



# CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

**August 17, 2006**

**Order No. 06-17**

**Final Development Order:**

**“UNIVERSAL MOTORCARS”  
A MINOR DEVELOPMENT  
(SP-06-20)**

**Based upon the City's approval and issuance of this Development Order, on August 17, 2006, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.**

**BACKGROUND / ISSUE:**

**Applicant:** Cliff L. Knauer, P.E., on behalf of Lowell Kelly, is requesting approval of a Minor Development identified as “Universal Motorcars.”

**Request:** The proposed development consists of a used automobile sales lot with a 1,034-square foot sales office.

**Location:** The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (4320 Commons Drive).

**Parcel Size:** The current site area is 2.50 acres, more or less.

**Future Land Use:** Gulf Resort Mixed Use (GRMU)

**Zoning District:** Business General (BG)

**Density:** Allowed: Up to 19.9 units per acre per Comprehensive Plan 2010 (Tier 1)  
Proposed: N/A

**Intensity:** Allowed: 1.30 Floor Area Ratio (FAR) per Comprehensive Plan 2010  
Proposed: 0.009 FAR

**Application Date:** May 31, 2006

**TRC Date:** June 21, 2006

**Approved Site Plan Date:** August 15, 2006

**DETERMINATIONS:**

1. All the findings of the Technical Review Committee report dated August 15, 2006 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "UNIVERSAL MOTORCARS" A MINOR DEVELOPMENT (SP-06-20):**

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

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on August 17, 2006 (no later than August 17, 2007), and must be completed as shown on plans approved by the Technical Review Committee.

**WARNING: If the applicant/owner has not obtained a building permit(s) for construction of infrastructure and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated. (Article 2, Section 2.10.00)**

**NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, 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 concurrency capacity allocation status for "Universal Motorcars" will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**

**A. Construction permit(s) in association with construction of infrastructure are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**

**B. Construction of infrastructure 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 Article 6 of the Destin Land Development Code.**

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 (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)**

**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. **Conditions Per Community Development Department:** Refer to pages 12, 13 and 14 of the attached TRC Report dated August 15, 2006.
5. **Conditions Per Engineering Department:** Refer to page 14 of the attached TRC report dated August 15, 2006.
6. **Conditions Per Destin Fire Control District:** Refer to page 14 of the attached TRC report dated August 15, 2006.
7. **Conditions Per Destin Water Users, Inc.:** Refer to page 14 of the attached TRC Report dated August 15, 2006.
8. **Conditions Per Okaloosa County Public Works:** Refer to pages 14 and 15 of the attached TRC Report dated August 15, 2006.

## TECHNICAL REVIEW COMMITTEE REPORT

### “UNIVERSAL MOTORCARS” A MINOR DEVELOPMENT (SP-06-20)

TRC Report: August 15, 2006

#### ISSUE:

**Applicant:** Cliff L. Knauer, P.E., on behalf of Lowell Kelly, is requesting approval of a Minor Development identified as “Universal Motorcars.”

**Request:** The proposed development consists of a used automobile sales lot with a 1,034-square foot sales office.

**Location:** The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (4320 Commons Drive).

**Parcel Size:** The current site area is 2.50 acres, more or less.

**Future Land Use:** Gulf Resort Mixed Use (GRMU)

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

**Density:** Allowed: Up to 19.9 units per acre per Comprehensive Plan 2010 (Tier 1)  
Proposed: N/A

**Intensity:** Allowed: 1.30 Floor Area Ratio (FAR) per Comprehensive Plan 2010  
Proposed: 0.009 FAR

**Application Date:** May 31, 2006

**TRC Date:** June 21, 2006

**Approved Site Plan Date:** August 15, 2006

#### DISCUSSION/FINDINGS:

Cliff L. Knauer, P.E., on behalf of Lowell Kelly is requesting approval of a Minor Development identified as “Universal Motorcars.” The proposed development consists of a used automobile sales lot with a 1,034-square foot sales office. The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (4320 Commons Drive). The current site area is 2.50 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical review, Concurrence Management review, and a Level of Service review.

