



# City of Destin

4200 Two Trees Road • Destin, Florida 32541  
Telephone (850) 837-4242 • Fax (850) 837-3267 • E-mail: cityhall@destin.net

August 21, 2000

**Order No. 00-45**

## Final Development Order:

### **“SIDES MORENO POINT WEST” A MAJOR DEVELOPMENT (SP-00-15)**

**Based upon the City Council’s approval of this Development Order, on August 14, 2000, 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:** Baskerville-Donovan, Inc., on behalf of Tom Sides.  
**Location:** The proposed project is generally located at 5 Calhoun Avenue, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0630-0000-1120.  
**Request:** Approval of a Major Development identified as “Sides Moreno Point West.” The proposed project consists of a seven (7) story condominium building containing forty-four (44) dwelling units. Additionally, the applicant is proposing to convert an existing dry boat storage building into a covered one (1) story parking garage.  
**Parcel Size:** The property contains 2.48 acres more or less.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** Allowed: 19.9 d. u. per acre  
Proposed: 17.7 d. u. per acre  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 1.03 Floor Area Ratio  
**Application Date:** February 28, 2000  
**TRC Date:** March 15, 2000  
**Approved Site Plan Date:** June 20, 2000  
**Planning Commission Date:** July 6, 2000 (tabled)  
July 20, 2000  
**City Council Date:** August 14, 2000

Community Development ♦  
(850) 837-5686  
Fax: (850) 837-7949

Engineering ♦  
(850) 837-5694

Building Inspections ♦  
(850) 654-1119  
Fax: (850) 837-7949

Public Works  
(850) 837-6869

Community Center ♦  
(850) 654-5184  
Fax: (850) 654-8998

Library  
(850) 837-8572  
Fax: (850) 837-5248

## **DETERMINATIONS:**

1. A hearing was held by the Destin City Council on August 14, 2000, and the City Council approved the development by a vote of 3-1 with the conditions listed in the staff report; and
2. The Planning Commission considered the proposal on July 20, 2000 and made a motion to recommend approval the project to the City Council as presented by staff. The motion failed by a vote of 2-2; and
3. All the findings of the Technical Review Committee report dated June 20, 2000 are incorporated herein.

## **CONDITIONS OF APPROVAL FOR "SIDES MORENO POINT WEST", A MAJOR DEVELOPMENT (SP-00-15):**

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

Construction must commence within twelve (12) months of approval of the Final Development Order on August 14, 2000 (no later than August 14, 2001) and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated August 14, 2000).

**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 "Sides Moreno Point West" is protected through August 14, 2005. 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 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. No use other than the residential condominium containing forty-four (44) dwelling units is approved with this application.
  5. No Commercial or Residential Marina or Dry Boat Storage is approved with this application.
  6. The existing boat slip(s) are prohibited from being used for any use other than transient boat slip(s).
  7. Any change in use other than what is approved and conditioned within this report will require an amended application for Development Order review to be filed with the City of Destin.
  8. Prior to the issuance of any City Permits, provide a copy of the Florida Department of Environmental Protection (FDEP) stormwater permit.
  9. Prior to the issuance of any City Permit, all outstanding costs associated with this project that is owed to the City must be paid in full.
  10. Prior to the issuance of a Clearing/Demolition Permit, a clearing/demolition plan must be submitted and approved by the Community Development Department.
  11. Prior to the issuance of a Building Permit, the applicant must sign a Condominium Affidavit, prepared by the City Land Use Attorney, which includes the following:
    - A. The Condominium Declaration will include a restriction, enforceable by the Condominium Association, providing that the dwelling units shall not be rented or leased for a term of not less than thirty (30) days;
    - B. The applicant will provide a draft of the Condominium documents with the above-referenced provision to the City's Community Development Department at least seven (7) days prior to recording the documents; and
    - C. The applicant will provide a copy of the final recorded version of the Condominium documents with the above-referenced provision to the City's Community Development Department at least seven (7) days prior to application for a Certificate of Occupancy.

