



# City of Destin

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September 26, 2002

Order No. 02-47

**Final Development Order:**

**“A STORAGE SOLUTION”:  
A MAJOR DEVELOPMENT  
(SP-02-21)**

Based upon the City Council’s approval of this Development Order, on September 16, 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:** Regional Engineering, Inc., on behalf of K & S Enterprises  
**Location:** The proposed development will be generally located off of U.S. Highway 98 East between the “Golden Corral” and the “Harbor Office Complex,” more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0012-0000 and 00-2S-22-0701-000H-0010.  
**Request:** Approval of a Major Development identified as “A Storage Solution.” The proposed development consists of 52,350 sq. ft. of mini-storage, 76,500 sq. ft. of warehouse (multi-level mini-storage), 1,794 sq. ft. of living quarters, and 846 sq. ft. of office.  
**Parcel Size:** The property contains 8.98 acres more or less.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable to accessory living quarters.  
**Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)  
Proposed: 0.589 FAR (per Code Definition: 0.276 FAR)  
**Application Date:** April 1, 2002  
**TRC Date:** April 17, 2002  
**Approved Site Plan Date:** July 29, 2002  
**Planning Commission Date:** August 15, 2002  
**City Council Date:** September 16, 2002

**DETERMINATIONS:**

1. A hearing was held by the Destin City Council on September 16, 2002, and the City Council approved the development by a vote of 5-0, with Councilman Williges and Councilman Morgan absent. 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 July 29, 2002, and amended on September 9, 2002; and
2. The Planning Commission considered the proposal on August 15, 2002, 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 July 29, 2002, amended September 9, 2002, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "A STORAGE SOLUTION": A MAJOR DEVELOPMENT (SP-02-21):**

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 September 16, 2002 (no later than September 16, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated July 29, 2002).

**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 "A Storage Solution" is protected through September 16, 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 Amended Final Development Order, or
  - B. Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
  - A. Disturbance of the City's right-of-way.
  - B. Pavement cuts.
  - C. Construction of any kind.
  - D. Clearing, grubbing, or demolition.
  - E. Paving, grading, drainage, sidewalks.
  - F. Signage.
  - G. Installation of utilities.
  - H. Construction trailers.
4. 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 the Development Order**, the notation that a five (5) foot buffer is provided along the north property line shall be deleted from site plan. The plan in fact does provide the required ten (10) foot buffer along the north property line.
6. **Prior to the issuance of a Clearing/Grading Permit**, a clearing/grading plan must be submitted and approved by the Community Development Department.
7. **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).
8. **Prior to the issuance of a Building Permit**, a “Unity of Title” must be reviewed, approved, and recorded.
9. **Prior to the issuance of a Building Permit**, all landscape data must be accurate as it appears on the site plan. Also, three trees at least six feet tall at time of planting must be planted along the 10 foot front perimeter landscape area along U.S. Highway 98 and a five (5) foot common boundary buffer in place along all applicable property boundaries.
10. **Prior to the issuance of a Building Permit**, architectural elevations reflective of the “Florida Vernacular” style must be reviewed and approved by staff.
11. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
12. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
13. **Prior to the issuance of a Certificate of Occupancy**, the applicant must provide a legal instrument, acceptable to the City Land Use Attorney, assuring that the applicant or successors in ownership shall install a new eight (8) foot tall wood privacy fence along the west property line of Storage Solutions if the existing Coventry Cove fence along its east property line is damaged or otherwise becomes a maintenance or safety concern. The legal instrument shall be reviewed, approved, recorded with the Clerk of the Circuit Court of Okaloosa County and a recorded copy provided to the Community Development Department.
14. 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].
15. An employee and family of the self-storage/mini-warehouse development shall only occupy the accessory living quarters.
16. No additional accessory living quarters will be permitted for this type of land use development.
17. **Prior to obtaining a building permit**, a copy of the FDEP stormwater approval shall be forwarded to the city engineer’s office.

18. **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

### "A STORAGE SOLUTION": A MAJOR DEVELOPMENT (SP-02-21)

TRC Report: July 29, 2002, Amended September 9, 2002

#### ISSUE:

**Applicant:** Regional Engineering, Inc., on behalf of K & S Enterprises  
**Location:** The proposed development will be generally located off of U.S. Highway 98 East between the "Golden Corral" and the "Harbor Office Complex," more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0000-0012-0000 and 00-2S-22-0701-000H-0010.  
**Request:** Approval of a Major Development identified as "A Storage Solution." The proposed development consists of 52,350 sq. ft. of mini-storage, 76,500 sq. ft. of warehouse (multi-level mini-storage), 1,794 sq. ft. of living quarters, and 846 sq. ft. of office.  
**Parcel Size:** The property contains 8.98 acres more or less.  
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**Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)  
Proposed: 0.589 FAR (per Code Definition: 0.276 FAR)  
**Application Date:** April 1, 2002  
**TRC Date:** April 17, 2002  
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**Planning Commission Date:** August 15, 2002  
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#### DISCUSSION/FINDINGS:

Regional Engineering, Inc., on behalf of K & S Enterprises, is requesting approval of a Major Development identified as "A Storage Solution." The proposed development consists of 52,350 sq. ft. of mini-storage, 76,500 sq. ft. of warehouse (multi-level mini-storage), 1,794 sq. ft. of living quarters, and 846 sq. ft. of office. The proposed development will be generally located off of U.S. Highway 98 East between the "Golden Corral" and the "Harbor Office Complex," more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0000-0012-0000 and 00-2S-22-0701-000H-0010. The combined parcel area contains 5.124 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 with conditions as described on pages 12-14. Refer to Exhibit "C" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated June 26, 2002.

