



City of Destin

June 13, 2002

Order No. 02-03

Final Development Order:

**“THE DISTRICT AT 98 PALMS”:
A MAJOR DEVELOPMENT
(SP-01-23)**

Based upon the City Council’s approval of this Development Order, on January 22, 2002, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the City Council:

BACKGROUND / ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of 98 Palms, Ltd.

Location: The proposed project is generally located on the north and south side of 98 Palms Boulevard and west of the existing 98 Palms Shopping Center, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0098-0000-0010 / 0020 / 0030 / 0040.

Request: Approval of a Commercial Subdivision Plat and Major Development identified as “The District at 98 Palms.” The proposed project consists of a twenty-six (26) lot commercial subdivision, 62,600 square feet of retail space, and 50,200 square feet of office space.

Parcel Size: The property contains 12.68 acres more or less.

Future Land Use: Commercial (C)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)

Proposed: All lots have a FAR below 0.28

Application Date: June 4, 2001

TRC Date: June 20, 2001

Approved Site Plan Date: November 19, 2001

Planning Commission Date: December 20, 2001

City Council Date: January 22, 2002

DETERMINATIONS:

1. A hearing was held by the Destin City Council on January 22, 2002, and the City Council approved the development by a vote of 6-0. Motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated November 19, 2001 and amended on January 14, 2002; and
2. The Planning Commission considered the proposal on December 20, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and

3. All the findings of the Technical Review Committee Report dated November 19, 2001 and amended on January 14, 2002 are incorporated herein.

CONDITIONS OF APPROVAL FOR "THE DISTRICT AT 98 PALMS," A MAJOR DEVELOPMENT (SP-01-23):

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

Construction must commence within twelve (12) months of approval of the Final Development Order on January 22, 2002 (no later than January 22, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated November 19, 2001).

WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant/owner should review Article 2, Section 2.15.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition Number 1 above, the concurrency status for "The District at 98 Palms" is protected through January 22, 2007. **The protected concurrency status, however, will be lost if:**
 - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order in accordance with the approved phasing plan, or**
 - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way.
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. Prior to the issuance of the Development Order, all outstanding costs associated with this project that are owed to the City must be paid in full.
5. Prior to the issuance of any City Permit, all required changes to the site plans set forth in the Compatibility Analysis prepared by Les Solin and Associates, must be completed, submitted to the City, and approved by the appropriate TRC members.

6. Prior to obtaining any City Permits, the easement agreements shall be executed and recorded with the Clerk of Circuit Court and the appropriate copies provided to the City.
7. Prior to obtaining any City Permits, provide a copy of the executed and recorded slope easement agreement with all affected property owners.
8. Prior to obtaining any City Permits, provide a copy of FDEP stormwater approval.
9. Prior to the issuance of any City Permits, the cross-parking agreement for lots N-6 through N-8 and S-9 through S-12 must be submitted, reviewed and approved by the City Attorney, recorded with the Clerk of the Circuit Court of Okaloosa County, and a recorded copy provided to the City Engineer's Office.
10. Prior to the issuance of a Clearing/Grading Permit, a clearing/grading plan must be submitted and approved by the Community Development Department.
11. Prior to obtaining any Building Permits, provide handicap accessibility to the building envelope at Lots "N-1" through "N-7" and "S-1" through "S-12". Revise green space calculations accordingly.
12. Prior to the issuance of a Building Permit for each of the 26 buildings, the City shall reserve the right to review the building plans and specific elevations prior to the release of the building permit against the Generalized Design Principles that have been submitted as part of this development order application (See Exhibit "L").
13. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
14. The drainage easement located in Lot 10, Lot 11, and North of the plat is missing the notation of O.R. Book # and Page #.
15. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
 - 1) One (1) copy of the recorded mylar plat,
 - 2) Three (3) blueprint copies of the recorded plat, and
 - 3) Two (2) 11" x 17" reduced copies of the recorded plat.
16. Prior to obtaining any Certificate of Occupancy, a plat is required to be executed, recorded and the appropriate copies submitted to the City.
17. Prior to obtaining a Certificate of Occupancy, the Operation and Maintenance Plan must be acknowledged and signed by owner.
18. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
19. Prior to the issuance of any Certificate of Occupancy, all applicable impact fees must be paid.

