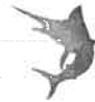




# CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

May 2, 2005

Order No. 05-21

## Final Development Order:

### **“Beach Crystal Condominiums” A MAJOR DEVELOPMENT (SP-05-12)**

Based upon the City Council’s approval of this development order on April 4, 2005, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report, testimony, and with the following conditions as specified by the City Council:

#### BACKGROUND / ISSUE:

- Applicant:** Moore Bass Consulting, Inc., on behalf of Traship Holding, A.G., (A Swiss Corporation) is requesting approval of a Major Development identified as “Beach Crystal Condominiums.”
- Request:** The proposed development consists of constructing a 4 story, 64-unit multifamily residential condominium complex, which includes a pool amenity area, a 5-foot public beach access easement, and the relocation of an existing 5-foot private beach access easement.
- Location:** The proposed development is located south of Scenic Highway 98, between Tarpon Street and Sunfish Street, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0580-000A-0090, 00-2S-22-0580-000A-0100, 00-2S-22-0580-000A-0110, 00-2S-22-0580-000A-0120, and the east 40’ of 00-2S-22-0390-0000-00CA. (Exhibit A)
- Parcel Size:** The total proposed site area is 5.99 acres, more or less.
- Future Land Use:** Crystal Beach Resort (CBR)
- Zoning District:** Business Tourism (BT)
- Density:** Allowed: 12 dwelling units per acre in Crystal Beach Resort (CBR)  
Proposed: 64 dwelling units / 5.99 acres = 10.68 dwelling units per acre
- Intensity:** Not applicable for residential uses under the CBR Future Land Use Map Designation.
- Application Date:** January 3, 2005
- TRC Date:** January 19, 2005
- Approved Site Plan Date:** March 16, 2005
- City Council Date:** April 4, 2005

## **DETERMINATIONS:**

1. The Destin City Council held a public hearing on April 4, 2005. The Council voted 7 to 0, to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order, TRC report dated March 16, 2005, with all necessary changes and updates, testimony, and contingent upon payment of all outstanding fees prior to the issuance of the Development Order.
2. All the findings of the Technical Review Committee report dated March 16, 2005, are incorporated herein.

## **CONDITIONS OF APPROVAL FOR "Beach Crystal Condominiums" A MAJOR DEVELOPMENT (SP-05-12):**

1. Pursuant to the City of Destin Land Development Code and the City of Destin Code of Ordinances:

Construction must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on May 2, 2005 (no later than May 2, 2006), and must be completed as shown on plans approved by the Technical Review Committee.

**WARNING: If the applicant/owner has not obtained a building permit(s) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.**

**NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a 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. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 "Beach Crystal Condominiums" will be protected. **However, the protected concurrency status will be lost if:**
  - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order so that concurrency is not maintained under section 6.02.00.B.3 of the Destin Land Development Code, or**
  - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**

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 Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
  - 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. **Community Development Department Conditions:**
  - A. Refer to pages 14 and 15 of the attached TRC Report dated March 16, 2005.
5. **Destin Water Users, Inc., Conditions:**
  - A. Refer to page 8 of the attached TRC Report dated March 16, 2005.

## TECHNICAL REVIEW COMMITTEE REPORT

### **“Beach Crystal Condominiums” A MAJOR DEVELOPMENT (SP-05-12)**

**TRC Report: March 16, 2005**

#### **ISSUE:**

- Applicant:** Moore Bass Consulting, Inc., on behalf of Traship Holding, A.G., (A Swiss Corporation) is requesting approval of a Major Development identified as “Beach Crystal Condominiums.”
- Request:** The proposed development consists of constructing a 4 story, 64-unit multifamily residential condominium complex, which includes a pool amenity area, a 5-foot public beach access easement, and the relocation of an existing 5-foot private beach access easement.
- Location:** The proposed development is located south of Scenic Highway 98, between Tarpon Street and Sunfish Street, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0580-000A-0090, 00-2S-22-0580-000A-0100, 00-2S-22-0580-000A-0110, 00-2S-22-0580-000A-0120, and the east 40’ of 00-2S-22-0390-0000-00CA. (Exhibit A)
- Parcel Size:** The total proposed site area is 5.99 acres, more or less.
- Future Land Use:** Crystal Beach Resort (CBR)
- Zoning District:** Business Tourism (BT)
- Density:** Allowed: 12 dwelling units per acre in Crystal Beach Resort (CBR)  
Proposed: 64 dwelling units / 5.99 acres = 10.68 dwelling units per acre
- Intensity:** Not applicable for residential uses under the CBR Future Land Use Map Designation.
- Application Date:** January 3, 2005
- TRC Date:** January 19, 2005
- Approved Site Plan Date:** March 16, 2005
- City Council Date:** April 4, 2005

