



City of Destin

June 29, 2004

Order No. 04-17

Final Development Order:

**“OLD BAY VILLAGE – PHASE II”
A MAJOR DEVELOPMENT
(SP-04-16)**

Based upon the City Council’s approval of this development order on June 21, 2004, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the City Council:

BACKGROUND / ISSUE:

Applicant: Moore Bass Consulting, Inc., on behalf of the Fort Walton Beach Medical Center, Inc., is requesting approval of a Major Development identified as “Old Bay Village, Phase II.”

Request: The proposed development consists of two, three-story, 8-unit mixed-use (“Live-work”) buildings, 72 townhouse units, dedication of property for public right-of-way, and a 20-foot wide easement for a public pedestrian/bicycle pathway.

Location: The proposed development is located south/southwest of the current termination of Mattie M. Kelly Boulevard and is more specifically known as the south portion of Property Appraiser’s parcel I.D. number 00-2S-22-0025-0000-0020.

Parcel Size: The total site area is 7.81 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Residential General Development (RGD)

Density: Allowed: 19.9 dwelling units per acre
Proposed: 88 dwelling units / 7.81 acres = 11.3 dwelling units per acre

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.50 FAR (per Code Definition: 0.09 FAR)

Application Date: March 1, 2004

TRC Date: March 17, 2004

Approved Site Plan Date: May 25, 2004

City Council Date: June 21, 2004

DETERMINATIONS:

1. The Destin City Council held a public hearing on June 21, 2004. The Council voted unanimously, to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order and TRC report dated May 25, 2004, with all necessary changes and updates, 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 May 25, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR "OLD BAY VILLAGE – PHASE II" A MAJOR DEVELOPMENT (SP-04-16):

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 June 29, 2004 (no later than June 29, 2005), 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 "Old Bay Village – Phase II" 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.

Conditions Per Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
2. A 20' wide easement as depicted on Sheet 3.1 will be granted to the City of Destin to be used for a pedestrian/bike pathway system as planned for within the City of Destin's Pathways Plan.
3. **Prior to the issuance of a Building Permit for vertical construction**, the plat based on the subdivision plan, Sheet 3.1, must be reviewed, approved by the City of Destin, and then properly recorded by the applicant.
4. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
5. **Prior to the issuance of a Certificate of Occupancy**, the Declaration of Covenants, Conditions, and Restriction documents must be reviewed and approved by the City Land Use Attorney. Additionally, a copy of the Declaration of Covenants, Conditions, and Restriction documents that have been recorded with the state must be submitted to the City of Destin.
6. **Prior to the issuance of a Certificate of Occupancy**, the Condominium Documents must be submitted to the Community Development Department to be reviewed and approved by Staff and the City Land Use Attorney (Staff would like copy submitted for review at least two weeks prior to C.O.). Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.
7. **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.
8. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.

9. **Prior to obtaining a Certificate of Occupancy, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner.**
10. **Prior to obtaining any city permit, a copy of the FDEP stormwater approval shall be forwarded to the City.**
11. **Prior to obtaining any city permit, provide a NPDES Stormwater Construction Generic Permit (CGP) approval.**
12. **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.**

TECHNICAL REVIEW COMMITTEE REPORT

“OLD BAY VILLAGE – PHASE II” A MAJOR DEVELOPMENT (SP-04-16)

TRC Report: May 25, 2004

ISSUE:

- Applicant:** Moore Bass Consulting, Inc., on behalf of the Fort Walton Beach Medical Center, Inc., is requesting approval of a Major Development identified as “Old Bay Village, Phase II.”
- Request:** The proposed development consists of two, three-story, 8-unit mixed-use (“Live-work”) buildings, 72 townhouse units, dedication of property for public right-of-way, and a 20-foot wide easement for a public pedestrian/bicycle pathway.
- Location:** The proposed development is located south/southwest of the current termination of Mattie M. Kelly Boulevard and is more specifically known as the south portion of Property Appraiser’s parcel I.D. number 00-2S-22-0025-0000-0020.
- Parcel Size:** The total site area is 7.81 acres, more or less.
- Future Land Use:** Mixed Use (MU)
- Zoning District:** Residential General Development (RGD)
- Density:** Allowed: 19.9 dwelling units per acre
Proposed: 88 dwelling units / 7.81 acres = 11.3 dwelling units per acre
- Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.50 FAR (per Code Definition: 0.09 FAR)
- Application Date:** March 1, 2004
- TRC Date:** March 17, 2004
- Approved Site Plan Date:** May 25, 2004
- City Council Date:** June 21, 2004

DISCUSSION/FINDINGS:

Moore Bass Consulting, Inc., on behalf of the Fort Walton Beach Medical Center, Inc., is requesting approval of a Major Development identified as “Old Bay Village, Phase II.” The proposed development consists of two, three-story, 8-unit mixed-use (“Live-work”) buildings, 72 townhouse units, dedication of property for public right-of-way, and a 20-foot wide easement for a public pedestrian/bicycle pathway. The proposed development is located south/southwest of the current termination of Mattie M. Kelly Boulevard and is more specifically known as the south portion of Property Appraiser’s parcel I.D. number 00-2S-22-0025-0000-0020. The total site area is 7.81 acres, more or less.

