



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

January 3, 2005

Order No. 05-08

Final Development Order:

“AZALEA COMMERCIAL: A”: A MINOR DEVELOPMENT (SP-05-03)

Based upon the City's approval of this Development Order, on December 16, 2004, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Emerald Coast Development Group, LLC, Mike Buckingham, Managing Member
Location: The proposed project will be located approximately 0.5 miles east of Stahlman Avenue on Azalea Drive. The Tax Parcel Identification number for the property is No. 00-2S-22-0310-000E-E05A.
Request: Approval of a Minor Development identified as “Azalea Commercial: A.” The proposed project consists a 12,000 square foot building containing two, 6,000 square foot office warehouse units.
Parcel Size: 0.83-acres (36,006 square feet)
Future Land Use: Mixed Use (MU)
Zoning District: Business Retail (BR)
Density: Not applicable
Intensity: Maximum Floor Area Ratio (FAR) allowed: 1.07
Proposed FAR: 0.33
Application Date: October 4, 2004
TRC Date: October 20, 2004
TRC Approval Date: December 16, 2004

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report December 16, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “AZALEA COMMERCIAL: A”: A MINOR DEVELOPMENT (SP-05-03):

1. Pursuant to the City of Destin Land Development Code and the City of Destin Code of Ordinances: Construction must commence within one (1) year of approval of the Final Development Order on January 3, 2005 (no later than January 3, 2006), and must be completed as shown on plans approved by the Technical Review Committee (January 3, 2005).

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

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commenced construction. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant/owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition Number 1 above, the concurrency capacity allocation status for "Azalea Commercial: A" will be protected. **The protected concurrency status, however, will be lost if:**
 - A. **Building permit(s) are not obtained in accordance with Article 6, Section 6.01.00 of the Land Development Code to maintain concurrency capacity allocation.**
 - B. **Construction activity ceases for a period exceeding one (1) year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void and capacity assigned to the development will be returned to the pool of available capacity.**
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. Each unit with the building shall be allowed no more than a 2,000 square foot office that must include a bathroom or restroom facility.
5. If the building is divided into three or more units, the property owner will have to apply for an amendment to the Development Order.
6. The warehouse portion of each unit shall only be utilized for self-storage in relation to the office use and not for industrial related uses or the manufacturing of goods.
7. **Prior to the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.**

8. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
9. **Prior to obtaining a Certificate of Occupancy**: the 5' wide concrete sidewalk shall be properly constructed within the public right-of-way.
10. **Prior to the issuance of a Certificate of Occupancy/Completion**, the landscaping, parking, and all outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The trees located within the 10-foot vegetative buffer shall be at least eight (8) feet tall at the time of planting. Additional vegetation (taller and/or more dense) shall be provided if the vegetation planted at the time of the Certificate of Occupancy does not provide the buffer needed to screen the building as seen from the single-family dwelling properties. 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.
11. All perforated pipe and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling.
12. 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.
13. **Prior to obtaining any city permit**, a copy of the FDEP Stormwater approvals shall be forwarded to the City Engineer's office.
14. **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 shall require periodic maintenance for continued proper operation, including 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) and shall keep all inlets and exfiltration pipes clean and unobstructed.
15. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.

TECHNICAL REVIEW COMMITTEE REPORT

"AZALEA COMMERCIAL: A" A MINOR DEVELOPMENT (SP-05-03)

TRC Report: December 16, 2004

ISSUE:

Applicant: Emerald Coast Development Group, LLC, Mike Buckingham, Managing Member
Location: The proposed project will be located approximately 0.5 miles east of Stahlman Avenue on Azalea Drive. The Tax Parcel Identification number for the property is No. 00-2S-22-0310-000E-E05A.
Request: Approval of a Minor Development identified as "Azalea Commercial: A." The proposed project consists a 12,000 square foot building containing two, 6,000 square foot office warehouse units.
Parcel Size: 0.83-acres (36,006 square feet)
Future Land Use: Mixed Use (MU)
Zoning District: Business Retail (BR)
Density: Not applicable
Intensity: Maximum Floor Area Ratio (FAR) allowed: 1.07
Proposed FAR: 0.33
Application Date: October 4, 2004
TRC Date: October 20, 2004
TRC Approval Date: December 16, 2004

DISCUSSION/FINDINGS:

Emerald Coast Development Group, LLC is requesting approval of a Minor Development identified as "Azalea Commercial: A." The proposed project consists a 12,000 square foot building containing two, 6,000 square foot office warehouse units. The proposed project will be located approximately 0.5 miles east of Stahlman Avenue on Azalea Drive. The Tax Parcel Identification number for the property is No. 00-2S-22-0310-000E-E05A.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Mixed Use (MU) and a Zoning Designation of Business Retail (BR). The proposed use is consistent with these land use regulations.

COMPATIBILITY:

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

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

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

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].

