



City of Destin

October 30, 2001

Order No. 01-42

Final Development Order:

**“THE SHOPPES AT PARADISE ISLE:”
A MAJOR DEVELOPMENT
(SP-01-21)**

Based upon the City Council’s approval of this Development Order, on October 15, 2001, 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: Choctaw Engineering, Inc., on behalf of Gateway of Destin, Ltd.

Location: The proposed project is generally located at the southeast corner of Emerald Coast Parkway and Hutchinson Street, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-1223-0000-0020 / 0030 / 0040 and 00-2S-22-0000-0001-0590 and 00-2S-22-0000-0001-A180 / A18B.

Request: Approval of a Commercial Subdivision Plat and Major Development identified as “Shoppes at Paradise Isle.” The proposed project consists of a four (4) lot commercial subdivision and 20,284 square feet of restaurant space.

Parcel Size: The property contains 22.43 acres more or less.

Future Land Use: Commercial (C) and Low Intensity Urban (LIU)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed for Lot 1: 1.07 Floor Area Ratio
Allowed for Lots 2, 3, &4: 0.50 Floor Area Ratio
Proposed Lot 1: 0.10 Floor Area Ratio
Proposed Lot 2: 0.10 Floor Area Ratio
Proposed Lot 3: 0.09 Floor Area Ratio
Proposed Lot 4: 0.00 Floor Area Ratio
Proposed Overall: 0.02 Floor Area Ratio

Application Date: June 4, 2001

TRC Date: June 20, 2001

Approved Site Plan Date: September 7, 2001

Planning Commission Date: September 20, 2001

City Council Date: October 15, 2001

DETERMINATIONS:

1. A hearing was held by the Destin City Council on October 15, 2001, and the City Council approved the development by a vote of 7-0. Motion to approve the project as presented by staff, and

documented in the TRC report, subject to all of the conditions identified within the report dated September 7, 2001; and

2. The Planning Commission considered the proposal on September 20, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion died by a vote of 3-1; and
3. All the findings of the Technical Review Committee Report dated September 7, 2001 are incorporated herein.

CONDITIONS OF APPROVAL FOR "THE SHOPPES AT PARADISE ISLE," A MAJOR DEVELOPMENT (SP-01-21):

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

Construction must commence within twelve (12) months of approval of the Final Development Order on October 15, 2001 (no later than October 15, 2002), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated September 7, 2001).

WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant /owner should review Article 2, Section 2.15.00, 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 Number 1 above, the concurrency status for "The Shoppes at Paradise Isle" is protected through October 15, 2006. **The protected concurrency status, however, will be lost if:**
 - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Amended Final Development Order, 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 obtaining any City Permits, provide a cash payment for future sidewalk construction along Emerald Coast parkway for a five (5) foot wide concrete sidewalk.
5. Prior to obtaining any City Permits, provide a future infrastructure payment for all required streetlights; four (4) streetlights are required along Emerald Coast Parkway. Four (4) street lights are required along Crystal Beach Drive. Two (2) street lights are required along Hutchinson Street.
6. Prior to obtaining any City Permits, provide a plat, which must be review and approved by the City and executed, recorded, and the appropriate copies submitted to the City. The re-plat shall contain but not limited to, cross-access, utility, and drainage easements with each of he platted lots and language allowing cross-access to include the western, the northwestern and the northeastern out parcels.
7. Prior to obtaining any City Permits, provide copies of FDEP stormwater approval.
8. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
9. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
10. Prior to obtaining a Building Permit, provide copies of FDOT connection and drainage permits.
11. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
12. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
 - 1) One (1) copy of the recorded mylar plat,
 - 2) Three (3) blueprint copies of the recorded plat, and
 - 3) Two (2) 11" x 17" reduced copies of the recorded plat.
13. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
14. Prior to obtaining a Certificate of Occupancy, the Stormwater Operation and Maintenance Plan must be acknowledged and signed by the owner.

TECHNICAL REVIEW COMMITTEE REPORT

“SHOPPES AT PARADISE ISLE”: A MAJOR DEVELOPMENT (SP-01-21)

TRC Report: September 7, 2001

ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of Gateway of Destin, Ltd.