The proposed project, 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 is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review, Concurrency Management review, and a Level of Service review. This project is located within the "Town Center" Community Redevelopment Agency District.

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 designation of Mixed Use (MU) and a Zoning designation of Residential General Development (RGD). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use within the RGD zoning district.

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 land use will consist of two, three-story, 8-unit mixed-use ("Live-work") buildings and 72 townhouse units. The property currently has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Residential General Development (RGD). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use within the RGD zoning district.

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

The proposed development consists of 10, two story townhome building clusters ranging from 6 to 9 units within each cluster. The townhomes are located along the northern property line, western property line, southern portion of the parcel, and central to the parcel. The 16 "Live-work" units are located along the eastern portion of the parcel. The following is a description of the surrounding area:

| LOCATION RELATIVE TO SUBJECT SITE | FUTURE LAND USE | ZONING | EXISTING LAND USE |
|-----------------------------------|-----------------|---------------------------------------|---|
| North | Mixed Use | Residential General Development (RGD) | North: Vacant Undeveloped Land and Destin Urgent Care and Diagnostic Facility |
| South | Commercial | Business Tourism (BT) | South: 100' Gulf Power Easement and Vacant and partially improved land for "Big Kahuna's" |
| East | Mixed Use | Residential Urban Duplex (RUD) | Multifamily dwellings (Townhoms)(Old Bay Village) and Destin Health Care Rehab Center |
| West | Mixed Use | Residential Urban Duplex (RUD) | Single-family dwellings (Twin Lakes Subdivision) |

The density of the project is detailed below. All structures within the proposed development are two stories in height, excepting the "Live-Work" buildings, which are three stories in height. Height is detailed below. The Mixed Use (MU) Future Land Use designation has a maximum floor area ratio (FAR) of 1.07. The project's FARs, as calculated below, are compliant.

As described herein, the surrounding uses include single family residential, a nursing home facility, and multifamily dwellings/townhomes, and vacant undeveloped land. The proposed uses are highly complementary to the surrounding uses, which are mainly residential in nature. The intensity of development is considerably below the maximum intensity provided for in the Land Development Code. The use and intensity of the development is compatible with the surrounding area.

Density:

Allowed: 19.9 units per acre

Proposed: 88 units / 7.81 acres = 11.3 units per acre

Height:

The RGD (four or more family – 3 or more floors) Zoning District does not have a maximum building height. Building height in this district is determined by compatibility and whether the proposed structures are three stories or more, which require increased setbacks. The proposed "Live-work" structures are three stories in height and meet all setback requirements.

Floor Area Ratio:

The Mixed Use (MU) Future Land Use designation 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:

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

$$\frac{169,200 \text{ sq. ft.} - 137,513 \text{ sq. ft.}}{340,399 \text{ sq. ft.}} = \text{FAR}$$

$$31,687 / 340,399 \text{ sq. ft.} = 0.09 \text{ FAR}$$

Utilizing the formula as defined above, the FAR of 0.09 is below the maximum of 1.07 and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.20, which is below 1.07 and is calculated as follows:

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

$$169,200 \text{ sq. ft.} / 340,399 \text{ sq. ft.} = 0.50 \text{ FAR}$$

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:** No adverse noise impacts have been identified.
- d. **Outdoor Lighting:** The applicant is installing street lighting consistent with designs by Gulf Power Company that are utilized throughout the City of Destin.

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

6. **Setbacks and Buffers:** The setbacks and buffers meet requirements for land use compatibility.

The site plan for the "Old Bay Village – Phase II" residential/mixed use development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.

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.

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:

Right-of-way dedication is required for this project in accordance with the adopted Corridor Management Plan for this area. The land for the dedicated right-of-way is depicted on Sheet 3.1 of the plans and will be used for an extension of the existing Mattie M. Kelly Boulevard (currently a private street). As part of the City's Corridor Management Plan, this existing private street in conjunction with future improvements and dedications is planned to be a north-south connector from Airport Road to U.S. Highway 98. In order to achieve this portion of the plan, the City requires 80' of right-of-way and the dedication of land from adjacent property owners to achieve the necessary roadway design.

