



City of Destin

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May 16, 2000

ORDER # 00-26

Final Development Order:

**“SOVEREIGN ISLE GARDEN VILLAS
– A MULTI-FAMILY DWELLING CONDOMINIUM”:
A MAJOR DEVELOPMENT
(SP-00-12)**

Based upon the City Council’s approval of this Development Order, on May 8, 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:** Choctaw Engineering, Inc., on behalf of Floridian Commercial, Inc.
- Location:** The proposed project is generally located on the south end of Regatta Bay Drive, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0000-0049-0010.
- Request:** Approval of a Major Development identified as “Sovereign Isle Garden Villas – a multi-family dwelling condominium.” The proposed project consists of a twenty-three (23) long-term dwelling unit condominium building that includes an exercise/management office and outdoor pool.
- Parcel Size:** The property contains 1.143 acres more or less.
- Future Land Use:** Mixed Use (MU).
- Zoning District:** Business Retail (BR) & Residential Intensive Apartment (RIA).
- Density:** Allowed: 19.900 dwelling units per acre.
Proposed: 20.298 dwelling units per acre (19.9 with .398 bonus density).
- Intensity:** Not Applicable.
- Application Date:** February 14, 2000
- TRC Date:** March 15, 2000
- Approved Site Plan Date:** April 3, 2000
- Planning Commission Date:** April 20, 2000
- City Council Date:** May 8, 2000

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

Engineering ♦
(850) 837-5694

Building Inspections ♦
(850) 654-1119
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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 May 8, 2000, and approved the development by a vote of 7-0 with conditions; and
2. The Planning Commission considered the proposal on April 20, 2000 and recommended the City Council approve the proposed project as presented by staff. The motion passed by a vote of 7-0; and
3. All the findings of the Technical Review Committee report dated April 3, 2000 are incorporated herein.

CONDITIONS OF APPROVAL FOR "SOVEREIGN ISLE GARDEN VILLAS – A MULTI-FAMILY DWELLING CONDOMINIUM", A MAJOR DEVELOPMENT (SP-00-12):

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 May 8, 2000 (no later than May 8, 2001) and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 3, 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 "Sovereign Isle Garden Villas – a Multi-Family Dwelling Condominium" is protected for five years (through May 8, 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. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
5. Street lights and poles in the City right-of-way (ROW) must be approved by Gulf Power for the City to take over maintenance and energy bill. All utilities in the ROW shall be underground.
6. Please contact Gulf Power Engineering before planting berm and six (6) foot hedgerow.
7. 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.
8. 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.
9. **Prior to the issuance of a Building Permit**, the applicant must supply information indicating that the proposed wattage of the outdoor lighting is 200-watts or less.
10. **At least seven (7) days prior to application for a Certificate of Occupancy**, 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.
11. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
12. **Prior to the issuance of a Certificate of Occupancy**, all required impact fees must be paid.
13. Findings and requirements identified by the Technical Review Committee:

TECHNICAL REVIEW COMMITTEE REPORT

“SOVEREIGN ISLE GARDEN VILLAS – A MULTI-FAMILY DWELLING CONDOMINIUM”: A MAJOR DEVELOPMENT (SP-00-12)

TRC Report: April 3, 2000

ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of Floridian Commercial, Inc.
Location: The proposed project is generally located on the south end of Regatta Bay Drive, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0000-0049-0010.
Request: Approval of a Major Development identified as “Sovereign Isle Garden Villas – a multi-family dwelling condominium.” The proposed project consists of a twenty-three (23) long-term dwelling unit condominium building that includes an exercise/management office and outdoor pool.
Parcel Size: The property contains 1.143 acres more or less.
Future Land Use: Mixed Use (MU).
Zoning District: Business Retail (BR) & Residential Intensive Apartment (RIA).
Density: Allowed: 19.900 dwelling units per acre.
Proposed: 20.298 dwelling units per acre (19.9 with .398 bonus density).
Intensity: Not Applicable.
Application Date: February 14, 2000
TRC Date: March 15, 2000
Approved Site Plan Date: April 3, 2000
Planning Commission Date: April 20, 2000
City Council Date: May 8, 2000

DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of Floridian Commercial, Inc., is requesting approval of a Major Development identified as “Sovereign Isle Garden Villas – a multi-family dwelling condominium.” The proposed project consists of a twenty-three (23) long-term dwelling unit condominium building that includes an exercise/management office and outdoor pool. The proposed project is generally located on the south end of Regatta Bay Drive, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0000-0049-0010. The property contains 1.143 acres more or less.

