



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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October 11, 2007

Order No. 08-03

Final Development Order:

“ALEXAN-HENDERSON BEACH” A MINOR (TIER 2) DEVELOPMENT (SP-07-08)

Based upon the City's approval and issuance of this development order on October 11, 2007, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

ISSUE:

Applicant:	Jenkins, Stanford and Associates, Inc., on behalf of HBT, LLC, is requesting approval of “Alexan-Henderson Beach,” a Minor (Tier 2) Development.
Request:	The proposed unified development is a mixed use phased development comprising of a 340-unit multi-family apartment complex and a 110-unit luxury motor home resort.
Location:	The site is located on two newly annexed parcels north of Commons Drive – West, at the intersection of Henderson Beach Road and Commons Drive – West, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0000-0001-A13N and 00-2S-22-0000-0001-A13S.
Parcel Size:	The unified development (both parcels) is 30.81 acres, more or less.
Future Land Use:	Gulf Resort Mixed Use (GRMU) (City of Destin) and Urban Mixed Use (UMU) (County)
Zoning District:	Gulf Resort Mixed Use (GRMU) (City of Destin) and Residential Urban Apartment (RUA) (County)
Density:	Allowed: 25 dwelling units per acre Proposed: 450 dwelling units / 30.81 acres = 14.6 dwelling units per acre
Intensity:	Not applicable
Application Date:	January 31, 2007
TRC Date:	February 21, 2007
Approved Site Plan Date:	October 10, 2007

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated October 10, 2007, are incorporated herein.

CONDITIONS OF APPROVAL FOR "ALEXAN-HENDERSON BEACH" A MINOR DEVELOPMENT (SP-07-08):

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

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) on October 11, 2007 (no later than October 11, 2008), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated. (Article 2, Section 2.21.00)

NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations. (Article 2, Section 2.21.00)

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for "Alexan-Henderson Beach" will be protected. However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:
 - A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
 - B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.

3. The applicant must obtain City of Destin or County permits, whichever applicable, for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's or County's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from Okaloosa County or the City of Destin's Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer or County Engineer)
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. **Conditions Per Community Development Department:** Refer to pages 16 thru 20 of the attached TRC Report dated October 10, 2007.
5. **Conditions Per Engineering Department:** Refer to pages 20 thru 23 of the attached TRC Report dated October 10, 2007.
6. **Conditions Per Destin Water Users, Inc.:** Refer to page 11 of the attached TRC Report dated October 10, 2007.

TECHNICAL REVIEW COMMITTEE REPORT

"ALEXAN-HENDERSON BEACH" A MINOR (TIER2) DEVELOPMENT (SP-07-08)

TRC Report: October 10, 2007

ISSUE:

- Applicant:** Jenkins, Stanford and Associates, Inc., on behalf of HBT, LLC, is requesting approval of "Alexan-Henderson Beach," a Minor (Tier 2) Development.
- Request:** The proposed unified development is a mixed use phased development comprising of a 340-unit multi-family apartment complex and a 110-unit luxury motor home resort.
- Location:** The site is located on two newly annexed parcels north of Commons Drive – West and at the intersection of Henderson Beach Road and Commons Drive – West, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0000-0001-A13N and 00-2S-22-0000-0001-A13S.
- Parcel Size:** The unified development size (both parcels) is 30.81 acres, more or less.
- Future Land Use:** Gulf Resort Mixed Use (GRMU) (City of Destin) and Urban Mixed Use (UMU) (County)
- Zoning District:** Gulf Resort Mixed Use (GRMU) (City of Destin) and Residential Urban Apartment (RUA) (County)
- Density:** Allowed: 25 dwelling units per acre
Proposed: 450 dwelling units / 30.81 acres = 14.6 dwelling units per acre
- Intensity:** Not applicable
- Application Date:** January 31, 2007
- TRC Date:** February 21, 2007
- Approved Site Plan Date:** October 10, 2007

DISCUSSION/FINDINGS:

Jenkins, Stanford and Associates, Inc., on behalf of HBT, LLC, is requesting approval of "Alexan-Henderson Beach," a Minor (Tier 2) Development. The proposed unified development is a mixed use phased development comprising of a 340-unit multi-family apartment complex and a 110-unit luxury motor home resort. The site is located on two newly annexed parcels north of Commons Drive – West at the intersection of Henderson Beach Road and Commons Drive – West, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0000-0001-A13N and 00-2S-22-0000-0001-A13S. The total site area is 30.81 acres, more or less.

