



City of Destin

May 4, 2004

Order No. 04-14

Final Development Order:

**"VILLA COYABA"
A MAJOR DEVELOPMENT
(SP-04-09)**

Based upon the City Council's approval of this development order on April 19, 2004, 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: Robert Carroll, P.E., of McNeil Engineering, Inc., on behalf of Coyaba Development, LLC, is requesting approval of a Major Development identified as "Villa Coyaba."

Request: The proposed development consists of removing seven existing structures (single-family residence, townhouses, and motel) and constructing a 149,029 sq. ft., 34-unit, 4-story multi-family condominium.

Location: The proposed development is located within the 3000 block along Scenic Highway 98 and is more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0580-000A-0060, 00-2S-22-0580-000A-003B, 00-2S-22-0580-000A-003A, and 00-2S-22-0580-000A-0030.

Address: 3024 Scenic Highway 98

Parcel Size: The total site area is 2.84 acres, more or less.

Future Land Use: Crystal Beach Resort (CBR)

Zoning District: Residential Intensive Apartment (RIA)

Density: Allowed: 12 dwelling units per acre
Proposed: 34 units / 2.84 acres = 11.9 units per acre

Intensity: Not applicable for residential land uses in the CBR Future Land Use Map Designation

Application Date: January 5, 2004

TRC Date: January 21, 2004

Approved Site Plan Date: March 26, 2004

City Council Date: April 19, 2004

DETERMINATIONS:

1. The Destin City Council held a public hearing on April 19, 2004. The Council voted unanimously, to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order and TRC report dated March 26, 2004, and amended April 19, 2004, with all necessary changes and updates, and contingent upon payment of all outstanding fees prior to the issuance of the Development Order.
2. All the findings of the Technical Review Committee report dated March 26, 2004, and amended April 19, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR "VILLA COYABA" A MAJOR DEVELOPMENT (SP-04-09):

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

Construction 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 May 3 2004 (no later than May 3, 2005), 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) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

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. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 "Villa Coyaba" will be protected. However, the protected 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 (Must obtain ROW permit(s) from Engineering Department).
 - 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.

Conditions Per Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project and 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. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents, which incorporate the unification of property, must be reviewed, approved by City Staff, and properly recorded as stated within the Condominium Affidavit dated February 3, 2004.
4. **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 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.
5. 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.
6. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.
7. **Prior to obtaining any city permit**, a copy of the FDEP stormwater, and FDEP beaches and shores, and NPDES approvals shall be forwarded to the City Engineer's office to be stamped "Received" and then forwarded to the Community Development Department.

8. **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).**

TECHNICAL REVIEW COMMITTEE REPORT

"VILLA COYABA" A MAJOR DEVELOPMENT (SP-04-09)

TRC Report: March 26, 2004, and amended April 19, 2004

ISSUE:

Applicant: Robert Carroll, P.E., of McNeil Engineering, Inc., on behalf of Coyaba Development, LLC, is requesting approval of a Major Development identified as "Villa Coyaba."

Request: The proposed development consists of removing seven existing structures (single-family residence, townhouses, and motel) and constructing a 149,029sq. ft., 34-unit, 4-story multi-family condominium.

Location: The proposed development is located within the 3000 block along Scenic Highway 98 and is more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0580-000A-0060, 00-2S-22-0580-000A-003B, 00-2S-22-0580-000A-003A, and 00-2S-22-0580-000A-0030.

Address: 3024 Scenic Highway 98

Parcel Size: The total site area is 2.84 acres, more or less.

Future Land Use: Crystal Beach Resort (CBR)

Zoning District: Residential Intensive Apartment (RIA)

Density: Allowed: 12 dwelling units per acre
Proposed: 34 units / 2.84 acres = 11.9 units per acre

Intensity: Not applicable for residential land uses in the CBR Future Land Use Map Designation

Application Date: January 5, 2004

TRC Date: January 21, 2004

Approved Site Plan Date: March 26, 2004

City Council Date: April 19, 2004

DISCUSSION/FINDINGS:

Robert Carroll, P.E., of McNeil Engineering, Inc., on behalf of Coyaba Development, LLC, is requesting approval of a Major Development identified as "Villa Coyaba." The proposed development consists of removing seven existing structures (single-family residence, townhouses, and motel) and constructing a 149,029sq. ft., 34-unit, 4-story multi-family condominium. The proposed development is located within the 3000 block along Scenic Highway 98 and is more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0580-000A-0060, 00-2S-22-0580-000A-003B, 00-2S-22-0580-000A-003A, and 00-2S-22-0580-000A-0030. The total site area is 2.84 acres, more or less.

The proposed project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review that is detailed below under the "Compatibility" section of this TRC Report.

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 either of the City's Community Redevelopment Agency Districts.

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 Residential Intensive Apartment (RIA). The proposed use is consistent with the CBR Future Land Use designation and is a permitted principal use within the RIA zoning district.

