



# City of Destin

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July 17, 2003

Order No. 03-20

Final Development Order:

*Quail Lake*

**"AIRPORT ROAD TOWNHOMES"  
A MAJOR DEVELOPMENT  
(SP-02-64)**

Based upon the City Council's approval of this development order on July 7, 2003, 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:** Robert Donovan Construction, Inc., on behalf of Sky High, Inc., is requesting approval of a Major Development identified as "Airport Road Townhomes."  
**Request:** The proposed development consists of a 70-unit townhome project.  
**Location:** The proposed development is located along Airport Road (northwest of the intersection of Airport Road and Indian Bayou Trail), more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-0000-0056-0000.  
**Parcel Size:** The combined property contains 9.90 acres, more or less.  
**Future Land Use:** Medium Density Residential (MDR)  
**Zoning Districts:** Business Retail (BR)  
**Density:** Allowed: 9.99 dwelling units per acre  
Proposed: 7.07 dwelling units per acre  
**Intensity:** Not applicable  
**Application Date:** December 2, 2002 (revised submittal)  
**TRC Date:** December 18, 2002  
**Approved Site Plan Date:** May 19, 2003  
**Planning Commission Date:** June 5, 2003  
**City Council Date:** July 7, 2003

#### DETERMINATIONS:

1. The Destin City Council held a public hearing on July 7, 2003. The City Council approved the development by a vote of 7-0. The recommended motion, as amended during the hearing, is to remove condition No. 1 from the TRC Report presented at the meeting, provide a condition that the applicant dedicate the land within the 100 foot wide Gulf Power Easement, and to approve the project presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated May 19, 2003, amended June 6, 2003, and July 8, 2003.

2. The Planning Commission considered the proposal on June 5, 2003, and recommended that the City Council approve the proposed project as presented by staff with the agreed upon changes and condition that Condition #1 on page 9 in the TRC report be removed. The motion passed by a vote of 4-0; and
3. All the findings of the Technical Review Committee report dated May 19, 2003, amended June 6, 2003, and July 8, 2003, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "AIRPORT ROAD TOWNHOMES" A MAJOR DEVELOPMENT (SP-02-64):**

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 July 15, 2003 (no later than July 15, 2004), 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 "Airport Road Townhomes" 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.
  - 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. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.
5. **Prior to the issuance of any Building Permit for construction**, City Staff and the City Council must approve the dedication and accept at least 80 feet of land within the existing 100 foot wide Gulf Power Easement. The dedication shall be identified on the plat.
6. **Prior to the issuance of any Building Permit for construction**, City Staff and City Council must review, approve, and receive a recorded copy of the plat, which shall reference the dedication and acceptance of at least 80 feet of land within the existing 100 foot wide Gulf Power Easement.
7. **Prior to the issuance of the Building Permit**, the owner/developer shall provide a "disclosure statement" when the units are to be sold and provide increased construction standards for the structures because the project is within an airport protection area, more specifically the Airport Noise Zone "C".
8. **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.
9. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
10. **Prior to the issuance of a Certificate of Occupancy**, the landscaping for the entire development must be installed, inspected, and approved by the Community Development Department. The applicant may choose to amend the site plan and provide a phasing plan indicating those units or series of units to be C.O.'d. If phased, only select portions of the landscaping will be required to obtain a C.O. All landscaping required for the 10' front perimeter landscape areas and parking areas will be required by the first C.O.
11. Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval. The plans must provide specifications for the proposed outdoor lighting, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination onto adjacent properties, public streets and highways, and the night sky. The source of all illumination should not be visible from off-site.

