



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

February 13, 2008

Order No. 08-08

Final Development Order:

“PORSCHE OF DESTIN” A MINOR DEVELOPMENT (SP-07-21)

Based upon the City's approval and issuance of this Development Order, on February 13, 2008, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Jenkins, Stanford and Associates, Inc., on behalf of All Pro Auto Group, LLC is requesting approval of “Porsche of Destin,” a Minor Development.

Request: The proposed development consists of two 1-story buildings, a proposed 2,986 square foot new car sales building and an existing 6,450 square foot Automobile Care Center (previously a warehouse).

Location: The proposed development is located at 100 and 120 Industrial Park Road in the City of Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0000-0058-0090 and 00-2S-22-0000-0058-000A.

Parcel Size: The current site area is .97 acres, more or less.

Future Land Use: Town Center Mixed Use (TCMU) and Industrial (IN)

Zoning District: Town Center Mixed Use (TCMU) and Industrial (IN)

Density: Allowed: N/A

Proposed: N/A

Intensity: Allowed: .40 Floor Area Ratio (FAR)

Proposed: 0.22 FAR

Application Date: June 27, 2007

TRC Date: July 18, 2007

Approved Site Plan Date: January 17, 2008

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated February 13, 2008 are incorporated herein.

CONDITIONS OF APPROVAL FOR “PORSCHE OF DESTIN” A MINOR DEVELOPMENT (SP-07-21):

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

Construction of infrastructure 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 February 13, 2008 (no later than February 13, 2009), 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) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated. (Article 2, Section 2.21.00)

NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations. (Article 2, Section 2.21.00)

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for "Porsche of Destin" will be protected. However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:
 - A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
 - B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the 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. **Conditions Per Community Development Department:** Refer to pages 12 thru 14 of the attached TRC Report dated January 17, 2008.
5. **Conditions Per the Board of Adjustment:** refer to page 14 thru 15 of the attached TRC report dated January 17, 2008.
6. **Conditions Per Engineering Department:** Refer to page 15 thru 16 of the attached TRC report dated January 17, 2008.
7. **Conditions Per Destin Water Users, Inc.:** Refer to page 16 of the attached TRC Report dated January 17, 2008.

TECHNICAL REVIEW COMMITTEE REPORT

"PORSCHE OF DESTIN" A MINOR DEVELOPMENT (SP-07-21)

TRC Report: January 17, 2008

ISSUE:

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Proposed: 0.22 FAR

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DISCUSSION/FINDINGS:

Jenkins, Stanford and Associates, Inc., on behalf of All Pro Auto Group, LLC is requesting approval of "Porsche of Destin," a Minor Development. The proposed development consists of two 1-story buildings, a proposed 2,986 square foot new car sales building and an existing 6,450 square foot automobile care center. The proposed development is located at 100 and 120 Industrial Park Road in the City of Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0000-0058-0090 and 00-2S-22-0000-0058-000A. The current site area is .97 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical and Concurrency Management 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 designation of Town Center Mixed Use (TCMU) and Industrial (IN) and a Zoning designation of Town center Mixed Use (TCMU) and Industrial (IN). The proposed use is consistent with the Town Center Mixed Use (TCMU) and Industrial (IN) and Future Land Use designation and is a permitted principal use within the Town Center Mixed Use (TCMU) and Industrial (IN) and Zoning Districts.

LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that *“All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.”* The LDC requirements regulating “special design criteria” are *“...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.”* This section also states, *“These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.”* [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Surrounding development
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

Surrounding development:

The proposed development consists of two 1-story buildings, a proposed 2,986 square foot new car sales building and an existing 6,450 square foot automobile care center. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Residential, Office, Institutional (ROI) and Institutional (INST)	Residential, Office, Institutional – General Development (ROI – GD) and Institutional (INST)	North: Church and vacant
South	Town Center Mixed Use (TCMU) and Industrial (IN)	Town Center Mixed Use (TCMU) and Industrial (IN)	South: Vacant
East	Industrial (IN)	Industrial (IN)	East: Commercial (Auto repair and use merchandise)
West	Town Center Mixed Use (TCMU) and Industrial (IN)	Town Center Mixed Use (TCMU) and Industrial (IN)	West: Commercial (Convenience store)

As described herein, the surrounding uses include church, auto repair, used merchandise, convenience store and vacant land. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

Mechanical equipment:

Condition: Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.