12. Prior to the issuance of a Building Permit, a construction crane registration form, that has been approved by Okaloosa County Airport Authority, must be submitted. -
13. Prior to the issuance of a Certificate of Occupancy, the Condominium documents must have been reviewed and approved by the City Land Use Attorney.
14. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
15. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
16. All of the findings and requirements identified by the Technical Review Committee: *Note the City Council approved the project based on the applicant's compatibility analysis and accepted the proposed setbacks along the Choctawchee Bay for the condominium building based on the letter provided by Mr. Michael Langston, P.E. of Baskerville-Donovan, Inc., dated May 11, 2000.*

## TECHNICAL REVIEW COMMITTEE REPORT

### “SIDES MORENO POINT WEST”: A MAJOR DEVELOPMENT (SP-00-15)

TRC Report: June 20, 2000

#### ISSUE:

**Applicant:** Baskerville-Donovan, Inc., on behalf of Tom Sides.  
**Location:** The proposed project is generally located at 5 Calhoun Avenue, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0630-0000-1120.  
**Request:** Approval of a Major Development identified as “Sides Moreno Point West.” The proposed project consists of a seven (7) story condominium building containing forty-four (44) dwelling units. Additionally, the applicant is proposing to convert an existing dry boat storage building into a covered one (1) story parking garage.  
**Parcel Size:** The property contains 2.48 acres more or less.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** Allowed: 19.9 d. u. per acre  
Proposed: 17.7 d. u. per acre  
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**Application Date:** February 28, 2000  
**TRC Date:** March 15, 2000  
**Approved Site Plan Date:** June 20, 2000  
**Planning Commission Date:** July 6, 2000 (tabled)  
July 20, 2000  
**City Council Date:** August 14, 2000

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

Baskerville-Donovan, Inc., on behalf of Tom Sides, is requesting approval of a Major Development identified as “Sides Moreno Point West.” The proposed project consists of a seven (7) story condominium building containing forty-four (44) dwelling units. Additionally, the applicant is proposing to convert an existing dry boat storage building into a covered one (1) story parking garage. None of the existing uses on the property will remain. The proposed project is generally located at 5 Calhoun Avenue, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0630-0000-1120. The property contains 2.48 acres more or less.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will return three (3) PM Peak Hour directional trips on Segment “A” of U. S. Highway 98. Segment “A” currently has 42 PM Peak Hour directional trips available and, with this

project, there will be 45 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

**The City's compatibility consultant has determined that the proposed request is not compatible with the surrounding area (See Exhibits "E" and "O").**

The proposed request is not consistent with the Comprehensive Plan and Land Development Code due to the findings of the Compatibility Analysis. However, Concurrency Management review, Level of Service review, and the Vision 2000 Plan have been satisfied. This project is not located within the Community Redevelopment Area. However, the project is located within the proposed boundaries of the Destin Harbor Area Master Plan.

#### **COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use in the BT Zoning district. However, the proposed project is not consistent with the compatibility requirements of the Comprehensive Plan and the Land Development Code.

#### **COMPATIBILITY:**

**The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and DOES NOT meet the minimum requirements. Refer to Exhibits "E" and "O" for the complete Compatibility Analysis Report from the City's compatibility consultant, Ms. Gail Easley, dated May 9, 2000, finding the proposed project incompatible with the surrounding area. Based on the aforementioned report, staff recommends DENIAL of the proposed project.**

#### **DENSITY:**

The proposed project consists of forty-four (44) long-term dwelling units within a seven (7) story condominium building (including parking garage on the first floor). The Mixed Use (MU) Future Land Use designation allows for a density of 19.9 dwelling units per acre. The applicant is proposing a density of 17.7 dwelling units per acre. No lodging units (short-term rentals) are proposed as part of this project and no approval for them is given.

#### **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 Gail Easley, dated May 9, 2000, which describes the height and finds the proposed project incompatible with the surrounding area.

**FLOOR AREA RATIO:**

The total floor area ratio for this project is 1.03, which is below the 1.07 maximum.

**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 "D" and "F" through "I" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will return three (3) PM Peak Hour directional trips on Segment "A" of U. S. Highway 98. Segment "A" currently has 42 PM Peak Hour directional trips available and, with this project, there will be 45 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

**SUBDIVISION OR PUD - PLAT:**

Prior to the issuance of a Building Permit, the applicant must sign a Condominium Affidavit, prepared by the City Land Use Attorney, which includes the following:

1. The Condominium Declaration will include a restriction, enforceable by the Condominium Association, providing that the dwelling units shall not be rented or leased for a term of not less than thirty (30) days;
2. The applicant will provide a draft of the Condominium documents with the above-referenced provision to the City's Community Development Department at least seven (7) days prior to recording the documents; and
3. The applicant will provide a copy of the final recorded version of the Condominium documents with the above-referenced provision to the City's Community Development Department at least seven (7) days prior to application for a Certificate of Occupancy.

**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 building meets all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district requires that all residential projects meet the RIA Zoning district setbacks. The RIA Zoning district requires the following setbacks: front - 20 feet, side – 26 feet (for seven (7) stories), and rear - 50 feet (for Bay front lots\*).