The proposed project was granted a Development Order on January 5, 1998. The developer asked for and was granted an extension to the original twelve (12) month construction deadline. This extended the deadline to January 5, 2000. However, the development did not commence before the January 5, 2000, deadline and the Development Order expired. The applicant is now requesting that the City approve a new Development Order for the property.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate five (5) new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 50 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 "C").

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Electrical Sub-station
- West: Single-Family Residential

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, Level of Service review, and the Vision 2000 Plan. This project is not located within the Community Redevelopment Area or the proposed Destin Harbor Area Master Plan.

The Technical Review Committee reviewed the project on March 15, 2000, and approved the project with specific conditions and changes. These changes have been satisfied as of April 3, 2000.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Residential Intensive Apartment (RIA) and Business Retail (BR). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use in the RIA Zoning district. The use is permitted as a Special Exception use in the BR Zoning district. A Special Exception to allow multi-family dwellings was approved by the Board of Adjustment on December 10, 1997.

COMPATIBILITY:

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	MU	BR	Single-Family Residential
South:	MU	RIA	Single-Family Residential
East:	MU	BT	Electrical Sub-station
West:	MU	BR & RIA	Single-Family Residential

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

A) Permitted uses, structures and activities allowed within the land use category;

The proposed use is a permitted principal use in the RIA Zoning district. The use is permitted as a Special Exception in the BR Zoning district. A Special Exception to allow multi-family dwellings was approved by the Board of Adjustment on December 10, 1997.

B) Building location, dimensions, height, and floor area ratio;

The proposed three (3) story building is located in the northern half of the lot, adjacent to the north property line. The proposed building meets and exceeds all of the required setbacks for the Business Retail (BR) and Residential Intensive Apartment (RIA) Zoning districts. The Special Exception requires that the project meet the RIA Zoning district setbacks. The RIA Zoning district requires the following setbacks for a corner lot: front - 20 feet, side - 15 feet, and 10 feet between buildings.

The BR Zoning district does not have a maximum building height. A residential project in this Zoning district must comply with the dimensional requirements of the RIA Zoning district. For a residential project that is three (3) or more stories in height, the height is determined by a compatibility analysis. The proposed height of the three (3) story building is forty-three (43) feet. The proposed building is compatible with the surrounding buildings in the area. The other buildings are predominately one and two stories in height; however, there are two (2), three-story structures located on Luke Avenue immediately south of the subject property. The building's location and height is similar to another development in the area and is considered to be compatible.

C) Location and extent of parking, access drives, and service areas;

The proposed project meets the parking requirements (52 reg. & 3 h. c. proposed/required). It also meets the requirements for access drives (24 feet provided) and service areas (dumpster is screened).

D) Traffic generation, hours of operation, noise levels, and outdoor lighting;

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate five (5) new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 50 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 "C").

The hours of operation and the noise levels for the proposed project are expected to be similar to the other residential developments in the area.

Outdoor lighting is proposed at this time and is indicated on the site plan. Staff recommends as a condition of approval, that the wattage of the proposed lighting be reduced from 400-watt lamps to no more than 200 watts. With this change, staff believes that negative impacts from the

lighting would be decreased, given the fact that the applicant is required to have a six (6) foot tall opaque screen along the entire western and southern property lines.

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that the proposed project will be compatible with the surrounding development.

E) Alteration of light and air;

The proposed three-story building will not alter the light or air of the surrounding properties, provided the proposed lighting, as indicated on the site plan, is amended as requested by staff.

F) Setbacks and buffers.

The proposed buildings meet and exceed all of the required setbacks for the Business Retail (BR) and Residential Intensive Apartment (RIA) Zoning districts. The Special Exception requires that the project meet the RIA Zoning district setbacks. The RIA Zoning district requires the following setbacks for a corner lot: front - 20 feet, side - 15 feet, and 10 feet between buildings.