The proposed request as presented and described is consistent with the Okaloosa County Comprehensive Plan and City of Destin Land Development Code, which include a Concurrency Management review and a Level of Service review. This project was reviewed under the Okaloosa County's Comprehensive Plan and City of Destin's Land Development Code as required by the Amended Annexation Agreement dated April 16, 2007. (Refer to the Community Development File SP-07-08 or the City Clerk's office for a copy of the Amended Annexation Agreement.)

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as identified in the following sections.

COMPREHENSIVE PLAN/ZONING:

The unified development site currently has a Future Land Use Map designation of Gulf Resort Mixed Use (GRMU) (City of Destin) and Urban Mixed Use (UMU) (Okaloosa County) and a Zoning District designation of Gulf Resort Mixed Use (GRMU) (City of Destin) and Residential Urban Apartment (RUA) (Okaloosa County). The City is processing both a Comprehensive Plan amendment and Zoning amendment to update the future land use designation and zoning district to Gulf Resort Mixed Use (GRMU) as necessary per the Amended Annexation Agreement. The proposed unified mixed use development is consistent with the intent of the applicable Future Land Use Map designations and zoning districts.

LAND USE TRANSITION:

The proposed land uses as part of this mixed use unified development are consistent with adjacent land uses, as shown below, by adhering to the required buffers, setbacks, landscaping, noise mitigation, etc., for protecting abutting single-family residential and other low rise residential properties from substantially dissimilar and potentially incompatible land uses. The following items aid in providing an overall project description to evaluating the proposed development:

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.

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

The proposed unified development is a mixed use phased development comprising of a 340-unit multi-family apartment complex and a 110-unit luxury motor home resort. There will be a required Homeowner's Association for purposes of managing and controlling the common areas. The unified development site currently has a Future Land Use Map designation of Gulf Resort Mixed Use (GRMU) (City of Destin) and Urban Mixed Use (UMU) (Okaloosa County) and a Zoning District designation of Gulf Resort Mixed Use (GRMU) (City of Destin) and Residential Urban Apartment (RUA) (Okaloosa County). The City is processing both a Comprehensive Plan amendment and Zoning amendment to update the future land use designation and zoning district to Gulf Resort Mixed Use (GRMU) as necessary per the Amended Annexation Agreement (File SP-07-08). The proposed unified mixed use development is consistent with the intent of the applicable Future Land Use Map designations and zoning districts.

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

The proposed unified development consists of five apartment buildings in which three buildings are three stories in height (located towards the front of the development) and two buildings are four stories in height (located towards the rear of the development). Total number of apartment units is 340. The only structure proposed as part of the luxury motor home is an amenity/management/clubhouse building with a pool. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USES
North	Low Density Residential (LDR), Institutional (I), and Residential Office Institutional (ROI)	Low Density Residential-Village (LDR-V), Institutional (I), and Residential Office Institutional – General Development (ROI-GD)	Single-family Residential and Performing Arts Facility
South	Commercial (C) and Gulf Resort Mixed Use (GRMU)	Business General (BG) and Gulf Resort Mixed Use (GRMU)	Commercial Retail and Vacant
East	Institutional (I)	Institutional (I)	Performing Arts Facility and Church
West	Urban Mixed Use (UMU) (County)	Residential Urban Apartment (RUA) (County)	Multi-family Residential and Veterinarian

The density of development is below the maximum allowed for in the Land Development Code and the Comprehensive Plan.

Density:

Allowed: 25 dwelling units per acre

Proposed: 450 dwelling units / 30.81 acres = 14.6 dwelling units per acre

Height:

The four story apartment buildings are 39' 10" in height and the three story apartment buildings are 31' 10" in height. The amenity/management/clubhouse building is 23' 3" in height.

Floor Area Ratio:

Not applicable as there are no commercial uses.