#### **DISCUSSION/FINDINGS:**

Moore Bass Consulting, Inc., on behalf of Traship Holding, A.G., (A Swiss Corporation) is requesting approval of a Major Development identified as “Beach Crystal Condominiums.” The proposed development consists of constructing a 4 story, 64-unit multifamily residential condominium complex, which includes a pool amenity area, a 5-foot public beach access easement, and the relocation of an existing 5-foot private beach access easement. The proposed development is located south of Scenic Highway 98, between Tarpon Street and Sunfish Street, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0580-000A-0090, 00-2S-22-0580-000A-0100, 00-2S-22-0580-000A-0110, 00-2S-22-0580-000A-0120, and the east 40’ of 00-2S-22-0390-0000-00CA. The total proposed site area is 5.99 acres, more or less.

The proposed project as depicted on the site plan(s) (Exhibit B), as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review that is detailed below under the “Compatibility” section of this TRC Report.

The proposed request as presented and described is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review, Concurrency Management review, and a Level of Service review.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

#### **COMPREHENSIVE PLAN/ZONING:**

The property currently has a Future Land Use Map designation of Crystal Beach Resort (CBR) and a Zoning District designation of Business Tourism (BT). The proposed multifamily residential land use is consistent with the intent of the Crystal Beach Resort (CBR) Future Land Use Map designation as an acceptable land use pursuant to the Comprehensive Plan - 2000. The Business Tourism (BT) zoning district specifically allows for the described use(s) (§7.12.01 (I) (ss), LDC). However, the proposed development must satisfy compatibility criteria established in Policy 7.A.4.6 (p), Comprehensive Plan and §7.09.00, LDC.

#### **COMPATIBILITY:**

The LDC requirements regulating compatibility are *“intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations”* [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

1. Type of land use, zoning district, and land use category;
2. Building location, dimensions, height, and floor area ratio;
3. Location and extent of parking, access drives, and service areas;
4. Traffic generation, hours of operation, noise levels, and outdoor lighting;
5. Alteration of light and air; and
6. Setbacks and buffers.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the requirements as detailed in the staff reviewed and accepted Compatibility Analysis, dated February 4, 2005, by Ms. Robyn Peterson, P.E. of Moore Bass Consulting (See Exhibit C).

**City Staff accepts the above referenced compatibility analysis and agrees that site plan for the “Beach Crystal Condominiums” a multifamily residential development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.00 with any above stated conditions.**

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

**RIGHT-OF-WAY DEDICATION:**

Not applicable.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

Solid Waste: **X**

Potable Water: **X**

Sanitary Sewer: **X**

Traffic: **X**

Stormwater Management: **X**

Please refer to the attached Exhibits D through H for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's Transportation Manager and approved on February 9, 2005, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis dated January 3, 2005 (Exhibit G).

**SUBDIVISION OR PUD - PLAT:**

The proposed development will be a multi-family residential use under condominium ownership and thus Condominium Documents are necessary. In lieu of providing draft Condominium Documents, the applicant has provided a Condominium Affidavit, dated March 3, 2005, (See Exhibit "I"). **Condition: Prior to the issuance of a Certificate of Occupancy, the condominium documents, which incorporate the unification of property, must be reviewed, approved by City Staff, and properly recorded as stated within the Condominium Affidavit.**

**WHITE SANDS ZONE:**

The project property is located in White Sand Zone I.

**PHASING:**

The proposed development will not be a phased development.

**AIRPORT PROTECTION:**

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

**SETBACKS:**

The proposed buildings meet and exceed all of the required setbacks for the following zoning district(s): Business Tourism (BT) meeting the RIA four or more, 3 or more floors dimensional requirements:

Distances provided are from the proposed facility to the nearest property lines:

	<b><u>Required Setbacks</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (north):	20'	10' FP	41.25' including the 10' FP
Back (south):	FDEP/CCCL determined	N/A	175.00' +/-
Side (east):	20'	5' CB	29.34' including the 5' CB
Side (west):	20'	5' CB	29.33' including the 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: 10' FP is required along the property abutting the right-of-way, the standard five (5) foot common boundary buffers along the eastern and western property lines.

