



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

January 12, 2005

Order No. 05-12

Final Development Order:

**“La Place USA Interiors”
A MAJOR DEVELOPMENT
(SP-04-47)**

Based upon the City Council’s approval of this development order on December 20, 2004, 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:** Connelly & Wicker, Inc., on behalf of Hendrick Engle of Engle Properties, LLC, is requesting approval of a Major Development identified as “La Place USA Interiors.”
- Request:** The proposed project consists of a 13,370 square foot furniture store and associated warehouse.
- Location:** The proposed project is located at lots 50 thru 56 of Destination, a commercial subdivision, and is more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0101-000B-0500, 00-2S-22-0101-000B-0510, 00-2S-22-0101-000B-0520, 00-2S-22-0101-000B-0530, 00-2S-22-0101-000B-0540, 00-2S-22-0101-000B-0550 and 00-2S-22-0101-000B-0560
- Parcel Size:** The total site area is 1.03 acres, more or less.
- Future Land Use:** Mixed Use (MU)
- Zoning District:** Business Tourism (BT)
- Density:** Not applicable
- Intensity:** Allowed: 1.07 Floor Area Ratio (FAR) per current Comprehensive Plan – 2000
Proposed: -0.40 FAR per Land Development Code Definition OR
0.30 FAR per more commonly used methodology
- Application Date:** August 30, 2004
- TRC Date:** September 29, 2004
- Approved Site Plan Date:** November 30, 2004
- City Council Date:** December 20, 2004

DETERMINATIONS:

1. The Destin City Council held a public hearing on December 20, 2004. The Council voted 6 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 November 30, 2004, 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 November 30, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR "LA PLACE USA INTERIORS" A MAJOR DEVELOPMENT (SP-04-47):

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 January 12, 2005 (no later than January 12, 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 "The Palms of Destin – Resort and Conference Center" 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:** Refer to pages 14 and 15 of the attached TRC Report dated November 30, 2004.

TECHNICAL REVIEW COMMITTEE REPORT

"La Place USA Interiors" A MAJOR DEVELOPMENT (SP-04-47)

TRC Report: November 30, 2004

ISSUE:

- Applicant:** Connelly & Wicker, Inc., on behalf of Hendrick Engle, is requesting approval of a Major Development identified as "La Place USA Interiors."
- Request:** The proposed project consists of a 13,370 square foot furniture store and associated warehouse.
- Location:** The proposed project is located at lots 50 thru 56 of Destination, a commercial subdivision, and is more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0101-000B-0500, 00-2S-22-0101-000B-0510, 00-2S-22-0101-000B-0520, 00-2S-22-0101-000B-0530, 00-2S-22-0101-000B-0540, 00-2S-22-0101-000B-0550 and 00-2S-22-0101-000B-0560
- Parcel Size:** The total site area is 1.03 acres, more or less.
- Future Land Use:** Mixed Use (MU)
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0.30 FAR per more commonly used methodology
- Application Date:** August 30, 2004
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- City Council Date:** December 20, 2004

DISCUSSION/FINDINGS:

Connelly & Wicker, Inc., on behalf of Hendrick Engle, is requesting approval of a Major Development identified as "La Place USA Interiors." The proposed project consists of a 13,370 square foot furniture store and associated warehouse. The proposed project is located at lots 50 thru 56 of Destination, a commercial subdivision, and is more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0101-000B-0500, 00-2S-22-0101-000B-0510, 00-2S-22-0101-000B-0520, 00-2S-22-0101-000B-0530, 00-2S-22-0101-000B-0540, 00-2S-22-0101-000B-0550 and 00-2S-22-0101-000B-0560. The subject property is located east of the intersection of Emerald Coast Parkway and Tranquility Lane. The total site area is 1.03 acres, more or less.

The proposed project as depicted on the site plan(s), 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 with conditions, 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 category of Mixed Use (MU) and a Zoning District designation of Business Tourism (BT). The commercial retail development is consistent with the Mixed Use (MU) Future Land Use Map category as an allowed use pursuant to the Comprehensive Plan - 2000. The Business Tourism (BT) zoning district specifically allows for the described use(s) (§7.12.01 (I) (a), LDC). However, the proposed development must satisfy compatibility criteria established in Policy 7.A.4.6 (p), Comprehensive Plan and §7.09.03, 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 below.

1. Type of Land Use, Zoning District, and Future Land Use Designation:

The proposed project consists of a 13,370 square foot furniture store and associated warehouse. The property currently has a Future Land Use Map category of Mixed Use (MU) and a Zoning District designation of Business Tourism (BT). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use within the BT zoning district.