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 Gulf Resort Mixed Use (GRMU) and a Zoning designation of Business General (BG). The proposed use is consistent with the Gulf Resort Mixed Use (GRMU) Future Land Use designation and is a permitted principal use within the Business General (BG) Zoning District.

**LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:**

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that *“All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.”* The LDC requirements regulating “special design criteria” are *“...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.”* This section also states, *“These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.”* [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Proximity of proposed nonresidential use to abutting low rise residential property
- Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio)
- Traffic generation
- Setbacks and buffers
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

**Proximity of proposed nonresidential use to abutting low rise residential property:**

The proposed development consists of a used automobile sales lot with a 1,034-square foot sales office. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Gulf Resort Mixed Use (GRMU)	Residential Urban Apartment (RUA)	North: future site of townhomes
South	Gulf Resort Mixed Use (GRMU)	Business General (BG)	South: retail
East	Gulf Resort Mixed Use (GRMU)	Business General (BG)	East: vacant
West	County -- Urban Mixed Use (UMU)	Business General (BG)	West: vacant and retail

As described herein, the surrounding uses include retail, vacant land, and townhomes. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

**Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio):**

**Massing (Width and Depth) and Height (Buildings):**

The proposed development consists of a used automobile sales lot with a 1,034-square foot sales office. The proposed building measures 44 feet wide by 23.5 feet deep. This building is one story with a proposed building height of 14 feet measured to the cornice line.

**Intensity (Floor Area Ratio - FAR):**

The FAR calculation methodology results in an FAR of 0.009, which is also below 1.30 and is calculated as follows:

**Total sq. ft. of proposed buildings / sq. ft. of subject parcel = FAR**

**1,034 sq. ft. / 108,900 sq. ft. = 0.009 FAR**

**Traffic Generation:**

Please refer to the "Traffic Analysis" section below.

**Setbacks and Buffers:**

The proposed development meets all of the required setbacks for the BG Zoning District.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (North):	10'	10' FP	approx. 155' including 10' FP
Side (South):	none	5' CB	approx. 46' including 5' CB
Side (East):	none	5' CB	approx. 103' including 5' CB
Front (West):	10'	10' FP	approx. 285' including 10' FP
Between Bldgs.:	10'	N/A	N/A (only one building proposed on site)

Note: 10' FP = 10' Front Perimeter Landscaped Area and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: a ten-foot front perimeter landscaped area along the northern property lines and along the western property line, and a five-foot common boundary buffer along the southern property line and along the eastern property line.

**Mechanical equipment:**

**Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.

**Outdoor storage and display:**

No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be located in areas designated for landscaping or open swales or open retention areas used for stormwater management purposes.

**Solid waste collection areas:**

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses and setback a minimum of five feet from any property line which abuts a non-residential or mixed use.

**Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. These gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

**Parking, loading, or accessway areas:**

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

**The site plan for "Universal Motorcars" complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.**

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] and Land Development Code [LDC, §7.09].

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

- Solid Waste: X
- Potable Water: X
- Sanitary Sewer: X
- Traffic: X
- Stormwater Management: X

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's Transportation Consultant, and approved on August 11, 2006 the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis.

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**AIRPORT PROTECTION:**

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion 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.

**WHITE SANDS ZONE:**

The project property is not located within any White Sand Zone area.

**SIGNS:**

No overall 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.

**UTILITIES:**

All proposed utilities are required to be placed underground.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated June 13, 2006.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated June 21, 2006, and had the following condition:

1. **Condition:** A 4-foot gate shall be provided to access the hydrant on Common Drive.

**GULF POWER:**

Gulf Power approved the project in a letter dated June 7, 2006.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated June 21, 2006.

**EMBARQ:**

Embarq Corporation approved the project in a letter dated June 26, 2006.