Outdoor storage and display:

There is approximately 1,500 s.f of area attributed to this development for outdoor display (81 feet wide and 20 feet deep, there is a 6 foot wide by 20 foot deep walkway located within the area). Storage or display areas cannot be located in areas designated for landscaping, open swales or open retention areas used for stormwater management purposes. No inoperable motor vehicles shall be stored for more than 60 consecutive days. These inoperable motor vehicles must be stored in screened areas and must be kept on the same site as the repair facilities. Refer to page 13 of the attached TRC report dated January 17, 2008 for further conditions on the outdoor storage and display area.

Solid waste collection areas:

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses.

Condition: All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. These gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

Parking, loading, or accessway areas (abutting residential uses):

Areas used or set aside for parking, loading, accessways or service and utility areas are separated by at least ten feet from the property line abutting single-family residential homes.

The site plan for “Porsche of Destin” complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] and Land Development Code [LDC, §7.09].

MASSING (WIDTH AND DEPTH) AND HEIGHT:

The proposed development consists of two 1-story buildings, a proposed 2,986 square foot new car sales building and an existing 6,450 square foot automobile care center. The proposed new car sales building measures 52.0 feet wide by 55.67 feet deep. This proposed building is one story with a proposed building height of approximately 20.0 feet measured to the cornice line. The existing automobile care center building measures 97.0 feet wide by 82.0 feet deep. This existing building is one story with a building height of approximately 25.6 feet measured to the cornice line.

DENSITY:

Not applicable.

INTENSITY:

The FAR calculation methodology results in an FAR of 0.22, which is also below .40 and is calculated as follows:

Total sq. ft. of existing and proposed buildings / sq. ft. of subject parcel = FAR

2,986 + 6,450 sq. ft. /42,452 sq. ft. = 0.22 FAR

SETBACKS AND BUFFERS:

The proposed development meets all of the required setbacks for the IN Zoning Districts.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (North):	0' -10'	N/A	approx. 51.4' (Sales) and 2.0' to display area
Side (East):	0'	N/A	approx. 40.4' (Sales) and 10' (Auto Care)
Side (West):	0'	5' CB	approx. 24' (for both) including 5' CB
Rear (South):	0'	5' CB	approx. 22' 9Auto Care) including 5' CB
Between Bldgs.:	10'	N/A	N/A (all buildings structurally connected)

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Zone and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: a five-foot common boundary buffer along the western and southern property line.

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 transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on November

7, 2007, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City's Comprehensive Plan: 2010.

As a requirements of the City's multimodal transportation district, as adopted in Comprehensive Plan: 2010, the City's Transportation Manager has reviewed and approved the applicant's traffic impact analysis dated September 13, 2007.

SUBDIVISION OR PUD - PLAT:

Not applicable.

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.

WHITE SANDS ZONE:

The project property is not located within any White Sand Zone area.

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:

All proposed utilities are required to be placed underground.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated July 20, 2007.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 18, 2007.

GULF POWER:

Gulf Power approved the project in a letter dated July 6, 2007.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated July 18, 2007.

EMBARQ:

Embarq Corporation approved the project in a letter dated July 6, 2007.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated July 18, 2007; please refer to conditions on page 16 of the TRC report dated January 17, 2008.

ENGINEERING:

The City of Destin Engineering Department approved the project in a memo dated November 7, 2007; please refer to conditions on page 15 thru 16 of the TRC report dated January 17, 2008.

STORMWATER:

The City approved the stormwater management plan on September 27, 2007; please refer to conditions on page 14 of the TRC report dated January 17, 2008.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided by the existing 24' +/- wide two-way ingress/egress accessway off of Industrial Park Road.