The applicant for "Old Bay Village -Phase II" has agreed to dedicate 30' of the 80' needed. The City does have the 50' of property east of the "Old Bay Village - Phase II" property. Thus, in combination the City will have the full 80' of right-of-way required from the existing terminus of Mattie M. Kelly Boulevard south. City Staff and the City's Land Use Attorney are still working to reinstate a previously considered Developer Agreement with the property owner to the north of the "Old Bay Village - Phase II" property. As part of the initial agreement, the property owner will dedicate to the City 30' of property along their eastern property line. We are anticipating the finalization of the dedication, via the completed Developer Agreement, to occur in late Summer 2004.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Solid Waste: **X**
Potable Water: **X**
Sanitary Sewer: **X**
Traffic: **X**
Stormwater Management: **X**

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, and approved on May 21, 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.

SUBDIVISION OR PUD - PLAT:

The proposed development requires a townhome subdivision plat and Condominium Documents for the portion to be under condominium ownership. In lieu of providing draft Condominium Documents, the applicant has provided a Condominium/Townhouse Affidavit, dated March 30, 2004.

Condition: Prior to the issuance of a Building Permit for vertical construction, the plat based on the subdivision plan, Sheet 3.1, must be reviewed, approved by the City of Destin, and recorded.

Condition: Prior to the issuance of a Certificate of Occupancy, the Condominium Documents must be submitted to the Community Development Department to be reviewed and approved by Staff and the City Land Use Attorney. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.

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:

After further review, NO portion of the subject site is located within an airport protection area, more specifically the Airport Noise Zone "C" as described in the LDC, Article 7, Section 7.15.00 and Appendix I, Article III. 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):

RGD – Four or more family (3 of more floors)(Note: Distances provided are from the 3 story buildings to property lines):

| | <u>Required</u> | <u>Buffers</u> | <u>Provided</u> |
|-----------------|-----------------|----------------|--------------------------------|
| Front (east): | 20' | 10' FP | 62.38.00' including the 10' FP |
| Side (north): | 15' | 5' CB | 132.00' including the 5' CB |
| Side (south): | 15' | 5' CB | 131.00' including the 5' CB |
| Rear (west): | 20' | 10' VB | 428.00' including the 10' VB |
| Between Bldgs.: | 10' | N/A | 20.00' |

RGD – Four or more family (fewer than 3 floors):

| | <u>Required</u> | <u>Buffers</u> | <u>Provided</u> |
|-----------------|-----------------|----------------|-----------------------------|
| Front (east): | 20' | 10' FP | 20.06' including the 10' FP |
| Side (north): | 10' | 5' CB | 10.9' including the 5' CB |
| Side (south): | 10' | 5' CB | 103.99' including the 5' CB |
| Rear (west): | 10' | 10' VB | 16.00' including the 10' VB |
| Between Bldgs.: | 10' | N/A | 20.00' |

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: the standard five (5) foot common boundary buffers along the northern and southern property lines. The 10' VB is required along the western 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:

Underground utilities/service (existing and proposed) are required.

COX COMMUNICATIONS:

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

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated April 5, 2004.

GULF POWER:

Gulf Power approved the project with the condition that Mr. Alan Barton be contacted to discuss and secure an encroachment agreement within the 100' Gulf Power Co. transmission easement prior to commencement of construction in a letter dated March 17, 2004.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated March 17, 2004.

SPRINT:

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

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated May 18, 2004.

STORMWATER:

Jones Edmunds and Associates, as the City Engineer, approved the stormwater management plan on May 12, 2004, and had the following stormwater related conditions:

1. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner.
2. **Prior to obtaining any city permit**, a copy of the FDEP stormwater approval shall be forwarded to the City.
3. **Prior to obtaining any city permit**, provide a NPDES Stormwater Construction Generic Permit (CGP) approval.

INGRESS/EGRESS:

A 26' +/- wide two-way ingress/egress access is proposed along the eastern property line connecting to the future extension of Mattie M. Kelly Boulevard.

PARKING:

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

Per code:

Dwelling, townhouses: 2.25 space per dwelling unit

Dwelling, multi-family (4 stories or less): 2.25 per dwelling unit

Commercial (Office and/or Retail General): 1 space for every 200 sq. ft. of gross floor area.

Per site plan:

88 dwelling units x 2.25 spaces = 198 parking spaces

14,400 sq. ft. / 200 = 72 parking spaces

TOTAL REQUIRED: 270 parking spaces

TOTAL PROVIDED: 274 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: 1 loading space
TOTAL PROVIDED: 1 loading space

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service for the condominium units and curbside pickup for the townhouse units. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall.