20. Prior to obtaining any Certificate of Occupancy, provide a copy of the executed and recorded cross access agreement with The Shores Shopping Center at Lot "S-15" for future driveway cut or provide plat dedication.
21. Prior to obtaining any Certificate of Occupancy, provide R.O.W. dedication for 98 Palms Blvd. extension.
22. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater management plan shall be resubmitted for review and approval.
23. 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].

TECHNICAL REVIEW COMMITTEE REPORT
"THE DISTRICT AT 98 PALMS":
A MAJOR DEVELOPMENT
(SP-01-23)

**TRC Report: November 19, 2001 and
amended on January 14, 2002**

ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of 98 Palms, Ltd.

Location: The proposed project is generally located on the north and south side of 98 Palms Boulevard and west of the existing 98 Palms Shopping Center, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0098-0000-0010 / 0020 / 0030 / 0040.

Request: Approval of a Commercial Subdivision Plat and Major Development identified as "The District at 98 Palms." The proposed project consists of a twenty-six (26) lot commercial subdivision, 62,600 square feet of retail space, and 50,200 square feet of office space.

Parcel Size: The property contains 12.68 acres more or less.

Future Land Use: Commercial (C)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)

Proposed: All lots have a FAR below 0.28

Application Date: June 4, 2001

TRC Date: June 20, 2001

Approved Site Plan Date: November 19, 2001

Planning Commission Date: December 20, 2001

City Council Date: January 22, 2002

DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of 98 Palms, Ltd., is requesting approval of a Commercial Subdivision Plat and Major Development identified as "The District at 98 Palms." The proposed project consists of a twenty-six (26) lot commercial subdivision, 62,600 square feet of retail space, and 50,200 square feet of office space. The proposed project is generally located on the north and south side of 98 Palms Boulevard and west of the existing 98 Palms Shopping Center, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0098-0000-0010 / 0020 / 0030 / 0040. The property contains 12.68 acres more or less.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. Refer to Exhibit "C" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, dated January 9, 2002, finding the proposed project compatible with the surrounding area.

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

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Commercial (C) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the C Future Land Use designation and is permitted principal use in the BT Zoning district.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and does meet the minimum requirements. Refer to Exhibit "C" for the complete Compatibility Analysis Report from the City's compatibility consultant, Mr. Les Solin, dated January 9, 2002, finding the proposed project compatible with the surrounding area.

DENSITY:

Not applicable.

HEIGHT:

The BT Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to Exhibit "C" for the complete Compatibility Analysis Report from Les Solin, dated January 9, 2002, 2001, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The C Future Land Use designation has a maximum floor area ratio (FAR) of 1.07. The overall FAR for the entire project is 0.20, which is below the 1.07 allowed. The highest FAR for any of the proposed lots is 0.28. For a complete breakdown of the FAR for each of the proposed 26 lots, refer to sheet 10 of 22 of the site plans (See Exhibit "J").

RIGHT-OF-WAY DEDICATION:

According to the proposed plat, an 80 foot wide by 380 foot deep parcel of land is to be dedicated to the public for the use as a right-of-way. This land will be used to construct an additional segment of 98 Palms Boulevard (See Exhibit "I").