Location: The proposed project is generally located at the southeast corner of Emerald Coast Parkway and Hutchinson Street, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-1223-0000-0020 / 0030 / 0040 and 00-2S-22-0000-0001-0590 and 00-2S-22-0000-0001-A180 / A18B.

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Parcel Size: The property contains 22.43 acres more or less.

Future Land Use: Commercial (C) and Low Intensity Urban (LIU)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed for Lot 1: 1.07 Floor Area Ratio
Allowed for Lots 2, 3, &4: 0.50 Floor Area Ratio
Proposed Lot 1: 0.10 Floor Area Ratio
Proposed Lot 2: 0.10 Floor Area Ratio
Proposed Lot 3: 0.09 Floor Area Ratio
Proposed Lot 4: 0.00 Floor Area Ratio
Proposed Overall: 0.02 Floor Area Ratio

Application Date: June 4, 2001

TRC Date: June 20, 2001

Approved Site Plan Date: September 7, 2001

Planning Commission Date: September 20, 2001

City Council Date: October 15, 2001

DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of Gateway of Destin, Ltd., is requesting approval of a Commercial Subdivision Plat and Major Development identified as “Shoppes at Paradise Isle.” The proposed project consists of a four (4) lot commercial subdivision and 20,284 square feet of restaurant space. The proposed project is generally located at the southeast corner of Emerald Coast Parkway and Hutchinson Street, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-1223-0000-0020 / 0030 / 0040 and 00-2S-22-0000-0001-0590 and 00-2S-22-0000-0001-A180 / A18B. The property contains 22.43 acres more or less.

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 Exhibit “E” for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, dated August 7, 2001, finding the proposed project compatible with the surrounding area.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, and Level of Service review. This project is not located within the Community Redevelopment Area.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Commercial (C) and Low Intensity Urban (LIU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the C and LIU Future Land Use designations and is a permitted principal use in the BT Zoning district.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and does meet the minimum requirements. Refer to Exhibit "E" for the complete Compatibility Analysis Report from the City's compatibility consultant, Mr. Les Solin, dated August 7, 2001, finding the proposed project compatible with the surrounding area.

DENSITY:

Not applicable.

HEIGHT:

The BT Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to Exhibit "E" for the complete Compatibility Analysis Report from Les Solin, dated August 7, 2001, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The C Future Land Use designation has a maximum floor area ratio (FAR) of 1.07 and the LIU Future Land Use designation has a maximum floor area ratio of 0.50. The FAR for Lot 1 is 0.10, which is below the 1.07 allowed. The FAR for Lots 2, 3, and 4 are 0.10, 0.09, and 0.00 respectfully, which are all below the 0.50 allowed. The total floor area ratio for this project is 0.02.

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Potable Water: X Roadways X Solid Waste X
Recreation: X Sewer: X Drainage: X

Please refer to the attached Exhibits "F" through "J" for approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate 47 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 146 PM Peak Hour directional trips available. There will be 99 PM Peak Hour directional trips remaining for Segment "C." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "F").

SUBDIVISION OR PUD - PLAT:

The City Surveyor approved the plat in a letter dated August 27, 2001. The City Engineer approved the plat in a memo dated September 7, 2001. The Community Development Department has the following condition:

1. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
 - 1) One (1) copy of the recorded mylar plat,
 - 2) Three (3) blueprint copies of the recorded plat, and
 - 3) Two (2) 11" x 17" reduced copies of the recorded plat.

AIRPORT PROTECTION:

The subject site is not located within the airport protection 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 FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS:

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning districts. The BT Zoning district requires the following setbacks for one-story buildings: front - 10 feet, side - 0 feet, and rear - 0 feet.

Lot1 (Restaurant):

	Required	Buffers	Provided
Front (north):	10'	10' FPLA	86.85' including 10' FPLA
Side (east):	0'	5' CB	220.95' including 5' CB
Side (west):	0'	5' CB	57.64' including 5' CB
Rear (south):	0'	5' CB	61.16' including 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. A five (5) foot Common Boundary Landscape Area is required along the southern, eastern, and western property lines.

