	\$0.00
Public Library (N/A):	=	\$0.00
Police Protection:	=	\$249.92
Roads:	=	\$25,755.21
TOTAL:	=	\$26,005.13

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The applicant scored 357 MMTD points (262 standard points earned and 95 mitigation points earned) and needed 357 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 May 3, 2016.

The following condition applies to this project:

1. Prior to the issuance of a Certificate of Occupancy, the Owner shall pay the City a Multimodal Mitigation Fee of \$95,000.00, in accordance with the Land Development Code Section 18.05.01 and the approved Transportation Concurrency Evaluation Certificate.

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 Council Advertising:	\$0.00 (N/A)
TOTAL DUE (as of 05/16/16)	\$2,500.00 (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 March 18, 2016. 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 December 17, 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 January 25, 2016. 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 May 3, 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 April 22, 2016. Please refer to **Exhibit "E"** for a copy of the Public Services Department conditions.

Ashley Grana

From: Ron Gerdeman <RGerdeman@destinfire.com>
Sent: Friday, March 18, 2016 7:50 AM
To: Sean Humphrey
Cc: Ashley Grana
Subject: RE: Destin Shoppes fire hydrant relocation

Mr. Humphrey,

I have reviewed your attachments and concur with the new location for the fire hydrant. Thank you for relocating it. Based on the proposed Occupancies, the building will not be required fire sprinkler protection in accordance with the FFPC.

I am also sending this to Ashley Grana (City of)Destin as my approval of all TRT submittals for this project.

If you have any questions, please contact me.

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

From: Sean Humphrey [<mailto:Sean@eca-fl.com>]
Sent: Thursday, March 17, 2016 5:08 PM
To: Ron Gerdeman
Subject: Destin Shoppes fire hydrant relocation

Mr. Gerdeman

Here is the updated plans for the Destin Shoppes with the fire hydrant relocated to the northern entrance on the east side of the property, and attached is a letter to your comments on January 14, 2016.

Thank you,

Sean Humphrey
ECA Inc.
327 S. Co. Hwy 393
Santa Rosa Beach, FL 32459
(850) 267-0473



DESTIN WATER USERS INC.

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

DATE: December 17, 2015

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

RECEIVED

DEC 17 2015

PROJECT: Destin Shoppes
PROJECT NUMBER: 16-05-SP
CONTACT: NLA DESTIN, LLC- CHAD WILLIAMS (601)499-4203
LOCATION: 1018 HWY 98 E DESTIN FL 32541

COMMUNITY
DEVELOPMENT

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

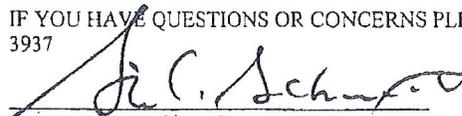
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

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. 6"X2" water tap shall be witness by Destin Water Users Inc.
4. Connection to existing sewer lateral shall be coordinated with Destin Water Users Inc.
5. RP backflow preventers to be installed at all meter connections.
6. If a restaurant is be in the vacant unit and grease trap (sized to the application of usage) shall be installed.

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: 460-2171

MEMORANDUM

DATE: January 25, 2015
TO: Project Manager/Ashley Grana
FROM: Chief Building Official/ Noell Bell *AB*
SUBJECT: 2nd Submittal Review
PROJECT: 16-05-SP Destin Shoppes
1018 Hwy 98
A Minor Tier One

The project plans submitted and reviewed by the Building Division has resulted in the no comment(s).

