



City of Destin

January 28, 2002

Order No. 02-04

Final Development Order:

**“DOLPHIN RUN CONDOMINIUM”:
A MAJOR DEVELOPMENT
(SP-01-24)**

Based upon the City Council’s approval of this Development Order, on January 22, 2002, 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: C & D Landholdings, Inc., on behalf of Anne Elmore McKnight, Northwest Florida Investors Group, Inc., and Dean & Mary Alice White.

Location: The proposed project consists of an eleven (11) story Condominium containing 18 dwelling units.

Request: Approval of a Major Development identified as “Dolphin Run Condominium.”

Parcel Size: The property contains 1.02 acres more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Allowed: 19.9 dwelling units per acre.
Proposed: 17.6 dwelling units per acre.

Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.74 Floor Area Ratio

Application Date: July 2, 2001

TRC Date: July 18, 2001

Approved Site Plan Date: November 26, 2001

Planning Commission Date: December 20, 2001

City Council Date: January 22, 2002

DETERMINATIONS:

1. A hearing was held by the Destin City Council on January 22, 2002, and the City Council approved the development by a vote of 6-0. 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 November 26, 2001 and amended on January 14, 2002; and
2. The Planning Commission considered the proposal on December 20, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and

3. All the findings of the Technical Review Committee Report dated November 26, 2001 and amended on January 14, 2002 are incorporated herein.

CONDITIONS OF APPROVAL FOR "DOLPHIN RUN CONDOMINIUM," A MAJOR DEVELOPMENT (SP-01-24):

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 January 22, 2002 (no later than January 22, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated November 26, 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 "Dolphin Run Condominium" is protected through January 22, 2007. **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 the issuance of the Development Order, all outstanding costs associated with this project that are owed to the City must be paid in full.
5. Prior to the issuance of any City Permits, a Unity of Title must be submitted to the Community Development Department for review and approval by the City Attorney. Once the Unity of Title has been approved, it must be recorded with the Clerk of the Circuit Court of Okaloosa County and one (1) certified recorded copy submitted to the Community Development Department.

6. Prior to obtaining any City Permit, provide copies of Florida Department of Environmental Protection (FDEP) stormwater and coastal construction permits shall be forwarded to the City Engineer's Office.
7. Prior to obtaining any City Permit, provided details on the retaining wall design.
8. Prior to the issuance of a Demolition/Grading Permit, the demolition/grading plan must be submitted and approved by the Community Development Department.
9. Prior to being advertised for City Council, the maintenance and hold harmless agreement for all brick pavers in the R.O.W. has been forwarded to the City, for review by the City Land Use Attorney. It must be approved by the City Land Use Attorney prior to the City Council meeting. The agreement shall be executed and recorded with the Clerk of Circuit Court in Okaloosa County and a copy shall be provided to the City prior to obtaining a Building Permit.
10. Please be aware that if at the time the building application is being review the building plans for the garage parking are do not match up (most notably that no shear wall or columns shall be within any portion of the parking space area) with the approved civil engineering plans, a minor deviation to the Development Order will have to be applied for, reviewed and approved prior to the issuance of the building permit.
11. Prior to the issuance of a Building Permit for the condominium, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted.
12. Prior to the issuance of a Certificate of Occupancy, the Condominium documents must be reviewed and approved by the City Land Use Attorney. The Condominium documents must contain, at a minimum, the provisions stated in the Condominium affidavit dated October 30, 2001. Additionally, a copy of the Condominium documents that have been recorded with the state must be
13. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees and other outstanding fees owed to the City must be paid.
14. Prior to the issuance of a Certificate of Occupancy, all landscaping must be installed, inspected, and approved by the Community Development Department.
15. Prior to the issuance of a Certificate of Occupancy, the six (6) brick paver parking spaces and two (2) "public parking", signs as depicted on sheet 4 of 10 of the approved site plan, shall be installed and accepted by the City.
16. 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 require to maintain approved design cross-section (s) line(s), and grade(s).
17. Prior to the issuance of any Certificate of Occupancy, all requirements set forth in the Compatibility Analysis prepared by Les Solin and Associates must be completed.

18. No outdoor lighting is proposed as part of this site plan. If the applicant proposes outdoor lighting in the future, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. 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.
19. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater management plan shall be re-submitted for review and approval.