**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated August 15, 2006, and had the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

**OKALOOSA COUNTY PUBLIC WORKS:**

Okaloosa County Public Works commented on the project in a letter dated June 21, 2006, and had the following conditions which should all be addressed prior to obtaining a permit from Okaloosa County:

1. The concrete curbing existing along the edge of Henderson Beach Road at the point of the proposed connection shall be removed to accommodate an asphalt-to-asphalt connection. Ribbon curb shall be placed along the proposed edge of pavement within the right-of-way.
2. No drainage connection to the ditch along the south side of Commons Drive shall be permitted. The overflow structure and outfall pipe shall be removed from discharging to the ditch north of the site.
3. It is understood the City Codes require construction of sidewalk along the roadway frontages of a parcel at the time of development. As the frontages are County rights-of-way, to accommodate this requirement the applicant shall show where the sidewalks will be constructed. Sidewalks shall not be located along the south side Commons Drive right-of-way due to the existing ditch and connectivity of the sidewalk proposed shall be demonstrated.
4. A traffic concurrency and operational analysis shall be provided demonstrating conformance with Chapter 4, Section 4.02.01 of the Okaloosa County Land Development Code.

**ENGINEERING:**

The City of Destin Engineering Department approved the project in a memo dated July 24, 2006, and had the following conditions:

1. **Condition:** Prior to obtaining any City permits, obtain Okaloosa County approval for any work within the Henderson Beach Drive and Commons Drive rights-of-way.
2. **Condition:** All right-of-way protection codes pertaining to landscaping found in the Destin LDC Article 8 shall apply.

**STORMWATER:**

The City approved the stormwater management plan on June 5, 2006, and had the following **stormwater** related condition:

1. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

2. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
3. **Condition:** Prior to obtaining any City permit, an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.
4. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
5. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

### **INGRESS/EGRESS:**

There is one proposed ingress/egress accessway attributed to this development. This accessway adjoins Henderson Beach Drive. This accessway is a two-way accessway measuring approximately 24 feet in width.

### **PARKING:**

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

#### **Per code:**

Auto Sales: 1 space per 400 square feet of gross floor area.

#### **Per site plan:**

Auto Sales: 1,034 square feet x 1 space per 400 sq. ft. = 3 parking spaces required

Total Parking Required: 3 spaces

Parking Provided: 8 spaces including 2 handicap spaces

### **LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of the Land Development Code.

### **REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall. The gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

### **SIDEWALKS:**

A 5-foot wide sidewalk is required along Henderson Beach Drive.

**OPEN SPACE/LANDSCAPE:**

**Open Space Requirements:**

Development Area (Total Area): 108,900 sq. ft. (2.50 acres, more or less)  
Required 25% Open Space: 27,225 sq. ft.  
Provided Open Space: 46,949 sq. ft (43.1%)

**Landscape Requirements:**

**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" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<b>0</b>
Reforestation Trees (1 per every .10 of an acre: 2.50 x 10 = 25) Required on Site:	25
Total Reforestation Credits:	0
<b>Total Reforestation Trees Required on Site:</b>	<b>25</b>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	25
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	27
Parking Lot Trees (1 per end row and landscape island) Required on Site:	21
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Conditional Compatibility Vegetation	0
<b>TOTAL TREES REQUIRED:</b>	<b>73</b>
<b>TOTAL TREES PROVIDED:</b>	<b>107</b>

Trees shall be a minimum of ten (10) feet in height and have a two and one-half (2½) caliper at the time of planting. Trees having an average mature spread of crown less than 20 feet shall be arranged in groupings so as to create the equivalent of a 20-foot crown spread. Shrubs must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

**IMPACT FEES:**

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the development and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the following rates and fees.

Car Sales (applied as Outside U.S. 98 Corridor Retail per the Fee Schedule for Police Protection):

Impact Fee Rate = \$47.59 per 1,000 square feet

New Car Sales Space = 1,034 sq. ft.