SIDEWALKS:

A 10' wide multi-use pathway is required within the proposed Mattie M. Kelly Boulevard right-of-way. The interior sidewalks vary from 4' wide to 5' wide depending on location as depicted on the approved site plans. Pedestrian connectivity is effectively provided throughout the development.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 340,399 sq. ft. (7.81 acres, more or less)
Required 18% Open Space: 61,272 sq. ft.
Provided Open Space: 120,403 sq. ft. (35.4%)

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: 7.81 x 10 = 79 Required on Site): | <u>79</u> |
| Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site: | <u>79</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: | 79 |
| Front Perimeter Trees (1 per 25') Required on Site: | 27 |
| Parking Lot Trees (1 per end row and landscape island) Required on Site: | 34 |
| Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: (Includes additional vegetation per Compatibility Analysis) | 22 |
| Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site: | <u>0</u> |

**TOTAL TREES REQUIRED:
TOTAL TREES PROVIDED:**

162
207

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (north and south). A ten (10) foot Front Perimeter Landscape Area is required along the eastern property line. A 10' Vegetative Buffer in combination with the 5' Common Boundary buffer is required along the western property line that abuts the less intense zoning district. The vegetative buffer will also incorporate a 6' high wooden privacy fence. 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.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the uses in the "Work" portion of the "Live/Work" units, gross floor area of the development 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:

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

Multi-family:

88 proposed units x \$113.03 = \$9,946.64

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

Multi-family:

88 proposed units x \$76.19 = \$6,704.72

Police Protection: The police protection impact fees were calculated using the "Residential - Outside Corridor Multi-Family = \$14.50" category and "Non-residential - Outside Corridor Retail per 1,000 sq. ft. = \$47.59."

Multi-family:

88 proposed units x \$14.50 = \$1,276.00

Retail:

(14,400 sq. ft. x \$47.59) / 1,000 = \$685.30

Road: The road impact fees were calculated using the "Multi-family/Condominium (per unit.) = \$577.00" category "Retail < 100,000 square feet (per 1,000 sq. ft.) = \$2,142.00."

Multi-family:

88 proposed units x \$577.00= \$50,776.00

Retail < 100,000 sq. ft. (per 1,000 sq. ft.):

(14,400 sq. ft. x \$3,702.00) / 1,000 = \$53,308.80

Totals:

| | | |
|--------------------|---|---------------------|
| Parks: | = | \$9,946.64 |
| Public Library: | = | \$6,704.72 |
| Police Protection: | = | \$1,961.30 |
| <u>Roads:</u> | = | <u>\$104,084.80</u> |
| TOTAL: | = | \$122,697.46 |

Totals for proposed individual townhouse or condo unit:

| | | |
|--------------------|---|-----------------|
| Parks: | = | \$113.03 |
| Public Library: | = | \$76.19 |
| Police Protection: | = | \$14.50 |
| <u>Roads:</u> | = | <u>\$577.00</u> |
| TOTAL: | = | \$780.72 |

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (June 8, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

| | |
|-----------------------------------|------------------------------------|
| City Traffic Consultant: | Paid from Escrow |
| City Compatibility Consultant: | N/A |
| City Surveyor: | Paid from Escrow |
| Re-Review Fees (Community Dev.): | Paid |
| Re-Review Fees (Stormwater Man.): | Paid |
| Administrative Costs: | Paid |
| <u>City Council Advertising:</u> | <u>\$64.80</u> |
| TOTAL (as of 6/8/04) = | \$64.80 (Subject to change) |

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.

COMMENTS/CONDITIONS:

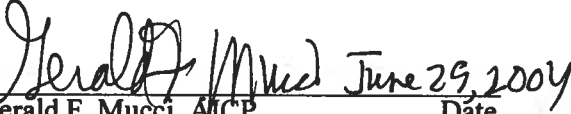
Public Input:

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

Per Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
2. A 20' wide easement as depicted on Sheet 3.1 will be granted to the City of Destin to be used for a pedestrian/bike pathway system as planned for within the City of Destin's Pathways Plan.
3. **Prior to the issuance of a Building Permit for vertical construction**, the plat based on the subdivision plan, Sheet 3.1, must be reviewed, approved by the City of Destin, and then properly recorded by the applicant.
4. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
5. **Prior to the issuance of a Certificate of Occupancy**, the Declaration of Covenants, Conditions, and Restriction documents must be reviewed and approved by the City Land Use Attorney. Additionally, a copy of the Declaration of Covenants, Conditions, and Restriction documents that have been recorded with the state must be submitted to the City of Destin.
6. **Prior to the issuance of a Certificate of Occupancy**, the Condominium Documents must be submitted to the Community Development Department to be reviewed and approved by Staff and the City Land Use Attorney. Additionally, a copy of the Condominium Documents, once recorded with the state, must be submitted to the City of Destin.
7. **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.
8. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.

9. **Prior to obtaining a Certificate of Occupancy, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner.**
10. **Prior to obtaining any city permit, a copy of the FDEP stormwater approval shall be forwarded to the City.**
11. **Prior to obtaining any city permit, provide a NPDES Stormwater Construction Generic Permit (CGP) approval.**
12. **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 June 29, 2004
Community Development Director Date



Bonezzi Development Company Date
Owner
Robert A. Bonezzi
President