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

These characteristics of the proposed development are technically consistent with the applicable regulations 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:** Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.
 - c. **Noise Levels:** The applicant provided a certified statement that the operation of the permitted luxury motor homes do not exceed 75db as measured from any off-site residential property line.
 - 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.
5. **Alteration of Light and Air:** The plan does not generate any adverse impacts to light and air that would severely or adversely affect the surrounding properties.
6. **Setbacks and Buffers:** The setbacks and buffers meet or exceed the requirements for zoning district and land uses. Please reference the "Setbacks" and "Open Space/Landscaping" sections of this TRC report for further information regarding the proposed setbacks and buffers.

The unified site plan for "Alexan-Henderson Beach" complies with the City of Destin Land Development Code §7.09.00.

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 analysis review conducted by Okaloosa County, and approved on October 10, 2007, the proposed development will not degrade the level of service of those major transportation facilities impacted by this development with the following condition(s) and the right-of-way improvements as approved as part of the Okaloosa County driveway connection permit:

1. **Condition: After the final certificate of occupancy has been issued, but no sooner than 90 days thereafter, during the next peak season time frame of April, June, or July, a signal warrant analysis will be performed.** The analysis will be of actual field conditions at the time of the study to determine if a signal is warranted analysis at the intersection of Commons Drive and Henderson Beach Road. The signal warrant analysis and recommended improvements stated in the analysis shall be the sole responsibility of the developer with no cost to the City or County. Findings of the analysis shall be subject to review by both the City of Destin and Okaloosa County prior to acceptance/approval. Improvements, if any, required shall be subject to plan review by both the City of Destin and Okaloosa County.

SUBDIVISION OR PUD - PLAT:

The proposed unified development requires a final recorded subdivision plat in accordance with Article 2, Section 2.19.00 and Article 7, Section 7.08.00 of the Land Development Code and the following conditions:

1. **Condition: Prior to final plat approval and before any lot can be sold or any building permit issued, one of the following shall be adhered to for compliance with Article 7, Section 7.08.10:**
 - A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.
 - B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
 - C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.
 - D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.

- E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
- 2. **Condition:** Since only a preliminary plat has been reviewed, the final plat will be required to be approved by the City prior to any lot being sold or any building permit issued in accordance with Article 2, Section 2.19.04 of the Land Development Code (October 10, 2007).
- 3. **Condition:** The dedication contained on the final plat shall clearly indicate the roads and maintenance of those roads are the responsibility of the association without recourse to the city or any other public agency.

WHITE SANDS ZONE:

The project property is not located within a White Sand Zone.

PHASING:

The proposed luxury motor home portion of the unified development will be phased in three parts as indicated on the approved site plan.

AIRPORT PROTECTION:

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS:

The proposed buildings meet and exceed all of the required setbacks for the following zoning district(s):

Gulf Resort Mixed Use (GRMU):

The following pertains to the multi-family portion of the unified development plan:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	0' to 10'	10' FP	3.1'
Side:	10' to 15'	5' CB	99.4'
Rear:	10' to 15'	(See below)	199.8'
Between Bldgs.:	10'	N/A	10.0'

The following pertains to the luxury motor home portion of the unified development plan:

Setbacks:

Required: 35' (motor home pad next to residential uses)

Provided: 43.2'

Required: 25' (motor home pad next to all other uses outside of the unified development plan)

Provided: 29'

Required: 15' (motor home pad next to all other uses within the unified development plan)

Provided: 21.6'

Required: 15' plus 1' for each additional foot the structure is over 20' from the property line.

Provided: 275'

Buffers:

The luxury motor home portion of the unified development plan is within 100' feet of residential uses outside of the unified development plan. A 1,245 linear foot decorative solid, sound absorbing, non-reflective wall, six feet in height is proposed along the perimeter of the development starting at the northwest corner and continuing north and then east. A natural area 20' inward from the perimeter wall shall be provided. This area shall also be supplemented to meet the intent of Article 7, Section 7.09.00.B.10.j at the time of C.O./C.C. for this phase. The eastern perimeter of the unified development adjacent to nonresidential uses provides a minimum 10 feet wide landscaped buffer containing 24" yaupon holly and 3.5" caliper 14' tall live oaks as depicted on the approved landscape plan.

Note: 10' or 5' FP = 10' or 5' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area.

SIGNS:

No overall sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

UTILITIES:

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

COX COMMUNICATIONS:

Cox Communications approved the project by default, as no letter was received.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated August 30, 2007.

GULF POWER:

Gulf Power approved the project in a letter dated February 8, 2007.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated February 21, 2007.