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Potable Water: X Roadways X Solid Waste X
Recreation: X Sewer: X Drainage: X

Please refer to the attached Exhibits "D" 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., the proposed development will generate 23 PM Peak Hour directional trips on Segment "A", 32 PM Peak Hour directional trips on Segment "B", and 23 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Currently Segment "A" has 381, Segment "B" has 58, and Segment "C" has 71 PM Peak Hour directional trips available. There will be 358 PM Peak Hour directional trips remaining for Segment "A," 26 PM Peak Hour directional trips remaining for Segment "B," and 48 PM Peak Hour directional trips remaining for Segment "C." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

SUBDIVISION OR PUD - PLAT:

The City Engineer approved the plat in a memo dated December 10, 2001. The City Surveyor approved the plat in a letter dated December 20, 2001. The City Surveyor and the Community Development Department have the following conditions:

1. The drainage easement located in Lot 10, Lot 11, and North of the plat is missing the notation of O.R. Book # and Page #.
2. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
 - 1) One (1) copy of the recorded mylar plat,
 - 2) Three (3) blueprint copies of the recorded plat, and
 - 3) Two (2) 11" x 17" reduced copies of the recorded plat.

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:

All twenty-six (26) proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning districts. The BT Zoning district requires the following setbacks for one to three story buildings: front - 10 feet, side - 0 feet, and rear - 0 feet. Please refer to sheets 7, 8, and 9 of 22 of the site plans (See Exhibit "J") for the actual setback distances for all twenty-six (26) proposed buildings.

A ten (10) foot Front Perimeter Landscape Area is required along the northern and southern property lines abutting 98 Palms Boulevard. A five (5) foot Common Boundary Landscape Area is required along all of the other internal and external property lines for the project. Please note that all setback dimensions listed on sheets 7, 8, and 9 of 22 of the site plans are from the closest point of the proposed buildings to the closest property line.

WHITE SANDS ZONE:

Lot 15 and the southern portion of Lot 14 of Block "A" are located within White Sand Zone II. All fill material will have to comply with the White Sands Ordinance for this area. The other lots are not located within the White Sand Zone.

SIGNS:

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated June 11, 2001.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated October 10, 2001.

GULF POWER:

Gulf Power approved the project in a letter dated June 20, 2001.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated June 19, 2001.

SPRINT:

Sprint approved the project in a letter dated June 12, 2001.

NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project in a letter dated June 20, 2001.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated October 12, 2001.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated December 10, 2001, (revised on December 13, 2001) and had the following conditions:

1. Prior to obtaining any City Permits, the easement agreements shall be executed and recorded with the Clerk of Circuit Court and the appropriate copies provided to the City.
2. Prior to obtaining any City Permits, provide a copy of the executed and recorded slope easement agreement with all affected property owners.
3. Prior to obtaining any City Permits, provide a copy of FDEP stormwater approval.
4. Prior to obtaining any Building Permits, provide handicap accessibility to the building envelope at Lots "N-1" through "N-7" and "S-1" through "S-12". Revise green space calculations accordingly.
5. Prior to obtaining any Certificate of Occupancy, a plat is required to be executed, recorded and the appropriate copies submitted to the City.

6. Prior to obtaining any Certificate of Occupancy, provide a copy of the executed and recorded cross access agreement with The Shores Shopping Center at Lot "S-15" for future driveway cut or provide plat dedication.
7. Prior to obtaining any Certificate of Occupancy, provide R.O.W. dedication for 98 Palms Blvd. extension.
8. Prior to obtaining a Certificate of Occupancy, the Operation and Maintenance Plan must be acknowledged and signed by owner.
9. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater management plan shall be resubmitted for review and approval.

INGRESS/EGRESS:

The ingress/egress points for the proposed development are provided by twelve (12) proposed access drives directly off of 98 Palms Boulevard (11 - 24 feet two-way & 1 - 39 foot existing three-way). All ingress/egress points meet the requirements of the Destin Land Development Code. The location of the ingress/egress points are indicated on sheets 7, 8, and 9 of 22 of the plans (See Exhibit "J").

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. All proposed dumpsters are screened with a six (6) foot tall wood fence or block wall and a gate to provide 100% opacity. The location of the dumpsters and their screening is indicated on sheets 7, 8, and 9 of 22 of the plans (See Exhibit "J").