COMPATIBILITY:

The LDC requirements regulating compatibility are *"intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations"* [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

1. Type of land use, zoning district, and land use category;
2. Building location, dimensions, height, and floor area ratio;
3. Location and extent of parking, access drives, and service areas;
4. Traffic generation, hours of operation, noise levels, and outdoor lighting;
5. Alteration of light and air; and
6. Setbacks and buffers.

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

1. **Type of Land Use, Zoning District, and Future Land Use Designation:**

The proposed land use will consist of a 4-story with below grade parking, 34-unit multi-family condominium building. The property currently has a Future Land Use designation of Crystal Beach Resort (CBR) and a Zoning designation of Residential Intensive Apartment (RIA). The proposed use is consistent with the CBR Future Land Use designation and is a permitted principal use within the RIA zoning district.

2. **Location of Structure, Dimensions, Height, and Floor Area Ratio:**

The 34-unit multi-family condominium building will be located 35 feet +/- from the western property line, 30 feet +/- from the northern property line, and 20 feet +/- from the eastern property line. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Crystal Beach Resort (CBR) and Crystal Beach Neighborhood (CBN)	Residential General Development (RGD) and Business Tourism (BT)	Detached single-family dwellings and vacant undeveloped land.
South	Gulf of Mexico	Gulf of Mexico	Gulf of Mexico
East	Crystal Beach Resort (CBR)	Residential Intensive Apartment (RIA)	Attached single-family dwellings (townhomes) and motel
West	Crystal Beach Resort (CBR)	Business Tourism (BT)	Multi-story multi-family condominium (Inn at Crystal Beach)

The location of the subject residential multi-family condominium is consistent with the CBR designation and the RIA zoning assigned to the site. The density of the project is detailed below. The structure within the proposed development is four stories in height, which does not include the below grade parking area. Height is detailed below.

As described herein, the surrounding uses include single-family residential (attached and detached), multi-family condominium, and vacant undeveloped land. The proposed use is complementary to the surrounding uses and consistent with the future land use trend in the area, which is mainly long and short term residential in nature. The use and density of the development is compatible with the surrounding area.

Density:

Allowed: 12 dwelling units per acre

Proposed: 34 units / 2.84 acres = 11.9 dwelling units per acre

Height:

The RIA (four or more family) Zoning District does not have a maximum building height. Building height in this district is determined by compatibility, whether the proposed structure is three stories or more, which requires increased setbacks, and per the CBR Future Land Use Map designation, which allows structures to not exceed 4 stories and shall not exceed 50 feet in height as measured from the crown of the road. The proposed structure is approximately 49.42 feet +/- high from the crown of the road to the cornice line. The height of the proposed development is compatible with the character of buildings in the vicinity.

Floor Area Ratio:

The CBR Future Land Use Map designation does not have a maximum Floor Area Ratio (FAR) for residential land uses. Thus, the FAR is not applicable in this instance. Note: The lodging land use does have an FAR maximum of 0.5.

3. **Location and Extent of Parking, Access Drives, and Service 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.”

4. **Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting:**

- a. **Traffic Generation:** This analysis does not address traffic generation. Please refer to the “Traffic Analysis” section below.
- b. **Hours of Operation:** No adverse impacts are anticipated that require restriction on hours of operation.
- c. **Noise Levels:** No adverse noise impacts have been identified.
- d. **Outdoor Lighting:** All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site. The plans did include designs for turtle lighting, which shall meet the standards set forth in Ordinance No. 03-40-LC.

5. **Alteration of Light and Air:** The plan does not generate any adverse impacts to light and air

6. **Setbacks and Buffers:** The setbacks and buffers meet requirements for land use compatibility.

The site plan for the “Villa Coyaba” multi-family condominium development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.

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 of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

RIGHT-OF-WAY DEDICATION:

There are no proposed right-of-way dedications.

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 Manager, and approved on February 13, 2004, 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.

SUBDIVISION OR PUD - PLAT:

The proposed development will be a multi-family residential use under condominium ownership and thus Condominium Documents are necessary. In lieu of providing draft Condominium Documents, the applicant has provided a Condominium Affidavit, dated February 3, 2004, **Condition: Prior to the issuance of a Certificate of Occupancy, the condominium documents, which incorporate the unification of property, must be reviewed, approved by City Staff, and properly recorded as stated within the Condominium Affidavit.**

WHITE SANDS ZONE:

The project property is located in White Sand Zone I.

PHASING:

The proposed development will not be a phased development.

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 RIA Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	20'	10' FP	30.0' including the 10' FP
Side (west):	20'	5' CB	35.83' including the 5' CB
Side (east):	20'	5' CB	20.0' including the 5' CB
Rear (south):	25'	N/A	approx. 250'
Between Bldgs.:	10'	N/A	N/A

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 five (5) foot common boundary buffer along the eastern and western property lines. The 10' FP is required along the northern property line.