EMBARQ:

Sprint approved the project in a letter dated September 10, 2007.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated October 10, 2007, with the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.
3. Please indicate the size of the dedicated entrance to the lift stations. Please add signage indicating no parking 24 hours per day.
4. Add isolation valves on the dedicated fireline, as well as, potable water supplies for building number 1, 2, 3, 4, and 5.
5. Page C-14, note 4, please revise this note to indicate that these meters will be ¾". We do not have ½" meters. Same on page C-15.

ENGINEERING DEPARTMENT:

The City of Destin Engineering Department approved the project with conditions on October 10, 2007, after meeting with the applicant's agent/engineer of record.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on September 27, 2007.

INGRESS/EGRESS:

Access is provided to the site by an ingress/egress point located directly across from the Henderson Beach Road/Commons Drive intersection. An "Emergency Only" ingress/egress point is located at the far western portion of the site. This "emergency only" point shall be properly signed and a proper bollard deterrent system shall be installed.

Condition: Prior to the issuance of any City permit and prior to a connection being made to the County roadway (Commons Drive), a driveway connection permit shall be obtained from Okaloosa County. Any connection made before a permit is obtained will be a violation of County Ordinances.

PARKING:

Per code:

Multi-family attached dwelling:

- Studio/efficiency/1 bedroom: 1.50 spaces per dwelling unit x 202 units = 303 spaces
- 2 bedrooms: 2.25 spaces per dwelling unit x 138 units = 310 spaces
- 3 bedrooms or more: 2.5 spaces per dwelling unit x 0 units = 0 spaces
- Amenity/leasing office: 1 space/250 sq. ft. (gross floor area) = 3250 sq. ft. / 250 = 13 spaces

SUBTOTAL REQUIRED: 626 parking spaces
SUBTOTAL PROVIDED: 628 parking spaces

Luxury Motor Home Resort:

- Motor Home Pad: 1 space + 1 space per every 10 pads = 110 pads + 11 = 121 spaces
- Clubhouse: 1/200 sq. ft. (gross floor area) = 507 sq. ft. (office area)/200 = 3

SUBTOTAL REQUIRED: 124 parking spaces
SUBTOTAL PROVIDED: 226 parking spaces

TOTAL SITE REQUIRED: 750 parking spaces
TOTAL SITE PROVIDED: 854 parking spaces

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code. There are four designated loading zones throughout the multi-family apartment portion of the unified development and one designated loading zone located near the clubhouse building for the luxury motor home resort area.

REFUSE COLLECTION:

Refuse collection shall be provided by dumpster service as depicted on the approved site plan.

SIDEWALKS:

5-foot wide sidewalks are provided throughout the development site and placed within the appropriate portions of right-of-way as depicted on the approved site plan.

TRANSIT:

A transit stop exists on the Wal-Mart property, however, it is currently not within a ¼ mile of this proposed development. The applicant has the following conditional options to satisfy the Tier 2 transit requirement:

1. **Condition - Prior to the issuance of any building permit for vertical construction,** provide amended site and construction plans, necessary easements, right-of-way approvals, to relocate the existing transit stop on the Wal-Mart property to the eastern portion of the property and provide the required unobstructed path (pedestrian sidewalk) from the proposed development's main entrance to the relocated transit stop; or
2. **Condition - Prior to the issuance of any building permit for vertical construction,** provide amended plans to locate a new transit stop within the Commons Drive right-of-way located near the main entrance. The transit stop plan shall include and identify a pullover area (15' wide x 40' long), transit passenger shelter, street furniture (bench for at least 8 people and one wheelchair), trash receptacle, transit map/signage, and pedestrian connectivity to the internal and external sidewalks. This transit stop shall be coordinated and approved by both Okaloosa County Transit and Public Works and The City of Destin; or
3. **Condition - Prior to the issuance of any building permit for vertical construction,** provide amended plans to locate a new transit stop on the unified development property located near the main entrance. The transit stop plan shall include and identify a circulation route, pullover area (15' wide x 40' long), transit passenger shelter, street furniture (bench for at least 8 people and one wheelchair), trash receptacle, transit map/signage, and pedestrian connectivity to the internal and external sidewalks.

