



City of Destin

May 8, 2003

Order No. 03-13

Final Development Order:

**“TRASHIP MOTEL (MOTEL FOR TRASHIP HOLDINGS)”
A MAJOR DEVELOPMENT
(SP-02-58)**

Based upon the City Council’s approval of this Development Order on April 21, 2003, 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: Emerald Coast Associates, Inc., on behalf of Traship Holding, A.G., is requesting approval of a Major Development identified as “Traship Motel (Motel for Traship Holdings).”

Request: The proposed development consists of a two phased, 36-unit (36 front doors) or 48 lodging unit motel.

Location: The proposed development is located south of Scenic Highway 98, between Tarpon Street and Dolphin Street, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0580-000A-0090, 00-2S-22-0580-000A-0100, and 00-2S-22-0580-000A-0110 (Exhibit “A” for Location and Zoning Map).

Parcel Size: The combined property contains 2.6 acres, more or less.

Future Land Use: Crystal Beach Resort (CBR)

Zoning District: Business Tourism (BT)

Density: Allowed: 24 Lodging Units per Acre (62.4 Lodging Units for this 2.6 acres, more or less)
Provided Phase I: 10.8 Lodging Units per Acre (28 Lodging Units or 21 Front Door Units for 2.6 acres, more or less)
Provided Phase II: 18.5 Lodging Units per Acre (48 Lodging Units or 36 Front Door Units for 2.6 acres, more or less)

Intensity: Allowed: 0.5 Floor Area Ratio (FAR)
Proposed Phase I: 0.25 FAR (per Code Definition: -0.33 FAR)
Proposed Phase II: 0.36 FAR (per Code Definition: -0.24 FAR)

Application Date: November 4, 2002

TRC Date: November 20, 2002

Approved Site Plan Date: March 19, 2003

Planning Commission Date: April 3, 2003

City Council Date: April 21, 2003

DETERMINATIONS:

1. The Destin City Council held a hearing on April 21, 2003. The City Council approved the development by a vote of 7-0. 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 March 19, 2003, and amended April 4, 2003.
2. The Planning Commission considered the proposal on April 3, 2003, and recommended that 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 March 19, 2003, and amended April 4, 2003, are incorporated herein.

CONDITIONS OF APPROVAL FOR "TRASHIP MOTEL (MOTEL FOR TRASHIP HOLDINGS)" A MAJOR DEVELOPMENT (SP-02-58):

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 dated April 21, 2003 (no later than April 21, 2004).

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 No. 1 above, the development order status is protected through April 21, 2008. However, the protected development order 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. **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 obtaining any city permit**, a copy of the FDEP Coastal Systems & Stormwater approvals shall be forwarded to the City Engineer's office.
6. **Prior to obtaining any city permit**, a copy of the NPDES stormwater approval shall be forwarded to the City Engineer's office.
7. **Prior to the issuance of a Building Permit for development activity**, all FDEP approvals must be issued and forwarded to the City of Destin.
8. **Prior to the issuance of a Building Permit for development activity**, a Unity of Title must be submitted to the Community Development Department for review, approval, and then recording.
9. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid. Note: Impact fee amounts will be recalculated at the time of request for C.O.
10. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting must be inspected and approved by the Community Development Department.
11. **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).
12. **Compatibility Analysis Conditions:**
 - A. No outdoor lighting plans have been submitted. The applicant must provide lighting plans, including photometrics, for all proposed outdoor lighting and all such lighting shall be shielded downward and away from adjacent properties in order to avoid spillover and illumination into the night sky. The source of all illumination shall not be visible from off-site.

13. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.
14. Concrete sidewalk shall not be constructed with utilities encroaching.
15. All Scenic 98 right-of-way (ROW) improvements shall be completed prior to Certificate of Occupancy of Phase I.
16. Remove all right-of-way (ROW) encroachments in the City of Destin Scenic 98 Hwy ROW.
17. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater plan shall be re-submitted for review and approval.
18. As conditioned by the Planning Commission, the applicant will not sod the area within the right-of-way. This area is to remain graveled to provide for public parking.

TECHNICAL REVIEW COMMITTEE REPORT
“TRASHIP MOTEL (MOTEL FOR TRASHIP HOLDINGS)”
A MAJOR DEVELOPMENT
(SP-02-58)

TRC Report: March 19, 2003, Amended April 4, 2003

ISSUE:

Applicant: Emerald Coast Associates, Inc., on behalf of Traship Holding, A.G., is requesting approval of a Major Development identified as “Traship Motel (Motel for Traship Holdings).”

Request: The proposed development consists of a two phased, 36-unit (36 front doors) or 48 lodging unit motel.

