



# City of Destin

---

February 12, 2004

Order No. 04-10

**Final Amended Development Order:**

**“GATEWAY OF DESTIN – SHOPPES AT PARADISE ISLE, 6<sup>th</sup> AMENDMENT”  
A MODIFICATION TO A PREVIOUSLY APPROVED  
MAJOR DEVELOPMENT  
(SP-03-31)**

Based upon the Technical Review Committee’s approval of this amended development order on February 10, 2004, this document will serve as your Final Amended 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:** Seaside Engineering & Surveying, Inc., on behalf of MPKG Destin, LLC, is requesting approval of a Modification to a previously approved Major Deviation Major Development identified as “Shoppes at Paradise Isle.”

**Request:** The proposed modification consists of defining the gross floor areas of the buildings previously identified within the permissible building envelope (max of 175,000 sq. ft. reduced to 170,793 sq. ft), revising the parking lot to provide improved access to the side entry loading, and revising the grading and drainage plan and stormwater management plan.

**Location:** The proposed development is located along Emerald Coast Parkway, Hutchinson Street, and Crystal Beach Drive, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-1003-0000-0040 and 00-2S-22-1223-0000-0010 through 00-2S-22-1223-0000-0040.

**Parcel Size:** The combined property contains 22.36 acres (deviation development area is 17.57 acres),

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

**Zoning District:** Business Tourism (BT)

**Density:** Not applicable.

**Intensity:** Allowed Lot 4 and Overall: Commercial (C) = 1.07 Floor Area Ratio (FAR)  
Low Intensity Urban (LIU) = 0.50 FAR  
Proposed Lot 4: 0.22 FAR (per Code Definition: -0.56 FAR)  
Proposed Overall: 0.194 FAR (per Code Definition: -0.62 FAR)

**Application Date:** February 3, 2003

**TRC Date:** February 19, 2003

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

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

**City Council Date:** June 16, 2003

**Modification Request Date:** October 15, 2003

**Approved Amended Site Plan Date:** February 10, 2004

**DETERMINATIONS:**

1. The Destin City Council held a hearing on June 16, 2003. The City Council approved the development by a vote of 4-1. The recommended 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 April 28, 2003, and amended May 16, 2003, June 17, 2003, and February 10, 2004, (Modifications as part of this 6<sup>th</sup> Amendment do not require approval of the City Council.)
2. The Planning Commission considered the proposal on May 15, 2003, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 4-0; and
3. All the findings of the Technical Review Committee report dated April 28, 2003, and amended May 16, 2003, June 17, 2003, and February 10, 2004, (Modifications as part of this 6<sup>th</sup> Amendment do not require approval of the City Council.) are incorporated herein.

**CONDITIONS OF APPROVAL FOR "GATEWAY OF DESTIN – SHOPPES AT PARADISE ISLE, 6<sup>th</sup> AMENDMENT" A MODIFICATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-03-31):**

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

Construction must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on June 25, 2003 (no later than June 25, 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 "Gateway of Destin – Shoppes at Paradise Isle, 6<sup>th</sup> Amendment" 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. All conditions of the previous Development Orders (No. 01-42, 01-44, 02-02, 02-50, and 03-17) are applicable and remain in affect.
5. **Prior to obtaining a building permit**, a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the city engineer's office  
  
**NOTE:** Engineering Dept. received a copy of the FDEP stormwater approval on 7-10-01, and the Engineering Dept on 11-26-03 received a copy of the NPDES approval.
6. If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
7. **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). (Sample was attached with correspondence dated February 5, 2004.)
8. The Hutchinson Street entrance shall be designed and sloped such that **NO STORMWATER RUNOFF** shall be directed to adjacent property or Hutchinson Street pavement.
9. Erosion Control shall be install and maintained per the FDEP approved SWMP.

**STORMWATER MANAGEMENT PLAN ITEMS**

10. None

**CONSTRUCTION DRAWING ITEMS**

11. Structures shall be limited per the plan as follows:

- S-38 55,000 square feet maximum
- S-39 55,000 square feet maximum
- S-40 55,000 square feet maximum.