**TECHNICAL REVIEW COMMITTEE REPORT
"DOLPHIN RUN CONDOMINIUM":
A MAJOR DEVELOPMENT
(SP-01-24)**

**TRC Report: November 26, 2001, and
amended on January 14, 2002**

ISSUE:

Applicant: C & D Landholdings, Inc., on behalf of Anne Elmore McKnight, Northwest Florida Investors Group, Inc., and Dean & Mary Alice White.

Location: The proposed project consists of an eleven (11) story Condominium containing 18 dwelling units.

Request: Approval of a Major Development identified as "Dolphin Run Condominium."

Parcel Size: The property contains 1.02 acres more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Allowed: 19.9 dwelling units per acre.
Proposed: 17.6 dwelling units per acre.

Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.74 Floor Area Ratio

Application Date: July 2, 2001

TRC Date: July 18, 2001

Approved Site Plan Date: November 26, 2001

Planning Commission Date: December 20, 2001

City Council Date: January 22, 2002

DISCUSSION/FINDINGS:

C & D Landholdings, Inc., on behalf of Anne Elmore McKnight, Northwest Florida Investors Group, Inc., and Dean & Mary Alice White, is requesting approval of a Major Development identified as "Dolphin Run Condominium." The proposed project consists of an eleven (11) story Condominium containing 18 Dwelling Units. The proposed project is generally located on the south side of Scenic Highway 98 (1816 Scenic Highway 98) across from Sterling Shores Condominium, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0023-000B-0020 and 00-2S-22-2300-000B-0050 and 00-2S-22-2300-000B-0040. The property contains 1.02 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 "C" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, dated October 25, 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 or 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.

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 October 25, 2001, finding the proposed project compatible with the surrounding area.

DENSITY:

The MU Future Land Use designation allows for 19.9 dwelling units per acre. The subject property contains 1.02 acres more or less. The density for this project is 17.6 dwelling units per acre, which is below the 19.9 allowed.

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 October 25, 2001, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The MU Future Land Use designation has a maximum floor area ratio (FAR) of 1.07. The FAR for this project is 0.74, which is below the 1.07 allowed.

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.

PHASING:

The applicant has proposed to construct the project in a single phase. Therefore, the construction plans do not contain a phasing plan.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, the proposed development will reduce, by three (3) PM Peak Hour directional trips, the traffic currently generated on Segment "C" of U. S. Highway 98. Segment "C" currently has 48 PM Peak Hour directional trips available and, with this project, there will be 51 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "F").

	Required	Buffers	Provided
Front (north):	10'	10' FP	10.62' +/- including a 10' FP
Side (east):	34'*	5' CB	34.07' +/- including 5' CB
Side (west):	34'*	5' CB	34.25' +/- including 5' CB
Rear (south):	25'	N/A	130.99' +/-
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 eastern and western property lines.

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 October 5, 2001.

DESTIN FIRE CONTROL DISTRICT:

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

GULF POWER:

Gulf Power approved the project in a letter dated October 17, 2001.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated October 17, 2001.

SPRINT:

Sprint approved the project in a letter dated October 8, 2001.

NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project in a letter dated October 17, 2001.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated November 21, 2001.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated November 26, 2001, and had the following conditions:

1. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater management plan shall be re-submitted for review and approval.
2. Prior to obtaining any City Permit, provide copies of Florida Department of Environmental Protection (FDEP) stormwater and coastal construction permits shall be forwarded to the City Engineer's Office.
3. Prior to obtaining any City Permit, provided details on the retaining wall design.
4. Prior to being advertised for City Council, the maintenance and hold harmless agreement for all brick pavers in the R.O.W. has been forwarded to the City, for review by the City Land Use Attorney. It must be approved by the City Land Use Attorney prior to the City Council meeting. The agreement shall be executed and recorded with the Clerk of Circuit Court in Okaloosa County and a copy shall be provided to the City prior to obtaining a Building Permit.
5. Please be aware that if at the time the building application is being review the building plans for the garage parking are do not match up (most notably that no shear wall or columns shall be within any portion of the parking space area) with the approved civil engineering plans, a minor deviation to the Development Order will have to be applied for, reviewed and approved prior to the issuance of the building permit.
6. 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 require to maintain approved design cross-section (s) line(s), and grade(s).