Location: The proposed development is located south of Scenic Highway 98, between Tarpon Street and Dolphin Street, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0580-000A-0090, 00-2S-22-0580-000A-0100, and 00-2S-22-0580-000A-0110 (Exhibit “A” for Location and Zoning Map).

Parcel Size: The combined property contains 2.6 acres, more or less.

Future Land Use: Crystal Beach Resort (CBR)

Zoning District: Business Tourism (BT)

Density: Allowed: 24 Lodging Units per Acre (62.4 Lodging Units for this 2.6 acres, more or less)
Provided Phase I: 10.8 Lodging Units per Acre (28 Lodging Units or 21 Front Door Units for 2.6 acres, more or less)
Provided Phase II: 18.5 Lodging Units per Acre (48 Lodging Units or 36 Front Door Units for 2.6 acres, more or less)

Intensity: Allowed: 0.5 Floor Area Ratio (FAR)
Proposed Phase I: 0.25 FAR (per Code Definition: -0.33 FAR)
Proposed Phase II: 0.36 FAR (per Code Definition: -0.24 FAR)

Application Date: November 4, 2002

TRC Date: November 20, 2002

Approved Site Plan Date: March 19, 2003

Planning Commission Date: April 3, 2003

City Council Date: April 21, 2003

DISCUSSION/FINDINGS:

(Note: The exhibits referenced in this report are on file as part of the City Council Report.)

Emerald Coast Associates, Inc., on behalf of Traship Holding, A.G., is requesting approval of a Major Development identified as “Traship Motel (Motel for Traship Holdings).” The proposed development consists of a two phased, 36-unit (36 front doors) or 48 lodging unit motel. The proposed development is located south of Scenic Highway 98, between Tarpon Street and Dolphin Street, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0580-000A-0090, 00-2S-22-0580-000A-0100, and 00-2S-22-0580-000A-0110 (Exhibit “A” for Location and Zoning Map). The combined area contains 2.6 acres, more or less.

The proposed project as previously described will replace, once both phases are complete, the two residences and the 4-unit condominium. Phase I, the eastern portion of the property will replace the two existing residences and Phase II will replace the 4-unit condominium.

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 on pages 9 and 10 of this report. Refer to Exhibit "D" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated December 3, 2002. (See attached)

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:

The property currently has a Future Land Use designation of Crystal Beach Resort (CBR) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the CBR Future Land Use designation and is a permitted principal use within the BT zoning district.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements with conditions. Refer to Exhibit "D" for the complete Compatibility Analysis from the City's Compatibility Consultant; Mr. Les Solin dated December 3, 2002. (See attached)

DENSITY:

The CBR Future Land Use designation allows for 24 lodging units per acre. The subject property contains 2.6 acres, more or less. The density for this project in conjunction with Phase I is 10.8 lodging units per acre and with Phase II is 18.5 lodging units per acre. Both Phase I and II are below the allowable density of 24 lodging units per acre.

HEIGHT:

The BT Zoning District does not have a maximum building height. Building height in this district is determined by a compatibility analysis and the ability to meet the setback requirements associated with the proposed number of stories. Refer to Exhibit "D" for the complete Compatibility Analysis Report from Les Solin, dated December 3, 2002, which finds the proposed project compatible with the surrounding area in regards to height. Refer to the Setback section of this report for further discussion regarding setbacks.

FLOOR AREA RATIO:

The Crystal Beach Resort Future Land Use designation has a maximum floor area ratio (FAR) of 0.5.

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:

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

$$\text{Phase I: } \frac{28,718 \text{ sq. ft.} - 66,826.5 \text{ sq. ft.}}{112,625 \text{ sq. ft.}} = \text{FAR}$$

$$-38,108.5 \text{ sq. ft.} / 112,625 \text{ sq. ft.} = -0.33 \text{ FAR}$$

$$\text{Phase II: } \frac{40,307 \text{ sq. ft.} - 66,826.5 \text{ sq. ft.}}{112,625 \text{ sq. ft.}} = \text{FAR}$$

$$-26,519.5 \text{ sq. ft.} / 112,625 \text{ sq. ft.} = -0.24 \text{ FAR}$$

Utilizing the formula as defined above, the FAR of -0.33 (Phase I) and -0.24 (Phase II) is below the maximum of 0.5 and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.25 (Phase I) and 0.36 (Phase II), which both are below 0.5 and are calculated as follows:

$$\text{Total square feet of existing and proposed buildings} / \text{square feet of subject parcel} = \text{FAR}$$

$$\text{Phase I: } 28,718 \text{ sq. ft.} / 112,625 \text{ sq. ft.} = 0.25 \text{ FAR}$$

$$\text{Phase II: } 40,307 \text{ sq. ft.} / 112,625 \text{ sq. ft.} = 0.36 \text{ FAR}$$

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**

Please refer to the attached Exhibits "E" through "H" for approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., dated November 22, 2002, the proposed development will have no impact to US Hwy 98. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "E").