12. Revisions to the development 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.
13. Provide all related documentation and test data for the deceleration lanes prior to the City taking over for permanent maintenance. The Applicant shall be required to perform (1) one year maintenance from the time of C.O. prior to requesting the City to take permanent operation & maintenance of the deceleration lanes access on Airport Rd., walkways, etc. For the deceleration lane refer to the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways - May 2002. (Florida Green Book).
14. Parking spaces shall not encroach in the sidewalk.
15. Where sidewalk is adjacent to parking spaces and the sidewalk is less than 6' wide or flush with the parking pavement, provide wheel stops.
16. Internal walkways shall meet accessibility requirements.
17. No stormwater runoff shall be directed off of the property or into the lake.
18. Prior to obtaining any city permit, provide Gulf Power Land Division approval.
19. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
20. Prior to obtaining any city permit, provide a FDEP Stormwater approval.
21. Prior to obtaining any city permit, provide a NPDES Stormwater Construction Generic Permit (CGP) approval.
22. **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).

## TECHNICAL REVIEW COMMITTEE REPORT

### **“AIRPORT ROAD TOWNHOMES” A MAJOR DEVELOPMENT (SP-02-64)**

**TRC Report: May 19, 2003, amended June 6, 2003, and July 8, 2003**

#### **ISSUE:**

**Applicant:** Robert Donovan Construction, Inc., on behalf of Sky High, Inc., is requesting approval of a Major Development identified as “Airport Road Townhomes.”

**Request:** The proposed development consists of a 70-unit townhome project.

**Location:** The proposed development is located along Airport Road (northwest of the intersection of Airport Road and Indian Bayou Trail), more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0056-0000. (Exhibit “A” for Location and Zoning Map).

**Parcel Size:** The combined property contains 9.90 acres, more or less.

**Future Land Use:** Medium Density Residential (MDR)

**Zoning Districts:** Business Retail (BR)

**Density:** Allowed: 9.99 dwelling units per acre  
Proposed: 7.07 dwelling units per acre

**Intensity:** Not applicable

**Application Date:** December 2, 2002 (revised submittal)

**TRC Date:** December 18, 2002

**Approved Site Plan Date:** May 19, 2003

**Planning Commission Date:** June 5, 2003

**City Council Date:** July 7, 2003

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

Robert Donovan Construction, Inc., on behalf of Sky High, Inc., is requesting approval of a Major Development identified as “Airport Road Townhomes.” The proposed development consists of a 70-unit townhome project. The proposed development is located along Airport Road (northwest of the intersection of Airport Road and Indian Bayou Trail), more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0056-0000. The total site area is 9.90 acres, more or less.

The proposed project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. Refer to the complete Compatibility Analysis from the City’s Compatibility Consultant, Mr. Les Solin, and dated December 12, 2002.

The proposed project request is consistent with Land Development Code and the current Comprehensive Plan as a result of the City Council, on July 7, 2003, selecting a new alternative alignment for the east/west corridor, as well as the mechanism for its implementation. Reference the “City of Destin Transportation Corridor Management Plan, Section 1 Executive Summary, dated July 2003” for the approved plan section to implement.

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

**COMPREHENSIVE PLAN/ZONING:**

The property currently has a Future Land Use designation of Medium Density Residential (MDR) and a Zoning designation of Business Retail (BR). The proposed use is consistent with the MDR Future Land Use designation and is allowed as a special exception use (approved by the Board of Adjustment on March 5, 2003), within the BR zoning district.

**COMPATIBILITY:**

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. Refer to the complete Compatibility Analysis from the City's Compatibility Consultant; Mr. Les Solin dated December 12, 2002.

**DENSITY:**

Allowed – 9.99 dwelling units per acre  
Proposed – 7.07 dwelling units per acre

**HEIGHT:**

The BR Zoning District does not have a maximum building height. Building height in this district is determined by compatibility and whether the proposed structures have multiple stories (three stories and above). None of the proposed structures are more than two stories. Refer to the complete Compatibility Analysis Report, dated December 12, 2002, which finds the proposed project compatible with the surrounding area in regards to height.

**FLOOR AREA RATIO:**

Not applicable.

**RIGHT-OF-WAY DEDICATION:**

Right-of-way dedication may be required for this project. The dedication of right-of-way is determinant upon City Council direction in regards to the Corridor Management Plan and if necessary shall be a condition of the final development order.

