

CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

October 17, 2007

Order No. 08-02

Final Development Order:

“DESTIN UNITED METHODIST CHURCH POWER CENTER” A MINOR DEVELOPMENT (SP-07-09)

Based upon the City's approval and issuance of this Development Order, on October 17, 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.

BACKGROUND / ISSUE:

Applicant: Jenkins, Stanford and Associates, Inc., on behalf of Destin United Methodist Church is requesting approval of “Destin United Methodist Church Power Center,” a Minor Development.

Request: The proposed development consists of a 1-story building, 38,721 square foot recreational community center.

Location: The proposed development is located at 200 Beach Drive in Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0000-0011-003A.

Parcel Size: The current site area is 8.348 acres, more or less.

Future Land Use: Institutional (IN)

Zoning District: Institutional (IN)

Density: Allowed: N/A

Proposed: N/A

Intensity: Allowed: .5 Floor Area Ratio (FAR)

Proposed: 0.18 FAR

Application Date: January 31, 2007

TRC Date: February 21, 2007

Approved Site Plan Date: September 28, 2007

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated October 17, 2007 are incorporated herein.

CONDITIONS OF APPROVAL FOR “DESTIN UNITED METHODIST CHURCH POWER CENTER” A MINOR DEVELOPMENT (SP-07-09):

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 17, 2007 (no later than October 15, 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 “Destin United Methodist Church Power Center” 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 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 13 thru 14 of the attached TRC Report dated October 17, 2007.
5. **Conditions Per Engineering Department:** Refer to page 14 thru 15 of the attached TRC report dated October 17, 2007.
6. **Conditions Per Destin Water Users, Inc.:** Refer to page 15 of the attached TRC Report dated October 17, 2007.

TECHNICAL REVIEW COMMITTEE REPORT

“DESTIN UNITED METHODIST CHURCH POWER CENTER” A MINOR DEVELOPMENT (SP-07-09)

TRC Report: October 17, 2007

ISSUE:

Applicant: Jenkins, Stanford and Associates, Inc., on behalf of Destin United Methodist Church is requesting approval of “Destin United Methodist Church Power Center,” a Minor Development.

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Future Land Use: Institutional (IN)

Zoning District: Institutional (IN)

Density: Allowed: N/A

Proposed: N/A

Intensity: Allowed: .5 Floor Area Ratio (FAR)

Proposed: 0.18 FAR

Application Date: January 31, 2007

TRC Date: February 21, 2007

Approved Site Plan Date: September 28, 2007

DISCUSSION/FINDINGS:

Jenkins, Stanford and Associates, Inc., on behalf of Destin United Methodist Church is requesting approval of “Destin United Methodist Church Power Center,” a Minor Development. The proposed development consists of a 1-story building, 38,721 square foot recreational community center. The proposed development is located at 200 Beach Drive in Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0000-0011-003A. The current site area is 8.348 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical and Concurrency Management 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 Institutional (IN) and a Zoning designation of Institutional (IN). The proposed use is consistent with the Institutional (IN) Future Land Use designation and is a permitted principal use within the Institutional (IN) 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:

- Surrounding development
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

Surrounding development:

The proposed development consists of a 1-story building comprised of 38,721 square feet of recreational community center. 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)	Medium Density Residential (MDR)	North: Single Family Residential
South	Institutional (IN) & Medium Density Residential (MDR)	Institutional (IN) & Medium Density Residential (MDR)	South: Church & Single Family Residential
East	Commercial General (CG)	Commercial General (CG)	East: Commercial (theater & shopping center)
West	Low Density Residential (LDR)	Low Density Residential Village (LDR-V)	North: Single Family Residential

As described herein, the surrounding uses include church, theater, shopping center, and single-family residential. 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.

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.

Outdoor storage and display:

Not applicable.

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.

Condition: 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 (abutting residential uses):

Areas used or set aside for parking, loading, accessways or service and utility areas are separated by at least ten feet from the property line abutting single-family residential homes except where it currently exists at the northwest area of the lot.

The site plan for “Destin United Methodist Church Power Center” 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].

MASSING (WIDTH AND DEPTH) AND HEIGHT:

The proposed development consists of a 1-story building, 38,721 square foot recreational community center. The proposed building measures 312.88 feet wide by 142.67 feet deep. This proposed building is one story with a proposed building height of approximately 12.33 feet measured to the cornice line.