PARKING:

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

Per code:

Auto Repair; Auto Sales: 1 space per 400 square feet and
A minimum of 5% of required parking spaces for bicycle parking

Per site plan:

New Car Sales (Auto Sales): 2,986 sq. ft x 1 space per 400 sq. ft. = 7.47 parking spaces
Auto Care Center (Auto Repair): 6,450 sq. ft. x 1 space per 400 sq. ft. = 16.125 parking spaces

Total Maximum Parking Required: 24 parking spaces
Total Minimum Parking Required (80% of maximum): 20 parking spaces
Bicycle Parking required: 5% of parking spaces provided
Automobile and Bicycle Parking Provided: 22 parking spaces including 1 handicap space and 2 bicycle space

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall. The gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

SIDEWALKS:

The proposed 8-foot wide sidewalk is required along Airport Road and Industrial Park Road.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 42,452 sq. ft. (.97 acres, more or less)
Required 25% Open Space: 10,613 sq. ft.
Provided Open Space: 10,921 sq. ft (25.7%)

Landscape Requirements:

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 (9 trees x 3 credits per tree):	27
Credits for Existing Trees (13" to 19" diameter) on Site (2 trees x 4 credits per tree):	8
Credits for Existing Trees (20" or 24" diameter) on Site (1 tree x 5 credits per tree):	5
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	40

Reforestation Trees (1 per every .10 of an acre: .97 x 10 = 9.7) Required on Site: 10

Total Reforestation Credits: 40

Total Reforestation Trees Required on Site: 0

Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site: 0

Replacement Trees (removal of trees over 12" d.b.h.) Required on Site: 33

Front Perimeter Trees (1 per 25') Required on Site: N/A

Parking Lot Trees (1 per end row and landscape island) Required on Site: 4

TOTAL TREES REQUIRED: 37

TOTAL TREES PROVIDED: 37

Trees shall be a minimum of ten (10) feet in height and have a two and one-half (2½) caliper at the time of planting. Trees having an average mature spread of crown less than 20 feet shall be arranged in groupings so as to create the equivalent of a 20-foot crown spread. Shrubs 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 number of units receiving a certificate of occupancy (C.O.) or certificate of completion (C.C.). Final impact fee amounts will also be determinant whether exemption or credits are applicable and reevaluated at the time a C.O. or C.C. is requested. Any claims for exemption or credits must be made no later than the time a C.O. or C.C. is requested.

The land uses identified below are from the "Fee Schedule" tables found in Article 19 of the Land Development Code and are those deemed most closely related to the land uses proposed in this development. The fee payer has the option of paying the fees identified below for the identified land use or they shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a C.O. or C.C. is sought. The determination made by the City Manager may be appealed to the City Council by filing a written request with the City Manager within 10 days of the City Manager's determination. We advise the applicant to submit any independent fee calculation study as soon as possible for a determination. 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 C.O. or C.C.:

Police Protection: The police protection impact fees were calculated using the "Non-residential-U.S. 98 Corridor Industrial per 1,000 sq.ft. = \$5.87" and "Non-residential -U.S. 98 Corridor Retail per 1,000 sq. ft. = \$47.59." The "Industrial" and "Retail" uses are the most closely attributable uses to the proposed use for calculating the Police Protection projected impact fee. The police protection impact fees were calculated using the following rates and fees.

New Car Sales (Retail):

Impact Fee Rate = \$47.59 per 1,000 square feet

New Car Sales Area = 2,986 square feet

Impact Fee for New Car Sales = 2,986 sq. ft. x \$47.59 per 1,000 sq. ft. = **\$142.10**

Auto Care Center (Industrial):

Impact Fee Rate = \$5.87 per 1,000 square feet

Auto Care Center Area = 6,450 square feet

Impact Fee for Auto Care Center = 6,450 sq. ft. x \$5.87 per 1,000 sq. ft. = **\$37.86**

LESS previously paid police impact fees for Destin RV (Warehouse) = \$33.17

Total Police Protection Impact Fees to be paid for "Porsche of Destin": **\$146.79**

Roads: The road impact fees were calculated using the "General Light Industrial per 1,000 sq. ft. = \$1,030.00" and "New Car Sales per 1,000 sq.ft. = \$8,863.00." The "General Light Industrial" and the "New Car Sales" uses are the most closely attributable uses to the proposed uses for calculating the road projected impact fee. The road impact fees were calculated using the following rates and fees.