2. **Location of Structure, Dimensions, Height, and Floor Area Ratio:**

The 13,370 square foot commercial building will be located 32.85 feet +/- from the western property line, 80.10 feet +/- from the northern property line, 5 feet +/- from the eastern property line, and 61.03 feet +/- from the southern property line. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Okaloosa County	Okaloosa County	Fifth Green Commercial Subdivision
South	Crystal Beach Neighborhood (CBN)	Business Tourism (BT)	Destiny East Phase III, detached single-family dwellings
East	Mixed Use (MU)	Business Tourism (BT)	Destination, a commercial subdivision, vacant
West	Mixed Use (MU)	Business Tourism (BT)	Destination, a commercial subdivision, Bianco Restaurant

The location of the subject retail commercial development is consistent with the MU designation and the BT zoning assigned to the site.

As described herein, the surrounding uses include single-family residential, vacant undeveloped land, and a commercial restaurant. The proposed use is consistent with and complementary to the surrounding uses and the future land use trend in the area. The land use of the development is compatible with the surrounding area.

Density:

Not applicable

Height:

The proposed structure is designed at a height of 32-feet, ½ inches from finished floor to the top of the parapet wall. The height of the proposed building is consistent with the requirements of the BT zoning district. Based on the building heights within the immediate area and the distance the proposed structure is setback (see “Setbacks and Buffers” section below) from surrounding less intensive land uses (single-family detached neighborhood), the proposed height of the project does not contribute negatively or create an overly significant adverse impact to the neighboring developments.

Floor Area Ratio:

The Mixed Use (MU) Future Land Use Map category has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 “Floor Area Ratio” of the Destin Land Development Code is as follows:

$$\frac{(\text{Total gross floor area}) - (\text{Total square feet of required setbacks and open space} + \text{parking})}{\text{Total square feet of site}} = \text{FAR}$$

$$\frac{13,370 \text{ +/- sq. ft.} - 31,350 \text{ sq. ft.}}{44,720 \text{ sq. ft.}} = \text{FAR}$$

$$-17,980 \text{ sq ft} / 44,720 \text{ sq. ft.} = -0.40 \text{ FAR}$$

Utilizing the formula as defined above, the FAR of -0.40 is below the maximum of 1.07. Thus, the FAR is in compliance.

The more common FAR calculation methodology results in an FAR of 0.30, which is below the current 1.07 FAR requirement.

$$\text{Total square feet of existing and proposed buildings} / \text{square feet of subject parcel} = \text{FAR}$$

$$13,370 \text{ sq. ft.} / 44,720 \text{ sq. ft.} = 0.30 \text{ FAR}$$

The Mixed Use (MU) Future Land Use Map category has a maximum floor area ratio (FAR) of 1.07. The project's code required FAR and more commonly used FAR, as calculated, are compliant.

3. **Location and Extent of Parking, Access Drives, and Service Areas:**

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

4. **Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting:**

- a. **Traffic Generation:** This analysis does not address traffic generation. Please refer to the "Traffic Analysis" section below.
- b. **Hours of Operation:** No adverse impacts are anticipated that require restriction on hours of operation.
- c. **Noise Levels:** As a result of the increased rear buffer from 10 feet to over 60 feet, there are no anticipated adverse noise impacts.
- d. **Outdoor Lighting:** All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future 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.

5. **Alteration of Light and Air:** The plan does not generate any adverse impacts to light and air.

6. **Setbacks and Buffers:** The setbacks required as associated with the BT zoning district are as follows: Front: 10 feet, Side: 0 feet, and Rear: 10 feet (contiguous to residential land uses). The rear setback/buffer is a minimum of 10 feet as required by the Land Development Code. To ensure compatibility and to prevent nuisances and other adverse impacts, the rear setback/buffer has been increased from 10 feet to over 60 feet in width, which encompasses a combination of existing and added vegetation extending an additional three to seven in width.

The site plan for the “La Place USA Interiors” a commercial development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.

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:

No right-of-way dedication is part of this redevelopment.

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 October 22, 2004, 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 October 13, 2004 (Exhibit G).

SUBDIVISION OR PUD - PLAT:

No division or resubdivision of land is proposed as part of this development.

WHITE SANDS ZONE:

The project property is not located in either White Sand Zone I or II.

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):

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

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	10'	10' FP	80.10' including the 10' FP
Side (east):	none	5' CB	5' including the 5' CB
Side (west):	none	5' CB	32.85' including the 5' CB
Rear (south):	10'	10' VB	61.03' including the 10' VB
Between Bldgs.:	N/A	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 and a minimum 10-foot buffer zone landscape area along the southern property line.

SIGNS:

No overall sign approval is part of this application. 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 has no technical comments at this time. A full set of construction plans; specifications and related documents must be submitted to the Building Department for review and approval before a building permit will be issued.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated September 9, 2004.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated September 29, 2004.

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 approved the project in a letter dated September 29, 2004.

SPRINT:

Sprint approved the project in a letter dated September 9, 2004.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated September 29, 2004. Please note the following:

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.