SIDEWALKS:

A five (5) foot wide concrete sidewalk is required along the northern and southern right-of-way of that portion of 98 Palms Boulevard that is to be extended. The construction of the sidewalks mentioned above, will coincide with the construction of the phase 4 of the project. Additionally, the project contains numerous internal sidewalks to help promote pedestrian movement and safety. All sidewalks are indicated on sheet 3 of 22 of the plans (See Exhibit "J").

LANDSCAPE:

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

Open Space Requirement:

The project meets or exceeds the landscape requirements of the Destin Land Development Code. The minimum open space allowed for a development project is 18%. The overall open space percentage for the entire project is 28.6%, which is above the required minimum of 18%. The lowest open space percentage for any of the proposed lots is 20.7%. The highest open space percentage for any of the proposed lots is 36.3%. Please refer to sheet 10 of 22 of the site plans (See Exhibit "J") for the actual open space calculations/percentages for all twenty-six (26) of the proposed lots.

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 12.68 x 10 = 127) Required on Site:	<u>127</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>127*</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:	127
Front Perimeter Trees (1 per 25') Required on Site:	104
Parking Lot Trees (1 per end row and landscape island) Required on Site:	158
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>18</u>

TOTAL TREES REQUIRED: 407
TOTAL TREES PROVIDED: 407

A five (5) foot Common Boundary Landscape Area is required along all proposed new boundary lines of the project and where the subject property is adjacent to existing property lines of other parcels not included in this application. A ten (10) foot Front Perimeter Landscape Area is required along the property lines of the lots abutting 98 Palms Boulevard. 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. 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 has been inspected and approved by the Community Development Department.**

LOADING SPACE (ZONE):

The project meets or exceeds the loading space (zone) requirements of the Destin Land Development Code (LDC). The LDC requires "One (1) space for the first 10,000 square feet of gross floor area, and one (1) space for each additional 20,000 square feet." The lowest number of loading spaces required for any one of the proposed lots is 1. The highest number of loading spaces required for any one of the proposed lots is 2. Please refer to sheets 7, 8, and 9 of 22 of the site plans (See Exhibit "J") for the location of all loading spaces for all twenty-six (26) of the proposed lots.

TOTAL REQUIRED: 28 loading spaces
TOTAL PROVIDED: 28 loading spaces

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code (LDC). The LDC requires "1 space for every 200 square feet of gross floor area." The lowest number of parking spaces required for any one of the proposed lots is 12. The highest number of parking spaces required for any one of the proposed lots is 61. Please refer to sheet 10 of 22 of the site plans (See Exhibit "J") for the parking space requirements for all twenty-six (26) of the proposed lots.

TOTAL REQUIRED: 564 parking spaces (including 31 handicap spaces)
TOTAL PROVIDED: 565 parking spaces (including 31 handicap spaces)

The Community Development Director, City Land Use Attorney, and the Owner's representative (Mr. Lockwood Wernet) came to an agreement, during the Planning Commission, that the compatibility analysis (dated November 19, 2001) recommendation would be revised by deleting two (2) of the recommended changes to the parking lot layout (conditions 2.b and 2.c) and that the applicant agreed to revise the parking lot layout to address the other two (2) recommended changes (conditions 2.a and 2.d). The applicant has revise the parking lot layout on the site plan for lots N-6 through N-8 and S-9 through S-12 to meet the recommended changes/conditions of the revised compatibility analysis (See Exhibit "C"). However, the because of parking layout has been revised following condition applies:

1. Prior to the issuance of any City Permits, the cross-parking agreement for lots N-6 through N-8 and S-9 through S-12 must be submitted, reviewed and approved by the City Attorney, recorded with the Clerk of the Circuit Court of Okaloosa County, and a recorded copy provided to the City Engineer's Office.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this project and is on file.

IMPACT FEES:

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Office per 1,000 sq. ft. = \$24.56" and "Retail per 1,000 sq. ft. = \$47.59" fee amounts under the "Non-residential – U.S. 98 Corridor" category.