Lot2 (Restaurant):

	Required	Buffers	Provided
Front (north):	10'	10' FPLA	75.51' +/- including 10' FPLA
Side (east):	0'	5' CB	18.49' including 5' CB
Side (west):	0'	5' CB	72.50' including 5' CB
Rear (south):	0'	5' CB	102.69' including 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. A five (5) foot Common Boundary Landscape Area is required along the southern, eastern, and western property lines.

Lot3 (Restaurant):

	Required	Buffers	Provided
Front (north):	10'	10' FPLA	93.90' including 10' FPLA
Side (east):	0'	5' CB	64.35' including 5' CB
Side (west):	0'	5' CB	136.65' including 5' CB
Rear (south):	0'	5' CB	80.88' including 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Area is required along the eastern property line. A five (5) foot Common Boundary Landscape Area is required along the northern, southern, and western property lines.

Lot4 (Vacant):

No development proposed at this time on this lot.

NOTE: All setback dimensions listed are from the closest point of the proposed buildings to the closest property line.

WHITE SANDS ZONE:

The proposed project is not located within either of the White Sand Zones.

SIGNS:

No signs have been proposed with this project. All future signs must comply with the sign code 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 June 11, 2001.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 17, 2001.

GULF POWER:

Gulf Power approved the project in a letter dated June 20, 2001.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated June 19, 2001.

SPRINT:

Sprint approved the project in a letter dated June 12, 2001.

NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project in a letter dated June 20, 2001.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated June 20, 2001.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated September 7, 2001, and had the following conditions:

1. Prior to obtaining any City Permits, provide a cash payment for future sidewalk construction along Emerald Coast parkway for a five (5) foot wide concrete sidewalk.
2. Prior to obtaining any City Permits, provide a future infrastructure payment for all required streetlights; four (4) streetlights are required along Emerald Coast Parkway. Four (4) street lights are required along Crystal Beach Drive. Two (2) street lights are required along Hutchinson Street.
3. Prior to obtaining any City Permits, provide a plat, which must be review and approved by the City and executed, recorded, and the appropriate copies submitted to the City. The re-plat shall contain but not limited to, cross-access, utility, and drainage easements with each of he platted lots and language allowing cross-access to include the western, the northwestern and the northeastern out parcels.
4. Prior to obtaining any City Permits, provide copies of FDEP stormwater approval.
5. Prior to obtaining a Building Permit, provide copies of FDOT connection and drainage permits.
6. Prior to obtaining a Certificate of Occupancy, the Stormwater Operation and Maintenance Plan must be acknowledged and signed by the owner.
7. Comment: If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater management plan shall be resubmitted for review and approval.

INGRESS/EGRESS:

The ingress/egress points for the proposed development are provided by three (3) proposed access drives directly off of Emerald Coast Parkway to the north (2 - 15 feet one-way & 1 - 25 foot two-way) and one (1) proposed access drive off of Crystal Beach Drive to the east (25 foot two-way). All ingress/egress points meet the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. All proposed dumpsters are screened with a six (6) foot tall wood fence or block wall and a gate to provide 100% opacity. The location of the dumpsters and their screening is indicated on sheet 3 of 11 of the plans.

SIDEWALKS:

A five (5) foot wide concrete sidewalk (approximately 58.0 feet) is required to be constructed along the western right-of-way of Crystal Beach Drive. A five (5) foot wide concrete sidewalk (approximately 779.0 feet) is required along the southern right-of-way Emerald Coast Parkway. Prior to obtaining any City Permits, provide a cash payment for future sidewalk construction along Emerald Coast parkway for a five (5) foot wide concrete sidewalk.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

Open Space Requirement:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Lot 1 (Restaurant):

95,961 sq. ft. of property x 18% = 17,272 sq. ft. required
Site plan provides 18.1% = 17,410 sq. ft. provided

Lot2 (Restaurant):

33,637 sq. ft. of property x 18% = 6,054 sq. ft. required
Site plan provides 21.3% = 7,168 sq. ft. provided

Lot3 (Restaurant):

79,093 sq. ft. of property x 18% = 14,237 sq. ft. required
Site plan provides 20.2% = 15,970 sq. ft. provided

Lot4 (Vacant):

No development proposed at this time on this lot.