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (east):	20'	N/A	540' (Condo) / 200' (Parking Garage**)
Side (south):	50'* / 0'	5' CB	14.5' & 46' (Condo) / 0' (Parking Garage**) + 5' CB
Rear (west):	50'*	N/A	65' & 41'* (Condo) / 39' (Parking Garage**) + 5' CB
Side (north):	26' / 0'	5' CB	31' (Condo) / 35' & 105' (Parking Garage**) + 5' CB
Between Bldgs.:	10'	N/A	127' (between Condo & Parking Garage) / 83' (between Condo & Gazebo)

\* The project is required to comply with Section 11.01.10.B *Bay shoreline protection zone*. This section states:

B. For infill development or development furthering the infill strategies of the City the following regulations apply:

1. The minimum setback for principal habitable structures shall be fifty (50) feet from the mean high water line. If the fifty (50) foot setback cannot be achieved due to depth of property prior to platting of lots, right-of-way easements, utility easements, or access easements existing at the time of adoption of this ordinance, the maximum width achievable shall be provided. An applicant claiming inability to comply with the fifty (50) foot setback requirement because of the above-stated causes must submit documentation certified by an engineer as to the limitations on the property, which make compliance impossible.

\*\* The parking garage is an existing building that is currently used for dry boat storage.

**The applicant has provided documentation certified by the project engineer stating the limitations on the property, which make compliance impossible (See Exhibit “J”). Staff has questions regarding whether the applicant has met the requirements of Section 11.01.10.B.**



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 Buffer is required along the eastern property line. A five (5) foot Common Buffer is required along the northern and southern property lines.

**WHITE SANDS ZONE:**

The proposed project is located within White Sand Zone II. All fill material will have to comply with the White Sands Ordinance.

**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 at the March 15, 2000, TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated May 12, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated March 15, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated March 15, 2000.

**SPRINT:**

Sprint approved the project at the March 15, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project at the March 15, 2000, TRC meeting.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated May 22, 2000.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated June 20, 2000, and had the following condition:

1. Prior to the issuance of any City Permits, provide a copy of the Florida Department of Environmental Protection (FDEP) stormwater permit.

**INGRESS/EGRESS:**

The ingress/egress point for the proposed project is located along the existing access drive off of Calhoun Avenue. The ingress/egress point meets the requirements (twenty-four (24) foot wide) of the Destin Land Development Code. Due to the unique shape of the lot, the five (5) foot Common Boundary Buffer is provided at the earliest point possible without limiting access to the site.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The proposed dumpster is enclosed by a six (6) foot tall wood privacy fence. The location of the dumpster and its screening are indicated on sheet C2 of the site plan.

**SIDEWALKS:**

The area east of the right-of-way line and within the proposed driveway (24 feet wide) must be striped as a cross-walk, prior to the issuance of a Certificate of Occupancy.

**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:**

108,128 sq. ft. of property x 18 %	=	19,463 sq. ft.
(12,706 sq. ft. garage parking/ 2,500 sq. ft.) x 171 sq. ft.	= +	<u>1,874 sq. ft.</u>
		21,337 sq. ft. required
Site plan provides <u>52.6 %</u>	=	<u>56,874 sq. ft.</u> 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 (2 trees x 3 credits per tree):	6

Credits for Existing Trees (13" to 19" diameter) on Site (4 trees x 4 credits per tree):	16
Credits for Existing Trees (20" to 24" diameter) on Site (6 trees x 5 credits per tree):	30 -
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>52</u>
Total Reforestation Credits for Trees Required on Site:	52
Reforestation Trees (1 per every .10 of an acre: 2.48 x 10 = 20) Required on Site:	<u>25</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>0*</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:	0
Front Perimeter Trees (1 per 25') Required on Site:	1
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
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>6</u>
<b>TOTAL TREES REQUIRED:</b>	<b>13</b>
<b>TOTAL TREES PROVIDED:</b>	<b>32</b>

A five (5) foot Common Boundary Buffer is required along the northern and southern property lines, and a ten (10) foot Front Perimeter Landscape Buffer is required along the eastern property line. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. 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 years of planting. Due to the unique shape of the lot, the five (5) foot Common Boundary Buffer is provided at the earliest point possible without limiting access to the site. 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:

Dwelling, Multi-Family:

Resident parking      2.00 spaces per dwelling unit.  
Visitor parking        0.25 spaces per dwelling unit.