Office:

$$(50,200 \text{ sq. ft.}) \times (\$24.56) = 1,232,912 / 1,000 = \$1,232.91$$

$$(\text{sq. ft. of proposed office buildings}) \times (\text{Office per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Retail:

$$(62,600 \text{ sq. ft.}) \times (\$47.59) = 2,979,134 / 1,000 = \$2,979.13$$

$$(\text{sq. ft. of proposed retail buildings}) \times (\text{Retail per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Police Protection Impact Fees to be paid for "The District at 98 Palms": \$4,212.04

Road: The road impact fees were calculated using the "Office < 100,00 sq. ft. (per 1,000 sq. ft.) = \$822.00" and "Retail < 100,000 sq. ft. (per 1,000 sq. ft.) = \$2,142.00" fee amounts.

Office:

$$(50,200 \text{ sq. ft.}) \times (\$822.00) = 41,264,400 / 1,000 = \$41,264.40$$

$$(\text{sq. ft. of proposed office buildings}) \times (\text{Office} < 100,00 \text{ sq. ft. per } 1,000 \text{ sq. ft. fee amount}) = (\text{figure}) / (\text{per } 1,000 \text{ sq. ft.}) = \text{Impact Fee}$$

Retail:

$$(62,600 \text{ sq. ft.}) \times (\$2,142.00) = 134,089,200 / 1,000 = \$134,089.20$$

$$(\text{sq. ft. of proposed retail buildings}) \times (\text{Retail} < 100,000 \text{ sq. ft. per } 1,000 \text{ sq. ft. fee amount}) = (\text{figure}) / (\text{per } 1,000 \text{ sq. ft.}) = \text{Impact Fee}$$

Total Road Impact Fees to be paid for "The District at 98 Palms": \$175,353.60

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$4,212.04
<u>Roads:</u>	=	<u>\$175,353.60</u>
TOTAL:	=	<u>\$179,565.64</u>

OTHER FEES:

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

City Compatibility Consultant:	\$3,010 (pd.)	Planning Commission Advertising:	\$51.00 (pd.)
City Traffic Consultant:	\$1,000.69 (pd.)	City Council Advertising:	\$81.00 (pd.)
City Surveyor:	\$402.50 (pd.)		

COMMENTS:

Public Input:

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

Per Community Development Department:

1. Prior to the issuance of the Development Order, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. Prior to the issuance of any City Permit, all required changes to the site plans set forth in the Compatibility Analysis prepared by Les Solin and Associates, must be completed, submitted to the City, and approved by the appropriate TRC members.
3. Prior to the issuance of a Clearing/Grading Permit, a clearing/grading plan must be submitted and approved by the Community Development Department.

4. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
5. Prior to the issuance of a Building Permit for each of the 26 buildings, the City shall reserve the right to review the building plans and specific elevations prior to the release of the building permit against the Generalized Design Principles that have been submitted as part of this development order application (See Exhibit "L").
6. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
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7. Prior to the issuance of any Certificate of Occupancy, all applicable impact fees must be paid.
8. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
9. 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].

Per City Surveyor:

1. The drainage easement located in Lot 10, Lot 11, and North of the plat is missing the notation of O.R. Book # and Page #.

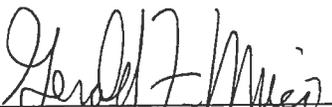
Per Engineering Department:

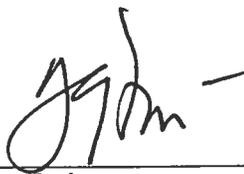
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5. Prior to obtaining any Building Permits, provide handicap accessibility to the building envelope at Lots "N-1" through "N-7" and "S-1" through "S-12". Revise green space calculations accordingly.

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9. Prior to obtaining a Certificate of Occupancy, the Operation and Maintenance Plan must be acknowledged and signed by owner.
10. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater management plan shall be resubmitted for review and approval.

OTHER OUTSTANDING ISSUES:

None.


 Gerald F. Mucci, AICP 6-14-02
 Community Development Director Date


 98 Palms Ltd., 10-16-02
 Owner Date
 Mr. Thomas E. Newton,
 President