OPEN SPACE/LANDSCAPE:

Open Space Requirements (Site Plan):

Unified Development Area (Total Area): 1,342,085 sq. ft. (30.81 acres, more or less)
Required 30% Open Space: 402,625 sq. ft.
Provided Open Space: 686,523.5 sq. ft. (51.2%)

Multi-family Apartment Area 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 (6 trees x 3 credits per tree):	18
Credits for Existing Trees (13" to 19" diameter) on Site (1 tree x 4 credits per tree):	4
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>22</u>
Reforestation Trees (1 per every .10 of an acre: 12.8 x 10 = 128 Required on Site:	<u>128</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>106</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:	106
Front Perimeter Trees (1 per 25') Required on Site (SFD developments are exempt):	41
Parking Lot Trees (1 per end row and landscape island) Required on Site:	83
Vegetative Buffer Trees, if applicable, (1 per 10') Required on Site:	N/A
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	0
TREES REQUIRED:	230
20% increase above required (.20 x 230)	50
SUBTOTAL TREES REQUIRED:	276
TOTAL TREES PROVIDED (Including credited trees to remain):	283

Luxury Motor Home Resort Area 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:	0
Reforestation Trees (1 per every .10 of an acre: 17.9 x 10 = 180 Required on Site:	180
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	180

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:	180
Front Perimeter Trees (1 per 25') Required on Site (SFD developments are exempt):	33
Parking Lot Trees (1 per end row and landscape island) Required on Site:	2
Vegetative Buffer Trees, if applicable, (1 per 10') Required on Site:	90
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	14
1 Tree per Lot (110 lots):	110
1 Tree per 500 sq. ft. of Permanent Structure 4,582 sq. ft. / 500:	10
TREES REQUIRED:	439
20% increase above required (.20 x 439):	88
SUBTOTAL TREES REQUIRED:	527
TOTAL TREES PROVIDED:	*738

*Maximum percent allowable of sabal palms is 50% of total required = 264. 2 sabal palms = 1 canopy tree. 2 x 264 = 528 sabal palms allowed. Developer is providing 422 sabal palms.

Unless otherwise noted, **all required trees must be a minimum of twelve (12) feet high and 3 ½ inch caliper 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. Shrubs shall be in accordance with Article 7, Section 7.09.03.F.4. **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.**

TOTAL SITE TREES PROVIDED (Including credited trees to remain): 1021

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the number of units receiving a certificate of occupancy (C.O.) or certificate of completion (C.C.). Final impact fee amounts will also be determinant whether exemption or credits are applicable and reevaluated at the time a C.O. or C.C. is requested. Any claims for exemption or credits must be made no later than the time a C.O. or C.C. is requested.

The land uses identified below are from the “Fee Schedule” tables found in Article 19 of the Land Development Code and are those deemed most closely related to the land uses proposed in this development. The fee payer has the option of paying the fees identified below for the identified land use or they shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a C.O. or C.C. is sought. The determination made by the City Manager may be appealed to the City Council by filing a written request with the City Manager within 10 days of the City Manager’s determination. We advise the applicant to submit any independent fee calculation study as soon as possible for a determination. 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 C.O. or C.C.:

Parks:

“Multi-family: \$113.03” and “All other: \$159.99”:

340 proposed multi-family units x \$113.03 = \$38,430.20
110 luxury motor home pads x \$159.99 = \$17,598.90

Public Library:

“Multi-family: \$76.19” and “All other: \$107.84”:

340 proposed multi-family units x \$76.19 = \$25,904.60
110 luxury motor home pads x \$107.84 = \$11,862.40

Police Protection:

Outside Corridor “Multi-family: \$14.50” and “Single-family detached: \$20.53”:

340 proposed multi-family units x \$14.50 = \$4,930.00
110 luxury motor home pads x \$20.53 = \$2,258.30

Road: Road impact fees are not applicable in accordance with the Amended Annexation Agreement. (File: SP-07-08)

Totals:

Parks:	=	\$56,029.10
Public Library:	=	\$37,767.00
Police Protection:	=	\$7,188.30
Roads:	=	N/A
TOTAL:	=	\$100,984.40

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (October 10, 2007). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	\$477.49
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering)	Paid
Administrative Costs:	Paid
TOTAL (as of 10/10/07) =	\$477.49 (Subject to change)

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

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

COMMENTS/NOTES/CONDITIONS:

Public Input:

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

Per Community Development Department:

to the issuance of any permit, all outstanding fees shall be paid to the City of Destin.