**SIGNS:**

A single ground sign is proposed as identified on the site plan. Only its location is approved. Note: All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

**UTILITIES:**

Utilities/service (existing and proposed) shall be placed underground.

**CITY OF DESTIN BUILDING OFFICIAL:**

Building Official's office provided preliminary technical comments to the applicant, which shall be addressed and/or readdressed during the building permit review process. A full set of construction plans, specification, and related documents for the development must be submitted to the Building Department for review and approval before any building permits will be issued.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated January 17, 2005.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated January 19, 2005.

**GULF POWER:**

Gulf Power did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

**OKALOOSA GAS:**

Okaloosa Gas did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

**SPRINT:**

Sprint approved the project in a letter dated January 11, 2005.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated January 19, 2005. Please note the following as conditions of the Final Development Order:

1. All revisions to the water and/or sewer utilities of any previously approved project, must be reapproved by Destin Water Users, Inc., at least 24 hours prior to implementation. If you have question or concerns please call Steve Schmitt/Field Operations Manager (850) 837-6146 ext. 106 or Steve Benoit GIS Section Head (850) 837-6146 ext. 109.
2. Field verified "As-Built" Plans must be furnished to Destin Water Users, Inc., prior to the release of water service.
3. Please submit all flow calculations.
4. Add a note stating that all hydrants shall be installed or retrofitted to meet current requirements.
5. Add hydrant details to utilities details sheet.

**STORMWATER:**

The stormwater management plan was found acceptable and approved on March 7, 2005. The following are **stormwater** related notes and conditions:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.



2. **Prior to obtaining any city permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
3. **Condition:** If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
4. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s).

#### **COASTAL MANAGEMENT AND CONSERVATION:**

The proposed project is located within the VE16 special flood hazard area per the FEMA Flood Insurance Rate Maps. A certified statement from a licensed architect has been provided and is on file, dated February 1, 2005, indicating the proposed development will be designed and constructed in compliance with the Federal Emergency Management Agency (FEMA)/National Flood Insurance Program (NFIP) standards and the requirements set forth within the City of Destin Land Development Code, Article 11, Section 11.04.00.

#### **INGRESS/EGRESS:**

Ingress and egress to the proposed project is provided by a two-way access point at the western end of the project and a right-in/right-out only access point at the eastern end of the project, which both access the Scenic Highway 98 ROW. The redevelopment of the properties will reduce the number of access points from six to two.

#### **PARKING:**

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

##### **Per code:**

Dwelling, Multi-family (4 stories or less): 2.25 parking spaces per unit

##### **Per site plan:**

64-units x 2.25 spaces = 144

**TOTAL REQUIRED: 144 parking spaces**

**TOTAL PROVIDED: 144 parking spaces (including 5 handicap spaces)**

**LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and are as follows:

**TOTAL REQUIRED: 2 loading spaces**  
**TOTAL PROVIDED: 2 loading spaces**

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. All dumpsters and refuse handling area must be enclosed by fully opaque screen and gate.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

Sidewalks, interior pedestrian accessways, and appropriate crosswalk striping shall be provided as indicated on sheet 4 (Exhibit B). In addition to the required sidewalks and interior pedestrian connectivity, the developer will be vacating and relocating an existing private easement (See sheet 2 Exhibit B) to the eastern side of the project for beach access and will also be providing a new 5' public access easement to the beach (See sheet 3 Exhibit B). Note: because the City of Destin has not previously recognized, improved nor maintained public beach access across the property, the City has no basis on which to claim that a public beach access easement previously existed across the property.