DENSITY:

Not applicable.

INTENSITY:

The FAR calculation methodology results in an FAR of 0.18, which is also below .5 and is calculated as follows:

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

65,510 sq. ft. / 363,637 sq. ft. = 0.18 FAR

SETBACKS AND BUFFERS:

The proposed development meets all of the required setbacks for the IN Zoning Districts.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (West):	10'	10' FP	approx. 49' (existing bldgs) including 10' FP
Side (North):	0'	5' CB	approx. 32' including 5' CB
Side (South):	0'	5' CB	approx. 127' including 5' CB
Rear (East):	0'	5' CB	approx. 457' including 5' CB
Between Bldgs.:	10'	N/A	N/A (all buildings structurally connected)

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

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 28, 2007, 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 Consultant.

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 February 13, 2007.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated February 21, 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:

Embarq Corporation approved the project in a letter dated February 8, 2007.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated February 21, 2007, 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.

ENGINEERING:

The City of Destin Engineering Department approved the project in a memo dated September 26, 2007, and had the following conditions:

1. **Prior to the issuance of 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:** 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:** Contractor shall not be allowed to utilize **ANY** public rights-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 city right-of-way construction permit until the violation is corrected.
5. **Condition:** Refer to LDC Article 8.03.06. Clear visibility triangle. In order to provide a clear view of intersecting streets to motorist, there shall be a triangular area of clear visibility formed by two intersecting streets.
6. **Condition:** Provide the pavement marking word "ONLY" under right arrow and remove flare on south side of the north driveway cut. **This item MUST be on the final set of drawings submitted to the City.**
7. **Condition:** Remove the gravel from the right-of-way and replace it with sod.
8. **Condition:** refer to LDC Article 8.04.03.G. All non-residential; and multi-family properties shall have a minimum throat clearance of 40 feet into the property and out of a ROW. Remove the asphalt striped area at the south ingress and place sod and end row tree in this location. **This item MUST be on the final set of drawings submitted to the City.**

STORMWATER:

The City approved the stormwater management plan on August 2, 2007, 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," particularly those guidelines set forth for the construction and maintenance of exfiltration trenches.

INGRESS/EGRESS:

There is one proposed ingress only accessway measuring 26 feet in width and two egress only accessways both measuring 20 feet in width attributed to this development. The northern most egress only accessway shall be a minimum of 15' from the northern property line at the point of entry, it shall be right turn (north bound) egress only and it shall be used for deliveries and handicap patrons only. All accessways adjoin Beach Drive.

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.
- Nursery/Daycare: 1 space per 250 square feet of gross floor area.
- Recreation: 1 space per 150 square feet of gross floor area.
- Sanctuary: 1 space per 3 seats

Per site plan:

Monday – Friday (8 AM to 5 PM)

- Office: 3,414 square feet x 1 space per 200 sq. ft. = 17 parking spaces required
- Nursery/Daycare: 6,043 square feet x 1 space per 250 sq. ft. = 25 parking space required

Monday - Saturday (8 AM to 10 PM) and Sunday (12 PM to 10 PM)

- Recreation: 38,721 square feet x 1 space per 150 sq. ft. = 259 parking spaces required

Sunday (8 AM to 12 PM)

- Sanctuary: 501 seats x 1 space per 3 seats = 167 parking spaces required

Total Parking Required: 17 + 25 + 259 = 301 parking spaces

Parking Provided: 370 spaces including 12 handicap spaces

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 by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall. The 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.

SIDEWALKS:

The existing 5-foot wide sidewalk is required remain and be repaired to same or better condition along Beach Drive.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 363,637 sq. ft. (8.34 acres, more or less)
Required 25% Open Space: 90,909.25 sq. ft.
Provided Open Space: 103,923 sq. ft (28.6%)

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: 8.3 x 10 = 83) Required on Site:	83
Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	83
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	83
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site:	13
Parking Lot Trees (1 per end row and landscape island) Required on Site:	59
TOTAL TREES REQUIRED:	155
TOTAL TREES PROVIDED:	169

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 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.:

Police Protection: The police protection impact fees were calculated using the “Non-residential – Outside U.S. 98 Corridor Office per 1,000 sq. ft. = \$24.88.” The “Office” use is the most closely attributable use to the proposed use of a “Church-Recreational Community Center” for calculating the Police Protection projected impact fee. The police protection impact fees were calculated using the following rates and fees.

