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CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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May 30, 2006

Order No. 06-10

Final Development Order:

**“SHERWIN WILLIAMS WAREHOUSE”
A MINOR DEVELOPMENT
(SP-06-05)**

Based upon the City's approval and issuance of this Development Order, on May 30, 2006, 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:** Robertson-Cotton, Inc., is requesting approval of a Minor Development identified as “Sherwin Williams Warehouse.”
- Request:** The proposed development consists of 7,750 square feet of warehouse space, 2,000 square feet of retail space, and 875 square feet of office space distributed among three buildings.
- Location:** The proposed development is located at Lot E-22, Block E of the Calhoun Subdivision in Destin, Florida (112 Stahlman Avenue), and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000E-E220.
- Parcel Size:** The current site area is 1.19 acres, more or less.
- Future Land Use:** Commercial Trades and Services (CTS)
- Zoning District:** Business General (BG)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 1.30 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.21 FAR
- Application Date:** November 21, 2005
- TRC Date:** December 21, 2005
- Approved Site Plan Date:** May 9, 2006

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated May 9, 2006 are incorporated herein.

CONDITIONS OF APPROVAL FOR "SHERWIN WILLIAMS WAREHOUSE" A MINOR DEVELOPMENT (SP-06-05):

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 May 30, 2006 (no later than May 30, 2007), 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 construction of infrastructure 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 2.10.00)

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 of infrastructure. 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 "Sherwin Williams Warehouse" 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 are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
 - B. Construction of infrastructure 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 Article 6 of the Destin Land Development Code.

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: Refer to pages 13 and 14 of the attached TRC Report dated May 9, 2006.

Conditions Per Engineering Department: Refer to pages 14 and 15 of the attached TRC Report dated May 9, 2006.

Conditions Per Destin Water Users, Inc.: Refer to page 15 of the attached TRC Report dated May 9, 2006.

TECHNICAL REVIEW COMMITTEE REPORT

“SHERWIN WILLIAMS WAREHOUSE” A MINOR DEVELOPMENT (SP-06-05)

TRC Report: May 9, 2006

ISSUE:

Applicant: Robertson-Cotton, Inc., is requesting approval of a Minor Development identified as “Sherwin Williams Warehouse.”

Request: The proposed development consists of 7,750 square feet of warehouse space, 2,000 square feet of retail space, and 875 square feet of office space distributed among three buildings.

Location: The proposed development is located at Lot E-22, Block E of the Calhoun Subdivision in Destin, Florida (112 Stahlman Avenue), and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000E-E220.

Parcel Size: The current site area is 1.19 acres, more or less.

Future Land Use: Commercial Trades and Services (CTS)

Zoning District: Business General (BG)

Density: Allowed: N/A
Proposed: N/A

Intensity: Allowed: 1.30 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.21 FAR

Application Date: November 21, 2005

TRC Date: December 21, 2005

Approved Site Plan Date: May 9, 2006

DISCUSSION/FINDINGS:

Robertson-Cotton, Inc., is requesting approval of a Minor Development identified as “Sherwin Williams Warehouse.” The proposed development consists of 7,750 square feet of warehouse space, 2,000 square feet of retail space, and 875 square feet of office space distributed among three buildings. The proposed development is located at Lot E-22, Block E of the Calhoun Subdivision in Destin, Florida (112 Stahlman Avenue), and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000E-E220. The current site area is 1.19 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical review, Concurrency Management review, and a Level of Service review.

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

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Commercial Trades and Services (CTS) and a Zoning designation of Business General (BG). The proposed use is consistent with the Commercial Trades and Services (CTS) Future Land Use designation and is a permitted principal use within the Business General (BG) Zoning District.

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:

- Proximity of proposed nonresidential use to abutting low rise residential property
- Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio)
- Traffic generation
- Setbacks and buffers
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

Proximity of proposed nonresidential use to abutting low rise residential property:

The proposed development consists of 7,750 square feet of warehouse space, 2,000 square feet of retail space, and 875 square feet of office space distributed among three buildings. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Commercial Trades and Services (CTS)	Business Retail (BR)	North: self-storage mini-warehouses, office buildings, and a retail store
South	Commercial Trades and Services (CTS)	Business Tourism (BT)	South: automobile repair, warehouse
East	Commercial Trades and Services (CTS)	Business General (BG)	East: nightclub/bar
West	Institutional (INST)	Business Tourism (BT)	West: cemetery

As described herein, the surrounding uses include self-storage mini-warehouses, office buildings, retail, automobile repair, warehouse, nightclub/bar, and a cemetery. 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.

Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio):

Massing (Width and Depth) and Height (Buildings):

The proposed development consists of 7,750 square feet of warehouse space, 2,000 square feet of retail spaces, and 875 square feet of office space distributed among three buildings. Building #1 (already existing) measures 50 feet wide by 120 feet deep. Building #2 measures 40 feet wide by 50 feet deep. Building #3 measures 75 feet wide by 35 feet deep. Each building is one story with a building height of approximately 16 feet measured to the cornice line.

Intensity (Floor Area Ratio - FAR):

The FAR calculation methodology results in an FAR of 0.21, which is also below 1.30 and is calculated as follows:

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

$$10,625 \text{ sq. ft.} / 51,762 \text{ sq. ft.} = 0.21 \text{ FAR}$$

Traffic Generation:

Please refer to the "Traffic Analysis" section below.

Setbacks and Buffers:

The proposed development meets all of the required setbacks for the BR Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (Northwest):	10'	10' FP	45' including 10'FP
Back (East):	10'	10' FP	10' including 10'FP
Side (South):	0'	5' CB	25' including 5'CB
Between Bldgs.:	10'	N/A	Buildings #1 and #2 are connected Building #3 is separated by 28'

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 on the northwest property line along Stahlman Avenue and on the east property line along Palmetto Street, and five (5) foot common boundary buffer along the southern property line.

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:

No storage or display areas are depicted on the approved site plan. Therefore, the outdoor storage and display of materials, equipment, and merchandise is not permitted for this proposed development.

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 and setback a minimum of five feet from any property line which abuts a non-residential or mixed use.

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.

Parking, loading, or accessway 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."

The site plan for "Sherwin Williams Warehouse" 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].

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 5, 2006 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:

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 located in the White Sand Zone II 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 December 6, 2005.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated December 21, 2005.

GULF POWER:

Gulf Power approved the project in a letter dated December 5, 2005.

OKALOOSA GAS:

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

SPRINT:

Sprint approved the project in a letter dated December 6, 2005.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated December 15, 2006, and had the following conditions:

1. **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.
2. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be furnished to Destin Water Users, Inc. prior to issuance of Certificate of Occupancy.

STORMWATER:

The City approved the stormwater management plan on April 24, 2006, and had the following stormwater related condition:

1. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
2. **Condition:** Prior to obtaining 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.
3. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.
4. **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.
5. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management".

INGRESS/EGRESS:

There are two proposed ingress/egress accessways attributed to this development. Both accessways are two-way accessways located along Stahlman Avenue. Each accessway is approximately 27 feet wide.

PARKING:

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

Per code:

- Office: 1 space per 200 square feet of office space.
- Retail: 1 space per 200 square feet of retail space.
- Warehouse: 1 space per 1,000 square feet of warehouse space.

Per site plan:

- Office: 875 square feet x 1 space per 200 sq. ft. = 4 parking spaces required
- Retail: 2,000 square feet x 1 space per 200 sq. ft. = 10 parking spaces required
- Warehouse: 7,750 square feet x 1 space per 1,000 sq. ft. = 8 parking spaces required

Total Parking Required: 22 spaces
Parking Provided: 23 spaces including 1 handicap 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.

SIDEWALKS:

A 5-foot wide concrete sidewalk is required along both Stahlman Avenue and Palmetto Street.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

- Development Area (Total Area): 51,762 sq. ft. (1.19 acres, more or less)
- Required 25% Open Space: 12,941 sq. ft.
- Provided Open Space: 23,384 sq. ft (45%)

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 (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" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>0</u></u>
Reforestation Trees (1 per every .10 of an acre: 1.19 x 10 = 12) Required on Site:	<u>12</u>
Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	<u><u>12</u></u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	12
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	36
Parking Lot Trees (1 per end row and landscape island) Required on Site:	8
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Conditional Compatibility Vegetation	0
TOTAL TREES REQUIRED:	<u><u>56</u></u>
TOTAL TREES PROVIDED:	<u><u>57</u></u>

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (south). A ten (10) foot Front Perimeter Landscape Area is required along the northwest property line and the east property line. 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 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:

Police Protection: The police protection impact fees were calculated using the following “Outside 98 Corridor” rates and fees.