**TECHNICAL REVIEW COMMITTEE REPORT**

**“GATEWAY OF DESTIN – SHOPPES AT PARADISE ISLE, 6<sup>th</sup> AMENDMENT”  
A MODIFICATION TO A PREVIOUSLY APPROVED  
MAJOR DEVELOPMENT  
(SP-03-31)**

**TRC Report: May 19, 2003, and amended June 6, 2003, June 17, 2003, and  
February 10, 2004**

**ISSUE:**

**Applicant:** Seaside Engineering & Surveying, Inc., on behalf of MPKG Destin, LLC, is requesting approval of a Modification to a previously approved Major Deviation Major Development identified as “Shoppes at Paradise Isle.”

**Request:** The proposed modification consists of defining the gross floor areas of the buildings previously identified within the permissible building envelope (max of 175,000 sq. ft. to 170,793 sq. ft), revising the parking lot to provide improved access to the side entry loading, and revising the grading and drainage plan and stormwater management plan.

**Location:** The proposed development is located along Emerald Coast Parkway, Hutchinson Street, and Crystal Beach Drive, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-1003-0000-0040 and 00-2S-22-1223-0000-0010 through 00-2S-22-1223-0000-0040.

**Parcel Size:** The combined property contains 22.36 acres (deviation development area is 17.57 acres),

**Future Land Use:** Low Intensity Urban (LIU) and Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable.  
**Intensity:** Allowed Lot 4 and Overall: Commercial (C) = 1.07 Floor Area Ratio (FAR)  
Low Intensity Urban (LIU) = 0.50 FAR  
Proposed Lot 4: 0.22 FAR (per Code Definition: -0.56 FAR)  
Proposed Overall: 0.194 FAR (per Code Definition: -0.62 FAR)

**Application Date:** February 3, 2003  
**TRC Date:** February 19, 2003  
**Approved Site Plan Date:** May 19, 2003  
**Planning Commission Date:** June 5, 2003  
**City Council Date:** June 16, 2003  
**Modification Request Date:** October 15, 2003  
**Approved Amended Site Plan Date:** February 10, 2004

**DISCUSSION/FINDINGS:**

Seaside Engineering & Surveying, Inc., on behalf of Gateway of Destin Ltd., (Paradise Development Group, Inc.) is requesting approval of a Modification to a previously approved Major Development identified as “Shoppes at Paradise Isle.” The proposed modification consists of defining the gross floor areas of the buildings previously identified within the permissible building envelope (max of 175,000 sq. ft. to 170,793 sq. ft), revising the parking lot to provide improved access to the side entry loading, and revising the grading and drainage plan and stormwater management plan. The proposed development is located along Emerald Coast Parkway, Hutchinson Street, and Crystal Beach Drive, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-1003-0000-0040 and 00-2S-22-1223-0000-0010 through 00-2S-22-1223-0000-0040. The total development site area is 22.36 acres (deviation development area is 17.57 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 with conditions as described in this report. Refer to the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated May 15, 2003.

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

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

**COMPREHENSIVE PLAN/ZONING:**

No change.

**COMPATIBILITY:**

No change.

**DENSITY:**

Not applicable.

**HEIGHT:**

No change.

**FLOOR AREA RATIO:**

The Commercial (C) Future Land Use designation has a maximum FAR of 1.07. The LIU Future Land Use designation is not specific for commercial uses, however, it could be argued that the commercial FAR mirrors the 0.50 FAR as it relates to the residential uses.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

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

$$\frac{189,321 \text{ sq. ft.} - 795,195 \text{ sq. ft.}}{974,018 \text{ sq. ft.}} = \text{FAR}$$

$$-605,874 \text{ sq. ft.} / 974,018 \text{ sq. ft.} = -0.62 \text{ FAR (Overall Site)}$$

$$\frac{170,793 \text{ sq. ft.} - 597,875 \text{ sq. ft.}}{765,294 \text{ sq. ft.}} = \text{FAR}$$

$$-427,082 \text{ sq. ft.} / 765,294 \text{ sq. ft.} = -0.56 \text{ FAR (Lot 4, 5<sup>th</sup> Amendment Area)}$$

Utilizing the formula as defined above, the FAR of -0.62 or -0.56 is below the maximums of 1.07 and 0.50 and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.194 or 0.22, which is below 1.07 and 0.50 and is calculated as follows:

**Total square feet of existing and proposed buildings / square feet of subject parcel = FAR**

**189,321\_sq. ft. / 974,018 sq. ft. = 0.194 FAR (Overall Site)**

**170,793\_sq. ft. / 765,294 sq. ft. = 0.22 FAR (Lot 4, 5<sup>th</sup> Amendment Area)**

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required for this project.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

Solid Waste: X

Potable Water: X

Sanitary Sewer: X

Traffic: X

Stormwater Management: X

**TRAFFIC ANALYSIS:**

No change.