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 located within the Community Redevelopment Area.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions and changes.

**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 a 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 meets the minimum requirements with conditions. Refer to Exhibit "C" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated June 26, 2002.

**DENSITY:**

Not applicable to accessory living quarters. However, it is a condition of this final development order that an employee and family of the self-storage/mini-warehouse development shall only occupy the accessory living quarters. It is also a condition that no further accessory living quarters will be permitted for this development.

**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 June 26, 2002, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

**FLOOR AREA RATIO:**

The Commercial Future Land Use designation has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

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

$$\frac{\text{(131,490 sq. ft.)} - \text{(61,294 sq. ft. + 8,499 sq. ft. of parking)}}{223,201 \text{ sq. ft.}} = \text{FAR}$$

$$\frac{\text{(131,490 sq. ft.)} - \text{(69,793 sq. ft.)}}{223,201 \text{ sq. ft.}} = \text{FAR}$$

$$61,697 \text{ sq. ft.} / 223,201 \text{ sq. ft.} = 0.276 \text{ FAR as indicated on the site plan}$$

Utilizing the formula as defined above, the FAR of 0.276 is below the maximum of 1.07 and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update also results in an FAR of 0.589, which is below 1.07 and is as follows:

**Total square feet of existing and proposed buildings / square feet of subject parcel = FAR**

**131,490\_sq. ft. / 223,201 sq. ft. = 0.589 FAR as indicated on the application and site plan**

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required for this project.

**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 19 PM Peak Hour directional trips on Segment "A" and 2 PM Peak Hour directional trips on Segment "B." Currently Segment "A" has 282 PM Peak Hour directional trips available and Segment "B" 18 PM Peak Hour directional trips available. There will be 263 PM Peak Hour directional trips remaining for Segment "A" and 16 for Segment "B." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**WHITE SANDS ZONE:**

The proposed project is located within White Sand Zone II.

**PHASING:**

This proposed development is to be phased.

**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 building meets and exceeds all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district requires the following setbacks for a three-story building: front - 10 feet, side - 15 feet, and rear - 20 feet and for a single-story building: front - 10 feet, side - 0 feet, and rear - 0 feet. The setbacks provided for the proposed three-story buildings are: front - 46 feet (south), side - 81.6 feet (east), side - 208.0 feet (west), and rear - 84.9 feet (north). The setbacks provided for the proposed one-story buildings are: front - 46 feet (south), side - 8 feet (east), side - 34.0 feet (west), and rear - 10.7 feet (north).

**SIGNS:**

Only the location of the ground sign has been approved as part of this development. All future signs must still comply with the sign code section of the Destin Land Development Code in effect at the time a sign permit application is submitted for review.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated April 10, 2002.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated May 30, 2002.

**GULF POWER:**

Gulf Power approved the project in a letter dated April 17, 2002.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated April 17, 2002.

**SPRINT:**

Sprint approved the project in a letter dated April 9, 2002.

**NEWSOUTH COMMUNICATIONS:**

Newsouth Communications approved the project at the April 17, 2002, meeting.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated June 19, 2002.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a memorandum dated July 29, 2002, and had the following stormwater conditions:

1. **Prior to obtaining a building permit**, a copy of the FDEP stormwater approval shall be forwarded to the city engineer's office.
2. **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:**

The primary ingress/egress point for the proposed development is provided by an existing single two-way access drive off of U.S. Highway 98 East. The proposed ingress/egress point meets the requirements of the Destin Land Development Code.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The proposed dumpster is fully enclosed.

**SIDEWALKS:**

A five (5) ft. wide sidewalk is required along Hwy 98 and must be repaired as necessary prior to the issuance of a certificate of occupancy. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer. All proposed internal pathways and pedestrian connections must be maintained on site.