New Car Sales:

Impact Fee Rate = \$8,863.00 per 1,000 square feet

New Car Sales Area = 2,986 square feet

Impact Fee for New Car Sales = 2,986 sq. ft. x \$8,863.00 per 1,000 sq. ft. = **\$26,464.92**

Auto Care Center (General Light Industrial):

Impact Fee Rate = \$1,030.00 per 1,000 square feet

Auto Care Center Area = 6,450 square feet

Impact Fee for Auto Care Center = 6,450 sq. ft. x \$1,030.00 per 1,000 sq. ft. = **\$6,643.50**
LESS previously paid road impact fees for Destin RV (Warehouse) = \$2,084.85

Total Roads Impact Fees to be paid for "Porsche of Destin": **\$31,023.57**

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$146.79
Roads:	=	<u>\$31,023.57</u>
TOTAL IMPACT FEES	=	<u>\$ 31,170.36</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (February 13, 2008). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Traffic Consultant:	\$206.72
Re-Review Fees (Community Dev.)	Paid
<u>Re-Review Fees (Engineering)</u>	Paid
TOTAL (as of February 13, 2008) =	\$206.72

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 any City permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. **Prior to the issuance of any City permit**, a unity of title between the two applicable parcels must be finalized and recorded with the Okaloosa County Clerk of Court. The applicant must ensure that City staff approved the unity of title before it is recorded.
3. **Prior to the issuance of any City permit**, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
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**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
6. **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 which shall be submitted prior to the issuance of any city permit 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.

7. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
8. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
9. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.
10. **Condition:** Inoperable motor vehicles shall be stored within screened areas and must be kept on the same site of motor vehicle repair facilities and motor vehicle service centers that will be performing the repair of said inoperable motor vehicle. No inoperable motor vehicle shall be stored onsite for a period exceeding 60 consecutive days. *Ref. LDC Section 7.09.02.B.2.c.*
11. **Condition:** No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be located in areas designated for landscaping or open swales or open retention areas used for stormwater management purposed. *Ref. LDC Section 7.09.02.B.2.d.*
12. **Condition:** Repair and maintenance shops, shall not store or otherwise maintain any parts or waster material outside of such buildings. Additionally, all operations must be conducted entirely within a building. *Ref. LDC Section 7.09.02.B.7.*
13. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. These gates shall remain closed at all times except for when waste management services are collecting refuse from the site. *Ref. LDC Section 7.09.02.B.3.*
14. **Condition:** All wheel stops adjacent to sidewalks and walls shall be installed at least 30 inches from the adjacent sidewalk. *Ref. LDC Section 8.06.11.B.*
15. **Condition:** Curb ramps shall be provided at locations where a sidewalk intersects a curb.
16. **Condition:** Curb ramps shall be provided at all locations where an ADA-accessible route or access aisle intersects a curb.

17. **Condition:** Each handicap accessible parking space must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Such sign must also indicate the penalty for illegal use of the space. **This penalty shall be a minimum \$250 fine.**
18. **Condition:** A visual screen of vegetation running the entire length of the western, southern, and eastern property lines shall be installed within a five-foot side yard landscaped strip. Such vegetation shall provide a minimum of 50 percent opacity for that area between the finished grade level at the common boundary line and six feet above said level and horizontally along the length of all common boundaries within three years of planting. *Ref. LDC Section 12.04.04.B.1.b.*
19. **Condition:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02.A.5.*
20. **Condition:** All existing and proposed utility lines on the subject property shall be located underground. *Ref. LDC Section 20.12.00.*
21. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
22. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management," particularly those guidelines set forth for the construction and maintenance of exfiltration trenches.
23. **Condition:** All perforated piping and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City, the Engineer of Record shall submit an inspection report that certifies the compliance of the perforated pipe and exfiltration beds.
24. **Condition:** Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members.