STORMWATER:

The stormwater management plan was found acceptable and approved on November 29, 2004, and had the following **stormwater** related 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 a building permit**, a copy of the FDEP stormwater (based upon current design) 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 not located within any identifiable special flood hazard areas per the FEMA Flood Insurance Rate Maps.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided by the existing 24' +/- wide two-way ingress/egress frontage accessway off of Tranquility Lane. The frontage accessway shall continue to the east to provide for a future cross access connection to the adjacent property.

PARKING:

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

Per code:

Retail Furniture: 1 space for every 500 square feet of gross floor area.

11,834 square feet gross floor area/ 200 = 24 parking spaces

Warehouse/Storage: 1 space for every 1,000 square feet of gross floor area.

1,536 square feet gross floor area/ 1,000 = 2 parking spaces

TOTAL REQUIRED: 26 parking spaces (including 2 handicap spaces)

TOTAL PROVIDED: 26 parking spaces (including 2 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: 1 loading space

TOTAL PROVIDED: 1 loading space

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. Dumpster must be enclosed by fully opaque screen and gate as indicated on Exhibit 2.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A 5' wide sidewalk is required adjacent to the northern property line and within the Emerald Coast Parkway (ECP) right-of-way. Prior to obtaining a Certificate of Occupancy, the 5' wide concrete sidewalk shall be properly permitted through FDOT and constructed within the public right-of-way. If FDOT will not permit the sidewalk, provide documentation from FDOT and provide a Future Infrastructure payment per the Destin LDC prior to obtaining a Certificate of Occupancy.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 44,720 sq. ft. (1.03 acres, more or less)
Required 18% Open Space: 8,050 sq ft.
Provided Open Space: 16,609 sq. ft. (37%)

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: 1.03 x 10 = 10 Required on Site):	<u>10</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>10</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:	10
Front Perimeter Trees (1 per 25') Required on Site:	8
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: (Includes additional vegetation per Compatibility Analysis)	8
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	*
	<u>0</u>
TOTAL TREES REQUIRED:	32
TOTAL TREES PROVIDED:	35

*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, west). A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. A minimum ten (10) foot rear landscape buffer is required along the southern property line. The rear buffer zone proposed indicates that existing vegetation is to remain undisturbed and additional trees and ground cover will be added and integrated to maximize the required opaque screen. 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:

Police Protection: The police protection impact fees were calculated using the "Retail, per 1,000 sq. ft. -U.S. 98 Corridor = \$47.59."

Retail:

$$13,370 \text{ sq. ft.} \times \$47.59 / 1,000 = \$636.28$$

TOTAL for Police = \$636.28

Road: The road impact fees were calculated using the "Retail Under 100,000 sq. ft. = \$3,702.00" fee schedules.

Retail Under 100,000 sq. ft (Furniture Store):

$$13,370 \text{ sq. ft.} \times \$3,702.00 / 1,000 = \$49,495.74$$

TOTAL for Road = \$49,495.74

Parks:	=	\$0.00
Public Library:	=	\$0.00
Police Protection:	=	\$636.28
Roads:	=	\$49,495.74
TOTAL:	=	\$50,132.02

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (December 3, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	Paid
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering Dept.)	Paid
Administrative Costs:	Paid
City Council Advertising:	\$110.16
TOTAL (as of 12/17/04) =	\$110.16

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP Stormwater and NPDES approvals shall be forwarded to the City Engineer's office.

COMMENTS/CONDITIONS:


Public Input:

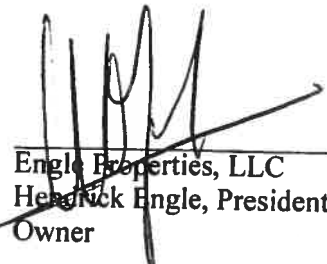
No public comments have been presented to staff at the time of this report.

Per Community Development Department:

1. **Prior to obtaining any city permit**, a replat or "Unity of Title" must be submitted for review and approval by the City.
2. **Prior to obtaining any city permit**, all outstanding costs associated with this project development order and are owed to the City must be paid in full.
3. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
4. **Prior to obtaining a Certificate of Occupancy**, the 5' wide concrete sidewalk shall be properly permitted through FDOT and constructed within the public right-of-way. If FDOT will not permit the sidewalk, provide documentation from FDOT and provide a Future Infrastructure payment per the Destin LDC prior to obtaining a Certificate of Occupancy.

5. **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.
6. **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.
5. **Prior to obtaining a building permit**, a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the City Engineer's office.
6. **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.
7. **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 infiltration areas. Owner shall regrade swale/retention areas. approved design cross-section(s), line(s), and grade(s). Date 1/12/05
8. Any additional revisions to the site plan must be reviewed by appropriate Technical Review Committee members and an engineering analysis if required pursuant to provisions stated within the final development order, the Comprehensive Plan [Policy 7.A.4.6 (p)] §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 1-12-05
 Community Development Director Date


 Engle Properties, LLC 2-4-05
 Hendrick Engle, President Date
 Owner