SUBDIVISION OR PUD - PLAT:

Not applicable.

WHITE SANDS ZONE:

The project property is located within White Sand Zone I.

PHASING:

This proposed development is to be phased. Phase I consists of constructing all required site improvements (parking, access, pool, landscaping, etc) for a 28 lodging unit (21 Front Doors) Motel. Phase II will then add the additional required site improvements for Phase II an additional 20 lodging units (15 Front Doors) for a total 48 lodging units (36 Front Doors) Motel.

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 the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS:

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	0'	10' FP	56.50' including the 10' FP
Back (south):	Determined by FDEP	N/A	134' to 169'
Side (east):	20'	5' CB	51.0' including the 5' CB
Side (west) Phase I:	20'	5' CB	143.2' including the 5' CB
Side (west) Phase II:	20'	5'CB	68.23' including the 5' CB
Between Bldgs.:	10'	N/A	46.5'

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 property line and a five (5) foot common boundary buffers along the eastern and western property lines.

SIGNS:

No sign approval is part of this application. All future signs must comply with the applicable 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 November 19, 2002.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project with conditions in a letter dated November 20, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated November 20, 2002.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated November 20, 2002.

SPRINT:

Sprint approved the project in a letter dated November 20, 2002.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated March 17, 2003.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated February 11, 2003, and had the following **stormwater** related conditions:

1. **Prior to obtaining any city permit**, a copy of the FDEP Coastal Systems & Stormwater approvals shall be forwarded to the City Engineer's office.
2. **Prior to obtaining any city permit**, a copy of the NPDES stormwater approval shall be forwarded to the City Engineer's office.
3. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void 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).

INGRESS/EGRESS:

A 24' wide ingress/egress access will be provided off of Scenic Highway 98. As part of Phase I, the existing ingress/egress access to the existing 4-unit condominium will remain. Once, Phase II construction commences and finalized, the existing ingress/egress access to the 4-unit condominium will be removed.

REFUSE COLLECTION:

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

SIDEWALKS:

A 5' wide sidewalk must be installed along the entire length of the Scenic Highway 98 right-of-way (ROW) prior to any Certificate of Occupancy for Phase I.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Phase I Development Area: 46,788 sq. ft. (1.08 acres, more or less)
Phase I Required 18% Open Space: 8,421.8 sq. ft.
Phase I Provided Open Space: 13,820 sq. ft. (29%)

Phase II (Total Development Area): 112,625 sq. ft. (2.6 acres, more or less)
Phase II (Total Development Area) Required 18% Open Space: 20,272 sq. ft.
Phase II (Total Development Area) Provided Open Space: 27,220 sq. ft. (24%)

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>
Phase I Reforestation Trees (1 per every .10 of an acre: 1.08 x 10 = 11) Required on Site:	<u>11</u>
Phase I Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>11*</u>
Phase II Reforestation Trees (1 per every .10 of an acre: 2.6 x 10 = 26) Required on Site:	<u>26</u>
Phase II Total Reforestation Trees (1 / every .10 of an acre: minus credits) Required on Site:	<u>26</u>

Note: Phase II requirements are in addition to those requirements of Phase I.

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 (Phase I):	11
Total Reforestation Trees Required on Site (Phase II):	26
Front Perimeter Trees (1 per 25') Required on Site (Phase I):	9
Front Perimeter Trees (1 per 25') Required on Site (Phase II):	12
Parking Lot Trees (1 per end row and landscape island) Required on Site (Phase I):	8
Parking Lot Trees (1 per end row and landscape island) Required on Site (Phase II):	12
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	N/A
(Conditional Compatibility Vegetation):	N/A
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TOTAL TREES REQUIRED (PHASE I):	28
TOTAL TREES PROVIDED (PHASE I):	34
TOTAL TREES REQUIRED (PHASE II):	50
TOTAL TREES PROVIDED (PHASE II):	53

A five (5) foot Common Boundary Landscape Area is required along eastern and western property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping along the eastern and western property lines shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan 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.

Per code:

Hotel, motel: 1 space for every room, plus 1 space for every 2 employees on the largest shift.

Per site plan:

Hotel, motel: 1 space for every room, plus 1 space for every 2 employees on the largest shift.