Total spaces = 2.25 per multi-family dwelling unit.

Per site plan:

Dwelling, Multi-Family:

44 dwelling units x 2.25 per multi-family dwelling unit = 99 parking spaces

**TOTAL REQUIRED: 99 parking spaces (including 4 handicap spaces)**

**TOTAL PROVIDED: 102 parking spaces (including 4 handicap spaces)**

NOTE: The proposed parking spaces located within the existing dry boat storage building shall not be blocked or prohibited by the owner at any time. No storage of any type has been proposed or approved above the parking 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:

Dwelling, Multi-Family:

One (1) space for the first 100,000 square feet of gross floor area or fraction thereof, and one (1) space for each additional 100,000 square feet or fraction thereof.

Per site plan:

Dwelling, Multi-Family:

130,214 sq. ft. building / 1 space per first 100,000 sq. ft. and one (1) space for each additional 100,000 square feet or fraction there = 2 loading spaces.

**TOTAL REQUIRED: 2 loading spaces**

**TOTAL PROVIDED: 2 loading spaces**

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

1. A Florida Department of Environmental Protection general notice permit (for stormwater).

**IMPACT FEES:**

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

**Park:** The park impact fees were calculated using the “Multi-Family (per unit) = \$113.03” fee amount.

$$(\text{number of units}) \times (\text{Multi-Family fee amount}) = \text{Impact Fee}$$

$$(44 \text{ units}) \times (\$113.03) = \underline{\$4,973.32}$$

**Public Libraries:** The public libraries impact fees were calculated using the “Multi-Family (per unit) = \$76.19” fee amount.

$$(\text{number of units}) \times (\text{Multi-Family fee amount}) = \text{Impact Fee}$$

$$(44 \text{ units}) \times (\$76.19) = \underline{\$3,352.36}$$

**Police Protection:** The police protection impact fees were calculated using the “Resort Residential(per unit) = \$14.64/unit” fee amount under the “Residential – Outside U.S. 98 Corridor” category.

$$(\text{number of units}) \times (\text{Multi-Family fee amount}) = \text{Impact Fee}$$

$$(44 \text{ units}) \times (\$14.64) = \underline{\$644.16}$$

**Road:** The road impact fees were calculated using the “Multi-Family/Condominium (per unit) = \$334.00” fee amount.

$$(\text{number of units}) \times (\text{Multi-Family/Condominium (per unit) fee amount}) = \text{Impact Fee}$$

$$(44 \text{ units}) \times (\$334.00) = \underline{\$14,696.00}$$

Parks:	= \$ 4,973.32
Public Library:	= \$ 3,352.36
Police Protection:	= \$ 644.16
<u>Roads:</u>	= <u>\$14,696.00</u>
<b>TOTAL:</b>	= <b><u>\$23,665.84</u></b>

**COMMENTS:**

**Public Input:**

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

**Per Community Development Department:**

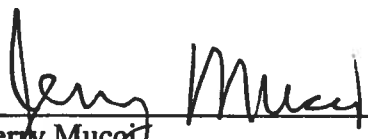
The Community Development Department **cannot** support this project due to findings contained in the Compatibility Analysis Report prepared by Ms. Gail Easley and dated May 9, 2000. However, should the City Council find the project compatible, the Community Development Department recommends the following conditions:


1. No use other than the residential condominium containing forty-four (44) dwelling units is approved with this application.
2. No Commercial or Residential Marina or Dry Boat Storage is approved with this application.
3. The existing boat slip(s) are prohibited from being used for any use other than transient boat slip(s).
4. Any change in use other than what is approved and conditioned within this report will require an amended application for Development Order review to be filed with the City of Destin.
5. Prior to the issuance of any City Permit, all outstanding costs associated with this project that is owed to the City must be paid in full.
6. Prior to the issuance of a Clearing/Demolition Permit, a clearing/demolition plan must be submitted and approved by the Community Development Department.
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8. Prior to the issuance of a Building Permit, a construction crane registration form, that has been approved by Okaloosa County Airport Authority, must be submitted.
9. Prior to the issuance of a Certificate of Occupancy, the Condominium documents must have been reviewed and approved by the City Land Use Attorney.
10. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
11. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.

Per Engineering Department:

1. Prior to the issuance of any City Permits, provide a copy of the Florida Department of Environmental Protection (FDEP) stormwater permit.

  
\_\_\_\_\_  
Jerry Mucoi,                      8-22-00  
Community Development Director                      Date

  
\_\_\_\_\_  
Tom Sides,    Date  
Owner