The overall site plan meets the open space requirements (18% required / 27.7% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape area on the northern and western property lines and the standard ten (10) foot vegetative buffer on the southern and eastern property lines.

Parking islands and required tree/vegetation/reforestation requirements have been satisfied (refer to Landscape section of this report).

HEIGHT:

The BR Zoning district does not have a maximum building height. A residential project in this Zoning district must follow the dimensional requirements of the RIA Zoning district. For a residential project that is three (3) or more stories in height, the height is determined by a compatibility analysis. The proposed height of the three (3) story building is forty-three (43) feet. The proposed building is compatible with the surrounding buildings in the area. The surrounding buildings are predominately one and two stories in height; however, there are two (2), three-story structures located on Luke Avenue immediately south of the subject property. The building's location and height is similar to other developments in the area and is considered to be compatible.

DENSITY:

The proposed project consists of twenty-three (23) long-term dwelling units within a three (3) story building (18,000 sq. ft. including parking garage and common areas). The Mixed Use (MU) Future Land Use designation allows for 19.9 dwelling units per acre. The applicant has submitted a request for "Density Bonuses" (See Exhibit "D"), which would allow for a maximum of 20.298 dwelling units per acre. The requested "Density Bonuses" are listed below:

Total area of the property: 1.143 acres (49,795 sq. ft).

Maximum density allowed without Density Bonuses: 1.143 ac. X 19.9 d. u. per acre = 22.75 or 22.0 d. u.

Developer requested Density Bonuses:

<u>Requested Density Bonus</u>	<u>Points</u>
1. Water Conservation:	
A. Low-water demand plants:	2
B. Low-water irrigation (drip irrigation)	1
2. Proximity to Services:	
A. Less than 2 miles to Destin Middle School	1
B. Less than 5 miles to an existing fire station	<u>1</u>
Total Density Bonus Points Requested	<u><u>5</u></u>

Calculation for Maximum density allowed with "Density Bonuses":

Dwelling Units allowed per acre: = 19.9
Density Bonus points applied for: 5/5 = 1.0
Density Bonus points allowed: 5/5 = 1.0
Density Bonus percentage factor: 1.0 x .02 = 2%
Density Bonus per acre: .02 x 19.9 d. u. = .398 d. u.
Maximum Dwelling Units allowed with Density Bonus: 20.298 d. u. per acre

Calculations:

$5/5 = 1 \times .02 = .02 \times 19.9 \text{ d. u.} = .398 \text{ d. u.}$
 $19.9 \text{ d. u.} + 0.398 = 20.298 \text{ d. u. per acre}$

Maximum Density allowed with Density Bonus for this project:

$1.143 \text{ acres} \times 20.298 \text{ d. u. per acre} = 23.2 \text{ d. u. per acre}$

Dwelling Units Allowed: 23
Dwelling Units Proposed: 23

FLOOR AREA RATIO:

Not applicable.

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

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate five (5) new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 50 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 "C").

SUBDIVISION OR PUD - PLAT:

The applicant is required to sign a Condominium Affidavit, prior to City Council consideration, that contains 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.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks for the Business Retail (BR) and Residential Intensive Apartment (RIA) Zoning districts. The Special Exception requires that the project meet the RIA Zoning district setbacks. The RIA Zoning district requires the following setbacks for a corner lot: front - 20 feet, side – 15 feet, and 10 feet between buildings.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	20'	10' FPLA	22.91' + 10' FPLA
Front (east):	20'	10' FPLA	20.87' + 10' FPLA
Side (south):	15'	10'VB	76' + 10' VB
Side (west):	15'	10' VB	15.7' + 10' VB
Between Bldgs.:	10'	N/A	13'

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

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 at the March 15, 2000, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated March 15, 2000.

GULF POWER:

Gulf Power approved the project at the March 15, 2000, TRC meeting with the following statement: "Please contact Gulf Power Engineering before planting berm and six (6) foot hedgerow."

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 March 28, 2000.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated March 27, 2000, and had the following conditions:

1. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
2. Street lights and poles in the City right-of-way (ROW) must be approved by Gulf Power for the City to take over maintenance and energy bill. All utilities in the ROW shall be underground.