**OPEN SPACE/LANDSCAPE:**

Open Space Requirements:

Site Development Area (Total Area): 260,924 sq. ft. (5.99 acres, more or less)  
Required 18% Open Space: 46,966.32 sq. ft.  
Provided Open Space: 86,165 sq. ft. south of CCCL + 50% of land seaward of CCCL 5,532 sq. ft. = 91,697 sq. ft. (35%)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees (1 per every .10 of an acre: 5.99 x 10 = 60 Required on Site:	<u>60</u>
<b>Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:</b>	<b><u>60</u></b>

**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:	60
Total Reforestation Trees <b>Provided</b> on Site:	<b>152</b>
Front Perimeter Trees (1 per 25') Required on Site:	28
Front Perimeter Trees (1 per 25') <b>Provided</b> on Site:	<b>29</b>
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
Parking Lot Trees (1 per end row and landscape island) <b>Provided</b> on Site:	<b>16</b>
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
(Includes additional vegetation per Compatibility Analysis)	*
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	0
<b>TOTAL TREES REQUIRED:</b>	<b>94</b>
<b>TOTAL TREES PROVIDED:</b>	<b>197</b>

\*The number of trees provided shall be adjusted (increased) to address any compatibility requirements prior to the certificate of occupancy.

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (east and west). A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting.

If required, the ten (10) foot Front Perimeter Landscape Buffer shall be calculated as one (1) tree per twenty-five (25) linear feet of buffer. Unless otherwise noted, all required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after 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. Additional vegetation may be required per compatibility.**

**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:

This is a redevelopment project, which contains a motel, 4-unit multifamily residential, and two single-family dwellings. The impact fees are calculated based on the net positive increase between the existing land uses and the proposed land use.

Parks: The park fees were calculated using the “Multi-family = \$113.03 per unit” amount.

Existing Land Use(s):

Hotel/Motel: \$50.46 x 52 units = \$2623.92  
Multifamily Dwellings: \$113.03 x 4 units = \$452.12  
Single-family Dwellings: \$159.99 x 2 units = \$319.98  
Subtotal: \$3396.02

Multi-family:

\$113.03 x 64 units = \$7,233.92

Park Impact Fee Net Positive Difference: \$7,233.92 - \$3396.02 = **\$3,837.90**

Public Library: The public library fees were calculated using the “Multi-family = \$76.19 per unit” amount.

Existing Land Use(s):

Hotel/Motel: \$0.00 x 52 units = \$0.00  
Multifamily Dwellings: \$76.19 x 4 units = \$304.76  
Single-family Dwellings: \$107.84 x 2 units = \$215.68  
Subtotal: \$520.44

Multi-family:

\$76.19 x 64 units = \$4,876.16

Public Library Impact Fee Net Positive Difference: \$4,876.16 - \$520.44 = **\$4,355.72**

Police Protection: The police protection impact fees were calculated using the “Multi-family = \$14.50 per unit.”

Existing Land Use(s):

Hotel/Motel: \$13.07 x 52 units = \$679.64  
Multifamily Dwellings: \$14.50 x 4 units = \$58.00  
Single-family Dwellings: \$20.53 x 2 units = \$41.06  
Subtotal: \$778.70

Multi-family:

\$14.50 x 64 units = \$928.00

Police Protection Impact Fee Net Positive Difference: \$928.00 - \$778.70 = **\$149.30**

Road: The road impact fees were calculated using the “Multi-family = \$577.00 per unit.”

Existing Land Use(s):

Hotel/Motel: \$1,365.00 x 52 units = \$70,980.00  
Multifamily Dwellings: \$577.00 x 4 units = \$2,308.00  
Single-family Dwellings: \$471.00 x 2 units = \$942.00  
Subtotal: \$74,230.00

Multi-family:

\$577.00 x 64 units = \$36,928.00

Road Impact Fee Net Positive Difference: \$36,928.00 - \$74,230.00 = **-\$37,302.00 or \$0.00**

Totals:

Parks:	=	<b>\$3,837.90</b>
Public Library:	=	<b>\$4,355.72</b>
Police Protection:	=	<b>\$149.30</b>
<u>Roads:</u>	=	<b>\$0.00</b>
<b>TOTAL:</b>	=	<b>\$8,342.92</b>

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (May 2, 2005). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	<b>Paid</b>
Re-Review Fees (Engineering Review.)	<b>Paid</b>
Administrative Costs:	<b>Paid</b>
<u>City Council Advertising:</u>	<b>\$103.36</b>
<b>TOTAL (as of 5/2/05) =</b>	<b>\$103.36</b>

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT**

FDEP stormwater, and FDEP beaches and shores, and NPDES approvals shall be forwarded to the City Engineer’s office to be stamped “Received” and then forwarded to the Community Development Department.