**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 traffic consultant, Renaissance Planning Group, Inc., dated February 26, 2003, the proposed development will generate 7 additional PM Peak Hour directional trips on Segment "A," 12 additional PM Peak Hour directional trips on Segment "B," and 12 additional PM Peak Hour directional trips on Segment "C". As of the date of the TRC approval, Segment "A" had 481 PM Peak Hour directional trips available, Segment "B" had 568 PM Peak Hour directional trips available, and Segment "C" had 322 PM Peak Hour directional trips available. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

**SUBDIVISION OR PUD - PLAT:**

This project will require plat approval. The plat must be reviewed, approved, and recorded prior to any building permit being issued. 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.

**WHITE SANDS ZONE:**

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

**PHASING:**

Not applicable.

**AIRPORT PROTECTION:**

**The subject site is located within an airport protection area, more specifically the Airport Noise Zone. As a result of the subject site located within the Airport Noise Zone, it is a condition that the owner provides a "disclosure statement" if the property is to be sold and provide increased construction standards for the structures to be built.** 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 lots indicate the required setbacks for the BR Zoning District.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front(s):	10'	10' FP	10'
Back:	N/A	N/A	N/A
Sides:	0'	5' & 10' VB	125'
Between Bldgs.:	10'	N/A	10'

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 ten (10) foot front perimeter landscape buffer.

**SIGNS:**

No 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.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated December 12, 2002.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated February 4, 2003.

**GULF POWER:**

Gulf Power approved the project at the December 18, 2002, TRC meeting.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated December 17, 2002.

**SPRINT:**

Sprint approved the project in a letter dated December 11, 2002.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated May 19, 2003.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan, and had the following **stormwater** related conditions:

1. No stormwater runoff shall be directed off of the property or into the lake.
2. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval
3. Prior to obtaining any city permit, provide a FDEP Stormwater approval.
4. Prior to obtaining any city permit, provide a NPDES Stormwater Construction Generic Permit (CGP) approval.



5. **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).

**INGRESS/EGRESS:**

There are two proposed ingress/egress accessways attributed to this development. The northern most two-way accessway is approximately 24' wide and includes a deceleration lane. The main accessway is a two-way approximately 27' wide ingress/egress, which also includes a deceleration lane.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The dumpster number(s) and location configuration has been reviewed and approved by Waste Management, Inc.

**SIDEWALKS:**

A 5' wide sidewalk must be maintained along the entire length of all rights-of-way (ROW) that abut the proposed project.

**OPEN SPACE/LANDSCAPE:**

**Open Space Requirements:**

344,028 sq. ft. of property x 18 % = 61,925.04 sq. ft. required  
 Site plan provides 49.4% = 170,068 sq. ft. provided

**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 (1 trees x 5 credits per tree):	5
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees (1 per every .10 of an acre: 9.9 x 10 = 99) Required on Site:	<u>99</u>
<b>Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:</b>	<b><u>94</u></b>

**Note:** Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	94
Front Perimeter Trees (1 per 25') Required on Site:	76
Parking Lot Trees (1 per end row and landscape island) Required on Site:	11
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	52
Conditional Compatibility Vegetation:	14
<b>TOTAL TREES REQUIRED:</b>	<b>247</b>
<b>TOTAL TREES PROVIDED:</b>	<b>247</b>

A ten (10) foot Front Perimeter Landscape Area is required along the front property line abutting all rights-of-ways (public or private). The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. 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. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

**PARKING:**

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

*Per code:*

Dwelling, townhouse: 2.25 spaces per dwelling unit

*Per site plan:*

70 townhouse dwelling units x 2.25 spaces per dwelling unit = 158 spaces

**TOTAL REQUIRED: 158 parking spaces**

**TOTAL PROVIDED: 244 parking spaces (including 3 handicap spaces)**

**LOADING SPACE (ZONE):**

Not applicable.