INGRESS/EGRESS:

The ingress/egress for the proposed development is provided by the following access points: A) a proposed twenty-four (24) foot wide two-way drive located on the western portion of the project; and B) a twenty-four (24) foot wide two-way drive located on the eastern portion of the project. All access points are located off of Scenic Highway 98. The ingress/egress points do not exceed the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster is a roll-out type located in a trash room within the building. The location of the dumpster is indicated on sheet 4 of 10 of the plans.

SIDEWALKS:

A five (5) foot wide concrete sidewalk is required along the northern right-of-way of Scenic Highway 98.

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:

44,330 sq. ft. of property x 18 %	=	7,979 sq. ft. required
Site plan provides <u>72.0 %</u>	=	<u>24,054 sq. ft. provided</u>

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>0</u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 1.02 x 10 = 10) Required on Site:	<u>10</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:	10
Front Perimeter Trees (1 per 25') Required on Site:	8
Parking Lot Trees (1 per end row and landscape island) Required on Site:	4
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>0</u>
TOTAL TREES REQUIRED:	22
TOTAL TREES PROVIDED:	22

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 eastern and western property lines. 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 (3) years of planting. 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.
<u>Visitor parking</u>	<u>0.25 spaces per dwelling unit.</u>
Total parking	2.25 spaces per dwelling unit.

Per site plan:

Dwelling, Multi-Family:

18 dwelling units x 2.25 per multi-family dwelling unit = 41 parking spaces

TOTAL REQUIRED: 41 parking spaces (including 2 handicap spaces)
TOTAL PROVIDED: 43 parking spaces (including 2 handicap spaces)

The applicant is willing to install 6 brick paver parking spaces within the right-of-way of Scenic Highway 98 directly in front of the project. The brick pavers used for these parking spaces will match the ones recently installed by the developer of the Restaurant Row Redevelopment project. It is important to note that this project is not a Planned Unit Development, and as such is not required to provide a public benefit. However, since the applicant is proposing to provide these public parking spaces the following condition shall apply:

1. Prior to the issuance of a Certificate of Occupancy, the six (6) brick paver parking spaces and two (2) "public parking", signs as depicted on sheet 4 of 10 of the approved site plan, shall be installed and accepted by the City.

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:

High-rise residential uses:

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

Per site plan:

High-rise residential uses:

299,052 sq. ft. condominium buildings total / 1 per space for the first 100,000 sq. ft. and 1 space for each additional 100,000 square feet or fraction thereof = 3 loading spaces

TOTAL REQUIRED: 1 loading space
TOTAL PROVIDED: 1 loading space

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A Federal Aviation Administration (FAA) determination of no hazard to air navigation (on file).
2. A Florida Department of Environmental Protection (FDEP) permit for stormwater.
3. A Florida Department of Environmental Protection (FDEP) permit for coastal construction.

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.

$$(18 \text{ units}) \times (\$113.03) = \$2,034.54$$

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

Total Park Impact Fees to be paid for “Dolphin Run Condominium”: \$2,034.54

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

$$(18 \text{ units}) \times (\$76.19) = \$1,371.42$$

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

Total Public Libraries Impact Fees to be paid for “Dolphin Run Condominium”: \$1,371.42

Police Protection: The police protection impact fees were calculated using the “Multi-Family per unit = \$14.50” fee amount under the “Residential – U.S. 98 Corridor” category.

$$(18 \text{ units}) \times (\$14.50) = \$261.00$$

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

Total Police Protection Impact Fees to be paid for “Dolphin Run Condominium”: \$261.00

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

$$(18 \text{ units}) \times (\$334.00) = \$6,012.00$$

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

Total Road Impact Fees to be paid for “Dolphin Run Condominium”: \$6,012.00

Parks:	=	\$2,034.54
Public Library:	=	\$1,371.42
Police Protection:	=	\$261.00
Roads:	=	<u>\$6,012.00</u>
TOTAL:	=	<u>\$9,678.96</u>

COMMENTS:

Public Input:

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

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:	\$750.00 (pd.)	Planning Commission Advertising:	\$51.00
City Traffic Consultant:	\$888.77 (\$350.57 pd.)	City Council Advertising:	\$81.00
City Surveyor:	N/A		

