



# City of Destin

---

February 20, 2002

Order No. 02-11

**Final Development Order:**

**“A.J.’S EXPANSION”:  
A MAJOR DEVELOPMENT  
(SP-00-51)**

Based upon the City Council’s approval of this Development Order, on February 19, 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:** Jack Dorman, on behalf of Moody & Laird, L.L.C., MSB of Destin, Inc. and Southside Investments, Inc.  
**Location:** The proposed development is generally located at 116 U. S. Highway 98 East, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0000-0001-0000 / 0620.  
**Request:** Approval of a Major Development identified as “A.J.’s Expansion.”  
**Parcel Size:** The property contains 2.67 acres more or less.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable.  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.35 Floor Area Ratio  
**Application Date:** September 5, 2000  
**TRC Date:** September 20, 2000  
**Approved Site Plan Date:** January 24, 2002  
**Planning Commission Date:** February 7, 2002  
**City Council Date:** February 19, 2002

**DETERMINATIONS:**

1. A hearing was held by the Destin City Council on February 19, 2002, and the City Council approved the development by a vote of 6-0. Motion to approve the project as presented by staff, with changes indicated at the meeting and documented in the TRC report, subject to all of the conditions identified within the report dated January 24, 2002, amended on February 13, 2002, and amended on February 19, 2002; and
2. The Planning Commission considered the proposal on February 7, 2002, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 5-0; and
3. All the findings of the Technical Review Committee Report dated January 24, 2002, amended on February 13, 2002, and amended on February 19, 2002 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "A.J.'S EXPANSION," A MAJOR DEVELOPMENT  
(SP-00-51):**

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 February 19, 2002 (no later than February 19, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated January 24, 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.J.'s Expansion" is protected through February 19, 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, 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 Certificate of Completion or Certificate of Occupancy, the required changes to the shared parking and valet parking agreements, as stated by the City Land Use Attorney in his memorandum dated February 13, 2002, must be made, submitted to the City for final approval, executed and recorded with the Clerk of Circuit Court of Okaloosa County, and an official recorded copy provided to the City.**

6. **Prior to the issuance of any Certificate of Completion or Certificate of Occupancy**, the requirement for a revised lighting plan, as stated in the Compatibility Analysis prepared by Les Solin and Associates, must be submitted and approved.
7. **Prior to the issuance of any Certificate of Completion or Certificate of Occupancy**, the required changes to the shared parking and valet parking agreements, as stated by the City Land Use Attorney in his memorandum dated January 31, 2002, must be made, submitted to the City for final approval, executed and recorded with the Clerk of Circuit Court of Okaloosa County, and an official recorded copy provided to the City.
8. **Prior to the issuance of a Certificate of Occupancy**, all landscaping must be installed, inspected, and approved by the Community Development Department.
9. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and any other remaining reimbursable fees that have been submitted to the City after the Development Order has been issued must be paid.
10. **Prior to obtaining a Certificate of Completion/Occupancy**, the construction trailer shall be removed from the required parking/access areas.
11. **Condition:** Only 112 out of total number of boat storage spaces available, both inside and outside of the Boat Storage facility, can be used at any one time. This includes any boats that are being repaired, which require them to be stored overnight.
12. **Condition to the Development Order**, the site shall comply with the Florida Accessibility Code for Building Construction, 1997, ed. An Architect or Engineer Certification signed/sealed/dated shall be submitted prior to Certificate of Occupancy.
13. **Condition to the Development Order**, All paint striping within the public right-of-way shall be thermo-plastic.
14. **Condition to the Development Order**, All parking spaces shall be properly striped (if on asphalt or concrete and wheel stops in gravel) and valet parking spaces shall be properly striped and designated as valet only (either by signage and/or striping).
15. **Condition to the Development Order**, Gravel areas within the parking lot cannot count as green space unless the gravel is removed and replaced by landscaping (vegetation).
16. 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

### "A.J.'S EXPANSION": A MAJOR DEVELOPMENT (SP-00-51)

TRC Report: January 24, 2002,  
amended on February 13, 2002, and  
amended on February 19, 2002

