



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

October 12, 2006

Order No. 07-01

Final Development Order:

**“CRYSTAL BEACH FIRE STATION 1ST AMENDMENT”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT
(SP-06-21)**

Based upon the City's approval and issuance of this Development Order, on October 12, 2006, 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: M. Scott Jenkins, P.E., on behalf of the Destin Fire Control District, is requesting approval of “Crystal Beach Fire Station 1st Amendment,” a Minor Deviation to a previously approved Minor Development.

Request: The proposed development consists of a 3,103-square foot addition to an existing two-story fire station.

Location: The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (117 Crystal Beach Drive), more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0000-0001-039E.

Parcel Size: The current site area is 0.86 acres, more or less.

Future Land Use: Commercial General (CG) and Institutional (INST)

Zoning District: Business Tourism (BT) and Business Retail (BR)

Density: Allowed: Up to 40.0 short-term units per acre are permitted in the CG Future Land Use district per the Comprehensive Plan 2010
Proposed: N/A

Intensity: Allowed: 1.30 Floor Area Ratio (FAR) in the CG Future Land Use district and 0.50 FAR in the INST Future Land Use district per Comprehensive Plan 2010
Proposed: 0.31 FAR

Application Date: July 25, 2006

TRC Date: August 16, 2006

Approved Site Plan Date: October 6, 2006

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated October 6, 2006 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "CRYSTAL BEACH FIRE STATION 1ST AMENDMENT"
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT (SP-06-21):**

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) of the Final Development Order on October 12, 2006 (no later than October 12, 2007), 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 construction of infrastructure 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 2.10.00)

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 commence construction of infrastructure. 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 "Crystal Beach Fire Station 1st Amendment" 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 are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
 - B. Construction of infrastructure activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order so that concurrency is not maintained under Article 6 of the Destin Land Development Code.
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 (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City 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 12 and 13 of the attached TRC Report dated October 6, 2006.
5. **Conditions Per Engineering Department:** Refer to page 14 of the attached TRC report dated October 6, 2006.
6. **Conditions Per Destin Water Users, Inc.:** Refer to page 14 of the attached TRC Report dated October 6, 2006.

TECHNICAL REVIEW COMMITTEE REPORT
“CRYSTAL BEACH FIRE STATION 1ST AMENDMENT”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT
(SP-06-21)

TRC Report: October 6, 2006

ISSUE:

Applicant: M. Scott Jenkins, P.E., on behalf of the Destin Fire Control District, is requesting approval of “Crystal Beach Fire Station 1st Amendment,” a Minor Deviation to a previously approved Minor Development.

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Proposed: 0.31 FAR

Application Date: July 25, 2006

TRC Date: August 16, 2006

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DISCUSSION/FINDINGS:

M. Scott Jenkins, P.E., on behalf of the Destin Fire Control District, is requesting approval of “Crystal Beach Fire Station 1st Amendment,” a Minor Deviation to a previously approved Minor Development. The proposed development consists of a 3,103-square foot addition to an existing two-story fire station. The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (117 Crystal Beach Drive), more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0000-0001-039E. The current site area is 0.86 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical review, Concurrency Management review, and a Level of Service review.

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

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Commercial General (CG) and Institutional (INST) and a Zoning designation of Business Tourism (BT) and Business Retail (BR). The proposed use is consistent with the Commercial General (CG) and Institutional (INST) Future Land Use designations and is a permitted principal use within the Business Tourism (BT) and Business Retail (BR) Zoning Districts.

LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that *“All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.”* The LDC requirements regulating “special design criteria” are *“...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.”* This section also states, *“These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.”* [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Proximity of proposed nonresidential use to abutting low rise residential property
- Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio)
- Traffic generation
- Setbacks and buffers
- Mechanical equipment
- Solid waste collection areas
- Parking, loading, or accessway areas

Proximity of proposed nonresidential use to abutting low rise residential property:

The proposed development consists of a 3,103-square foot addition to an existing two-story fire station. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Commercial General (CG)	Business Tourism (BT)	North: vacant
South	Commercial General (CG) and Crystal Beach Neighborhood (CBN)	Business Tourism (BT) and Business Retail (BR)	South: vacant and single-family residential
East	Commercial General (CG)	Business Tourism (BT) and Business Retail (BR)	East: vacant
West	Commercial Limited (CL)	Business Tourism (BT)	West: retail

As described herein, the surrounding uses include retail, vacant land, and single-family residences. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio):

Massing (Width and Depth) and Height (Buildings):

The proposed development consists of a 3,103-square foot addition to an existing two-story fire station. The proposed addition measures 45.3 feet wide by 68.5 feet deep. This addition is two stories with a proposed building height of approximately 28 feet measured to the cornice line.