**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 Requirements:**

223,201 sq. ft. of property x 18 % = 40,176 sq. ft. required  
Site plan provides 23.52 % = 52,505 sq. ft. provided

**Tree Requirements:**

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (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><u>0</u></u>

Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 5.124 x 10 = 51) Required on Site:	<u>51</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>51</u></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:	51
Front Perimeter Trees (1 per 25') Required on Site:	3
Parking Lot Trees (1 per end row and landscape island) Required on Site:	11
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	37
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<b>102</b>
<b>TOTAL TREES PROVIDED:</b>	<b>181</b>

A five (5) foot Common Boundary Landscape Area is required along eastern and southern property lines of the larger parcel. A ten (10) foot Front Perimeter Landscape Area is required along the southern property line abutting the U.S. Highway 98 right-of-way and a ten (10) foot buffer zone is required along the western and northern property lines. 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. The required ten (10) foot buffer zone shall provide a six-foot tall continuous, opaque screen. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

**PARKING:**

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

*Per code:*

- Warehouse first 20,000 square feet: 1/1000 sq. ft.
- Warehouse second 20,000 square feet: 1/2000 sq. ft.
- Warehouse third 36,500 square feet: 1/4000 sq. ft.
- Office: 1 space/200 sq. ft.
- Watchman's Living Quarters: 2 spaces for dwelling unit

Per site plan:

Warehouse first 20,000 square feet: 1/1000 sq. ft. - 20,000/1,000	= 20 spaces
Warehouse second 20,000 square feet: 1/2000 sq. ft. - 20,000/2,000	= 10 spaces
Warehouse third 36,500 square feet: 1/4000 sq. ft. - 36,500/4,000	= 9 spaces
Office: 1 space/200 sq. ft. - 846/200	= 4 spaces
Watchman's Living Quarters	= 2 spaces

**TOTAL REQUIRED: 45 parking spaces (including 2 handicap spaces)**  
**TOTAL PROVIDED: 45 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 as follows:

**TOTAL REQUIRED: 2 loading spaces**  
**TOTAL PROVIDED: 2 loading spaces**

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT**

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

**IMPACT FEES:**

The owner/applicant must pay impact fees prior to the issuance of a Certificate of Occupancy (per phase). The following impact fees are preliminary. Final impact fee amounts will be determinant upon whether exemption or credits are applicable. Any claim for exemption or credits must be made no later than the time of application for a Certificate of Occupancy (per phase). Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees:

Parks: The parks impact fees were calculated using the "All other" \$159.99 per unit category.

All other:

$$1 \text{ unit} \times \$159.99 = \$159.99$$

Public Library: The public library impact fees were calculated using the "All other" \$107.84 per unit category.

All other:

$$1 \text{ unit} \times \$107.84 = \$107.84$$

Police Protection: The police protection impact fees were calculated using the “U.S. Highway 98 Corridor Office per 1,000 sq. ft. = \$24.56” and “Outside Corridor Industrial per 1,000 sq. ft. = \$5.87” category.

Office per 1,000 sq. ft.:

$$(846 \text{ sq. ft.} / 1,000 \text{ sq. ft.})(\$24.56) = \$20.78$$

Industrial per 1,000 sq. ft.: = \$5.87”

$$(128,850 \text{ sq. ft.} / 1,000)(\$5.87) = \$756.35$$

**Total Police Protection = \$777.13**

Road: The road impact fees were calculated using the “Warehouse/storage/mini-warehouse per 1,000 sq. ft. = \$214.00” category and “Office under 100,000 sq. ft. = \$822.00” category.

Warehouse/storage/mini-warehouse:

$$(128,850 \text{ sq. ft.} / 1,000 \text{ sq. ft.})(\$214.00) = \$27,573.90$$

Office under 100,000 sq. ft.:

$$(846 \text{ sq. ft.} / 1,000 \text{ sq. ft.})(\$822.00) = \$695.41$$

**Total Road = \$28,269.31**

Parks:	=	\$159.99
Public Library:	=	\$107.84
Police Protection:	=	\$777.13
Roads:	=	<u>\$28,269.31</u>
TOTAL:	=	<u>\$29,314.27</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:	Paid	Planning Commission Advertising:	Paid
City Traffic Consultant:	Paid	City Council Advertising:	TBD
City Surveyor:	N/A		

### **COMMENTS:**

#### **Public Input:**

None.

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 the Development Order**, the notation that a five (5) foot buffer is provided along the north property line shall be deleted from site plan. The plan in fact does provide the required ten (10) foot buffer along the north property line.
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).
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6. **Prior to the issuance of a Building Permit**, all landscape data must be accurate as it appears on the site plan. Also, three trees at least six feet tall at time of planting must be planted along the 10 foot front perimeter landscape area along U.S. Highway 98 and a five (5) foot common boundary buffer in place along all applicable property boundaries.
7. **Prior to the issuance of a Building Permit**, architectural elevations reflective of the “Florida Vernacular” style must be reviewed and approved by staff.
8. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
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10. **Prior to the issuance of a Certificate of Occupancy**, the applicant must provide a legal instrument, acceptable to the City Land Use Attorney, assuring that the applicant or successors in ownership shall install a new eight (8) foot tall wood privacy fence along the west property line of Storage Solutions if the existing Coventry Cove fence along its east property line is damaged or otherwise becomes a maintenance or safety concern. The legal instrument shall be reviewed, approved, recorded with the Clerk of the Circuit Court of Okaloosa County and a recorded copy provided to the Community Development Department.
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