#### ISSUE:

**Applicant:** Jack Dorman, on behalf of Moody & Laird, L.L.C., MSB of Destin, Inc. and Southside Investments, Inc.  
**Location:** The proposed development is generally located at 116 U. S. Highway 98 East, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0000-0001-0000 / 0620.  
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Proposed: 0.35 Floor Area Ratio  
**Application Date:** September 5, 2000  
**TRC Date:** September 20, 2000  
**Approved Site Plan Date:** January 24, 2002  
**Planning Commission Date:** February 7, 2002  
**City Council Date:** February 19, 2002

#### DISCUSSION/FINDINGS:

Jack Dorman, on behalf of Moody & Laird, L.L.C., MSB of Destin, Inc. and Southside Investments, Inc., is requesting approval of a Major Development identified as "A.J.'s Expansion." The proposed project consists of expanding the existing restaurant, retail, and office uses. The proposed development is generally located at 116 U. S. Highway 98 East, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0000-0001-0000 / 0620. The property contains 2.67 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 "E" 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. Additionally, the refer to Exhibit "F" for the complete Compatibility Analysis from the applicants Compatibility Consultant, Mr. William Poon, P.E., dated January 31, 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 has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the MU 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. Refer to Exhibit "E" 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. Additionally, the refer to Exhibit "F" for the complete Compatibility Analysis from the applicants Compatibility Consultant, Mr. William Poon, P.E., dated January 31, 2002, finding the proposed project compatible with the surrounding area.

**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 "H" through "L" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, the proposed development will generate 20 PM Peak Hour directional trips, the traffic currently generated on Segment "A" of U. S. Highway 98. Segment "A" currently has 317 PM Peak Hour directional trips available and, with this project, there will be 297 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "H").

**DENSITY:**

Not applicable.

**FLOOR AREA RATIO:**

The MU Future Land Use designation has a maximum floor area ratio (FAR) of 1.07. The FAR for this project is 0.35, which is below the 1.07 allowed.

**HEIGHT:**

The BT Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. The height to the top of the highest roof for new addition to the existing building is 42.91 feet tall. The height to the top of the highest point of the new deck addition is 25.91 feet tall. Refer to Exhibit "E" for the complete Compatibility Analysis Report from Les Solin, dated January 9, 2002, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

**PHASING:**

The applicant has proposed to construct the project in a single phase. Therefore, the construction plans do not contain a phasing plan.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required.

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**AIRPORT PROTECTION:**

The subject site is not located within the airport protection area. Please note that if construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration (FAA) 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 proposed project is located within White Sands Zone I. All fill material will have to comply with the White Sands Ordinance for this area.

**SETBACKS:**

The proposed building addition meets all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district requires the following setbacks for a two (2) story building (proposed addition): front – 10 feet, side – 0 feet, and rear – 0 feet.

<b>Orientation</b>	<b>Required</b>	<b>Provided</b>
Front (north):	10'	29' +/- (existing dry boat storage building)
Side (east):	0'	0' +/- (existing portion of restaurant building)
Side (west):	0'	54' +/- (proposed portion of restaurant building)
Rear (south):	0'	0' +/- (existing portion of restaurant building)
Between Bldgs.:	10'	32' +/- (between existing/proposed portion of restaurant building & dry boat storage building)

**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 at the September 20, 2000 TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated May 7, 2001.

**GULF POWER:**

Gulf Power approved the project in a letter dated September 20, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated September 19, 2000.

**SPRINT:**

Sprint approved the project in a letter dated September 18, 2000.

**NEWSOUTH COMMUNICATIONS:**

Newsouth Communications approved the project in a letter dated September 20, 2000.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated November 21, 2001.