**COMMENTS/CONDITIONS:**

Public Input:

Public comment has been presented to staff at the time of this report. Residents in the surrounding area of the proposed development are concerned about the fact the developer is proposing to vacate and relocate an existing access easement (directly across from Dolphin Street), which has served as their means of accessing the beach for several years.

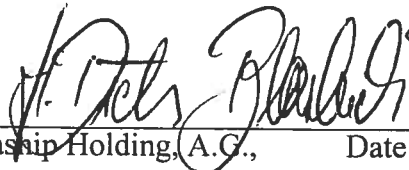
Per Community Development Department:

1. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
2. **Prior to the issuance of the Final Development Order**, the property owner shall coordinate with the City Attorney and agree to a temporary construction easement for the City of Destin's beach restoration project as applicable to all property associated with the Beach Crystal Condominium development. } OK  
5/9/05
3. **Within 90 days of the issuance of the Final Development Order or prior to the issuance of any building permit, whichever is sooner**, the applicant shall dedicate to the City of Destin, a 5' public access easement along the project's western property line for use as a public beach access.
4. **Prior to installation of any vegetation within the Scenic Highway 98 ROW**, approval from the City of Destin Environmental/Tree Committee (Tree Board) shall be granted for planting of "Washingtonia Palms" or the applicant may desire to amend the landscape plan to remove that species and replace with a species from the approved list.
5. **Within 180 days of the issuance of the first permit issued by the Building Division**, the applicant, in coordination with the City's Engineering Department and Community Development Department's Transportation Manager, shall finalize a design to provide designated public beach access parking (estimated 5 or 6 parallel parking spaces) along the southwestern side of the Tarpon Street right-of-way (ROW), south of the access point into the Grant Caribbean development. This is in order to provide additional public parking for the proposed public beach access along the western property line of the proposed Beach Crystal Condominium project site. The applicant shall also agree to the following:
  - a. Provide the City of Destin an existing conditions boundary and topographic survey (1 foot contour with spot elevations on pavement edges and sidewalk) for the proposed Tarpon Street ROW improvement area public parking design; and
  - b. Construct the estimated five (5) or six (6) parallel parking spaces along the western side of the Tarpon Street ROW in accordance with the finalized design.
6. The proposed columns at the accesspoints are architectural/landscape features. There shall be no gate and/or fence/wall attributed to these features.
7. **Prior to obtaining any city permit**, a copy of the FDEP stormwater, FDEP beaches and shores, and NPDES approvals shall be forwarded to the City Engineer's office to be stamped "Received" and then forwarded to the Community Development Department.
8. **Prior to the issuance of a building permit for vertical construction**, the landscape plan shall be amended as necessary to properly identify the proposed 5' access easement for public beach access along the western property line.

9. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents, which incorporate the unification of property, must be reviewed, approved by City Staff, and properly recorded as stated within the Condominium Affidavit dated March 3, 2005.
10. **Prior to the issuance of a Certificate of Occupancy**, a revised lighting/photometrics plan shall be submitted to City Staff for review and approval indicating the as-built lighting conditions.
11. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
12. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.
13. **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.
14. **Prior to obtaining any city permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
15. If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
16. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s).
17. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.

  
 Gerald F. Mucci, AICP  
 Community Development Director

Date

 5-11-05  
 Traship Holding, A.G.,  
 Owner  
 Mr. H. Dieter Blasbichler

Date



# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | www.cityofdestin.com

September 29, 2011

Mr. David H. Head, Jr.  
Beach Crystal, LLC  
PO Box 230  
Ponit Clear Alabama 36564-0230

**Subject: Special Economic Condition Extension Request for DO 05-21,  
SP-08-04, Caretta Dunes, 3310 Scenic Highway 98**

Dear Mr. David H. Head, Jr.:

Your written request for the additional "special economic condition" extension for Final Development Order DO 05-21 was received prior to the December 31, 2011 expiration of the current extension. Based on meeting the criterion of Florida Statutes Chapter 2011-139, Section 73, your extension is granted until December 31, 2013. This extension vests the final development order and enables the holder of the Development Order to delay commencement or continuance of construction, if necessary, until December 31, 2013.

Should you have further questions or concerns, please do not hesitate to call.

Sincerely,

R. Ashley Grana  
Interim Community Development Director

RAG/lwb

cc: DO Book, Project File:SP-08-04, Building File & Letter Log