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u><u>0</u></u>

Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 6.32 x 10 = 63) Required on Site:	<u>63</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>63*</u></u>

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

Total Reforestation Trees Required on Site:	63
Front Perimeter Trees (1 per 25') Required on Site:	36
Parking Lot Trees (1 per end row and landscape island) Required on Site:	57
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>16</u>
TOTAL TREES REQUIRED:	172
TOTAL TREES PROVIDED:	172

A five (5) foot Common Boundary Landscape Area is required along proposed new boundary lines of the project and where the subject property is adjacent to existing common property lines in the affected areas and not in the undisturbed areas (refer to sheet 7 of 11 for exact locations where the Common Boundary Landscape Areas are required). A ten (10) foot Front Perimeter Landscape Area is required along the property lines of the lots abutting Emerald Coast Parkway and Crystal Beach Drive. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. 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. 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 has been inspected and approved by the Community Development Department.**

PARKING:

The project meets the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Restaurant (lots 1, 2, and 3):

1 space for every 75 square feet of gross floor area.

Vacant (lot 4):

None at this time, since no use has been proposed for this lot.

Per site plan:

Restaurant (lots 1, 2, and 3):

Lot 1 – 9,984 sq. ft. restaurant building / 1 space per 75 sq. ft. = 133 parking spaces (including 5 handicap spaces). *The applicant is providing 157, including 6 handicap spaces*

Lot 2 – 3,300 sq. ft. restaurant building / 1 space per 75 sq. ft. = 44 parking spaces (including 2 handicap spaces).

Lot 3 – 7,000 sq. ft. restaurant building / 1 space per 75 sq. ft. = 93 parking spaces (including 4 handicap spaces). *The applicant is providing 117, including 5 handicap spaces.*

Vacant (lot 4):

None at this time, since no use has been proposed for this lot.

TOTAL REQUIRED: 270 parking spaces (including 11 handicap spaces)

TOTAL PROVIDED: 318 parking spaces (including 13 handicap spaces)

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Restaurant (lots 1, 2, and 3):

Service: One (1) space for the first 10,000 square feet of gross floor area, and one (1) space for each additional 20,000 square feet.

Vacant (lot 4):

None at this time, since no use has been proposed for this lot.

Per site plan:

Restaurant (lots 1, 2, and 3):

Lot 1 - 9,984 sq. ft. restaurant building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 1 loading space.

Lot 2 - 3,300 sq. ft. restaurant building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 1 loading space.

Lot 3 – 7,000 sq. ft. restaurant building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 1 loading space.

Vacant (lot 4):

None at this time, since no use has been proposed for this lot.

TOTAL REQUIRED: 3 loading spaces

TOTAL PROVIDED: 3 loading spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this project and is on file.
2. A Florida Department of Transportation driveway connection and drainage permit must be submitted prior to obtaining a Building Permit.

IMPACT FEES:

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Eating/Drinking per 1,000 sq. ft. = \$246.04" fee amount under the "Non-residential – U.S. 98 Corridor" category.

Lot 1 (Restaurant):

$$(9,984 \text{ sq. ft.}) \times (\$246.04) = 2,456,463.3 / 1,000 = \$2,456.46$$

$$(\text{sq. ft. of proposed restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 2 (Restaurant):

$$(3,300 \text{ sq. ft.}) \times (\$246.04) = 811,932 / 1,000 = \$811.93$$

$$(\text{sq. ft. of proposed restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 3 (Restaurant):

$$(7,000 \text{ sq. ft.}) \times (\$246.04) = 1,722,280 / 1,000 = \$1,722.28$$

$$(\text{sq. ft. of proposed restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4 (Vacant):

None at this time, since no use has been proposed for this lot.