Per City of Destin Board of Adjustments:

25. **Condition:** No dust, noise, or other nuisances will be associated with the proposed land use.
26. **Condition:** Typical hours of operation shall be between the hours of 7:30 am and 8:00 pm and may deviate to be consistent with hours of operation of the surrounding businesses.
27. **Condition:** Cross access to existing dealership shall be improved and cross access with other adjacent parcels is strongly encouraged.
28. **Condition:** The outdoor lighting of the site shall be designed to prevent spillover onto the adjacent properties or rights-of-way beyond the building site property line and lumens shall not exceed two foot candles at the property line. The lighting plan shall indicate all outdoor lighting, including lighting for streets, access drives, parking lot, building access points, and additional security lighting. The plan shall indicate fixture heights, type and rating by wattage or lumens. The plan shall include characteristics of all lighting whether freestanding or wall mounted; type of illumination, vendor specifications, method of shielding light and light source, photometric

plan, measures of illumination with contours indicating light source at the property lines and ten feet into adjoining properties, including rights-of-way. Lighting specifications for all signage shall be submitted and shall be compatible with land uses in the immediate vicinity.

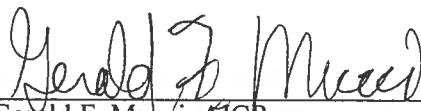
Per City of Destin Engineering Department:

29. **Prior to the issuance of any City permits**, obtain a City of Destin Right-of-Way Construction Permit from the City Engineering Department.
30. **Prior to the issuance of a Certificate of Occupancy**, all temporary construction driveway entrances shall be removed and the right-f-way re-graded, restored and re-vegetated to original or better condition.
31. **Condition:** Landscaping adjacent to the right-of-way (ROW) shall conform to the location requirements outlined in the Land Development Code, Article 8.
32. **Condition:** Refer to LDC Article 8.01.00.B.2. Screening vegetation shall not be placed within five feet and maintain a minimum foliage clearance of three feet from any utility structure(s) including but not limited to water meters, valves, electrical/communication panels or poles, and shall not be placed around any water hydrant that could be used for fire protection.
33. **Condition:** Refer to LDC Article 8.01.00.C. Sidewalks, recreational trails, and bicycle ways shall be permissible in ROW's:
 - a. Landscaping located on abutting properties to sidewalks , recreational trails, and bicycle ways shall not create a safety hazard, and shall be trimmed or pruned to allow full width plus one foot on each side of the sidewalks, recreational trails, and bicycle ways, and the minimum vertical height of ten feet above grade, is clear.
 - b. Trees or shrubs shall not be planted within five feet from all streets or sidewalks, recreational trails, and bicycle ways.
34. **Condition:** Contractor shall not be allowed to utilize **ANY** public rights-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected.
35. **Condition:** Refer to LDC Article 8.03.06. Clear visibility triangle. In order to provide a clear view of intersecting streets to motorist, there shall be a triangular area of clear visibility formed by two intersecting streets.
36. **Condition:** The stairs and landing from the second floor of the existing building (the Auto Care Center) shall not encroach into the R.O.W.
37. **Condition:** Provide a 24 hour contact person's phone number; that person shall have demonstrated ability in maintenance of erosion control measures.
38. **Condition:** Areas not being worked for 30 days or more shall be vegetated.
39. **Condition:** All bare ground, stripped of vegetation during the clearing/grading process, shall be covered to the maximum extent practicable.

40. **Condition:** Non surfaced temporary construction driveway entrances, access roads and parking areas used by construction traffic shall be stabilized to minimize erosion and prevent tracking mud or soil from the site.
41. **Condition:** Stabilized construction entrance(s) shall be installed as the first step of clearing and grading (after installation of erosion/sediment control devices).
42. **Condition:** Additional techniques to reduce soil tracking off of a site and onto a roadway such as wheel washing stations may be required.
43. **Condition:** Any off-site catch basins, curb inlets or swales that required protection shall be cleaned.
44. **Condition:** Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of the work day) by sweeping. The sediment collected by sweeping shall be removed from the roadway and stabilized on-site.
45. **Condition:** Dust control is required on all areas of development or redevelopment activities.
46. **Condition:** A copy of all Federal, State and city permits (as applicable) shall be posted in a clearly visible location on the project site.

Per Destin Water Users, Inc.:

47. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
48. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.


Gerald F. Mucci, AICP 2-13-08
Community Development Director Date


Bryan Myers 2/15/08
Authorized Signing Officer Date