2. **Condition:** Prior to the issuance of any City permit and prior to a connection being made to the County roadway (Commons Drive), a driveway connection permit shall be obtained from Okaloosa County. Any connection made before a permit is obtained will be a violation of County Ordinances.
3. **Condition:** After the final certificate of occupancy has been issued, but no sooner than 90 days thereafter, during the next peak season time frame of April, June, or July, a signal warrant analysis will be performed. The analysis will be of actual field conditions at the time of the study to determine if a signal is warranted analysis at the intersection of Commons Drive and Henderson Beach Road. The signal warrant analysis and recommended improvements stated in the analysis shall be the sole responsibility of the developer with no cost to the City or County. Findings of the analysis shall be subject to review by both the City of Destin and Okaloosa County prior to acceptance/approval. Improvements, if any, required shall be subject to plan review by both the City of Destin and Okaloosa County.

2. **Condition: Prior to final plat approval and before any lot can be sold or any building permit issued**, one of the following shall be adhered to for compliance with Article 7, Section 7.08.10:
 - A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.
 - B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
 - C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.
 - D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
 - E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
3. **Condition:** Since only a preliminary plat has been reviewed, the final plat will be required to be approved by the City prior to any lot being sold or any building permit issued in accordance with Article 2, Section 2.19.04 of the Land Development Code (October XX, 2007).
4. **Condition:** The dedication contained on the final plat shall clearly indicate the roads and maintenance of those roads are the responsibility of the association without recourse to the city or any other public agency.
5. **Condition:** A transit stop exists on the Wal-Mart property; however, it is currently not within a ¼ mile of this proposed development. The applicant has the following conditional options to satisfy the Tier 2 transit requirement:
 - a. **Prior to the issuance of any building permit for vertical construction:** Provide amended site and construction plans, necessary easements, right-of-way approvals, to relocate the existing transit stop on the Wal-Mart property to the eastern portion of the property and provide the required unobstructed path (pedestrian sidewalk) from the proposed development's main entrance to the relocated transit stop; or

- b. **Prior to the issuance of any building permit for vertical construction:** Provide amended plans to locate a new transit stop within the Commons Drive right-of-way located near the main entrance. The transit stop plan shall include and identify a pullover area (15' wide x 40' long), transit passenger shelter, street furniture (bench for at least 8 people and one wheelchair), trash receptacle, transit map/signage, and pedestrian connectivity to the internal and external sidewalks. This transit stop shall be coordinated and approved by both Okaloosa County Transit and Public Works and The City of Destin; or
 - c. **Prior to the issuance of any building permit for vertical construction:** Provide amended plans to locate a new transit stop on the unified development property located near the main entrance. The transit stop plan shall include and identify a circulation route, pullover area (15' wide x 40' long), transit passenger shelter, street furniture (bench for at least 8 people and one wheelchair), trash receptacle, transit map/signage, and pedestrian connectivity to the internal and external sidewalks.
- 6. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*
- 7. **Condition:** There shall be no issues raised by developer, agents, or contractors to comply with the stated requirement that if the buffer area along the northern property line is deemed inadequate at the time a C.O./C.C. is requested, additional vegetation (trees, etc) will be planted as required by City Staff in accordance with the Land Development Code.
- 8. **Condition:** **The front perimeter trees along the multi-family apartment portion of the project are located in the ROW. Approval of the vegetation in the Commons Drive right-of-way shall be determined by Okaloosa County during the right-of-way permit application.** The Site Plan indicates that there is approximately 1,031 linear feet of frontage for the portion of the Unified Development Plan associated with the apartments. Therefore, the number of front perimeter landscape trees required is 41 trees.
- 9. **Condition:** The applicant indicates the street lights exist. The existing and proposed street lights shall be shown on the site plan to ensure compliance with Article 7, Section 7.08.09. If the street lights are the standard fixtures used and/or approved by Gulf Power, no photometric plan is needed. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. *Ref. LDC Section 7.09.02.B.10.p.*
- 10. **Condition:** **Prior to Certificate of Occupancy/Completion of Phase 3,** the professional in noise mitigation analysis shall certify that the project was built in accordance with approved plans and that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. *Ref. LDC Section 7.09.02.B.10.m.*
- 11. **Condition:** Motor homes shall not be maneuvered on-site after 10 p.m. or before 6 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency. *Ref. LDC Section 7.09.02.B.10.1.*