Type of Land Use, Zoning District, and Future Land Use Designation:

The proposed construction is a permitted use in both the Mixed Use (MU) Future Land Use Category and the Business Retail (BR) Zoning District. The Future Land Use category and Zoning District to the north are different and are of a less intense land use character (residential). Note, it is the intent of compatibility to preclude any significant adverse impact and to promote an integration of the proposed land use with the other land uses but not require separation. The integration shall be adhered to through structural design treatments, building articulation, increased vegetative buffers, fence screening, and height

Location of Structure, Dimensions, Height, and Floor Area Ratio:

The proposed development consists of a single 12,000 square foot office/warehouse building divided into two equal 6,000 square foot units. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Medium Density Residential (MDR)	Residential Urban Single (RUS)	North: Single-Family Residential, Gulf Manor Residential
South	Commercial (C)	Residential Intensive Apartment (RIA)	South: Single-Family Residential, Beaconview Subdivision
East	Medium Density Residential (MDR)	Residential Urban Apartment (RUA)	East: Single-Family Residential, Etretat Villa, Planned Unit Development
West	Mixed Use (MU)	Business Retail (BR)	West: Vacant, Commercial

Density:

N/A

Floor Area Ratio:

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.33, which is also below 1.07 and is calculated as follows:

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

$$12,000 \text{ sq. ft.} / 36,006 \text{ sq. ft.} = 0.33 \text{ FAR}$$

Height:

The proposed building is 24' at the highest point, which is consistent with or lower than building heights in the surrounding area.

Location and extent of parking, access drives, and service areas:

According to the regulations in the City of Destin's Land Development Code, 28 parking spaces are required for this project. Twenty-eight (28) parking spaces have been provided, including two handicap spaces.

The property meets the requirements for access by providing one 24-foot two-way driveway off Azalea Drive.

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

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

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

Setbacks and Buffers: The setbacks and buffers meet requirements for land use compatibility and as presented will aid in the promotion of the integration of the proposed land use with the other land uses by providing for added landscaping (trees at least eight (8) feet tall at time of planting) within the rear buffer and in conjunction with a six foot tall opaque fence along the rear property line. Additional vegetation (taller and/or more dense) shall be provided if the vegetation planted at the time of the Certificate of Occupancy does not provide the buffer needed to screen the building as seen from the single-family dwelling properties.

The site plan for "Azalea Commercial: A" complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09 with the following conditions:

1. Additional vegetation (taller and/or more dense) shall be provided if the vegetation planted at the time of the Certificate of Occupancy does not provide the buffer needed to screen the building as seen from the single-family dwelling properties.
2. 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].

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Solid Waste: X
 Potable Water: X
 Sanitary Sewer: X
 Traffic: X
 Stormwater Management: X

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, and approved on October 18, 2004, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis.

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

The subject site is not located within the airport protection area.

WHITE SANDS ZONE:

The project property is not located in a White Sand Zone area.

SETBACKS:

The proposed development of this lot meets all of the required setbacks for the BR Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (South):	10'	10' FP	82' including the 10' FP
Back (North):	0'	10' VB	10' VB
Side (east):	0'	5' CB	10' including the 5' CB
Side (west):	0'	5' CB	14.5' including the 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard ten (10) foot front perimeter landscape buffer on the southern property line, a ten (10) foot vegetative buffer area on the northern property line and five (5) foot common boundary buffers along the eastern, and western property lines.

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 in a letter dated October 15, 2004.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated October 20, 2004.

GULF POWER:

Gulf Power approved the project in a letter dated October 20, 2004.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated October 20, 2004.

SPRINT:

Sprint approved the project in a letter dated October 18, 2004.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated October 20, 2004.

STORMWATER:

The City approved the stormwater management plan on December 16, 2004, and had the following **stormwater** related conditions:

1. **Condition:** All perforated pipe and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling.
2. **Condition:** 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.

3. **Prior to obtaining any city permit**, a copy of the FDEP Stormwater approvals shall be forwarded to the City Engineer's office.
4. **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 shall require periodic maintenance for continued proper operation, including 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) and shall keep all inlets and exfiltration pipes clean and unobstructed.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 24-foot driveway off Azalea Drive.

PARKING:

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

Per code:

Warehouse: 1 space per 1,000 square feet of warehouse space.
Office: 1 space per 200 square feet of office space

Per site plan:

Parking Required: 28 spaces
Parking Provided: 28 spaces including 2 handicap spaces

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and are as follows:

TOTAL REQUIRED: 1 loading space
TOTAL PROVIDED: 1 loading space

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. **The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall.**

SIDEWALKS:

Condition: Prior to obtaining a Certificate of Occupancy, the 5' wide concrete sidewalk shall be properly constructed within the public right-of-way.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 36,006 sq. ft. (0.83 acres, more or less)
Required 18% Open Space: 6,481 sq. ft.
Provided Open Space: 10,586 sq. ft (29.4 %)

Landscape Requirements:

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" or 24" diameter) on Site (0 tree x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>0</u></u>
Reforestation Trees (1 per every .10 of an acre: .83 x .10 = 9) Required on Site:	<u>9</u>
Total Reforestation Credits:	<u>0</u>
Total Reforestation Trees Required on Site:	<u><u>9</u></u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	9
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	10
Parking Lot Trees (1 per end row and landscape island) Required on Site:	8
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	10
TOTAL TREES REQUIRED:	<u><u>37</u></u>
TOTAL TREES PROVIDED:	37

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent commercial-zoned parcel. A ten (10) foot Front Perimeter Landscape Area exists along the south property line. A ten (10) foot vegetative buffer exists along the property line abutting single-family residential properties. The trees located within the rear 10-foot vegetative buffer shall be at least eight (8) feet tall at time of planting. Additional vegetation (taller and/or more dense) shall be provided if the vegetation planted at the time of the Certificate of Occupancy does not provide the buffer needed to screen the building as seen from the single-family dwelling properties. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the development and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the “Outside Corridor Office per 1,000 square feet fee = \$24.88 and Industrial (warehouse) = \$5.87”

$$(8,000 \text{ sq. ft. warehouse}) \times (\$5.87) = 298,560 / 1,000 = \$46.96$$

$$(4,000 \text{ sq. ft. office}) \times (\$24.88) = 298,560 / 1,000 = \$99.52$$

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

Total Police Protection Impact Fees to be paid for “Azalea Commercial”: \$146.48

Roads: The roads impact fees were calculated using the “Office under 100,000 sq. ft = \$1,421.00 and Warehouse/Storage = \$369.00”

$$(8,000 \text{ sq. ft. warehouse}) \times (\$369.00) = 2,952,000 / 1,000 = \$2,952.00$$

$$(4,000 \text{ sq. ft. office}) \times (\$1,421.00) = 5,684,000 / 1,000 = \$5,684.00$$

$$(\text{sq. ft. of buildings}) \times (\text{office under 100,000 sq. ft. fee amount or warehouse/storage}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Roads Impact Fees to be paid for “Azalea Commercial”: \$8,636.00

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$146.48
Roads:	=	\$8,636.00
TOTAL:	=	<u>\$8,782.48</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (December 17, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Stormwater Review Consultant:	Paid
Re-Review Fees (Community Dev.)	\$250.00
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
<u>City Council Advertising:</u>	<u>N/A</u>
TOTAL (as of 12/17/04) =	\$250.00 (Subject to change)

COMMENTS/CONDITIONS:

Public Input:

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

Police Protection: The police protection impact fees were calculated using the "Outside Corridor Office per 1,000 square feet" fee = \$24.88

$$(12,000 \text{ sq. ft.}) \times (\$24.88) = 298,560 / 1,000 = \$298.56$$

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

Total Police Protection Impact Fees to be paid for "Azalea Commercial": \$298.56

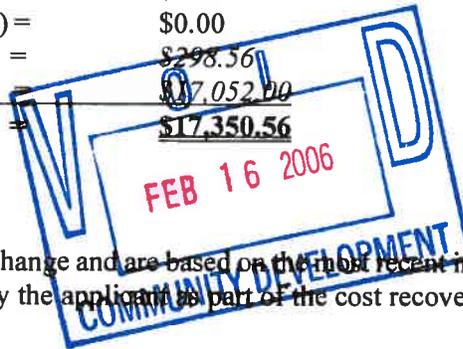
Roads: The roads impact fees were calculated using the "Office under 100,000 sq. ft = \$1,421.00

$$(12,000 \text{ sq. ft.}) \times (\$1,421.00) = 17,052,000 / 1,000 = \$17,052$$

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

Total Roads Impact Fees to be paid for "Azalea Commercial": \$17,052.00

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$298.56
Roads:	=	\$17,052.00
TOTAL:	=	\$17,350.56



OTHER FEES:

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City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Stormwater Review Consultant:	Paid
Re-Review Fees (Community Dev.)	\$250.00
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
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TOTAL (as of 12/17/04) =	\$250.00 (Subject to change)

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

1. Each unit with the building shall be allowed no more than a 2,000 square foot office that must include a bathroom or restroom facility.
2. If the building is divided into three or more units, the property owner will have to apply for an amendment to the Development Order.
3. The warehouse portion of each unit shall only be utilized for self-storage in relation to the office use and not for industrial related uses or the manufacturing of goods.
4. **Prior to the issuance of any City Permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.
5. **Prior to obtaining a Certificate of Occupancy:** the 5' wide concrete sidewalk shall be properly constructed within the public right-of-way.
6. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
7. **Prior to the issuance of a Certificate of Occupancy/Completion**, the landscaping, parking, and all outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The trees located within the 10-foot vegetative buffer shall be at least eight (8) feet tall at the time of planting. Additional vegetation (taller and/or more dense) shall be provided if the vegetation planted at the time of the Certificate of Occupancy does not provide the buffer needed to screen the building as seen from the single-family dwelling properties. 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.
8. All perforated pipe and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling.
9. 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.
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