SIGNS:

No overall sign approval is part of this application. Any and 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:

Underground utilities/service (existing and proposed) are required.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated January 16, 2004

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated January 21, 2004

GULF POWER:

Gulf Power approved the project in a letter dated January 15, 2004

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated January 21, 2004

SPRINT:

Sprint approved the project in a letter dated January 15, 2004

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated January 21, 2004.

STORMWATER:

Jones Edmunds and Associates, as the City Engineer, approved the stormwater management plan on March 19, 2004, and had the following stormwater related conditions:

1. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.
2. **Prior to obtaining any city permit,** a copy of the FDEP stormwater & NPDES approvals shall be forwarded to the City Engineer's office to be stamped "Received" and then also forwarded to the Community Development Department.
3. **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 27' +/- wide two-way ingress/egress access is proposed at the northern portion of the property connecting to Scenic Highway 98. A 25' +/- wide one-way egress only access is proposed east of the two-way access. The one-way egress is designed for delivery and maintenance vehicle use only.

PARKING:

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

Per code:

Dwelling, Multi-family (4 stories or less): 2.25 parking spaces per unit

Per site plan:

34-units x 2.25 spaces = 77

TOTAL REQUIRED: 77 parking spaces

TOTAL PROVIDED: 80 parking spaces (including 4 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 are as follows:

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 1 loading space

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service for the condominium units. The proposed dumpster must be screened by a gated enclosure at least six feet tall.

SIDEWALKS:

A 5' wide sidewalk is required adjacent to the northern property line and within the Scenic Highway 98 right-of-way. Any portion damaged during construction shall be replaced prior to issuance of a Certificate of Occupancy. Pedestrian connectivity is effectively provided throughout the development.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 123,730.15 sq. ft. (2.84 acres, more or less)
Required 18% Open Space: 22,271.43 sq. ft.
Provided Open Space: 9,658.64 sq. ft. north of CCCL + 50% of land seaward of CCCL 17,607.45 sq. ft. = 27,266.29 sq. ft. (22%)

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>
Reforestation Trees (1 per every .10 of an acre: 2.84 x 10 = 29 Required on Site):	<u>29</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>29</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:	29
Front Perimeter Trees (1 per 25') Required on Site:	13
Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: (Includes additional vegetation per Compatibility Analysis)	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	42
TOTAL TREES PROVIDED:	49

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (east and west). A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. If required, the ten (10) foot Front Perimeter Landscape Buffer shall be calculated as one (1) tree per twenty-five (25) linear feet of buffer. Unless otherwise noted, 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.**

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:

Parks: The park fees were calculated using the “Multi-family = \$113.03 per unit” amount.

Multi-family:

$$(34 \text{ proposed units} - 14 \text{ existing units} = 20 \text{ units}) \times (\$113.03) = \$2,260.60$$

Public Library: The public library fees were calculated using the “Multi-family = \$76.19 per unit” amount.

Multi-family:

$$(34 \text{ proposed units} - 14 \text{ existing units} = 20 \text{ units}) \times (\$76.19) = \$1,523.80$$

Police Protection: The police protection impact fees were calculated using the “Multi-family = \$14.50 per unit.”

Multi-family:

$$(34 \text{ proposed units} - 14 \text{ existing units} = 20 \text{ units}) \times (\$14.50) = \$290.00$$

Road: The road impact fees were calculated using the “Multi-family = \$577.00 per unit.”

Multi-family:

$$(34 \text{ proposed units} - 14 \text{ existing units} = 20 \text{ units}) \times (\$334.00) = \$6,680.00$$

Totals:

Parks:	=	\$2,260.60
Public Library:	=	\$1,523.80
Police Protection:	=	\$290.00
<u>Roads:</u>	=	<u>\$6,680.00</u>
TOTAL:	=	\$10,754.40

Totals for proposed individual unit:

Parks:	=	\$113.03
Public Library:	=	\$76.19
Police Protection:	=	\$14.50
<u>Roads:</u>	=	<u>\$577.00</u>
TOTAL:	=	\$780.72

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (March 10, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
<u>City Council Advertising:</u>	<u>TBD</u>
TOTAL (as of 03/10/04) =	\$0.00 (Subject to change)

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater, FDEP beaches and shores, and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.

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 the Development Order, all outstanding costs associated with this project and 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. **Prior to the issuance of a Certificate of Occupancy**, the condominium documents, which incorporate the unification of property, must be reviewed, approved by City Staff, and properly recorded as stated within the Condominium Affidavit dated February 3, 2004.
4. **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 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.
5. 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.
6. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.
7. **Prior to obtaining any city permit**, a copy of the FDEP stormwater, and FDEP beaches and shores, and NPDES approvals shall be forwarded to the City Engineer's office to be stamped "Received" and then forwarded to the Community Development Department.
8. **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, AICP Date
Community Development Director


Coyaba Development, LLC Date
Owner
Patrick McCarthy
Managing Member