RECEIVED

JAN 25 2016

COMMUNITY
DEVELOPMENT



Community Development

Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Fax: 850-460-2171 | www.cityofdestin.com

May 3, 2016

Emerald Coast Associates, Inc.
Attn.: Mr. Dean Burgis, P.E.
179 County Highway 393 South
Santa Rosa Beach, Florida 32459

**Subject: Fourth Submittal Review for 16-05-SP Destin Shoppes,
a Minor Tier 1 Development
1012 US Highway 98, Destin, FL 32541**

Dear Mr. Burgis:

Your fourth Minor Tier 1 Development Application submittal package was received on April 20, 2016. Staff then forwarded the submittal package to the Technical Review Team (TRT) members on April 20, 2016 and asked that they provide their comments back to the Planning Division before or on May 4, 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: December 1, 2015
- Completeness review date: December 30, 2015
- Staff's first submittal review comments due date: December 17, 2015
- Staff's actual first submittal review comments date: December 17, 2015
- Applicant's second submittal target date: February 22, 2016
- Applicant's actual second submittal date: January 12, 2016
- Staff's second submittal review comments due date: January 27, 2016
- Staff's actual second submittal review comments date: February 25, 2016
- Applicant's third submittal target date: April 25, 2016
- Applicant's actual third submittal date: March 18, 2016
- Staff's third submittal review comments due date: April 1, 2016
- Staff's actual third submittal review comments date: April 11, 2016
- Applicant's fourth submittal target date: June 13, 2016
- Applicant's actual fourth submittal date: April 20, 2016
- Staff's fourth submittal review comments due date: May 4, 2016
- Staff's actual fourth submittal review comments date: May 3, 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 a Certificate of Occupancy**, a copy of the recorded cross-access agreement with Destin Towers Condominium must be submitted to the City. If the owner is unable to secure said cross-access agreement, one of the following options must be accomplished: 1) Do not construct the driveway connection and leave a five foot wide landscaped buffer area between the property line with Destin Towers Condominium and the parking lot; or 2) Construct the driveway connection, but close it off with a permanent city approved device (e.g. concrete filled bollards).
 2. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.
 3. **Prior to the Commencement of Construction**, a permit, with a copy of the demolition plan for the site indicating the location of the Construction Site Screening, must be applied for and approved. Said screening must meet the requirements set forth in Destin Code of Ordinances, Section 6-51 *Screen Criteria*.
 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. **Condition:** All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*
 7. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
 8. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way 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 May 3, 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 January 25, 2016. 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 April 22, 2016. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- E. **Destin Fire Control District Comments: Approval.** Please refer to the attached memo dated March 18, 2016. 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 December 17, 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:

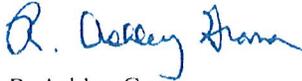
1. **A cover letter indicating the number and types of plans contained in the submittal.**
2. **Five (5) copies of the final set of approved plans (Civil Engineering, Landscape Architecture, and Architectural) as indicated above.**
3. **All plans and other documents in a pdf format on a DVD disk or flash drive.**

You need to submit to staff the above-mentioned items within the next five (5) business days. Once staff has received the requested items listed above, the Development Order (DO) will be drafted for the owner's signature. Staff has ten (10) business days from the date of this letter to draft the DO.

Page 4 of 4
May 3, 2016
Review for 16-05-SP, Destin Shoppes

You are being provided with an electronic copy of this letter. A paper copy will be provided upon your request. 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 May 3, 2016
2. Building Division comments dated January 25, 2016
3. Public Services Department comments dated April 22, 2016
4. Destin Fire Control District comments dated March 18, 2016
5. Destin Water Users comments dated December 17, 2015

cc: File: 16-05-SP
Letter Log

OFFICE OF PUBLIC SERVICES

MEMORANDUM**RECEIVED**

April 22, 2016

APR 22 2016

TO: Planning Manager Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bod 

SUBJECT: 16 05 SP Destin Shoppes 4th rev 1018 US Hwy 98 E
Stormwater, Right of Way & Wetlands Impact Review ONLY

**Community
Development**

A re-submittal was received on April 20, 2016 and the stormwater, right-of way & wetland areas only were reviewed. **The Public Services Dept. has no objection with the project as submitted.** The following standard conditions of the D.O.:

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:** Provide a copy of the FDOT general use & drainage connection permits prior to working in the right-of-way.

cc:
PS Files