**STORMWATER:**

The City Engineer approved the stormwater plan in a memorandum dated January 24, 2002, (revised January 31, 2002 and February 19, 2002) and had the following conditions:

1. Prior to the issuance of any Certificate of Completion or Certificate of Occupancy, the required changes to the shared parking and valet parking agreements, as stated by the City Land Use Attorney in his memorandum dated January 31, 2002, must be made, submitted to the City for final approval, executed and recorded with the Clerk of Circuit Court of Okaloosa County, and an official recorded copy provided to the City.
2. **Condition:** Only 112 out of total number of boat storage spaces available, both inside and outside of the Boat Storage facility, can be used at any one time. This includes any boats that are being repaired, which require them to be stored overnight.
3. **Condition to the Development Order**, the site shall comply with the Florida Accessibility Code for Building Construction, 1997, ed. An Architect or Engineer Certification signed/sealed/dated shall be submitted prior to Certificate of Occupancy.
4. **Condition to the Development Order**, All paint striping within the public right-of-way shall be thermo-plastic.
5. **Condition to the Development Order**, All parking spaces shall be properly striped (if on asphalt or concrete and wheel stops in gravel) and valet parking spaces shall be properly striped and designated as valet only (either by signage and/or striping).
6. **Condition to the Development Order**, Gravel areas within the parking lot cannot count as green space unless the gravel is removed and replaced by landscaping (vegetation).
7. **Prior to obtaining a Certificate of Completion/Occupancy**, the construction trailer shall be removed from the required parking/access areas.

**UTILITIES:**

All new utilities are required to be placed underground.

**INGRESS/EGRESS:**

The ingress/egress for the development is provided by the following access points: A) an existing twenty (20) foot wide two-way drive located in the center of the A.J.'s lot and directly in front of the dry boat storage building; B) an existing forty-three (43) foot wide two-way drive located on the eastern side of the A.J.'s lot (main A.J.'s entrance); C) a eleven (11) foot wide one-way drive, that provides access to the lot located directly behind the MSB of Destin (or eastern most lot) lot of this development; and D) an existing twenty-three (23) foot wide two-way drive located on the MSB of Destin lot, which provides access to the front parking lot. All access points are located off of U. S. Highway 98 East. The ingress/egress points do not exceed the requirements of the Destin Land Development Code.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The location of the existing dumpsters is indicated on sheet 2 of 3 of the plans (Exhibit "M"). A six (6) foot tall wood fence, with gates that are 100% opacity, is required to be constructed around the existing dumpsters.

**SIDEWALKS:**

A twenty (20) foot long section of five (5) foot wide concrete sidewalk (and curbing) is required along the northern right-of-way of U. S. Highway 98 East, in the northwest corner of the project. See sheet 2 of 3 of the plans (Exhibit "M").

**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:**

116,649 sq. ft. of property x 18 % = 20,996 sq. ft. required  
Site plan provides 18.0 % = 21,006 sq. ft. provided

**Tree Requirements:**

Credits for Existing Trees (2" to 6" diameter) on Site (8 trees x 2 credits per tree):	16
Credits for Existing Trees (7" to 12" diameter) on Site (75 trees x 3 credits per tree):	225
Credits for Existing Trees (13" to 19" diameter) on Site (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20" to 24" diameter) on Site (2 trees x 5 credits per tree):	10
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>255</u>
Total Reforestation Credits for Trees Required on Site:	27
Reforestation Trees (1 per every .10 of an acre: 1.02 x 10 = 10) Required on Site:	<u>255</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>0*</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:	0
Front Perimeter Trees (1 per 25') Required on Site:	12
Parking Lot Trees (1 per end row and landscape island) Required on Site:	13
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:	0
	<hr/>
<b>TOTAL TREES REQUIRED:</b>	<b>25</b>
<b>TOTAL TREES PROVIDED:</b>	<b>99</b>

A ten (10) foot Front Perimeter Landscape Area is required along the Northern property line for the A.J.'s lot. A five (5) foot Common Boundary Landscape Area is required along the eastern property line for the MSB of Destin lot and along the western property line of the A.J.'s lot. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. 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. 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 the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

*Per code:*

**Restaurant:**

One (1) space for every 75 square feet of gross floor area.

**Warehouse/Storage:**

One (1) space for every 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing.

**Retail General:**

One (1) space for every 200 square feet of gross floor area.

**Offices, Business:**

One (1) space for every 200 square feet of gross floor area.

**Fare-Carrying Vessels:**

5 parking spaces for each slip. This parking requirement does not include sightseeing boats or dinner cruise boats; such boats shall provide 1 parking space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.