12. **Condition:** Only Class A and C motor homes that are at least 26 feet in length are allowed within the luxury motor home resort. Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the luxury motor home resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days. *Ref. LDC Section 7.09.02.B.10.*
13. **Condition:** All interior landscaping areas shall be protected from vehicular encroachment by either f-type curbing or other similar means. *Ref. LDC Section 12.04.04.C.5.*
14. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by an opaque fence, wall, or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*
15. **Condition:** Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan which shall be submitted prior to the issuance of any city permit must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
16. **Note:** To comply with *LDC Section 7.09.02.B.10.o*, the “on-site live-in management” will be provided by an individual living in a motor coach on-site.
17. **Note:** The following minimum infrastructure improvements shall be provided for the luxury motor home resort: water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service. *Ref. LDC Section 7.09.02.B.10.q.*
18. **Note:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City’s Land Development Code.
19. **Note:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*

20. **Prior to issuance of a Certificate of Occupancy**, all improvements constructed within the County right-of-way shall enter the warranty period as specified by Chapter 6, Section 6.01.053 of the Okaloosa County Land Development Code. The connection will not be approved by the County until the warranty package has been accepted by the Board of County Commissioners. Okaloosa County will request that no Certificates of Occupancy be granted by the City of Destin until the roadway modifications proposed in County's right-of-way have been approved by the Board.
21. **Prior to any utility work within the County's right-of-way**, shall require acquisition of a right-of-way permit from the Okaloosa County Road Division prior to work by the contractor within the right-of-way.
22. **Prior to issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
23. **Prior to the issuance of a Certificate of Completion/Occupancy**, the landscaping and any 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.
24. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
25. **Note:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
26. **Note:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."
27. **Prior to the issuance of any City Permit:** FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.
28. **Prior to obtaining a Certificate of Completion/Occupancy:** The Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the owner.

Per Engineering Department:

Right-of-way (ROW) Comments:

1. **Condition:** Prior to obtaining any City permits, obtain Okaloosa County approval for right-of-way work.

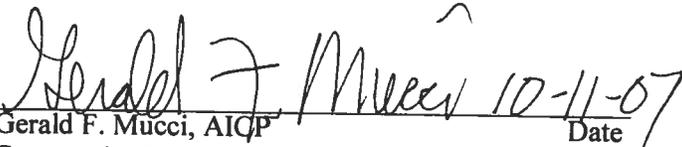
2. **Condition:** Refer to LDC Article 8.03.06. *Clear visibility triangle*. In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear visibility formed by two intersecting streets. The following standards shall be met:
 - a. Nothing shall be erected, placed, parked, planted or allowed to grow in such a manner as to materially impede vision between a height of two feet and ten feet above the grade, measured at the centerline of the intersection, except those signs or devices approved pursuant to section 16.01.00 of this Code. Note: The applicant is reminded that building setbacks must be observed so as to preserve clear visibility at intersections.
 - b. The clear visibility triangle shall be formed by connecting a point on each street centerline with such point to be located at a distance determined by the building setback requirements associated with the property and the zoning district within which the property is located. That is, the visibility distances shall be those established by the setback requirements within the city's zoning ordinance. Note: The visibility triangle shall be in accordance with the "Technical Construction Standards Manual," included in this Code, and the Florida Department of Transportation Standards Index.
3. **Condition:** Refer to LDC Article 8.01.00.B.2. Screening vegetation shall not be placed within five feet and maintain a minimum foliage clearance of three feet from any utility structure(s) including but not limited to water meters, valves, electrical/communication panels or poles, and shall not be placed around any water hydrant that could be used for fire protection.
4. **Condition:** Refer to LDC Article 8.01.00.C. Sidewalks, recreational trails, and bicycle ways shall be permissible in ROWs:
 - a. Landscaping located on abutting properties to sidewalks, recreational trails, and bicycle ways shall not create a safety hazard, and shall be trimmed or pruned to allow full width plus one foot on each side of the sidewalks, recreational trails, and bicycle ways, and the minimum vertical height of ten feet above grade, is clear.
 - b. Trees or shrubs shall not be planted within five feet from all streets or sidewalks, recreational trails, and bicycle ways.
5. **Condition:** Contractor shall not be allowed to utilize ANY public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Failure to comply with this requirement may void your county right-of-way construction permit until the violation is corrected.
6. The following shall be coordinated with Okaloosa County and incorporated into the right-of-way improvement plans as part of the County driveway connection permit:
 - a. Provide thermoplastic crosswalk and standard FDOT, reflective crosswalk signage in accordance with the MUTCD, for the crosswalk at the intersection of Commons Dr & Henderson Beach Blvd.