Retail:

Impact Fee Rate = \$47.59 per 1,000 square feet
New Retail Space = 2,000 sq. ft. (total proposed) – 1,250 sq. ft. (existing) = 750 sq. ft.
Impact Fee for Retail = 750 sq. ft. x \$47.59 per 1,000 sq. ft. = **\$35.69**

Office:

Impact Fee Rate = \$24.88 per 1,000 square feet
New Office Space = 875 sq. ft.
Impact Fee for Office = 875 sq. ft. x \$24.88 per 1,000 sq. ft. = **\$21.77**

Warehouse (applied as Industrial per the Fee Schedule for Police Protection):

Impact Fee Rate = \$5.87 per 1,000 square feet
New Warehouse Space = 7,750 sq ft (total proposed) – 4,750 sq ft (existing) = 3,000 sq ft
Impact Fee for Warehouse = 3,000 sq. ft. x \$5.87 per 1,000 sq. ft. = **\$17.61**

Total Police Protection Impact Fees to be paid for “Sherwin Williams Warehouse”: **\$75.07**

Roads: The roads impact fees were calculated using the following rates and fees:

Retail (applied as Retail under 100,000 sq. ft. per the Fee Schedule for Roads):

Impact Fee Rate = \$3,702.00 per 1,000 square feet
New Retail Space = 2,000 sq. ft. (total proposed) – 1,250 sq. ft. (existing) = 750 sq. ft.
Impact Fee for Retail = 750 sq. ft. x \$3,702 per 1,000 sq. ft. = **\$2,776.50**

Office (applied as Office under 100,000 sq. ft. per the Fee Schedule for Roads):

Impact Fee Rate = \$1,421.00 per 1,000 square feet
New Office Space = 875 sq. ft.
Impact Fee for Office = 875 sq. ft. x \$1,421 per 1,000 sq. ft. = **\$1,243.38**

Warehouse:

Impact Fee Rate = \$369.00 per 1,000 square feet
New Warehouse Space = 7,750 sq ft (total proposed) – 4,750 sq ft (existing) = 3,000 sq ft
Impact Fee for Warehouse = 3,000 sq. ft. x \$369 per 1,000 sq. ft. = **\$1,107.00**

Total Roads Impact Fees to be paid for “Sherwin Williams Warehouse”: **\$5,126.88**

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$75.07
Roads:	=	<u>\$5,126.88</u>
TOTAL	=	<u>\$ 5,201.95</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (August 5, 2005). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Stormwater Review Consultant:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
<u>City Council Advertising:</u>	<u>N/A</u>
TOTAL (as of 5/9/06) =	Paid

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

1. **Condition:** Any change of use (e.g. warehouse space being converted to office or retail space) will require a formal amendment of the development order.
2. **Condition:** Dead plant material shall be replaced in accordance with the provisions of Article 12 of the LDC.
3. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all proposed utility lines underground.
4. **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.
5. **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.
6. **Prior to the issuance of a Certificate of Occupancy,** all applicable impact fees must be paid.
7. **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.

8. **Prior to the issuance of a Certificate of Occupancy/Completion**, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
9. **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.
10. 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.
11. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
12. **Condition:** Prior to obtaining 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.
13. **Condition:** Prior to obtaining any Cit permit, an original signed and sealed stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.
14. **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.
15. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management".

Per Engineering Department:

16. **Condition:** Obtain a City of Destin Right-of-Way Construction permit prior to obtaining any City permits.
17. **Condition:** Contractor shall not be allowed to utilize ANY public right-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.
18. **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 of 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.

19. **Condition:** Refer to LDC Article 8.03.06. *Clear visibility triangle.* In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear visibility formed by two intersecting streets. The following standards shall be met:

- A. Nothing shall be erected, placed, parked, planted or allowed to grow in such a manner as to materially impede vision between a height of two feet and ten feet above the grade, measured at the centerline of the intersection, except those signs or devices approved pursuant to section 16.01.00 of the Destin Land Development Code (LDC). Note: The applicant is reminded that building setbacks must be observed so as to preserve clear visibility at intersections.
- B. The clear visibility triangle shall be formed by connecting a point on each street centerline with such point to be located at a distance determined by the building setback requirements associated with the property and the zoning district within the property is located. That is, the visibility distances shall be those established by the setback requirements within the city's zoning ordinance. Note: The visibility triangle shall be in accordance with the "Technical Construction Standards Manual," included in the LDC, and the Florida Department of Transportation Standards Index.


20. **Condition:** Refer to LDC Article 8.01.00.C. Sidewalks, recreational trails, and bicycle ways shall be permissible in right-of-ways:

- 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.

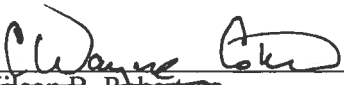
Per Destin Water Users, Inc.:

21. **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.

22. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be furnished to Destin Water Users, Inc. prior to issuance of Certificate of Occupancy.

 5-30-06

Gerald F. Mucci, AICP Date
Community Development Director

 5-31-06

Wilson B. Rybertson Date
President C. Wayne Cotton
Vice President