Office (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

General Office Space = 38,721 square feet

Impact Fee for General Office Space = 38,721 sq. ft. x \$24.88 per 1,000 sq. ft. = **\$963.38**

Total Police Protection Impact Fees to be paid for “Destin United Methodist Church Power Center”: **\$963.38**

Roads: The roads impact fees were calculated using the following rates and fees:

Church:

Impact Fee Rate = \$1,794.00 per 1,000 sq. ft.

Church = 38,721 square feet

Impact Fee for Church = 38,721 sq. ft. x \$1,794.00 per 1,000 sq. ft. = **\$69,465.47**

Total Roads Impact Fees to be paid for “Destin United Methodist Church Power Center”: **\$69,465.47**

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$963.38
Roads:	=	\$69,465.47
TOTAL IMPACT FEES	=	<u>\$ 70,428.85</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (October 17, 2007). 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 10/17/07) =	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 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. **Prior to the issuance of any City permit**, an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.
4. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
5. **Prior to the 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.*
6. **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.
7. **Prior to the issuance of a Certificate of Occupancy**, 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 Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
9. **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.
10. **Condition:** 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. *Ref. LDC Section 7.09.02.B.3.*
11. **Condition:** All wheel stops adjacent to sidewalks and walls shall be installed at least 30 inches from the adjacent sidewalk. *Ref. LDC Section 8.06.11.B.*
12. **Condition:** Curb ramps shall be provided at locations where a sidewalk intersects a curb.

13. **Condition:** Curb ramps shall be provided at all locations where an ADA-accessible route or access aisle intersects a curb.
14. **Condition:** Each handicap accessible parking space must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Such sign must also indicate the penalty for illegal use of the space. **This penalty shall be a minimum \$250 fine.**
15. **Condition:** At all times during construction there will be a minimum of 167 parking spaces available on site.
16. **Condition:** A visual screen of vegetation running the entire length of the western, southern, and eastern property lines shall be installed within a five-foot side yard landscaped strip. Such vegetation shall provide a minimum of 50 percent opacity for that area between the finished grade level at the common boundary line and six feet above said level and horizontally along the length of all common boundaries within three years of planting. *Ref. LDC Section 12.04.04.B.1.b.*
17. **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.*
18. **Condition:** All existing and proposed utility lines on the subject property shall be located underground. *Ref. LDC Section 20.12.00.*
19. **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.
20. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management," particularly those guidelines set forth for the construction and maintenance of exfiltration trenches.
21. **Condition:** All perforated piping and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City, the Engineer of Record shall submit an inspection report that certifies the compliance of the perforated pipe and exfiltration beds.
22. **Condition:** Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members.

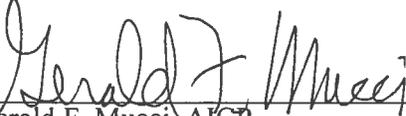
Per City of Destin Engineering Department:

23. **Prior to the issuance of any City permits,** obtain a City of Destin Right-of-Way Construction Permit from the City Engineering Department.
24. **Condition:** Landscaping adjacent to the right-of-way (ROW) shall conform to the location requirements outlined in the Land Development Code, Article 8.
25. **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.

26. **Condition:** Contractor shall not be allowed to utilize ANY public rights-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 city right-of-way construction permit until the violation is corrected.
27. **Condition:** Refer to LDC Article 8.03.06. Clear visibility triangle. In order to provide a clear view of intersecting streets to motorist, there shall be a triangular area of clear visibility formed by two intersecting streets.
28. **Condition:** Provide the pavement marking word "ONLY" under right arrow and remove flare on south side of the north driveway cut. *This item MUST be on the final set of drawings submitted to the City.*
29. **Condition:** Remove the gravel from the right-of-way and replace it with sod.
30. **Condition:** refer to LDC Article 8.04.03.G. All non-residential; and multi-family properties shall have a minimum throat clearance of 40 feet into the property and out of a ROW. Remove the asphalt striped area at the south ingress and place sod and end row tree in this location. *This item MUST be on the final set of drawings submitted to the City.*

Per Destin Water Users, Inc.:

31. **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.
32. **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.


 Gerald F. Mucci, AICP _____ 10-17-07
 Date
 Community Development Director


 Michael Cheney _____ 10/24/07
 Date
 Authorized Signing Officer