28 rooms (28 spaces)+ 6 employees (6/2 = 3 spaces) = 31 parking spaces (Phase I)

48 rooms (48 spaces) + 8 employees (8/2 = 4 spaces) = 52 parking spaces (Phase II)

TOTAL REQUIRED (PHASE I): 31 parking spaces (including 3handicap spaces)

TOTAL PROVIDED (PHASE I): 31 parking spaces (including 3handicap spaces)

TOTAL REQUIRED (PHASE II): 52 parking spaces (including 3handicap spaces)

TOTAL PROVIDED (PHASE II): 56 parking spaces (including 3handicap 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: 1 loading space

TOTAL PROVIDED: 1 loading space

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. FDEP Coastal Systems & Stormwater
2. NPDES Stormwater

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon 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:

Park: The park impact fees were calculated using the "Hotel/motel per unit = \$50.46."

Hotel/Motel:

Phase I: (28 lodging units x \$50.46) = \$1,412.88

Phase II: (20 additional lodging units x \$50.46) = \$1,009.20

Total for Park: \$2,422.08

Police Protection: The police protection impact fees were calculated using the "Residential – U.S. 98 Corridor Hotel/motel per unit = \$13.07."

Hotel/Motel:

Phase I: (28 lodging units x \$13.07) = \$365.96

Phase II: (20 additional lodging units x \$13.07) = \$261.40

Total for Police Protection: \$627.36

Road: The road impact fees were calculated using the "Hotel/Motel per room = \$1,365.00."

Hotel/Motel:

Phase I: (28 lodging units or rooms x \$1,365.00) = \$38,220.00

Phase II: (20 additional lodging units or rooms x \$1,365.00) = \$27,300.00

Total for Road: \$65,520.00

Phase I Totals:		
Parks:	=	\$1,412.88
Public Library:	=	\$0.00
Police Protection:	=	\$365.96
Roads:	=	\$38,220.00
TOTAL:	=	\$39,998.84

Phase II Totals:		
Parks:	=	\$1,009.20
Public Library:	=	\$0.00
Police Protection:	=	\$261.40
Roads:	=	\$27,300.00
TOTAL:	=	\$28,570.60

OVERALL TOTAL: = \$68,569.44

OTHER FEES:

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

City Traffic Consultant:	\$304.12 – \$1,000.00 escrow = \$695.88 escrow (Paid)
City Compatibility Consultant:	\$810.00 – \$695.88 escrow = \$114.12 (Paid 12/23/02)
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	\$250.00 (Invoice CD-03-21)
Re-Review Fees (Engineering Dept.)	Paid
Administrative Costs:	N/A
Planning Commission Advertising:	Paid
City Council Advertising:	\$155.52 (Invoice CD-03-95)
TOTAL (as of 5/8/03) =	\$405.52 (Subject to change)

COMMENTS/CONDITIONS:

Public Input:

No public comments have been presented to staff at the time of this report.

Per Community Development Department:

2. **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.
3. **Prior to the issuance of a Building Permit for development activity**, all FDEP approvals must be issued and forwarded to the City of Destin.
4. **Prior to the issuance of a Building Permit for development activity**, a Unity of Title must be submitted to the Community Development Department for review, approval, and then recording.
5. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

6. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting must be inspected and approved by the Community Development Department.
7. **Compatibility Analysis Conditions:**
 - A. No outdoor lighting plans have been submitted. The applicant must provide lighting plans, including photometrics, for all proposed outdoor lighting and all such lighting shall be shielded downward and away from adjacent properties in order to avoid spillover and illumination into the night sky. The source of all illumination shall not be visible from off-site.
8. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.

Per Engineering Department Approval Letter dated February 11, 2003:

1. **Condition:** Concrete sidewalk shall not be constructed with utilities encroaching.
2. **Condition:** All Scenic 98 right-of-way (ROW) improvements shall be completed prior to Certificate of Occupancy of Phase I.
3. **Condition:** Remove all right-of-way (ROW) encroachments in the City of Destin Scenic 98 Hwy ROW.
4. **Prior to obtaining any city permit**, a copy of the FDEP Coastal Systems & Stormwater approvals shall be forwarded to the City Engineer's office.
5. **Prior to obtaining any city permit**, a copy of the NPDES stormwater approval shall be forwarded to the City Engineer's office.
6. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void 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).**

Gerald F. Mucci 7-11-03 *Replaces DO submitted to applicant for signature in May 2003*
Gerald F. Mucci, AICP Date
Community Development Director

H. Dieter Blasbichler 7-14-03
Township Holding, A.G., Date
Owner
Mr. H. Dieter Blasbichler