**Marinas:**

In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip housing non-fare-carrying vessels.

**Dry Boat Storage facilities:**

One (1) space for each four (4) boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.

*Per site plan:*

**Restaurant:**

7,108 sq. ft. retail building / 1 space per 75 sq. ft. = 95 parking spaces.

**Storage (Freezer & Storage Rooms):**

1,147 sq. ft. retail building / 1 space per 1,000 sq. ft. = 1 parking space.

**Retail General:**

675 sq. ft. retail building / 1 space per 200 sq. ft. = 3 parking spaces.

**Offices, Business:**

1,545 sq. ft. retail building / 1 space per 200 sq. ft. = 8 parking spaces.

**Personal/Office Boat:**

1 boat slip / 1 space for each personal/office boat space = 1 parking spaces.

**Fare-Carrying Vessels (Charter Fishing Boats):**

2 boat slips / 5 spaces for each charter boat space = 10 parking spaces.

**Fare-Carrying Vessels ("SeaBlaster" Sightseeing Boat):**

119 seats / 1 space for each 4 seats on the boat = 30 parking spaces.

**Transient Boat:**

4 boat slips / 0 space for each transient boat space = 0 parking spaces.

**Dry Boat Storage facilities:**

112 boat storage spaces / 1 space for each 4 boat storage spaces = 28 parking spaces

**TOTAL REQUIRED:** 176 parking spaces (including 6 handicap spaces)  
**TOTAL ADJUSTED REQUIRED:** 136 parking spaces (including 6 handicap spaces)  
**TOTAL PROVIDED:** 136 parking spaces (including 6 handicap spaces)\*

\* In accordance with Article 8, Section 8.05.02.N The City's traffic consultant has approved the request for a *reduction for mixed or joint use of parking* (see Exhibit "G"). Additionally, this project is utilizing the valet parking option (Article 8, Section 8.05.03.B) for 30 percent of the total adjusted parking spaces for the restaurant and fare-carrying vessels uses only. The City Land Use Attorney has reviewed and approved with conditions, the shared parking and valet parking agreements for the project. The following condition will apply:

1. Prior to the issuance of any Certificate of Completion or Certificate of Occupancy, the required changes to the shared parking and valet parking agreements, as stated by the City Land Use Attorney in his memorandum dated February 13, 2002, must be made, submitted to the City for final approval, executed and recorded with the Clerk of Circuit Court of Okaloosa County, and an official recorded copy provided to the City.

**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:

Per code:

Restaurant:

One (1) loading space or bay for the first 10,000 sq. ft. of gross floor area or fraction thereof, and one (1) space for each additional 20,000 square feet or fraction thereof.

General Retail:

One (1) loading space or bay for the first 10,000 sq. ft. of gross floor area or fraction thereof, and one (1) space for each additional 20,000 square feet or fraction thereof.

Office:

One (1) loading space or bay for the first 75,000 sq. ft. of gross floor area or fraction thereof, and one (1) space for each additional 25,000 square feet or fraction thereof.

Dry Boat Storage (Service):

One (1) loading space or bay for the first 10,000 sq. ft. of gross floor area or fraction thereof, and one (1) space for each additional 20,000 square feet or fraction thereof.

Per site plan:

Restaurant:

7,108 sq. ft. restaurant space / 1 per space for the first 10,000 sq. ft. and 1 space for each additional 20,000 square feet or fraction thereof = 0.71 loading space.

General Retail:

675 sq. ft. retail space / 1 per space for the first 10,000 sq. ft. and 1 space for each additional 20,000 square feet or fraction thereof = 0.06 loading space.

**Office:**

1,545 sq. ft. condominium buildings total / 1 per space for the first 75,000 sq. ft. and 1 space for each additional 25,000 square feet or fraction thereof = 0.02 loading space.

**Dry Boat Storage (Service):**

30,213 sq. ft. condominium buildings total / 1 per space for the first 10,000 sq. ft. and 1 space for each additional 20,000 square feet or fraction thereof = 3.02 loading space.