Impact Fee for Car Sales = 1,034 sq. ft. x \$47.59 per 1,000 sq. ft. = **\$49.21**

Total Police Protection Impact Fees to be paid for "Universal Motorcars": **\$49.21**

Roads: The roads impact fees were calculated using the following rates and fees:

Car Sales (applied as New Car Sales per the Fee Schedule for Roads):

Impact Fee Rate = \$8,863.00 per 1,000 square feet

New Car Sales Space = 1,034 sq. ft.

Impact Fee for Car Sales = 1,034 sq. ft. x \$8,863.00 per 1,000 sq. ft. = **\$9,164.34**

Total Roads Impact Fees to be paid for "Universal Motorcars": **\$9,164.34**

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$49.21
Roads:	=	<u>\$9,164.34</u>
<b>TOTAL</b>	=	<b><u>\$ 9,213.55</u></b>

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (June 27, 2006). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Traffic Consultant:	<b>Not Yet Billed</b>
City Stormwater Review Consultant:	N/A
Re-Review Fees (Community Dev.)	<b>Paid</b>
Re-Review Fees (Engineering)	<b>Paid</b>
Administrative Costs:	<b>Paid</b>
City Council Advertising:	<b>N/A</b>
<b>TOTAL (as of 8/15/06) =</b>	<b>Paid (except for unbilled amount)</b>

**COMMENTS/CONDITIONS:**

Public Input:

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

Per Community Development Department:

1. **Prior to the issuance of any City Permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.

2. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
3. **Condition:** No storage or display of merchandise or new or used vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be located in areas designated for landscaping or open swales or open retention areas used for stormwater management purposes.
4. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. These gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.
5. **Condition:** All above-ground utilities shall be relocated and converted to below-ground locations for that portion of the above-ground utilities that are located on the subject property and that are in an adjacent right-of-way.
6. **Condition:** Prior to obtaining any City permits, a driveway connection permit must be obtained from Okaloosa County.
7. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.
8. **Condition:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida.
9. **Prior to the issuance of a Certificate of Occupancy/Completion**, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
10. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan which shall be submitted prior to the issuance of any city permit, must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
11. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members.
12. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

13. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
14. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
15. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

Per City of Destin Engineering Department:

16. **Condition:** Prior to obtaining any City permits, obtain Okaloosa County approval for any work within the Henderson Beach Drive and Commons Drive rights-of-way.
17. **Condition:** All right-of-way protection codes pertaining to landscaping found in the Destin Land Development Code Article 8 shall apply.

Per Destin Fire Control District:

18. **Condition:** A 4-foot gate shall be provided to access the hydrant on Common Drive


Per Destin Water Users, Inc.:

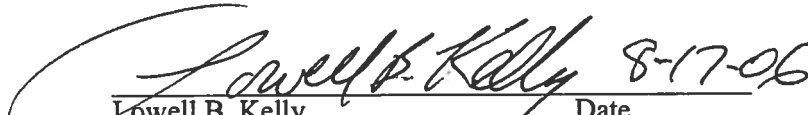
19. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
20. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

Per Okaloosa County Public Works:

21. **Condition:** The concrete curbing existing along the edge of Henderson Beach Road at the point of the proposed connection shall be removed to accommodate an asphalt-to-asphalt connection. Ribbon curb shall be placed along the proposed edge of pavement within the right-of-way.
22. **Condition:** No drainage connection to the ditch along the south side of Commons Drive shall be permitted. The overflow structure and outfall pipe shall be removed from discharging to the ditch north of the site.
23. **Condition:** It is understood the City Codes require construction of sidewalk along the roadway frontages of a parcel at the time of development. As the frontages are County rights-of-way, to accommodate this requirement the applicant shall show where the sidewalks will be constructed. Sidewalks shall not be located along the south side Commons Drive right-of-way due to the existing ditch and connectivity of the sidewalk proposed shall be demonstrated.

24. **Condition:** A traffic concurrency and operational analysis shall be provided demonstrating conformance with Chapter 4, Section 4.02.01 of the Okaloosa County Land Development Code.

  
Gerald F. Mucci, AICP                      Date  
Community Development Director

  
Lowell B. Kelly                      Date  
Owner