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

1. A copy of the FDEP stormwater and NPDES approval shall be forwarded to the City Engineer's office.

**IMPACT FEES:**

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon 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:**

70 proposed units x \$113.03 = \$7,912.10

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

**Multi-family:**

70 proposed units x \$76.19= \$5,333.30

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

**Multi-family:**

70 proposed units x \$14.50= \$1,015.00

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

**Multi-family:**

70 proposed units x \$577.00= \$40,390.00

Totals for proposed 70-unit townhouse development:

<b>Parks:</b>	=	\$7,912.10
<b>Public Library:</b>	=	\$5,333.30
<b>Police Protection:</b>	=	\$1,015.00
<b>Roads:</b>	=	\$40,390.00
<b>TOTAL:</b>	=	<b>\$54,650.40</b>

Totals for proposed townhome unit:

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

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (May 22, 2003). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	<b>Paid</b>
City Compatibility Consultant:	<b>Paid</b>
City Surveyor:	<b>Paid</b>
Re-Review Fees (Community Dev.)	<b>Paid</b>
Re-Review Fees (Engineering Dept.)	<b>Paid</b>
Consultation Fees:	<b>Paid</b>
Administrative Costs:	<b>Paid</b>
Planning Commission Advertising:	<b>Paid</b>
City Council Advertising:	<b>Paid</b>
<b>TOTAL (as of 7/17/03) =</b>	<b>Paid</b>

**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 that are owed to the City must be paid in full.
2. **Prior to the issuance of any Building Permit for construction**, City Staff and the City Council must approve the dedication and accept at least 80 feet of land within the existing 100 foot wide Gulf Power Easement. The dedication shall be identified on the plat.
3. **Prior to the issuance of any Building Permit for construction**, City Staff and City Council must review, approve, and receive a recorded copy of the plat, which shall reference the dedication and acceptance of at least 80 feet of land within the existing 100 foot wide Gulf Power Easement.
4. **Prior to the issuance of the Building Permit**, the owner/developer shall provide a "disclosure statement" when the units are to be sold and provide increased construction standards for the structures because the project is within an airport protection area, more specifically the Airport Noise Zone "C".
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**, all applicable impact fees must be paid.

7. **Prior to the issuance of a Certificate of Occupancy, the landscaping for the entire development must be installed, inspected, and approved by the Community Development Department. The applicant may choose to amend the site plan and provide a phasing plan indicating those units or series of units to be C.O.'d. If phased, only select portion of the landscaping will be required to obtain a C.O. All landscaping required for the 10' front perimeter landscape areas and parking areas will be required by the first C.O.**
8. **Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval. The plans must provide specifications for the proposed outdoor lighting, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination onto adjacent properties, public streets and highways, and the night sky. The source of all illumination should not be visible from off-site.**
9. **Revisions to the development 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.**

**Per Engineering Department Approval Letter:**

1. **Provide all related documentation and test data for the deceleration lanes prior to the City taking over for permanent maintenance. The Applicant shall be required to perform (1) one year maintenance from the time of C.O. prior to requesting the City to take permanent operation & maintenance of the deceleration lanes access on Airport Rd., walkways, etc. For the deceleration lane refer to the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways - May 2002. (Florida Green Book).**
2. **Parking spaces shall not encroach in the sidewalk.**
3. **Where sidewalk is adjacent to parking spaces and the sidewalk is less than 6' wide or flush with the parking pavement, provide wheel stops.**
4. **Internal walkways shall meet accessibility requirements.**
5. **No stormwater runoff shall be directed off of the property or into the lake.**
6. **Prior to obtaining any city permit, provide Gulf Power Land Division approval.**
7. **If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.**
8. **Prior to obtaining any city permit, provide a FDEP Stormwater approval.**
9. **Prior to obtaining any city permit, provide a NPDES Stormwater Construction Generic Permit (CGP) approval.**