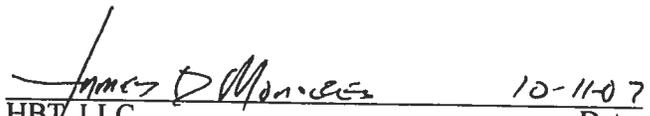
- b. Provide sidewalk to replace existing on the east side of Henderson Beach Blvd. at proposed turn lane.
- c. Provide an irrigated & landscaped median OR provide a striped median in accordance with FDOT Design Standard Index 17346 sheet 4 of 13 (traffic flows in opposing directions) AND Raised pavement markers (RPM) per Index 17352 sheet 2 of 2 (traffic flows in opposing directions).
- d. Provide a yield bar on east bound deceleration lane into the site.
- e. Provide straight traffic flow arrows in the thru lanes.
- f. Provide 6" white edge striping along all new pavement lanes.
- g. All pavement striping shall be thermoplastic per FDOT Standard Specifications for Road & Bridge Construction, Section 711 & 713.
- h. Provide street lights in the improved area of ROW.
- i. Mill the existing traffic lane a minimum of ¾" thick (the length of the new pavement) prior to the final lift of asphalt and resurface to achieve the required road smoothness per FDOT specifications.
- j. Provide all required thickness, density and compaction test results prior to any Certificate of Occupancies (C.O.).
- k. Provide Commons Drive paving, drainage and grading details.
- l. Complete all proposed ROW improvements prior to starting construction of the site to further reduce the traffic impacts during the construction.

Erosion Control & Wetlands Comments

1. **Condition:** Prior to obtaining any City permits for Phase 2 of the motor home resort or for the multi-family apartment portion, provide FDEP and Army Corp to provide jurisdictional wetland delineation or letters from FDEP and USACE that the wetlands are not jurisdictional. Non-jurisdictional letters from other than the FDEP and USACE shall not be accepted.
2. **Condition:** Provide a copy of the NPDES approval prior to obtaining any city permits.
3. **Condition:** Areas not being worked for 30 days or more shall be vegetated
4. **Condition:** All bare ground, stripped of vegetation during the clearing/grading process, shall be covered to the maximum extent practicable.
5. **Condition:** Surface water controls are required when development activity is in and/or over an open water body.

6. **Condition:** One (1) temporary construction driveway entrance is allowed per construction site and shall be located such to minimize motor vehicle and pedestrian impacts on the adjacent properties and right-of-ways.
7. **Condition:** Non surfaced temporary construction driveway entrances, access roads and parking areas used by construction traffic shall be stabilized to minimize erosion and prevent tracking mud or soil from the site.
8. **Condition:** Stabilized construction entrance(s) shall be installed as the first step of clearing and grading.
9. **Condition:** Additional techniques to reduce soil tracking off of a site and onto a roadway such as wheel washing stations may be required.
10. **Condition:** Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of the work day) by sweeping. The sediment collected by sweeping shall be removed from the roadway and stabilized on-site.
11. **Condition:** Dust Control is required on all areas of development or redevelopment activities.
12. **Condition:** A copy of all Federal, State and city permits (as applicable) shall be posted in a clearly visible location on the project site.
13. **Condition:** Prior to C.O., all temporary construction driveway entrances shall be removed and the right-of-way re-graded, restored and re-vegetated to original or better condition.
14. **Condition:** Any off-site catch basins, curb inlets or swale that required protection shall be cleaned.


Gerald F. Mucci, AIQP _____ Date 10-11-07
Community Development Director


HBT, LLC _____ Date 10-11-07
James D. Monsees, Managing Member
Owner