Total Police Protection Impact Fees to be paid for "Shoppes at Paradise Isle": \$4,990.67

Road: The road impact fees were calculated using the “Restaurant: Hi-Turnover (per 1,000 sq. ft.) = \$2,228.00” and “Restaurant: Drive-thru (per 1,000 sq. ft.) fee amounts.

Lot 1 (Restaurant):

$$(9,984 \text{ sq. ft.}) \times (\$2,228.00) = 22,244,352 / 1,000 = \$22,244.35$$

$$(\text{sq. ft. of proposed restaurant building}) \times (\text{Restaurant: Hi-Turnover per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 2 (Restaurant):

$$(3,300 \text{ sq. ft.}) \times (\$7,490.00) = 24,717,000 / 1,000 = \$24,717.00$$

$$(\text{sq. ft. of proposed restaurant building}) \times (\text{Restaurant: Hi-Turnover per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 3 (Restaurant):

$$(7,000 \text{ sq. ft.}) \times (\$2,228.00) = 15,596,000 / 1,000 = \$15,596.00$$

$$(\text{sq. ft. of proposed restaurant building}) \times (\text{Restaurant: Hi-Turnover per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4 (Vacant):

None at this time, since no use has been proposed for this lot.

Total Road Impact Fees to be paid for “Shoppes at Paradise Isle”: \$62,557.35

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$4,990.67
<u>Roads:</u>	=	<u>\$62,557.35</u>
TOTAL:	=	<u>\$67,548.02</u>

OTHER FEES:

The fees listed below are based on the most recent information available and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	\$625.00	Planning Commission Advertising:	\$96.00
City Traffic Consultant:	\$405.66 (pd.)	City Council Advertising:	\$126.00
City Surveyor:	\$173.39		

COMMENTS:

Public Input:

There have been no comments of support or opposition filed with Staff regarding this project.

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 a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
3. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
5. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
 - 1) One (1) copy of the recorded mylar plat,
 - 2) Three (3) blueprint copies of the recorded plat, and
 - 3) Two (2) 11" x 17" reduced copies of the recorded plat.
6. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
7. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].
8. No outdoor lighting is proposed as part of this site plan. If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by the Planning Commission and the City Council. Any such future outdoor lighting 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 into the night sky. The source of all illumination should not be visible from off-site.

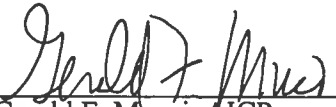
Per Engineering Department:

1. Prior to obtaining any City Permits, provide a cash payment for future sidewalk construction along Emerald Coast parkway for a five (5) foot wide concrete sidewalk.
2. Prior to obtaining any City Permits, provide a future infrastructure payment for all required streetlights; four (4) streetlights are required along Emerald Coast Parkway. Four (4) street lights are required along Crystal Beach Drive. Two (2) street lights are required along Hutchinson Street.
3. Prior to obtaining any City Permits, provide a plat, which must be review and approved by the City and executed, recorded, and the appropriate copies submitted to the City. The re-plat shall contain but not limited to, cross-access, utility, and drainage easements with each of he platted lots and language allowing cross-access to include the western, the northwestern and the northeastern out parcels.

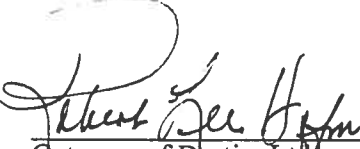
4. Prior to obtaining any City Permits, provide copies of FDEP stormwater approval.
5. Prior to obtaining a Building Permit, provide copies of FDOT connection and drainage permits.
6. Prior to obtaining a Certificate of Occupancy, the Stormwater Operation and Maintenance Plan must be acknowledged and signed by the owner.
7. Comment: If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater management plan shall be resubmitted for review and approval.

CONDITIONS PRIOR TO BEING ADVERTISED FOR CITY COUNCIL:

None.



Gerald F. Mucci, AICP 10/30/01
Community Development Director Date



Gateway of Destin, Ltd. 10/30/01
Owner Date
Mr. Robert Hoffman,
Vice - President