**SUBDIVISION OR PUD - PLAT:**

No change.

**WHITE SANDS ZONE:**

No change.

**PHASING:**

No change.

**AIRPORT PROTECTION:**

No change.

**SETBACKS:**

The proposed buildings for Lot 4 (5<sup>th</sup> Amendment Area) meet and exceed all of the required setbacks for the BT Zoning District.

|                 | <b><u>Required</u></b> | <b><u>Buffers</u></b> | <b><u>Provided</u></b>          |
|-----------------|------------------------|-----------------------|---------------------------------|
| Front (north):  | 0'                     | 10' FP                | 15.93' +/- including the 10' FP |
| Front (east):   | 0'                     | 10' FP                | 14.82' including the 10' FP     |
| Front (west):   | 0'                     | 10' FP                | 85.76' including the 10' FP     |
| Side (south):   | 0'                     | 10' VB                | 128.44' including the 10' VB    |
| Between Bldgs.: | 10'                    | N/A                   | 40'                             |

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 northern, eastern, and western property line and a ten (10) foot vegetative boundary buffers along the southern property line. The southern vegetative buffer has been increased in depth and the requirements based on the compatibility analysis findings and opinion. For further details regarding the vegetative buffer, see the complete Compatibility Analysis Report, dated May 15, 2003.

**SIGNS:**

No change.

**COX COMMUNICATIONS:**

No change.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the amended project in a letter dated October 23, 2003.

**GULF POWER:**

No change.

**OKALOOSA GAS:**

No change.

**SPRINT:**

No change.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated October 21, 2003.

**UTILITIES:**

No change.



## **STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated February 5, 2004, had the following stormwater related conditions:

1. **Prior to obtaining a building permit**, a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the city engineer's office
2. **NOTE:** Engineering Dept. received a copy of the FDEP stormwater approval on 7-10-01, and the Engineering Dept on 11-26-03 received a copy of the NPDES approval.
3. If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
4. **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). (Sample was attached with correspondence dated February 5, 2004.)
5. The Hutchinson Street entrance shall be designed and sloped such that **NO STORMWATER RUNOFF** shall be directed to adjacent property or Hutchinson Street pavement.
6. Erosion Control shall be install and maintained per the FDEP approved SWMP.

## **STORMWATER MANAGEMENT PLAN ITEMS**

7. None

## **CONSTRUCTION DRAWING ITEMS**

8. Structures shall be limited per the plan as follows:
  - S-38 55,000 square feet maximum
  - S-39 55,000 square feet maximum
  - S-40 55,000 square feet maximum.

**INGRESS/EGRESS:**

No change.

**PARKING:**

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

*Per code:*

Shopping Center: 1 space per 250 square feet of gross floor area.

*Per site plan:*

170,793 gross square feet (maximum allowed)/250 = 683 parking spaces

**TOTAL REQUIRED: 683 parking spaces (including 14 handicap spaces)**

**TOTAL PROVIDED: 752 parking spaces (including 14 handicap spaces)**

**LOADING SPACE (ZONE):**

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

**TOTAL REQUIRED: 8 loading spaces**

**TOTAL PROVIDED: 12 loading spaces**

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. All proposed dumpsters must be screened by a gated enclosure at least six feet tall.

**SIDEWALKS:**

No change.

**OPEN SPACE/LANDSCAPE:**

Open Space Requirements:

Development Area (Total Area): 974,018 sq. ft. (22.36 acres, more or less)

**Development Area (Amendment Area): 765,294 sq. ft. (17.57 acres, more or less)**

Required (Total Development Area) 18% Open Space: 175,323.24 sq. ft.