Intensity (Floor Area Ratio - FAR):

The FAR calculation methodology results in an FAR of 0.31, which is also below 0.50 and is calculated as follows:

Total sq. ft. of proposed buildings / sq. ft. of subject parcel = FAR

$$11,540 \text{ sq. ft.} / 37,486 \text{ sq. ft.} = 0.31 \text{ FAR}$$

Traffic Generation:

Please refer to the "Traffic Analysis" section below.

Setbacks and Buffers:

The proposed development meets all of the required setbacks for the BT and BR Zoning Districts.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (West):	10'	10' FP	approx. 53' including 10' FP
Side (North):	none	5' CB	approx. 9' including 5' CB
Side (South):	none	5' CB	approx. 110' including 5' CB
Rear (East):	none	5' CB	approx. 28' including 5' CB
Between Bldgs.:	10'	N/A	N/A (only one building proposed on site)

Note: 10' FP = 10' Front Perimeter Landscaped Area and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: a ten-foot front perimeter landscaped area along the western property lines and a five-foot common boundary buffer along the northern property line, along the southern property line, and along the eastern property line.

Mechanical equipment:

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 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 opaque fence, wall or hedge a minimum of six (6) 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.

Solid waste collection areas:

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses and setback a minimum of five feet from any property line which abuts a non-residential or mixed use.

Condition: If dumpster service is ever utilized, all solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. These gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

Parking, loading, or accessway areas:

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

The site plan for "Crystal Beach Fire Station 1st Amendment" complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] 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 Consultant, and approved on September 12, 2006 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:

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.

WHITE SANDS ZONE:

The project property is not located within any White Sand Zone 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:

All proposed utilities are required to be placed underground.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated August 18, 2006.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated August 16, 2006.

GULF POWER:

Gulf Power did not provide a letter. However, a representative of Gulf Power did attend the TRC meeting and did not voice any objection to the project at that meeting. Therefore, they approved the project by default.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated August 9, 2006.

EMBARQ:

Embarq Corporation approved the project in a letter dated July 31, 2006.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated August 16, 2006, and had 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. **Condition:** The gravity sewer may be over-designed. A six (6) inch system, with cleanouts, should handle the demands of this project.
4. **Condition:** Please submit the revised lift station flow calculations.

ENGINEERING:

The City of Destin Engineering Department approved the project in a memo dated September 26, 2006, and had the following conditions:

1. **Condition:** Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the City Engineering Department.
2. **Condition:** Landscaping adjacent to the right-of-way (ROW) shall conform to the location requirements outlined in the Land Development Code, Article 8
3. **Condition:** All striping within the public ROW shall be thermo-plastic.

STORMWATER:

The City approved the stormwater management plan on October 5, 2006, and had the following **stormwater** related condition:

1. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
2. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
3. **Condition:** Prior to obtaining any City permit, an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.
4. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
5. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

INGRESS/EGRESS:

There are two proposed ingress/egress accessways attributed to this development. Both accessways adjoin Crystal Beach Drive. The southern accessway is a two-way accessway measuring approximately 24 feet in width. The northern accessway is primarily for the use of emergency service vehicles and measures approximately 89.5 feet in width. This width of 89.5 feet has been designed to line up with both the existing southern-most engine bay and the proposed northern engine bay, allowing vehicles, such as the fifty-foot truck to be sheltered in the northern engine bay, to enter and exit the bay without having to maneuver around any curvatures at or near the right-of-way.

PARKING:

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

Per code:

Office: 1 space per 200 square feet of gross floor area.
Rooming: 1 space for every bedroom/sleeping area

Per site plan:

Office: 316 square feet x 1 space per 200 sq. ft. = 2 parking spaces required
Rooming: 8 sleeping areas x 1 space for every sleeping area = 8 parking spaces required

Total Parking Required: 10 spaces
Parking Provided: 16 spaces including 1 handicap space

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided through curb side trash collection.