CONDITIONS:

Per Community Development Department:

1. Prior to the issuance of the Development Order, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. Prior to the issuance of any City Permits, a Unity of Title must be submitted to the Community Development Department for review and approval by the City Attorney. Once the Unity of Title has been approved, it must be recorded with the Clerk of the Circuit Court of Okaloosa County and one (1) certified recorded copy submitted to the Community Development Department.
3. Prior to the issuance of a Demolition/Grading Permit, the demolition/grading plan must be submitted and approved by the Community Development Department.
4. Prior to the issuance of a Building Permit for the condominium, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted.
5. Prior to the issuance of a Certificate of Occupancy, the Condominium documents must be reviewed and approved by the City Land Use Attorney. The Condominium documents must contain, at a minimum, the provisions stated in the Condominium affidavit dated October 30, 2001. Additionally, a copy of the Condominium documents that have been recorded with the state must be
6. Prior to the issuance of any Certificate of Occupancy, all requirements set forth in the Compatibility Analysis prepared by Les Solin and Associates must be completed.
7. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees and other outstanding fees owed to the City must be paid.
8. Prior to the issuance of a Certificate of Occupancy, all landscaping must be installed, inspected, and approved by the Community Development Department.
9. Prior to the issuance of a Certificate of Occupancy, the six (6) brick paver parking spaces and two (2) "public parking", signs as depicted on sheet 4 of 10 of the approved site plan, shall be installed and accepted by the City.

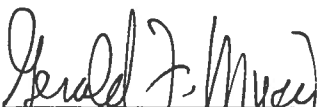
- No outdoor lighting is proposed as part of this site plan. If the applicant proposes outdoor lighting in the future, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. Any such future outdoor lighting plans must provide specifications for the 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.

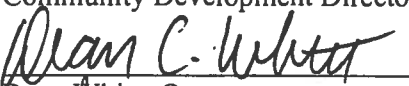
Per Engineering Department:

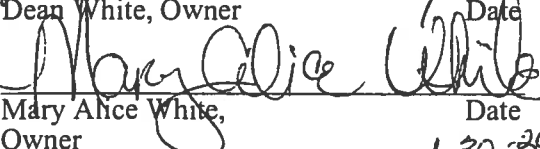
- If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater management plan shall be re-submitted for review and approval.
- Prior to obtaining any City Permit, provide copies of Florida Department of Environmental Protection (FDEP) stormwater and coastal construction permits shall be forwarded to the City Engineer's Office.
- Prior to obtaining any City Permit, provided details on the retaining wall design.
- Prior to being advertised for City Council, the maintenance and hold harmless agreement for all brick pavers in the R.O.W. has been forwarded to the City, for review by the City Land Use Attorney. It must be approved by the City Land Use Attorney prior to the City Council meeting. The agreement shall be executed and recorded with the Clerk of Circuit Court in Okaloosa County and a copy shall be provided to the City prior to obtaining a Building Permit.
- Please be aware that if at the time the building application is being review the building plans for the garage parking are do not match up (most notably that no shear wall or columns shall be within any portion of the parking space area) with the approved civil engineering plans, a minor deviation to the Development Order will have to be applied for, reviewed and approved prior to the issuance of the building permit.
- 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 require to maintain approved design cross-section (s) line(s), and grade(s).

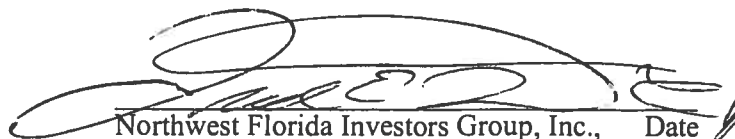
OTHER OUTSTANDING ISSUES:

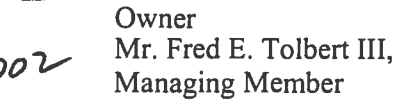
None.



 Gerald F. Mucci, AICP
 Community Development Director
 Date 1-28-02


 Dean White, Owner
 Date 1/30/2002


 Mary Alice White,
 Owner
 Date 1-30-2002


 Northwest Florida Investors Group, Inc.,
 Owner
 Date Jan 31 02


 Mr. Fred E. Tolbert III,
 Managing Member


 Anne Elmore McKnight,
 Owner
 Date 1-29-02