**Required (Amendment Area) 18% Open Space: 137,752 sq. ft.**

Provided Open Space (Total Development Area): 233,373 sq. ft. (24%)

**Provided Open Space (Amendment Area): 194,303 sq. ft. (25.4%)**

Tree Requirements:

|  |          |
|--|----------|
| Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):   | 0        |
| Credits for Existing Trees (7" to 12" diameter) on Site (1 trees x 3 credits per tree):  | 3        |
| 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>3</u> |

|   |                   |
|---|-------------------|
| Reforestation Trees (1 per every .10 of an acre: 17.57 x 10 = 176) Required on Site:          | <u>176</u>        |
| <b>Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:</b> | <u><b>173</b></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:  | 173       |
| Front Perimeter Trees (1 per 25') Required on Site:  | 56        |
| Parking Lot Trees (1 per end row and landscape island) Required on Site:   | 117       |
| Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:<br>(Includes additional vegetation per Compatibility Analysis) | 101       |
| Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:   | <u>10</u> |

|                              |            |
|------------------------------|------------|
| <b>TOTAL TREES REQUIRED:</b> | <b>457</b> |
| <b>TOTAL TREES PROVIDED:</b> | <b>706</b> |

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel not inclusive of this commercial subdivision. A ten (10) foot Front Perimeter Landscape Area is required along the northern, eastern, and western property lines. 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 be calculated as one (1) tree per twenty-five (25) linear feet of buffer. Unless otherwise noted, all required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. NOTE: Per the attached Compatibility Analysis buffer condition, a staggered row of Leyland Cypress trees (12' to 14' at time of planting) shall be located south of the fire lane. In addition, a vegetative buffer must be planted along the property line abutting the residential subdivision. Per the compatibility analysis, this buffer shall be provided with *Myrica cerifera* (Wax Myrtle) at least 6' to 8' tall at time of planting and they must form a 95% opaque screen at time planting. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

**IMPACT FEES:**

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the shopping center 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 "Non-residential – U.S. 98 Corridor Retail per 1,000 sq. ft. = \$47.59."

**Retail:**

$$(170,793 \text{ sq. ft.} \times \$47.59) / 1,000 = \$8,128.04$$

**Total for Police Protection: \$8,128.04**

**Road:** The road impact fees were calculated using the "Retail 100,000 s.f. and Over per 1,000 sq. ft. = \$9,400.00."

**Retail 100,000 s.f. and Over:**

$$(170,793 \text{ sq. ft.} \times \$9,400.00) / 1,000 = \$1,605,454.20$$

**Total for Road: \$1,605,454.20**

**Totals:**

|                    |   |                       |
|--------------------|---|-----------------------|
| Parks:             | = | \$0.00                |
| Public Library:    | = | \$0.00                |
| Police Protection: | = | \$8,128.04            |
| <u>Roads:</u>      | = | <u>\$1,605,454.20</u> |
| <b>*TOTAL:</b>     | = | <b>\$1,613,582.24</b> |

\*These impact fees are estimated and based on the assumption that the project will be built to the size of 170,793 square feet.

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (February 12, 2004). 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>N/A</b>         |
| Re-Review Fees (Community Dev.)    | <b>Paid</b>        |
| Re-Review Fees (Engineering Dept.) | <b>Paid</b>        |
| Administrative Costs:              | <b>Paid</b>        |
| Planning Commission Advertising:   | <b>Paid</b>        |
| <u>City Council Advertising:</u>   | <u><b>Paid</b></u> |
| <b>TOTAL (as of 2/12/04) =</b>     | <b>\$0.00</b>      |

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

FDEP stormwater, NPDES and FDOT connection approvals shall be forwarded to the city engineer's office.

### **COMMENTS/CONDITIONS:**

#### **Public Input:**

As of the date of this report, some residents of the abutting neighborhood to the south have expressed concerns and displeasure in regards to the proposed development.

#### **Per Community Development Department:**

1. All conditions of the previous Development Orders (No. 01-42, 01-44, 02-02, 02-50, and 03-17) are applicable and remain in affect.

#### **Per Engineering Department:**

1. **Prior to obtaining a building permit**, a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the city engineer's office

**NOTE:** Engineering Dept. received a copy of the FDEP stormwater approval on 7-10-01, and the Engineering Dept on 11-26-03 received a copy of the NPDES approval.

2. If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
3. **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). (Sample was attached with correspondence dated February 5, 2004.)
4. The Hutchinson Street entrance shall be designed and sloped such that **NO STORMWATER RUNOFF** shall be directed to adjacent property or Hutchinson Street pavement.
5. Erosion Control shall be install and maintained per the FDEP approved SWMP.