INGRESS/EGRESS:

The ingress/egress point for the proposed development is provided by a twenty-four (24) foot driveway off of Regatta Bay Drive. The ingress/egress point meets the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster is screened by a six (6) foot tall wood fence as indicated on the site plan.

SIDEWALKS:

A five (5) foot wide sidewalk is required along the eastern right-of-way of Regatta Bay Drive.

LANDSCAPE:

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

Open Space Requirement:

49,794.9 sq. ft. of property x 18%	=	8,963.1 sq. ft. required
Site plan provides 27.7%	=	<u>13,783.1</u> sq. ft. 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 (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (1 trees x 4 credits per tree):	4
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>4</u>

Total Reforestation Credits for Trees Required on Site:	4
Reforestation Trees (1 per every .10 of an acre: 1.14 x 10 = 12) Required on Site:	<u>12</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>8*</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:	8
Front Perimeter Trees (1 per 25') Required on Site:	17
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:	17
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	6
TOTAL TREES REQUIRED:	<u>54</u>
TOTAL TREES PROVIDED:	<u>58</u>

A ten (10) foot Front Perimeter Landscape Area is required along the northern and western property lines and a ten (10) foot Vegetative Boundary Buffer is required along the eastern and southern 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 ten (10) foot Vegetative Boundary landscaping shall provide one-hundred (100) percent 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. 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 or exceeds 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.
	2.25 total spaces per multi-family dwelling unit.

Per site plan:

Dwelling, Multi-Family:

23 dwelling units x 2.25 per multi-family dwelling unit = 52 parking spaces

TOTAL REQUIRED: 52 parking spaces (including 3 handicap spaces)
TOTAL PROVIDED: 52 parking spaces (including 3 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:

Low Rise Residential:

Not listed.

Per site plan:

Low Rise Residential:

None.

TOTAL REQUIRED: 0 loading spaces
TOTAL PROVIDED: 0 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.

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.

$$(23 \text{ units}) \times (\$113.03) = \underline{\$2,599.69}$$

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

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

$$(23 \text{ units}) \times (\$76.19) = \underline{\$1,752.37}$$

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

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

$$(23 \text{ units}) \times (\$14.50) = \underline{\$333.50}$$

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

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

$$(23 \text{ units}) \times (\$334.00) = \underline{\$7,682.00}$$

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

Parks:	=	\$2,599.69
Public Library:	=	\$1,752.37
Police Protection:	=	\$333.50
Roads:	=	<u>\$7,682.00</u>
TOTAL:	=	<u>\$12,367.56</u>

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 a Building Permit, the applicant must supply information indicating that the proposed wattage of the outdoor lighting is 200-watts or less.

2. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
3. Prior to the issuance of a Certificate of Occupancy, all impact fees must be paid.

Per Engineering Department:

1. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
2. Street lights and poles in the City right-of-way (ROW) must be approved by Gulf Power for the City to take over maintenance and energy bill. All utilities in the ROW shall be underground.

Per Gulf Power:

1. Please contact Gulf Power Engineering before planting berm and six (6) foot hedgerow.

Conditions by the Planning Commission:

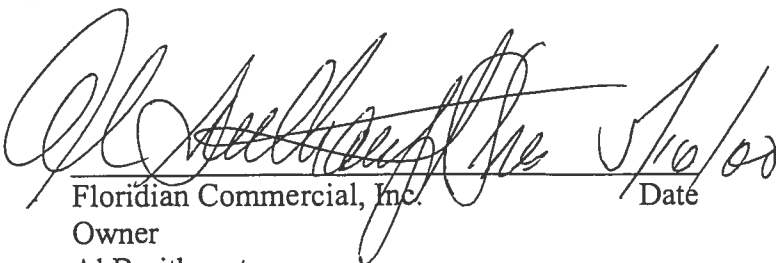
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2. The applicant will provide a draft of the Condominium documents with the above-referenced provision to the City's Community Development Department at least seven (7) days prior to recording the documents; and
3. The applicant will provide a copy 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.



Gary Muller
Acting Community Development Director

5-16-00
Date



Floridian Commercial, Inc.
Owner
Al Breithaupt
President

5/16/00
Date