SIDEWALKS:

A 5-foot wide sidewalk is required along Crystal Beach Drive.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 37,486 sq. ft. (0.86 acres, more or less)
Required 25% Open Space: 9,372 sq. ft.
Provided Open Space: 14,949 sq. ft (39.9%)

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 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	0
Reforestation Trees (1 per every .10 of an acre: $0.86 \times 10 = 9$) Required on Site:	9
Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	9
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:	11
Parking Lot Trees (1 per end row and landscape island) Required on Site:	4
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Conditional Compatibility Vegetation	0
TOTAL TREES REQUIRED:	30
TOTAL TREES PROVIDED:	30

Trees shall be a minimum of ten (10) feet in height and have a two and one-half (2½) caliper at the time of planting. Trees having an average mature spread of crown less than 20 feet shall be arranged in groupings so as to create the equivalent of a 20-foot crown spread. Shrubs 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 following rates and fees.

- Commercial (applied as Outside U.S. 98 Corridor Office per the Fee Schedule for Police Protection):
 - Impact Fee Rate = \$24.88 per 1,000 square feet
 - New Commercial Space = 3,103 sq. ft.
 - Impact Fee for New Commercial Space = 3,103 sq. ft. x \$24.88 per 1,000 sq. ft. = **\$77.20**

Total Police Protection Impact Fees to be paid for "Crystal Beach Fire Station 1st Amend.": **\$77.20**

Total Roads Impact Fees to be paid for "Crystal Beach Fire Station 1st Amendment": \$77.20

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$77.20
Roads: (not applicable)	=	\$0.00
TOTAL	=	<u>\$ 77.20</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (June 27, 2006). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Traffic Consultant:	Paid
City Stormwater Review Consultant:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering)	Paid
Administrative Costs:	Paid
City Council Advertising:	N/A
TOTAL (as of 10/06/06) =	Paid

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

1. **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.
2. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
3. **Condition prior to the issuance of any City permit:** A Unity of Title must be submitted to the Community Development Department for review and approval by the City Attorney. Once the Unity of Title has been approved, it must be recorded with the Clerk of the Circuit Court of Okaloosa County and one (1) certified recorded copy submitted to the Community Development Department. Either methods, replat or unity of title, must be finalized prior to the issuance of any building permit.
4. **Condition:** 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.*
5. **Condition:** All new proposed utility lines shall be located underground. *Ref. LDC Section 20.12.00.*

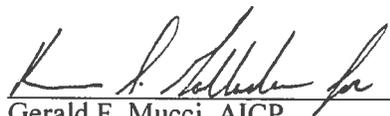
6. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the 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 opaque fence, wall or hedge a minimum of six (6) 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.
7. **Prior to the issuance of a Certificate of Occupancy/Completion,** all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
8. **Prior to the issuance of a Certificate of Occupancy,** the landscaping and 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.
9. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members.
10. **Condition: Prior to obtaining a Certificate of Occupancy,** the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
11. **Condition: Prior to obtaining any City permit,** a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
12. **Condition: Prior to obtaining any City permit,** an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.
13. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
14. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

Per City of Destin Engineering Department:

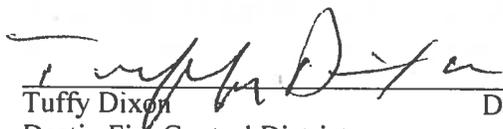
15. **Condition:** Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the City Engineering Department.
16. **Condition:** Landscaping adjacent to the right-of-way (ROW) shall conform to the location requirements outlined in the Land Development Code, Article 8
17. **Condition:** All striping within the public ROW shall be thermo-plastic.

Per Destin Water Users, Inc.:

18. **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.
19. **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.
20. **Condition:** The gravity sewer may be over-designed. A six (6) inch system, with cleanouts, should handle the demands of this project.
21. **Condition:** Please submit the revised lift station flow calculations.



Gerald F. Mucci, AICP 10/12/06
Date
Community Development Director



Tuffy Dixon 10-13-06
Date
Destin Fire Control District