**TOTAL REQUIRED: 4 loading spaces**

**TOTAL PROVIDED: 4 loading spaces**

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

1. A Florida Department of Environmental Protection (FDEP) permit for stormwater is required and 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 "Eating/Drinking per 1,000 sq. ft. = \$246.04", "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.

**Restaurant:**

$$(1,717 \text{ sq. ft.}) \times (\$246.04) = 422,450.68 / 1,000 = \$422.45$$

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

**Office:**

$$(1,171 \text{ sq. ft.}) \times (\$24.56) = 28,759.76 / 1,000 = \$28.75$$

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

**Retail:**

$$(366 \text{ sq. ft.}) \times (\$47.59) = 17,417.94 / 1,000 = \$17.41$$

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

Total Police Protection Impact Fees to be paid for "A.J.'s Expansion": \$468.61

Road: The road impact fees were calculated using the “Restaurant: Quality (per 1,000 sq. ft.) = \$5,125.00”, Office < 100,000 sq. ft. (per 1,000 sq. ft.) = \$822.00”, and “Retail < 100,00 sq. ft. (per 1,000 sq. ft.) = \$2,142.00” fee amounts.

Restaurant:

$$(1,717 \text{ sq. ft.}) \times (\$5,125.00) = 8,799,625 / 1,000 = \$8,799.62$$

(sq. ft. of proposed restaurant building) x (Restaurant per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Office:

$$(1,171 \text{ sq. ft.}) \times (\$822.00) = 962,562 / 1,000 = \$962.56$$

(sq. ft. of proposed office building) x (Office per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Retail:

$$(366 \text{ sq. ft.}) \times (\$2,142.00) = 783,972 / 1,000 = \$783.97$$

(sq. ft. of proposed retail building) x (Retail per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Road Impact Fees to be paid for “A.J.’s Expansion”: \$10,546.15

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$468.61
Roads:	=	\$10,546.15
<b>TOTAL:</b>	=	<b><u>\$11,014.76</u></b>

COMMENTS:

Public Input:

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

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:	\$4,241.25 (pd.)	Planning Commission Advertising:	\$52.00 (pd.)
City Traffic Consultant:	\$1,518.40 (pd.)	City Council Advertising:	\$126.00 (pd.)
City Surveyor:	\$305.50 (pd.)	City Land Use Attorney:	\$776.25 (pd.)

## CONDITIONS:

### 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 Certificate of Completion or Certificate of Occupancy, the required changes to the shared parking and valet parking agreements, as stated by the City Land Use Attorney in his memorandum dated February 13, 2002, must be made, submitted to the City for final approval, executed and recorded with the Clerk of Circuit Court of Okaloosa County, and an official recorded copy provided to the City.
3. Prior to the issuance of any Certificate of Completion or Certificate of Occupancy, the requirement for a revised lighting plan, as stated in the Compatibility Analysis prepared by Les Solin and Associates, must be submitted and approved.
4. Prior to the issuance of a Certificate of Occupancy, all landscaping must be installed, inspected, and approved by the Community Development Department.
5. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees and any other remaining reimbursable fees that have been submitted to the City after the Development Order has been issued must be paid.
6. 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 Engineering Department:

1. Prior to the issuance of any Certificate of Completion or Certificate of Occupancy, the required changes to the shared parking and valet parking agreements, as stated by the City Land Use Attorney in his memorandum dated January 31, 2002, must be made, submitted to the City for final approval, executed and recorded with the Clerk of Circuit Court of Okaloosa County, and an official recorded copy provided to the City.
2. **Condition:** Only 112 out of total number of boat storage spaces available, both inside and outside of the Boat Storage facility, can be used at any one time. This includes any boats that are being repaired, which require them to be stored overnight.
3. **Condition to the Development Order,** the site shall comply with the Florida Accessibility Code for Building Construction, 1997, ed. An Architect or Engineer Certification signed/sealed/dated shall be submitted prior to Certificate of Occupancy.
4. **Condition to the Development Order,** All paint striping within the public right-of-way shall be thermo-plastic.
5. **Condition to the Development Order,** All parking spaces shall be properly striped (if on asphalt or concrete and wheel stops in gravel) and valet parking spaces shall be properly striped and designated as valet only (either by signage and/or striping).

